

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred fiftieth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 3 January 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Philip Moore and the individuals listed on the attached sign in sheet.

At 5:02 p.m. Vice Chairman Lowe made a motion to re-open an item from the 6 December 2022 meeting, a Preliminary Plat and Development Plan of **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER which is identified by PVA Map Number 225-00-00-049. Director King explained the proposed development is a 34.67 acre site located at 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is proposing the creation of 42 multi-family residential lots connected to Hardin County Water District #2's sewer system with three new streets proposed. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that he has not yet heard back from the Road Department about an entrance for Lot 4 because of the holidays. He indicated that he tried to address some of the neighbors concerns with this latest draft of the plans.

Frances Carter, of 5028 Sportsman Lake Road, Elizabethtown, KY stated that she is still concerned about the shared gravel drive, and residents of the proposed subdivision having access to it. Mrs. Carter stated she would prefer to see some fencing, or another type of barrier along the rear property lines of the subdivision all the way up to the utility pole in her backyard.

Mr. Billings asked if the trees to the south of the site could be cut in half, and Director King suggested that they stop at the electrical easement.

Commissioner Nall made a motion to conditionally approve the Preliminary Plat of Martin Hills Subdivision with the 39 conditions within the staff review comments and the following restrictions:

1. An access restriction note prohibiting use of the gravel driveway along the north side of the property.
2. Preserve the existing trees around the boundary/perimeter of the site.
3. Adjacent to the Carter property to the North, plant a double row of evergreen trees (5' tall at planting and 10' on center) on Lots 4 & 5. Along the rear of Lot 6 a single row of evergreen trees is required (5' tall, 10' on center).

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4. Adjacent to the Davidson property to the south, plant a double row of evergreen trees (5' tall at planting and 10' on center) from the Sportsman Lake Road right-of-way back to the overhead electric easement on Lot 2.

Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Waiver from the Zoning Ordinance – Multifamily Standards 17-9(3) for **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER who is requesting a waiver from the multifamily parking standards to allow for parking within the front yard setback. Director King presented a powerpoint presentation on the request.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that with the attached garage in the front of the duplexes that parking in the rear was unnecessary. Mr. Billings also added that it will make the site look more like a single family dwelling, and with driveways accommodating two vehicles for each unit that the 3 parking spaces per unit exceeds the necessary parking per the ordinance.

Commissioner Nelson made a motion to approve the Waiver from the multifamily parking standards. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Moore conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:39 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **JCC CONSTRUCTION INC.**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is an 8.233 acre site located on the south side of Gilead Church Road in Glendale, KY known as Lot 20A of G. Children's Home Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Rachel Harman, of 1621 Windsor Place, Louisville, KY, architect for the project, provided testimony and answered questions from the commission members and staff. Ms. Harman explained that the proposed RV Park is really just Phase 1 of a much larger project to preserve and revitalize the existing buildings on site. Ms. Harman explained that the ultimate goal would be to enhance the site to provide a service for the community. Ms. Harman stated that the proposed RV Park would be a temporary use to facilitate the

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means to a much bigger project in the future. Ms. Harman explained that there are 30 RV sites as illustrated on the plans, and a lot of landscaping/fencing to buffer the perimeter of the property from the surrounding neighbors.

Chairman Hinton asked if the campground/RV Park would allow primitive/tent camping, and asked if the applicants have any regulations in place to prevent that?

Ms. Harman stated that they have a list of regulations they are agreeable with being written into the development plan, and presented **Exhibit W. Potential Rules and Regulations**. Ms. Harman explained that they will have a 7' solid wood fence in place to screen the proposed duplexes from the properties to the west, including the Bland property. Ms. Harman explained that while the long-term use has not been established, they have spoke with many people who are interested in the site, and intend for it to be a campus of some sort that provides a service. Ms. Harman stated that they see the property becoming an oasis in the industrial area.

