

Hardin County Planning & Development Commission

16 September 2025



Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

Owners: Crisp Holding LLC

16 September 2025

Zoning Map Amendment Request:

FROM: R-2 (Rural Residential)

TO: R-1 (Urban Residential)



Summary: The applicant is requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 9 lot subdivision. The property is a 10.202 acre site located on the west side of Crisp Road, in Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision.

Reasons for Granting a Map Amendment

KRS 100.213

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.


MAP AMENDMENT SUMMARY REPORT

- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Environmental Features
- G. Character of the Site Analysis
- H. Record Plat of Crisp Road Acres Subdivision (2021)
- I. Proposed Plat of Crisp Meadows Subdivision (2025)
- J. Photos of the Site
- K. Wetland/Stream Delineation Report
- L. Septic Evaluation from Durrett Engineering
- M. Preliminary Approval From Hardin Co Water District #2
- N. New Single Family Dwellings Analysis
- O. Previous Site Applications
- P. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- Q. * Zone Change Application from Crisp Holdings, LLC
- R. *Comprehensive Development Guide
- S. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

LEGAL NOTICE




NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, September 16, 2025, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on a request to change the zoning map from the R-2 Rural Residential Zone to the R-1 Urban Residential Zone for a +/- 10.202 acre site located on the west side of Crisp Road, Elizabethtown, KY known as Lot 4 of Crisp Road Acres Subdivision to allow for a 9 lot subdivision.

Newspaper Ad on Saturday September 6, 2025



Signs posted on site since August 29, 2025



Hardin County

Planning and Development Commission

150 N. Provident Way, Suite 225

Elizabethtown, KY 42701

Phone: 270-769-5479 Fax: 270-769-5592

COPY

August 29, 2025

NOTICE OF PUBLIC HEARING

To Surrounding Property Owners:

The purpose of this letter is to notify you of the scheduled hearing before the Hardin County Planning and Development Commission for the property located on the west side of CRISP ROAD, ELIZABETHTOWN, KY. The owners, CRISP HOLDING LLC, are requesting a Zoning Change for A +/- 10.202 ACRE SITE known as Lot 4 of Crisp Road Acres Subdivision. - See Enclosed Map

The hearing will be held as follows:

DATE:

16 SEPTEMBER 2025

TIME:

5:00 PM

PLACE:

Hardin County Government Building
150 N. Provident Way, 2nd Floor Meeting Room
Elizabethtown, KY 42701

EXISTING ZONE:

R-2 - RURAL RESIDENTIAL ZONE

PROPOSED ZONE:

R-1 - URBAN RESIDENTIAL ZONE

REQUEST:

TO ALLOW FOR A 9 LOT SUBDIVISION

The Public Hearing will be held to decide whether:


1) The proposed project is in agreement with the comprehensive plan,

2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or

3) The existing zone is inappropriate.

Section 4-2 (B) of the Hardin County Development Guidance System Zoning Ordinance contains information about the public hearing process. This includes the rules that will be used during the hearing and the action that can be taken.

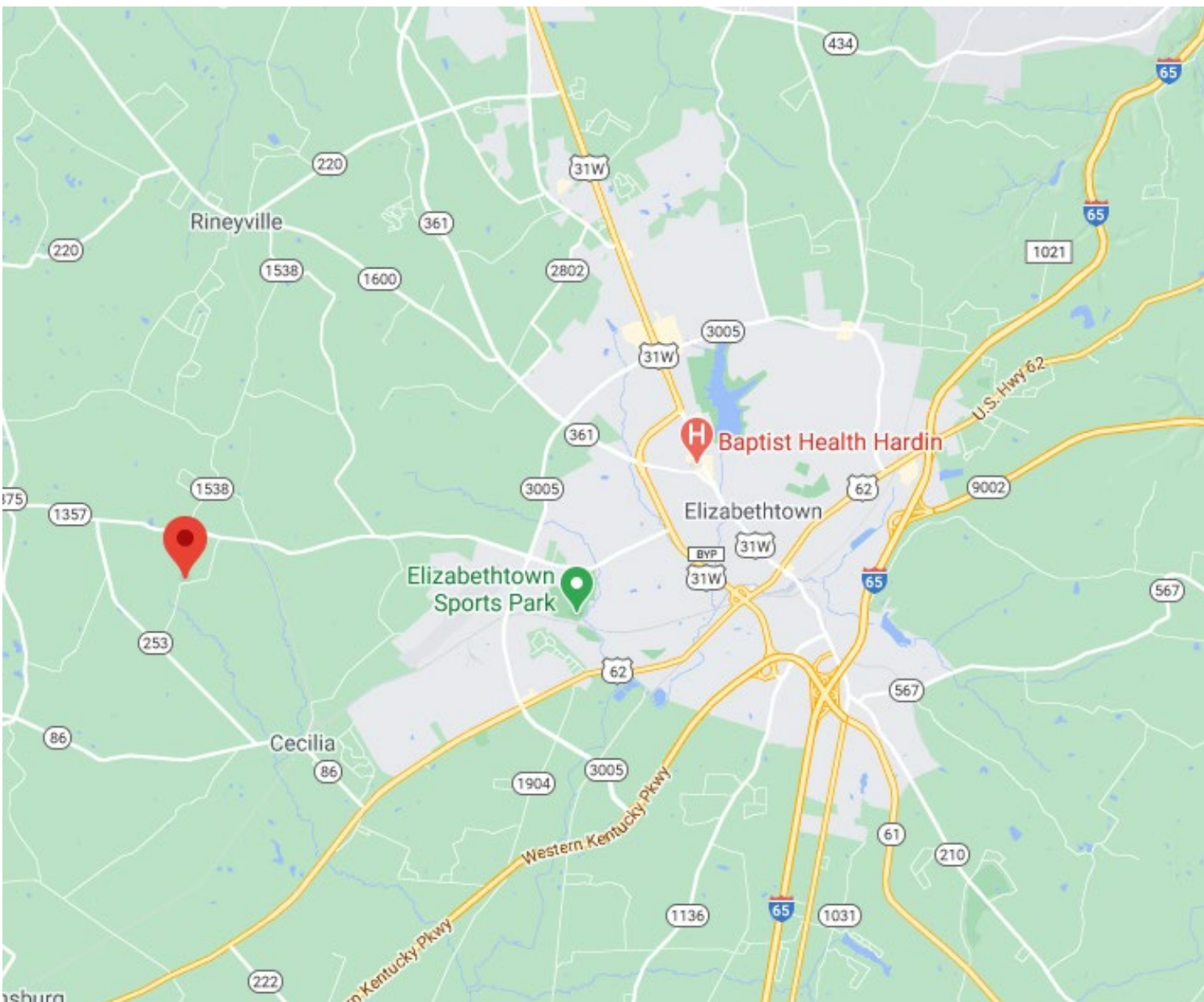
Please call the Planning Commission office at 270-769-5479 if you have any questions.



Adam C. King, AICP
Director

c: LARRY HICKS, Magistrate

First class mailings sent to 22 owners that adjoin or are within 1200' of road frontage



URBAN AREA

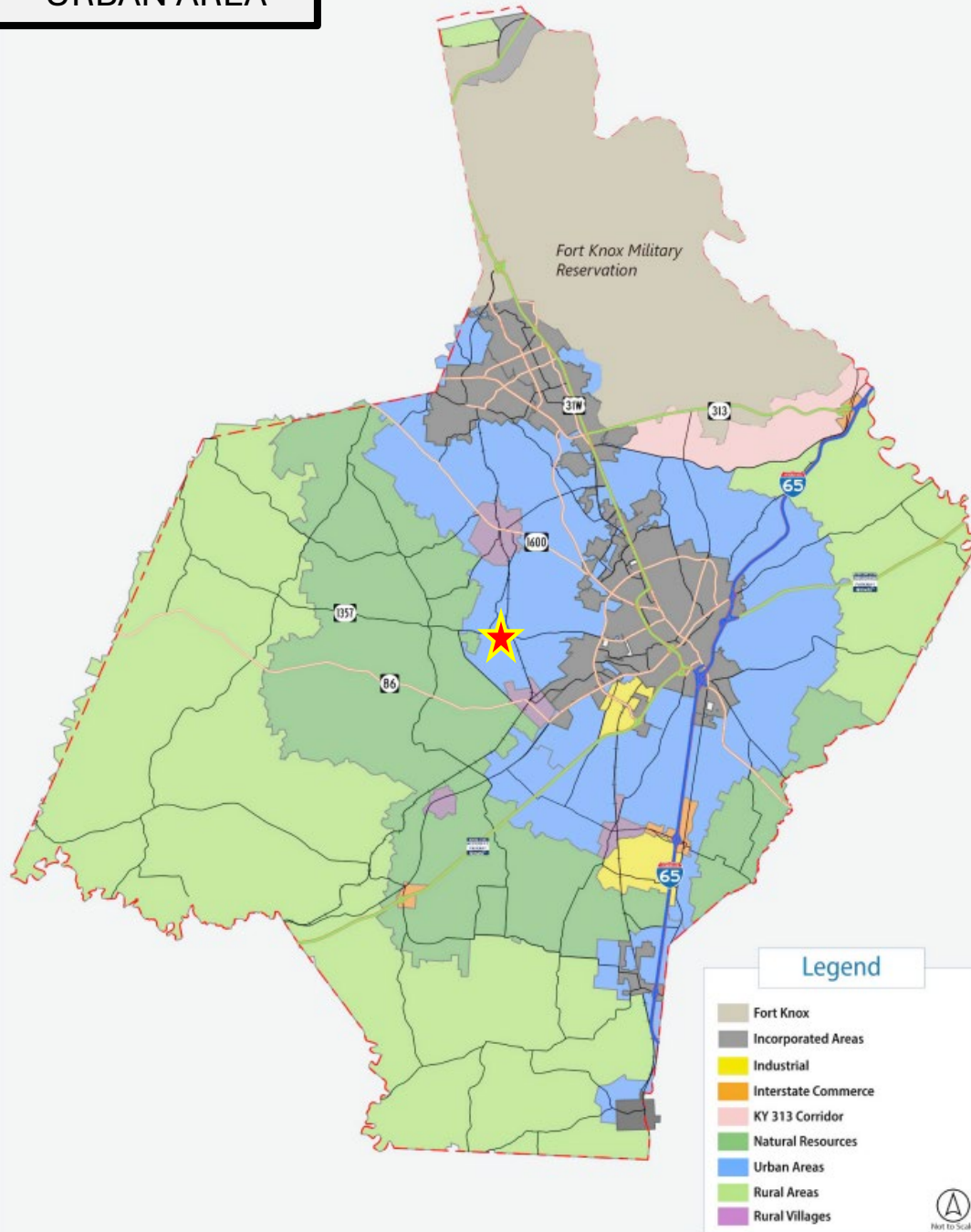


Figure 2-1: Future Land Use Map

Urban Areas

Introduction: The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

Recommended Land Use and Development Criteria: The following criteria are intended to guide development decisions within the urban areas and should supplement the more site-specific guidelines outlined for each planning area (see Step 3).

Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

Access Criteria

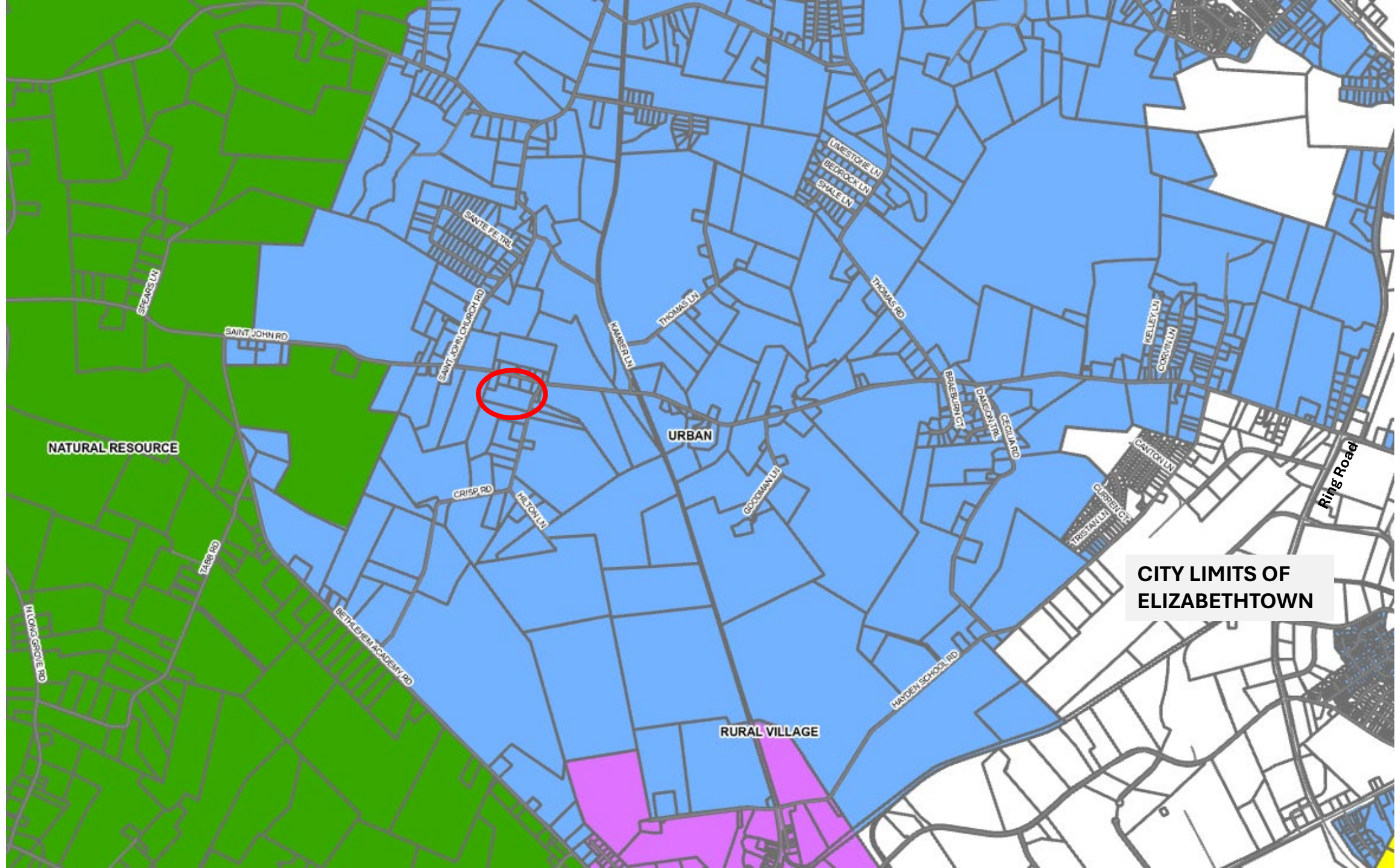
- Developments that connect to a collector or arterial road should consider shared driveways, shared entrances, frontage roads, and/or other appropriate access management techniques to limit congestion.
- Large residential subdivisions should include multiple entrances and allow for future connectivity between developments.

Utility Criteria

- Higher density development should occur where public water and sewer are available.

Character Criteria

- All development should adhere to higher design criteria that requires sidewalks (along the road and connecting to the development), streetlights, monument-style signs, durable and higher-quality building materials, and landscaping.



NATURAL RESOURCE

URBAN

RURAL VILLAGE

CITY LIMITS OF
ELIZABETHTOWN

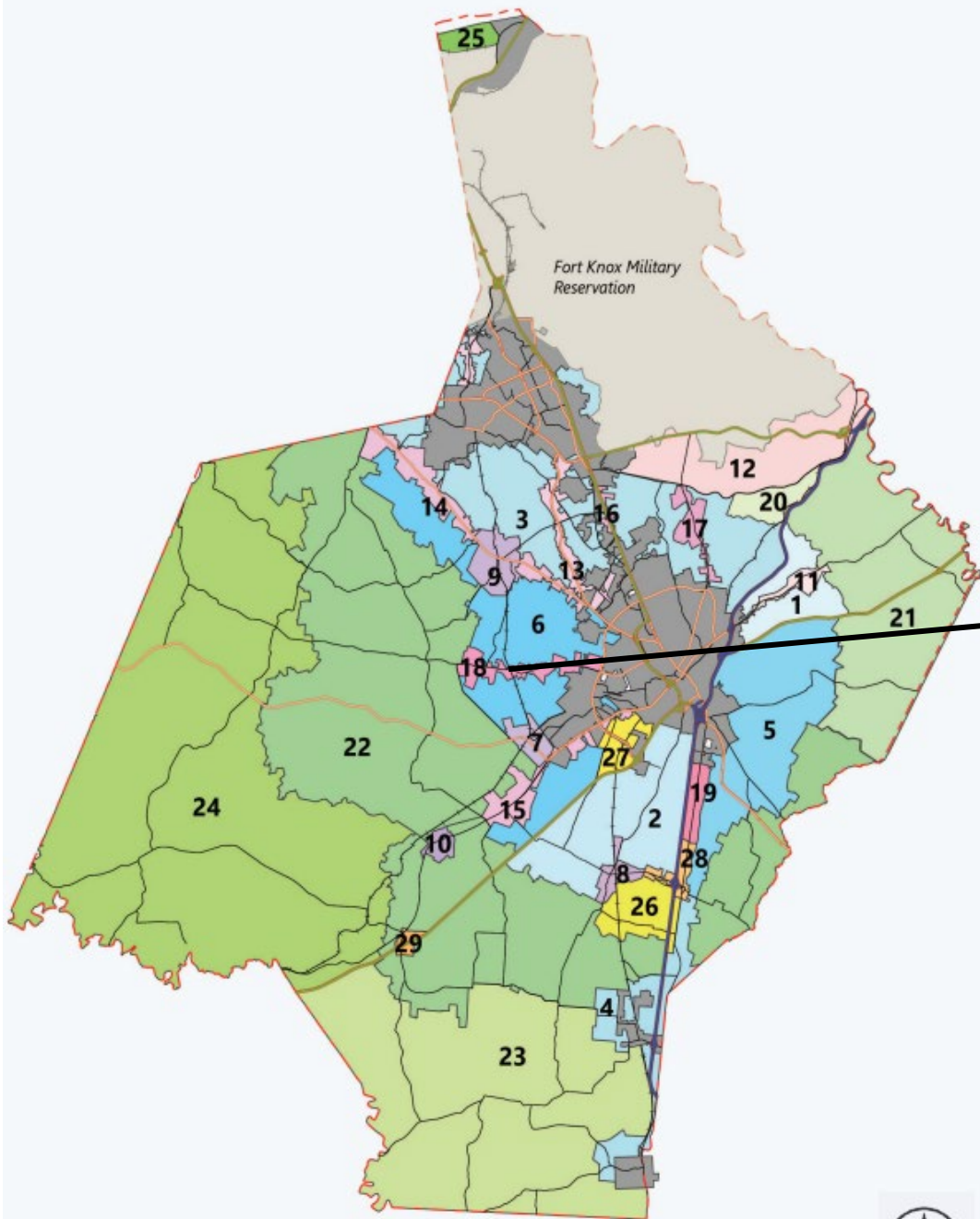
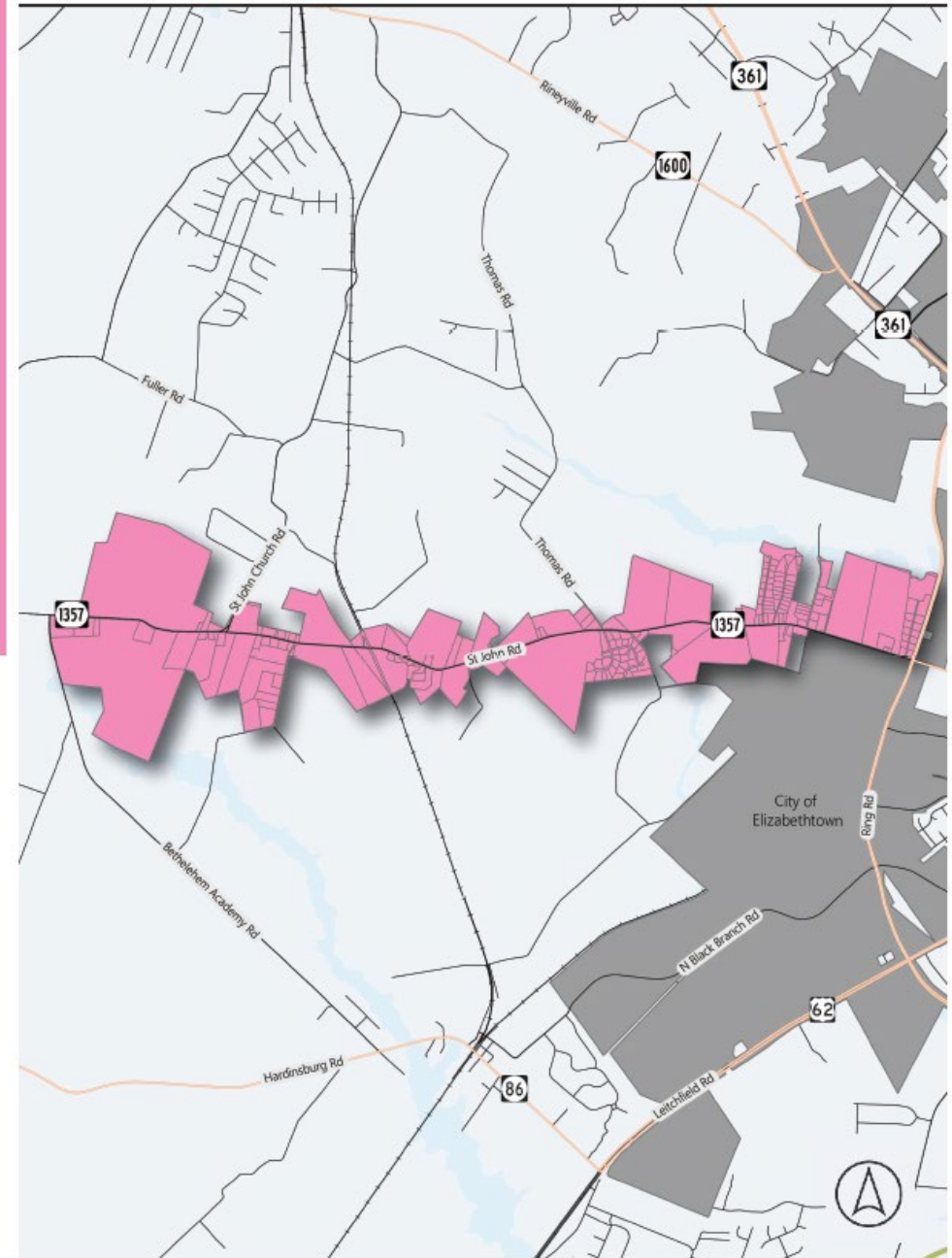


