



# **Hardin County Board of Adjustment**

**5 March 2026**

**County Government Center  
Second Floor Meeting Room**

*Continued from 5 February 2026*

Owners: Liliet & Manuel Ruiz  
Applicant: MKB Construction, LLC



## Location

Two lots totaling 4.11 acres located at 236 Pipeline Road, Elizabethtown, KY known as Lots 70 & 71 of Quail Hollow Subdivision, Section 2

## Zoned

Residential Estate (R-3)

**Request for a **Variance** from the front building setback along Pipeline Road to allow for an existing house to remain on site.**

# **236 Pipeline Road**

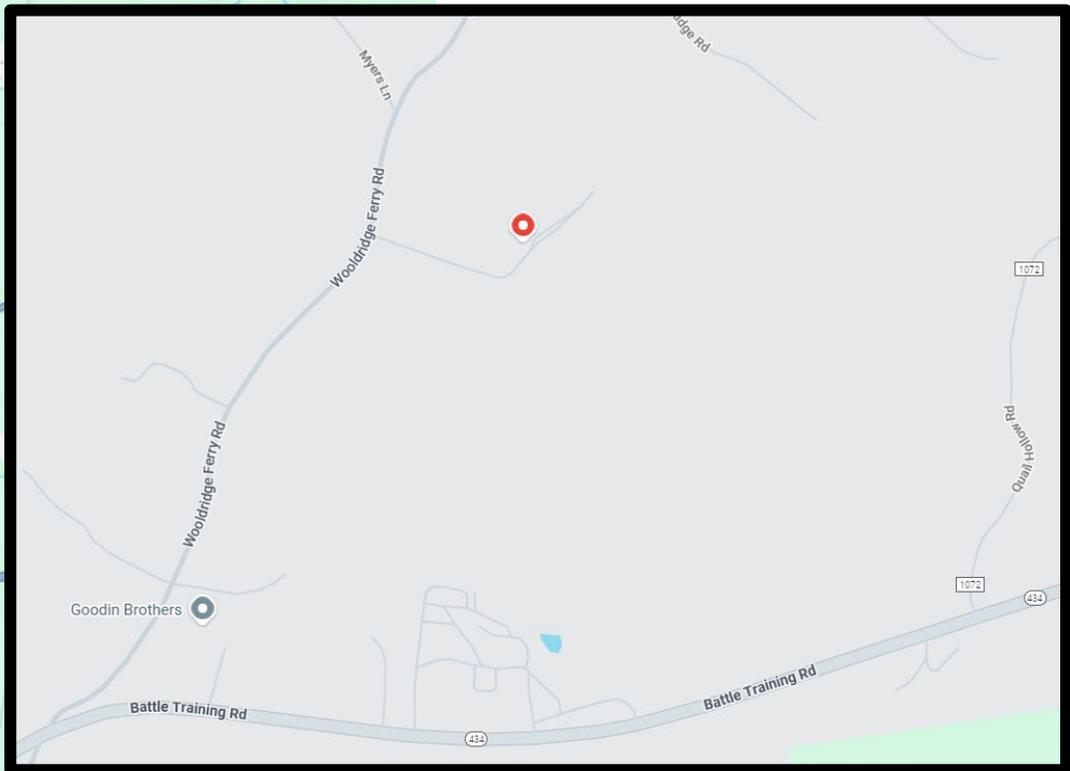
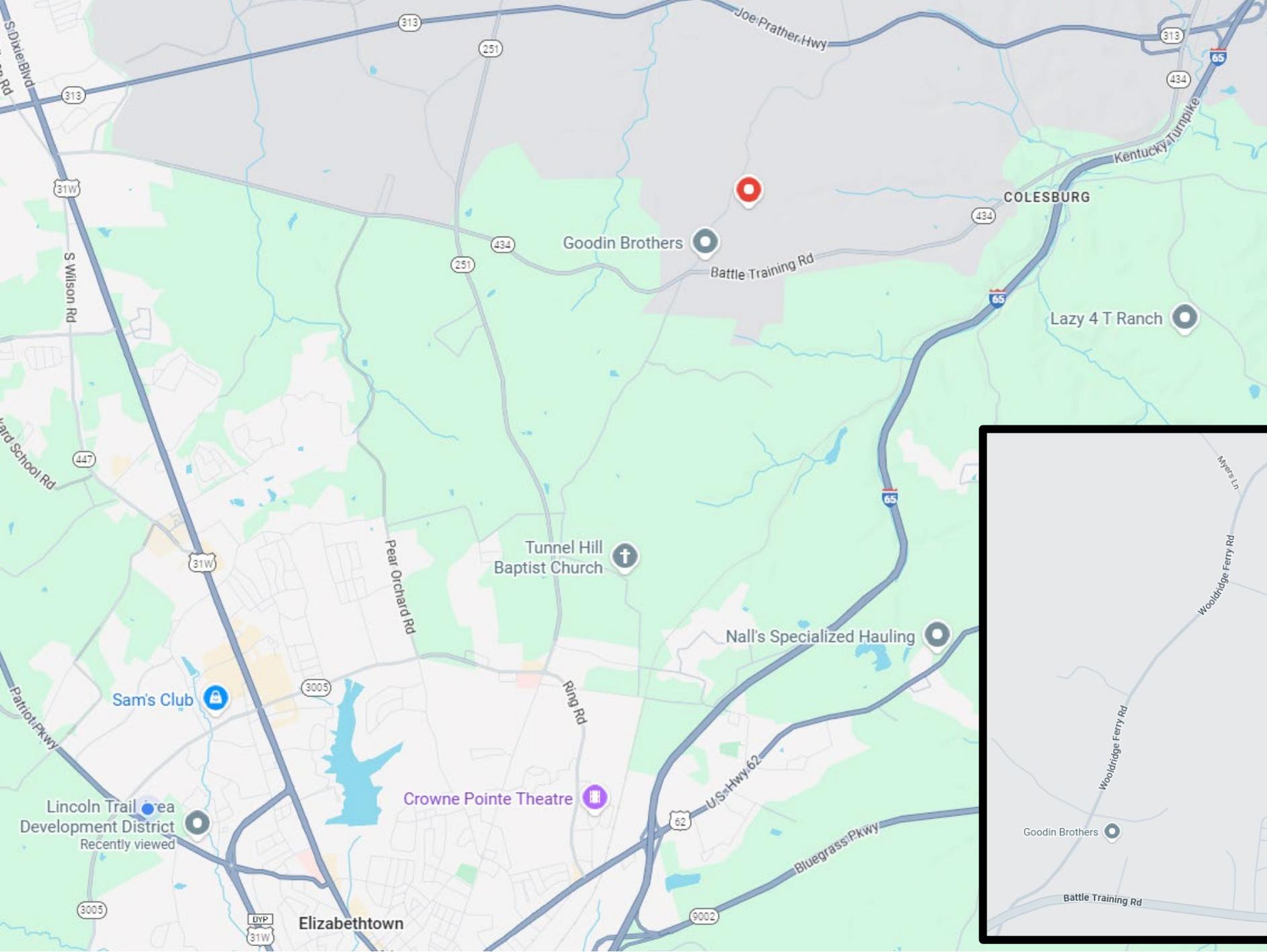
Variance

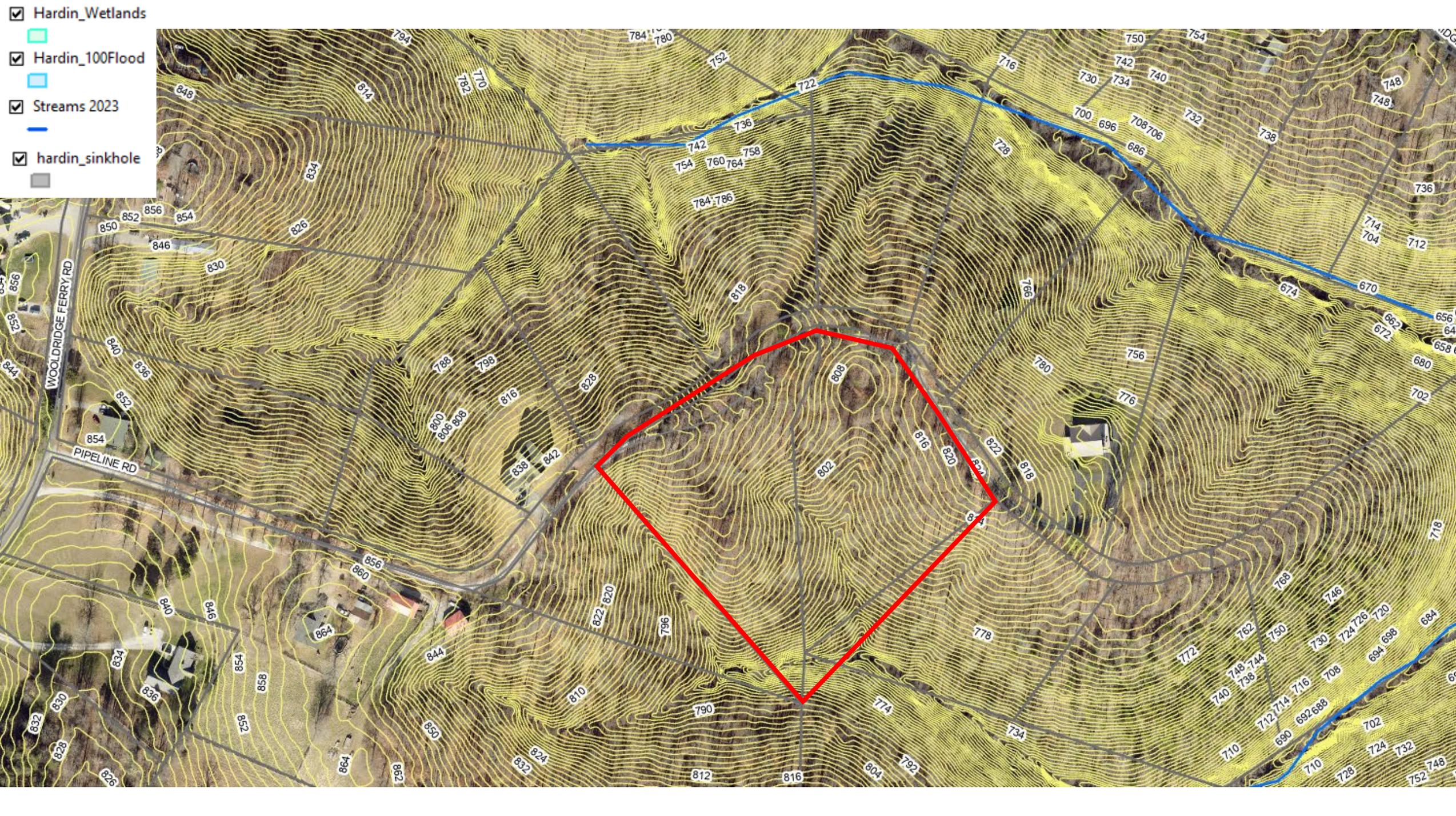
SUMMARY REPORT

## LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Topography of the site**
- E. Record Plat of Quail Hollow Subdivision, Section 2 (1979)**
- F. Proposed Amended Plat**
- G. Photos of the Site**
- H. House Plans**
- I. Analysis of other Variances in Quail Hollow Subdivision**
- J. Character of the Area Analysis (Pipeline Road)**
- K. \*Comprehensive Development Guide**
- L. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint

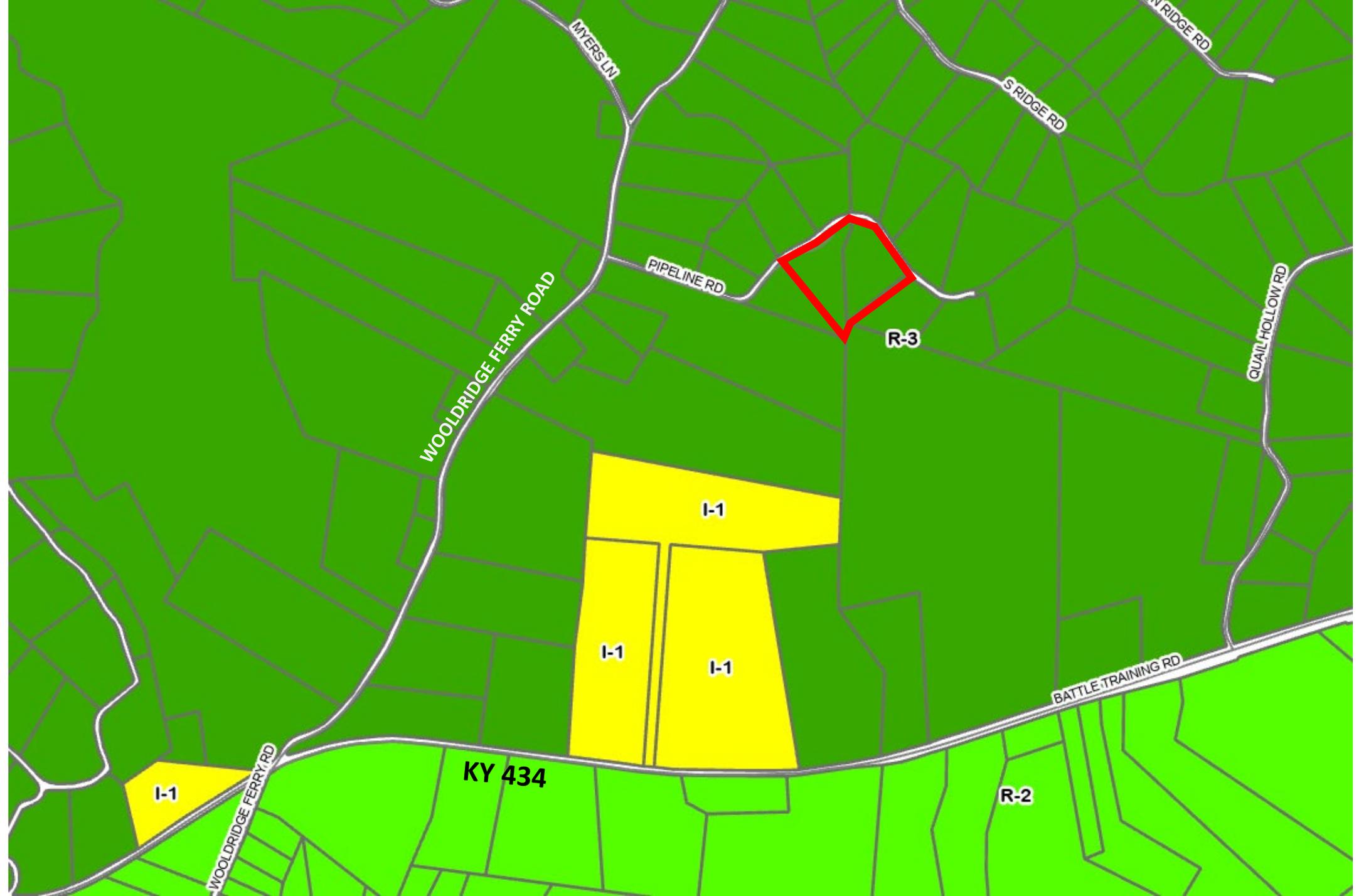




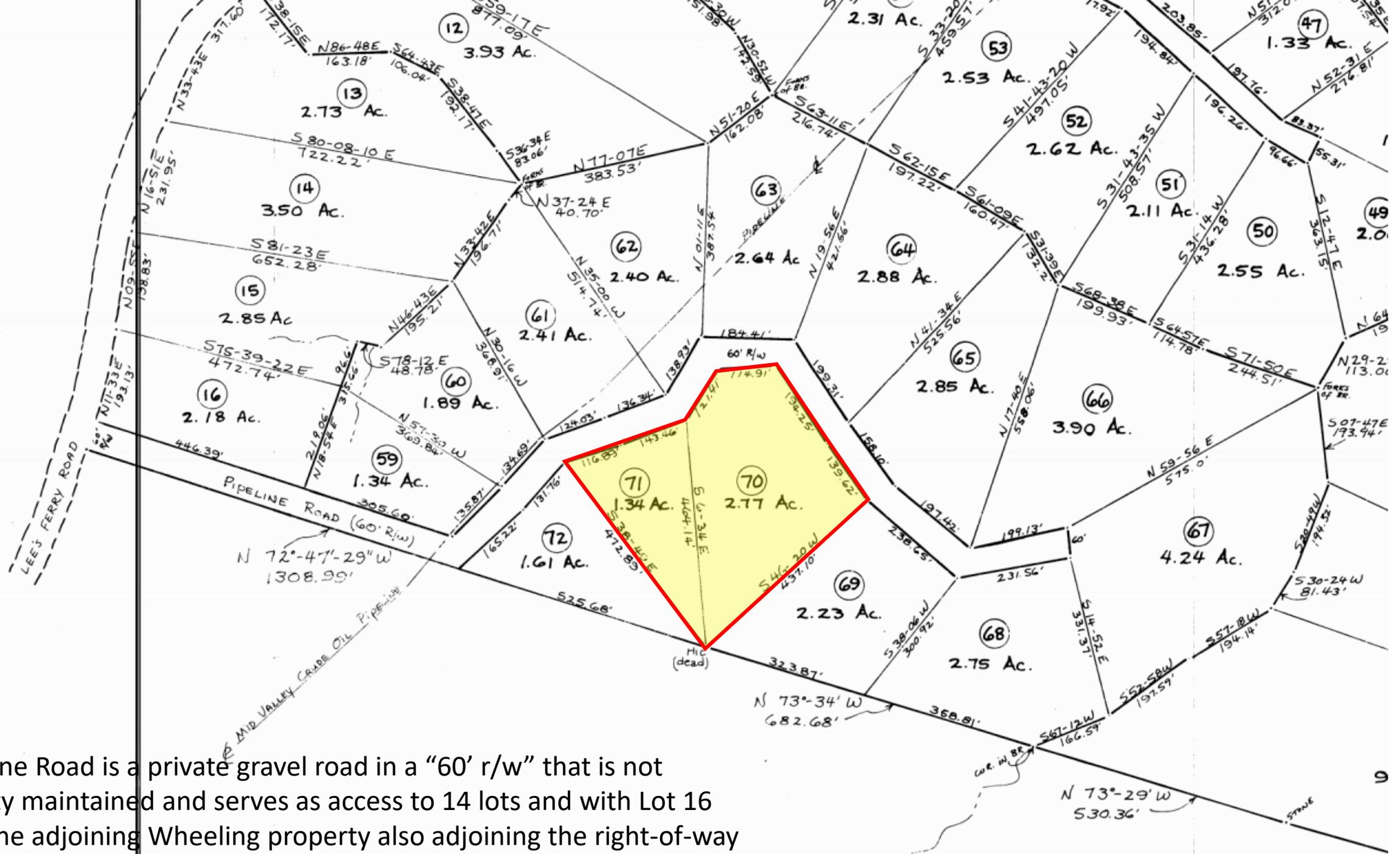
MasterZone

DISTRICT

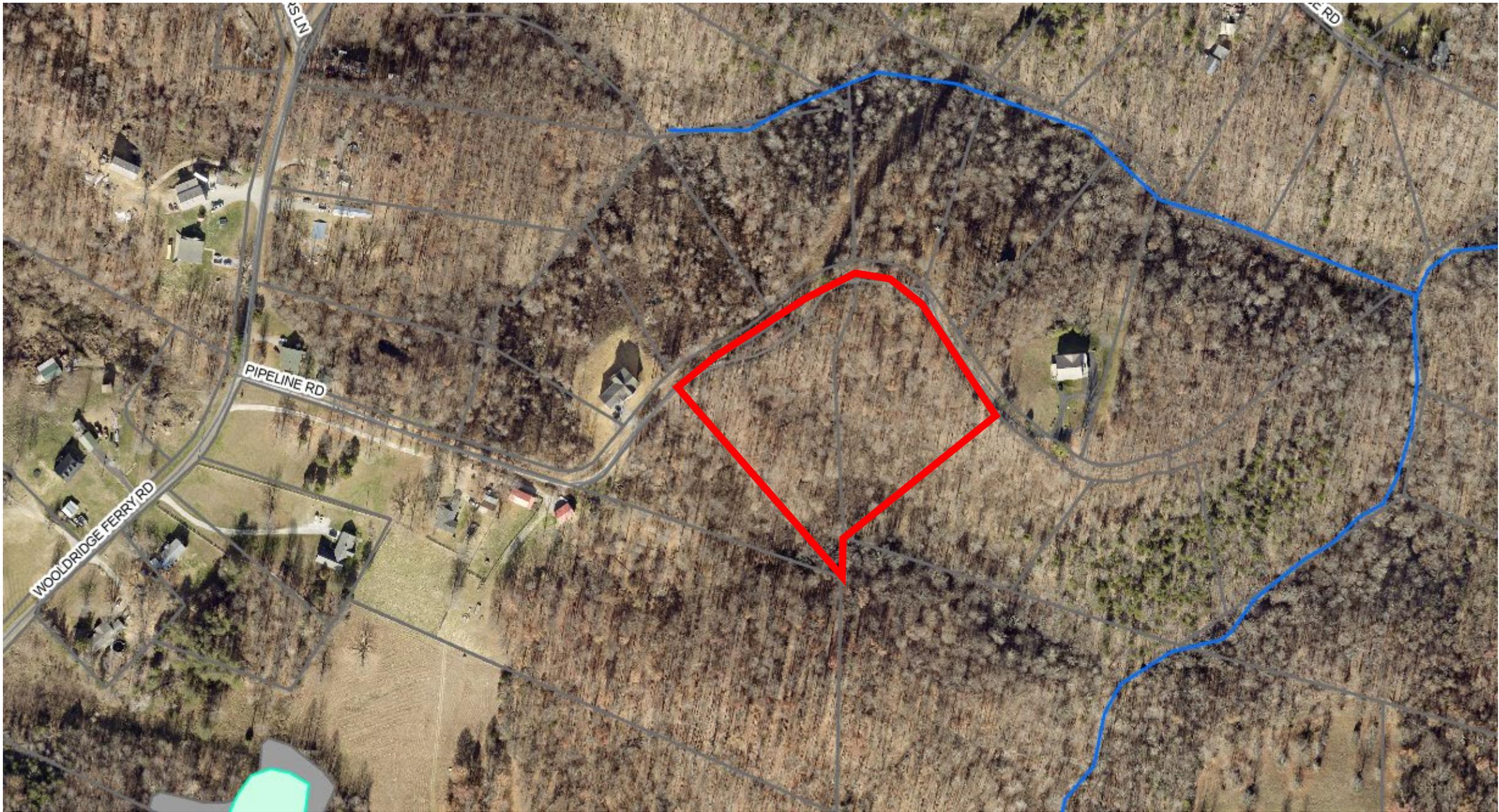
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4







Pipeline Road is a private gravel road in a "60' r/w" that is not county maintained and serves as access to 14 lots and with Lot 16 and the adjoining Wheeling property also adjoining the right-of-way



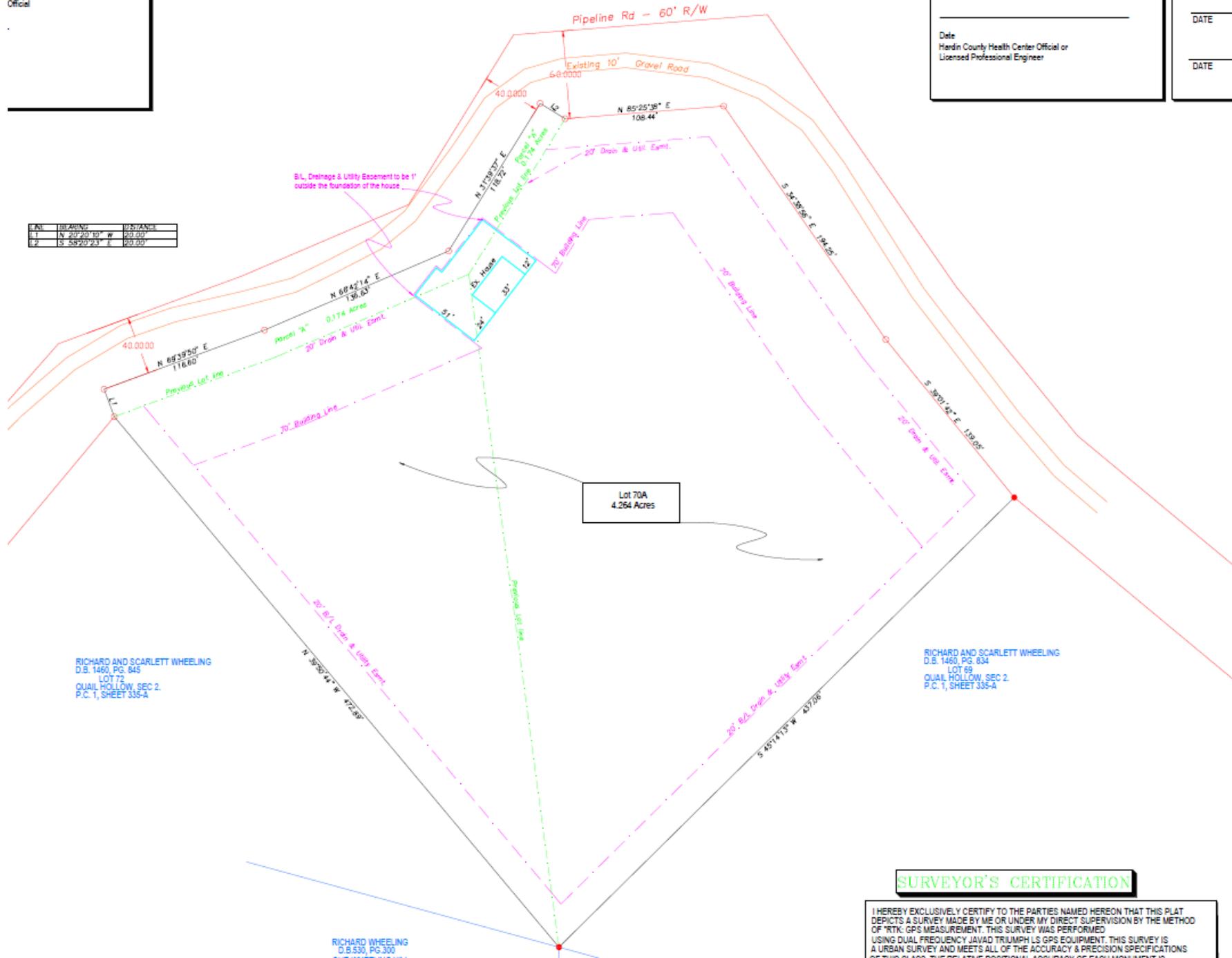
Official

Date  
Hardin County Health Center Official or  
Licensed Professional Engineer

DATE

DATE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 22°20'10" W | 23.20    |
| 2    | S 58°20'23" E | 90.00    |



RICHARD AND SCARLETT WHEELING  
D.B. 1460, P.G. 834  
LOT 72  
QUAIL HOLLOW, SEC 2,  
P.C. 1, SHEET 335-A

RICHARD AND SCARLETT WHEELING  
D.B. 1460, P.G. 834  
LOT 69  
QUAIL HOLLOW, SEC 2,  
P.C. 1, SHEET 335-A

RICHARD WHEELING  
D.B. 530, P.G. 300

**SURVEYOR'S CERTIFICATION**

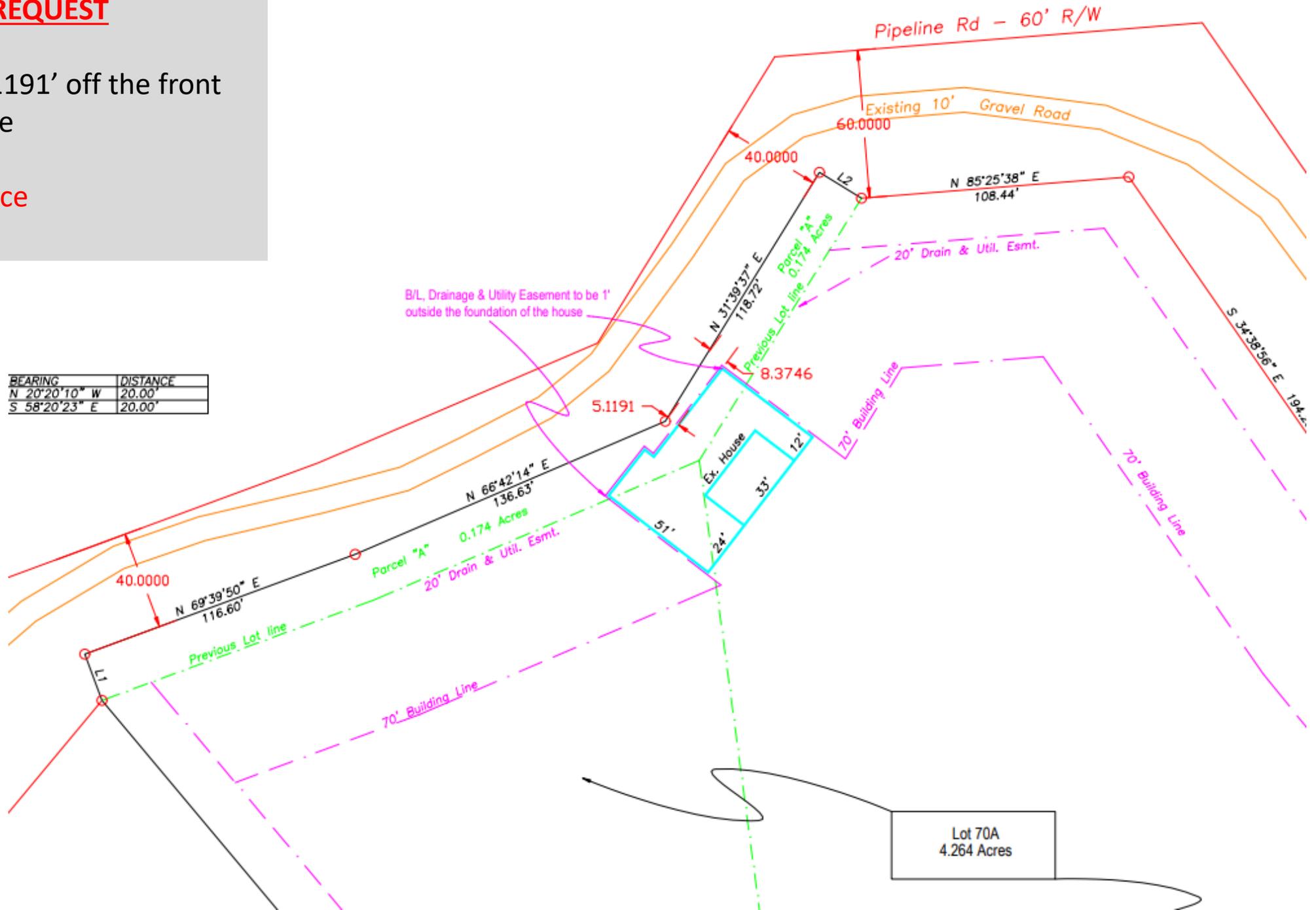
I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS A URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THE IANIGRA SURVEYING STANDARDS.

# VARIANCE REQUEST

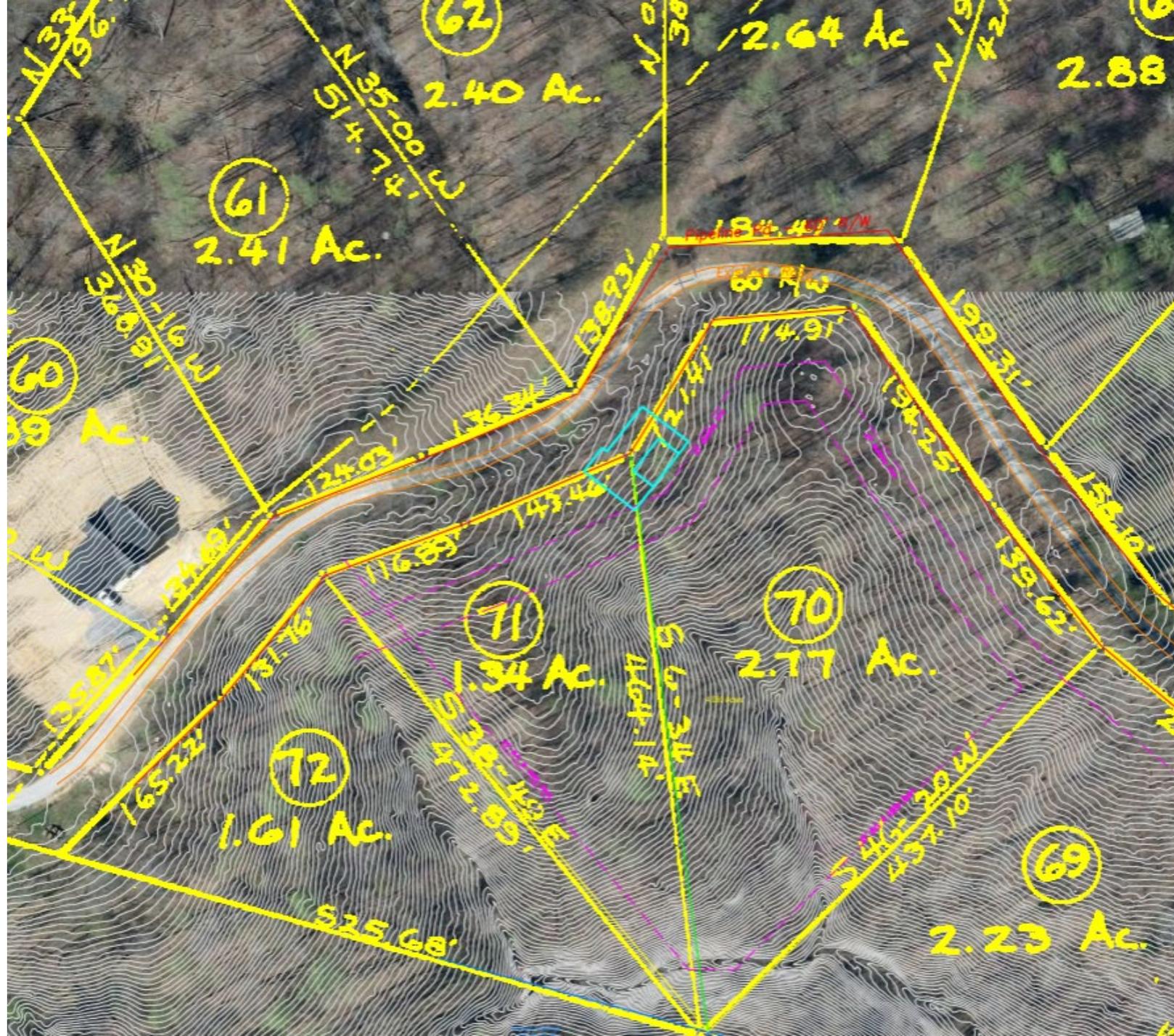
House is 5.1191' off the front property line

