



**Hardin County
Planning & Development Commission
18 March 2025**

Hardin County Government Center
2nd Floor Meeting Room

Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky



Hardin County
Planning and Development Commission
150 North Provident Way, Suite 225
Elizabethtown, Kentucky 42701

Planning Commission Adopted 09/15/2015

RESOLUTION 2015-007 A RESOLUTION TO ADOPT UPDATED SUBDIVISION REGULATIONS FOR UNINCORPORATED HARDIN COUNTY

WHEREAS the Hardin County Planning and Development Commission in exercising the powers delegated to them in Kentucky Revised Statutes Chapter 100.273, adopted subdivision regulations for Hardin County on June 5, 1979 and July 11, 1995 (amended); and,

WHEREAS the subdivision regulations for Hardin County addresses those development requirements that would apply only to subdivisions of property located within the unincorporated area of the county; and,

WHEREAS all other subdivision regulations previously adopted by the Hardin County Planning and Development Commission shall be deemed to be repealed.

NOW, THEREFORE, BE IT RESOLVED, that the Hardin County Planning and Development Commission, on September 15, 2015, does hereby adopt the attached updated Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky.

ADOPTED ON THIS FIFTEENTH DAY OF SEPTEMBER 2015.

Mary Weston
David Dyer
Steve Hight
Danny Russell
Ray Lane

100.273 Land subdivision regulations by planning commission or fiscal court -- Procedures for urban-county government.

- (1) Any planning commission which has completed the objectives, land use plan, transportation plan, and community facilities elements of a comprehensive plan may adopt regulations for the subdivision of land within its boundaries, except that, in the case of urban-county governments, the planning commission shall make recommendations to the legislative body of the urban-county government as to the regulations, and it shall take a majority of the entire legislative body to override the recommendation of the planning commission.
- (2) A county which does not wish to establish a planning program or form a planning unit may adopt regulations for the subdivision of land within its boundaries. In this case, the county shall be governed by the provisions of KRS 100.111(22), 100.277, 100.281, 100.283, 100.287 and 100.291, but any powers delegated to a planning commission in these sections shall instead be delegated to the fiscal court, any reference to the planning unit shall be considered a reference to the county, and any reference to the chairman of the planning commission shall be considered a reference to the county judge/executive.

Effective: July 15, 1986

History: Amended 1986 Ky. Acts ch. 25, sec. 1, effective July 15, 1986; and ch. 141, sec. 31, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 62.

Legislative Research Commission Note. This section was amended by two 1986 Acts which do not appear to be in conflict and have been compiled together.

TIMELINE OF EVENTS

1979 – Subdivision Regulations adopted by Planning Commission

1995 – New Subdivision Regulations adopted by the Planning Commission

2015 – New Subdivision Regulations adopted by the Planning Commission

2025 – PROPOSED Amendments to Subdivision Regulations



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, March 18, 2025, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, KY 42701. Consideration will be given on amendments to the Subdivision Regulations, Design and Improvement Standards for Hardin County, KY.



Proposed Amendments to the Subdivision Regulations (2025)

- 1) Update our logo on the cover
- 2) New Planning Commission Resolution for approval
- 3) (Page 3) 1-10 heading needs adjustment for “Exception of Specific Subdivision Requirements”
- 4) (Page 10) Add Water District approval for preliminary plats
- 5) (Page 19-20) Edited Health Department certifications to match what is being used (proposed/existing/exception)
- 6) (Page 21) Edit 3-4(C)8: Remove “City of Elizabethtown Water” and replace with “Hardin County Water District #1 or #2”
- 7) (Page 22) 3-4D Add a #7 that references the developer must sign a “Development Agreement” with the Planning Commission for completion of the development
- 8) (Page 24) 4-1F(5) Modify block length from 1,100 to 1,000 feet
- 9) (Page 25) Add 4-1F (8) The minimum road frontage must be maintained to the front building setback line for all lots not on a cul-de-sac.
- 10) (Page 26) Add that only 100 residential lots are permitted per new street access and that any additional lots shall require an additional access to an existing government maintained roadway.
- 11) (Page 26) 4-1J(4) Water District determination on whether or not the development can be supported by fire hydrants
- 12) (Page 27) 4-1L (3) Edit ‘Road Entrance and Driveway Permit Ordinance’ to “County Road Entrances and Driveway Permit Ordinance – No. 317, Series 2018”
- 13) (Page 28) Add 4-1M (6) Proposed development on sewer that utilizes the smaller minimum lot size, road frontage and/or building setbacks must have curb and gutter streets.
- 14) (Page 29) 4-1Q5 update “Road Entrance and Driveway Permit Ordinance” to “Guide for the Design and Construction of County Roadways (Ordinance No 336, Series 2023)”
- 15) (Page 30)4-1S Edit Flood Ordinance from “56-89” to “Flood Damage Prevention Ordinance: Ordinance 254, Series 2007”
- 16) Appendix A (add # of lots for each road type from previous Sub Regs)

