



Hardin County
Planning & Development Commission
20 February 2024

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT

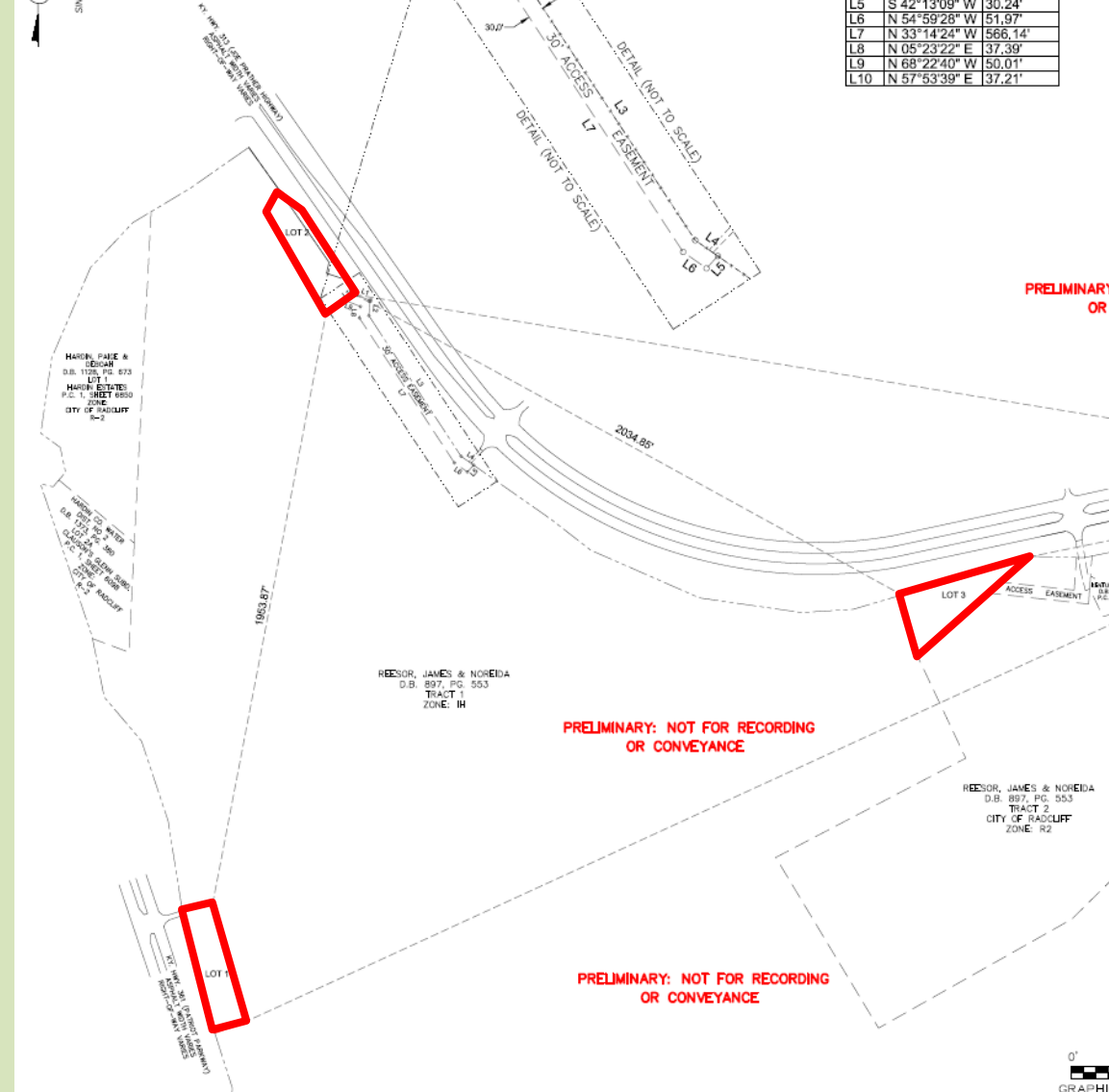
Noreida Reesor

20 February 2024

Zone Map Amendment Request:

FROM: IH (Industrial Holding)

TO: C-1 (Convenience Commercial)



Summary: The applicant is requesting a Zone Change from Industrial Holding (IH) to Convenience Commercial (C-1) to allow for the property to be further subdivided and billboards to be placed on the 3 newly created 1 acre lots. The property is a 146.9 acre site located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, KY.

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. Zoning Ordinance – Industrial Holding Information
- G. Aerial Photos
- H. Character of the Site Analysis
- I. Hardin County Water District #1 Sewer
- J. Proposed Record Plat of Noreida Subdivision, Lots 1, 2 & 3 (2024)
- K. Proposed Development Plans for Noreida Subdivision, Lots 1, 2 & 3 (2024)
- L. Secretary of State City Limit Map (Radcliff)
- M. Proposed City of Radcliff Adjoining Property Developments
- N. City of Radcliff Comprehensive Plan – District 5
- O. Character of the Area Analysis
- P. KYTC Email re: Entrance Locations & Billboard Proximity
- Q. Photos of the Site
- R. Analysis of Zone Changes from the Industrial Holding (IH) Zone
- S. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- T. *Comprehensive Development Guide
- U. *Development Guidance System Ordinance

*Not provided in PowerPoint

Public Notification

LEGAL
NOTICE OF PUBLIC HEARING
 Notice is hereby given that the Hardin County Planning & Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday February 20, 2024 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 IH – INDUSTRIAL HOLDING ZONE to the C-1 CONVENIENCE COMMERCIAL ZONE for three proposed one acre lots located on the east side of Patriot Parkway (KY 361) & the south side of Joe Prather Highway (KY 313), Radcliff, KY 40160 to allow for billboards to be placed on the three newly created lots.

Newspaper Ad on Sat./Sun. February 10/11, 2024



Four signs posted on site since February 1, 2024



Hardin County
Planning and Development Commission
 150 N. Provident Way, Suite 225
 Elizabethtown, KY 42701
 Phone: 270-769-5479 Fax: 270-769-5591

COPY

February 2, 2024

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 at THE INTERSECTION OF PATRIOT PRAKWAY (KY 361) & JOE PRATHER HIGHWAY (KY 313), RADCLIFF, KY 40160. The owners, JAMES & NOREIDA REESOR, are requesting a Zoning Change for three proposed one acre lots LOCATED ON THE EAST SIDE OF PATRIOT PARKWAY (KY 361) & THE SOUTH SIDE OF JOE PRATHER HIGHWAY (KY 313). – See Enclosed Map

The hearing will be held as follows:

DATE: 20 FEBRUARY 2024
 TIME: 5:00 PM

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

EXISTING ZONE: IH - INDUSTRIAL HOLDING ZONE

PROPOSED ZONE: C-1 - CONVENIENCE COMMERCIAL ZONE


REQUEST: MAP AMENDMENT FROM THE INDUSTRIAL HOLDING ZONE (IH) TO THE CONVENIENCE COMMERCIAL ZONE (C-1) TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED AND BILLBOARDS PLACED ON THREE NEWLY CREATED LOTS

The Public Hearing will be held to decide whether:

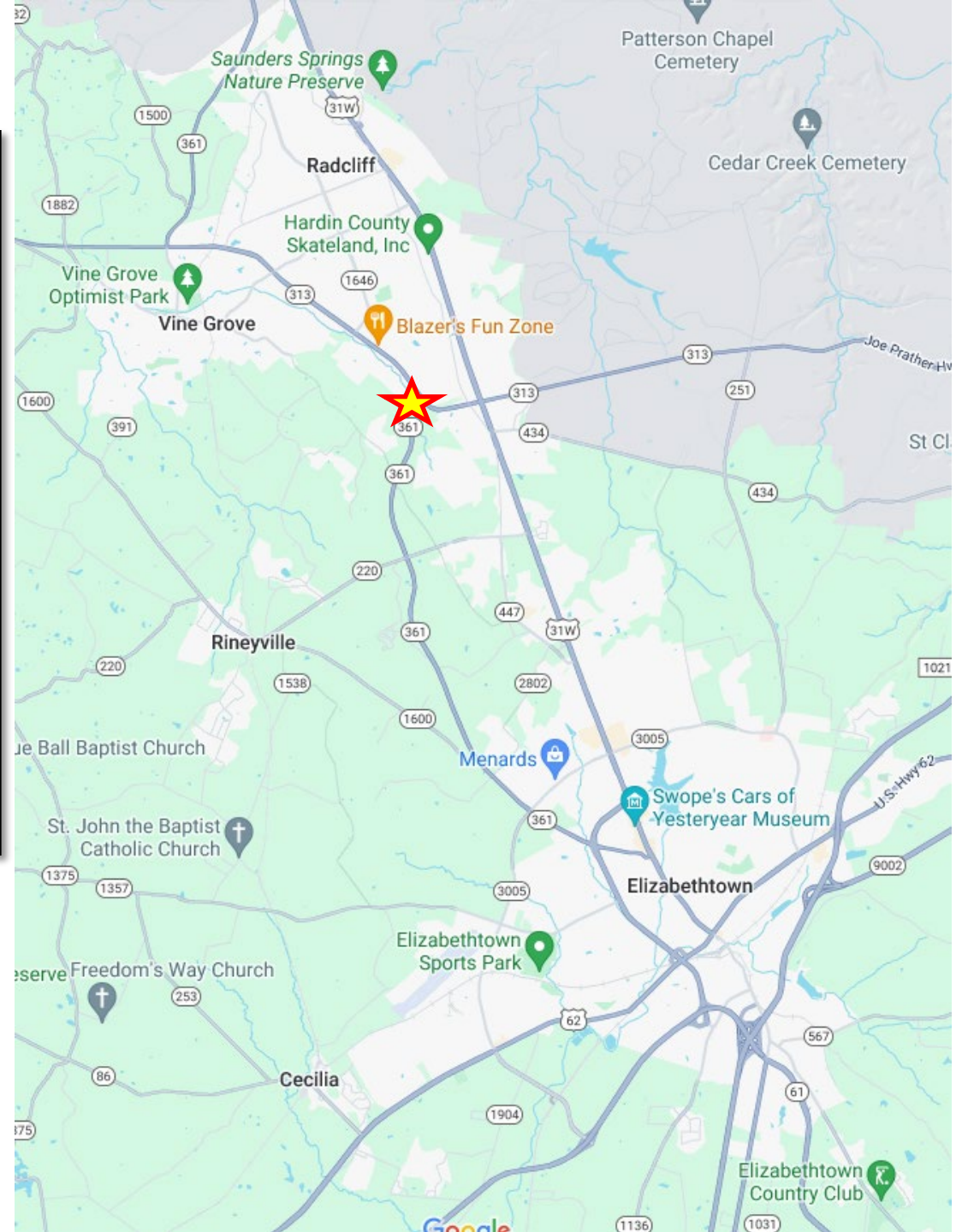
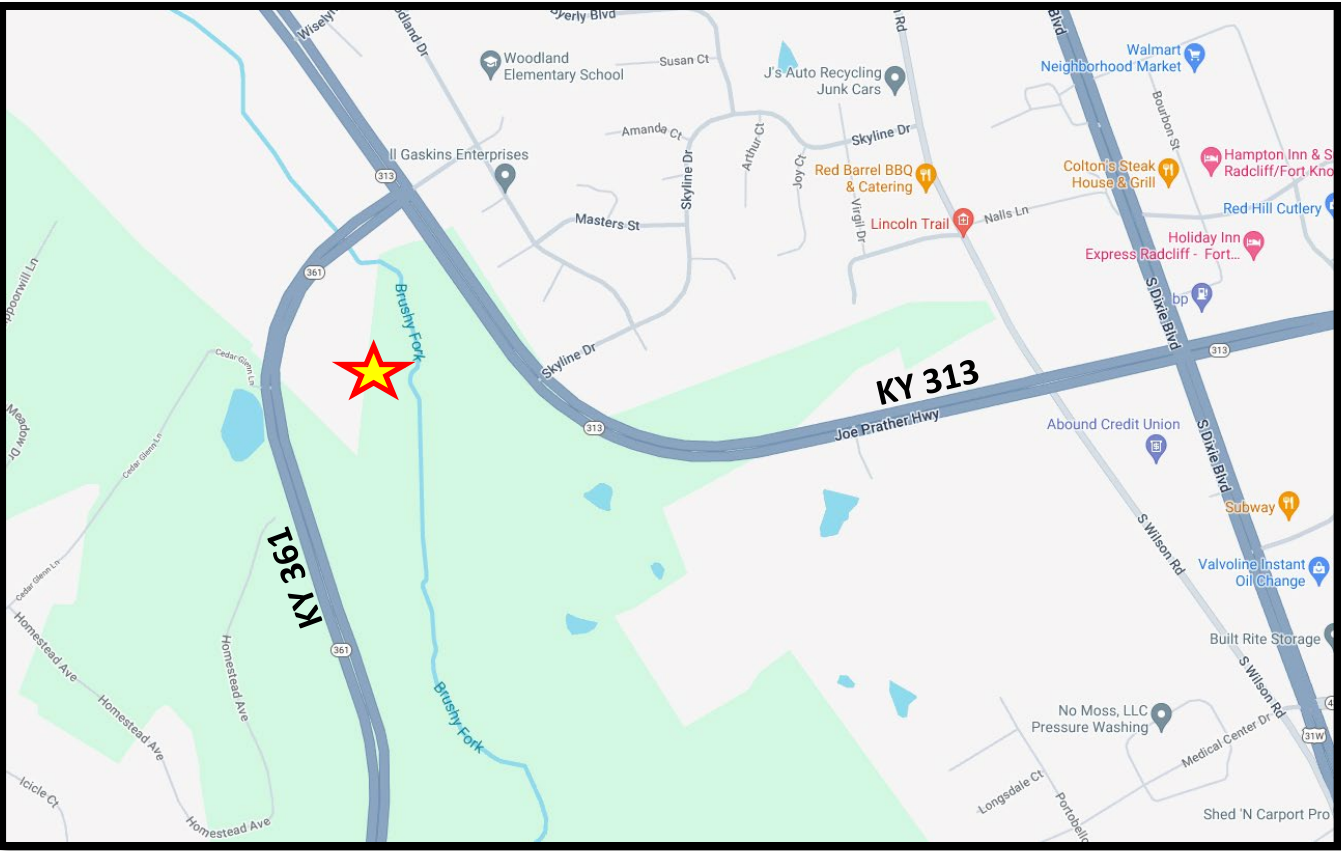
- 1) The proposed project is in agreement with the comprehensive plan,
- 2) There have been major economic, physical or social changes in the area since the adoption of the comprehensive plan and / or
- 3) The existing zone is inappropriate.

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

First class mailings sent to 83 owners that adjoin or are within 1200' of road frontage



Hardin County Future Land Use

A. Urban Areas

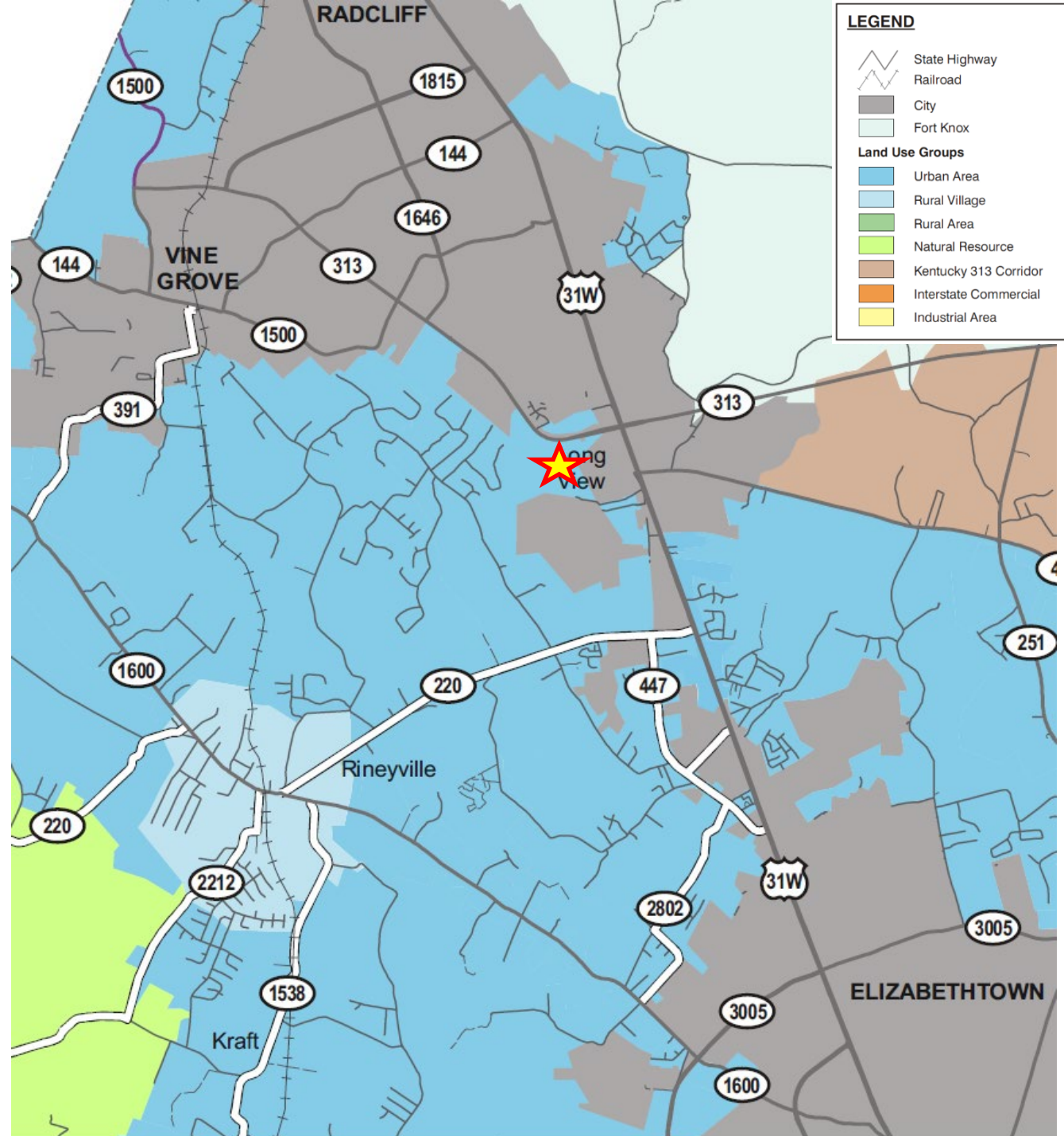
Introduction: Urban areas in Hardin County are those surrounding incorporated jurisdictions within the County. In particular, urban areas surround Elizabethtown, Vine Grove and Radcliff. As areas adjacent to established city environments the urban areas identified by this plan are more intensely developed. These areas are marked by having the highest levels of infrastructure and utility service.

