

HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

2019 ANNUAL REPORT

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Hardin County Government Center
150 N. Provident Way, Suite 225
 Elizabethtown, KY 42701
 Phone: (270) 769-5479
 Fax: (270) 769-5591

Planning Commission Members

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Larry B. Jagers, II, Secretary

Steve Steck, Member

Danny Percell, Sr., Member

Board of Adjustment Members

Robert A. Krausman, Chairman

Greg Youngblood, Vice Chairman

Steve Steck, Secretary

Planning Commission Staff

Adam C. King, AICP - Director

Chris Butz - Planner

Susan Bowen - Administrative Assistant

Julia McBeth - Planning Assistant

Madeline Hornback - KBC Coordinator

David Veirs - Electrical Inspector

Ed Bryan - Building Inspector

Jimmy Morgan - Building Inspector, Part time

Hardin County Attorney's Office - Legal Counsel

Continuing Education Training

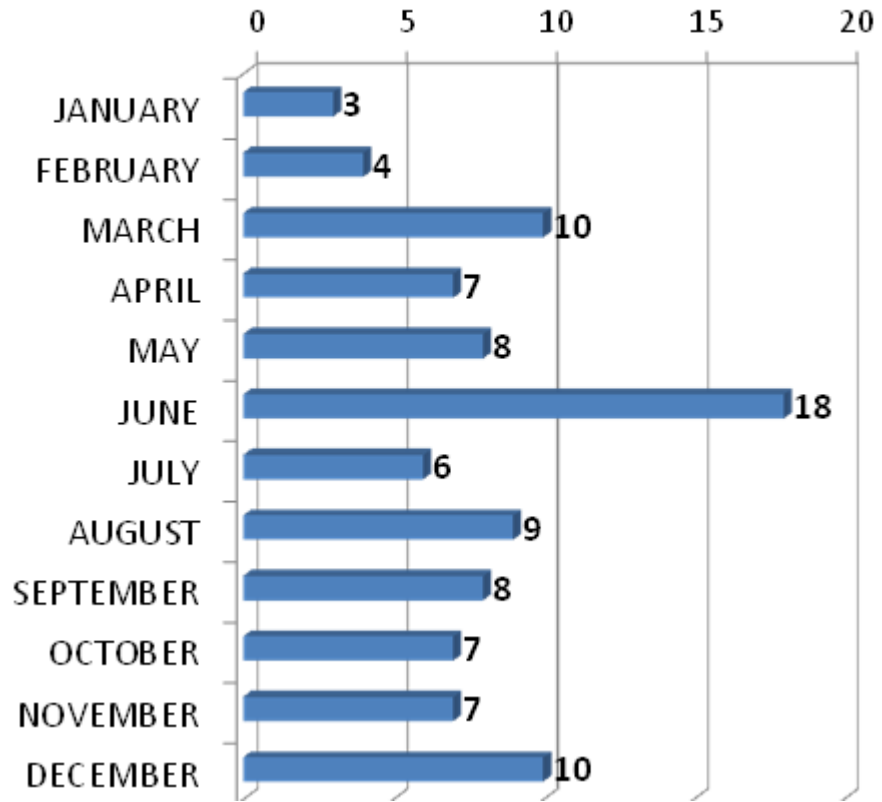
- APA-KY Spring Conference, Lake Cumberland, KY
- KY League of Cities, Elizabethtown KY
- APA-KY Regional Conference, Owensboro, KY
- APA-KY Fall Conference, Lexington, KY
- CAAK Spring Conference, Kentucky Dam Village
- CAAK Fall Conference, Owensboro, KY

Project Activity of Notable Developments

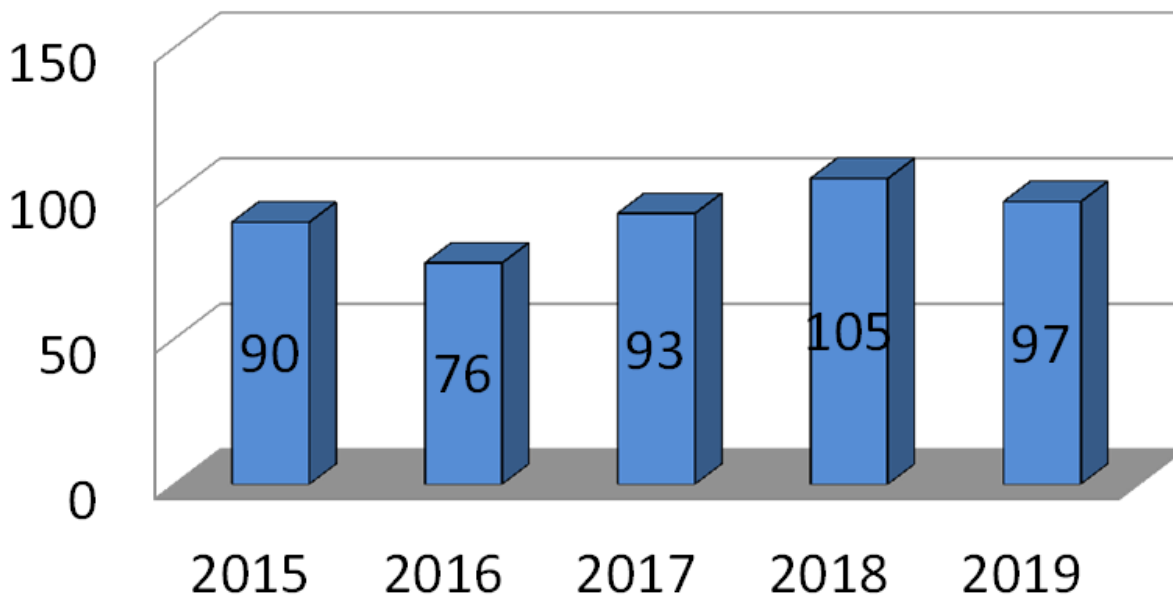
1. DOLLAR GENERAL (GLENDALE) - Construction of a 9,100 sq. ft. Dollar General store on East Main Street in Glendale, KY.
2. BLUEGRASS CELLULAR TOWER (GLENDALE) - Approved Development Plan for the construction of a 240' tall cell tower on the East Hardin Middle School site in Glendale, KY.
3. FRANKLIN CROSSROADS BAPTIST CHURCH - Approved an Amended Development Plan to allow for 114 additional parking spaces for the church at 4695 Hardinsburg Road, Cecilia, KY.
4. MCDONALDS (GLENDALE) - Approved Development Plan for a remodel of the McDonald's within the Pilot Travel Center at 58 Glendale Hodgenville Road West, Glendale, KY.
5. SHAWN GOFF PROPERTIES - Approved Development Plan to allow for a 1000 sq. ft. addition to a commercial building at 21 Pointers Court, Rineyville, KY.
6. YODER SAW MILL - Approved a Zoning Change to Agricultural, a Development Plan and a Conditional Use Permit to allow for a commercial saw mill at 124 Millerstown Loop, Upton, KY.
7. IRVINGTON GAS - Approved an Amended Development Plan to allow for a second storage tank at 5930 N. Dixie Highway, Elizabethtown, KY.