RESOLUTION 2025-002
A RESOLUTION TO ADOPT UPDATED
SUBDIVISION REGULATIONS
FOR UNINCORPORATED HARDIN COUNTY

WHEREAS the Hardin County Planning and Development Commission in exercising the powers delegated to them in Kentucky Revised Statues Chapter 100.273, adopted subdivision regulations for Hardin County on June 5, 1979 and July 11, 1995 (amended); September 15, 2015; and,

WHEREAS the subdivision regulations for Hardin County addresses those development requirements that would apply only to subdivisions of property located within the unincorporated area of the county; and,

WHEREAS all other subdivision regulations previously adopted by the Hardin County Planning and Development Commission shall supersede all previously approved Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Hardin County Planning and Development Commission, on March 18, 2025, does hereby adopt the attached updated Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky.

ADOPTED ON THIS EIGHTEENTH DAY OF MARCH 2025.

RESOLUTION 2025-002

AMENDMENT OF THE SUBDIVISION REGULATIONS

WHEREAS the Hardin County Planning and Development Commission desires to operate a planning program for the unincorporated area of Hardin County and comply with all statutes and laws relating to the operation of a planning program;

WHEREAS the above-mentioned planning program is to promote and protect the public health, safety and general welfare of the citizens of Hardin County and to encourage the development of residential, commercial and industrial activities according to recognized standards and guidelines which provide for sound, efficient and economic development and coordinate land development to ensure that future growth will be orderly;

WHEREAS Kentucky Revised Statutes, Chapter 100 grants Planning Commissions the authority to adopt regulations for the subdivision of land (KRS 100.273 – 100.292);

WHEREAS the Hardin County Planning and Development Commission adopted Subdivision Regulations on 5 June 1979 titled Subdivision Regulations, An ordinance for the platting, subdividing, and development of land in Hardin County, Kentucky and later Amended the Subdivision Regulations on 11 July 1995 and on September 15, 2015, to protect future generations from haphazard and poorly planned development so that planned growth would be the rule rather than the exception;

WHEREAS this ordinance has been Amended with assistance and input from many sources, the Commission has received assistance from other Departments of County Government, other local agencies, and stakeholders including local Land Surveyors and Civil Engineers, and held a formal Public Hearing on 18 March 2025 to receive comments and testimony on the draft ordinance;

WHEREAS the Commission has conducted the preparation of the Subdivision Regulations in conformance with the procedures as outlined in KRS Chapter 100 and in accordance with the adopted goals and objectives of the Comprehensive Plan for Unincorporated Hardin County, KY;

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that the Proposed Amendment entitled, Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky be adopted as an ordinance for the unincorporated area of the County of Hardin, Commonwealth of Kentucky.

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

Objective 8.3: Evaluate and revise the Hardin County Zoning Ordinance and Subdivision Regulations to align with the goals, objectives, and policies of the Comprehensive Plan.

ADOPTED ON THIS EIGHTEENTH DAY OF MARCH 2025.

Mark Hinton, Chairman

Adam C. King, AICP, Director



Hardin County Board of Adjustment 500th Meeting

The Hardin County Board of Adjustment held its 500th Meeting on February 20, 2025 in the second floor meeting room of the County Government Building. Established by the Hardin County Planning Commission in 1995 and appointed by the Hardin County Fiscal Court to four-year terms; The Board of Adjustment has provided assistance to the residents of Hardin County for the last 30 years. They are a quasi-judicial board that hears evidence and makes findings of fact on applications submitted by citizens for conditional use permits, variances, administrative reviews and appeals--all pertaining to zoning regulations. The Board meets at 5:00 p.m. on the first and third Thursday of each month. The first meeting was held on 17 August 1995.

Pictured above from left to right are former members: Dennis Parrett, the late Jack Holman & Brent Goodin and current members: Bob Krausman, Steve Steck & Greg Youngblood.