Figure 2-2: Planning Areas

18-St. John Rd Corridor



St. John Road Corridor

This planning area is primarily within the Urban Area future land use group, with a small portion in the Natural Resources future land use group, and is located west of Elizabethtown. It includes the parcels along St. John Road (KY 1357) between Elizabethtown and the Source Water Protection Area at the historic Bethlehem Academy site, and is a desirable location between the rural villages of Cecilia and Rineyville. The St. John Road Corridor Planning Area is approximately 2.44 square miles (1,560 acres) and has an average daily traffic count of 3,204 vehicles per day in the eastern segment of the corridor; however, the western segment of the corridor has an average daily traffic count of 1,904 vehicles per day. Parts of this planning area face annexation pressure from Elizabethtown, which can present difficulties for future planning efforts if it is not effectively coordinated.

Existing Land Use

The St. John Road Corridor is primarily residential with large agricultural tracts. There are some residential subdivisions in the area including Stratmoore Estates, Corvin, and The Orchard. Subdivision lots in this area tend to be larger and are served by septic (on-site sewage disposal systems).

Natural Features

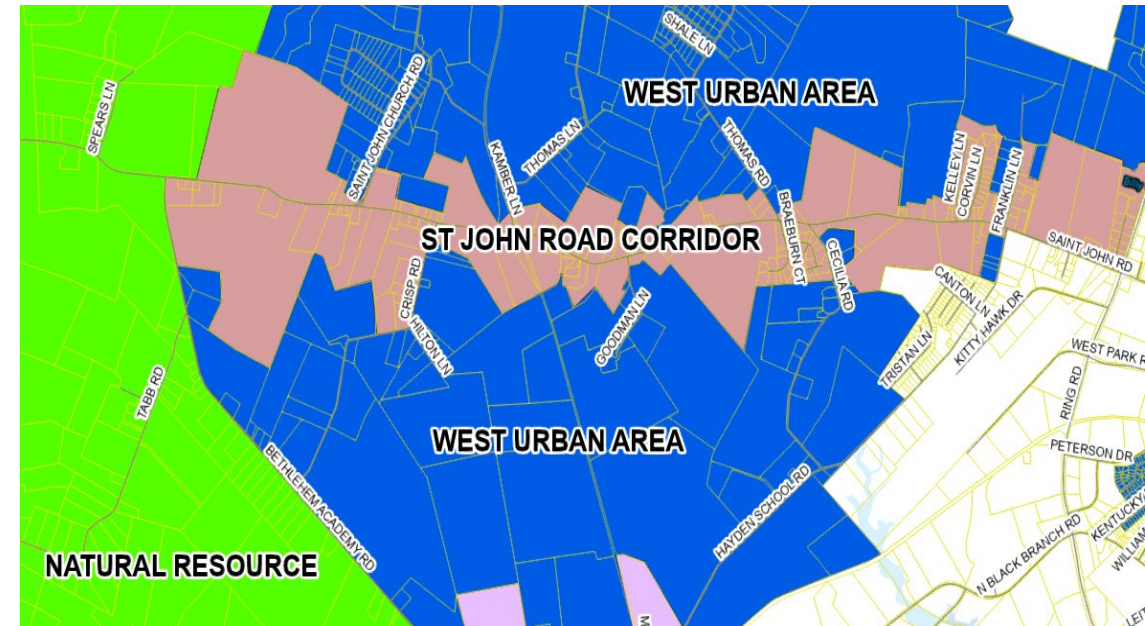
The terrain in this area is generally flat to rolling. It is characterized by open areas, large agricultural fields, wooded fence rows, and numerous farm ponds. There are flood hazards associated with the West Rhudes Creek.

Transportation Features and Public Facilities

This corridor serves as a major east-west connection and intersects with Ring Road (KY 3005), Hayden School Road, Cecilia Road, Thomas Road, CSX Railroad, St. John Church Road (KY 1538) within the planning area, and Bethlehem Academy Road (KY 253).

Fire Protection is provided by the KY 86 Fire Department on the south side of KY 1357 and the Rineyville Fire Department on the north side of KY 1357. There are no public schools in this area; however, GC Burkhead Elementary School is located east of Ring Road (KY 3005) inside the city limits of Elizabethtown, just outside of the planning area.

Sewers are not available in this planning area, and decentralized wastewater collection (including on-site septic) is used. Water service is provided by Hardin County Water District No. 2. There is a 4-inch water line that parallels St. John Road, and a 6-inch line connects with it at the intersection of Bethlehem Academy Road.



Recommended Land Use and Development Criteria

In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

Recommended Land Uses

- The recommended land use pattern for this planning area is urban residential.
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along state highways and county roads that meet the minimum required standards.
- All commercial development should be limited to Neighborhood Commercial and Convenience Commercial uses and should serve local demand rather than regional or area-wide demand and should be limited to the intersections of two state highways or in close proximity to the intersection with Ring Road (KY 3005).
- If and when public sanitary sewer service is provided to this area, higher residential densities should not only be encouraged but also required.
- Areas with steep slopes and natural features that constrain development should not be developed if not appropriately and adequately addressed during the development review process.
- Development in this area should coordinate with the Elizabethtown Regional Airport/Addington Field to ensure any future potential expansion is not impacted.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.

Access Criteria

- Access points to the roadway should be limited through the development review process and other appropriate controls (such as right-of-way dedication) should be used to preserve the function of the roadway.
- Impacts to the road network, such as turning lanes or new signals, should be proportionally assessed as new development occurs.
- Shared driveways and vehicular connections between adjacent existing and future developments should be encouraged.
- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.
- Development should be carefully reviewed so it does not create traffic congestion or capacity problems.

Utility Criteria

- If septic is used, the lot sizes must be adequate for long term maintenance and repair.
- If public sewer is not available, new development is recommended to employ decentralized wastewater collection (including on-site septic) and treatment that would facilitate the eventual connection to the regional sewer system in the future.

Character Criteria

- Signs should be low, monument-style signs that visually blend with the high-quality design desired along this corridor. Signs should not be internally-illuminated with no digital components.
- Additional landscaping and other visual site improvements should be required for non-residential development.
- Non-residential development should use high-quality, durable, visually pleasing exterior finishes and materials that reflect the character of the county.