- Plat approval has been fairly consistent over the last five years. For 2019 there were 97 total plats recorded. However, 2018 did see a substantial increase in the total number of plats recorded with 105, which is the highest total since 2007.
- The last 5 years have averaged 92 plats recorded each year.

12-MONTH HISTORY OF PLATS

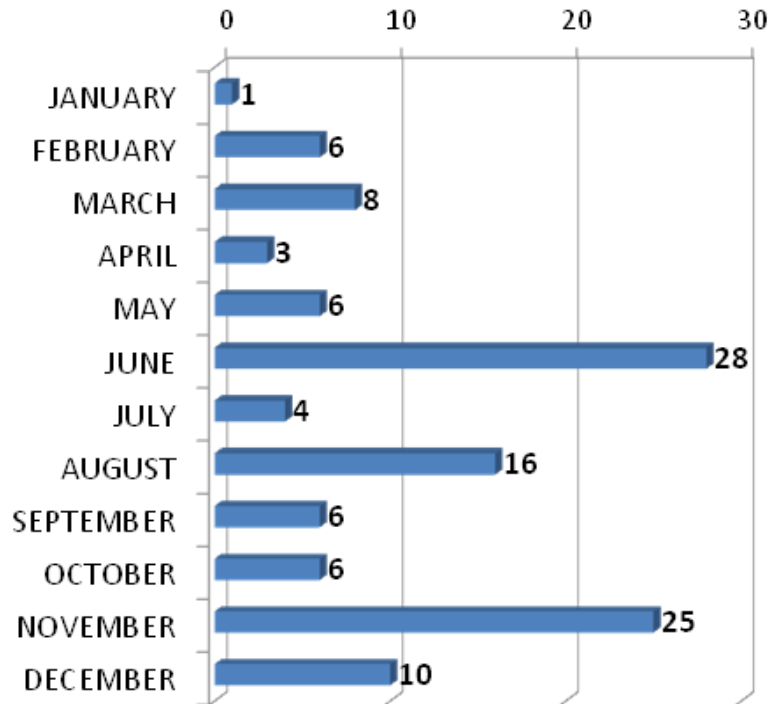


TOTAL NUMBER OF PLATS RECORDED, 5-YEARS

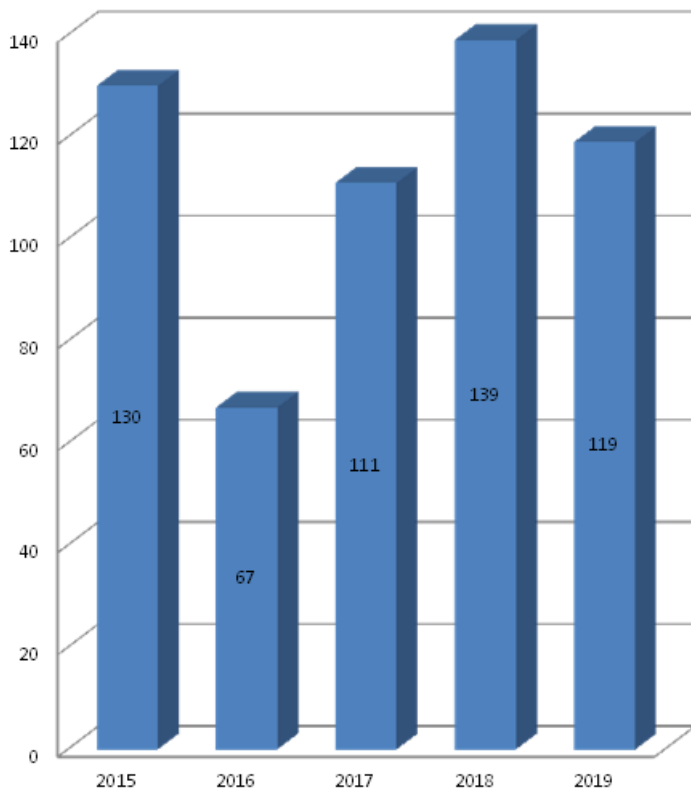


- For 2019 there were 119 new lots created. The total number of lots created by the plats is down 20 lots from 2018.
- The last 5 years have averaged 113 new lots created each year.
- The plat that created the most lots for the year was Maggie's Acres Subdivision at the corner of West Rhudes Creek Road and New Glendale Road with 13 new lots.