± 65' Variance

| BEARING       | DISTANCE |
|---------------|----------|
| N 20°20'10" W | 20.00'   |
| S 58°20'23" E | 20.00'   |



Lot 70A  
4.264 Acres

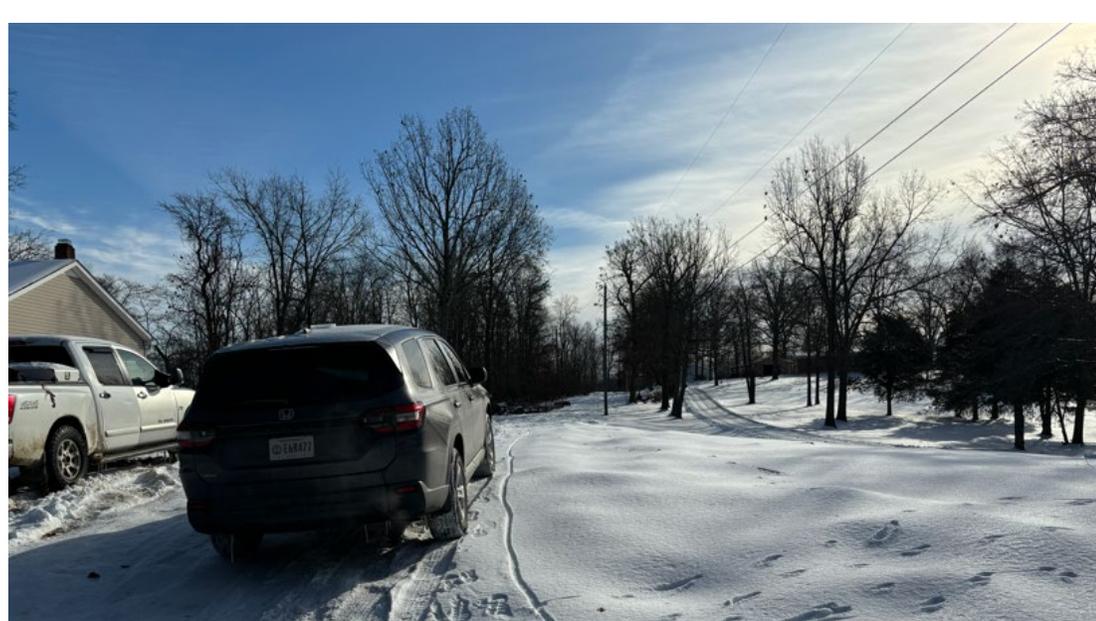










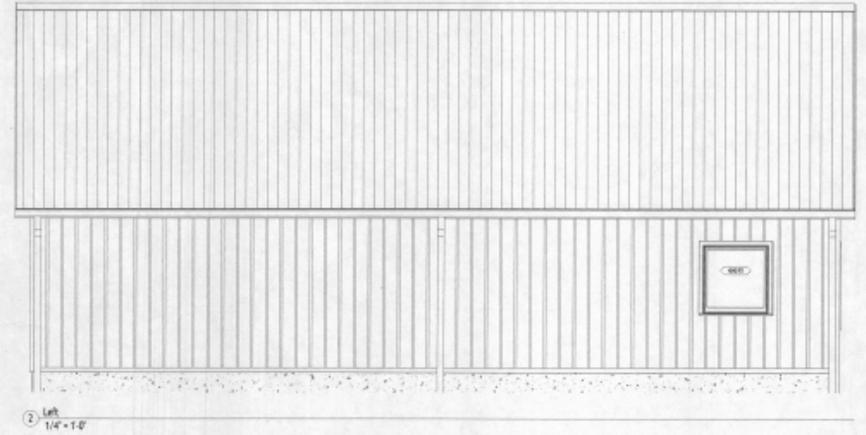




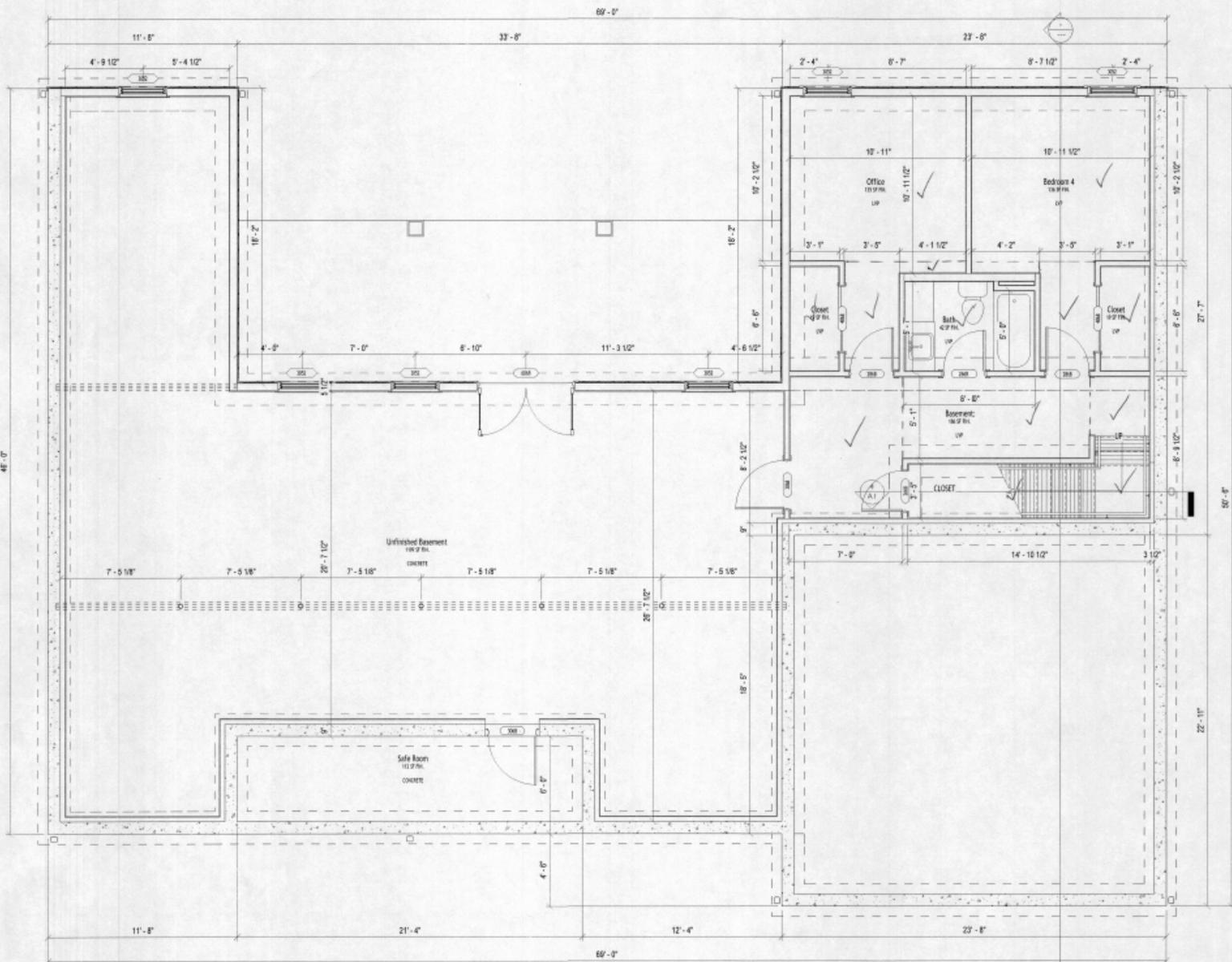


Pipeline clearing

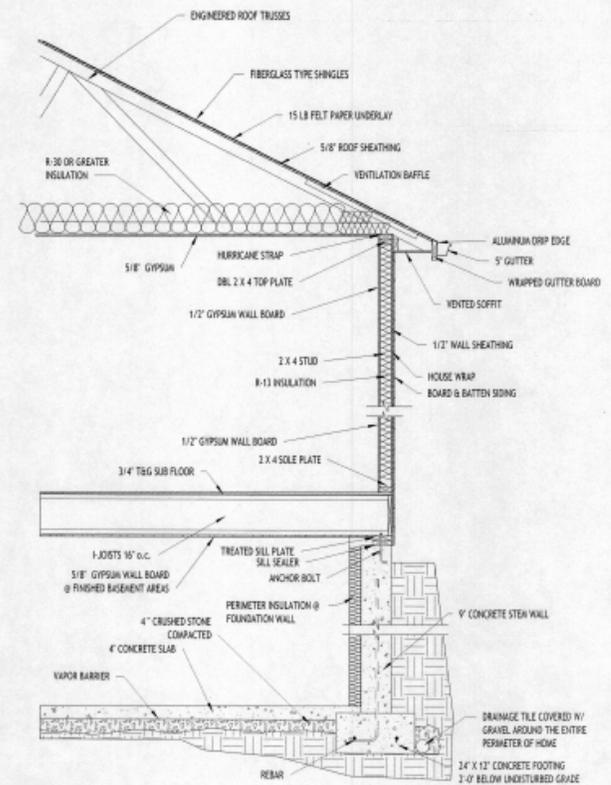




APPROVED PLANS PER  
 IRC SECTION 106.3.1  
 JMS 6-16-25

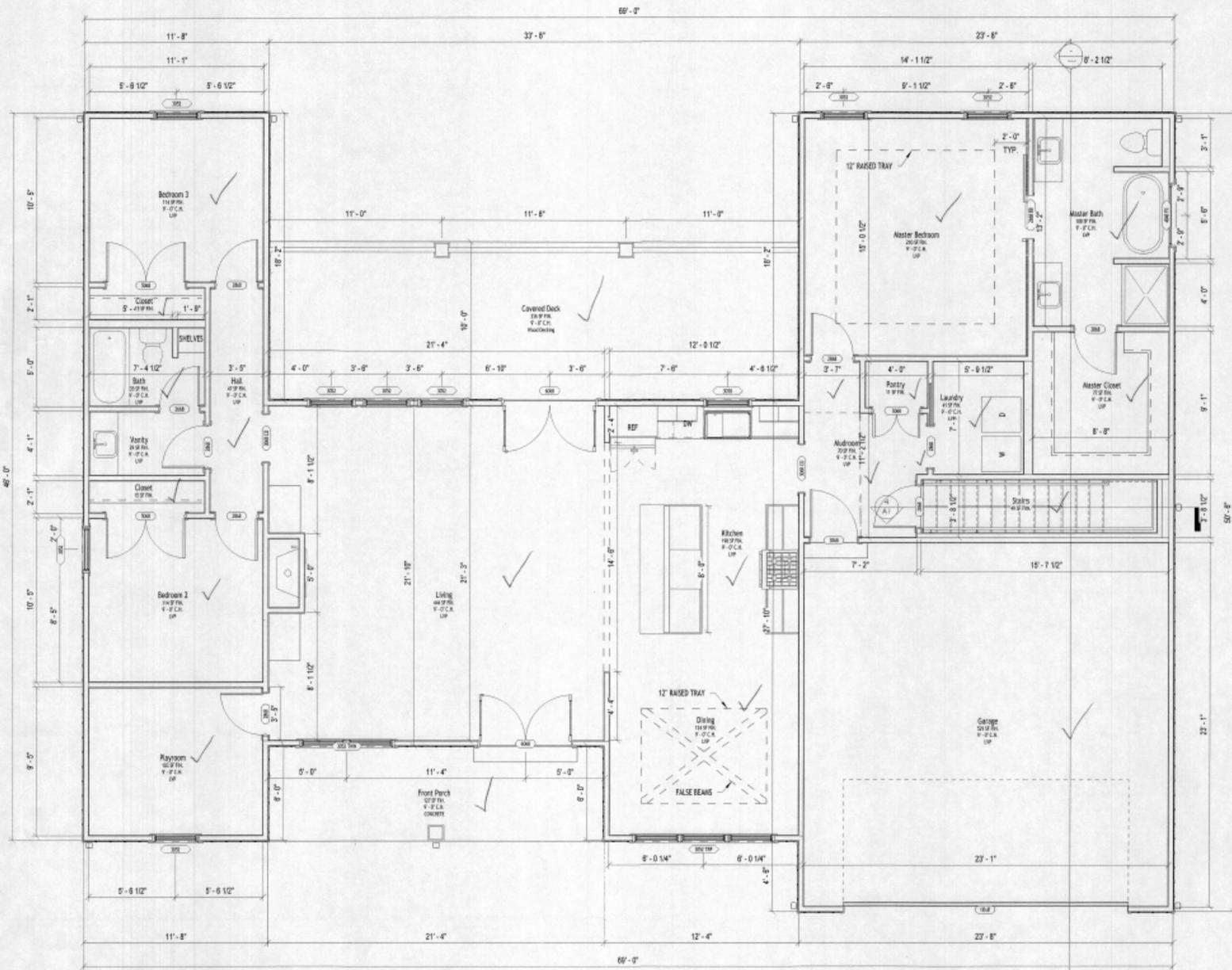


1 Basement  
1/4" = 1'-0"

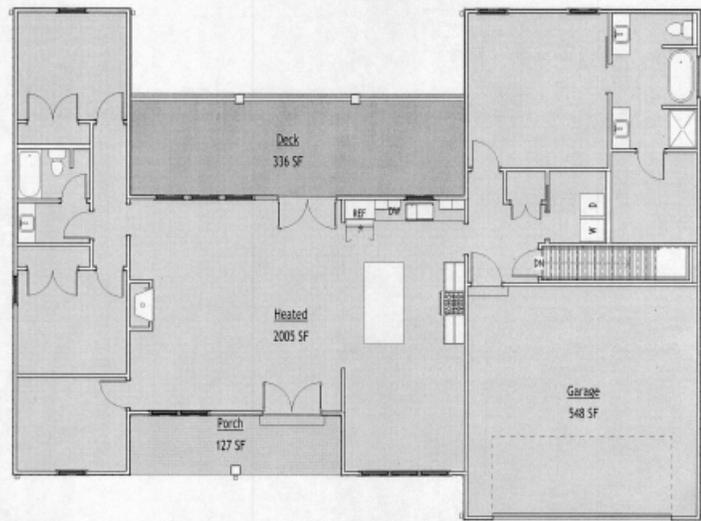


2 Typical Wall Section  
1/2" = 1'-0"

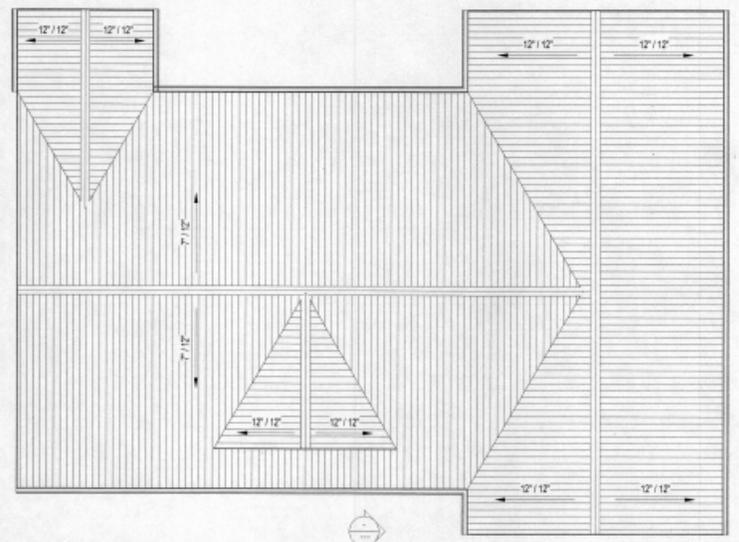




Main Level



② Main Level Area  
1/8" = 1'-0"



③ Roof Overview  
1/8" = 1'-0"



Pipeline Road is a private gravel road in a "60' r/w" that is not county maintained and serves as access to 14 lots and with Lot 16 and the adjoining Wheeling property also adjoining the right-of-way There are now 3 homes accessed off the road.

## Other Variances in Quail Hollow Subdivision

| Permit Date | Owner                       | PVA Map Number | Type     | Zone                          | Project / Subdivision Name   | Request   | Site Address                                 | Expiration Date | Status   |
|-------------|-----------------------------|----------------|----------|-------------------------------|--|---|--|-----------------|----------|
| 01/12/2026  | RUIZ, MANUEL & LILLET       | 240-00-01-070  | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | QUAIL HOLLOW SUBDIVISION LOT 70, SEC 2                               | TO ALLOW FOR A VARIANCE FROM THE FRONT BUILDING SETBACK ALONG PIPELINE ROAD TO ALLOW FOR AN EXISINT HOUSE TO REMAIN ON SITE | 236 PIPELINE ROAD                            | 04/22/2026      | PENDING  |
| 09/21/2023  | MCLAIN MARSHA               | 228-00-01-058  | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | QUAIL HOLLOW, LOT 58: MCLAIN CARPORT VARIANCE                        | TO ALLOW FOR A CARPORT TO BE 8' FROM THE SIDE PROPERTY LINE   | 29 S RIDGE RD                                |                 | APPROVED |
| 07/11/2022  | KNIGHT WILLIAM H & PEGGY J  | 228-00-01-057  | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | QUAIL HOLLOW, LOT 57 - VARIANCE FROM FRONT BUILDING SETBACK FOR SHED | SHED WITHIN THE FRONT BUILDING SETBACK  | 55 S. RIDGE ROAD, ELIZABETHTOWN, KY          |                 | APPROVED |
| 05/06/2022  | MCLAIN MARSHA               | 228-00-01-058  | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | QUAIL HOLLOW, SECTION 1, LOT 58 - MCLAIN COVERED 26'x10' FRONT PORCH | FROM THE FRONT BUILDING SETBACK ALONG SOUTH RIDGE ROAD, TO ALLOW FOR A PROPOSED COVERED 26'x10' FRONT PORCH                 | 29 SOUTH RIDGE ROAD, ELIZABETHTOWN, KY 42701 |                 | APPROVED |
| 08/02/2019  | PADGETT GARY                | 228-00-01-008  | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | QUAIL HOLLOW, LOT 8  | TO ALLOW FOR VARIANCE FROM THE FRONT BUILDING SETBACK ALONG NORTH RIDGE ROAD FOR A PROPOSED SHED                            | 15 N RIDGE RD                                |                 | APPROVED |
| 07/22/2009  | GARY FOSTER                 | 240-00-01-043  | VARIANCE |                               | FRONT SETBACK LINE / QUAIL HOLLOW                                    | RELIEF FROM 70' FRONT SETBACK LINE TO ACCOMMODATE A PROPOSED SITE BUILT HOME  | 92 S. RIDGE ROAD                             | 09/20/2009      | APPROVED |
| 07/06/2009  | JOHNNY AND MELINDA THOMPSON | 228-00-01-008  | VARIANCE |                               | FRONT AND REAR SETBACK LINES / QUAIL HOLLOW LOT 8                    | RELIEF FROM THE FRONT SETBACK LINE AND REAR SETBACK LINE  | NORTH RIDGE ROAD                             | 09/06/2009      | APPROVED |
| 03/25/2004  | GOODIN                      | 228-00-01-013  | VARIANCE |                               | QUAIL HOLLOW SUBDIVISION / QUAIL HOLLOW, SECTION 1, LOT 13           |   | WOOLDRIDGE FERRY ROAD                        | 04/29/2004      | APPROVED |