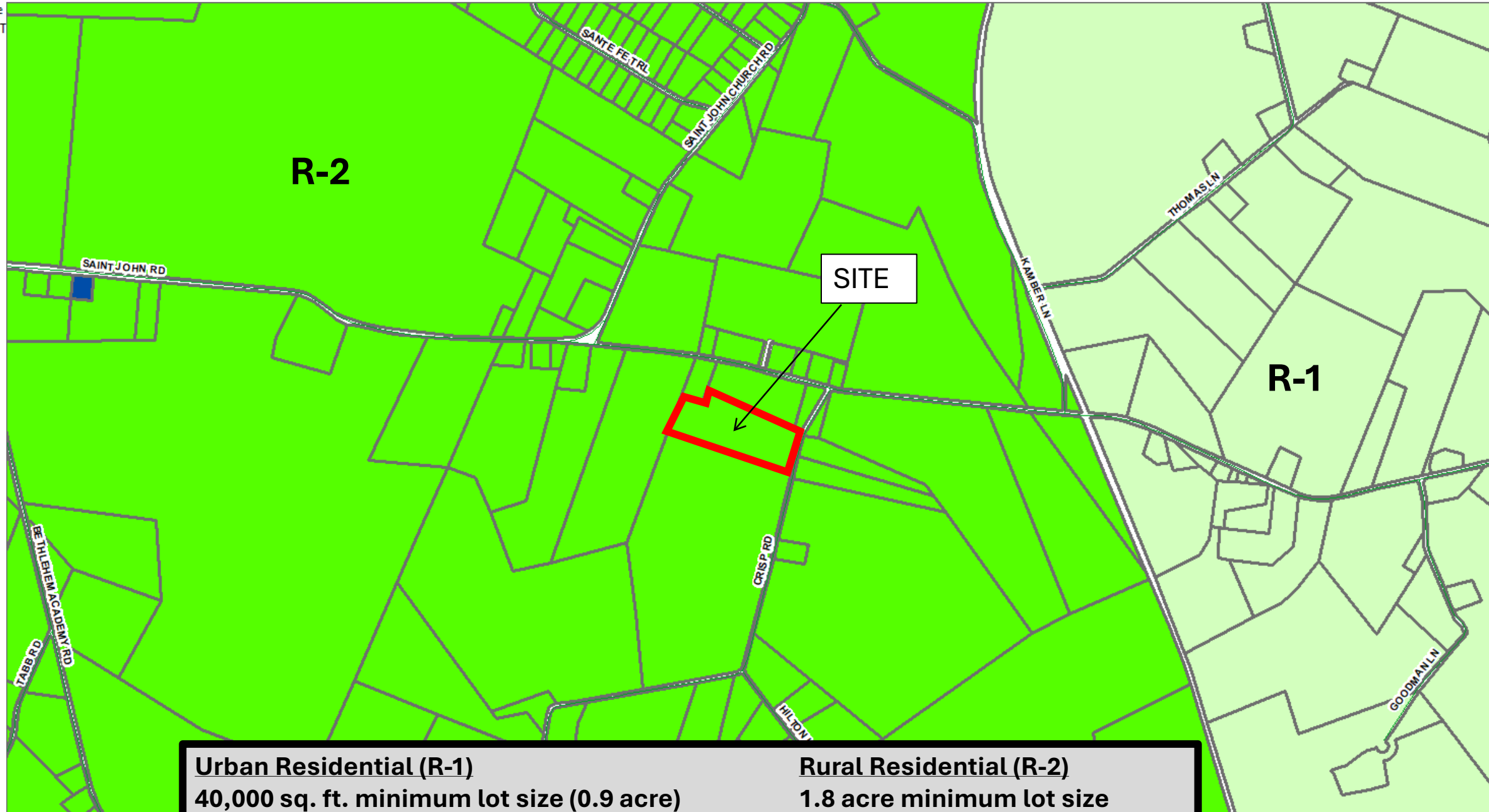
Ring Road Target Area: Parcels at the intersection of St Johns Road (KY 1357) and Ring Road (KY 3005)

- Multi-family residential and commercial development is appropriate where the necessary utilities and infrastructure is in place.
- As development occurs in this target area, it will likely be annexed by the City of Elizabethtown.

Bethlehem Academy Road Target Area: Parcels at the intersection of St Johns Road (KY 1357) and Bethlehem Academy Road (KY 253), and the former Bethlehem Academy Property

- Any development or redevelopment should preserve, restore, and enhance the historic Bethlehem Academy.

- ☒ 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



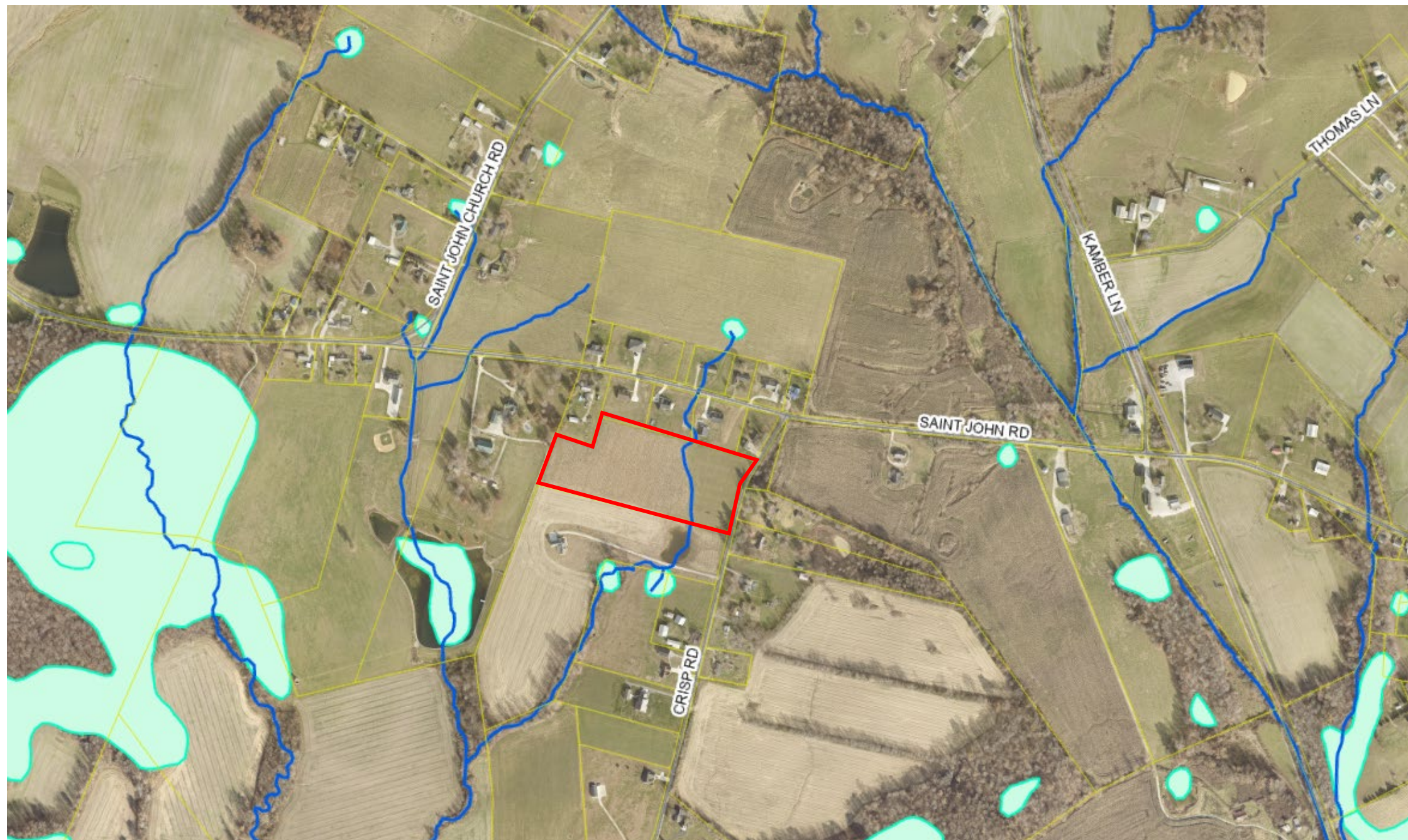
Urban Residential (R-1)

40,000 sq. ft. minimum lot size (0.9 acre)
100' minimum road frontage
1:4 lot width-to-length ratio

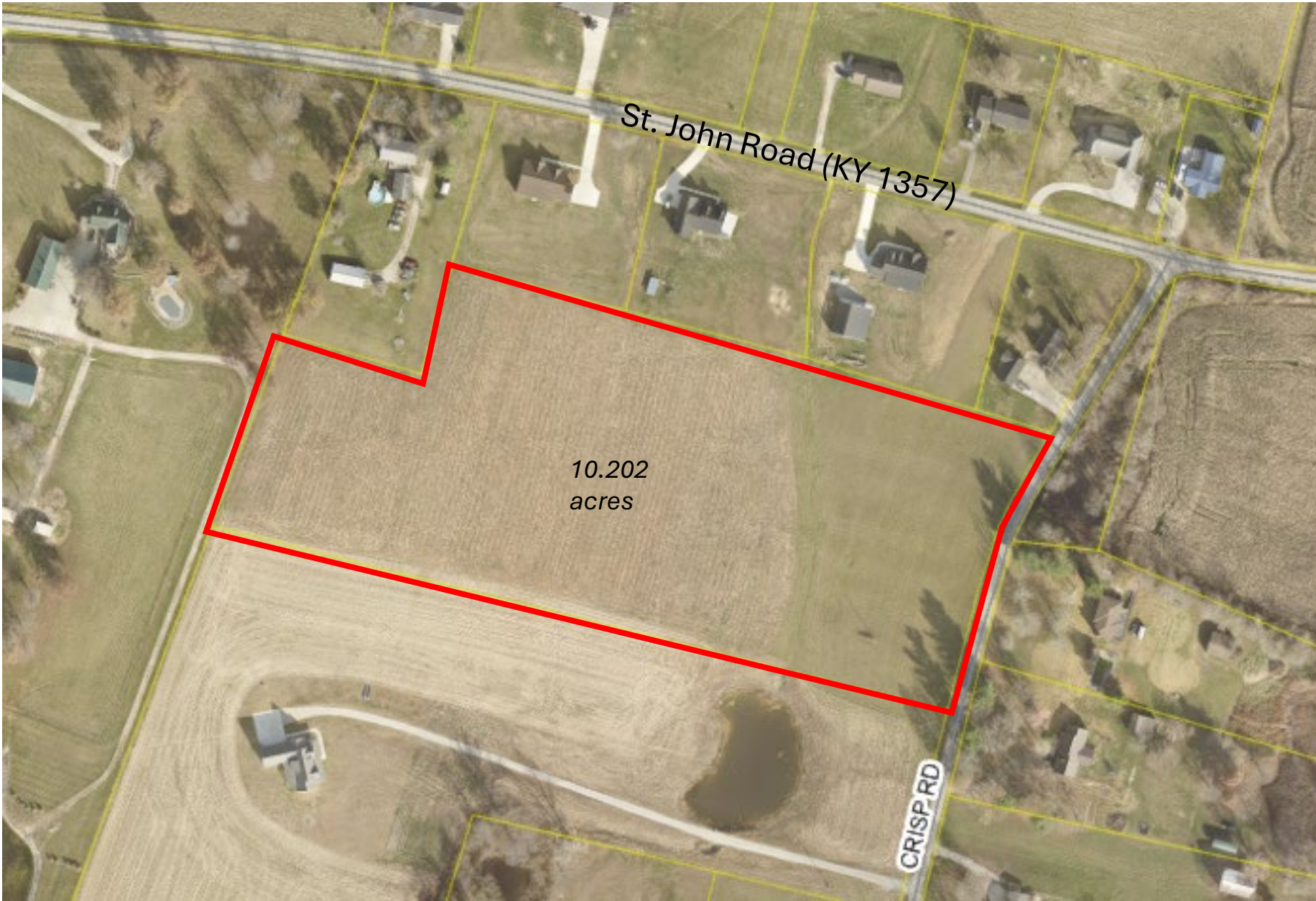
Rural Residential (R-2)

1.8 acre minimum lot size
200' minimum road frontage
1:3 lot width-to-length ratio

- ☒ Hardin_Wetlands
- ☒ Hardin_100Flood
- ☒ Streams 2023
- ☒ hardin_sinkhole



Character of the Site
- Vacant



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

10' Nolin RECC Esmt.
Underground - Approx. Loc.
TERRY'S FAMILY FARM LLC
D.B.1093, PG.325

Existing Structures Note

The existing house on Lot 6 in this subdivision is a nonconforming use as governed by KRS 100.253 and DGS 15-1 nonconforming uses, are exempt from the new building setback lines established on this plat. Any additions to this structure and all future structures shall be subject to the building setback lines as shown on this plat.