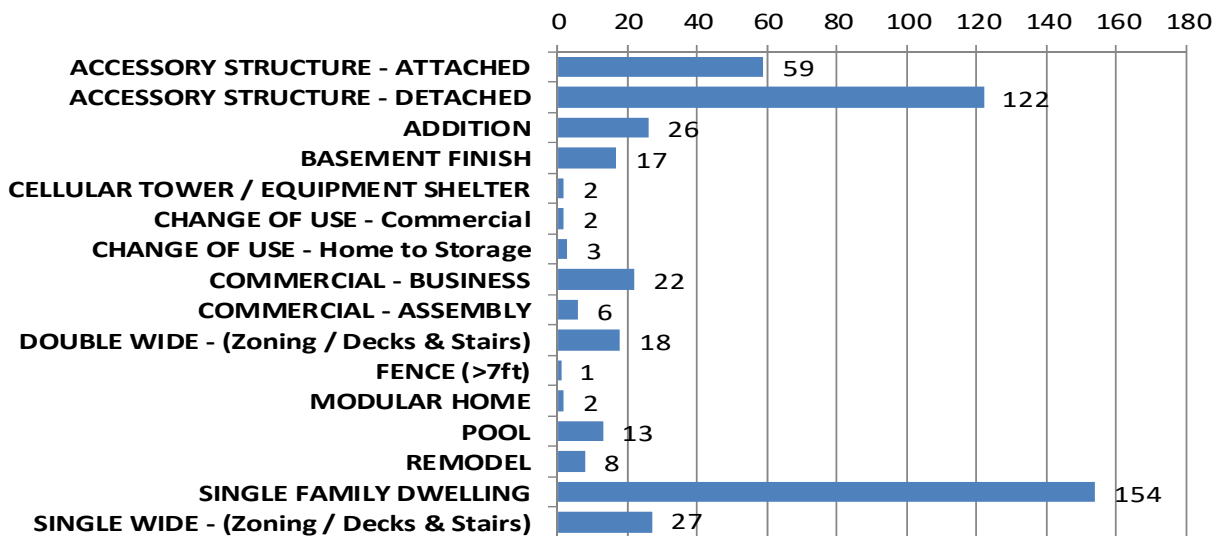
12-MONTH HISTORY OF LOTS



TOTAL NUMBER OF LOTS RECORDED, 5-YEARS

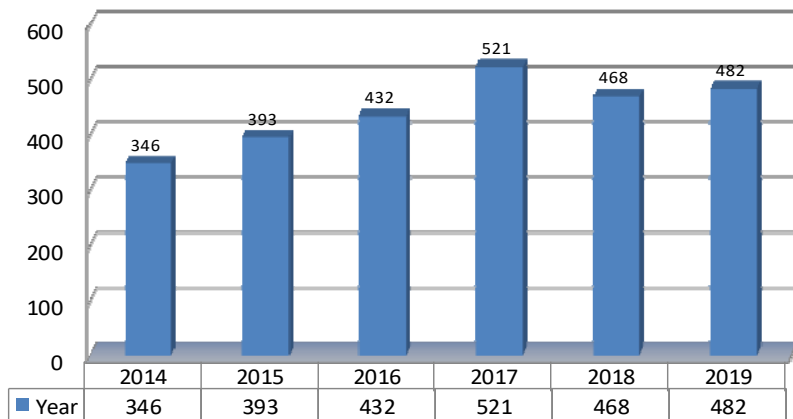


Total Building Permits Issued 2019 - by Type

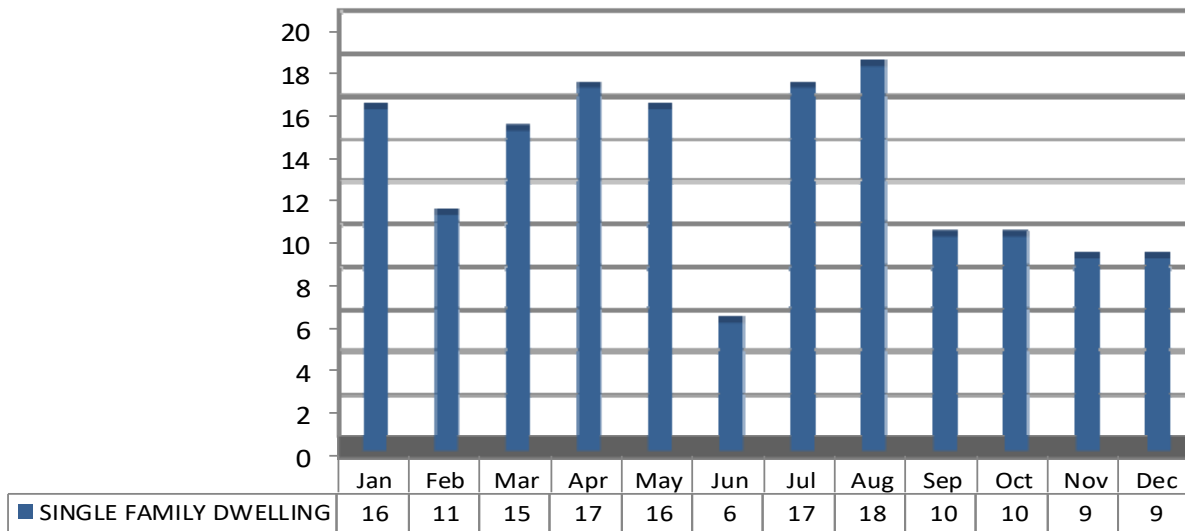


- Annual building permit totals continued their modest climb this year exceeding 2018 by 14 permits. 482 permits were issued in 2019 compared to 468 in 2018.
- The six-year average for total permits actually rose this year from 432 to 440 thanks to the increase in permit numbers. 2019’s total number of permits was 9% greater than the six-year average.
- Single Family Dwellings and Detached Accessory Structures (garages, barns and sheds) account for the greatest number of permits issued annually. For 2019, single family dwellings and detached accessory structures together accounted for 57% of the permits issued. There were 122 Accessory Structure-Detached permits issued in 2019 compared to 110 in 2018 and 154 Single Family Dwelling permits issued for 2019 compared to 149 issued in 2018.

Total Building Permits Issued 2014 - 2019 by Year

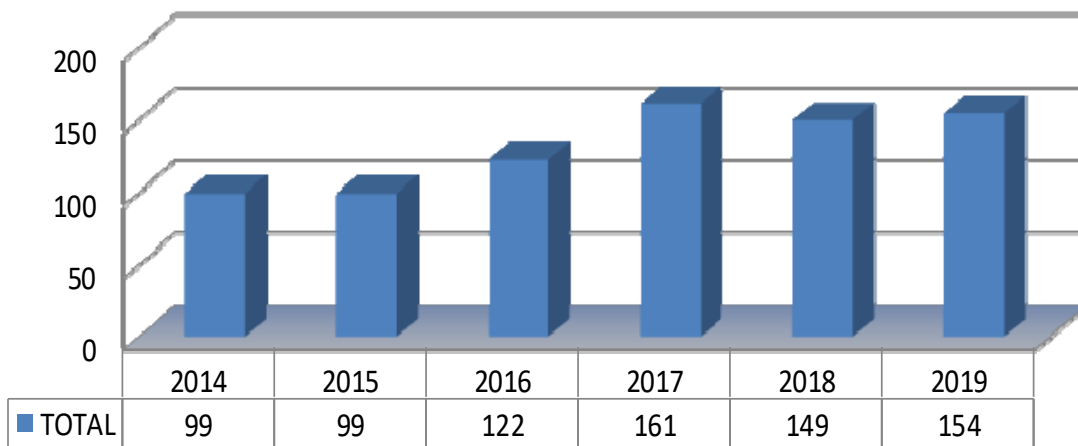


Single Family Dwelling Building Permits 2019 - by Month

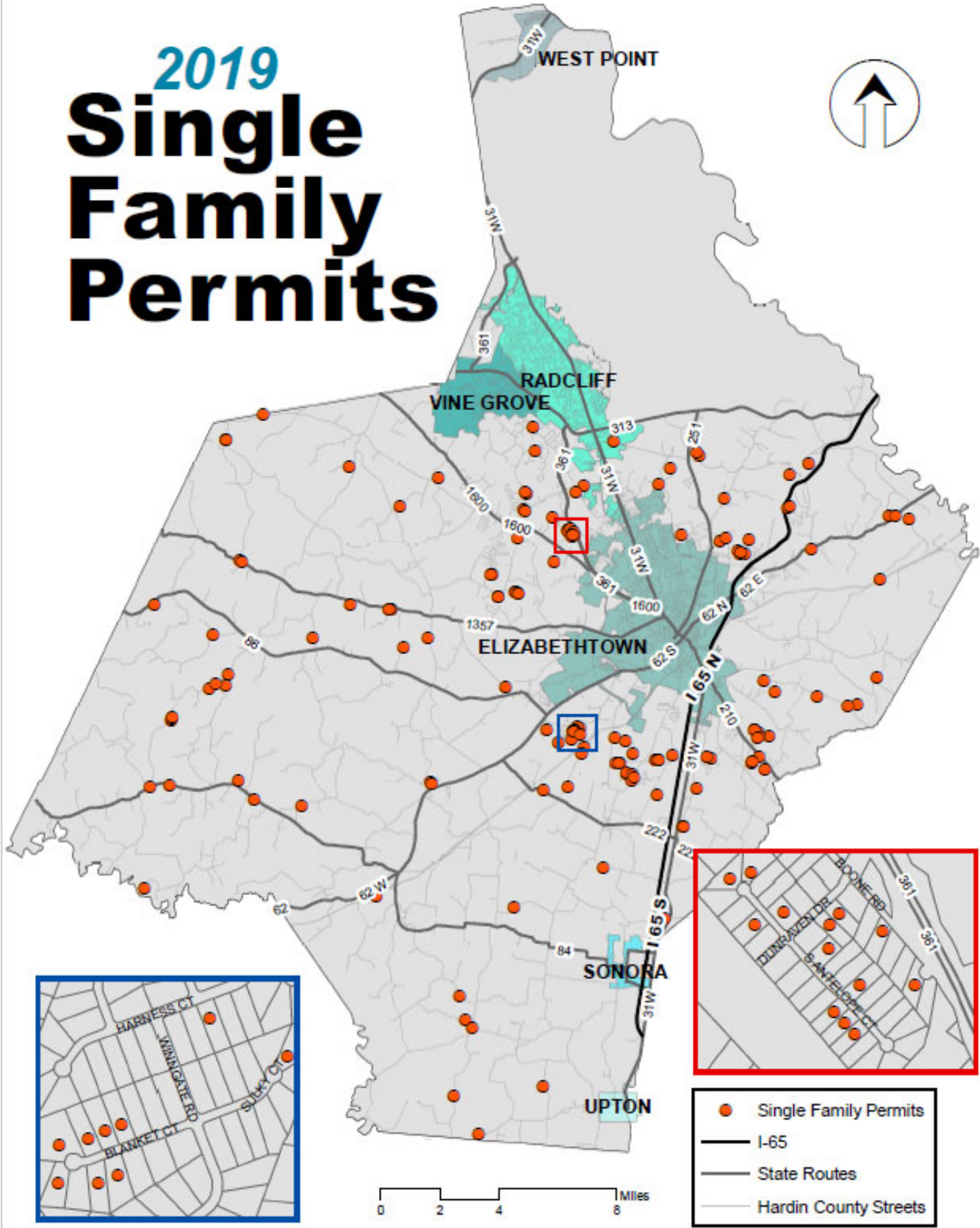


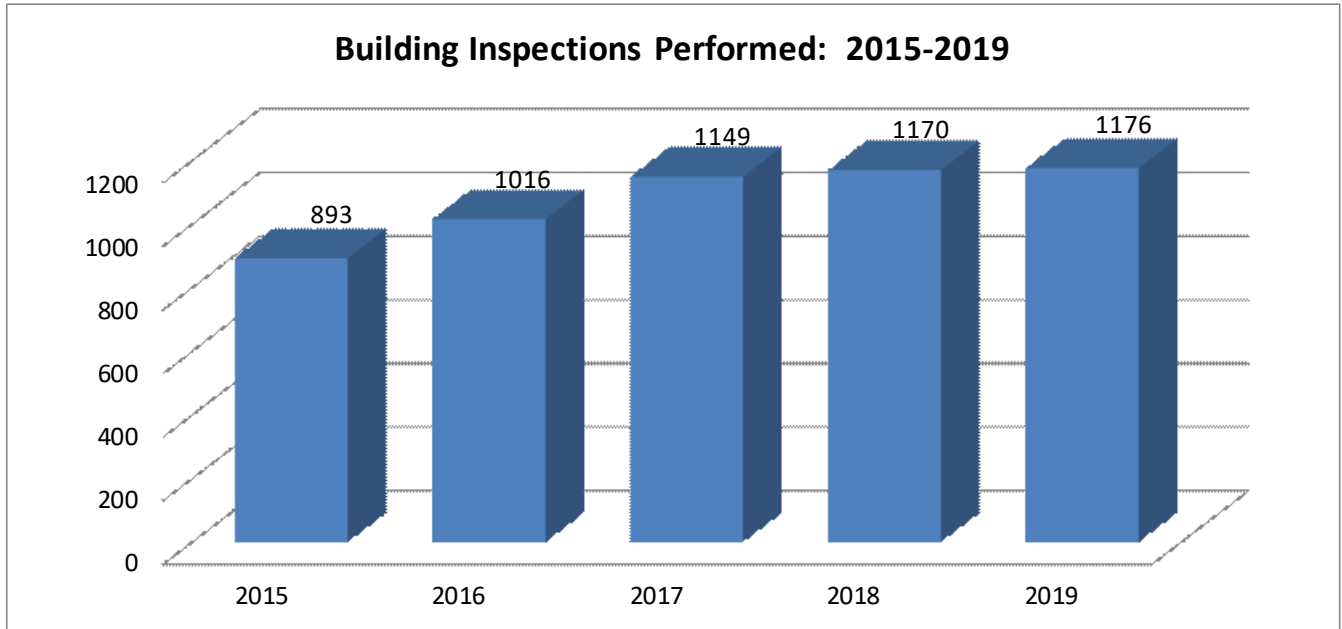
- The total number of Single Family Dwelling Permits issued in 2019 increased 3.36% from 2018. There were 154 single family permits issued in 2019 compared to 149 in 2018. The 6-year annual average increased from 125 to 131. 2019’s average equaled an increase of 17.56% from the 6-year annual average.
- The average number of Single Family Dwelling Permits issued per month in 2019 was 12.8. The monthly average for 2014 through 2019 was 10.8 which calculates to a monthly average increase of 18.52%. August was the busiest month of 2019 with 18 permits.
- The most Single Family Dwelling permits ever issued in a given year was 429 in 2003.

Single Family Dwelling Building Permits Issued (2014 - 2019)



2019 Single Family Permits

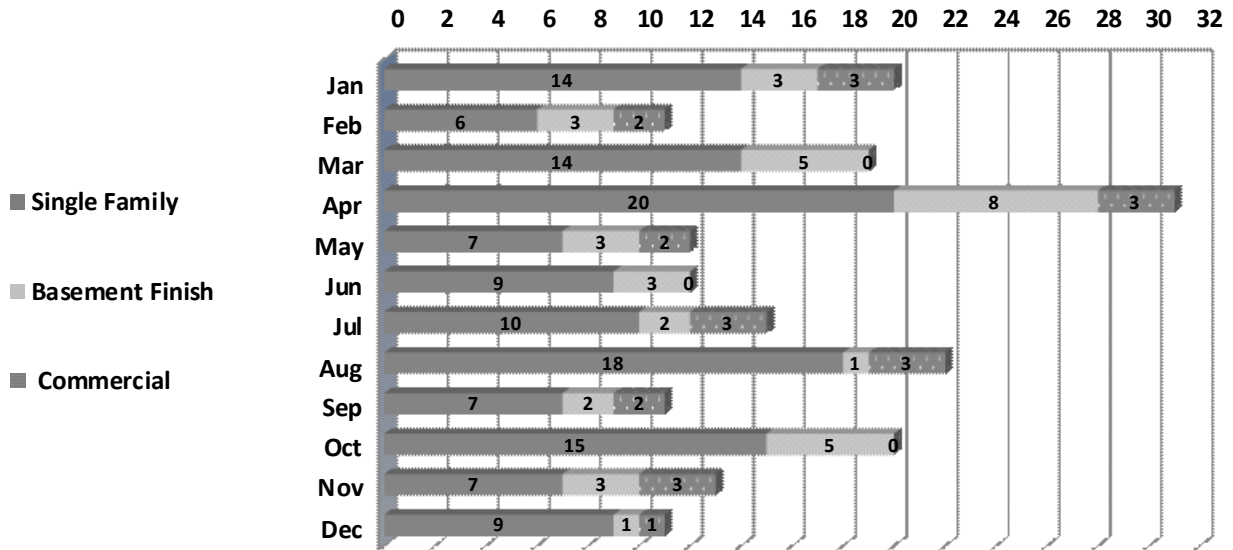




- There was a modest increase in the number of building inspections performed in 2019. There were 1170 Building Inspections in 2018 compared to 1176 in 2019.
- Building Inspections continued their upward trend with 2019 being the busiest of the last five years.
- As is typical, the most often performed type of inspections in 2019 were finals with a slight drop from 452 in 2018 to 447 in 2019. The next most performed type of inspection in 2019 were footers which increased from 347 in 2018 to 352 in 2019.

Permit Summary Report - Building Inspections - 2019													
Completed Date 1/1/2019 TO 12/31/2019													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
FINAL	38	33	29	29	42	34	36	48	49	43	42	24	447
FOOTER	14	20	25	45	34	19	45	42	49	20	14	25	352
FRAMING	13	19	28	23	15	22	21	28	19	34	22	26	270
RE-INSPECTION	0	2	0	0	0	0	1	4	3	0	2	0	12
STATUS CHECK	7	13	4	11	8	7	6	4	9	11	8	4	92
STOP WORK	0	0	0	0	0	0	0	1	1	1	0	0	3
Totals:	72	87	86	108	99	82	109	127	130	109	88	79	1176

Building Plan Reviews - 2019



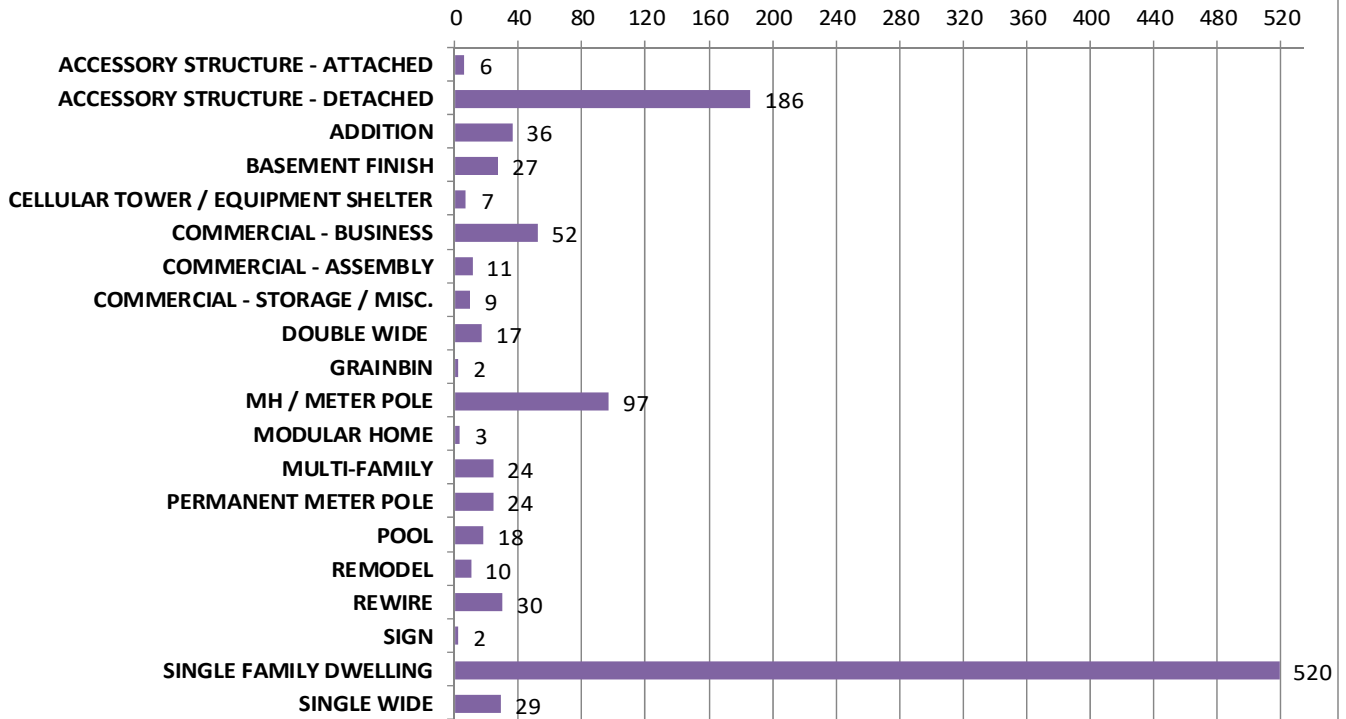
- Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more; roofed area is calculated by totaling living area, finished basement area, attached garage area and roofed porch areas.
- Plan reviews are also performed for all basement remodels/finishes and non-residential (commercial, industrial and assembly) projects that fall under local jurisdiction.
- The number of plan reviews increased from 182 in 2018 to 197 in 2019.
- Plan reviews averaged 11.3 per month for Single Family Dwellings; 3.25 for Basement Finishes and 1.8 for Non-Residential/Commercial projects.

Permit Summary Report - Plan Reviews 2019

Completed Date 1/1/2019 TO 12/31/2019

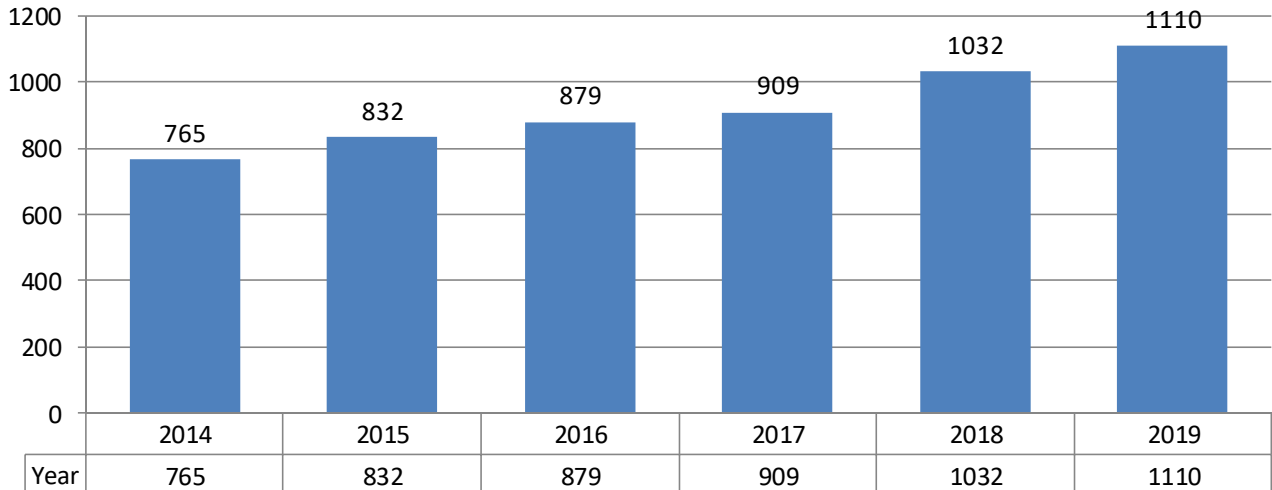
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Single Family	14	6	14	20	7	9	10	18	7	15	7	9	136
Basement Finish	3	3	5	8	3	3	2	1	2	5	3	1	39
Commercial	3	2	0	3	2	0	3	3	2	0	3	1	22
Totals:	20	11	19	31	12	12	15	22	11	20	13	11	197

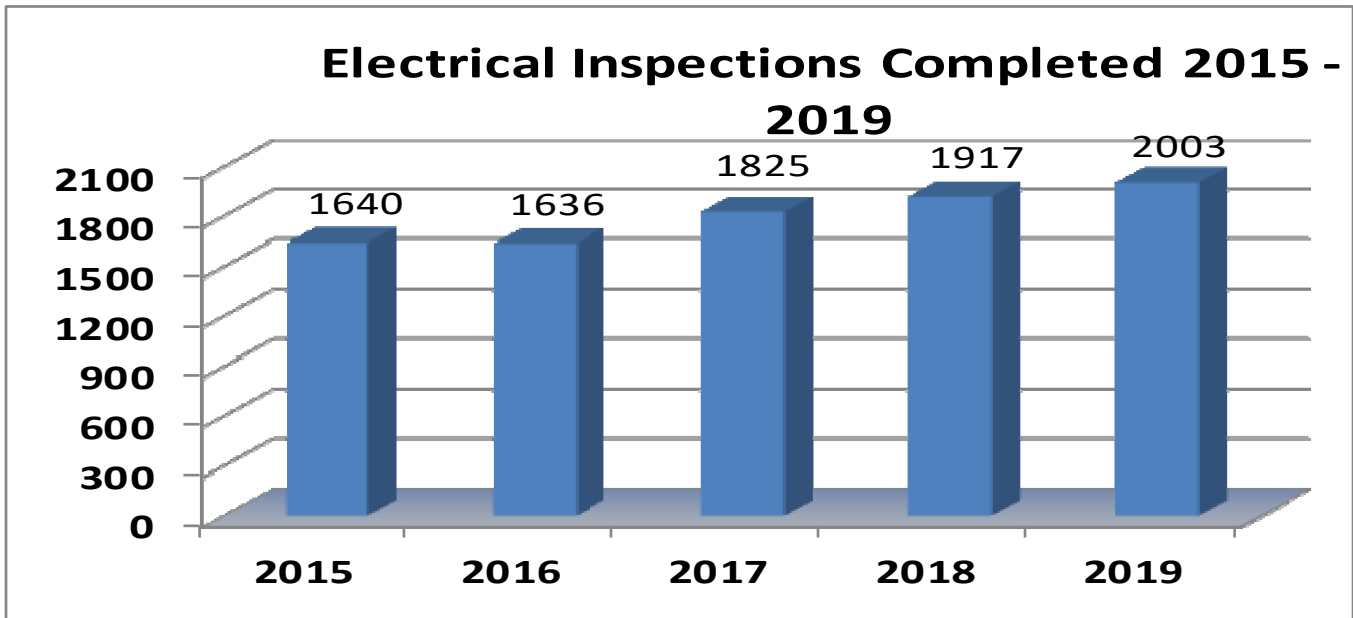
Total Electrical Permits Issued 2019 - by Type



- The number of electrical permits issued has continued to increase annually since 2014. 2019 was the busiest year for electrical inspections of the last six years with a total of 1110.
- The six-year average for electrical permits rose from 876 in 2018 to 921 for 2019 . 2019’s total number of electrical permits was 20.52% greater than the average.
- The number of Single Family Dwelling Permits always tops the numbers for the most electrical permits issued. The 520; however, is not only new houses but also includes inspections for service entrances, generator installs, service reconnects, etc.

Total Electrical Permits Issued 2014-2019 by Year





- A total of 2003 electrical inspections were completed in 2019.
- There were 4.49% more electrical inspections performed in 2019 than in 2018.
- 2019 was the most active year for electrical inspections of any of the last 5 years.
- Electrical inspections averaged approximately 167 per month, which equals approximately 14 inspections per day for a 3-day per week schedule.
- This office is responsible for electrical inspections for Unincorporated Hardin County, the cities of West Point, Vine Grove, Sonora and Upton in Hardin County and all of Larue County.

Permit Summary Report - Annual Electrical Inspections Completed

Completed Date 1/1/2015 TO 12/31/2019

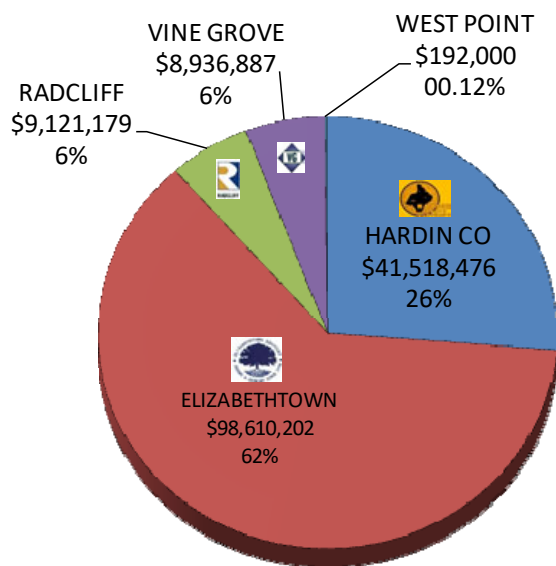
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2015	118	89	104	127	138	157	141	134	151	178	159	144	1640
2016	105	105	110	128	110	144	140	128	168	162	156	180	1636
2017	119	143	163	158	138	180	183	163	140	124	150	164	1825
2018	97	108	154	147	172	210	163	221	167	161	178	139	1917
2019	128	122	175	146	199	171	193	171	215	189	165	129	2003

Construction costs for Unincorporated Hardin County dropped 10.88% between 2018 and 2019. Construction costs fell from \$46,586,970 in 2018 to \$41,518,476 in 2019. The decrease was seen in nearly every work type from storage sheds to commercial projects. The largest non-residential projects were a church addition for North Stephensburg Baptist Church and a new Bluegrass Cellular tower in Glendale.