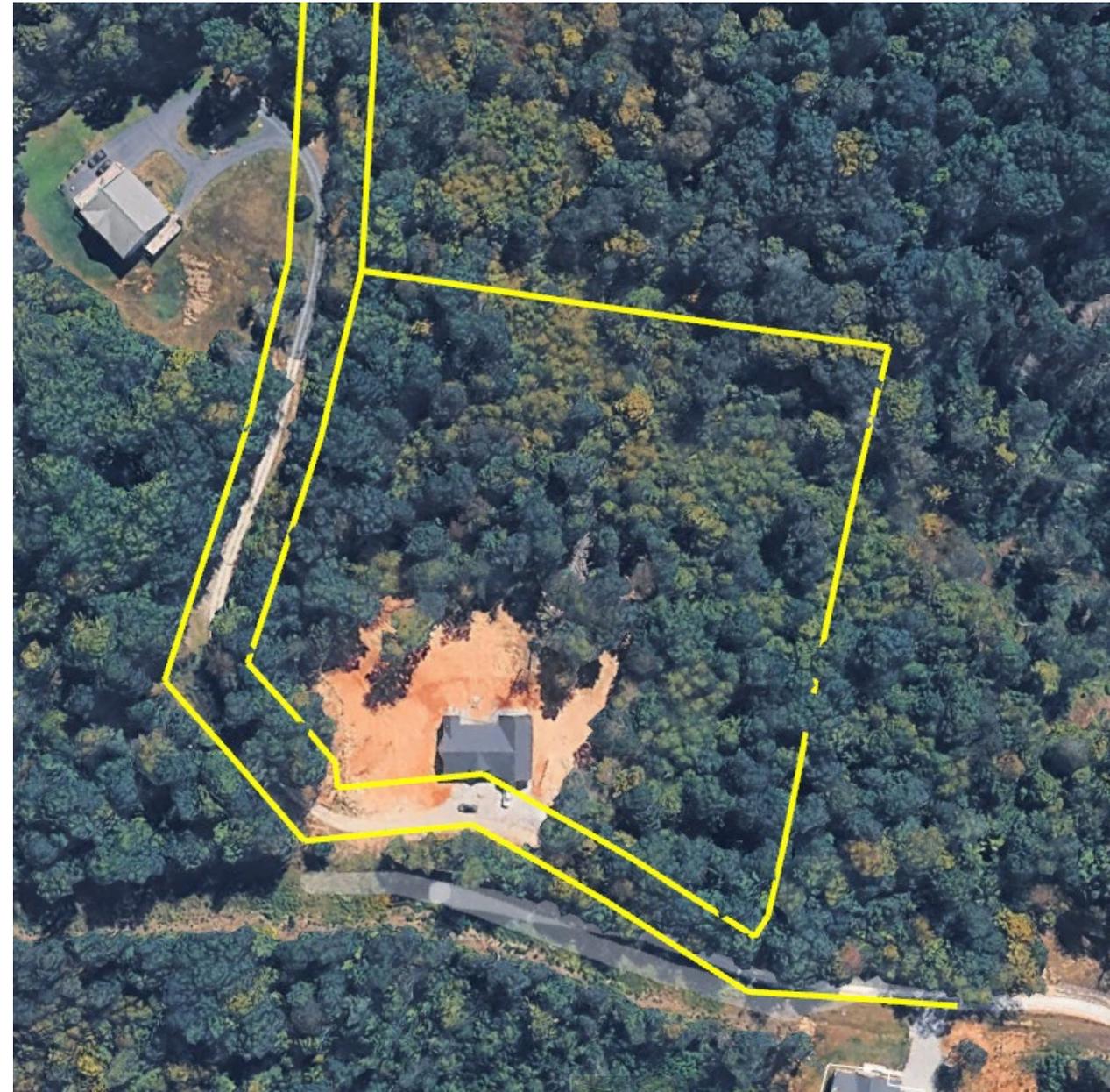
Records 1 to 8 (of 8)

## Other Variance on Pipeline Road

|            |                  |               |          |                               |   |   |   |  |          |
|------------|------------------|---------------|----------|-------------------------------|---|---|---|--|----------|
| 09/14/2022 | WHEELING RICHARD | 229-00-00-032 | VARIANCE | R-3 - RESIDENTIAL ESTATE ZONE | OUR WHEELING HILLS, LOT 1 - WHEELING 26'X36' BARN | VARIANCE FROM THE FRONT SETBACK ALONG PIPELINE ROAD TO ALLOW FOR THE CONSTRUCTION OF A 26'X36' BARN ON SITE | 3190 WOOLDRIDGE FERRY ROAD, ELIZABETHTOWN, KY 42701 |  | APPROVED |
|------------|------------------|---------------|----------|-------------------------------|---|---|---|--|----------|



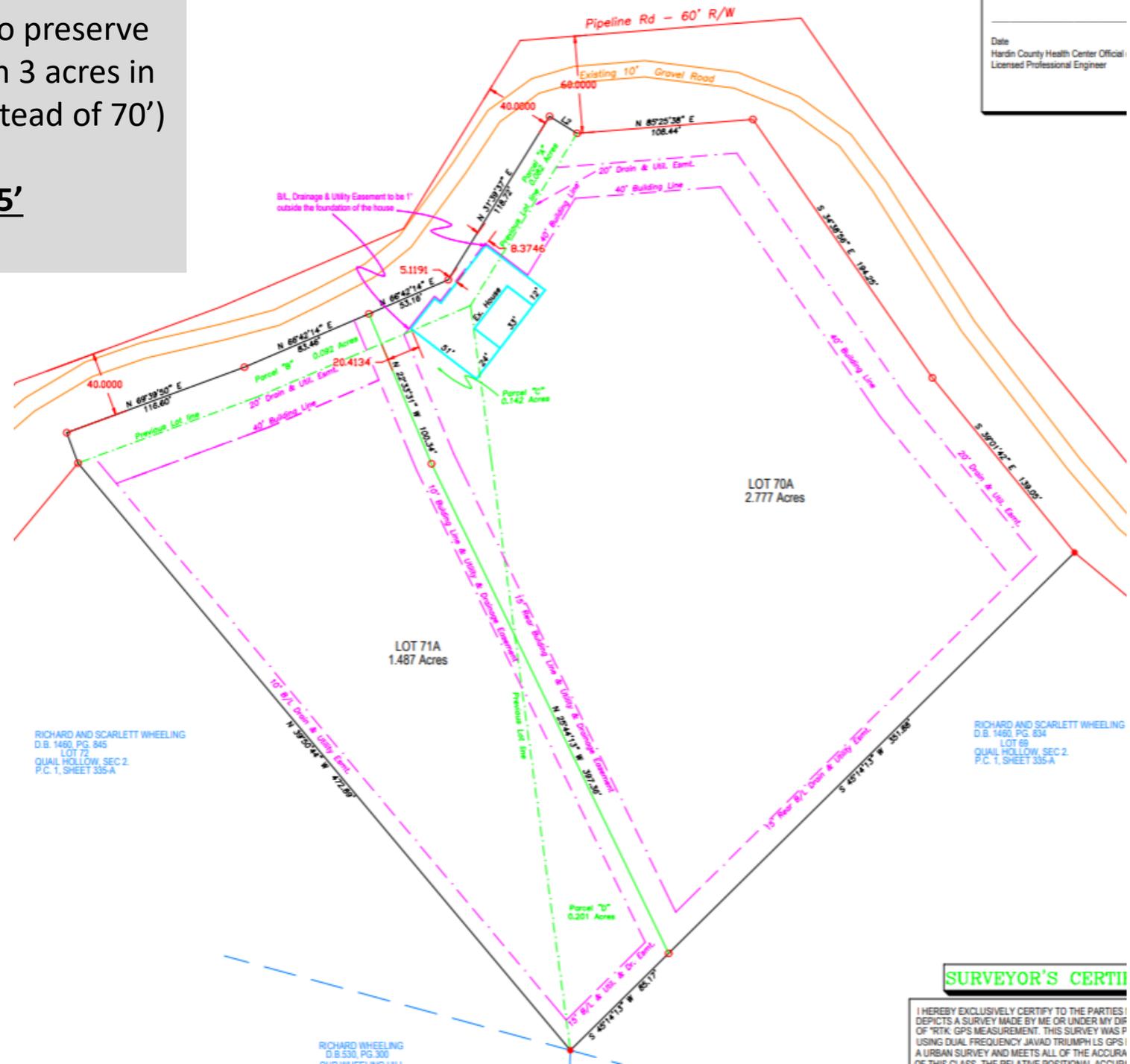
|                 |                                      |  |  |  |
|-----------------|--------------------------------------|--|--|--|
| <p>VARIANCE</p> | <p>R-3 - RESIDENTIAL ESTATE ZONE</p> | <p>OUR WHEELING HILLS, LOT 1 - WHEELING 26'X36' BARN</p> | <p>VARIANCE FROM THE FRONT SETBACK ALONG PIPELINE ROAD TO ALLOW FOR THE CONSTRUCTION OF A 26'X36' BARN ON SITE</p> | <p>3190 WOOLDRIDGE FERRY ROAD, ELIZABETHTOWN, KY 42701</p> |
|-----------------|--------------------------------------|--|--|--|



Potential Amended Plat to preserve two lots that are less than 3 acres in size (40' front setback instead of 70')

35' Variance instead of 65'

Date  
 Hardin County Health Center Official  
 Licensed Professional Engineer



RICHARD AND SCARLETT WHEELING  
 D.B. 1460, PG. 345  
 LOT 72  
 QUAIL HOLLOW, SEC 2  
 P.C. 1, SHEET 335-A

RICHARD AND SCARLETT WHEELING  
 D.B. 1460, PG. 334  
 LOT 69  
 QUAIL HOLLOW, SEC 2  
 P.C. 1, SHEET 335-A

RICHARD WHEELING  
 D.B. 530, PG. 300

**SURVEYOR'S CERTI**

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES I DEPICTS A SURVEY MADE BY ME OR UNDER MY DIF OF "RTK" GPS MEASUREMENT. THIS SURVEY WAS P USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS. A URBAN SURVEY AND MEETS ALL OF THE ACCURA OF THE STATE OF OHIO.













# Findings necessary for Granting Variances

## KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
  - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
  - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. **To allow for a Variance from the front building setback to allow for the existing home to remain on site.**
2. **The “right-of-way” shall be reduced from 60’ to 40’ after agreement by all lot owners beyond these lots in writing on the record plat so that the home is outside the “right-of-way”.**
3. **All future structures and/or additions must comply with building setbacks.**
4. **An Amended Record Plat shall substitute for the required Site Plan.**
5. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owner: Andrew & Elizabeth Hardin



**Location** A 14.148 acre site located at 1944 Salt River Road, Rineyville, Ky known as Lot 1A of Salt River Subdivision

**Zoned** Rural Residential (R-2)

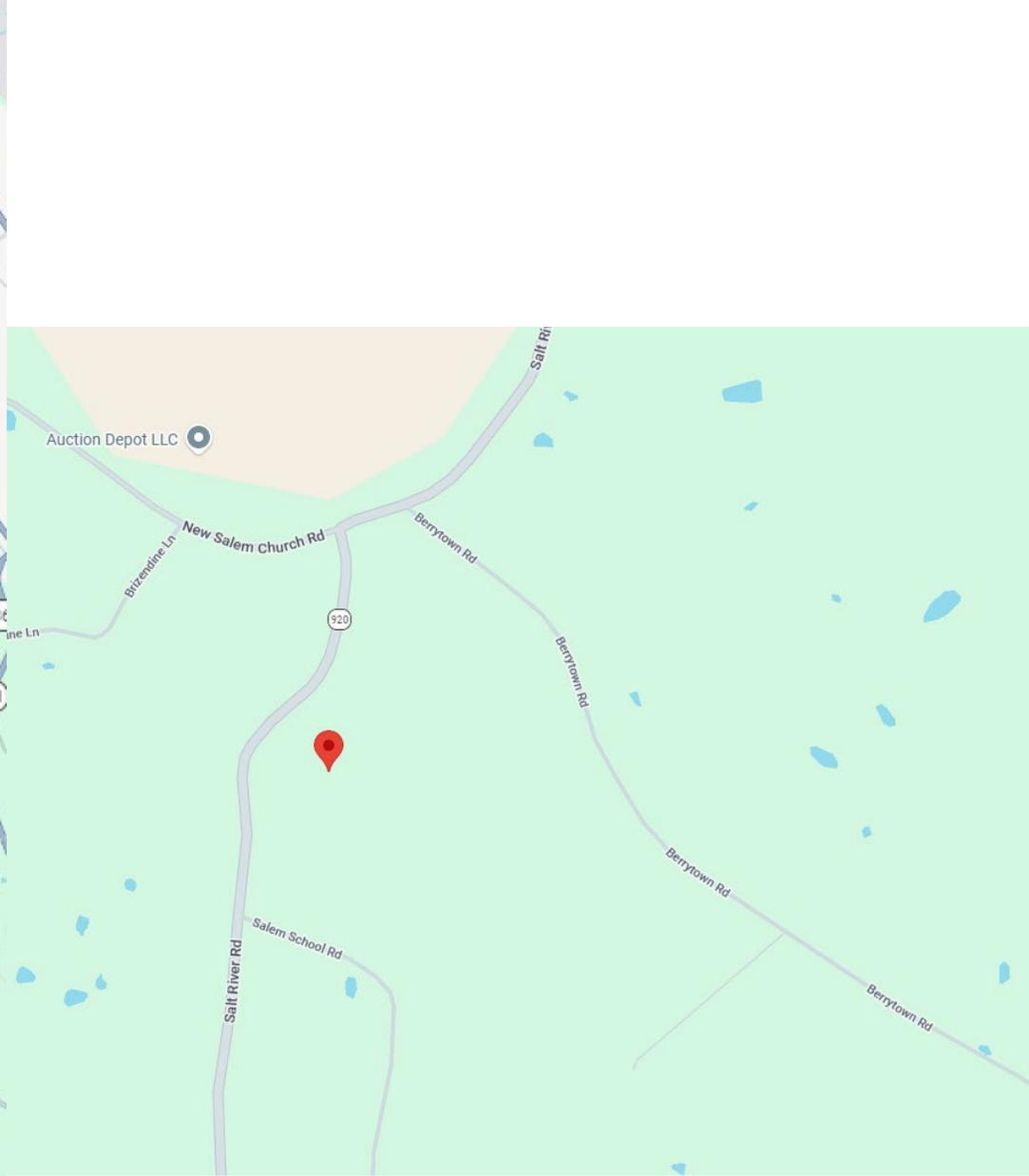
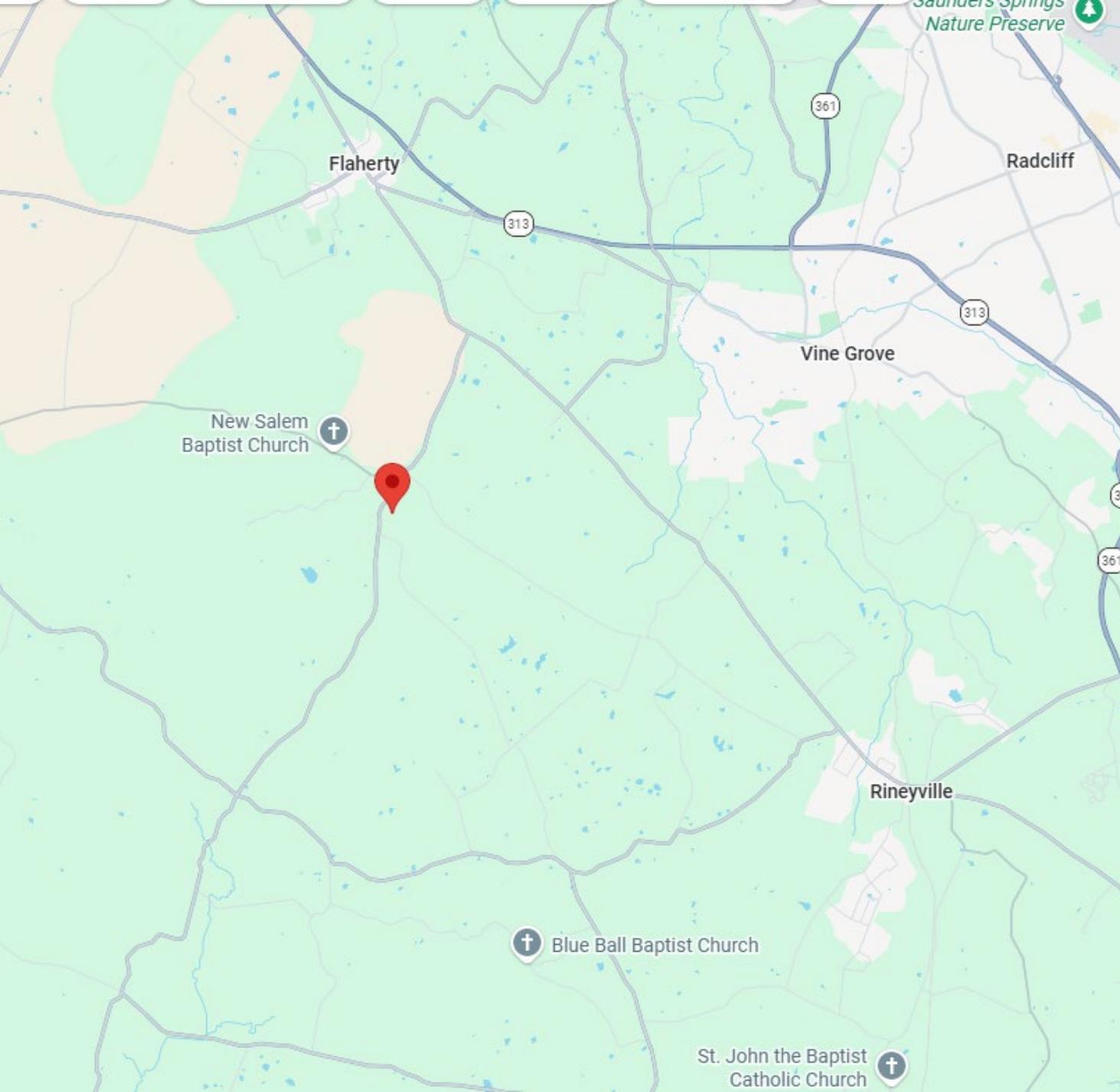
**Request for a **Variance** from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots.**

1944 Salt River Road  
Variance  
SUMMARY REPORT

LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Environmental Features**
- D. Character of the Site Analysis**
- E. Record Plat of Salt River Road Subdivision (1998)**
- F. Amended Record Plat of Salt River Road Subdivision, Lots 1 and 2 (2017)**
- G. Proposed two lot subdivision plat**
- H. Photos of the Site**
- I. Analysis of other Variances from the 1:3 ratio**
- J. \*Comprehensive Development Guide**
- K. \*Development Guidance System Ordinance**

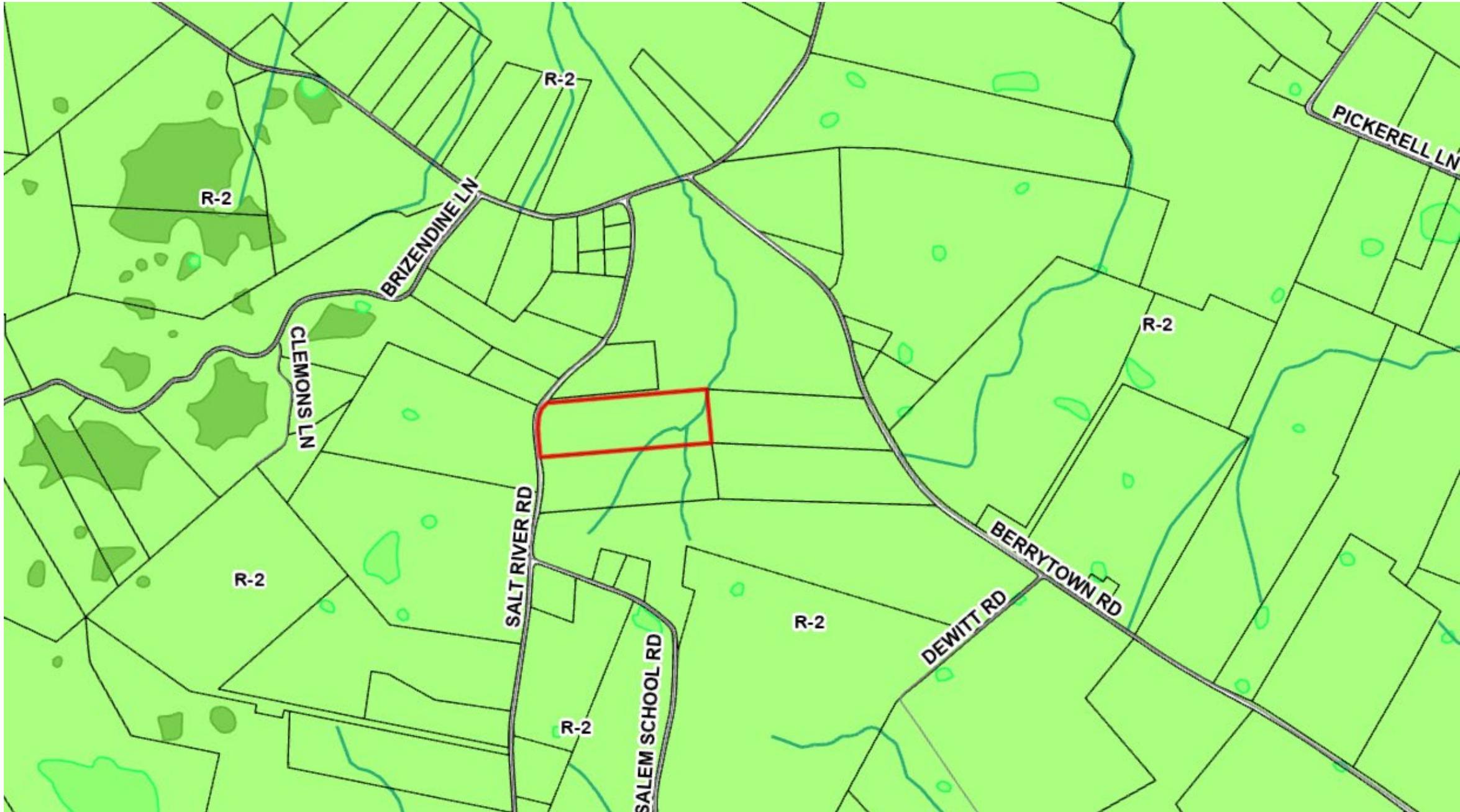
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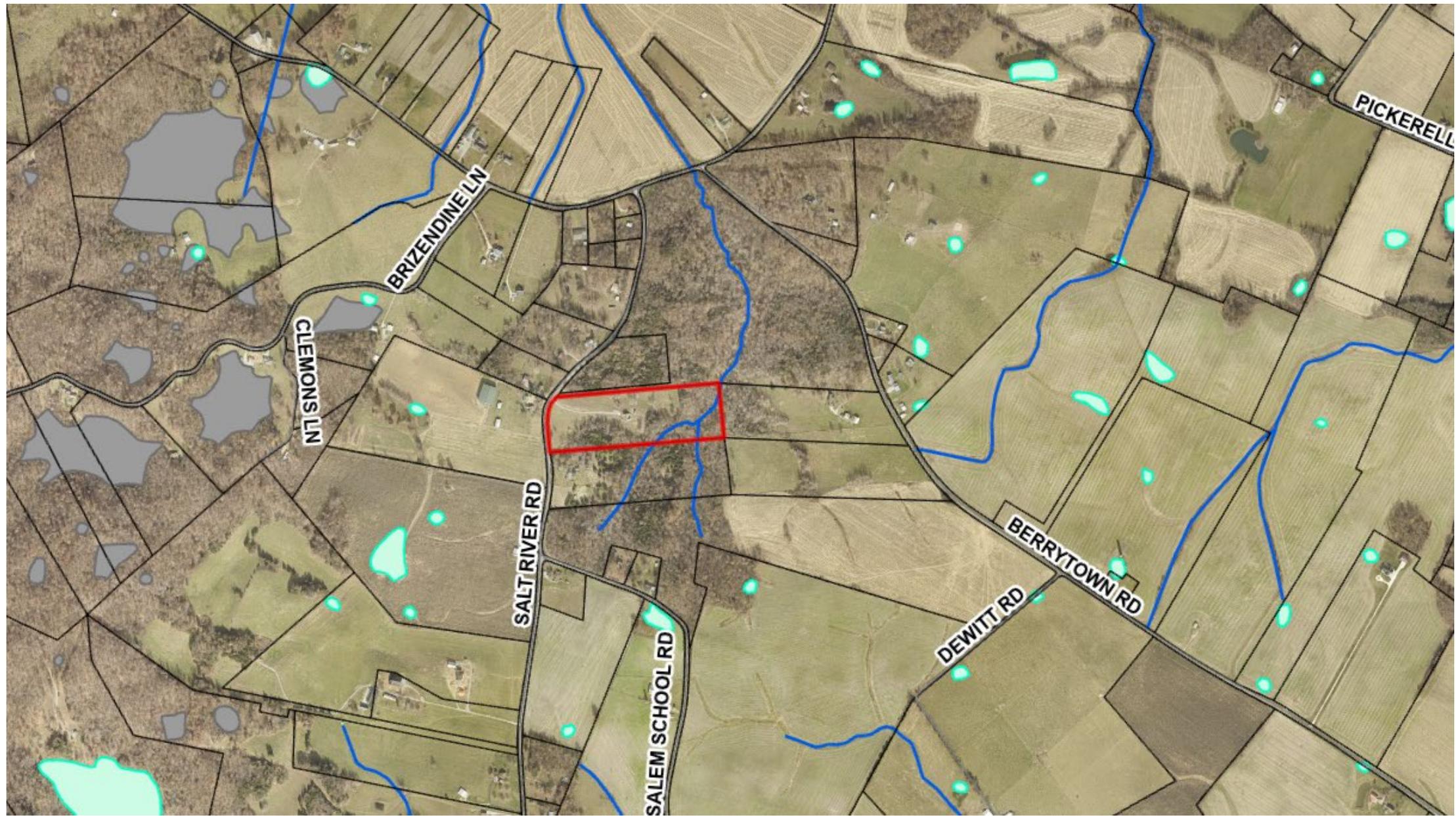
MasterZone

DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4

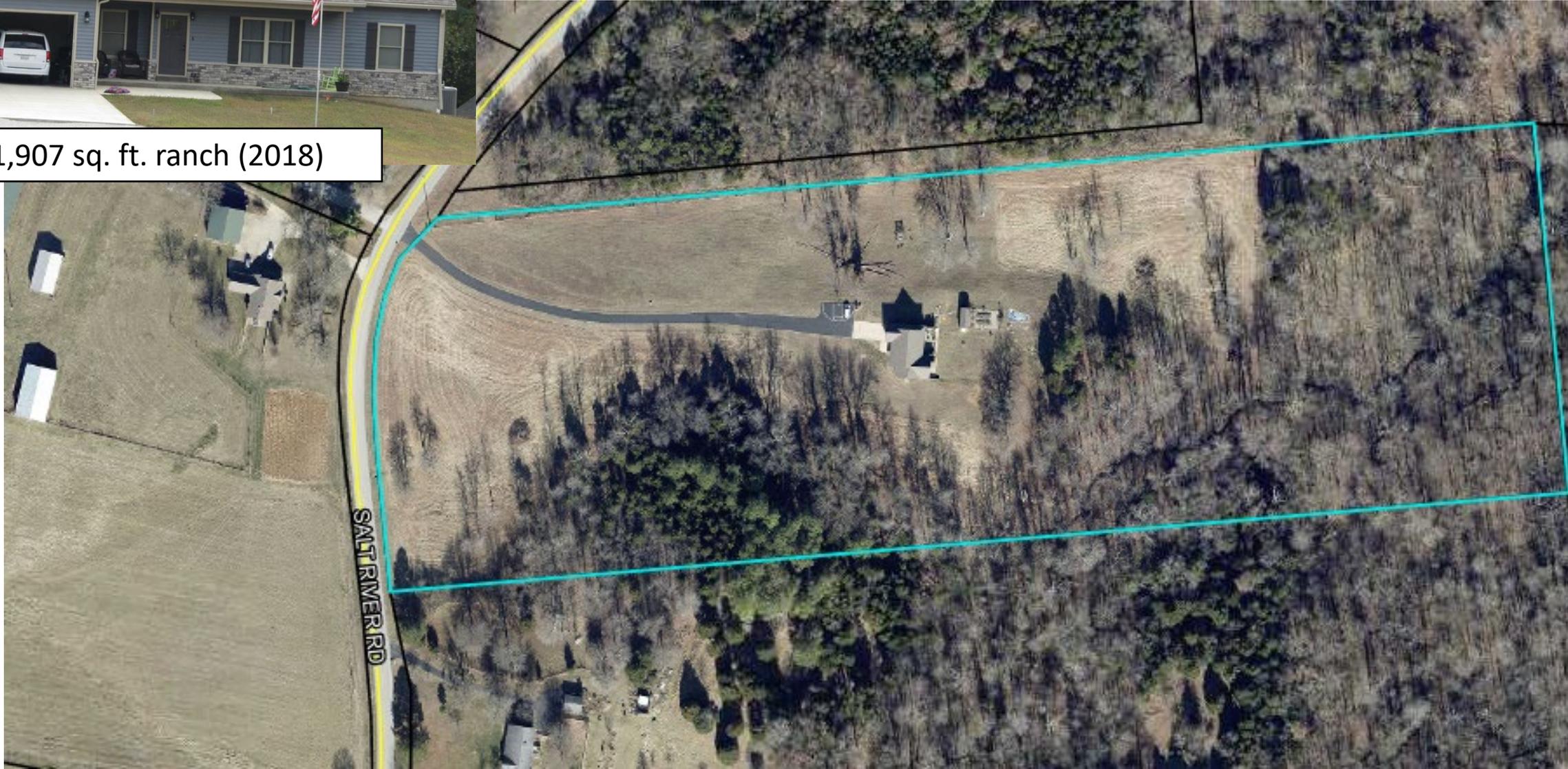


- Streams 2023
- Hardin\_Wetlands
- Hardin\_100Flood
- hardin\_sinkhole





1,907 sq. ft. ranch (2018)



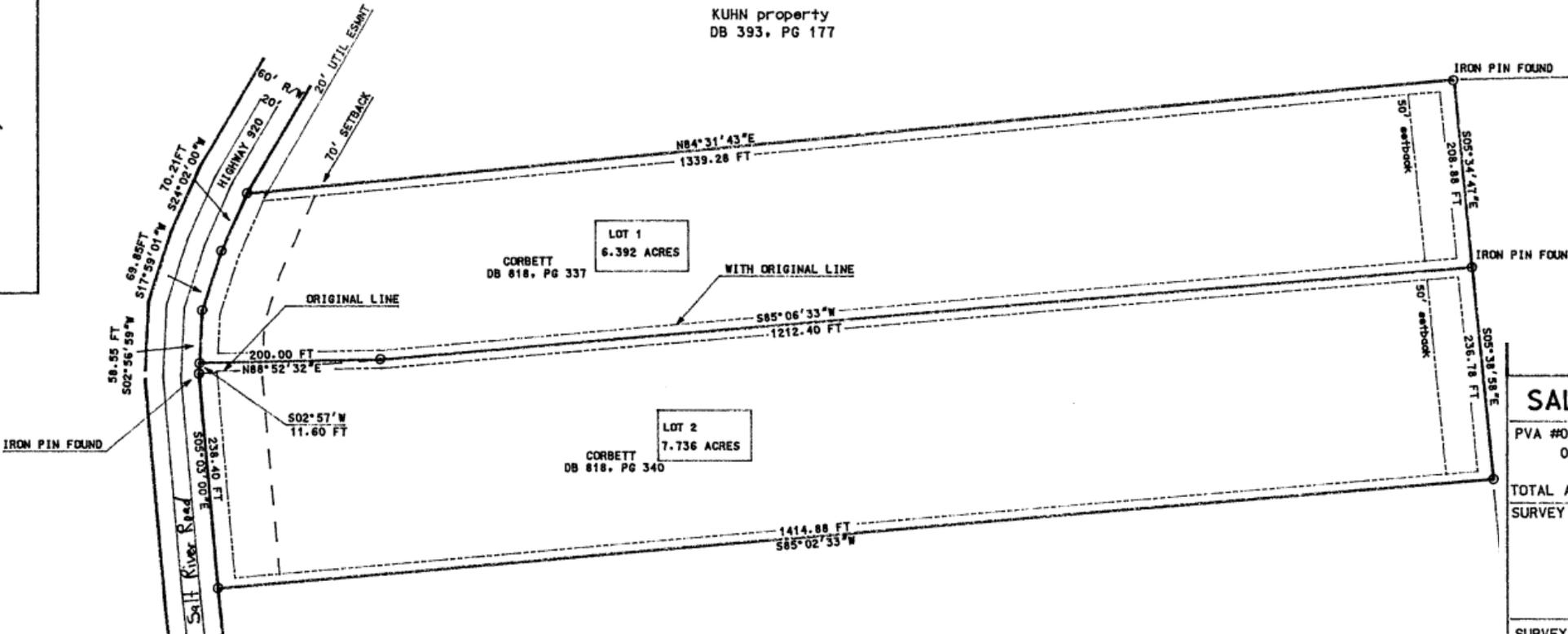
HARDIN COUNTY, KENTUCKY

Record Plat of Salt River Road Subdivision (1998)



KUHN property  
DB 393, PG 177

IRON PIN FOUND



CORBETT  
DB 818, PG 337

LOT 1  
6.392 ACRES

WITH ORIGINAL LINE

CUMMINGS property  
DB 801, PG 148

IRON PIN FOUND

CORBETT  
DB 818, PG 340

LOT 2  
7.736 ACRES

**SALT RIVER ROAD SUBDIVISION**  
**RECORD PLAT**

PVA #079-00-00-021.02  
079-00-00-021.03

TOTAL ACRES= 14.13

SURVEY FOR:

MR. JOE CORBETT  
220 BURNS ROAD  
VINE GROVE, KY 40175  
PH: 502/877-2336

SURVEY BY:

**FOWLER  
SURVEYS**

FRANK W. FOWLER, LS 2095  
470 GLENDOVER DRIVE  
ELIZABETHTOWN, KY 42701  
PHONE: 502-737-6029

0 100 200

GRAPHIC SCALE IN FEET

SCALE: 1 INCH= 100 FEET

DATE: JANUARY 1998

dwg. by: ff

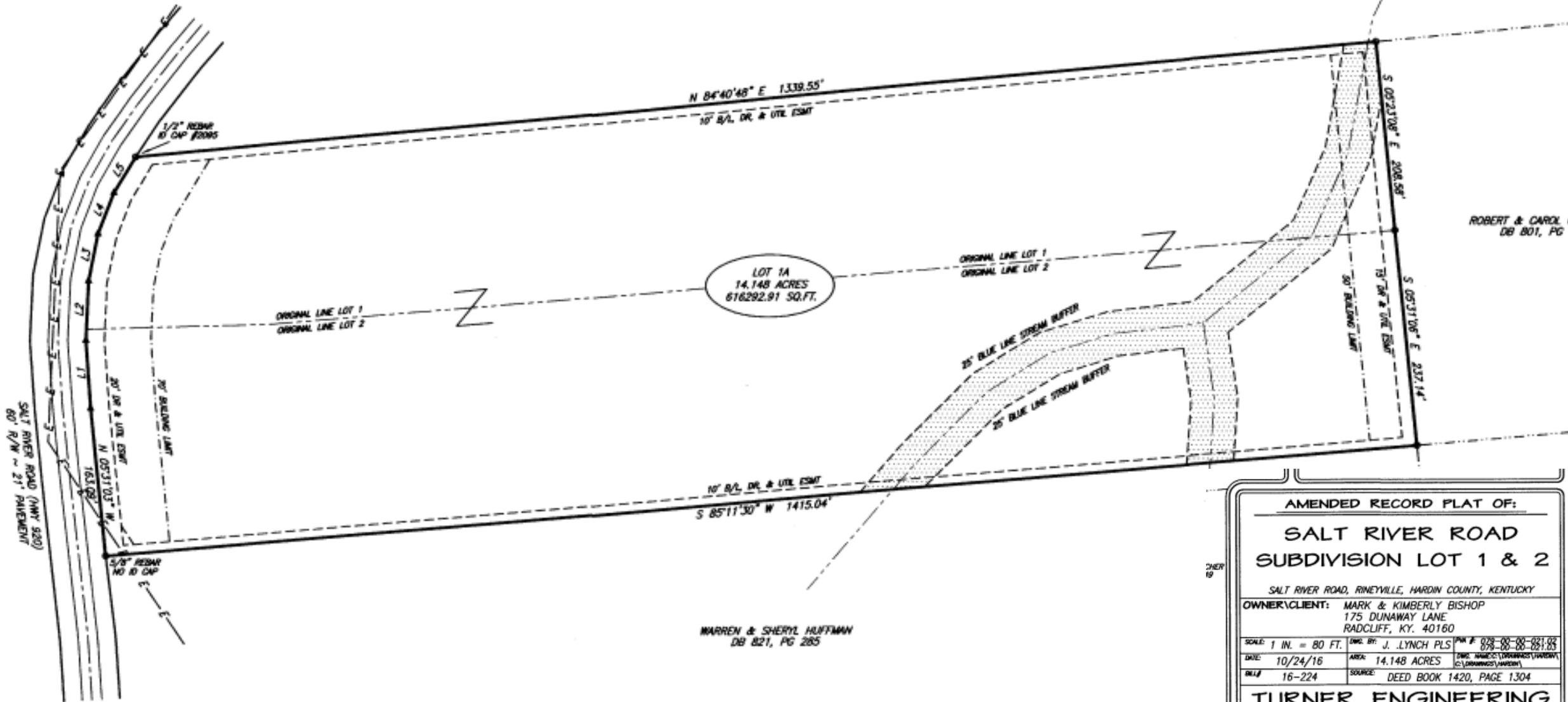
DWG. NO. (file name)