NATURAL GAS STORAGE AREA:

On this subdivision plat are within the Cecilia Gas Storage System and are restricted due to recorded leases for the property. Portions of the entire lot may be subject to restrictions due to these leases. Restrictions, including, but not limited to, access and well are based on the location of facilities necessary for storage of natural gas. Detailed information on the restrictions for the lots shown on this plat is available at the City of Elizabethtown, Department of Natural Gas, Elizabethtown City Hall.

Department of construction activity including site grading may be subject to the City of Elizabethtown's lease rights.

INFORMING UTILITY EASEMENT CROSSING NOTE

It is noted that no structure or fence has been placed within the easement. However, if a structure or fence has been placed within the easement, then the owner must be addressed accordingly. Utility easements are any of its rights to utilize its utility lines in so way will be responsible for any damage to any structure or fence which may occur as a result of actions taken by utility lines and or equipment in the performance of their duties. The property owner must provide for access to Nolin RECC easement. It is understood that in an emergency situation, utility lines may not have time to notify the owner and may have to structure or fence within the established easement in order to access.

R.P.R. Thomas Date: 2-8-2021
Greg A. Rallop Date: 2-22-21

TERRY'S FAMILY FARM LLC
D.B.1218, PG.792

WATERWAY ENTRANCE CULVERT NOTE

WATERWAY ENTRANCES MUST BE PROVIDED WITH DRAINAGE

COMPLIES WITH 201 KAR 18:150.

RECORD PLAT OF:

Crisp Road Acres Subdivision

OWNER AND DEVELOPER: Barbara Thomas Estate
1245 Crisp Road, Elizabethtown, Ky. 42701

OWNER AND DEVELOPER: Judith and Greg Skillman
6035 St John Road, Elizabethtown, Ky. 42701

SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701

TOTAL # OF LOTS: 12

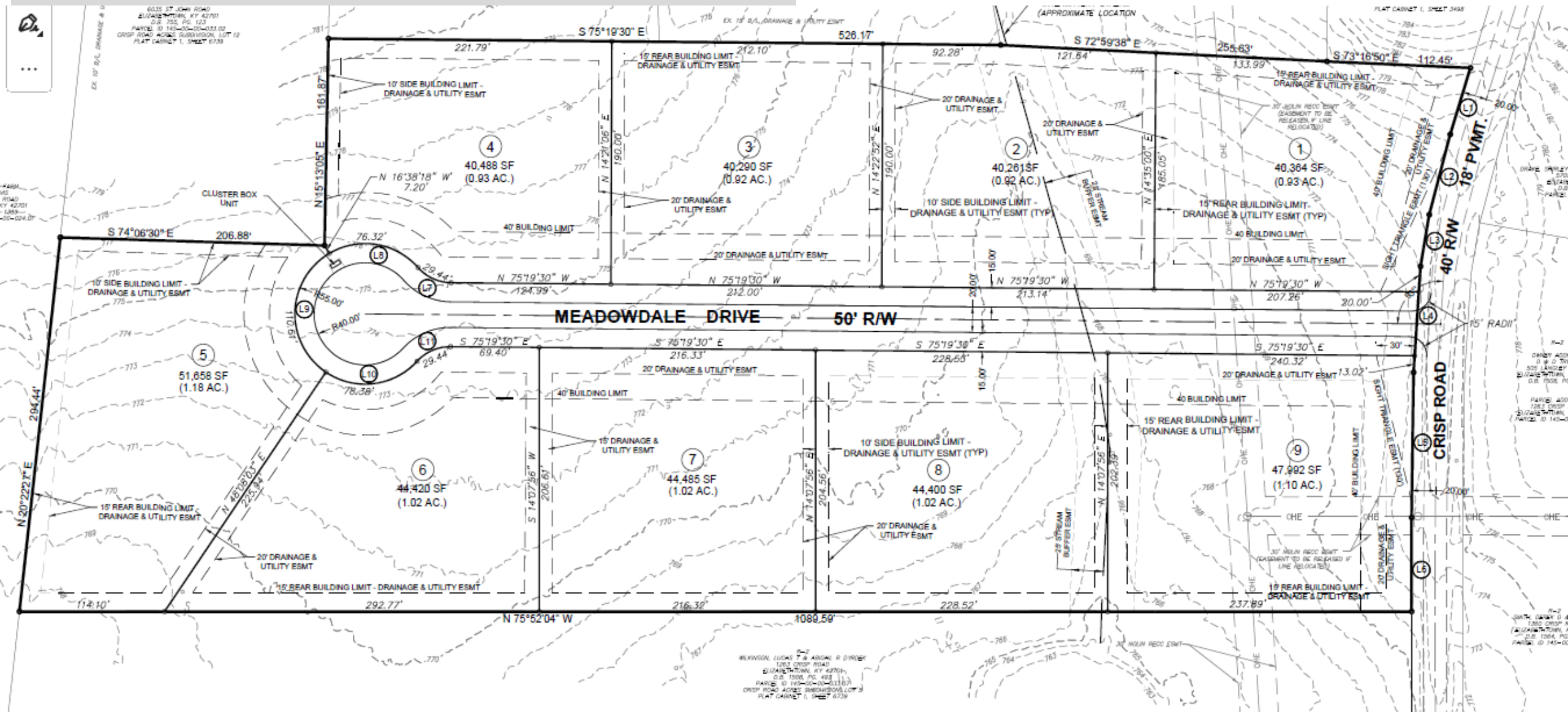
TOTAL AREA OF LOTS BEING SUBDIVIDED: 66.234 ACRES

PVA#: 145-00-00-033; -033.02

SOURCE OF TITLE: 217/271 (W.B.63, PG.750); 755/123 & 972/218

a
and DGS
w
y
y
shall be
this plat.

Proposed Preliminary Plat of Crisp Meadows Subdivision



Homes along St John Road



Site







North towards St John Road



South down Crisp Road



Homes across the street





2307 Greene Way, Suite B
Louisville, KY 40220
502.625.3009
Corporate Headquarters
6575 West Loop South, Suite 300
Bellaire, TX 77401
Main: 713.520.5400

Water/Wetland Delineation Summary Report
Crisp Road Property

July 31, 2025
RES Project 113074

VIA EMAIL

July 31, 2025

Mr. Braden Pace
Mr. Brandon McKinnney
Crisp Holdings, LLC
1000 N Dixie Avenue
Elizabethtown, Kentucky 42701
braden.pace@southcentralbank.com
brandonm@dixieyardworks.com

Water/Wetland Delineation Summary Report
Crisp Road Property

July 31, 2025
RES Project 113074

We appreciate the opportunity to assist you on this important project. Please call Kaitlin Ilnick at (502) 625-3009 with any questions on this report or the overall project.

Sincerely,

J. Tony Evans
Wildlife Biologist III

Kaitlin J. Ilnick
Advisory Services Lead

R:\Projects\KY113074-Crisp Road\Report\Summary Report\Crisp Road Property_Summary Report.docx

Attachments: Figures

**Subject: Water/Wetland Delineation Summary Report
Crisp Road Property
Hardin County, Kentucky
RES Project No.: 113074**

Dear Mr. Pace and Mr. McKinney:

RES is pleased to provide Crisp Holdings, LLC with this Water/Wetland Delineation Summary Report for the Crisp Road property in Hardin County, Kentucky. The approximately 10-acre site is located 0.1 mile southwest of the intersection of Crisp Road and St. John Road in Elizabethtown, Hardin County Kentucky (Figure 1). The goal of these services was to approximate the location and extent of jurisdictional waters/wetlands and threatened/endangered (T/E) species habitat on the site to assist with preliminary project planning.

The site consists of open field/old-field habitat with a few scattered shrubs present (Figure 2). Based on the delineation, there are no water/wetland features or suitable habitat for T/E species present on the site (Figure 2). There is one upland drainage feature measuring 262 linear feet that did not exhibit stream or wetland characteristics.

METHODS

The water/wetland delineation included in-house and field components. In-house research involved review of the USGS topographic quadrangle map, aerial photography, the Hardin County soil survey, and Federal Emergency Management (FEMA) floodplain mapping. Following review of these materials, RES conducted a field delineation on July 29, 2025, to identify the location and extent of jurisdictional waters/wetlands on the site. During the field visit, the presence of jurisdictional streams and open water bodies was evaluated based on ordinary high-water mark (OHWM), defined bed and bank features, and flow regimes. Potential wetland areas were investigated using the Routine On-

Site Determination Method as defined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountain Piedmont Region – Version 2.0* (April 2012). This technique uses a multi-parameter approach that requires positive evidence of three criteria: wetland hydrology, hydric soils, and hydrophytic vegetation. This delineation has not been verified by the U.S. Army Corps of Engineers (USACE), who holds final authority over determinations of the location and extent of jurisdictional waters/wetlands.