One bright spot was residential construction costs. The construction cost for single family dwellings was up 8.92% for 2019. Single family dwellings accounted for 79% of the 2019 construction cost total. The total construction cost for new homes in 2019 was \$32,874,850.

The 2019 total construction cost of \$158,378,744 for the five reporting jurisdictions showed an overall decrease of just 0.92% from the 2018 total of \$159,844,388. While Unincorporated Hardin County and Elizabethtown saw decreases, Radcliff and Vine Grove posted gains of at least \$1,000,000 each from 2018 to 2019. Elizabethtown continues to make up the majority of the construction cost pie and has since 2011.

TOTAL CONSTRUCTION COST 2019 - \$158,378,744



The Planning and Development Commission Staff have been active in the past year with public hearings, subdivision plats, development plans and building & electrical permits. The following table illustrates the workload for 2019.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	24	21	0	0	2	1
DEVELOPMENT PLAN	12	9	1	0	0	2
ZONING CHANGE	8	4	0	1	0	3
PUBLIC FACILITY	1	1	0	0	0	0
ROAD CLOSING	1	1	0	0	0	0
SITE PLAN	20	20	0	0	0	0
CELL TOWER	1	1	0	0	0	0
VARIANCE	17	17	0	0	0	0
TOTAL	84	74	1	1	2	6

- A total of 8 Zoning Changes were submitted to the Planning Commission during 2019 (with one application denied and three pending); of the 4 approved Zone Changes, two were to the Agricultural Zone, one from Rural Residential to Urban Residential and one from a Residential to a Commercial Zone. The Planning Commission also approved one Road Closing and one Public Facility in addition to a Text Amendment to update the Comprehensive Plan.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 12 Development Plans for Assembly, Commercial and Industrial projects were reviewed along with 20 Site Plans for Residential related projects.
- A total of 41 applications were considered by the Board of Adjustment during 2019 for Conditional Use Permits and Variances. Additionally, one Administrative Review was held to correct the Zoning Map.

VIOLATIONS REPORT 2019

If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations are coordinated with the Hardin County Code Enforcement Officer and the Hardin County Property Maintenance Code.

A violation notice will be issued to the property owner after a staff member has investigated the complaint. The DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009 enables the Commission to regulate and provide relief towards a number of items such as wrecked and/or inoperative vehicles, multiple dwellings, and commercial activity in a residential zone.

A notice of violation typically establishes a time period for the property to come into compliance. Should the property owner fail to correct said violation, the Commission then forwards the violation to the Office of the Hardin County Attorney for resolution.

In 2019, a total of thirty five (35) violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 35 violations investigated, 26 were closed out for compliance with 9 items pending potential litigation.



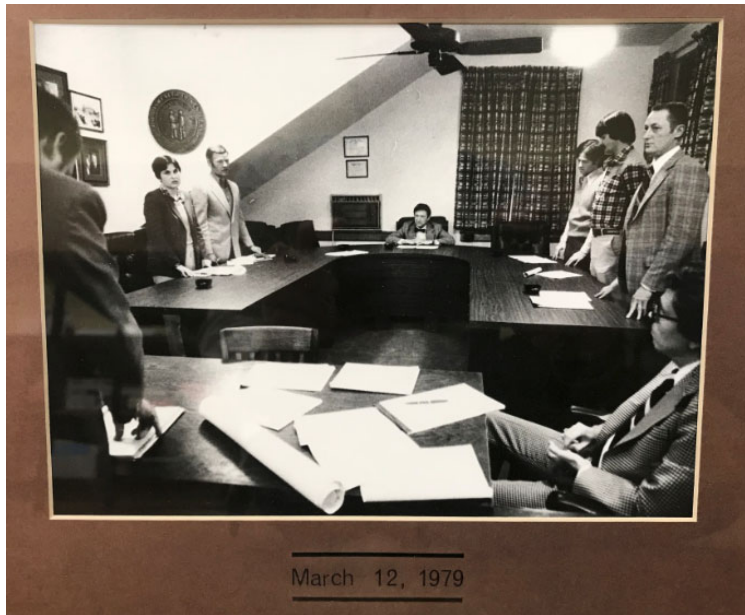
VIOLATION TYPE	# OF INVESTIGATIONS
Inoperable Vehicles	20
RV's used as Dwellings	4
Multiple Dwellings	2
Running Business without Approvals	8
Other	1
TOTAL	35

COMPREHENSIVE PLAN UPDATE

On August 6, 2019 the Hardin County Planning and Development Commission readopted the Planning for Growth—Comprehensive Development Guide and approved an Amendment to the Land Use Element. The E2RC Corridor Planning Area was updated to the KY 361 Corridor Planning Area with more specific language added regarding this growth corridor. The Planning Area map was also updated to include Patriot Parkway in addition to the northern section of KY 361 known as Bullion Boulevard.

700TH MEETING AND 40TH ANNIVERSARY OF THE PLANNING COMMISSION

On August 6, 2019 the Hardin County Planning and Development Commission held their 700th Meeting. 2019 also marked the 40th anniversary of the Planning Commission. The first meeting of the Commission was held on March 12, 1979. Below are photos from the 1st and 700th Meetings.



March 12, 1979



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DEVELOPMENT
COMMISSION**

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www.hcpdc.com