CORBETT4.dgn

checked by: ff

# Amended Record Plat of Salt River Road Subdivision, Lots 1 & 2 (2017)

PAUL & ANITA CRUTCHER  
DB 1402, PG 475



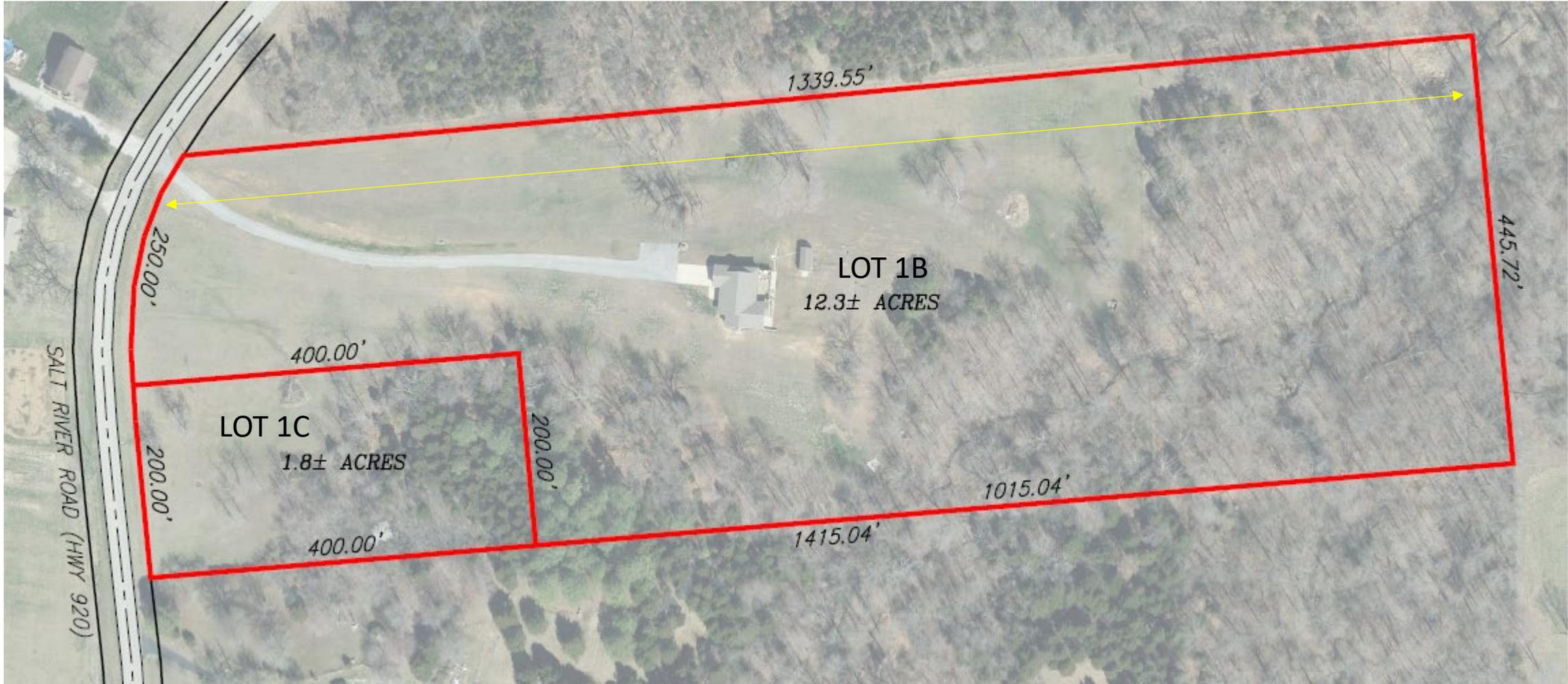
MARREN & SHERYL HUFFMAN  
DB 821, PG 285

ROBERT & CAROL  
DB 801, PG 1

|   |                                   |                               |
|---|-----------------------------------|-------------------------------|
| AMENDED RECORD PLAT OF:   |                                   |                               |
| <b>SALT RIVER ROAD<br/>SUBDIVISION LOT 1 &amp; 2</b>  |                                   |                               |
| SALT RIVER ROAD, RINEYVILLE, HARDIN COUNTY, KENTUCKY  |                                   |                               |
| OWNER/CLIENT: MARK & KIMBERLY BISHOP<br>175 DUNAWAY LANE<br>RADCLIFF, KY. 40160   |                                   |                               |
| SCALE: 1 IN. = 80 FT.   | DWG. BY: J. LYNCH PLS             | PW # 078-00-00-021-02         |
| DATE: 10/24/16  | AREA: 14.148 ACRES                | DWG. NUMBER: 078-00-00-021-03 |
| DRAWN BY: 16-224  | SOURCE: DEED BOOK 1420, PAGE 1304 |                               |
| <b>TURNER ENGINEERING</b><br>A DIVISION OF NEW BANKS INC.<br>5735 NORTH DIXIE HIGHWAY<br>ELIZABETHTOWN, KENTUCKY 42701<br>PH. (270) 737-3232 ~ FAX (270) 769-5497 |                                   |                               |

**Proposed Amended Plat**  
**Lot 1C for parents barndominium style home**

Variance from 1:3 lot width-to-length ratio  
Lot 1B has 250' of road frontage and is 1339.55' deep  
**Proposed Ratio = 1:5.358**



300' frontage would escape the ratio requirements,  
previously 250' under the 1995 Zoning Ordinance (how this was two lots previously)





450' of road frontage along Salt River Road (KY 920)



# VARIANCES FROM RATIO IN THE R-2 ZONE

| Permit Date | Owner                        | Type     | Planning Area                  | Zone                         | Request  | Site Address                                      | Depth (VAR) | Frontage (VAR) | Status    | Final Date |
|-------------|------------------------------|----------|--------------------------------|------------------------------|--|---|-------------|----------------|-----------|------------|
| 01/20/2026  | HARDIN ANDREW & ELIZABETH    | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO TWO LOTS   | 1944 SALT RIVER ROAD, RINEYVILLE, KY              | 1339.55     | 250.00         | PENDING   |            |
| 07/08/2024  | VINSON FRANK                 | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | TO ALLOW FOR A VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT FOR LOTS 1 & 2 AND TO ALLOW FOR A VARIANCE FROM THE WIDTH TO LENGTH RATIO FOR LOT 1 | 2059 NOLIN RD, SONORA, KY                         | 765.00      | 116.10         | WITHDRAWN | 08/07/2024 |
| 12/18/2023  | JENKINS JAMES C & MELISSA    | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:3 LOT WIDTH-TO-LENGTH RATIO  | 1540 S BLACK BRANCH ROAD, CECILIA, KY 42724       | 832.60      | 148.00         | APPROVED  | 01/18/2024 |
| 04/27/2023  | LUCAS TAMMY & DOUGLAS        | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | TO ALLOW FOR A VARIANCE FROM THE 1:3 LOT WIDTH TO LENGTH RATIO FOR PROPOSED LOT 2A   | 711 TABB RD                                       | 1000.00     | 289.00         | APPROVED  | 06/08/2023 |
| 02/15/2023  | VINSON DOROTHY & BRIAN       | VARIANCE | 23. SOUTH HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO FOR PROPOSED LOT 4   | 329 AKERS SCHOOL ROAD, UPTON, KY 42784            | 1441.37     | 218.05         | APPROVED  | 03/23/2023 |
| 09/30/2022  | FISCHEL BRENT                | VARIANCE | 05. VALLEY CREEK URBAN AREA    | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM MINIMUM ROAD FRONTAGE & THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO TWO LOTS.              | 3280 SPORTSMAN LAKE RD. ELIZABETHTOWN, KY         | 498.00      | 50.00          | APPROVED  | 11/03/2022 |
| 09/09/2022  | SKEES BRADLEY CURTIS & LEENA | VARIANCE | 23. SOUTH HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED INTO TWO LOTS   | 331 LEWIS LANE, WHITE MILLS, KY 42788             | 934.00      | 200.01         | APPROVED  | 10/20/2022 |
| 08/11/2022  | HUNT CLYDE & BARBARA         | VARIANCE | 01. EAST URBAN AREA            | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED INTO TWO LOTS.  | 702 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701 | 1848.37     | 200.00         | APPROVED  | 09/08/2022 |
| 02/23/2022  | GREY RONALD D & BARBARA A    | VARIANCE | 10. STEPHENSBURG RURAL VILLAGE | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE MINIMUM ROAD FRONTAGE REQUIREMENT AND THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED           | 10889 & 10961 LEITCHFIELD ROAD, CECILIA, KY       | 1190.00     | 135.00         | APPROVED  | 04/14/2022 |
| 09/26/2019  | MILLER KERRY & REBECCA       | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | TO ALLOW FOR A VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED                                      | 3903 SALT RIVER ROAD, RINEYVILLE, KY              | 2850.00     | 239.41         | APPROVED  | 10/17/2019 |
| 08/28/2019  | SMALLWOOD NATHAN & PATTY     | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | TO ALLOW FOR A VARIANCE FROM THE 1:3 WIDTH-TO-LENGTH RATIO TO ALLOW FOR LOT 11 OF GREOPPE SUBDIVISION TO BE FURTHER SUBDIVIDED.                        | RINEYVILLE BIG SPRINGS ROAD                       | 705.00      | 214.50         | APPROVED  | 09/19/2019 |
| 08/28/2019  | KEY JEFF & MARY              | VARIANCE | 22. NATURAL RESOURCE AREA      | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO AND THE MINIMUM ROAD FRONTAGE REQUIREMENT TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED           | 8697 NEW GLENDALE ROAD, GLENDALE, KY              | 2500.00     | 14.00          | APPROVED  | 09/19/2019 |
| 07/17/2018  | CARDIN MICHAEL & DIANE       | VARIANCE | 23. SOUTH HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 200' MINIMUM ROAD FRONTAGE REQUIREMENT & THE 1:3 LOT WIDTH-TO-LENGTH RATIO FOR A PROPOSED 2 LOT SUBDIVISION.                         | CASH RD   | 688.65      | 125.00         | APPROVED  | 08/16/2018 |
| 03/12/2018  | METCALF FLOYD STANLEY JR     | VARIANCE | 21. EAST HARDIN AREA           | R-2 - RURAL RESIDENTIAL ZONE | FROM THE MINIMUM ROAD FRONTAGE AND THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE CREATION OF A 2 LOT SUBDIVISION                                  | YOUNGERS CREEK ROAD                               | 560.00      | 121.90         | APPROVED  | 05/17/2018 |
| 02/28/2018  | KINDERVATER SCOTT C          | VARIANCE | 11. BARDSTOWN ROAD CORRIDOR    | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 LOT WIDTH-TO LENGTH RATIO TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED   | 5225 BARDSTOWN ROAD                               | 1400.00     | 217.00         | APPROVED  | 03/22/2018 |

|            |  |          |                               |                              |   |                                     |         |        |           |            |
|------------|--|----------|-------------------------------|------------------------------|---|-------------------------------------|---------|--------|-----------|------------|
| 02/16/2018 | MORRIS MARTINA K   | VARIANCE | 23. SOUTH HARDIN AREA         | R-2 - RURAL RESIDENTIAL ZONE | FROM THE 1:3 LOT WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE CREATION OF A 10 ACRE LOT AROUND THE EXISTING HOUSE         | 3672 Cash Road                      | 1227.45 | 266.00 | APPROVED  | 03/08/2018 |
| 01/19/2018 | HOLSCLAW BRENT A & SANDRA L                              | VARIANCE | 02. NORTH GLENDALE URBAN AREA | R-2 - RURAL RESIDENTIAL ZONE | 1:3 lot width/length ratio  | 70 Andover Drive                    | 747.50  | 200.00 | APPROVED  | 02/08/2018 |
| 05/23/2017 | MCGUFFIN CHAD L  | VARIANCE | 21. EAST HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE TO EXCEED 1:3 RATIO TO OBTAIN ACREAGE BEHIND HIS LOT # 1 FROM LOT # 3                                      | 3421 MIDDLE CREEK RD                | 1432.56 | 235.00 | APPROVED  | 06/22/2017 |
| 03/28/2017 | MCCOY LAVONE   | VARIANCE | 24. WEST HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | VARIANCE FROM THE 1:3 WIDTH-TO-LENGTH RATIO TO ALLOW FOR THE 14.779 ACRES TO BE FURTHER SUBDIVIDED INTO TWO LOTS    | 1233 LONG HOLLOW ROAD               | 1662.72 | 200.00 | APPROVED  | 04/20/2017 |
| 01/31/2017 | BEWLEY CHARLES DAVID & BRENDA                            | VARIANCE | 14. KENTUCKY 1600 CORRIDOR    | R-2 - RURAL RESIDENTIAL ZONE | FROM THE 1:3 LOT LENGTH-TO-WIDTH RATIO  | 11324 RINEYVILLE ROAD (KY HWY 1600) | 1246.66 | 252.36 | WITHDRAWN | 02/23/2017 |
| 11/16/2016 | WILLIAMS JAMES THOMAS & PATRICIA                         | VARIANCE | 22. NATURAL RESOURCE AREA     | R-2 - RURAL RESIDENTIAL ZONE | FROM THE 1:3 LOT LENGTH-TO-WIDTH RATIO  | 149 WILLIAMS DRIVE                  | 692.44  | 200.00 | APPROVED  | 12/08/2016 |
| 04/11/2016 | GRUSY RODNEY D & ELIZABETH A                             | VARIANCE | 21. EAST HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | FROM THE REQUIRED 1:3 RATIO AND MINIMUM ROAD FRONTAGE TO ALLOW FOR A 7 ACRE LOT AROUND THE EXISTING HOUSE           | 6105 BARDSTOWN RD                   | 1781.52 | 63.25  | APPROVED  | 05/03/2016 |
| 04/19/2011 | GLYNDA HIMEBAUGH   | VARIANCE |                               | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE FRONT SETBACK LINE AND 1:3 RATIO  | SONORA HARDIN SPRINGS ROAD (KY 84)  | 956.92  | 234.38 | DENIED    |            |
| 04/05/2011 | MARK AND TIPHANIE CHITWOOD                               | VARIANCE | 20. COLESBURG AREA            | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE REQUIRED 1:3 WIDTH TO LENGTH RATIO AND THE REQUIRED 200' MINIMUM ROAD FRONTAGE                      | WOOLDRIDGE FERRY ROAD               | 2861.71 | 51.09  | APPROVED  |            |
| 02/22/2011 | HAYNES MARK IRA %EQUITY TRUST CO HAYNES MARK E & CAROL L | VARIANCE | 05. VALLEY CREEK URBAN AREA   | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE REQUIRED MINIMUM ROAD FRONTAGE AND THE 1:3 LOT WIDTH TO LENGTH RATIO                                | FORD HIGHWAY                        | 725.84  | 160.85 | APPROVED  |            |
| 11/02/2010 | JAMES & INEZ CREPPS                                      | VARIANCE | 21. EAST HARDIN AREA          | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE REQUIRED MINIMUM ROAD FRONTAGE AND THE 1:3 WIDTH TO LENGTH RATIO                                    | 1590 STOVALL ROAD                   | 1663.90 | 193.30 | APPROVED  |            |
| 07/01/2010 | LLOYD HORNE  | VARIANCE | 22. NATURAL RESOURCE AREA     | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE REQUIRED MINIMUM ROAD FRONTAGE AND THE 1:3 RATIO FOR A PROPOSED SUBDIVISION LOT                     | HARDINSBURG ROAD (KY 86)            | 1864.93 | 145.64 | APPROVED  |            |
| 05/10/2010 | JAMES JONES  | VARIANCE | 22. NATURAL RESOURCE AREA     | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE 1:3 RATIO FOR BOTH LOTS OF A PROPOSED 2 LOT SUBDIVISION   | 5235 HARDINSBURG ROAD (KY 86)       | 504.00  | 81.00  | APPROVED  |            |
| 10/29/2008 | PAUL D OLDHAM  | VARIANCE | 22. NATURAL RESOURCE AREA     | R-2 - RURAL RESIDENTIAL ZONE | RELIEF FROM THE LOT WIDTH-TO-LENGTH RATIO OF 1:3 AND THE REQUIRED 200' OF MINIMUM ROAD FRONTAGE IN THE R-2 DISTRICT | 432 MARTIN ROAD                     | 368.23  | 69.58  | APPROVED  |            |

29 Total: 1 Denied, 2 Withdrawn, 26 Approved

## Group: R-2 - RURAL RESIDENTIAL ZONE

|           |                              |   |   |        |        |          |          |        |
|-----------|------------------------------|---|---|--------|--------|----------|----------|--------|
| 8/28/2019 | KEY JEFF & MARY              | 8697 NEW GLENDALE ROAD, GLENDALE, KY              | KEY VARIANCE  | 44.400 | 14.00  | 2,500.00 | APPROVED | 178.57 |
| 4/5/2011  | MARK AND TIPHANIE CHITWOOD   | WOOLDRIDGE FERRY ROAD                             | / OAK RIDGE MANOR, LOTS 37 - 52   | 22.300 | 51.09  | 2,861.71 | APPROVED | 56.01  |
| 4/11/2016 | GRUSY RODNEY D & ELIZABETH A | 6105 BARDSTOWN RD                                 | GREEN RIDGE TREE FARM, SECTION 2  | 13.000 | 63.25  | 1,781.52 | APPROVED | 28.17  |
| 7/1/2010  | LLOYD HORNE                  | HARDINSBURG ROAD (KY 86)                          | ROAD FRONTAGE REQUIREMENT / TOBY'S ACRES SECTION 2, LOTS 3 & 4                  | 38.000 | 145.64 | 1,864.93 | APPROVED | 12.81  |
| 9/26/2019 | MILLER KERRY & REBECCA       | 3903 SALT RIVER ROAD, RINEYVILLE, KY              | AMENDED RECORD PLAT OF REBECCA ROSE FARM, LOT 1B                                | 41.830 | 239.41 | 2,850.00 | APPROVED | 11.90  |
| 9/30/2022 | FISCHEL BRENT                | 3280 SPORTSMAN LAKE RD. ELIZABETHTOWN, KY         | VARIANCE FROM MINIMUM ROAD FRONTAGE & THE 1:3 LOT WIDTH-TO-LENGTH RATIO         | 18.000 | 50.00  | 498.00   | APPROVED | 9.96   |
| 8/11/2022 | HUNT CLYDE & BARBARA         | 702 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701 | HUNT ESTATES  | 17.400 | 200.00 | 1,848.37 | APPROVED | 9.24   |
| 2/23/2022 | GREY RONALD D & BARBARA A    | 10889 & 10961 LEITCHFIELD ROAD, CECILIA, KY       | BARBARA GREY ESTATE - 2 LOT SUBDIVISION   | 24.900 | 135.00 | 1,190.00 | APPROVED | 8.81   |
| 11/2/2010 | JAMES & INEZ CREPPS          | 1590 STOVALL ROAD                                 | ROAD FRONTAGE AND 1:3 WIDTH TO LENGTH RATIO / MOUNTAIN VIEW ESTATES SUBDIVISION | 14.620 | 193.30 | 1,663.90 | APPROVED | 8.61   |

|            |                                  |   |  |        |        |          |           |      |
|------------|----------------------------------|---|--|--------|--------|----------|-----------|------|
| 3/28/2017  | MCCOY LAVONE                     | 1233 LONG HOLLOW ROAD                       | WIREMAN FARM TR 21   | 14.779 | 200.00 | 1,662.72 | APPROVED  | 8.31 |
| 2/15/2023  | VINSON DOROTHY & BRIAN           | 329 AKERS SCHOOL ROAD, UPTON, KY 42784      | OLDHAM ORCHARD   | 11.097 | 218.05 | 1,441.37 | APPROVED  | 6.61 |
| 7/8/2024   | VINSON FRANK                     | 2059 NOLIN RD, SONORA, KY                   | VINSON VARIANCE  | 3.751  | 116.10 | 765.00   | WITHDRAWN | 6.59 |
| 2/28/2018  | KINDERVATER SCOTT C              | 5225 BARDSTOWN ROAD                         |  | 11.800 | 217.00 | 1,400.00 | APPROVED  | 6.45 |
| 5/10/2010  | JAMES JONES                      | 5235 HARDINSBURG ROAD (KY 86)               | 1:3 RATIO / PROPERTY BY POWELL                               | 4.000  | 81.00  | 504.00   | APPROVED  | 6.22 |
| 5/23/2017  | MCGUFFIN CHAD L                  | 3421 MIDDLE CREEK RD                        | NOEL ESTATES LOT 1   | 7.500  | 235.00 | 1,432.56 | APPROVED  | 6.10 |
| 12/18/2023 | JENKINS JAMES C & MELISSA        | 1540 S BLACK BRANCH ROAD, CECILIA, KY 42724 | GREY & HAMMONS SUBDIVISION, LOT 1                            | 6.108  | 148.00 | 832.60   | APPROVED  | 5.63 |
| 7/17/2018  | CARDIN MICHAEL & DIANE           | CASH RD                                     | VARIANCE FROM ROAD FRONTAGE & 1:3 RATIO                      | 10.260 | 125.00 | 688.65   | APPROVED  | 5.51 |
| 1/20/2026  | HARDIN ANDREW & ELIZABETH        | 1944 SALT RIVER ROAD, RINEYVILLE, KY        | AMENDED LOT 1A OF SALT RIVER ROAD SUBDIVISION                | 14.148 | 250.00 | 1,339.55 | PENDING   | 5.36 |
| 10/29/2008 | PAUL D OLDHAM                    | 432 MARTIN ROAD                             | FAREWELL SUBDIVISON  | 1.270  | 69.58  | 368.23   | APPROVED  | 5.29 |
| 1/31/2017  | BEWLEY CHARLES DAVID & BRENDA    | 11324 RINEYVILLE ROAD (KY HWY 1600)         | WANDERING MEADOWS SUBDIVISION, SECTION 2                     | 7.992  | 252.36 | 1,246.66 | WITHDRAWN | 4.94 |
| 9/9/2022   | SKEES BRADLEY CURTIS & LEENA     | 331 LEWIS LANE, WHITE MILLS, KY 42788       | LEENA HILLS SUBDIVISION & BOUNDARY SURVEY OF BRAD SKEES FARM | 0.000  | 200.01 | 934.00   | APPROVED  | 4.67 |
| 2/16/2018  | MORRIS MARTINA K                 | 3672 Cash Road                              | AGNES ACRES, SECTION 2                                       | 10.077 | 266.00 | 1,227.45 | APPROVED  | 4.61 |
| 3/12/2018  | METCALF FLOYD STANLEY JR         | YOUNGERS CREEK ROAD                         | "PROPERTY BY METCALF"  | 24.989 | 121.90 | 560.00   | APPROVED  | 4.59 |
| 2/22/2011  | HAYNES MARK IRA %EQUITY TRUST CO | FORD HIGHWAY                                | REQUIRED ROAD FRONTAGE AND THE 1:3                           | 4.058  | 160.85 | 725.84   | APPROVED  | 4.51 |

|            |                                  |                                    |  |        |        |          |          |      |
|------------|----------------------------------|------------------------------------|--|--------|--------|----------|----------|------|
| 4/19/2011  | GLYNDA HIMEBAUGH                 | SONORA HARDIN SPRINGS ROAD (KY 84) | ROAD FRONTAGE AND 1:3 RATIO / HONEY LOCUST ESTATES SUBDIVISION, LOTS 1 & 2 | 4.000  | 234.38 | 956.92   | DENIED   | 4.08 |
| 1/19/2018  | HOLSCLAW BRENT A & SANDRA L      | 70 Andover Drive                   | Andover Point Lot 8C   | 7.003  | 200.00 | 747.50   | APPROVED | 3.74 |
| 11/16/2016 | WILLIAMS JAMES THOMAS & PATRICIA | 149 WILLIAMS DRIVE                 | W.F. WILLIAMS SUBDIVISION, SECTION 4, LOT 8A                               | 5.018  | 200.00 | 692.44   | APPROVED | 3.46 |
| 4/27/2023  | LUCAS TAMMY & DOUGLAS            | 711 TABB RD                        | 2 MARVIN GARDENS   | 26.270 | 289.00 | 1,000.00 | APPROVED | 3.46 |
| 8/28/2019  | SMALLWOOD NATHAN & PATTY         | RINEYVILLE BIG SPRINGS ROAD        | GROEPPE SUBDIVISION SEC. 2 LOT 11  | 6.436  | 214.50 | 705.00   | APPROVED | 3.29 |
|            |                                  |                                    |  |        |        |          |          |      |

Group Total: 29

Average = 14.74

Median = 6.16

**Request = 5.36**

# Findings necessary for Granting Variances

## KRS 100.243 and DGS 5-3(B)

1. Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation. In making these findings, the board shall consider whether:
  - a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
  - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.
2. The Board shall deny any request for variance arising from circumstances that are the result of willful violations of this regulation by the applicant subsequent to the adoption of this regulation.

*I make a Motion to **Approve** the Variance with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Variances outlined in the Development Guidance System, Zoning Ordinance 5-3(B)(1) with Finding of Fact:*

(A) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

(B) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(C) The circumstances are the result of actions of the applicant taken subsequent to the adoption of this regulation from which relief is sought.

Motion to Approve the proposed Variance :

1. **To allow for a Variance minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots.**
2. **A Record Plat prepared by a licensed surveyor shall be required.**
3. **A shared driveway shall be required (ingress/egress easement on the plat).**
4. **A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.**

OR

Motion to Deny

Owners:  
Dennis & Michelle Jordan



**Location** A 15 acre site located at 13335 S Dixie Highway, Sonora, KY

**Zoned** Rural Residential (R-2)

**Request for Amended Conditional Use Permit to continue to allow for a greenhouse / plant nursery**

***Initial CUP: Feb 2014 – Feb 2019 (5 Years)***

***Amended CUP: Feb 2019 – Feb 2026 (7 Years)***

# 13335 S Dixie Highway

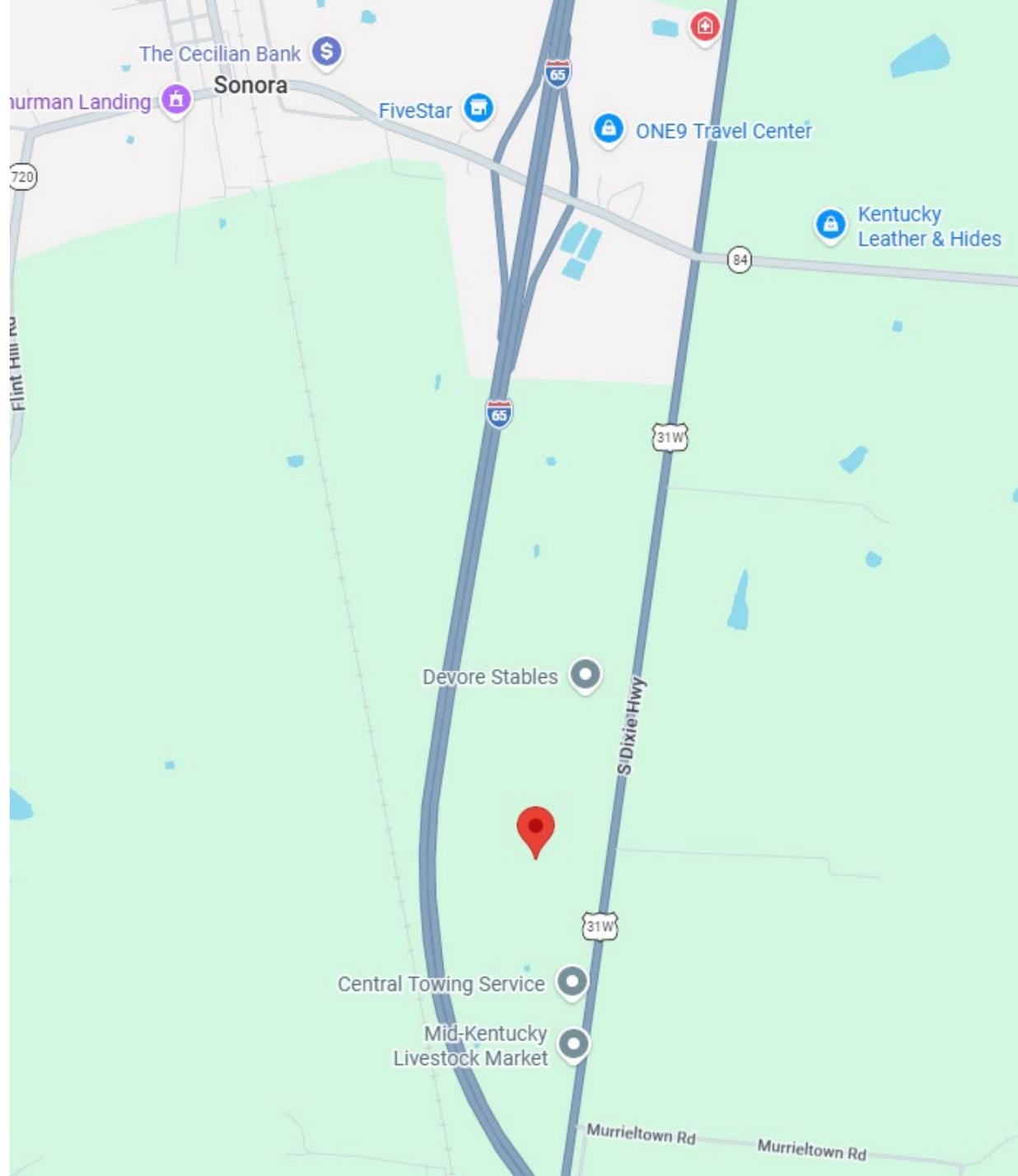
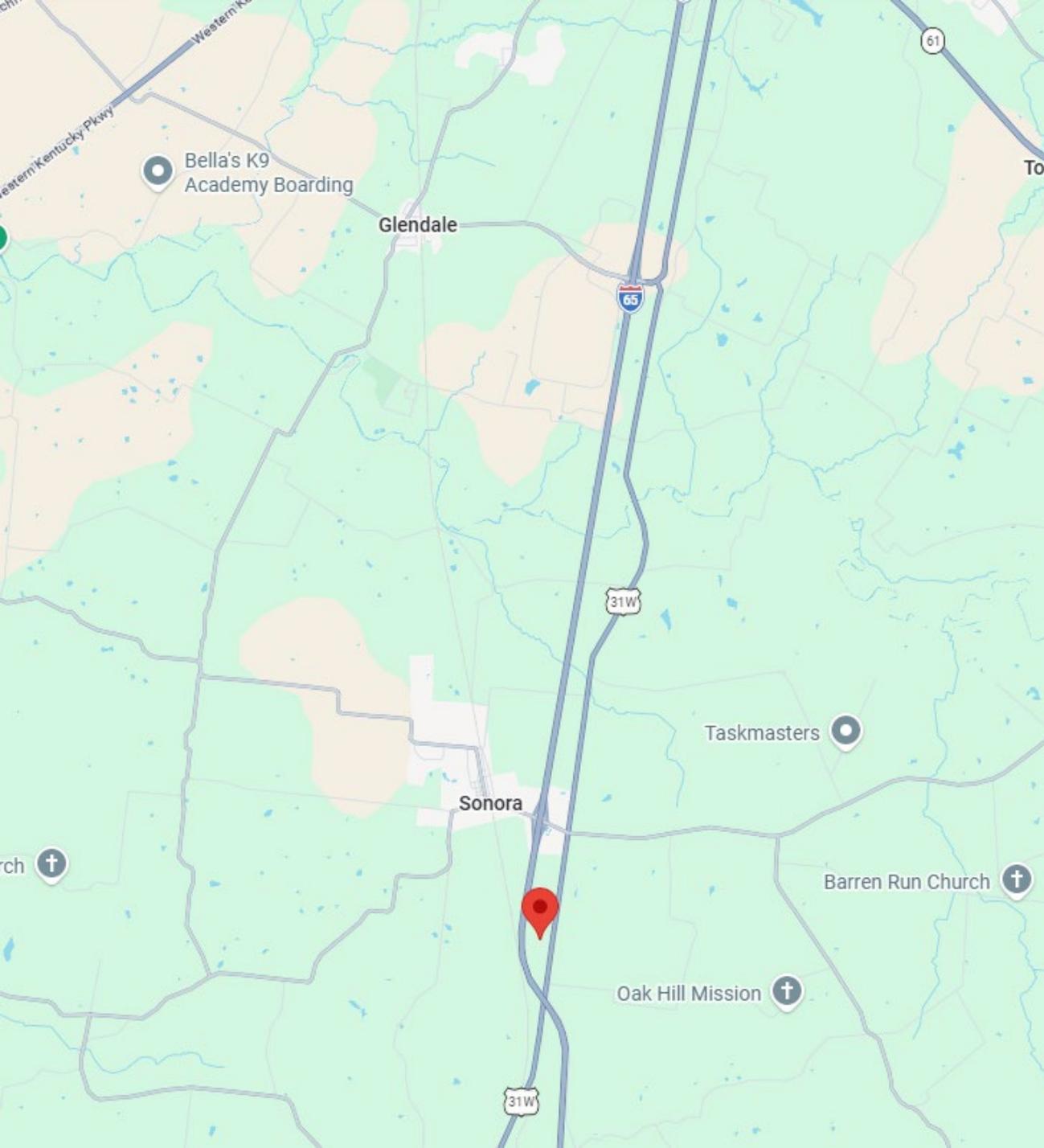
Amended Conditional Use Permit