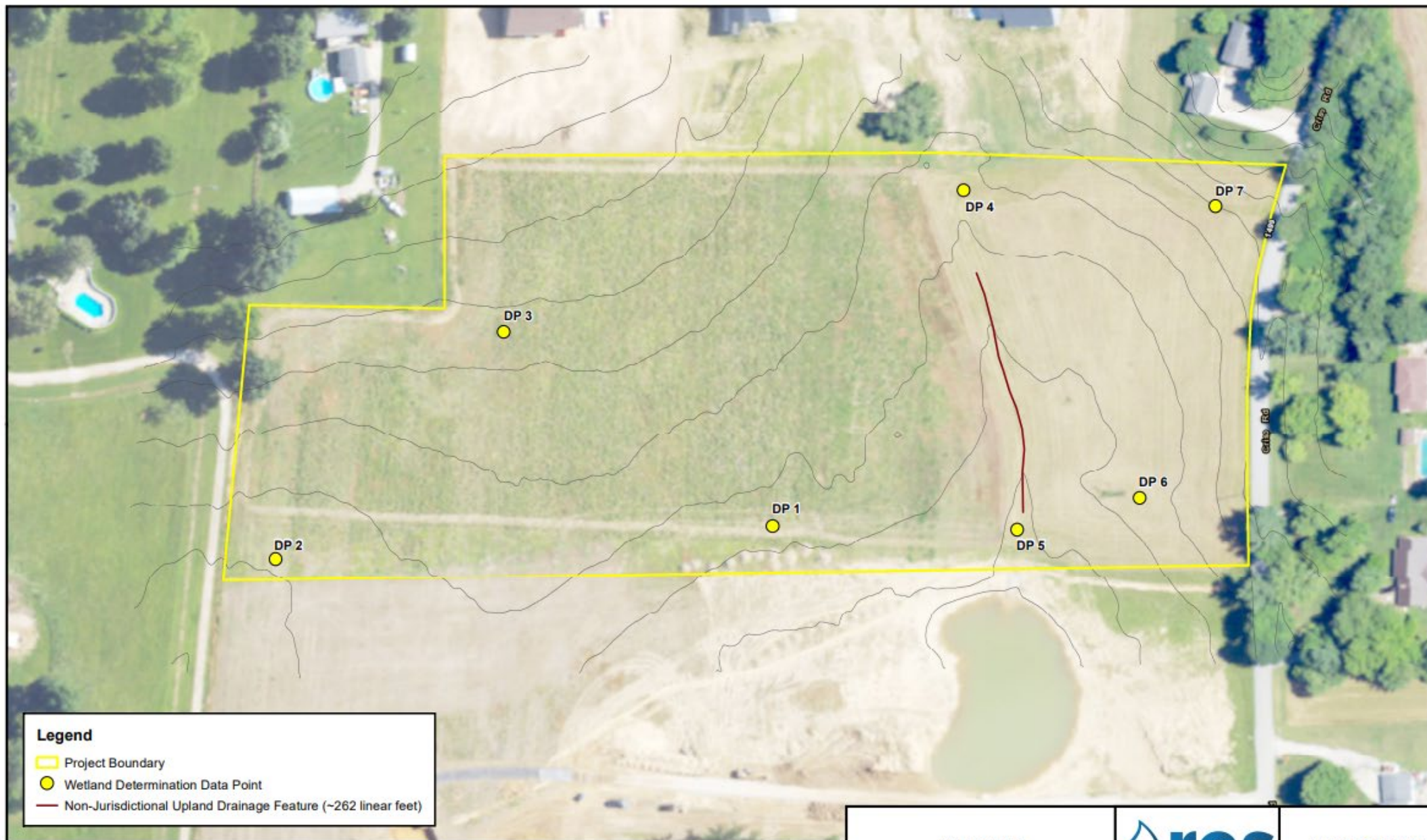
The field assessment was also used to identify the presence of suitable habitat for T/E species known to occur in Hardin County and/or in the project vicinity. These species include the gray bat (*Myotis grisescens*), Indiana bat (*Myotis sodalis*), and the northern long-eared bat (*Myotis septentrionalis*).

RESULTS

Based on the delineation, there are no water/wetland features present on the site (Figure 2). The USGS map depicts a dashed blue-line stream bisecting the property from north to south. However, this drainage was reviewed and no evidence of water, an OHWM, or stream channel, bed, and bank was observed in this area. A portion of the drainage was classified as an upland drainage feature measuring 262 linear feet, but the other portions were completely upland vegetated with no evidence of drainage. The upland drainage feature ends before the project boundary. Immediately offsite in the south, the adjacent property owner has recently constructed a pond in the drainage. Habitat on the site consists of open field/old-field habitat and a few scattered shrubs. All shrubs located on the site were not identified as suitable summer roosting habitat for the Indiana bat or northern long-eared bat (Figure 2). Additionally, no habitat for the gray bat is present on the site.

CONCLUSION

Based on the results of the delineation, no jurisdictional water/wetland features or T/E habitat are present on the site. Therefore, the project does not require authorization from, or coordination with, the USACE or Kentucky Division of Water (KDOW) Water Quality Section. Note that this delineation has not been verified by the USACE, who holds final authority over determinations of the location and extent of jurisdictional waters/wetlands.



Legend

- Project Boundary
- Wetland Determination Data Point
- Non-Jurisdictional Upland Drainage Feature (~262 linear feet)

NOTE: JURISDICTIONAL WATER/WETLAND BOUNDARIES WERE DELINEATED AND SURVEYED BY RES WETLAND SCIENTISTS ON JUNE 29, 2025. THESE BOUNDARIES HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.



CRISP ROAD
HARDIN COUNTY, KENTUCKY



WATER/WETLAND
LOCATION MAP

REVISED DATE: 07-31-25 | DRAWN BY: PJG

FIGURE 2

Septic Site Evaluation Certification

Address: _____

Lot: 1-9

Subdivision: CRISP ROAD ACRES LOT 4

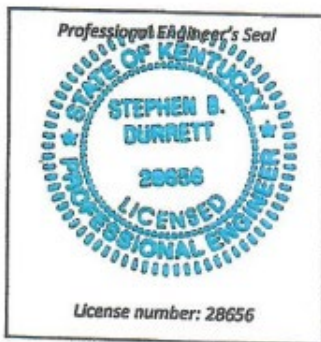
Owner/Client: BRADEN PACE

I certify on 8/11/2025 (date), I completed a site evaluation on this property and state the data reported is accurate and the proposed system is in compliance with the Commonwealth of Kentucky cabinet for evaluation and system design. (902 KAR 10:085)

Note: Changes and/or deviations from the design must be confirmed by Durrett Engineering. Evaluation is good for 1 year. Extensions may be granted upon request and verification of the site being undisturbed.

Signature:  Date: 8/11/2025

Certifier's printed name: Stephen Blake Durrett



Preliminary Site Approval for Lot 4 Crisp Road Acres

(located on Crisp Road)

August 11, 2025

| LOT | SIZE | COMMENTS |
|--------|------------------|---|
| 1----- | 1.000 ACRES----- | Utility lines will need to be a relocated to optimize room |
| 2----- | 1.000 ACRES----- | lot is somewhat limited due to location of blueline stream |
| 3----- | 1.000 ACRES----- | lot lays well |
| 4----- | 1.000 ACRES----- | lot lays well |
| 5----- | 1.000 ACRES----- | lot lays well |
| 6----- | 1.000 ACRES----- | lot lays well, house placement is important |
| 7----- | 1.000 ACRES----- | lot lays well, house placement is important |
| 8----- | 1.000 ACRES----- | lot lays relatively well, blueline stream is present |
| 9----- | 1.000 ACRES----- | lot lays well, but utilities will need to be relocated to optimize room |

SOIL SERIES:

GATTON SERIES: moderately well drained (18-30" fragipan)

0-6" -silt loam

6-22" -silt loam

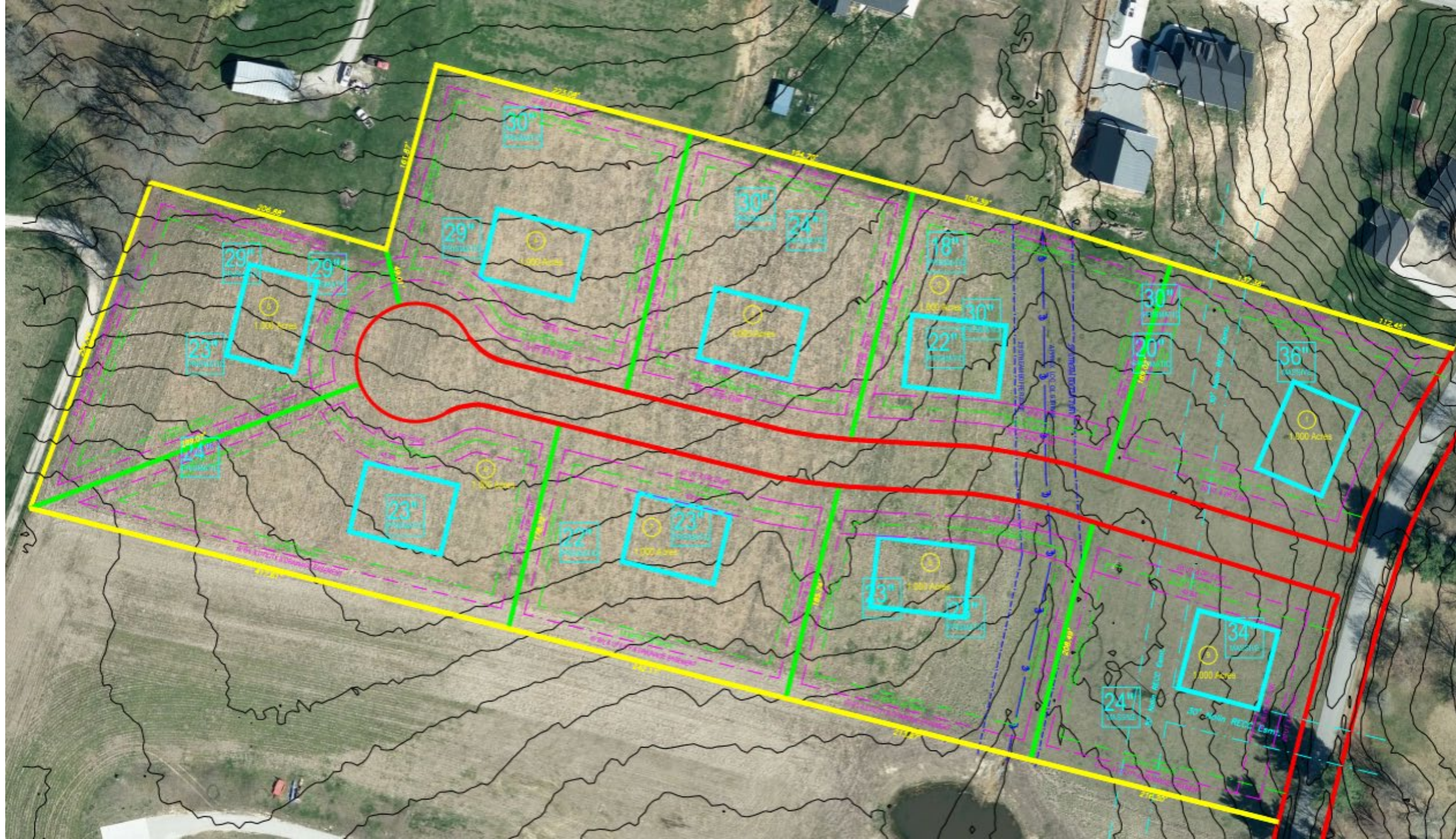
22-42" - fine sandy loam

LAWRENCE SERIES: somewhat poorly drained (18-32" fragipan)

0 - 8" silt loam

8 -20" silt loam

20 - 48" silt loam





Hardin County Water District No. 2

1951 West Park Road • P.O. Box 970 • Elizabethtown, KY 42701
Telephone (270) 737-1056 • Fax (270) 737-2301 • TTY 1-800-648-6956 or 711
www.hcwd2.org

September 4, 2025

Gregg Bennett
Heritage Engineering

RE: Crisp Meadows Subdivision
Crisp Road
Elizabethtown, Kentucky

Dear Mr. Bennett,

Hardin County Water District No. 2's (the District) drinking water service area includes the property located at Crisp Rd, Elizabethtown, Kentucky. The District has the capacity and facilities to provide adequate water service for the proposed development at this location under our current tariffs and regulations.