Natural Features: Generally, the lands within the urban areas identified in this plan are flat to gently rolling. These areas are relatively unaffected by poor soils and are not subject to flooding.

Existing Land Use: The land use pattern in urban areas in Hardin County is the most densely developed in the community. Along the more significant arterial roadways of the community, there is a mix of commercial and very high-density residential use. In some instances, there are light industrial uses.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for Urban Areas generally. Also provided are general guidelines for development in Urban Areas.

- Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate.
- Growth for the community should be reoriented into these areas.
- Away from major and minor arterials, neighborhood commercial as well as convenience commercial uses may be appropriate.
- Access points to collector and higher classification roadways should be limited by using common access points, frontage roadways and access management techniques.
- In areas with higher density or opportunities for the provision of centralized or decentralized sewage disposal systems should be explored and required where appropriate.
- Residential use in this area should be limited to Urban residential only with other less dense development prohibited.

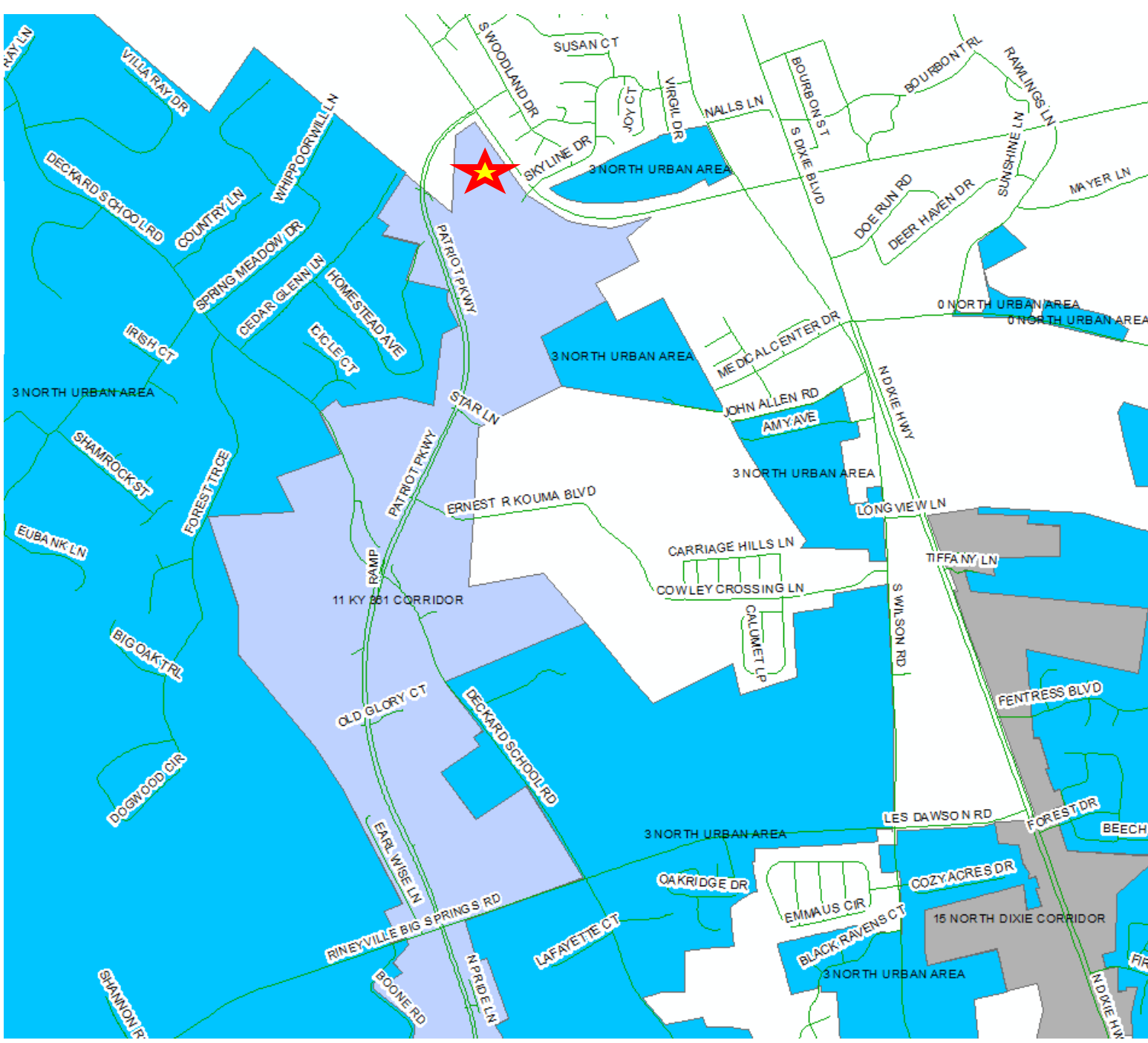


Planning Area Map

11. KY 361 CORRIDOR

11. Kentucky 361 Corridor

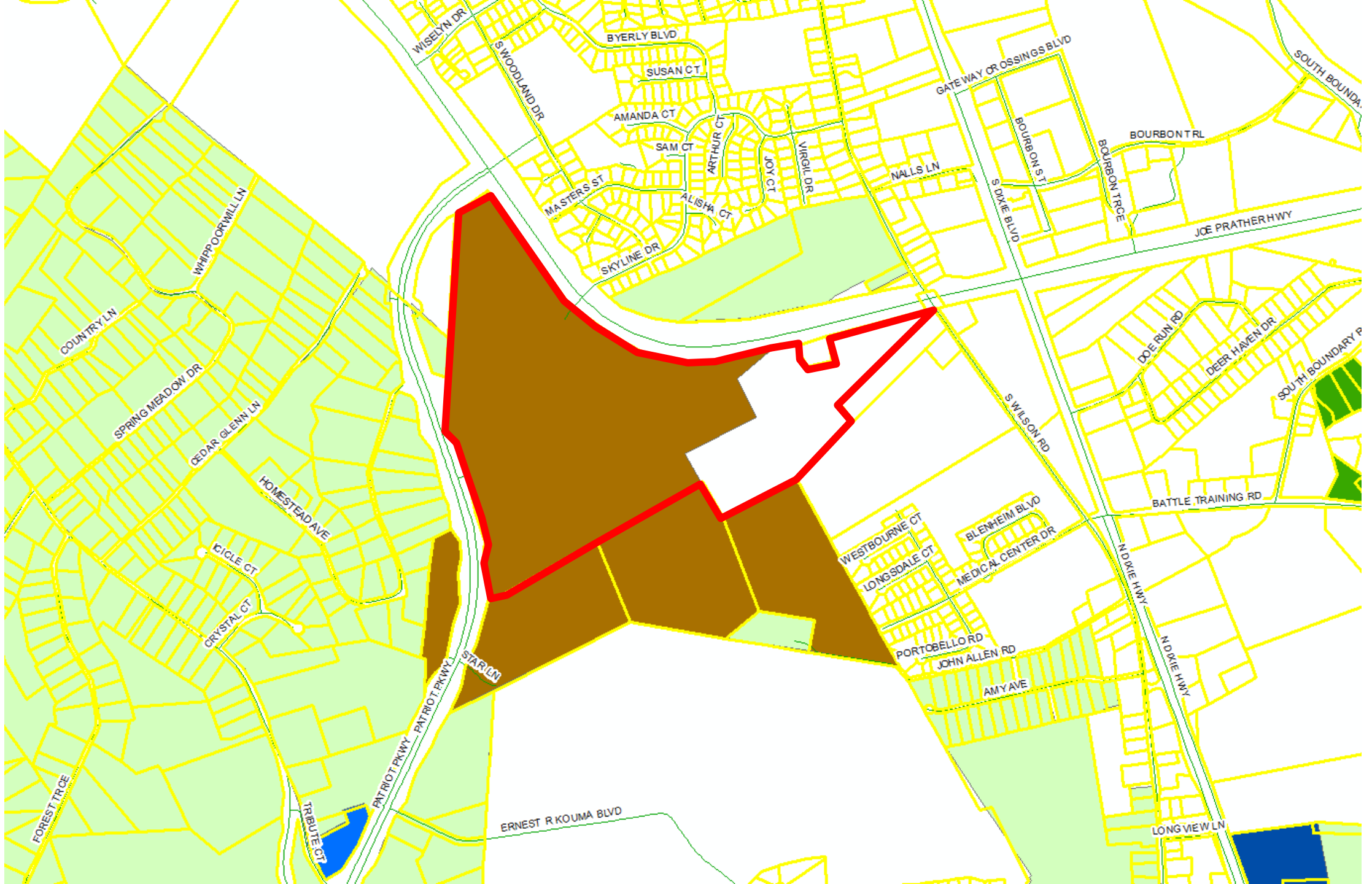
- Introduction:** This planning area was initially titled the E2RC Corridor with the acronym standing for the Elizabethtown (E) to (2) Radcliff (R) Connector (C) in 2008 at the initial adoption of the Comprehensive Plan. This limited access highway was officially opened on June 2, 2014 and is now known as KY 361. The portion from US 31W (Elizabethtown) to KY 313 (Radcliff) is known as Patriot Parkway and the portion from KY 313 (Vine Grove) to US 31W (Fort Knox) is known as Bullion Boulevard. The highway serves as an alternative north/south route thru Hardin County to avoid the congestion of Dixie Highway (US 31W). This corridor already has some of the highest traffic counts in the unincorporated portion of Hardin County.
- Existing Land Use:** This area's land use pattern is mostly residential with sporadic areas of mixed use (especially within the incorporated cities).
- Natural Features:** This area is relatively flat with the area south of KY 313 having some floodplain, blue line streams and mapped sinkholes. The area north of KY 313 has numerous mapped sinkholes which are a constraint to development.
- Recommended Land Use and Development Criteria:**
 - The recommended land use pattern for the KY 361 Corridor is primarily urban residential.
 - Multifamily and Commercial development should be allowed only at strategic locations based on the design of the new road with general & convenience commercial use located at major crossroads or intersections.
 - Target areas have been identified where Multifamily Residential and Commercial development are appropriate to include the intersection with KY 1600, Boone Road, KY 220, Deckard School Road, KY 313 and at Knox Avenue & Red Hill Road.
 - Development in this planning area must be consistent with the established design and access points for the new road.
 - Access points to the new roadway should be limited through the development review process as well as access control by way of right-of-way acquisition.
 - As a new primary roadway in the community, signs along the corridor should be aesthetically pleasing and promote Hardin County's unique character.
 - As developed, there should be a unified theme for landscaping and building design provided.
 - Development should be carefully reviewed so as not to create traffic capacity problems along this corridor intended to provide traffic relief from the congestion of Dixie Highway (US 31W).



MasterZone

DISTRICT

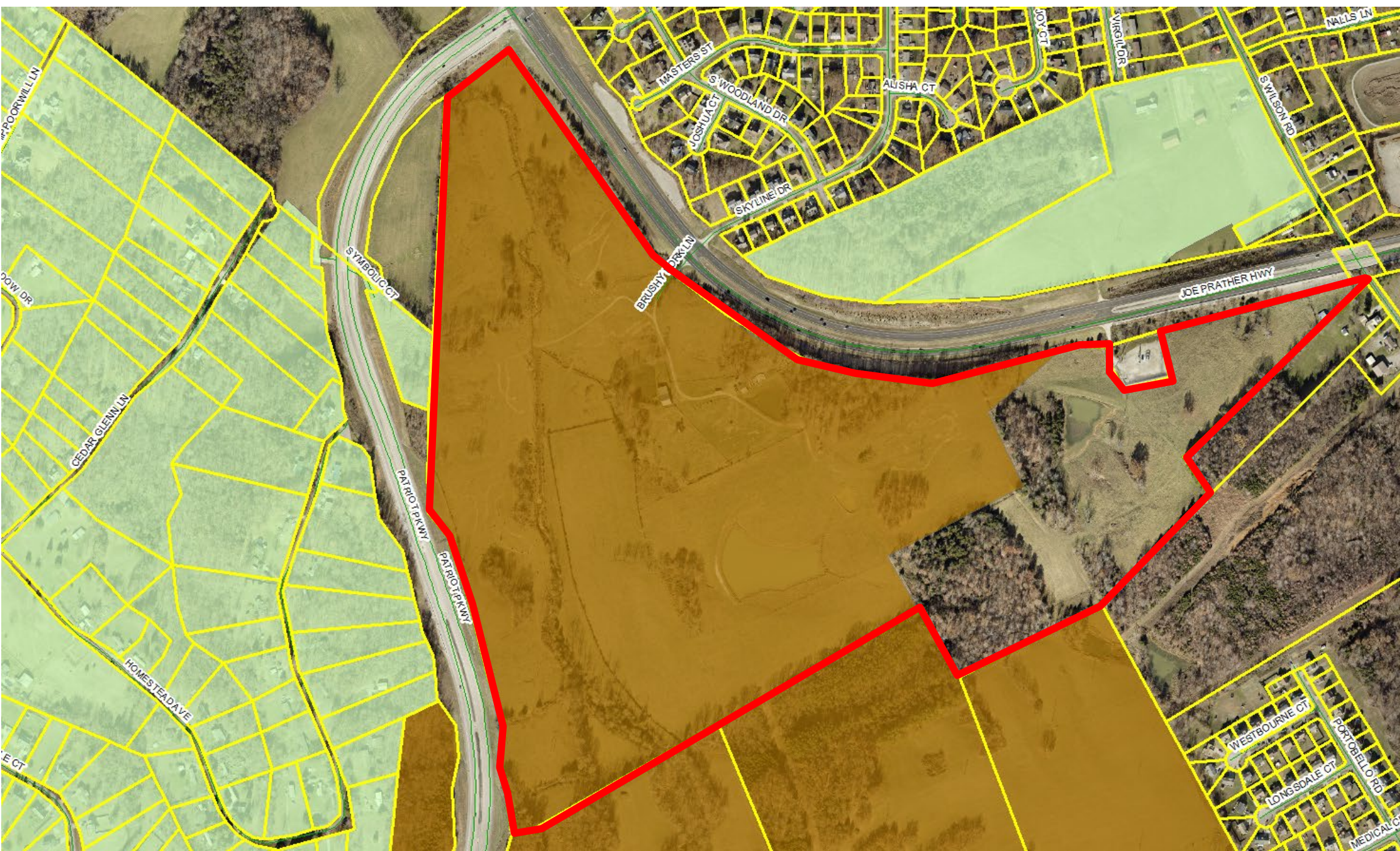
- A-1
- B-1
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



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



3-14 INDUSTRIAL HOLDING ZONE (IH)

A. **INTENT**

The purpose of this Zone is to provide for the expansion of Municipal Industrial Parks and to earmark areas of the county which have the appropriate utilities and infrastructure needed to support industrial development. This Zone shall reserve portions of the County for the development of certain types of business and industry, characterized by manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping will not detract from residential desirability of adjacent properties. A map amendment to either an I-1 or I-2, as appropriate, shall be a prerequisite to development.

B. **USES FOR THE ZONE**

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. **DIMENSION AND AREA REGULATIONS**

The regulations on the dimensions and area for lots and yards are set forth as follows:

- 1) Minimum Lot Size – 10.0 acres;
- 2) Minimum Lot Frontage – 300’;
- 3) Minimum Width to Length Ratio – 1:3 until 300’ of frontage
- 4) Minimum Front Yard Setback – 40’; 70’ for property 3 acres or greater.
- 5) Minimum Side Yard Setback - 20’;
- 6) Minimum Rear Yard Setback - 15’; 50’ for property 3 acres or greater;
- 7) Maximum Lot Coverage – 0.75

ADDITIONAL STANDARDS THAT MAY APPLY

Site Plan Requirements, Pg. 85
Signage Standards, Pg. 97
Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148

- streams
- Hardin_Wetlands
- Hardin_100Flood
- hardin_sinkhole
-



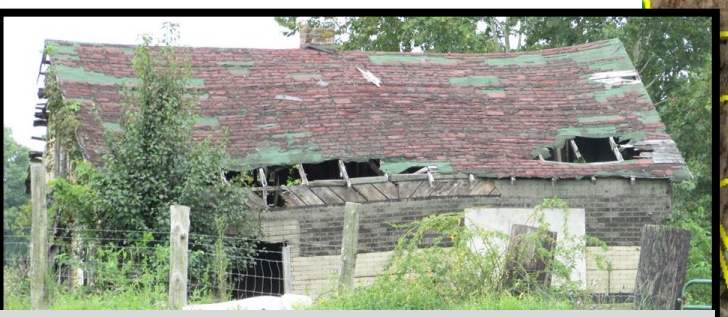
Character of the Site



1965 Barn (2,640 sq. ft)



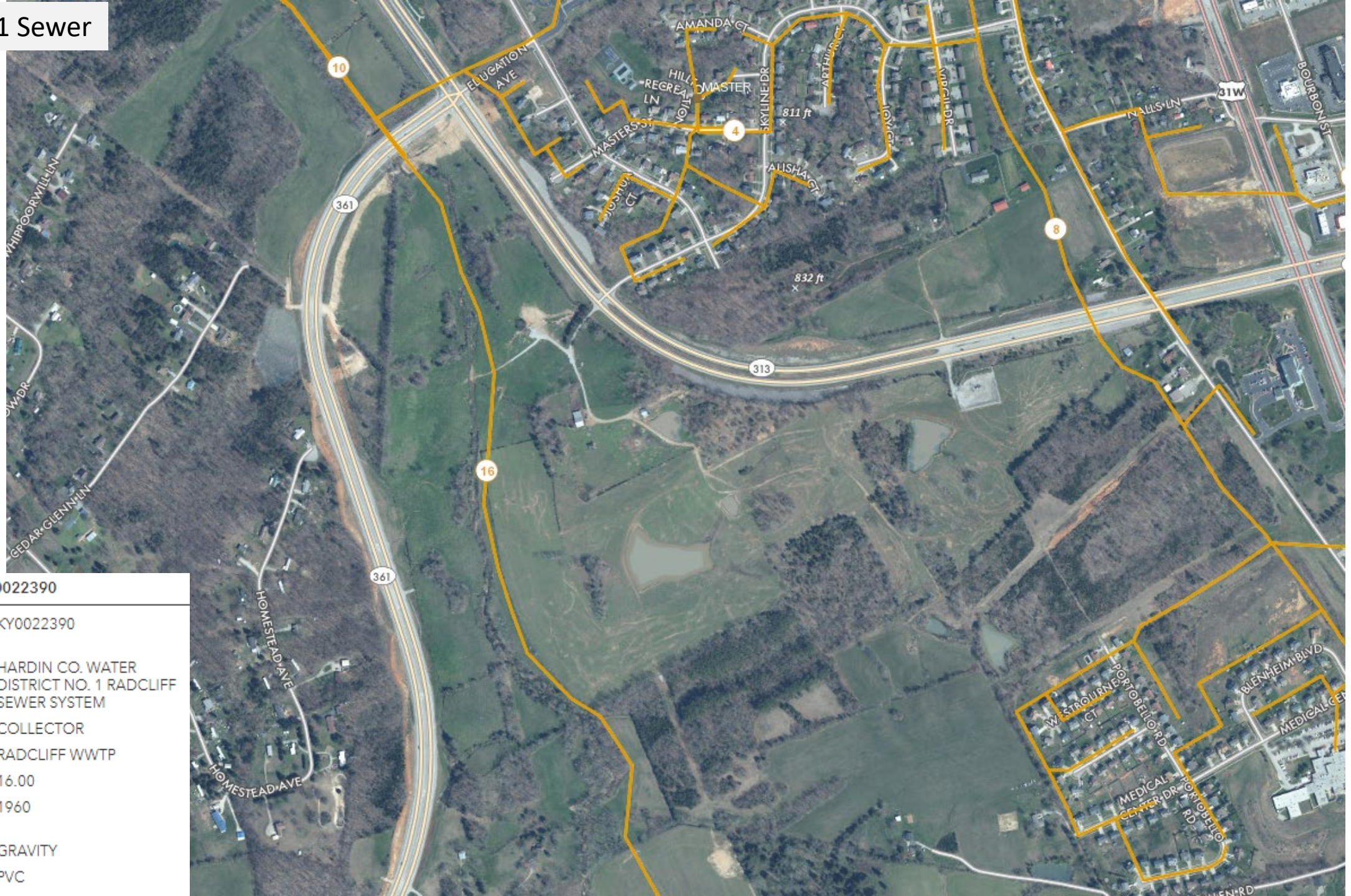
1965 Barn (1,080 sq. ft)



1950 Barn (784 sq. ft)



HCWD #1 Sewer



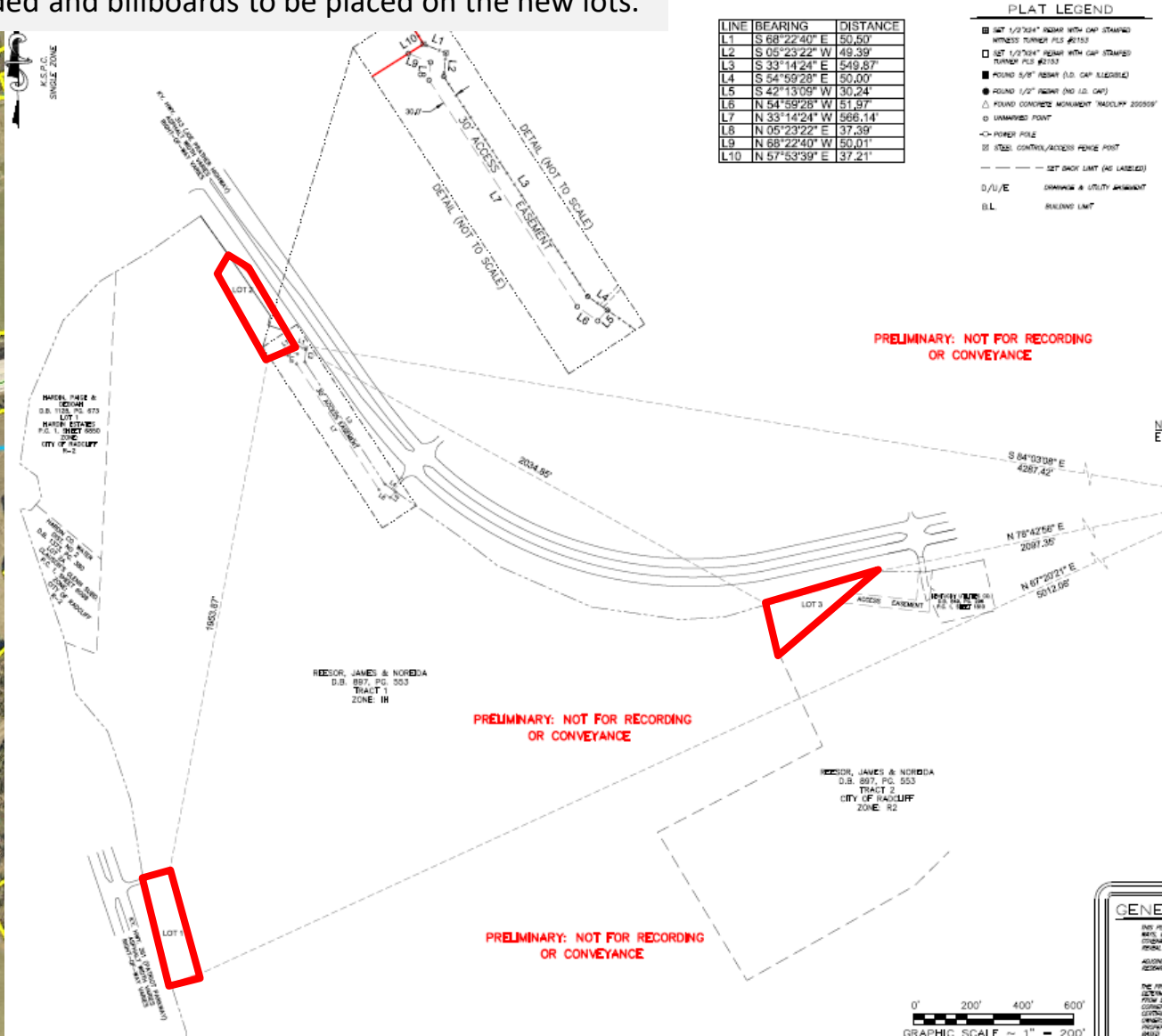
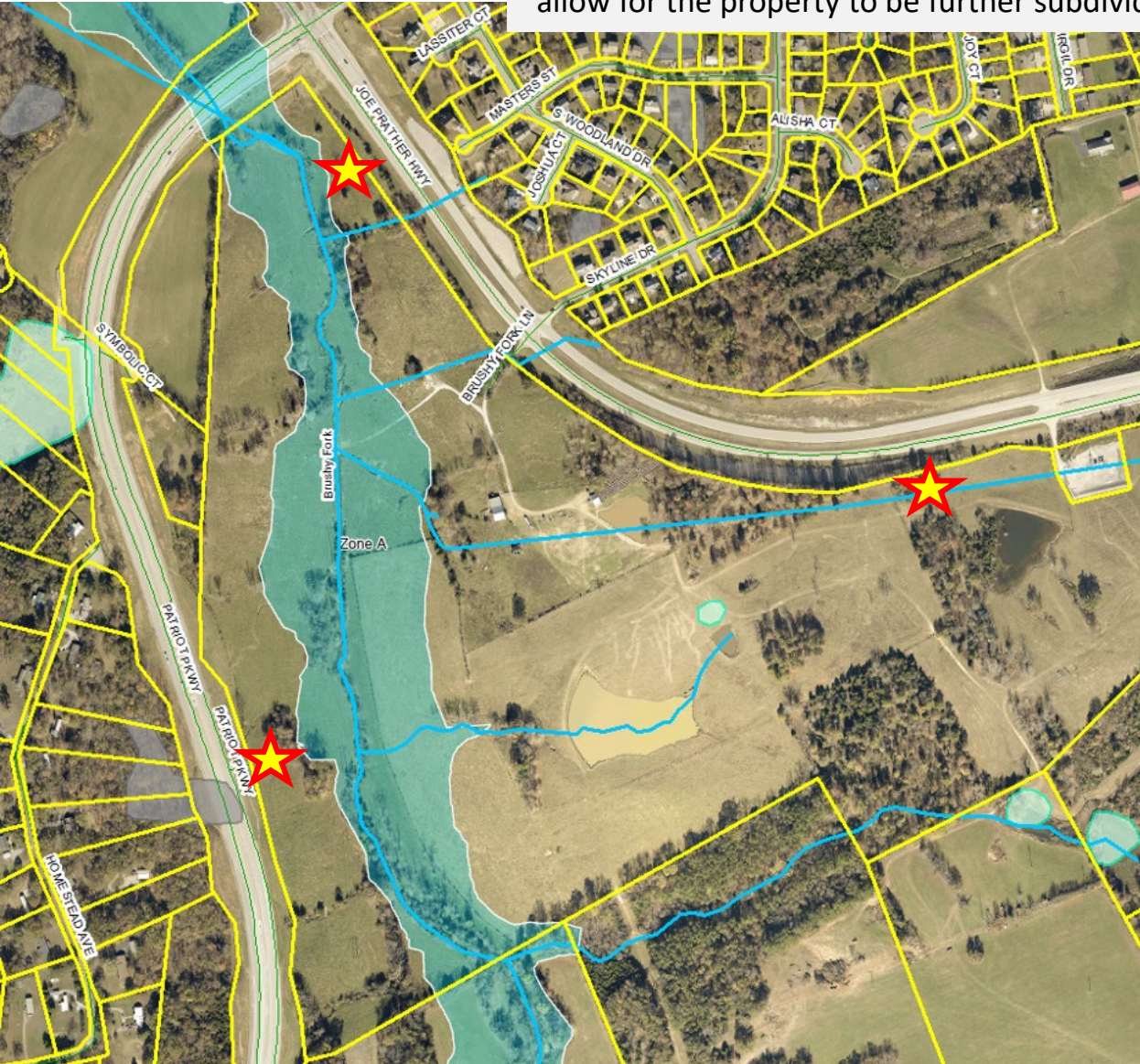
Sewer Line: KY0022390

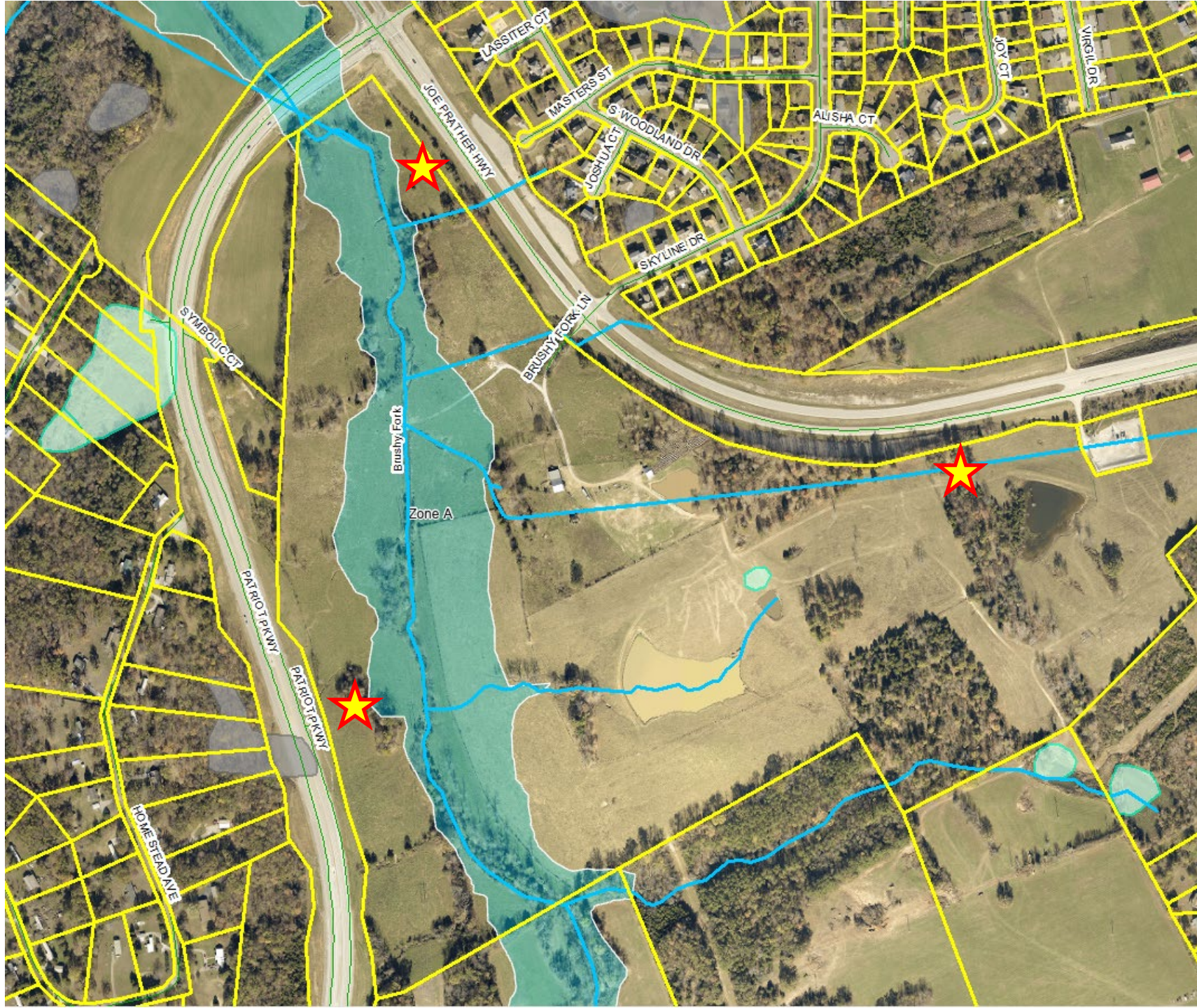
DOW Permit ID	KY0022390
System Name	HARDIN CO. WATER DISTRICT NO. 1 RADCLIFF SEWER SYSTEM
Purpose	COLLECTOR
WWTP Name	RADCLIFF WWTP
Size	16.00
Year Constructed	1960
Type	GRAVITY
Material	PVC

Noreida Reesor

Patriot Parkway (KY 361) & Joe Prather Highway (KY 313), Radcliff, KY 40160

Requesting a Zone Change from Industrial Holding (IH) to Convenience Commercial (C-1) to allow for the property to be further subdivided and billboards to be placed on the new lots.





Proposed Plat - Lot 1

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK". GPS. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD L.S. & JAVAD EQUIPMENT. THIS SURVEY IS A RURAL SURVEY AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT WAS (50.03 + 100PPM @ THE 95% CONFIDENCE LEVEL). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM—NAD 83; VERTICAL DATUM—NAVD 88; GEOD MODEL—GSD01 18.

DATE OF SIGNATURE: GLENN S. TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153
 11/09/2023
 FIELD SURVEY COMPLETE
 11/10/2023
 DATE OF FINAL PLAT



OWNERS CERTIFICATION

I, THE UNDERSIGNED, BEING THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 897 PAGE 553, IN THE HARRISON COUNTY CLERK'S OFFICE AND (I) HEREBY ADVICE THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DESIGNATE ALL STREETS, DRAINAGE SYSTEMS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED HEREON. I HEREBY GRANT INTO THE BEING NAMED UTILITY COMPANIES, SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS" SAID EASEMENTS TO INCLUDE THE FOLLOWING:
 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, UPGRADE OR REBUILD POLE LINES AND/OR PIPES AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.
 2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED HEREON.
 3) THE RIGHT TO TRIM OR REMOVE ANY TREES THAT MAY INTERFERE WITH THE PROPER MAINTENANCE AND SERVICE OF THE UTILITY.
 4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO SAID POLE LINES, PIPES OR CABLE.
 5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED OR CHANGE OF GRADE THAT WILL INTERFERE WITH OVERHEAD OR BURIED POWER LINES.
 THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.
 LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREBY GRANTED.

NOREIDA H. REESOR DATE

NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF _____
 I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE LEGAL AND (UN)PAID, FREELY EXHIBITED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 NOTARY PUBLIC DATE
 DATE COMMISSION EXPIRES

IMPROVEMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE JURISDICTION OFFICIAL

DRAINAGE AND STORM WATER RECEIVER

THE STORM WATER RECEIVER(S) OF THIS SURVEY IS "BRUSHY POND" WHICH FLOWS NORTH TO SOUTH ON THE WESTERN PORTION OF THE PARCEL TRACT.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21093 C 0141 B OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 08/16/2007.

STORM WATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONVENTIONAL MAINTENANCE ON ALL DITCHES, DRAINAGE BENS, SEWER MAINS AND OTHER STORM WATER SYSTEMS TO ASSURE PROPER FUNCTION IN CONFORMANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER DRAINAGE.

NATURAL FEATURES

AS INDICATED ON THE WINE GROVE KY. U.S.G.S. QUADRANGLE MAP DATED 2002, THERE ARE WATER COURSES, AND PONDS WITHIN 200' OF SUBJECT PROPERTY.

WATER & SEWER CERTIFICATION

I CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.

DATE REPRESENTATIVE COMPANY

MONUMENTATION NOTE

ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 6, SECTION 6 OF THESE SUBDIVISION REGULATIONS. DATED 2/3/2008.

DRIVEWAY ENTRANCE NOTE: (STATE ROAD)

THE PROPERTY ADJACENT TO HIGHWAY 315 APPROX. ALL LOT ENTRANCES OFF OF STATE HIGHWAYS AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE DIVISION OF THE KENTUCKY DEPARTMENT OF HIGHWAYS LOCATED AT 210 VALLEY CREEK ROAD.

PLAT NOTE:

THE PURPOSE OF THIS RECORD PLAT IS TO SUBDIVIDE D.B. 897, PG. 553, TRACT 1 INTO 3 TRACTS, ZONED COMMERCIAL, C1.