SUMMARY REPORT

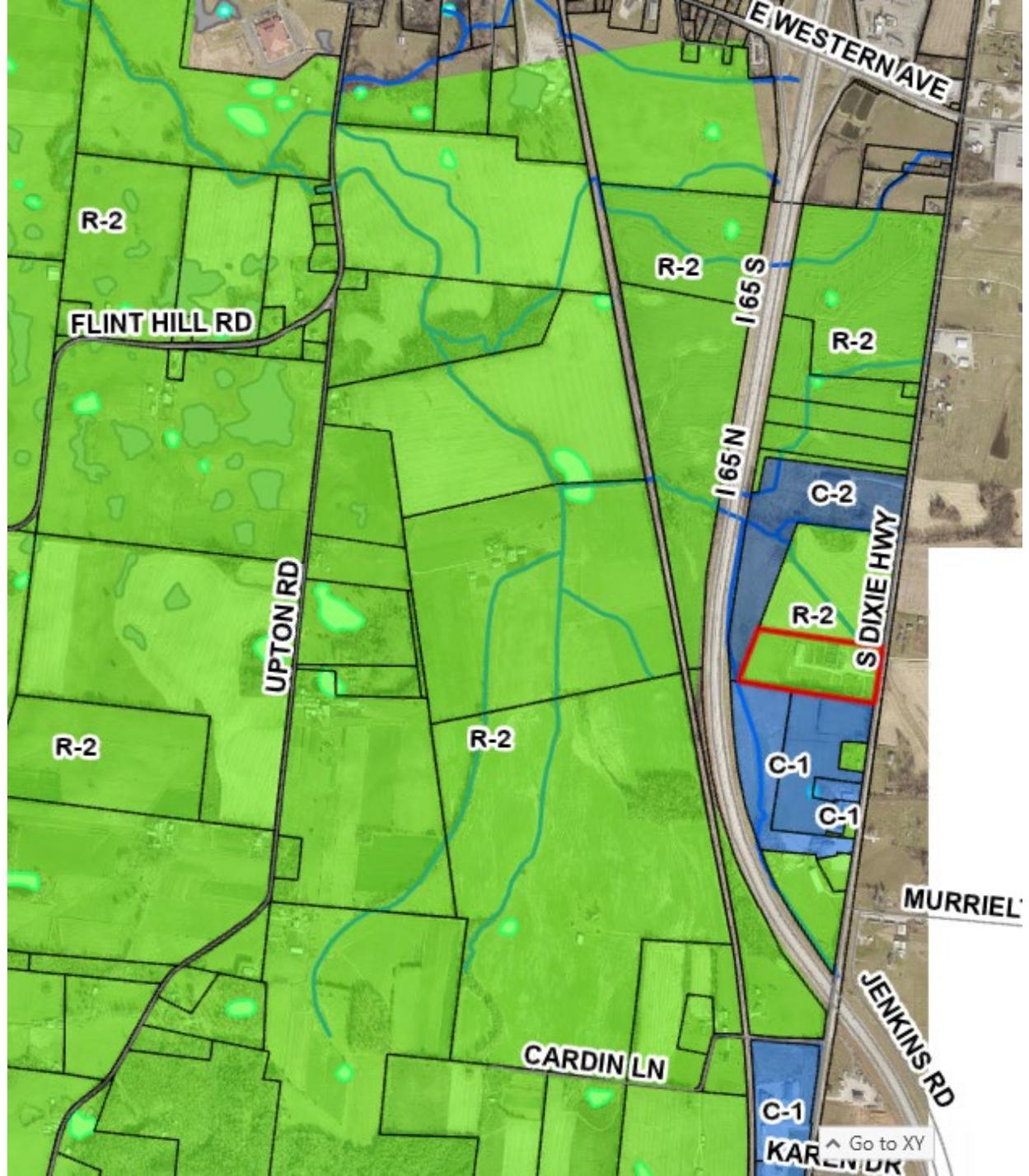
## LISTING OF EXHIBITS

- A. Vicinity Map**
- B. Zoning Map**
- C. Aerial Photo**
- D. Site Plan**
- E. Photographs**
- F. Analysis of other Green House / Plant Nursery Applications**
- G. \*Comprehensive Development Guide**
- H. \*Development Guidance System Ordinance**

\* Not Provided in PowerPoint



- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4

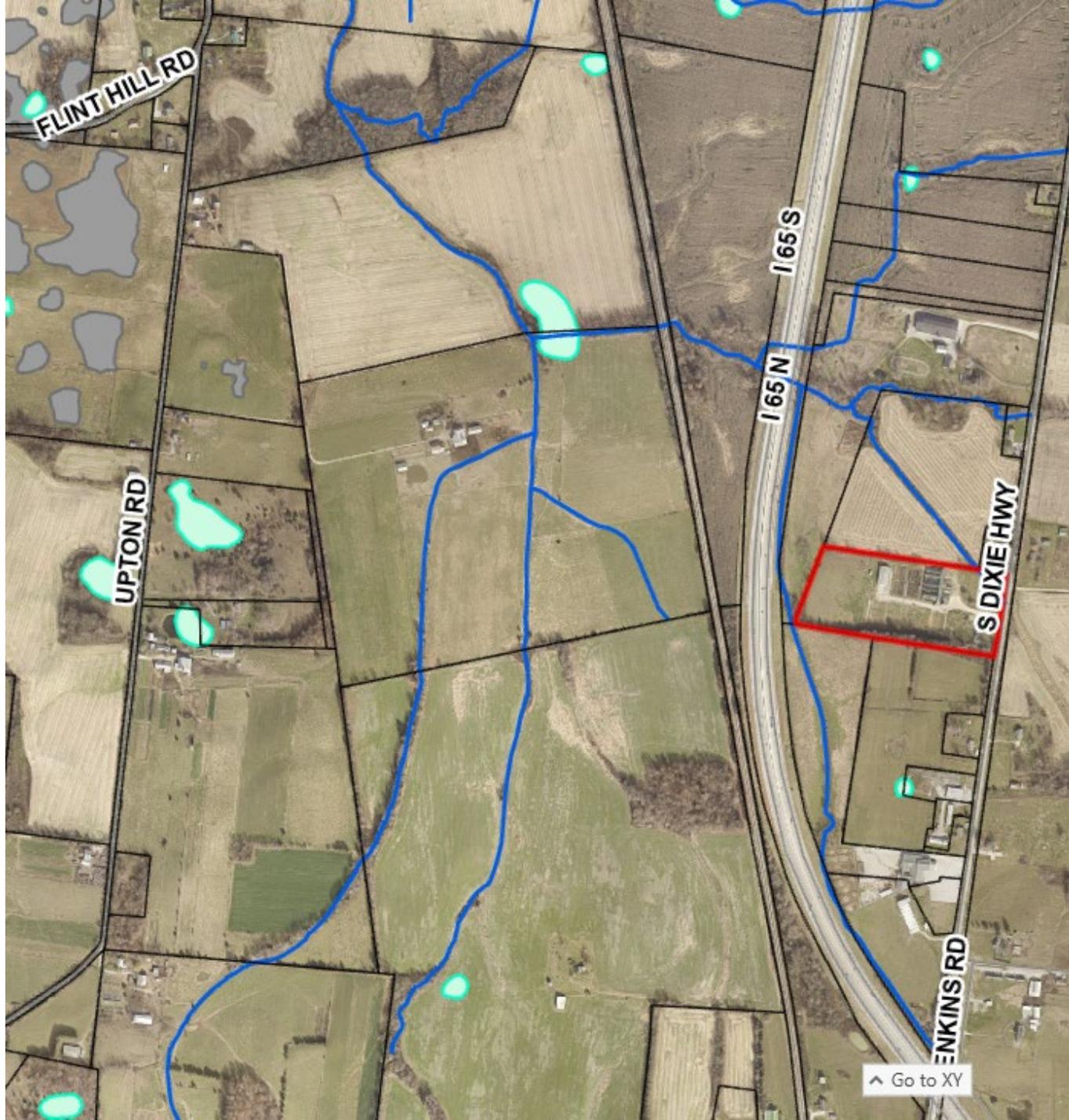


Sonora  
City  
Limits

Larue  
County

Go to XY

- Streams 2023
- Hardin\_Wetlands
- Hardin\_100Flood
- hardin\_sinkhole





Dwelling/Office



**Jordan's Nursery**

2-6 employees

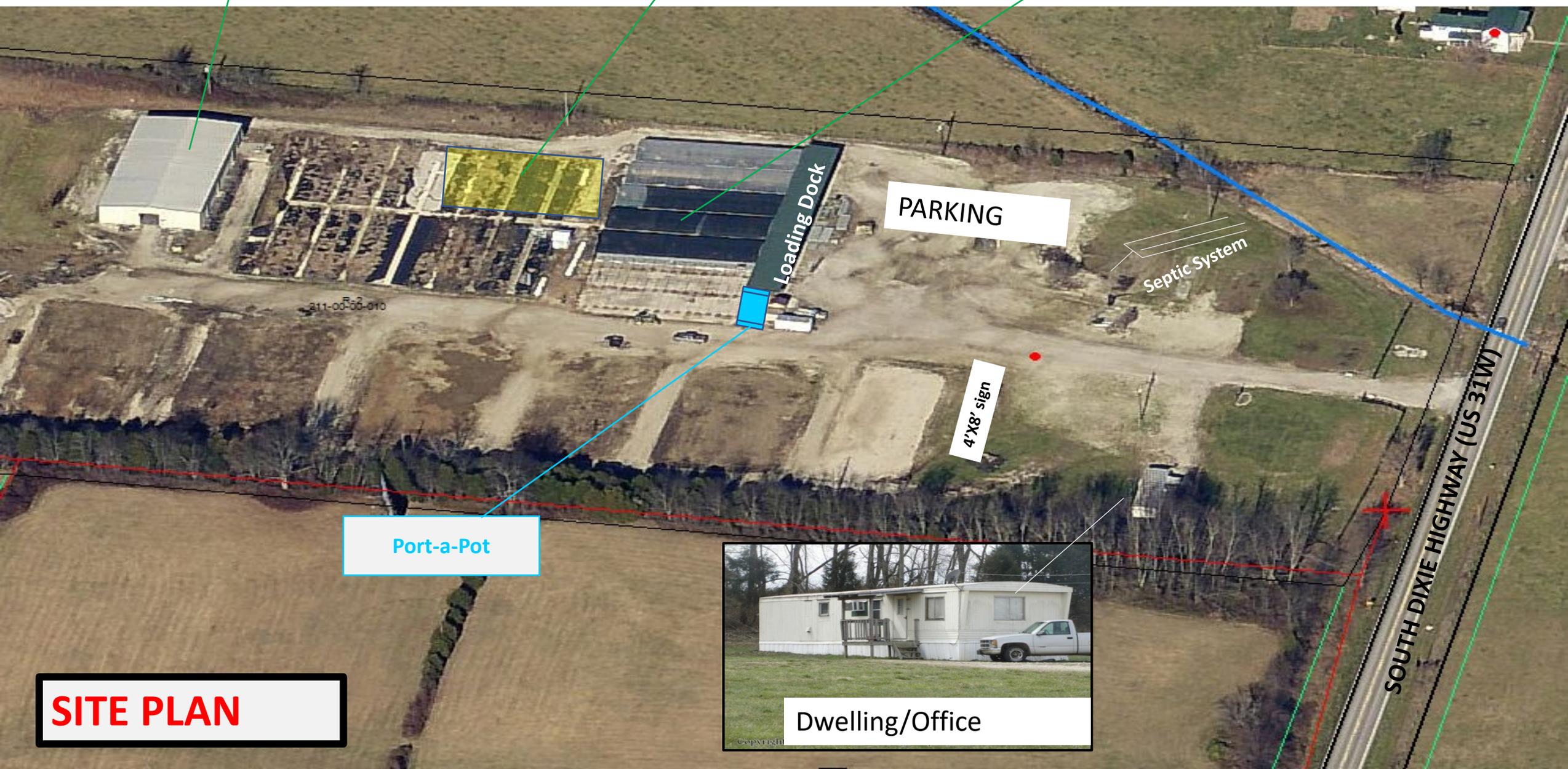
Deliveries: 2 trucks a month + UPS

Hours: 8am – 6pm 7 days a week

Warehouse (Equipment/Products)

3 Proposed Greenhouses

7 Existing Greenhouses



311-00-00-010

Loading Dock

PARKING

Septic System

4'x8' sign

Port-a-Pot

SOUTH DIXIE HIGHWAY (US 31W)

**SITE PLAN**



Dwelling/Office

Copyright

2025 Aerial







Jordan  
GREENHOUSES  
Sonora Upton



**FALL  
PLANTS**

Now Available  
**BERRY BEAVER**  
MULCH, SOIL & MORE



*New signage installed since 2014*















Manufactured Home on site used as a dwelling and an office (14'x48' 1988 model)



60' x 120' warehouse used for storage (2002)



# PREVIOUS GREENHOUSE / NURSERY PROPOSALS

|                    |                            |      |
|--------------------|----------------------------|------|
| Williams Nursery   | Rineyville Rd.             | 1996 |
| Village Green      | Bardstown Rd.              | 1999 |
| Aubrey's           | Battle Training Rd.        | 2003 |
| Mother Earth       | Sportsman Lake Rd.         | 2006 |
| Rineyville Blooms  | Rineyville-Big Springs Rd. | 2008 |
| Jordan Greenhouses | South Dixie Hwy.           | 2019 |
| Dry Creek Nursery  | Rineyville Road            | 2021 |

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|                         |      |
|-------------------------|------|
| John Hardin High School | 2003 |
| Lakewood Elem. School   | 2011 |



## Other applications for greenhouses & plant nursery

| Permit Date | Owner                           | Type                             | Planning Area                | Zone                              | Listed Use (Dvpl, Cup, Var, Maps) | Project / Subdivision Name                                   | Request   | Site Address                               | Status   | Final Date | E |
|-------------|---------------------------------|----------------------------------|------------------------------|-----------------------------------|-----------------------------------|--|---|--|----------|------------|---|
| 01/28/2026  | DENNIS & MICHELLE JORDAN        | CONDITIONAL USE PERMIT (AMENDED) | 04. SOUTH URBAN AREA         | R-2 - RURAL RESIDENTIAL ZONE      | GREENHOUSE & PLANT NURSERY        | JORDAN GREENHOUSES   | TO ALLOW FOR A GREEN HOUSES / PLANT NURSERY TO REMAIN ON SITE | 13287 S DIXIE HWY, UPTON, KY 42784         | PENDING  |            |   |
| 02/08/2021  | WINCHELL MICHELLE A & BRADLEY E | CONDITIONAL USE PERMIT           | 09. RINEYVILLE RURAL VILLAGE | R-1 - URBAN RESIDENTIAL ZONE      | GREENHOUSE & PLANT NURSERY        | DRY CREEK NURSERY  | TO ALLOW FOR A GREENHOUSE/ PLANT NURSERY - DRY CREEK NURSERY  | 6938 RINEYVILLE ROAD, RINEYVILLE, KY       | APPROVED | 03/04/2021 |   |
| 01/14/2019  | DENNIS & MICHELLE JORDAN        | CONDITIONAL USE PERMIT (AMENDED) | 23. SOUTH HARDIN AREA        | R-2 - RURAL RESIDENTIAL ZONE      | GREENHOUSE & PLANT NURSERY        | JORDANS GREENHOUSES  | TO ALLOW FOR A GREENHOUSE / PLANT NURSERY                     | 13335 S DIXIE HWY                          | APPROVED | 02/07/2019 |   |
| 03/10/1987  | PHELPS GARY W & JUDY            | CONDITIONAL USE PERMIT           | 21. EAST HARDIN AREA         |                                   | GREENHOUSE & PLANT NURSERY        | VILLAGE GREEN NURSERY  |   | 6100 BARDSTOWN ROAD                        | APPROVED | 05/14/1987 |   |
| 07/13/2010  | BRIAN AND LINDSEY ALICNA        | DEVELOPMENT PLAN                 | 07. CECILIA RURAL VILLAGE    | C-1 - CONVENIENCE COMMERCIAL ZONE | GREENHOUSE & PLANT NURSERY        | ALICNIA TURF AND LANDSCAPE / SKEES ACRES SUBDIVISION, LOT 8C | GREENHOUSE & PLANT NURSERY WITH OFFICE AND RETAIL             | 160 BLK S MILL STREET                      | APPROVED |            |   |
| 01/22/2008  | DARRYL & DONNA FOSTER           | DEVELOPMENT PLAN (AMENDED)       |                              | C-1 - CONVENIENCE COMMERCIAL ZONE | GREENHOUSE & PLANT NURSERY        | GREENHOUSE - RINEYVILLE BLOOMS /                             |   | 6420 RINEYVILLE-BIG SPRINGS ROAD (KY 220)  | EXPIRED  |            |   |
| 06/16/2006  | GARY AND JOEY KEEN              | DEVELOPMENT PLAN                 |                              | R-2 - RURAL RESIDENTIAL ZONE      | GREENHOUSE & PLANT NURSERY        | GREENHOUSE - MOTHER'S EARTH /                                |   | 3451 SPORTSMAN LAKE ROAD                   | APPROVED |            |   |
| 07/29/2003  | HARDIN CO BOARD OF EDUCATION    | PUBLIC FACILITY                  |                              |                                   | GREENHOUSE & PLANT NURSERY        | GREENHOUSE /   |   | SOUTH WILSON ROAD                          | APPROVED |            |   |
| 03/07/2003  | BRENT & ANNE AUBREY             | MAP AMENDMENT                    |                              |                                   | GREENHOUSE & PLANT NURSERY        | AUBREY'S GREENHOUSE / KUNDLER ESTATES                        | R-3 TO C-1  | BATTLE TRAINING ROAD (KY 434)              | APPROVED |            |   |
| 03/07/2003  | BRENT AUBREY                    | DEVELOPMENT PLAN                 |                              | C-1 - CONVENIENCE COMMERCIAL ZONE | GREENHOUSE & PLANT NURSERY        | AUBREY'S GREENHOUSE / KUNDLER ESTATES                        |   | BATTLE TRAINING ROAD (KY 434)              | APPROVED |            |   |
| 01/19/1999  | PHELPS                          | DEVELOPMENT PLAN (AMENDED)       | 21. EAST HARDIN AREA         | C-1 - CONVENIENCE COMMERCIAL ZONE | GREENHOUSE & PLANT NURSERY        | VILLAGE GREEN NURSERY /                                      |   | 6100 BARDSTOWN ROAD                        | APPROVED | 02/04/1999 |   |
| 11/06/1996  | CHARLES & MARY WILLIAMS         | DEVELOPMENT PLAN                 |                              | C-1 - CONVENIENCE COMMERCIAL ZONE | GREENHOUSE & PLANT NURSERY        | GREENHOUSE - JAMES P. WILLIAMS /                             |   | 0 RINEYVILLE ROAD (KY 1600)                | APPROVED |            |   |
| 11/06/1996  | WILLIAMS                        | MAP AMENDMENT                    |                              | R-1 - URBAN RESIDENTIAL ZONE      | GREENHOUSE & PLANT NURSERY        | /  | TO EXPANED THE C-1 FRONTAGE TO ENTIRE TRACT                   | 16420 RINEYVILLE-BIG SPRINGS ROAD (KY 220) | APPROVED |            |   |

## 16-3 STANDARDS FOR ISSUANCE

**The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:**

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

**GENERAL CONDITIONS** In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

**Conditions may include, but are not limited to the following:**

**DGS [5-3(A)]**

*I make a Motion to Approve the Amended Conditional Use Permit with the Following Conditions:*

*Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.*

1. This Conditional Use Permit is good for \_\_\_\_\_ years from 5 March 2026 to 5 March \_\_\_\_\_.
2. Hours of Operation shall be 8am to 6pm Monday – Sunday.
3. There shall be no additional signage other than the existing 8’x8’ signage on US 31W.
4. A single, marked handicapped parking space must be provided as close as possible to the loading dock area.
5. A Site Plan in compliance with Section 7 of the Development Guidance System, Zoning Ordinance is on file with our office.
6. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
7. This Conditional Use Permit is issued to the current owner, Dennis Jordan and shall not be transferred to another owner without approval from the Board of Adjustment.
8. Any additional commercial structures on the property shall require a Zone Change to a Commercial Zone. However, additional greenhouses shall be permitted.