I have reviewed the Preliminary Plat of Crisp Meadow Subdivision, and the project is preliminary approved. Development plans and utility plans must be submitted to the District for final review and approval. Hardin County Water District No. 2 is a public drinking water provider with a Public Water System Identification number of KY0470175.

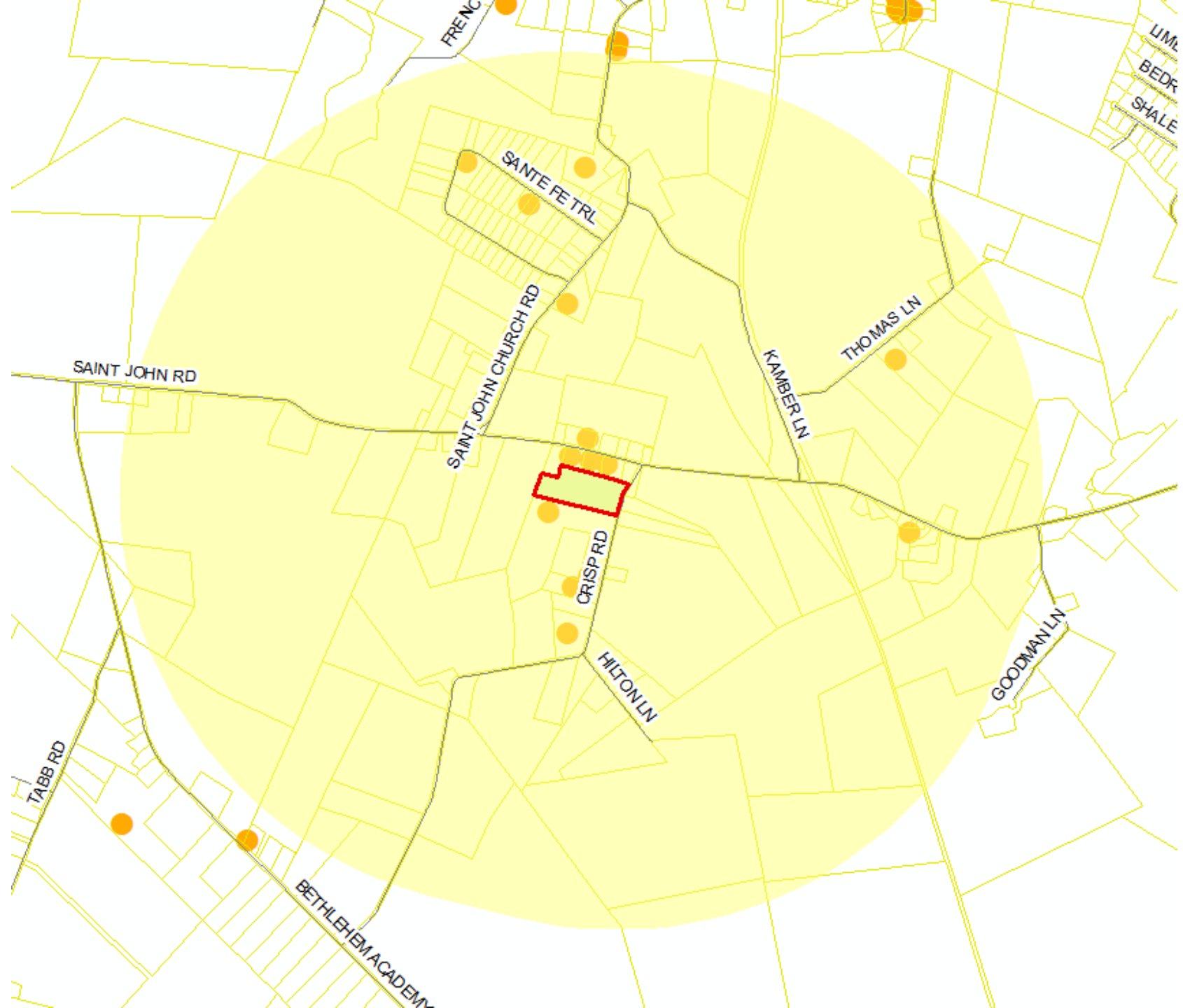
Should you have any questions concerning this matter, please feel free to contact me at (270) 737 – 1056 ext. 212 or by email fpollock@hcwd2.org.

Sincerely,

Forrest Pollock
Projects & Systems Manager
Hardin County Water District No. 2

Preliminary
Approval from
Hardin County
Water District
No. 2

Within the last 10 years, **15** new Single Family Dwellings have been built within 1 sq. mi. of the site





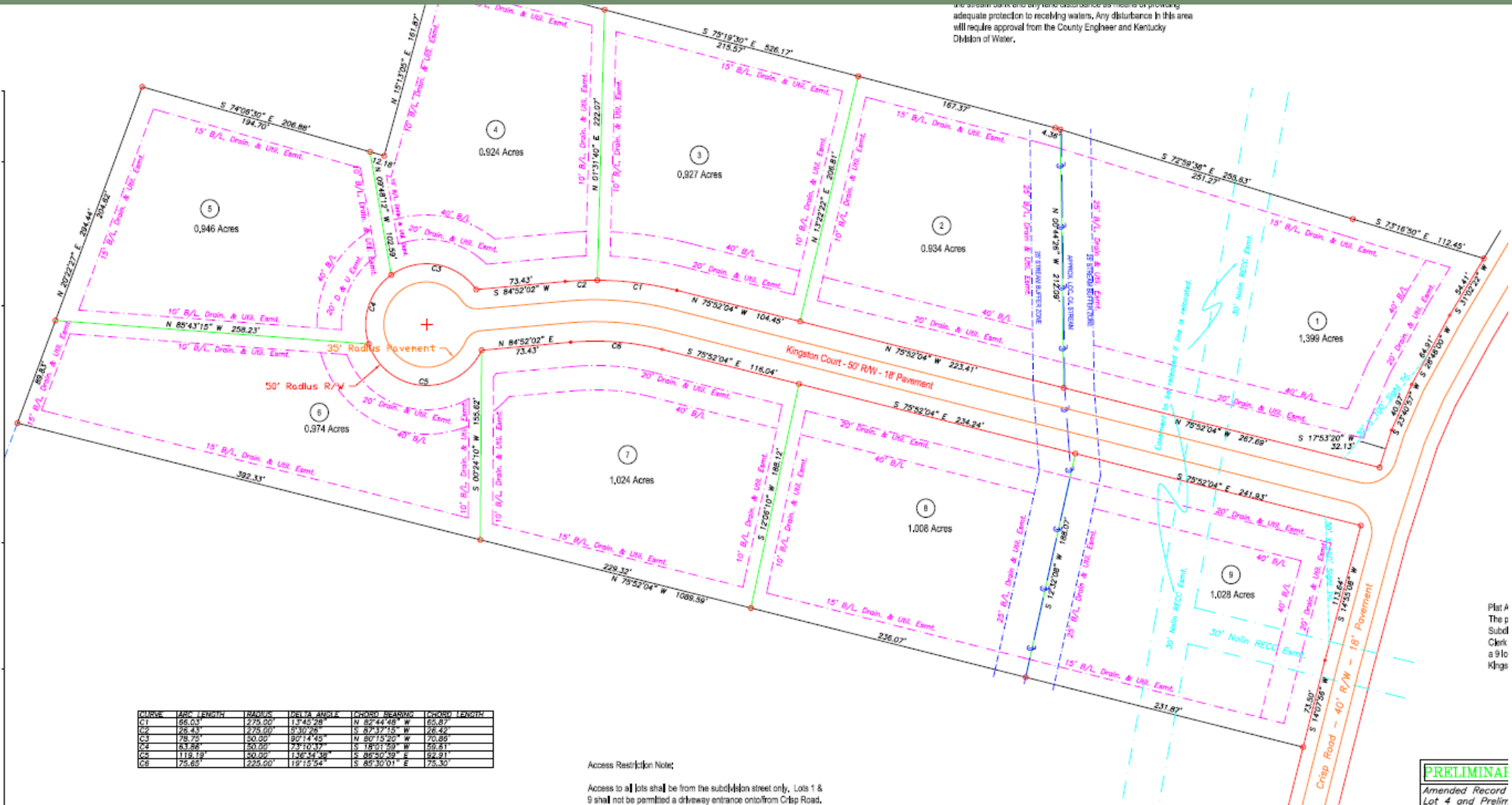
New homes built since 2021 in Crisp Road Acres



| Permit Date | Owner | PVA Map Number | Type | Zone | Project / Subdivision Name | Request | Site Address | Status |
|-------------|-------------------|------------------|----------------|------------------------------|---|---|--------------|-----------|
| 08/19/2025 | CRISP HOLDING LLC | 145-00-00-033.06 | PLAT (RECORD) | R-2 - RURAL RESIDENTIAL ZONE | CRISP SUBDIVISION | | CRISP ROAD | PENDING |
| 08/19/2025 | CRISP HOLDING LLC | 145-00-00-033.06 | MAP AMENDMENT | R-2 - RURAL RESIDENTIAL ZONE | CRISP ROAD SUBDIVISION | TO ALLOW FOR A ZONE CHANGE FROM R-2 TO R-1 TO ALLOW FOR A 9 LOT SUBDIVISION | CRISP ROAD | PENDING |
| 03/18/2021 | DOUG & DONNA REED | 145-00-00-033.06 | MAP AMENDMENT | R-2 - RURAL RESIDENTIAL ZONE | PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES | TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO 9 LOTS | CRISP ROAD | WITHDRAWN |
| 03/18/2021 | DOUG REED | 145-00-00-033.06 | PLAT (AMENDED) | R-2 - RURAL RESIDENTIAL ZONE | AMENDED RECORD PLAT OF CRISP ROAD ACRES, LOT 4 & PRELIMINARY PLAT OF KINGSWAY CROSSINGS | | CRISP ROAD | EXPIRED |