Thomas Green, of 1324 Star Mills Road, Glendale, KY asked if there was going to be a fence around the entire perimeter of the property? Ms. Harman explained that there would be a combination of fencing and trees along the front, east, and west boundaries of the property.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY asked how the applicants would transition from Phase 1 to Phase 2? Ms. Harman explained that they plan to start the transition in at least 3 years, with a maximum of 5 years for the RV park on site. Mr. Bland asked how they determined a max of 5 years, and Ms. Harman explained they put together a proposed income analysis. Ms. Harman explained that the end goal is to have RV's off the site and for the existing building to be rehabilitated. Ms. Harman stated their goals for Phase 2 include establishing improved parking, better vegetation and landscaping including a memorial garden and walking paths.

David Drane, of 2125 Gilead Church Road, Glendale, KY spoke in favor of the proposal. Mr. Drane explained that he and his wife live in between the old children's home and the train tracks. Mr. Drane stated that it would be amazing for the site to be revived, and that the applicant has already made several improvements to the site. Mr. Drane explained that he intends to hold Mr. Jones accountable to his word and not let the site go downhill. Mr. Drane reiterated that he is in support of the project and is excited to see what it becomes.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY spoke in opposition of the proposal. Mr. Bland stated that he was in favor of improving the state of the buildings and their aesthetics. Mr. Bland explained that he wants to be a good neighbor, but he is worried about the RV Park being so close to his house. Mr. Bland stated that he has already experienced theft due to the nearby construction site, is concerned about how aesthetically pleasing the property will be, and that there is nothing to hold the applicants

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to the 3-5 year time frame on the RV park. Mr. Bland explained that the applicants could completely demolish the property and not even turn it into an RV Park. Mr. Bland stated that he doesn't know many people jumping at the opportunity to live next to an RV Park.

Chairman Hinton asked about the road on site and entrance requirements. Director King explained that the site will be required to put in a commercial entrance and that the applicants are also proposing to widen the entrance road to accommodate two way traffic. Director King stated that the applicant intends to use crushed stone for the RV sites, and place the dumpster and shower trailer on the existing concrete pads. Director King also explained that the Commission must look beyond the proposed project and only consider the Zone Change. Director King stated that the Commission does not have the ability to put a time limit on the project, and instead can regulate items such as screening, lighting, and landscaping on the Development Plan.

Ms. Harman explained that they also intend to get historic tax credits, which would further limit what they could do on the property.

No one else spoke in favor or in opposition of the proposal.

At 6:25 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park/Campground) on site and presented **Resolution Number 2023-001** for consideration.

Commissioner Nall asked if the buffer shown on the Development Plan would suffice, and Director King stated that the applicant has gone above and beyond with trees, shrubs, and a solid wood fence which exceeds the necessary requirements.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1), to conditionally approve the Development Plan with the 53 comments, and 20 additional items in **Exhibit W**, and to adopt Resolution Number 2023-001, based on the staff report, the exhibits entered into the record, the testimony provided by the applicants and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, & 10; Step 2 – Property Characteristics 1-10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 6: To improve and promote Hardin County as a place for commerce and industry.

Objectives: 1. To provide adequate space for the proper location of commercial and industrial land uses.

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5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

Vice Chairman Lowe provided the second. The motion 4-0 with Chairman Hinton abstaining.

At 6:43 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 6 December 2022**. Commissioner Nall made a motion to approve the Minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and do not require action:

Administrative Assistant Hired Miranda Garrison has been hired as our new Administrative Assistant. Miranda's first day was 30 December 2022. She is graduate of Elizabethtown High School and has completed coursework in Electronics Engineering at ECTC.

BlueOvalSK Meeting On 20 December 2022, Director King and Chairman Hinton attended a meeting with Judge Executive Taul at the Elizabethtown - Hardin County Industrial Foundation to meet with leaders from the City of Elizabethtown to discuss planning efforts and cooperation regarding Glendale & the BlueOvalSK project.

KYTC Meeting on US 62 On 13 December 2022, Director King attended the Local Officials meeting regarding KYTC's corridor planning study on a Mulberry Street / Exit 94 at the Elizabethtown Tourism Building.

Comprehensive Plan Open Houses On 12 & 14 December 2022, the Planning & Development staff held two open houses to gain additional public input on the Comprehensive Plan update at Rineyville Elementary & Cecilia Valley Elementary.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 17 January 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:46 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF JANUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY