

January 2024



Hardin County
Planning &
Development
Commission

2023 Annual Report

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Planning Commission Members

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Steve Steck, Secretary

Mark Nelson, Commissioner

Charles Nall, Commissioner

SERVICE MILESTONES

Adam King
15 years

Susan Bowen
10 Years

Board of Adjustment Members

Bob Krausman, Chairman

Greg Youngblood, Vice Chairman

Steve Steck, Secretary

NEW EMPLOYEES

Jackie Mather

Rachel Derting

Planning Commission Staff

Adam C. King, AICP – Director & Building Official

Nikki McCamish – Planner I

Haley Goodman – Planner

Susan Bowen – Financial & Operations Coordinator

Madeline Hornback – KBC Coordinator

Jackie Mather – Administrative Assistant

Rachel Derting – KBC Assistant

Edwin Alicea – Building Inspector, Level 1

Jimmy Morgan – Building Inspector, Level 1 & 2 Family

Greg Carwile – Electrical Inspector

Josh Cooper – Legal Counsel



Continuing Education Training

- + APA-KY Spring Planning Conference, Barren River Lake, KY – Adam & Haley presented a session titled, “Glendale, KY from Railroad Beginnings to an Electric Vehicle Future.”



- + APA-KY Planning Day Conference, Owensboro, KY – Adam, Nikki & Haley gave a Christmas themed presentation titled, “Twas the Year before BlueOval” that highlighted 2023 and the Comp Plan update. Other staff members shadowed the Owensboro Planning Office’s Building Department.

- + CAAK Winter Training, Virtual

- + CAAK Fall Conference, Owensboro, KY



Project Activity of Notable Development

1.**BOBCAT ENTERPRISES INC.** – Commercial Building Permit for an 80' x 100' shop building for equipment storage and a remodel of the existing 4,000 sq. ft. commercial building at 51 Harvest Drive, Elizabethtown, KY.

2.**ROCKY TOP ESTATES, LLC** – Approved a Zone Change from Rural Residential (R-2) to General Commercial (C-2) and a Development Plan for a 40 space RV Park on 5 acres located at 6229 South Dixie Highway in Glendale, KY.

3.**HEIDELBERG MATERIALS MIDWEST AGG INC** – Approved a Development Plan for the expansion of the Scotty's Upton Asphalt Plant located on 20.32 acres at 607 Quarry Road in Upton, KY.

4.**MEADOW VIEW SUBDIVISION** – Approved two Development Plans to allow for six duplexes to be built creating twelve housing units located on Palmetto Loop in Glendale, KY.

5.**FIVE STAR GAS STATION** – Commercial Building Permit for a 5,115 sq. ft. gas station and a 6,580 sq. ft. fuel canopy at 1164 Rineyville Big Springs Road, Rineyville, KY.

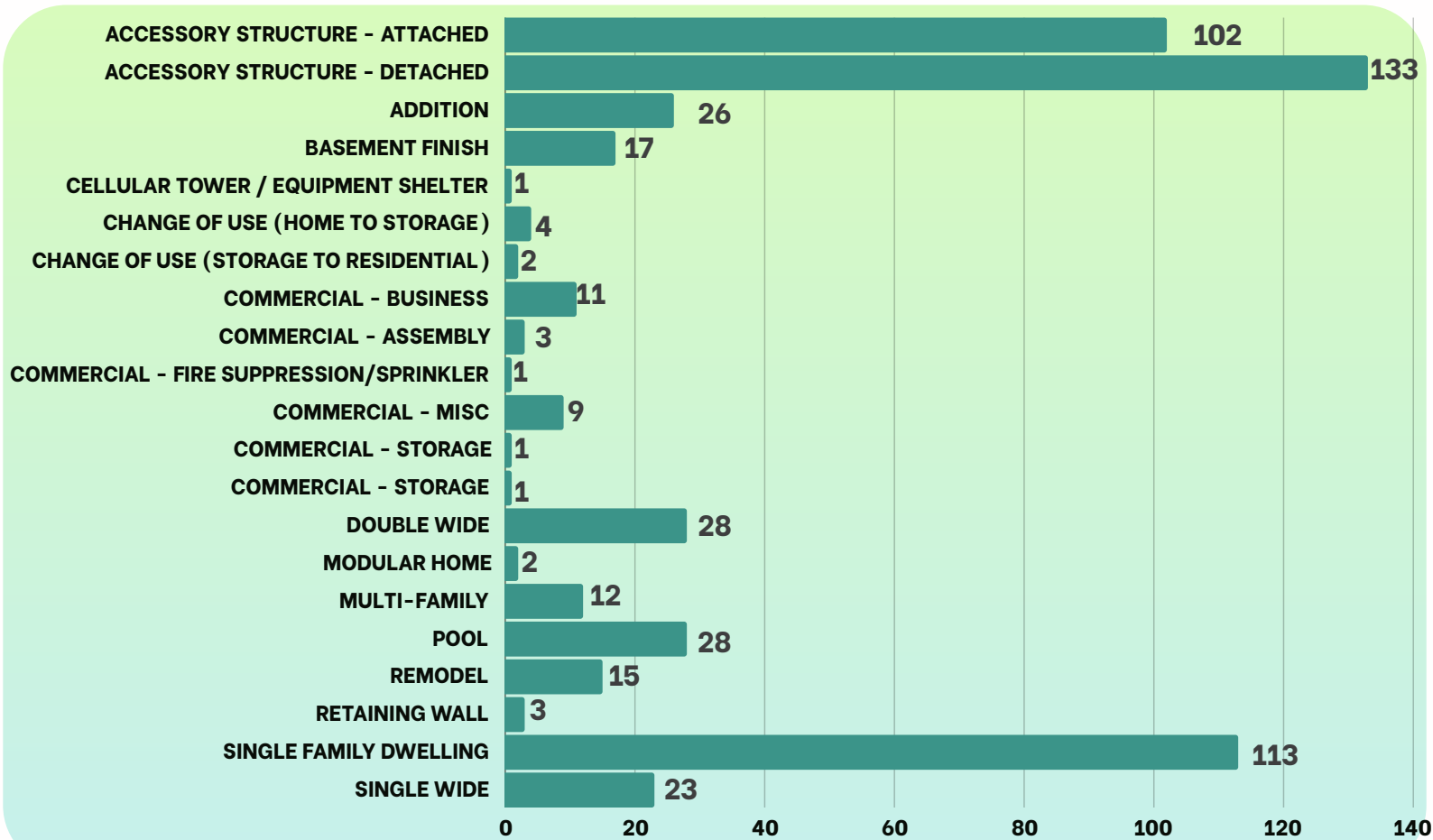
6.**BSTF INVESTMENTS, LLC** – Approved a Zone Change from Rural Residential (R-2) to General Commercial (C-2) and a Development Plan to allow for the conversion of a mobile home park into a Recreational Enterprise (Outdoor) seventy-two spot RV Park on 7.78 acres located at 6353 South Dixie Highway in Glendale, KY.





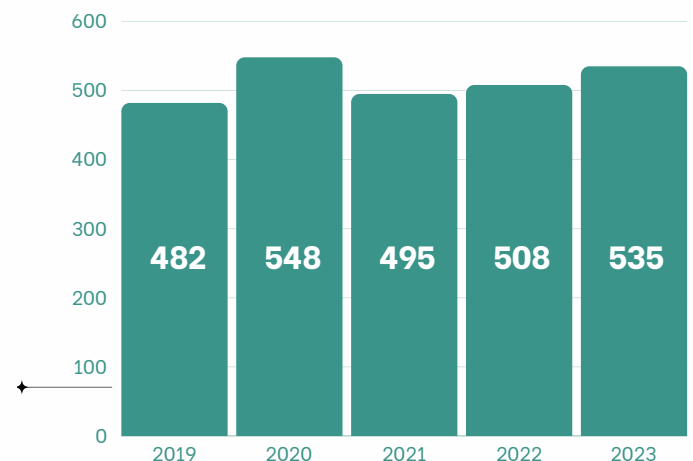
Total Building Permits

2023 Permits Issued By Type



+ Total building permits have been fairly consistent over the last five years. For 2023 there were **535** total permits issued which is a slight increase from the two previous years. The average for the last five years is 514 permits. With the unprecedented growth the county is expecting due to BlueOval SK we only expect this number to climb in the coming years.

5 Year History of Total Permits

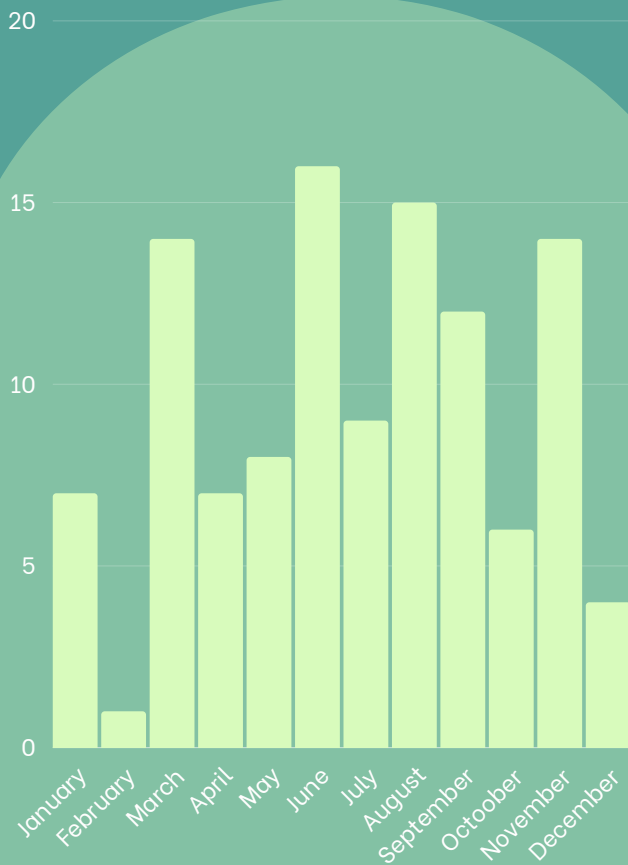




Single Family Dwellings

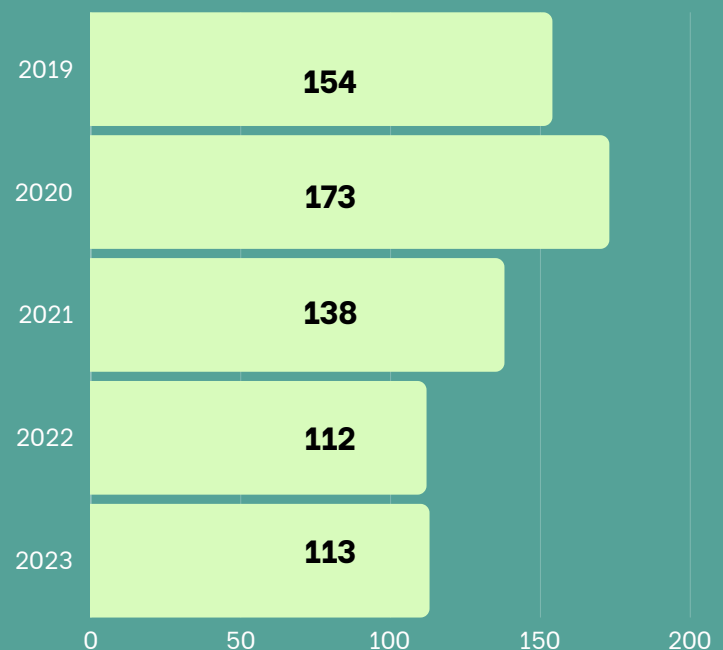


Single Family Dwelling Permits By Month



The total number of Single-Family Dwellings for 2023 is **113**, which is consistent with 2022 but a decrease from previous years. The average number of Single Family Dwellings per month is 9.3. The busiest months were June and August with 16 permits in June and 15 permits in August.

5 Year History of Total Single Family Dwelling Permits



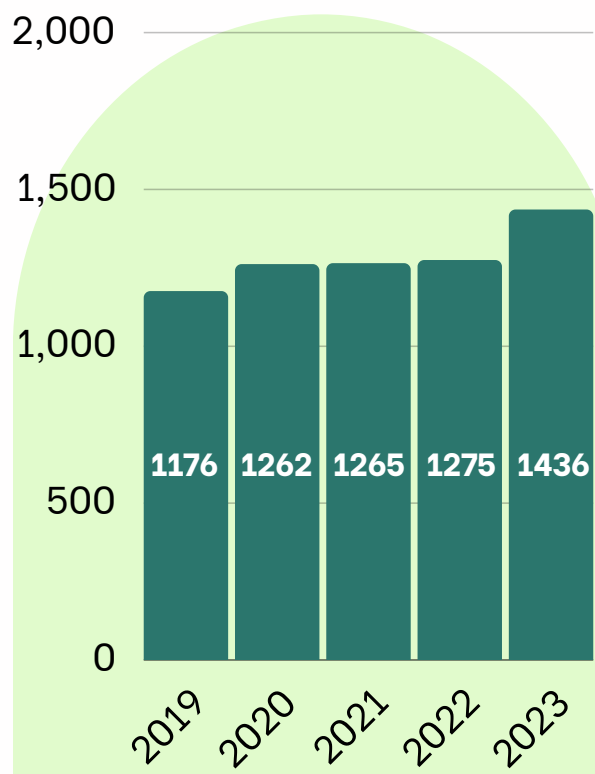
✦✦✦ The average construction cost of a Single Family Dwelling reported to Hardin County in 2023 was **\$265,482.**



Building Inspections

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	35	31	49	41	47	51	46	67	53	54	40	31	545
Footing	24	21	34	31	30	42	30	54	33	41	34	49	393
Framing	22	18	29	22	24	35	23	37	25	37	29	12	313
Re-Inspection	5	4	4	5	8	8	2	5	3	11	5	8	68
Status Check	9	14	11	11	6	8	11	11	6	6	11	13	117
TOTAL	95	88	127	110	115	144	112	174	120	149	119	83	1436

Total Building Inspections Per Year



2023 had a major jump in building inspections with a total of 1,436, which is a 15% increase from the previous 5 year average of 1,413. Per usual, final inspections were the most common type of inspection performed. Based on 20 working days a month, 2023 averaged 6 inspections per day.



Building Plan Reviews

Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Single Family	7	0	7	7	5	8	7	11	5	6	12	7	82
Basement Finish	2	1	3	1	1	0	1	3	2	6	0	1	21
Commercial	0	3	1	4	4	3	2	0	0	3	10	4	34
TOTAL	9	4	11	12	10	11	10	14	7	15	22	12	137

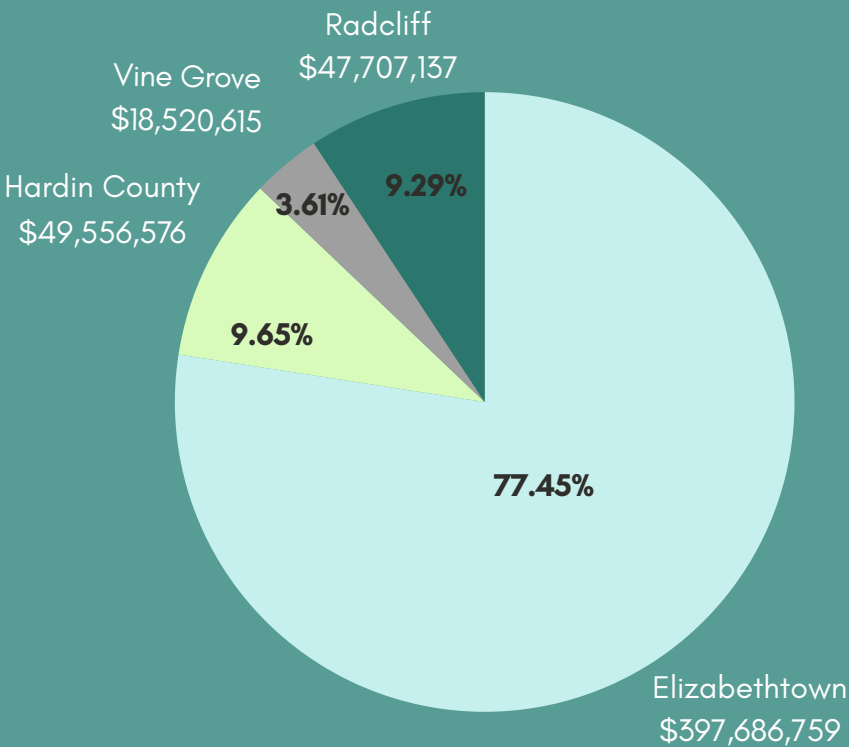
- + Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more, basement remodels, and commercial/non-residential projects. There were a total of **137** plan reviews for 2023.
- + Plan reviews averaged 6.8 per month for single family dwellings; 1.75 per month for basement finishes and 2.8 per month for commercial/non-residential projects.
- + As the number of new single family dwelling permits declined so did the number of plan reviews. There were **82** single family dwelling plan reviews in 2023, which is 10 less than 2022.
- + The number of basement finish plan reviews **decreased** from 28 to 21 from 2022 to 2023.
- + Building Inspector Edwin Alicea passed the Level 1 Exam allowing him to complete commercial projects in April of 2022, which caused a spike in commercial plan reviews for 2023, which jumped from 12 to **34**.
- + Our office contracts with Larue County for commercial building inspections, **12** of the 34 commercial/non-residential permits issued in 2023 were for projects in Larue County.





TOTAL CONSTRUCTION COST

\$513,471,087



Total construction cost for building projects in unincorporated Hardin County was higher than ever before this year. The previous high was \$48,304,729 in 2020, which is \$1,251,847 lower than this year's total which is a 2.5% increase.

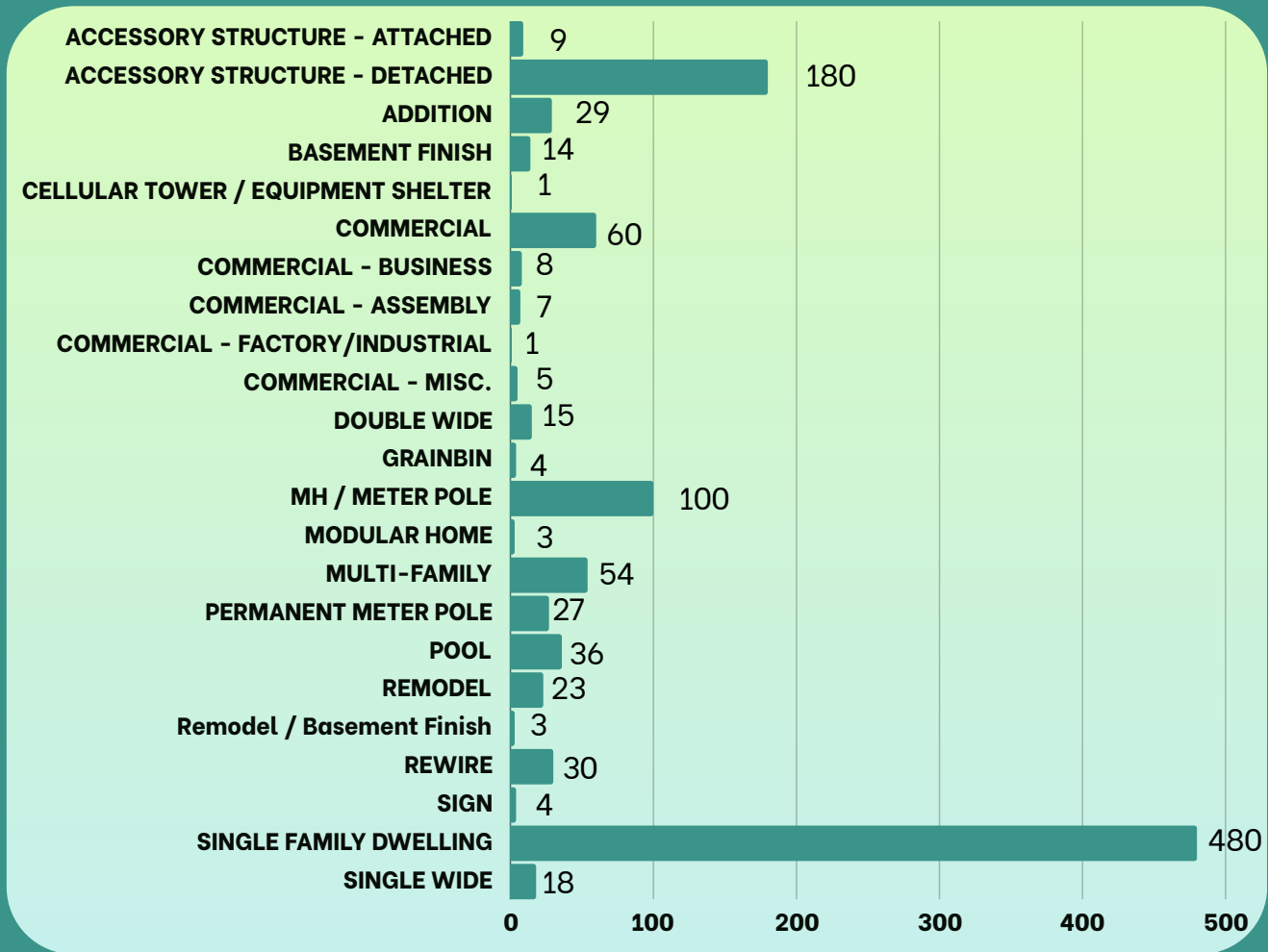
Considering there were 60 fewer homes built in 2023 than in 2020, the jump in total construction cost is likely attributable to the increase in commercial projects as well as inflation. The total construction cost reported for single family dwellings in 2023 was \$29,999,507, 1.8% less than the year prior. Single family dwellings accounted for 60.54% of unincorporated Hardin County's 2023 construction cost total. With 113 new homes permitted, the average construction cost calculates to \$265,482 per home.

The 2023 total construction cost of \$513,471,087 for the four reporting jurisdictions was up an astounding \$60,684,266 despite not receiving a report from the City of West Point.



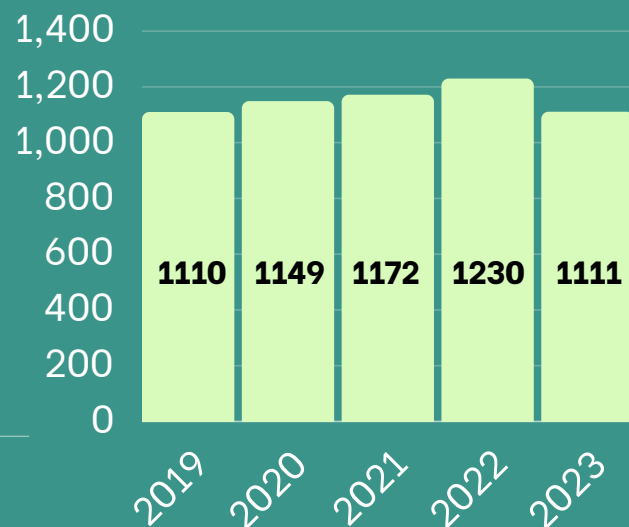


Electrical Permits



For the first time in 9 years, the number of total electrical permits decreased with a total of **1,111**. In April of 2023 Vine Grove took control of their electrical inspections which may be attributable to this year's decrease. 2022 was the busiest of the last 10 years with a total of 1,230. The five year average is 1,154 which is higher than this year's total. Single Family Dwellings are consistently the most common type of electrical permit issued, and include not only new construction but also service entrances, generators, roof mount solar panel installs, & service reconnects.

Total Electrical Permits Per Year





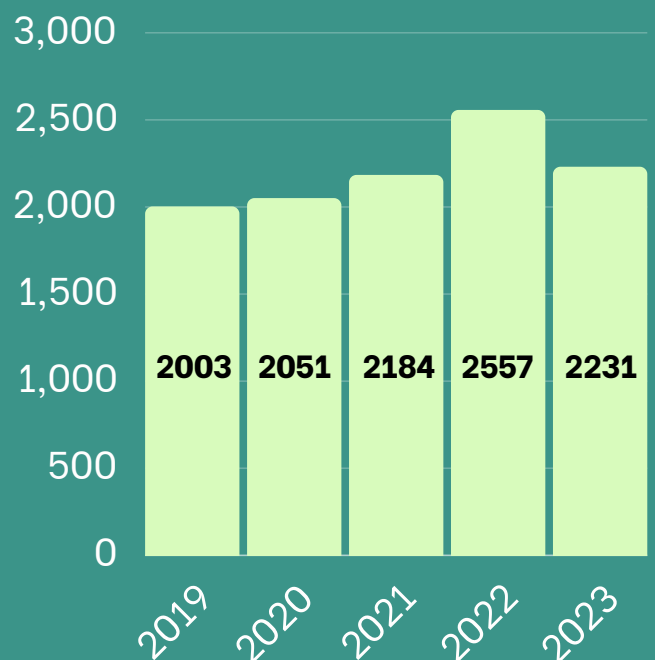
Electrical Inspections By Type



Type	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
Final	83	73	127	84	99	74	106	104	133	84	86	54	1107
Re-Inspection	13	13	11	6	10	8	9	17	10	12	6	7	122
Rough	63	33	59	40	52	33	24	35	52	33	30	30	484
Service Entrance	1	1	2	5	0	0	0	2	1	2	1	2	17
Status Check	2	2	10	1	5	3	4	3	2	5	8	5	50
Temp On Main	34	16	32	33	46	33	28	19	29	17	20	30	337
Temp Pole	9	13	12	15	6	7	12	4	11	9	5	11	114
TOTAL	205	151	253	184	218	158	183	184	238	162	156	139	2231

There were a total of **2,231** electrical inspections for 2023, which is a 13% decrease from 2022. Electrical inspections averaged 186 per month, which is equal to approximately 14 per day with a 3-day work week. Our office processes electrical inspections for all of unincorporated Hardin County, West Point, Sonora, Upton, and Larue County.

Total Electrical Inspections Per Year





Plat Recordings

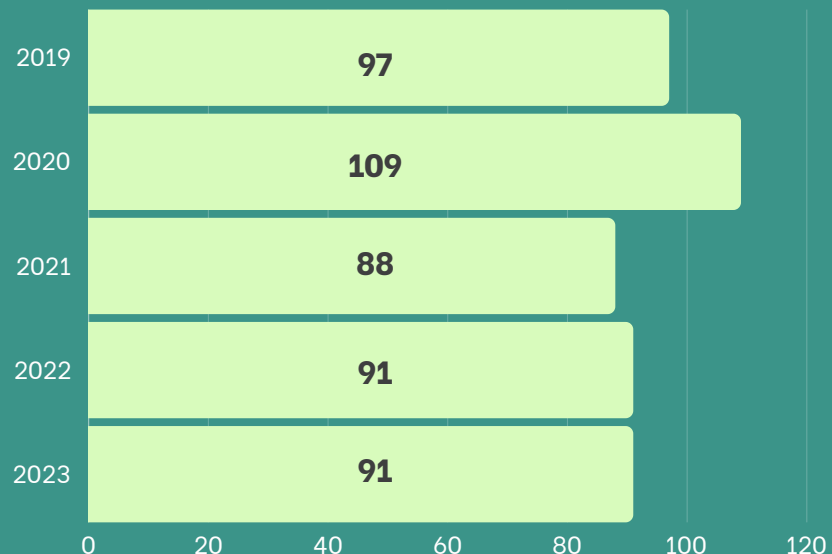


12 Month History of Recorded Plats



Plat approval has been fairly consistent over the last five years. For 2023 there were **91** total plats recorded. 2003 is the record highest year with 186 plats recorded. The last five years have averaged 95.2 plats recorded each year.