Records 1 to 4 (of 4)

Previous Zone Change/Preliminary Plat proposal from 2021 – was withdrawn

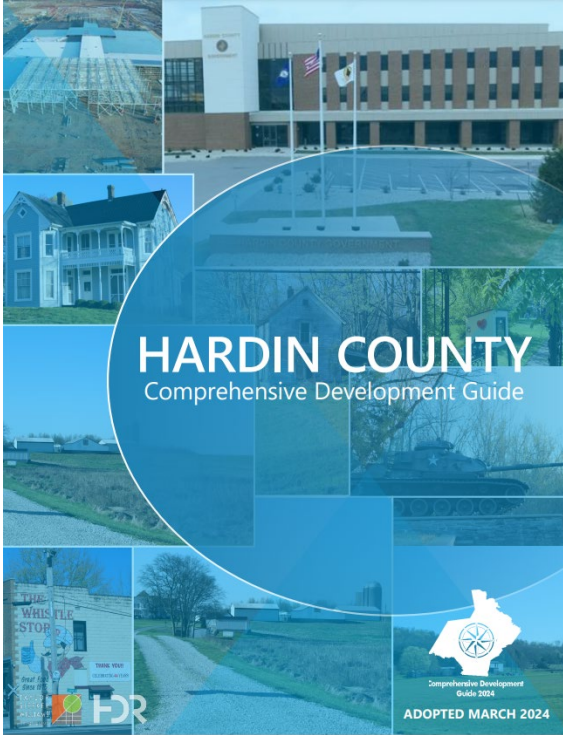


Reasons for Granting a Map Amendment

KRS 100.213

Before any map amendment may be granted, the planning commission shall consider the evidence and testimony presented by the proponents and opponents of the proposed amendment and make findings of facts that one or more of the following apply:

1. The proposal is in agreement with the language of the Comprehensive Development Guide;
2. There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area; or that,
3. The existing Zone assigned to the property is inappropriate and the proposed amendment is appropriate.



HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

Step 1: Compliance with Community-Wide Development Policies

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

Step 2: Compliance with the Recommended Future Land Use Patterns

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

Step 3: Compliance with the Planning Area Guidelines

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.



ZONE CHANGE STAFF REPORT

Hardin County Planning and
Development Commission
150 N. Provident Way, Suite 225
Elizabethtown, Kentucky 42701
(270) 769-5479

Summary: The owners, Crisp Holdings, LLC are proposing to rezone 10.202 acre site located on the west side of Crisp Road in Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision from Rural Residential (R-2) to Urban Residential (R-1) to allow for a proposed 9 lot single family residential subdivision.

| | | |
|--|--------------------|--|
| Pre-application Conference: | August 19, 2025 | Owner: Crisp Holdings, LLC 106 Iowa Court, Elizabethtown, KY 42701 |
| Public Hearing Date: | September 16, 2025 | |
| Location of Proposed Zone Change: Crisp Road, Elizabethtown, KY | | Zone Map Amendment Request: |
| Acreage: ±10.202 | | FROM: R-2 (Rural Residential) TO: R-1 (Urban Residential) |
| PVA Parcel Number: 145-00-00-033.06 | | Land Use Group: Urban Area |
| Flood Plain: The property is located outside of the floodplain according to FEMA Map 21093C0278D (dated 16 August 2007). | | Planning Area: St John Road Corridor |
| History of the Property: Lot 4 of Crisp Road Acres Subdivision was created via a Record Plat in early 2021. The property was previously owned by Douglas and Donna Reed, who had previously applied for a Map Amendment from the R-2 to the R-1 Zone in spring of 2021 under the 2019 Comprehensive Plan which was tabled and then withdrawn. Crisp Holdings, LLC purchased the property in November of 2024 from the Reed family. | | Existing Land Uses: Vacant Zoning History: R-2 (Rural Residential) was the original zoning for the subject property since July of 1995. Adjacent Zoning: North: R-2, Hoffman (0.926 Acres), Burris (1.647 Acres), Hill (1.476 Acres), Behr (1.449 Acres), Skillman (1.73 Acres) South: R-2, Wilkinson (18.907 Acres) East: R-2, Smith (4.1 Acres), D & D Trust (3.95 Acres), Drake (0.53 Acres) West: R-2, Davis (39.843 Acres) |
| Utility Services: Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along Crisp Road. | | Transportation Considerations: The site has access via Crisp Road, which is a county maintained road with 18' of pavement width and a 40' right-of-way and is identified as a Minor Collector. |
| Wastewater Treatment: Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Environmental Services Office of the Health Department. | | Increases in the Urban Area: With the 2009 Comprehensive Plan and again with the 2024 Comprehensive Plan, the urban area of the county has been increased beyond what was zoned R-1 at the adoption of zoning in July of 1995. While the railroad was the dividing line in 1995, the urban area now extends as far west as Bethlehem Academy Road. |

COMPREHENSIVE PLAN COMPLIANCE

| Comprehensive Plan Policy – | | STEP 1: Compliance with Community-Wide Development Policies |
|--|--|--|
| General Policies: | | |
| <i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i> | | This site is within both the Urban Area and the St John Road Corridor. |
| <i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i> | | The average acreage per lot in the proposal is 1.01 acres. This is only slightly smaller than the adjoining lots within Crisp Road Acres Subdivision that front along St John Road, which average 1.524 acres per lot. |
| <i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i> | | 15 new single family dwellings have been built within one square mile of the site in the past 10 years. The 2008 Comprehensive Plan increased the Urban Area by 16,552 acres and the 2024 Comprehensive Plan increased the Urban Area by an additional 8,741 acres. |
| <i>Development should incorporate the protection of historic and natural resources to preserve the character of the county and protect the natural environment.</i> | | There is a blue line stream located within the subject property that must be preserved and protected via the establishment of a 25' "stream buffer zone" from both sides of the top of the stream bank. |
| Utility and Infrastructure Policies: | | |
| <i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i> | | Public water is provided via Hardin County Water District #2 with a 4" line along St John Road and Crisp Road. |
| <i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i> | | Sewage disposal will be accomplished by On-Site Septic Systems that will be inspected by the Health Department as part of the plat & building permit approval process. Durrett Engineering has already provided a septic site evaluation for all 9 proposed lots. |
| Public Services Policies: | | |
| <i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i> | | The KY 86 Volunteer Fire Department is approximately 4.5 miles away to the south. There is an existing fire hydrant approximately 0.4 miles away to the east and west along St John Road. |
| <i>Residential development should be adequately served by public schools.</i> | | Nine additional single family dwellings as part of the proposal will not adversely impact the capacity of Hardin County Public Schools. |
| Road and Access Policies: | | |
| <i>Individual lots, particularly residential lots, should have limited access points onto arterial and collector roads. Other existing county roadways should be assessed to determine the need for additional access controls.</i> | | The proposal would create a minor cul-de-sac street with limited access for proposed corner lots 1 and 9. These lots will have access via the proposed street, and not from Crisp Road. |
| <i>New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development as outlined in the Zoning Ordinance and Subdivision Regulations.</i> | | The site is accessed via Crisp Road, which is a county maintained road with 18' of pavement width and a 40' right-of-way and is identified as a Minor Collector. |

COMPREHENSIVE PLAN COMPLIANCE

| Comprehensive Plan Policy – Urban Area | STEP 2: Agreement with the Future Land Use Map & Guidelines |
|---|---|
| <p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.” Additionally, “residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.”</p> | |
| Comprehensive Plan Policy – PA #18 St John Road Corridor | STEP 3: Compliance with the Planning Area Map & Guidelines |
| <p>The St John Road Corridor is located west of Elizabethtown, and includes parcels along St John Road (KY 1357) between Elizabethtown and the Source Water Protection Area at the historic Bethlehem Academy site and is a desirable location between the rural villages of Cecilia and Rineyville. The St John Road Corridor has an average daily traffic count of 3,204 vehicles per day in the eastern segment, and 1,904 vehicles per day in the western segment.</p> <p>The Recommended Land Use Pattern is “predominately urban residential”.</p> <p>The Comprehensive Plan states that, “residential subdivisions with access to individual residential lots from internal streets are appropriate along state highways and county roads that meet the minimum required standards”.</p> | |

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, & 3 of the adopted Comprehensive Plan plus the following findings:

- The property is accessed via Crisp Road which has adequate pavement width and right-of-way for residential development,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and St John Road Corridor Planning Area,
- The proposal will allow for the property to be further subdivided into 9 single family residential lots,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

The Staff recommends that the Zoning Map Amendment, be **APPROVED**.

RESOLUTION 2025-008
MAP AMENDMENT
Rural Residential (R-2) to Urban Residential (R-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Urban Area of Hardin County and within the St John Road Corridor Planning Area (#18);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) a 10.202 acre site located at Crisp Road, Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Crisp Holdings, LLC known as PVA #145-00-00-033.06 and being 10.202 acres located at Crisp Road, Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-1), based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the proposed R-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

| | |
|---------|--|
| Step 1: | Community Wide Development Policies |
| Step 2: | Land Use Plan Group: Urban Area |
| Step 3: | Planning Area: St John Road Corridor Planning Area |

Goal 5: HOUSING : Promote Hardin County as a place to live.
Objective 1.4: Support a supply of housing that responds to population and employment growth.

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

ADOPTED THIS SIXTEENTH DAY OF SEPTEMBER 2025.

Mark Hinton, Chairman

Adam C. King, AICP, Director

MOTIONS

I make a motion to **Approve** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing
- I hereby adopt the Staff Report and the exhibits entered in as the Record
- To adopt Resolution 2025-008 as presented

The proposed Map Amendment from R-2 to R-1 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

| | |
|---------|--------------------------------------|
| Step 1: | Community Wide Development Policies |
| Step 2: | Land Use Plan Group: Urban Area |
| Step 3: | Planning Area: St John Road Corridor |

Goal 5: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

The proposed Map Amendment from R-2 & R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.