VICINITY MAP
NOT TO SCALE

UTILITY CERTIFICATION

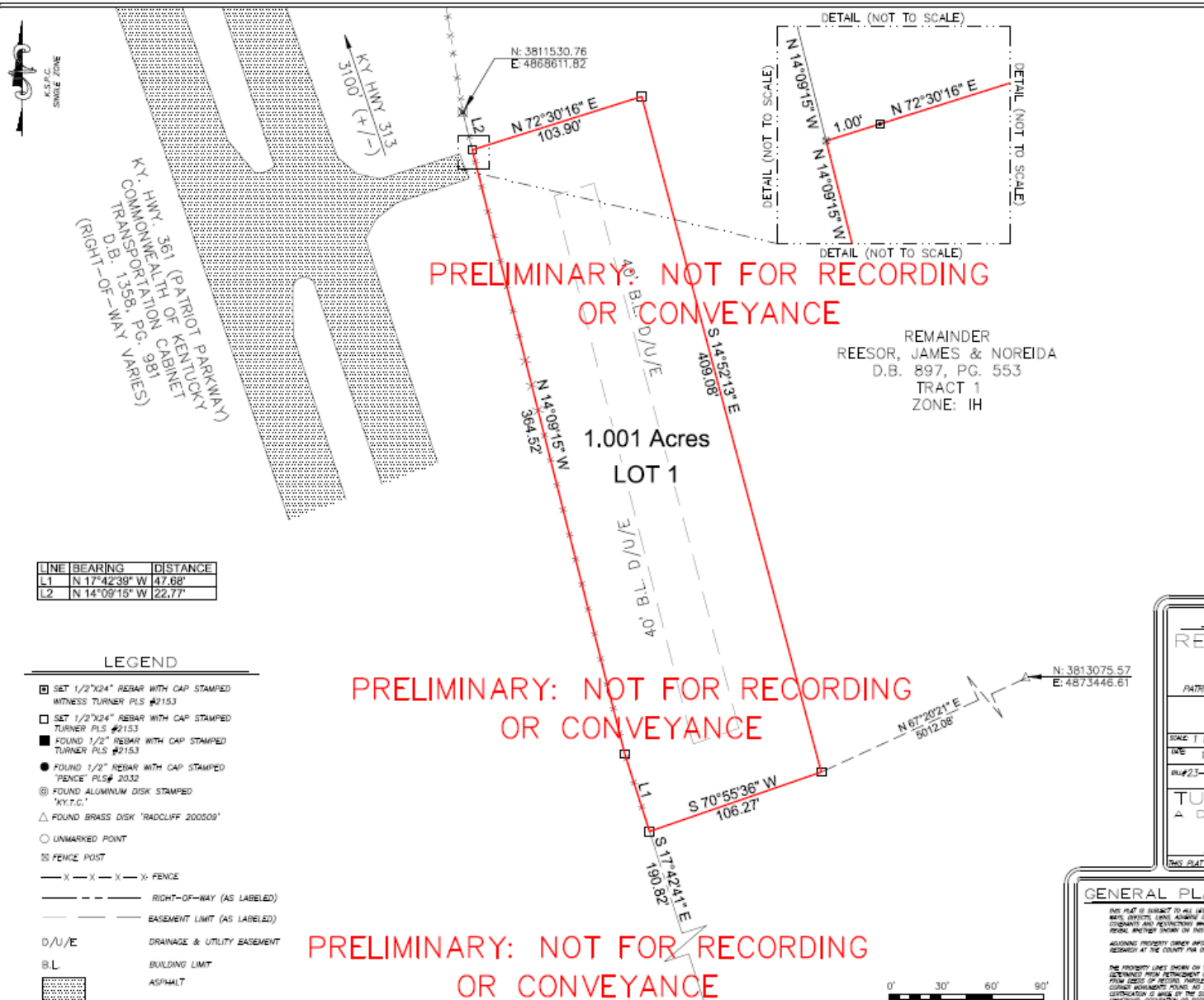
I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.

DATE	REPRESENTATIVE
DATE	NOLIN RECO
DATE	REPRESENTATIVE
DATE	TELEPHONE COMPANY
DATE	REPRESENTATIVE
DATE	HARRISON COUNTY WATER #1
DATE	REPRESENTATIVE
DATE	GAS COMPANY

COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARRISON COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE CHAIRMAN OR DIRECTOR



PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

RECORD PLAT REESOR SUBDIVISION LOTS 1-3 SHEET 2 OF 4

PATRIOT PARKWAY & JOE PRATHER HIGHWAY, HARRISON CO., KY.
 OWNER: JAMES REESOR, 5015 S. WILSON RD., HARRISON, KY 40344
 CLIENT: TURNER ENGINEERING, 5735 NORTH DIXIE HWY, ELIZABETHTOWN, KY 40314
 DATE: 11/10/2023
 TIME: 11:00 AM
 SCALE: 1" = 30 FT.
 TURNER ENGINEERING, A DIVISION OF NEW BANKS INC., 5735 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KENTUCKY 40301, PH (270) 737-3232 - FAX (270) 769-5497
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150

GENERAL PLAT NOTES:

THIS PLAT IS SUBJECT TO ALL LEGAL AGREEMENTS, DEEDS OF TRUST, EASEMENTS, LIENS, AND OTHER CLAIMS, ENCUMBRANCES, EASEMENTS AND RESTRICTIONS WHICH AFFECT SAID LANDS AND WHICH ARE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH SAID LANDS ARE LOCATED.
 THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM A RETROFIT OF EXISTING SURVEYS FROM RECORDS OF METRIC, PAPER, AND OTHER RECORDS. THE PROPERTY LINES SHOWN ON THIS PLAT ARE NOT GUARANTEED TO BE EXACTLY THE SAME AS THE ACTUAL PROPERTY LINES. THE PROPERTY LINES SHOWN ON THIS PLAT ARE NOT GUARANTEED TO BE EXACTLY THE SAME AS THE ACTUAL PROPERTY LINES.
 ALL MONUMENTS SHOWN ON THIS PLAT ARE NOT GUARANTEED TO BE EXACTLY THE SAME AS THE ACTUAL MONUMENTS.
 THE PROPERTY LINES SHOWN ON THIS PLAT ARE NOT GUARANTEED TO BE EXACTLY THE SAME AS THE ACTUAL PROPERTY LINES.
 ALL MONUMENTS SHOWN ON THIS PLAT ARE NOT GUARANTEED TO BE EXACTLY THE SAME AS THE ACTUAL MONUMENTS.

Proposed Plat - Lot 2

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" - GPS. THIS SURVEY WAS PERFORMED BY THE SURVEYOR FREQUENTLY JAVAD LS & JAVAD M1 EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT WAS (20.03' + 100PPM @ THE 95% CONFIDENCE LEVEL). THE ANGULAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM=NAD83; VERTICAL DATUM=NAVD88; GEOD MODE=GEOD 1S.

DATE OF SIGNATURE: 11/09/2023
FIELD SURVEY COMPLETE: 11/10/2023
DATE OF FINAL PLAT: _____

GLENN S TURNER LICENSED PROFESSIONAL LAND SURVEYOR #2153

OWNERS CERTIFICATION
(I) CERTIFY THAT (I) AND (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 897 PAGE 503, IN THE HARRISON COUNTY CLERK'S OFFICE AND (I) AND (WE) ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND LOCATE ALL STREETS, DRIVEWAYS, WALKWAYS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED THEREIN. (I) AND (WE) GRANT INTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE THE FOLLOWING:
1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.
2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED HEREIN.
3) THE RIGHT TO TRIM OR REMOVE ANY TREES THAT MAY INTERFERE WITH THE PROPER MAINTENANCE AND SERVICE OF THE UTILITY.
4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO SAID POLE LINES, PIPES OR CABLE. &
5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGING OR LOCATING THAT WILL INTERFERE WITH OVERHEAD OR BURIED POWER LINES.
THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.
LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREIN, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

NOTARY PUBLIC: _____ DATE: _____

STATE OF KENTUCKY, COUNTY OF _____
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (S) ARE LEGAL AND (I) AND (WE) HAVE VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SIGNED AND SUBSCRIBED TO THIS PLAT.

IMPROVEMENT CERTIFICATION
I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ JURISDICTION OFFICIAL: _____

FLOOD PLAIN NOTE
AS INDICATED ON MAP NO. 21093 C 0141 D OF THE FLOOD INSURANCE RATE MAP, THIS 1.0 ACRE SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN MAP DATED 08/16/2007.

NATURAL FEATURES
AS INDICATED ON THE VINE GROVE KY, U.S.G.S QUADRANGLE MAP DATED 2022, THERE ARE WATER COURSES, AND PONDS WITHIN 200' OF SUBJECT PROPERTY.

WATER & SEWER CERTIFICATION
I CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.
DATE: _____ REPRESENTATIVE: _____ COMPANY: _____

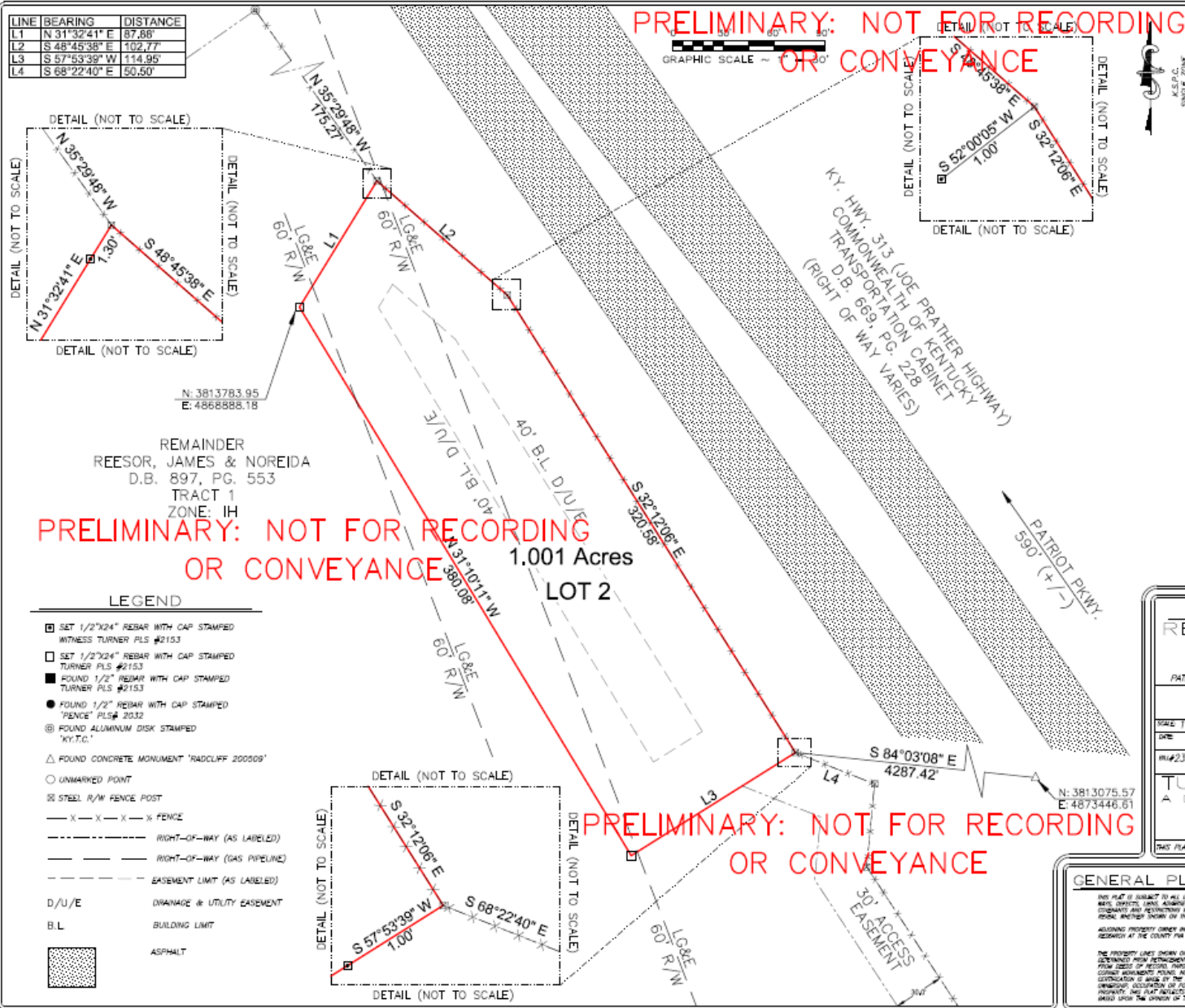
MONUMENTATION NOTE
ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 6, SECTION 8 OF THESE SUBDIVISION REGULATIONS. DATED 2/3/2004.

DRIVEWAY ENTRANCE NOTE (STATE ROAD)
THE WIDTH OF DRIVEWAY OR WALKWAY MUST APPROXIMATE LOT WIDTH. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE DIVISION OF THE HARRISON COUNTY OF HARRISON COUNTY AT 200 VALLEY ROAD.
PLAT NOTE:
THE PURPOSE OF THIS RECORD PLAT IS TO SUBDIVIDE D.B. 897, PG. 503, TRACT 1 INTO TRACTS, ZONED COMMERCIAL, C1.



UTILITY CERTIFICATION
I BEING A FULLY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.
DATE: _____ REPRESENTATIVE: _____
DATE: _____ REPRESENTATIVE: _____
DATE: _____ REPRESENTATIVE: _____
DATE: _____ REPRESENTATIVE: _____
DATE: _____ REPRESENTATIVE: _____
DATE: _____ REPRESENTATIVE: _____

COMMISSION CERTIFICATION
I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARRISON COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.
DATE: _____ CHAIRMAN OR DIRECTOR: _____



RECORD PLAT
REESOR SUBDIVISION
LOTS 1-3
SHEET 3 OF 4
PATRIOT PARKWAY & JOE PRATHER HIGHWAY, HARRISON CO., KY.

OWNER: REESOR, JAMES & NOREIDA, D.B. 897, PG. 553 TRACT 1
CLIENT: TURNER ENGINEERING, 5735 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KENTUCKY 42701, PH. (270) 737-3232 ~ FAX (270) 769-5497

DATE: 11/10/2023
SCALE: 1" = 30 FT.
BY: T.B.G.
CHECKED BY: T.B.G.
DATE: 11/10/2023
BY: T.B.G.

TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAY 18-100

GENERAL PLAT NOTES:
THIS PLAT IS SUBJECT TO ALL LEGAL AGREEMENTS, DEEDS, EASEMENTS, AND RESTRICTIONS WHICH AFFECT THE PROPERTY AND WHICH ARE ON RECORD IN THE OFFICE OF THE COUNTY CLERK.
ALL OTHER PROPERTY OWNERS INFORMATION IS BASED ON RECORDS AT THE COUNTY FOR OFFICE RECORDS.
THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM RETRIEVAL OF ORIGINAL SURVEY RECORDS OF RECORD, TRAILER, EXISTENCE, AND ORIGINAL CORNER MONUMENTS FOUND. NO STATEMENT OF CERTIFICATION IS MADE BY THE SURVEYOR TO ACTUAL PROPERTY OCCUPATION OR POSSESSION OF THE PROPERTY. THE PLAT INDICATES THE BOUNDARY LINES BASED UPON THE SURVEY OF THE SURVEYOR.

Proposed Plat - Lot 3

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "TYPICAL GPS". THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS & JAVAD M1 EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT WAS (20.03" ± 100PPM @ THE 95% CONFIDENCE LEVEL). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM-NAD83; VERTICAL DATUM-NAVD88; GRID NAD83-GEOD 10;

DATE OF SIGNATURE: GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153
11/09/2023
FIELD SURVEY COMPLETE
11/10/2023
DATE OF FINAL PLAT

OWNERS CERTIFICATION
(I/WE CERTIFY THAT I/AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 897 PAGE 503, IN THE HARRISON COUNTY CLERK'S OFFICE AND (I/WE) ACCEPT THE PLAN OF DEVELOPMENT WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING LINES AND LOCATE ALL STREETS, DRAINAGE WATERWAYS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED THEREON. I/WE GRANT INTO THE BELOW NAMED UTILITY COMPANIES THESE EASEMENTS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND SHOWN ELECTRIC AND TELEPHONE EASEMENTS, NAMELY NOLAN RECC COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY AND WIRESTREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS". SAID EASEMENTS TO INCLUDE THE FOLLOWING:
1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.
2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED HEREON.
3) THE RIGHT TO TRIM OR REMOVE ANY TREES THAT MAY INTERFERE WITH THE PROPER MAINTENANCE AND SERVICE OF THE UTILITY.
4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO SAID POLE LINES, PIPES OR CABLES;
5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT WILL INTERFERE WITH OVERHEAD OR BURIED POWER LINES.
THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.
LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREON GRANTED.

NOREIDA H. REESOR DATE

NOTARY CERTIFICATION
STATE OF KENTUCKY, COUNTY OF _____
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (S/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
NOTARY PUBLIC DATE
DATE COMMISSION EXPIRES

IMPROVEMENT CERTIFICATION
I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCING STATEMENT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE JURISDICTION OFFICIAL

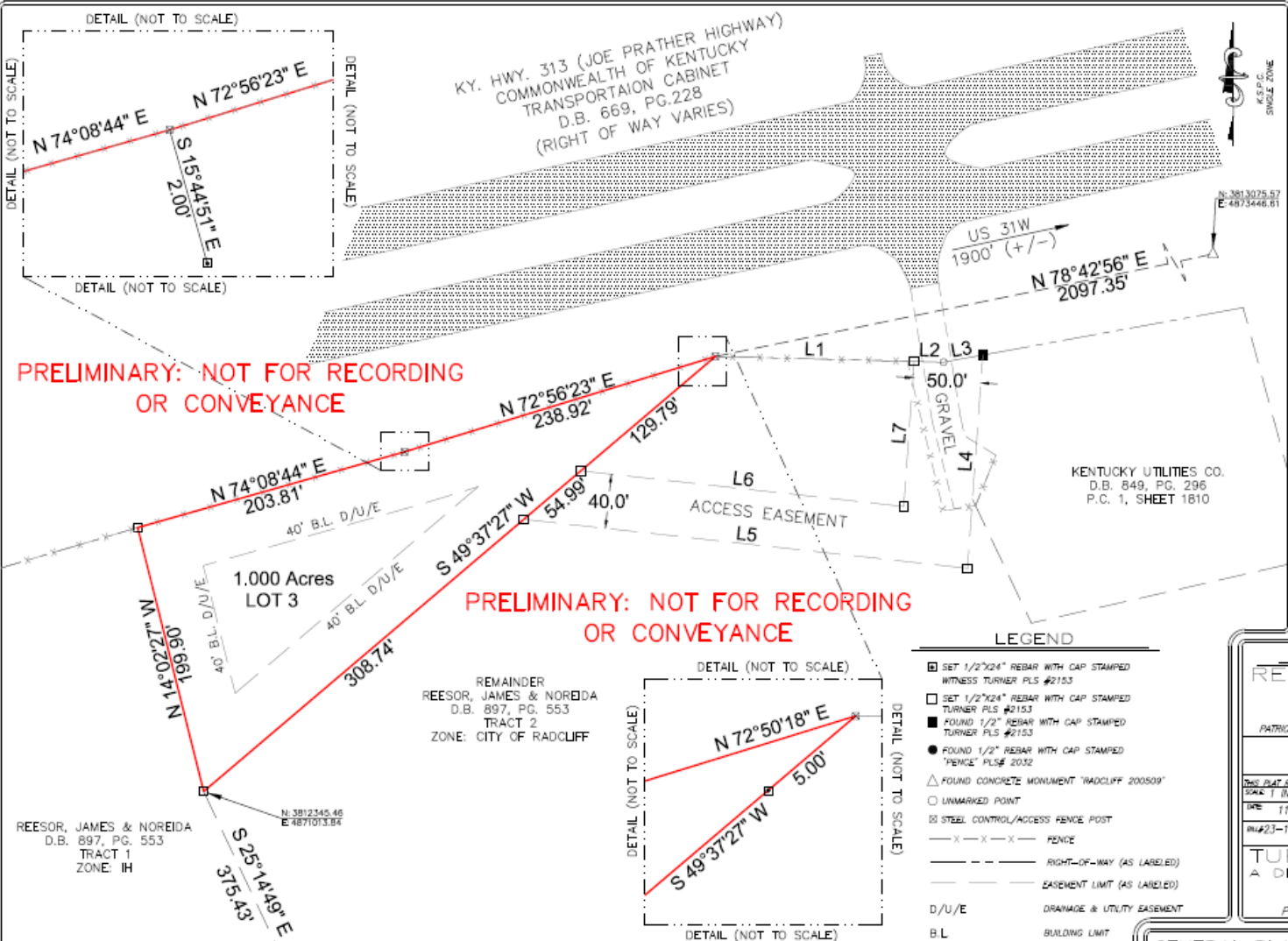
DRAINAGE AND STORM WATER RECEIVER
THE STORM WATER RECEIVER(S) OF THIS SURVEY IS (ARE) LOCATED NORTH TO SOUTH ON THE WESTERN PORTION OF THE PARCEL TRACT.
FLOOD PLAIN NOTE
AS INDICATED ON MAP NO. 31093 C 0141 D OF THE FLOOD INSURANCE RATE MAPS, THIS 1.0 ACRE SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN MAP DATED 08/16/2002.

STORMWATER MAINTENANCE NOTE
I SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL STORM DRAINAGE, SWALE, GUTTER, SWALE, AND OTHER STORM WATER FACILITIES TO ENSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION PLANS AND STORMWATER INSURANCE.
NATURAL FEATURES
AS INDICATED ON THE WINE GROVE KY. U.S.G.S. QUADRANGLE MAP DATED 2022, THERE ARE WATER COURSES, AND PONDS WITHIN 200' OF SUBJECT PROPERTY.

WATER & SEWER CERTIFICATION
I CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.
DATE REPRESENTATIVE COMPANY

MONUMENTATION NOTE
ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 8 OF THESE SUBDIVISION REGULATIONS. DATED 2/3/2004.

DRIVEWAY ENTRANCE NOTE (STATE ROAD)
THE EXTENT OF ANY MONUMENTATION MUST BE AT LEAST 10 FEET FROM THE DRIVEWAY ENTRANCE TO THE PROPERTY UNLESS OTHERWISE INDICATED BY THE PLAT.
PLAT NOTE:
THE PURPOSE OF THIS RECORD PLAT IS TO SUBDIVIDE D.B. 897, PG. 553, TRACT 1 INTO 3 TRACTS, 2000' COMMERCIAL, C1.



LINE	BEARING	DISTANCE
L1	S 88°33'43" E	146.07'
L2	S 88°33'43" E	21.58'
L3	N 79°41'15" E	29.37'
L4	S 04°06'18" W	157.13'
L5	N 83°42'11" W	327.99'
L6	S 83°42'11" E	238.69'
L7	N 04°06'18" E	106.87'

PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

LEGEND

- SET 1/2"x24" REBAR WITH CAP STAMPED WITNESS TURNER PLS #2153
- SET 1/2"x24" REBAR WITH CAP STAMPED TURNER PLS #2153
- FOUND 1/2" REBAR WITH CAP STAMPED TURNER PLS #2153
- FOUND 1/2" REBAR WITH CAP STAMPED "FENCE" PLS# 2032
- △ FOUND CONCRETE MONUMENT "WADCLIFF 200509"
- UNMARKED POINT
- STEEL CONTROL/ACCESS FENCE POST
- X — X — X — FENCE
- — — — — RIGHT-OF-WAY (AS LABELED)
- — — — — EASEMENT LIMIT (AS LABELED)
- D/U/E DRAINAGE & UTILITY EASEMENT
- BL BUILDING LIMIT
- ASPHALT

0' 40' 80' 120'
GRAPHIC SCALE ~ 1" = 40'

UTILITY CERTIFICATION
I HEREBY, A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.
DATE REPRESENTATIVE
NOLAN RECC
DATE REPRESENTATIVE
TELEPHONE COMPANY
DATE REPRESENTATIVE
HARRISON COUNTY WATER #1
DATE REPRESENTATIVE
GAS COMPANY

COMMISSION CERTIFICATION
I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARRISON COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.
DATE CHAIRMAN OR DIRECTOR

RECORD PLAT
REESOR SUBDIVISION
LOTS 1-3
SHEET 4 OF 4
PATRIOT PARKWAY & JOE PRATHER HIGHWAY, HARRISON CO., KY.
OWNER: REESOR, JAMES & NOREIDA, D.B. 897, PG. 553, TRACT 2
CLIENT: TURNER ENGINEERING, 5735 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KENTUCKY 42701
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH KY. REG. 18.150
SCALE: 1 IN. = 40 FT. (SEE AN. T.B.O.) FOR # 18-0-0000
DATE: 11/10/2023 AREA: 1.000 ACRES (SEE SURVEY MAP FOR DETAILS)
BL#23-126 (SOURCE: SEE SURVEY MAP FOR DETAILS)

TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497

GENERAL PLAT NOTES:
THIS PLAT IS SUBJECT TO ALL APPLICABLE RIGHT OF WAY EASEMENTS, EASEMENTS, AND ENCUMBRANCES. CLAIMANTS AND EASEMENTS WHICH ARE SHOWN ON THIS PLAT ARE SHOWN ON THIS PLAT AS NOTED.
ALL EASEMENTS MUST BE APPROVED BY THE COUNTY AND OFFICE RECORDS.
THE PROPERTY LINES SHOWN ON THIS PLAT HAVE BEEN DETERMINED FROM MEASUREMENTS OF ORIGINAL SURVEY RECORDS, FIELD MEASUREMENTS, AND ORIGINAL SURVEY RECORDS. NO CLAIMANTS OR EASEMENTS OR ENCUMBRANCES ARE SHOWN ON THIS PLAT UNLESS THEY ARE SHOWN ON THE ORIGINAL SURVEY RECORDS OR INDICATED BY THE PROPERTY LINES SHOWN ON THIS PLAT.

Proposed Plat - All 3 Lots

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD L5 & JAVAD M1 EQUIPMENT. THIS SURVEY IS AN RURAL SURVEY AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT WAS (±0.03" + 100PPM @ THE 95% CONFIDENCE LEVEL). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM-NAD83; VERTICAL DATUM-NAVD83; GEOD MODE-GEOD 18.

DATE OF SIGNATURE: 8/11/2023
SIGNATURE: GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153

FIELD SURVEY COMPLETE: 1/08/2024
DATE OF FINAL PLAT: 1/08/2024

OWNERS CERTIFICATION

(WE) CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 897 PAGE 583, IN THE HARDIN COUNTY CLERK'S OFFICE AND (I, WE) ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BOUNDING LINES, AND DEDICATE ALL STREETS, DRAINAGE RIGHTS, WALKS, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED FURTHER (I, WE) GRANT INTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS, AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED AND ASSIGNING AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED UTILITY AND DRAINAGE EASEMENTS/SAID EASEMENTS TO INCLUDE THE FOLLOWING:

- 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON.
- 2) THE RIGHT OF ingress and egress OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED HEREON.
- 3) THE RIGHT TO TRIM OR REMOVE ANY TREES THAT MAY INTERFERE WITH THE PROPER MAINTENANCE AND SERVICE OF THE UTILITY.
- 4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO SAID POLE LINES, PIPES OR CABLES.
- 5) THE RIGHT TO REQUEST ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREON MENTIONED, OR CHANGE OF GRADE THAT WILL INTERFERE WITH OVERHEAD OR BURIED POWER LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY TO INSTALL EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS, THAT IS REQUESTED ANY/ OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREON GRANTED.

NOREDA H. REESOR DATE

NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF _____ I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (S/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTARY PUBLIC DATE
DATE COMMISSION EXPIRES

IMPROVEMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE JURISDICTION OFFICIAL

DRAINAGE AND STORM WATER RECEIVER

THE STORM WATER RECEIVER(S) OF THIS SURVEY IS (ARE) LOCATED FROM WHICH RUNS NORTH TO SOUTH ON THE WESTERN PORTION OF THE FRONT TRACT.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21093 C 0141 D OF THE FLOOD HAZARD RISK MAPS, THESE LOTS ARE LOCATED IN ZONES X1 WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN MAP DATED 08/16/2007.

STORM WATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, CHANNELS, RILLS, SEDIMENT BASINS, AND OTHER STORM WATER COLLECTION DEVICES TO ENSURE THEY REMAIN FULLY OPERATIONAL AND CAPABLE OF REMOVING EXCESS WATER FROM THE PROPERTY IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

NATURAL FEATURES

AS INDICATED ON THE VINE GROVE KY U.S.G.S QUADRANGLE MAP DATED 2022, THERE ARE WATER COURSES, AND PONDS WITHIN 200' OF SUBJECT PROPERTY.

WATER & SEWER CERTIFICATION

I CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.

DATE REPRESENTATIVE COMPANY

MONUMENTATION NOTE

ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 6 OF THESE SUBDIVISION REGULATIONS. DATED 2/3/2008.

DRIVEWAY ENTRANCE NOTE: (STATE ROAD)

THE PROPERTY REPRESENTED BY THIS PLAT IS NOT A STATE ROAD. THE DRIVEWAY ENTRANCE TO THIS PROPERTY SHALL BE CONSIDERED AS AN EASEMENT FROM THE ADJACENT PROPERTY TO THE STATE ROAD. THE DRIVEWAY ENTRANCE SHALL BE 20' WIDE AND 10' DEEP.

PLAT NOTE:

THE PURPOSE OF THIS AMENDED RECORD PLAT IS TO SUBDIVIDE D.B. 897, PG. 583 TRACT 1 AND 3 ONE ACRE TRACTS, ZONED COMMERCIAL, C1.



VICINITY MAP
NOT TO SCALE

UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORDED PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE MY PREVIOUSLY GRANTED EASEMENTS.

DATE REPRESENTATIVE
NOUN RECD
DATE REPRESENTATIVE
TELEPHONE COMPANY
DATE REPRESENTATIVE
HARDIN COUNTY WATER #1
DATE REPRESENTATIVE
GAS COMPANY

COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORDED PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE CHAIRMAN OR DIRECTOR

RECORD PLAT

REESOR SUBDIVISION
LOTS 1-3
SHEET 1 OF 4
PATRIOT PARKWAY & JOE PRATHER HIGHWAY, HARDIN CO., KY.

OWNER: NOREDA REESOR
CLIENT: TURNER ENGINEERING
5015 S. WILSON RD.
MADISON, KY 40143

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH D.B. 897, PAGE 18-150.
SCALE 1" = 200 FT. DATE 1/08/2024 AREA 3.002 ACRES
SHEET # 124 SOURCE: 100' X 100' PLAT 897

TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497

GENERAL PLAT NOTES:

THIS PLAT IS SUBJECT TO ALL LOCAL ORDINANCES, RIGHT OF WAY, EASEMENTS, DEEDS, AND RECORDS. THE PROPERTY REPRESENTED BY THIS PLAT IS NOT A STATE ROAD. THE DRIVEWAY ENTRANCE TO THIS PROPERTY SHALL BE CONSIDERED AS AN EASEMENT FROM THE ADJACENT PROPERTY TO THE STATE ROAD. THE DRIVEWAY ENTRANCE SHALL BE 20' WIDE AND 10' DEEP.

ADJACENT PROPERTY OWNER INFORMATION IS BASED ON RESEARCH AT THE COUNTY PVA OFFICE RECORDS.
THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM REINSPECTION OF ORIGINAL SURVEY POINTS, DEEDS, RECORDS, AND ORIGINAL RECORDS. THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM REINSPECTION OF ORIGINAL SURVEY POINTS, DEEDS, RECORDS, AND ORIGINAL RECORDS. THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM REINSPECTION OF ORIGINAL SURVEY POINTS, DEEDS, RECORDS, AND ORIGINAL RECORDS.

LINE	BEARING	DISTANCE
L1	S 68°22'40" E	50.50'
L2	S 05°23'22" W	49.39'
L3	S 33°14'24" E	549.87'
L4	S 54°59'28" E	50.00'
L5	S 42°13'09" W	30.24'
L6	N 54°59'28" W	51.97'
L7	N 33°14'24" W	568.14'
L8	N 05°23'22" E	37.35'
L9	N 68°22'40" W	50.01'
L10	N 57°53'39" E	37.21'

- PLAT LEGEND**
- SET 1/2" X 1/4" REBAR WITH CAP STAMPED WITNESS TURNER PLS #2153
 - SET 1/2" X 1/4" REBAR WITH CAP STAMPED TURNER PLS #2153
 - ROUND 5/8" REBAR (O.D. CAP LEGIBLE)
 - ROUND 1/2" REBAR (NO I.D. CAP)
 - ROUND CONCRETE MONUMENT "WITNESS 200000"
 - UNMARKED POINT
 - POWER POLE
 - STEEL CONTROL/ACCESS POLE POST
 - SET BACK LIMIT (AS LABELED)
 - D.U./E. DRAINAGE & UTILITY ALIGNMENT
 - B.L. BUILDING LIMIT

PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

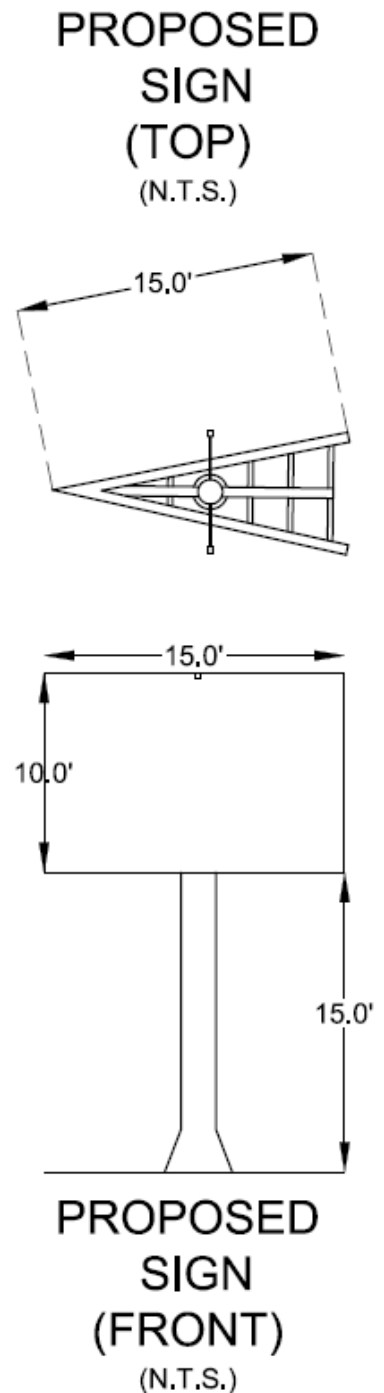
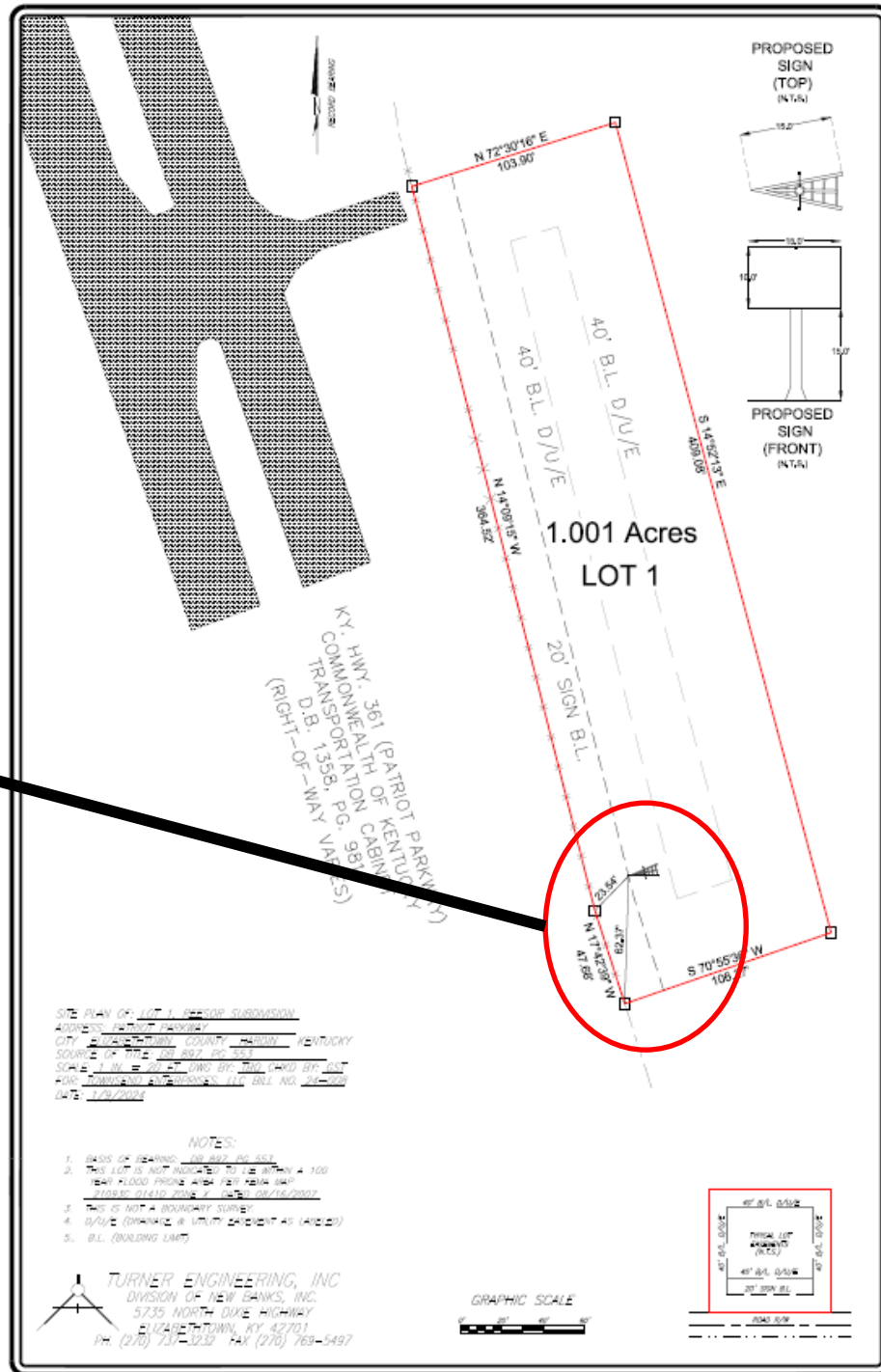
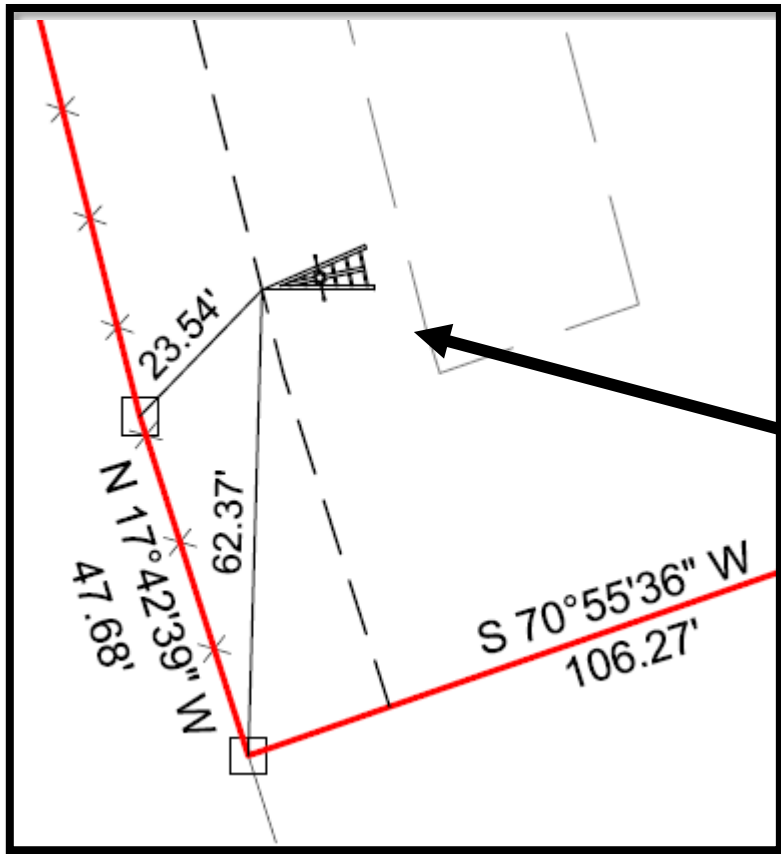
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PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE

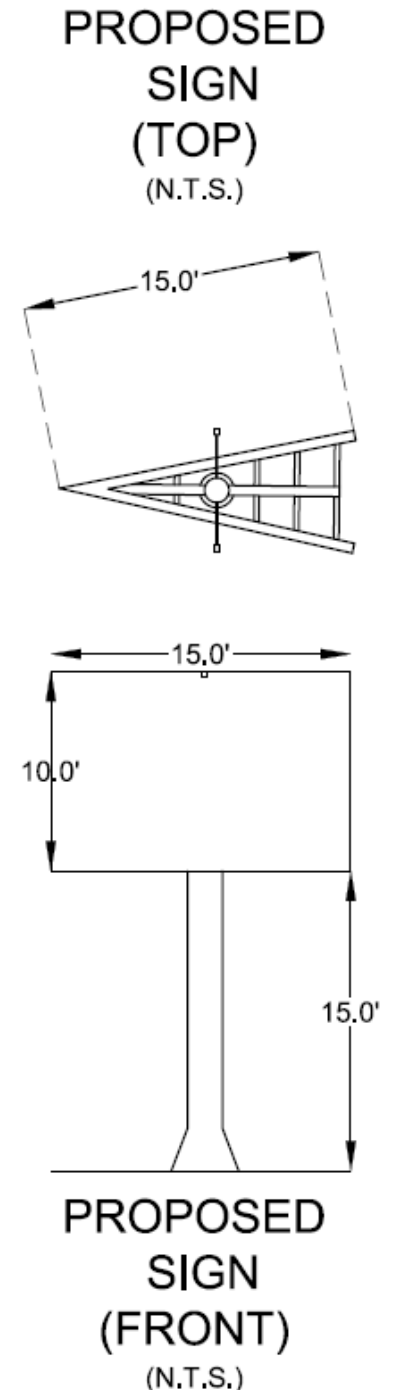
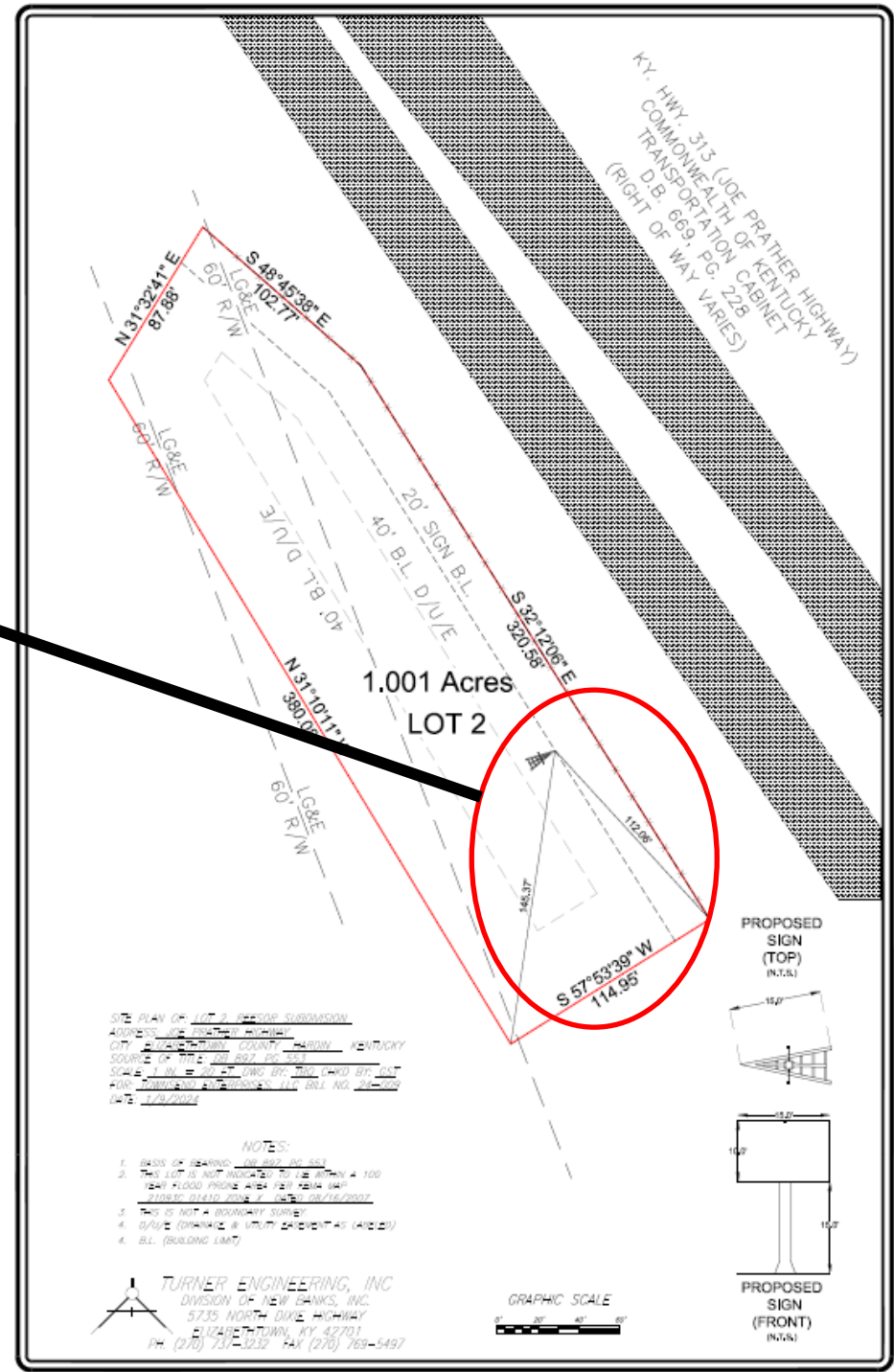
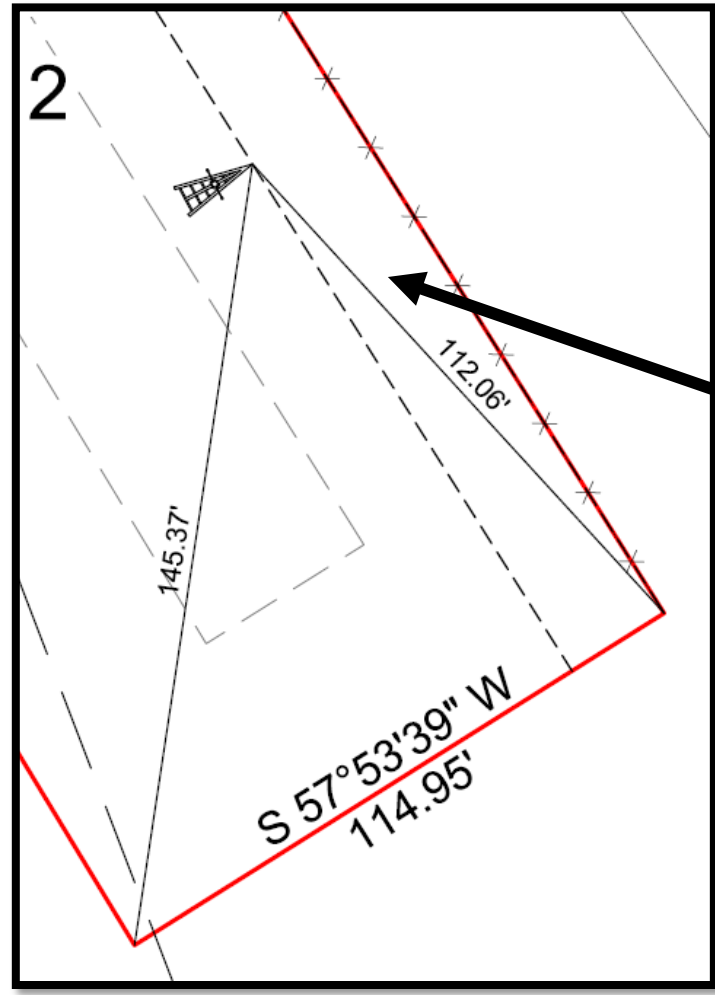
PRELIMINARY: NOT FOR RECORDING OR CONVEYANCE



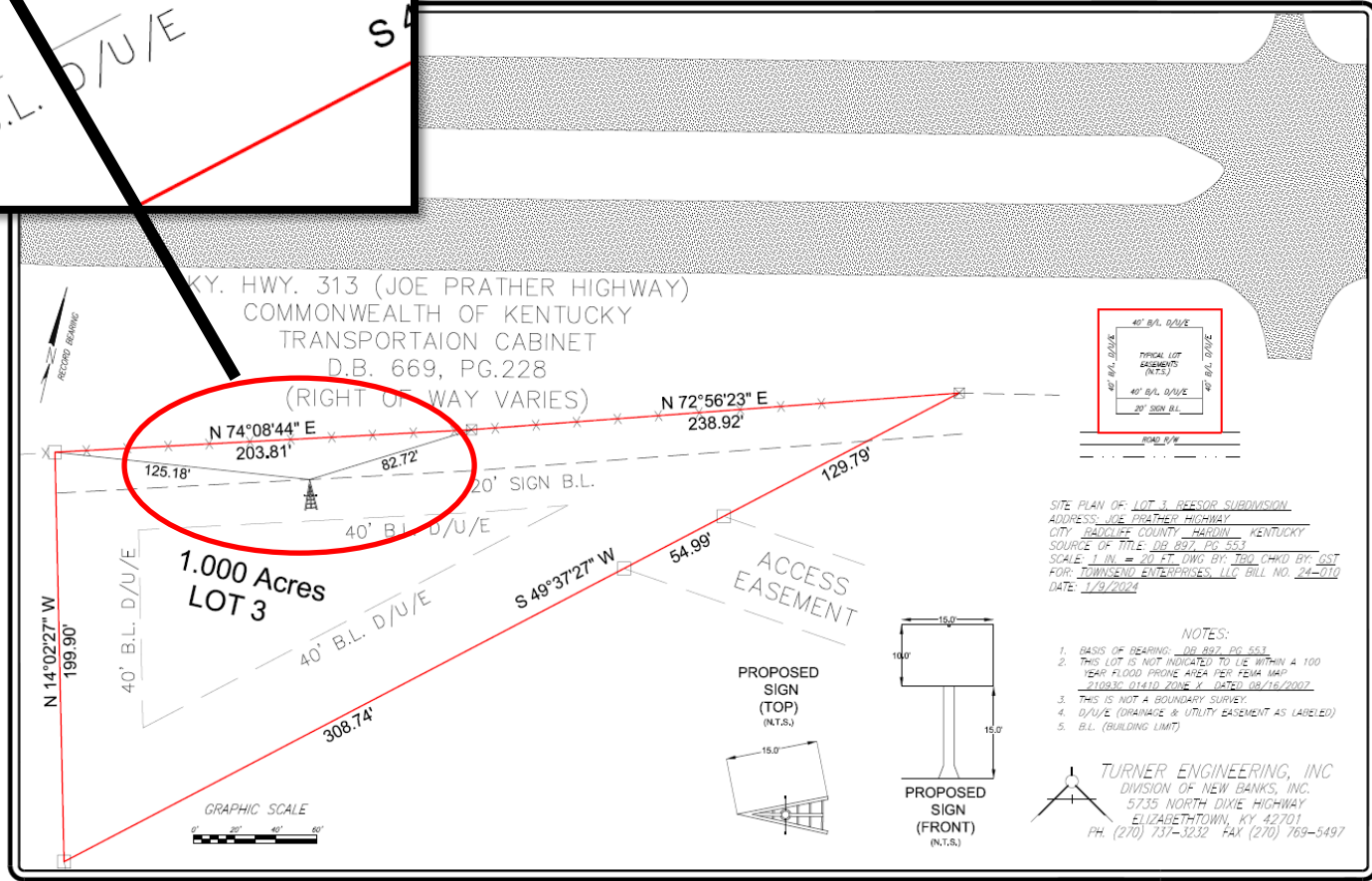
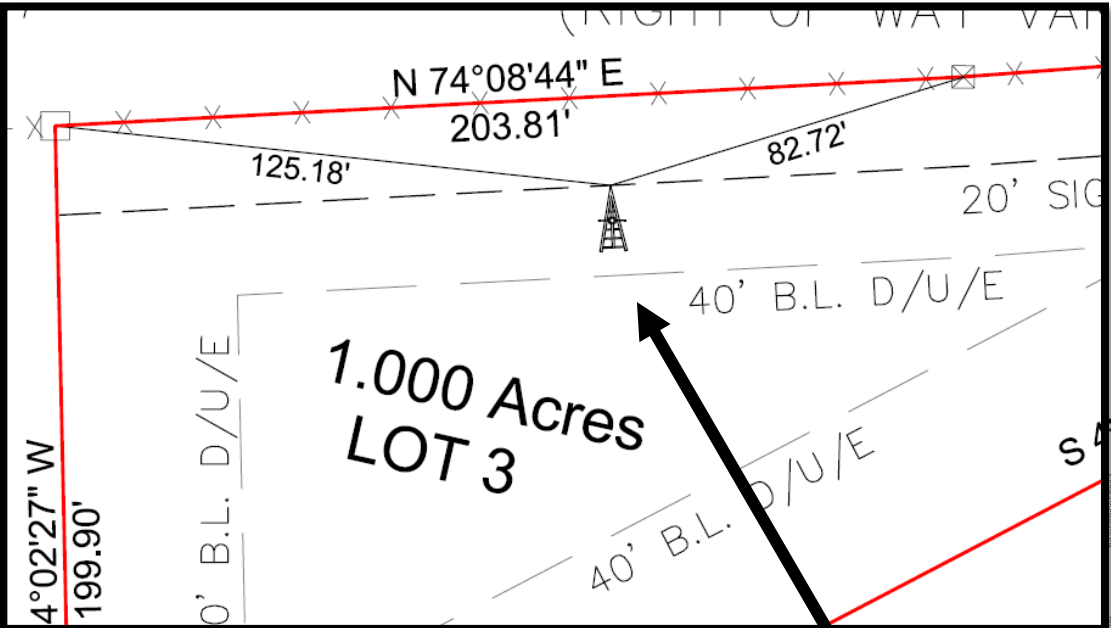
Proposed Development Plan - Lot 1



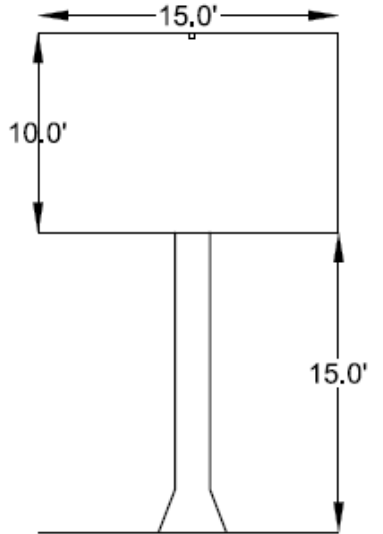
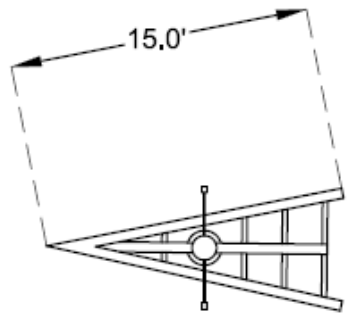
Proposed Development Plan
 – Lot 2



Proposed Development Plan – Lot 3



PROPOSED SIGN (TOP) (N.T.S.)



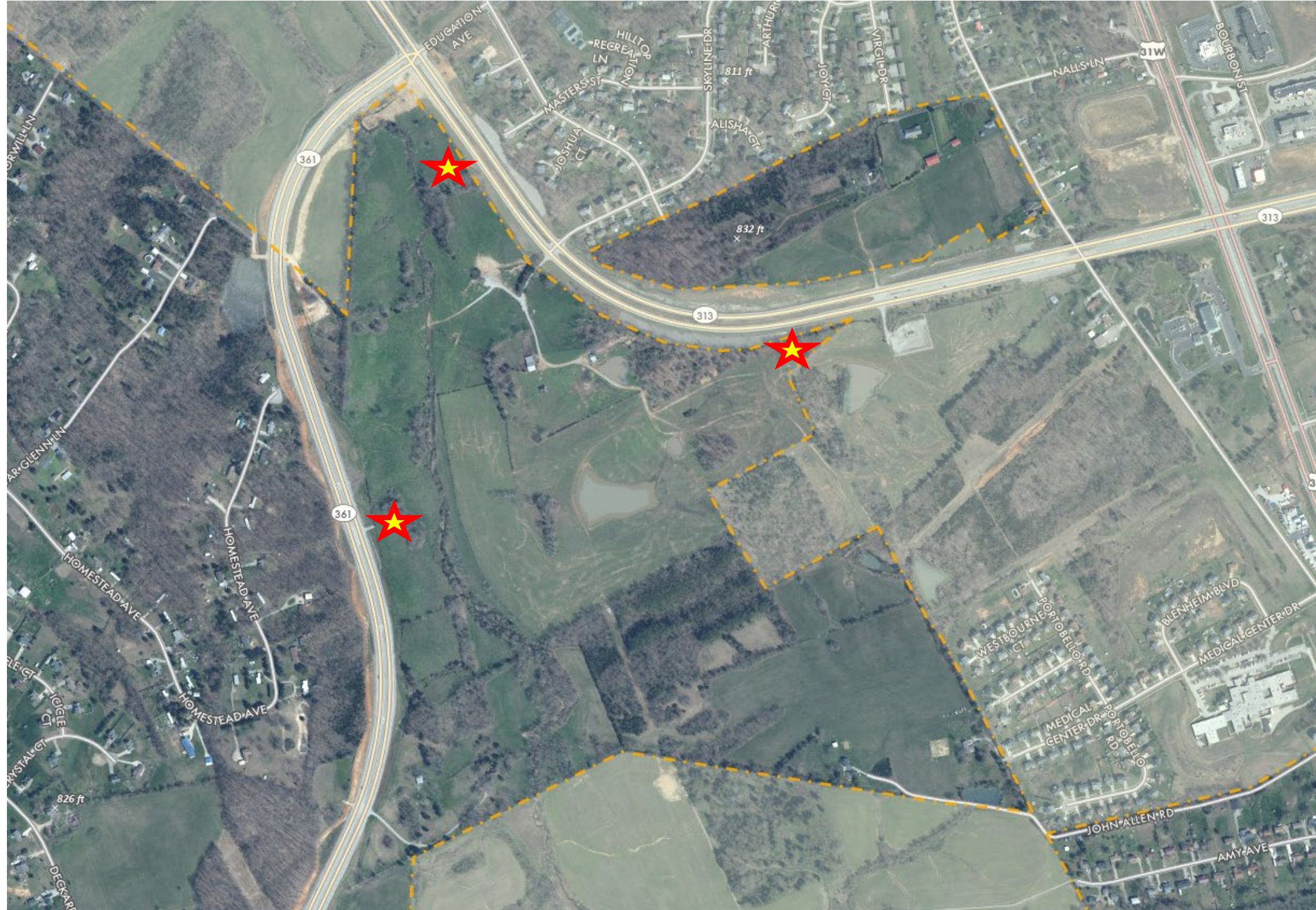
PROPOSED SIGN (FRONT) (N.T.S.)

SITE PLAN OF LOT 3, PERSON SUBDIVISION
 ADDRESS: JOE PRATHER HIGHWAY
 CITY: MADISON COUNTY, HARDIN, KENTUCKY
 SOURCE OF TITLE: DB 897, PG. 553
 SCALE: 1 IN. = 20 FT. DWG BY: TEO CHYO BY: GST
 FOR: TOWNSEND ENTERPRISES, LLC BILL NO. 24-070
 DATE: 1/29/2024

- NOTES:
1. BASIS OF BEARING: 1983 B.M. PG. 551
 2. THIS LOT IS NOT INDICATED TO LIE WITHIN A 100 YEAR FLOOD PRONE AREA PER FEMA MAP 21093C 0141D ZONE X (DATE) 08/16/2007
 3. THIS IS NOT A BOUNDARY SURVEY.
 4. D/U/E (DRAINAGE & UTILITY EASEMENT AS LABLED)
 5. B.L. (BUILDING LIMIT)

TURNER ENGINEERING, INC
 DIVISION OF NEW BANKS, INC.
 5735 NORTH DIXIE HIGHWAY
 ELIZABETHTOWN, KY 42701
 PH. (270) 737-3232 FAX (270) 769-5497

Secretary of State –
City Limits of Radcliff



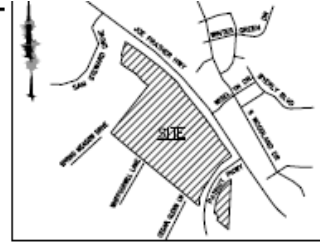
Proposed 82 Lot Subdivision – City of Radcliff

GENERAL NOTES

1. A portion of this plat is within the US Army Flood Plain and FEMA Map No. 21000 S 0144 D & 0127 D dated August 16, 2007.
2. The exact lotline location and depth to be determined.

LOCAL REQUIREMENTS

MINIMUM DRIVEWAY WIDTH: 10 FT
 DRIVEWAY SETBACK: 5 FT
 DRIVEWAY WIDTH: 10 FT
 DRIVEWAY SETBACK: 5 FT
 DRIVEWAY WIDTH: 10 FT
 DRIVEWAY SETBACK: 5 FT

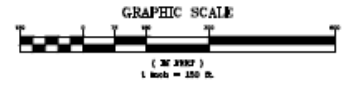
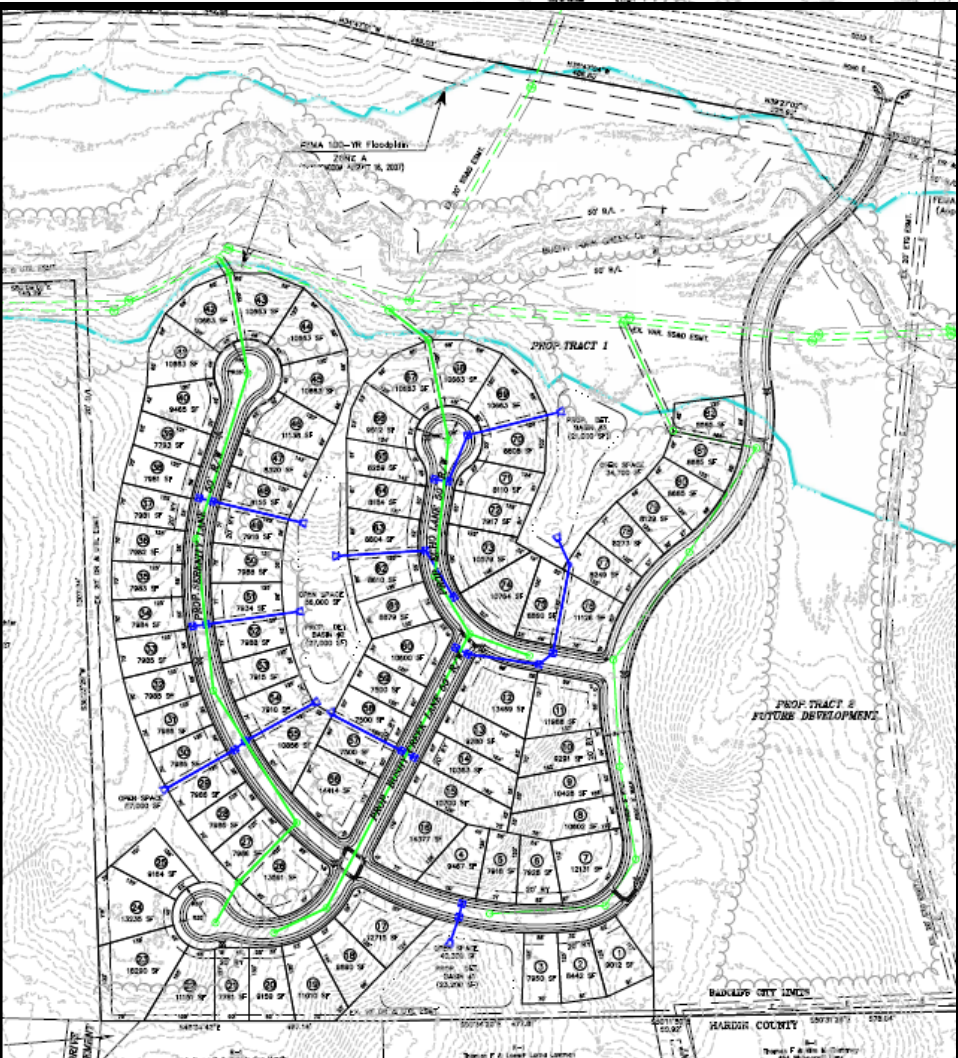


PROJECT DATA

SITE AREA	- 88.264 Ac. (4,226,047 SF)
EXISTING ZONING	- A/C/C
DEVELOPMENT	- SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL
PROPOSED USE	-

TRACT 1 - SINGLE FAMILY SUBDIVISION (LOTS 1 - 82)

TRACT 1 AREA	- 25.022 Ac. (1,084,798 SF)
TOTAL S/F AREA	- 3,204 Ac. (1,381,887 SF)
NET SITE AREA	- 22.764 Ac. (1,018,887 SF)
EXISTING ZONING	- A/C/C
PROPOSED ZONING	- S/F
DEVELOPMENT	- SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	-
NO. OF LOTS	- 82 LOTS
AVERAGE LOT AREA	- 12,682 SF/Ac.
MIN. DRIVEWAY	- 10 FT
MIN. DRIVEWAY SETBACK	- 5 FT
MIN. DRIVEWAY WIDTH	- 10 FT
MIN. DRIVEWAY SETBACK	- 5 FT



DEVELOPER:
 NORTH HAVEN LLC
 339 E DIXIE AVE
 KILZARKESTOWN, KY 42701
 PHONE: (270) 268-0822

OWNER:
 PAIGE & DUNBAR MARINE
 225 VELLA HAY DRIVE
 RADCLIFF, KY 40160

SITE ADDRESS:
 SOUTH WENGER ROAD
 PARCEL NO. 182-00-00-033
 D.B. 1128 PG. 673

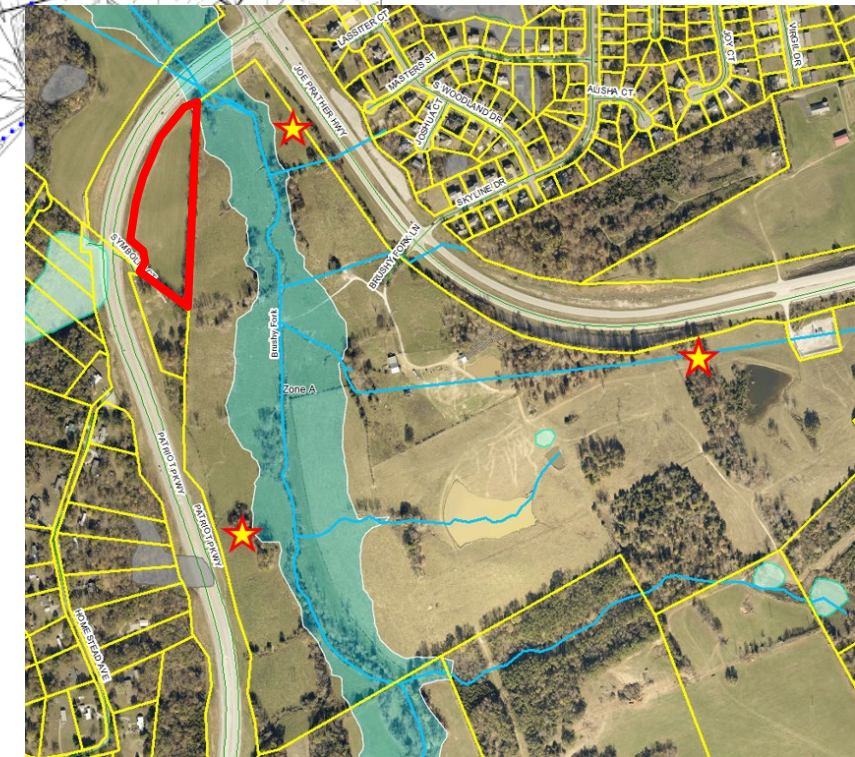
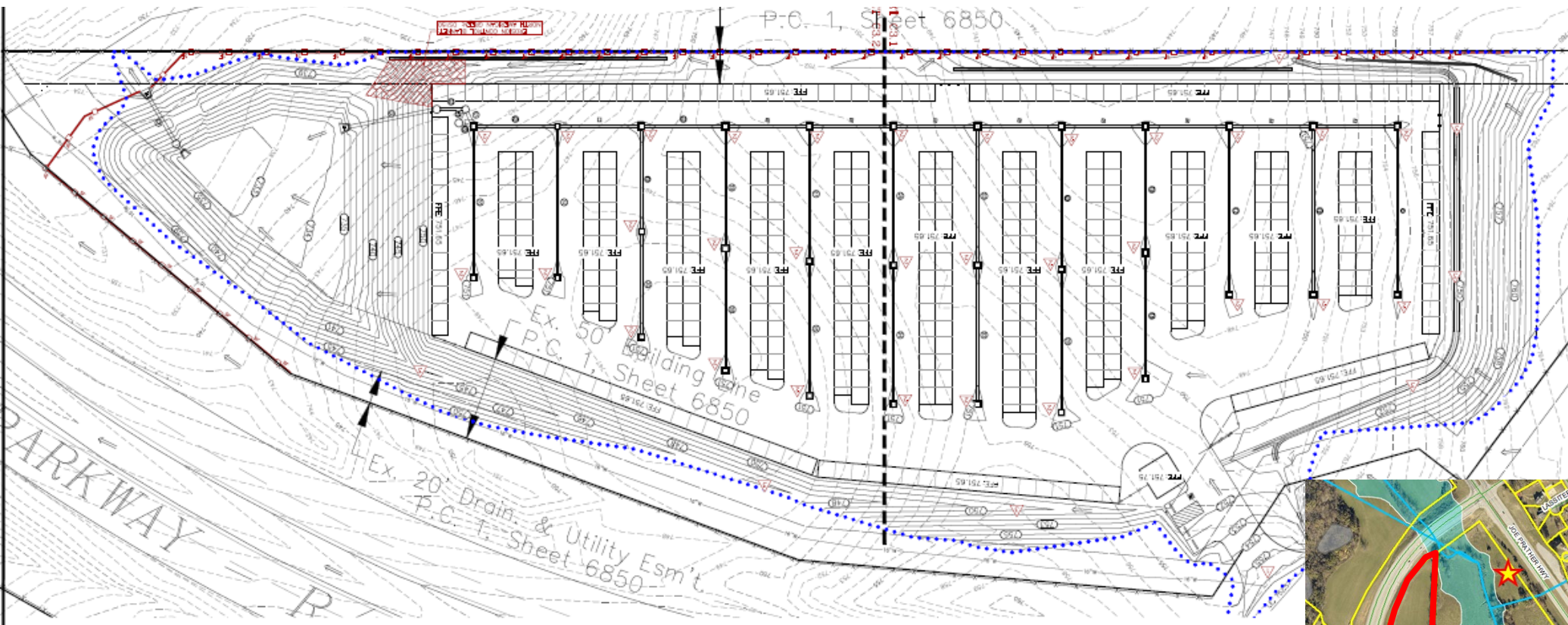
ENVY 313
 PARCEL NO. 182-00-00-027.01
 D.B. 1223 PG. 118

17 SYDNEY CT
 PARCEL NO. 182-00-00-033.02
 D.B. 1128 PG. 673

PRELIMINARY P.U.D. PLAT OF NORTH HAVEN SUBDIVISION

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 1000 W. MAIN ST.
 SUITE 100
 RADCLIFF, KY 40160
 PHONE: (502) 241-1111
 FAX: (502) 241-1112
 WWW.LANDDESIGNKY.COM

JOB: 22128
DATE: 05/18/2023
SHEET: 1 OF 1

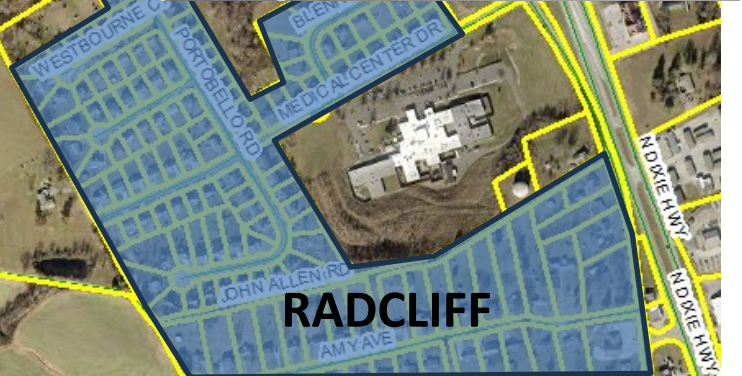
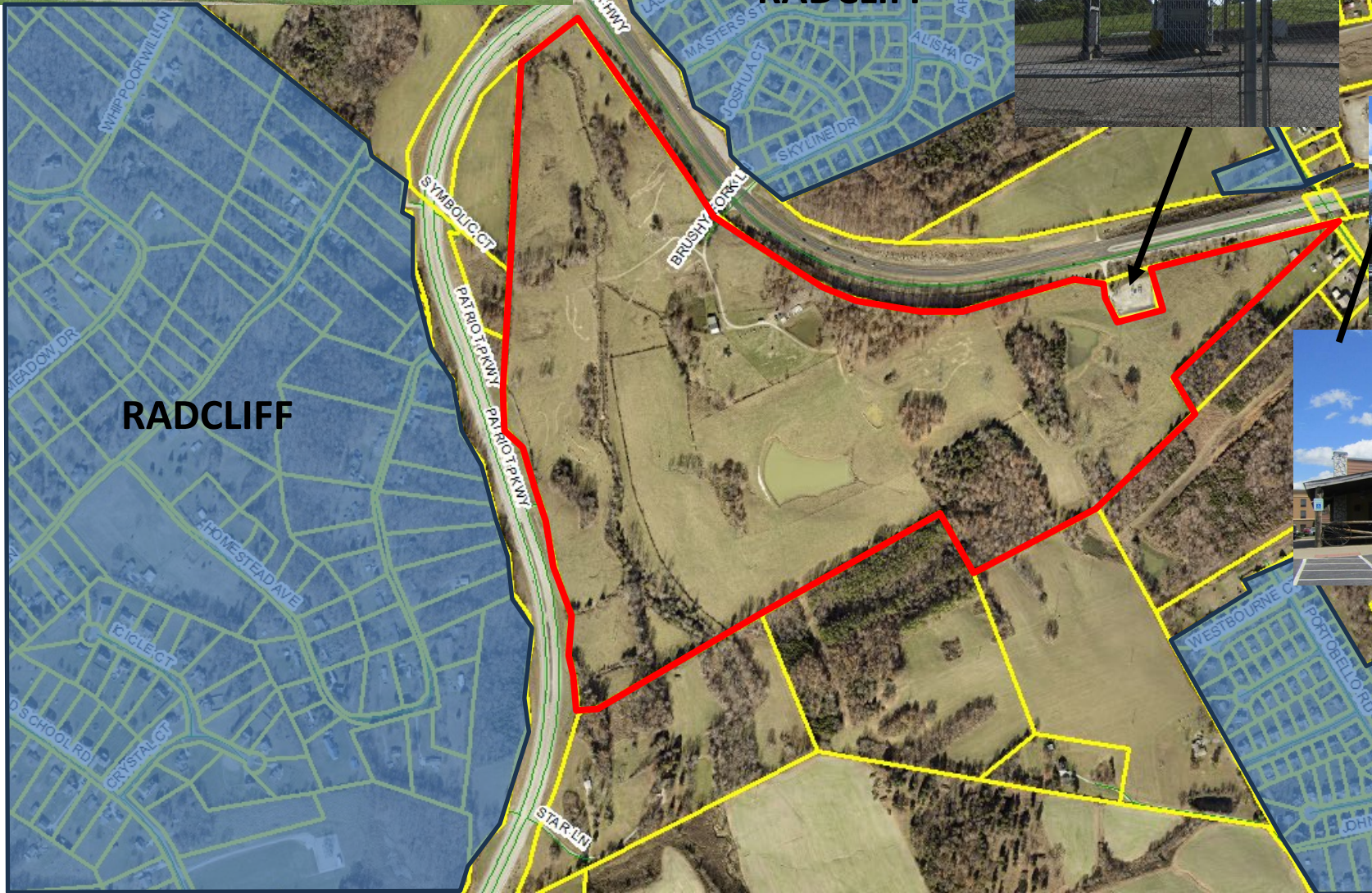


Proposed Mini Storage Units –
City of Radcliff

In addition, I've quoted the Comprehensive Plan in terms of the future land use projection for District 5, which is the southernmost portion of the city to include the area near the Reesor Property:

District Five is the southernmost district in Radcliff. This area is developing at a fast rate and there are considerable amounts of vacant land in this district. The Millpond Business Center is located in this district, along with some new commercial developments. It appears that future development along Joe Prather Highway will be industrial and commercial in nature, due to the strong presence of these land uses at this time. Since most of the land in this district is adjacent to major thoroughfares (Dixie Highway and Joe Prather Highway), it is logical to assume that much of the area will be developed for commercial purposes. In addition, there may also be some medium and high-density residential developments in this district, since these developments are more compatible with commercial development than low density residential developments. (City of Radcliff Comprehensive Plan 2-18)

Character of the Area



Entrances

Nikki,

All three of the proposed locations are at existing access breaks/entrances. For the purpose of installing and maintaining billboards, we are OK with those entrances. If you need anything else, please let me know.

Thanks,

Chris

Billboards

I am the billboard coordinator for the cabinet. The section of road at the proposed location is not on any controlled route that would require a permit Outdoor Advertising Device (OAD) permit from the Transportation Cabinet. Joe Prather Hwy and 31W are controlled routes going north, south, and east from their intersection, which is east of the proposed site. As long as a billboard can't be seen from the intersection then a permit from the Transportation Cabinet is not required.

If you have any questions about billboards call me on my cell or direct office numbers listed below.

Robert L Salyers, P.E.

Transportation Engineer Specialist

CENTRAL OFFICE PERMITS

Department of Highways – Division of Maintenance

200 Mero Street

Frankfort, Kentucky 40622

(502) 782-5608 DIRECT OFFICE

(502) 234-8451 CELL

(502) 564-4556 DIVISION OF MAINTENANCE

Four signs have been on site since February 1, 2024 – two on Patriot Parkway & two on Joe Prather Highway





Looking north up Patriot Parkway towards the intersection with Joe Prather Highway

Looking south down Patriot Parkway







Looking northwest on Joe Prather Highway, towards the intersection with Patriot Parkway

Looking east on Joe Prather Highway towards the intersection with Dixie Highway















Zone Changes from Industrial Holding (IH)

7 Total: 6 Approved & 1 Pending

Permit Date	Parcel	Owner	Type	Zone	Proposed Zoning (Map Amendments)	Listed Use (Dvpl, Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
01/11/2024	162-00-00-042	REESOR JAMES V & NOREIDA H	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	SIGNAGE (OFF SITE)	REESOR ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE INDUSTRIAL HOLDING ZONE (IH) TO THE CONVENIENCE COMMERCIAL ZONE (C-1) TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED AND BILLBOARDS PLACED ON THE NEW LOTS	JOE PRATHER HIGHWAY, RADCLIFF, KY 40160	.000	PENDING
04/28/2023	208-00-00-022.02	MAGGARD GLAY E C/O ESTATE OF GLAY MAGGARD	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-2 - GENERAL COMMERCIAL ZONE		MAGGARD ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE IH TO THE C-2 ZONE WITH NO PROJECT PROPOSED AT THIS TIME	S DIXIE HWY	27.863	APPROVED
08/17/2022	208-00-00-023	CENN LLC	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	I-2 - HEAVY INDUSTRY ZONE	NO PROJECT	CENN LLC/HOBBS ZONE CHANGE - NO PROJECT PROPOSED	ZONE CHANGE TO HEAVY INDUSTRIAL (I-2) WITH NO PROJECT PROPOSED AT THIS TIME	8839 S DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701	82.518	APPROVED
01/24/2006	187-00-00-009	CMW FAMILY REALTY MANAGEMENT LLC %PNC BANK (TRUSTEE)	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	NO PROJECT	US 62 PROJECT / KENNEDY SUBDIVISION, LTS 20-33A	TO REZONE A 138 AC SITE CONSISTING OF FOUR DEEDED TRACTS	3365 LEITCHFIELD ROAD (US 62)	138.000	APPROVED
07/05/2000	188-00-00-016	EARLES	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	PD-1 - PLANNED UNIT DEVELOPMENT	LOT CONFIGURATION	I-H:PD-1 /			6.000	APPROVED
10/20/1999	181-00-00-044.01	NORMA BEELER	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	SINGLE FAMILY RESIDENTIAL / TWELVE STONES SUBD, LT 1	I-H TO R-1	SOUTH WILSON ROAD (KY 447)	3.990	APPROVED
05/04/1999	208-00-00-022.01	MAGGARD GLAY	MAP AMENDMENT	IH - INDUSTRIAL HOLDING ZONE	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY DWELLING	I-H:R-2 /				APPROVED

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.

LAND USE ELEMENT

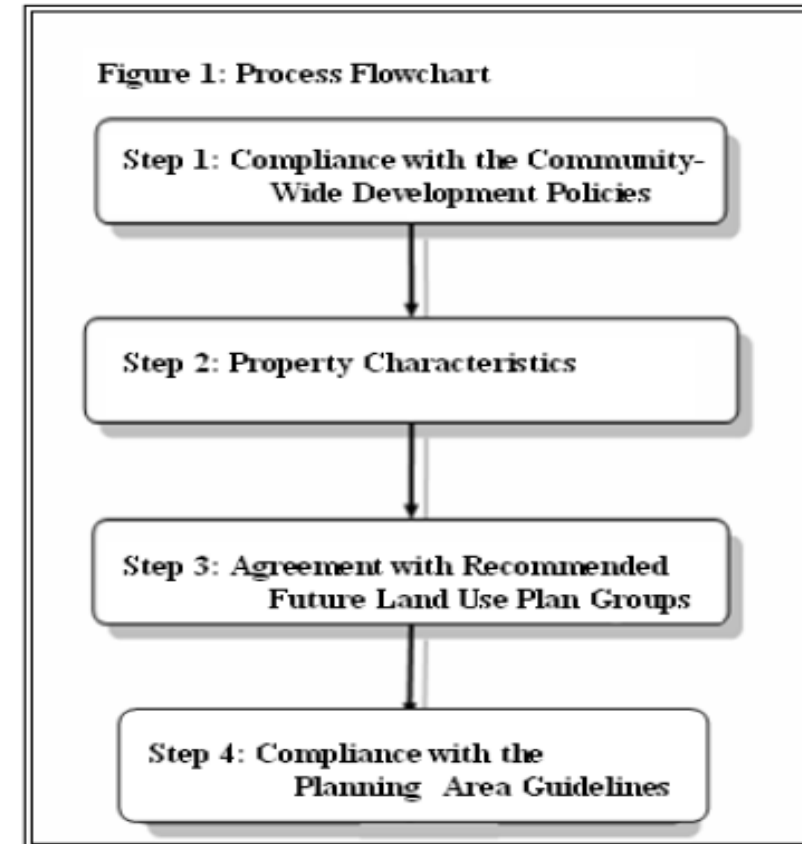
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.



ZONE CHANGE STAFF REPORT

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

Summary: The owner, Noreida Reesor is proposing to rezone three ±1.00 acre lots being a portion of the ±146.9 acre site, located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, KY from Industrial Holding (IH) to Convenience Commercial (C-1) to allow for the property to be further subdivided and billboards to be placed on the new lots.

Pre-application Conference: January 11, 2024

Public Hearing Date: February 20, 2024

Owners:
Noreida Reesor
3015 South Wilson Road
Radcliff, KY 40160

Location of Proposed Zone Change:
Patriot Parkway (KY 361) & Joe Prather Highway (KY 313) in Radcliff, KY

Acreage: three ±1.00 acre lots being a portion of the ±146.9 acre site

PVA Parcel Number:
162-00-00-042

Flood Plain: The three one acre lots of the subject property are outside of the floodplain according to FEMA Map 21093C0141D (dated 16 August 2007). However, a portion of the remainder of the farm is within Zone A of the floodplain.

History of the Property:
The Reesor's have owned the property since 1998, with the Jones family owning the property prior to that.

Zone Map Amendment Request:
FROM: IH (Industrial Holding)
TO: C-1 (Convenience Commercial)

Land Use Group: Urban Area
Planning Area: KY 361 Corridor, # 11
Existing Land Uses: Agricultural / Vacant

Zoning History: IH (Industrial Holding) was the original zoning for the Subject Property since July of 1995.

Adjacent Zoning:
North – R-1, Reesor (21 acres), Perry (14.9 acres) & City of Radcliff
South – IH, Reesor (27.8 acres), Mabe (23.8 acres)
East – IH, Rector (26.8 acres) & City of Radcliff
West – R-1, Hardin County Water District #2 (2 acres) & City of Radcliff - Hardin (5.4 acres)

Utility Services:
Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #1 with a 16" line on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313).

Wastewater Treatment:
There are no sewage disposal systems on site, however if developed the site would connect to HCWD #1 sewer system on the remainder of the farm.

Transportation Considerations:
Patriot Parkway (KY 361) & Joe Prather Highway (KY 313) are both State Highways with 35' pavement widths and right-of-way that varies in this area.

City of Radcliff Comprehensive Plan:
This site is located within District Five of the City of Radcliff's Comprehensive Plan. It states, "It appears that future development along Joe Prather Highway will be industrial and commercial in nature, due to the strong presence of these land uses at this time. Since most of the land in this district is adjacent to major thoroughfares (Dixie Highway and Joe Prather Highway), it is logical to assume that much of the area will be developed for commercial purposes. In addition, there may also be some medium and high-density residential developments in this district since these developments are more compatible with commercial development than low density residential developments.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with the Community-Wide Development Policies (DP 1-14)
DP 1 All development should incorporate the protection of natural resources into the development to preserve the character of the County and protect the natural environment.	The three proposed lots do not have environmentally sensitive areas on site. However, there is a blueline stream and floodplain on the remainder of the site, any proposed development would protect this environmentally sensitive area.
DP 2 The transportation system should be supported by minimizing the impacts of access points to public roadways and providing connectivity for all developments.	The three pre-existing driveway access points have been approved by KYTC with no upgrades needed for the billboards maintenance/install.
DP 3 Arterial and collector classified roadways should be regulated so that individual lots have limited access points.	Per KYTC the current entrances are approvable for this development/proposal. KYTC's most recent traffic counts for Patriot Parkway are 13,357 ADT in 2022 and Joe Prather Highway 11,515 ADT in 2022.
DP 4 New development should be encouraged in areas where public water services are available and can accommodate additional customers.	Public water is available and is provided via Hardin County Water District #1 with a 16" line on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313).
DP 5 New development should be encouraged in areas where adequate fire protection services and fire hydrants are available.	The Vine Grove Volunteer Fire Department is approximately 4.8 miles away. There is a fire hydrant directly across the street at the corner of Joe Prather Highway (KY 313) and Skyline Drive.
DP 6 Expansion of public utilities should be the responsibility of developers with public agency participation where an increased demand for services is anticipated.	Any proposed development would be responsible to extend utilities onto the site.
DP 7 The size and scale of all development should reflect the character and style of surrounding uses.	The adjoining tracts to the south and the east are also zoned Industrial Holding (IH) and used for residential and agricultural purposes. Part of the site and most of the property to the north and west are within the city limits of Radcliff with proposed developments of a single family residential neighborhood and mini warehousing.
DP 8 New development should be allowed only where roadways meet minimum standards.	The property is accessed via Patriot Parkway (KY 361) a State Highway with 35' pavement width and right-of-way that varies in this area, and Joe Prather Highway (KY 313) a State Highway with 35' pavement width and right-of-way that varies in this area.
DP 10 Development shall not be allowed in areas served by inadequate roadways (less than 18 feet in width and less than a 40 foot right-of-way)	Patriot Parkway (KY 361) is a State Highway with 35' pavement width and right-of-way that varies in this area, and Joe Prather Highway (KY 313) is a State Highway with 35' pavement width and right-of-way that varies in this area.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 2: Property Characteristics (PC 1-10)
PC 1 Access Road Characteristics including safe accessibility, road hazards and road capacity and function.	The property is accessed via Patriot Parkway (KY 361) a State Highway with 35' pavement width and right-of-way that varies in this area, and Joe Prather Highway (KY 313) a State Highway with 35' pavement width and right-of-way that varies in this area. The roads are considered a Minor Collectors by KYTC with an Patriot Parkway having an ADT of 13,357 in 2022 and Joe Prather Highway having an ADT of 11,515 in 2022.
PC 2 Fire District, Hydrant and Department	The Vine Grove Volunteer Fire Department is approximately 4.8 miles away. There is a fire hydrant directly across the street at the corner of Joe Prather Highway (KY 313) and Skyline Drive.
PC 3 Public Water	Public water is available and is provided via Hardin County Water District #1 with a 16" line on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313).
PC 4 Existing land use and densities in the vicinity	The adjoining tracts to the south and the east are also zoned Industrial Holding (IH) and used for residential and agricultural purposes. Part of the site and most of the property to the north and west are within the city limits of Radcliff with proposed developments of a single family residential neighborhood and mini warehousing.
PC 5 Proposed Wastewater Treatment System	There are no sewage disposal systems on site, however if developed the site would connect to HCWD #1 sewer system on the remainder of the farm.
PC 6 Proximity and capacity of schools	With the project being billboards, there will be no impact to the local schools.
PC 7 Existing Natural Features	The three proposed lots do not have environmentally sensitive areas on site. However, there is a blueline stream and floodplain on the remainder of the site, any proposed development would protect this environmentally sensitive area.
PC 8 Flood Plains	The three one acre lots of the subject property are outside of the floodplain according to FEMA Map 21093C0141D (dated 16 August 2007). However, a portion of the remainder of the farm is within Zone A of the floodplain.
PC 10 Growth Trends	Most of the recent activity in this area has been located within the city limits of Radcliff with a mix of residential and commercial projects. Adjoining this property and then across Patriot Parkway from this site are two new proposed developments of a single family residential neighborhood and mini warehousing.

Comprehensive Plan Policy – Urban Area	STEP 3: Agreement with Recommended Land Use Plan Group (LU 1-6)
	The Comprehensive Plan states that, "The Urban Areas in Hardin County are those surrounding incorporated jurisdictions within the County. In particular, urban areas surround Elizabethtown, Vine Grove and Radcliff. Along the more significant arterial roadways of the community, there is a mix of commercial and very high-density residential use."
	The recommended Land Use Pattern and Development Criteria states that "Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate" and that "growth for the community should be reoriented into these areas."
Comprehensive Plan Policy – PA #11 KY 361 Corridor	STEP 4: Compliance with the Planning Area Guidelines (PA 1-7)
The recommended land use pattern for this planning area is primarily urban residential with multifamily and commercial development allowed at strategic locations and commercial uses suggested at major crossroads and intersections.	The Comprehensive Plan states that a "target area" where multifamily residential and commercial development is appropriate is the intersection with KY 220. It also states that, "development in this planning area must be consistent with the established design and access points for the new road" to encourage and promote the primary function of the road which is to "carry large volumes of traffic with minimal delays". Additionally, it encourages aesthetically pleasing signage and a unified theme for landscaping and building design.

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, 3 & 4 of the adopted Comprehensive Plan plus the following findings:

- The property is located on two state highways, Patriot Parkway (KY 361) and Joe Prather Highway (KY 313), both minor collectors; with adequate water and electricity available at the site,
- The property is located in close proximity to the city limits of Radcliff where their Comprehensive Plan states this area is developing fast and appears development will be industrial and commercial in nature,
- The property is at the major intersection of KY 361 and KY 313 and only 800 ft from the major intersection of Joe Prather Highway and Dixie Highway,
- If the properties were developed sewer is available on site through HCWD #1,
- The existing IH Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-1 may be more appropriate.

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

RESOLUTION 2024-005
MAP AMENDMENT
Industrial Holding (IH) to Convenience Commercial (C-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 KY 361 Corridor Planning Area (#11);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Industrial Holding Zone (IH) to a Convenience Commercial Zone (C-1) to allow for the property to be further subdivided and billboards to be placed on the new lots.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Noreida Reesor known as PVA #162-00-00-042 and identified as being approximately three ±1.00 acre lots being a portion of the ±146.9 acre site, located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, Kentucky be granted a zone change from the existing Industrial Holding Zone (IH) to a Convenience Commercial Zone (C-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 C-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-8 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: South Hardin Planning Area (#22)

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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 use.
5. To use all resources available to attract new commercial, service and industrial development.

ADOPTED THIS TWENTIETH DAY OF FEBRUARY 2024.

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 2024-005 as presented

The proposed Map Amendment from IH to C-1 is in Agreement with the 4 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Development Policies 1-8 & 10;
Step 2:	Property Characteristics 1-8 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: KY 361 Corridor Planning Area (#11)

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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 use.
5. To use all resources available to attract new commercial, service and industrial development.

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 IH to C-1 is **NOT** in Agreement with the 4 Step Process as outlined in the Comprehensive Plan.