5 Year History of Recorded Plats



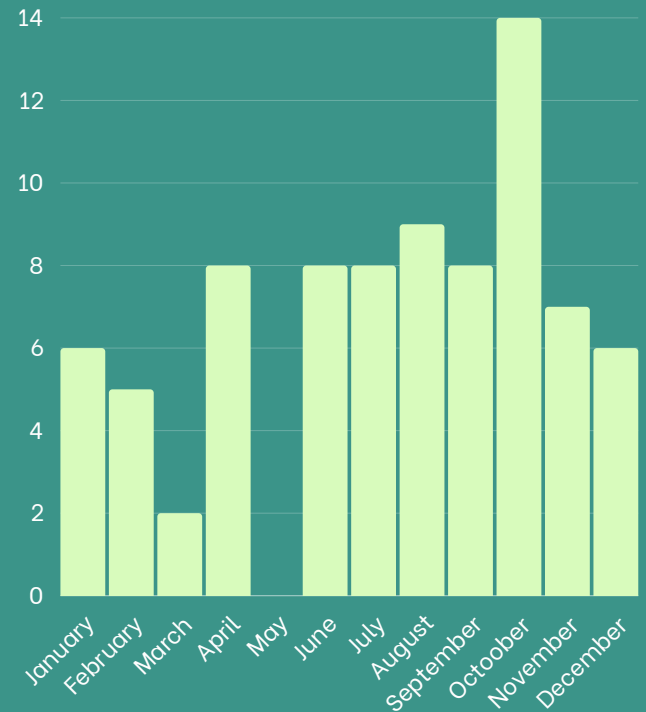


Lots

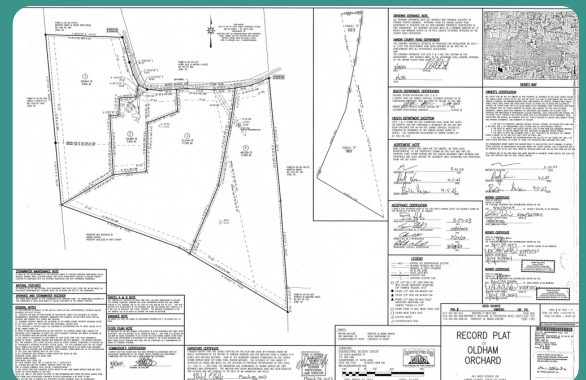
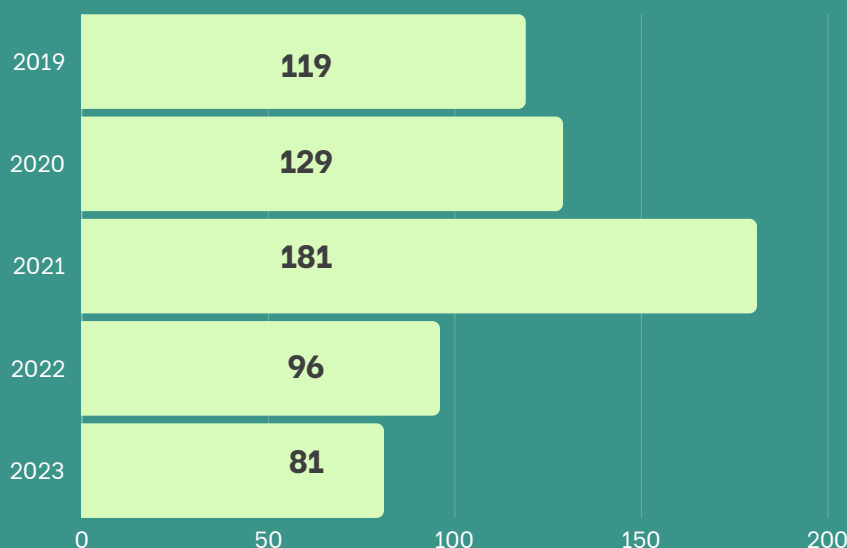
Recorded



12 Month History of Recorded Lots



5 Year History of Lots Recorded





Land Use Review

Type	Total Applications	Approved	Expired	Denied	Withdrawn	Pending
Conditional Use Permit	28	24	0	1	2	1
Development Plan	19	11	2	0	0	6
Zone Change	17	15	0	0	0	2
Public Facility	2	2	0	0	0	0
Road Closing	0	0	0	0	0	0
Site Plan	36	31	0	1	2	2
Waiver	1	0	0	0	0	1
Variance	27	26	0	0	0	1
TOTAL	129	108	2	2	4	13

+ A total of **17** Zone Changes were submitted to the Planning Commission during 2023. Eight of those Zone Changes were from Residential to Commercial. Additionally, eight Zone Changes occurred in the **Glendale** area. The Planning Commission also approved two public facilities, one for the proposed new West Hardin Middle School and a garage for the Hardin County Solid Waste Department at the old landfill site.

+ The Commission Staff reviews all Development Plans and Site Plans. A total of **19** Development Plans for Assembly, Commercial and Industrial projects were reviewed along with **36** Site Plans for Residential and small scale Commercial related projects.

+ A total of **48** applications were considered by the Board of Adjustment during 2023 for Conditional Use Permits and Variance. The Planning Commission considered 4 Variances and 3 Conditional Use Permits due to associated Zone Changes and 1 Waiver from Development Criteria.



Violations Report

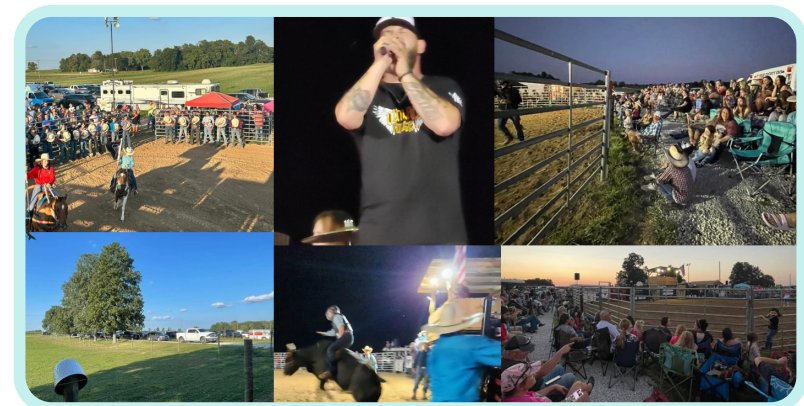
If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations 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 inoperable 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 2023, a total of 29 violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 29 violations investigated, 24 were closed out for compliance with 5 items pending potential litigation.

Violation Type	Total Investigations
Inoperable Vehicles	11
RV's Used as Dwellings	2
Operating A Business without a Permit	16
TOTAL	29





APA-KY President

Congratulations to Director Adam King, AICP for being elected as the President of the KY Chapter of the American Planning Association. He will serve a two year term as President followed by a one year term as Immediate Past President.

Comprehensive Plan Open House

On March 1 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Old East Hardin Middle School in Glendale. There were over 200 in attendance.



Electrician Training

Electrical Inspector, Greg Carwile hosted a training on inground pools on 27 October 2023 with over 25 electricians in attendance.



2023

Hardin County Planning & Development

Contact Information



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