



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

2016 ANNUAL REPORT

Inside this issue:

Planning Commission, Board of Adjustment and Planning Staff	2
Continuing Education and Project Activity	3
Subdivision Information	4-5
Permits, Inspections and Construction Costs	6-11
Land Use Activity and Public Hearing Review	12
Violations	13
New Government Center	14

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

Wesley T. Wright - Director

Adam C. King, AICP—Assistant Director

Susan Bowen – Administrative Assistant

Melissa Wilson – 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

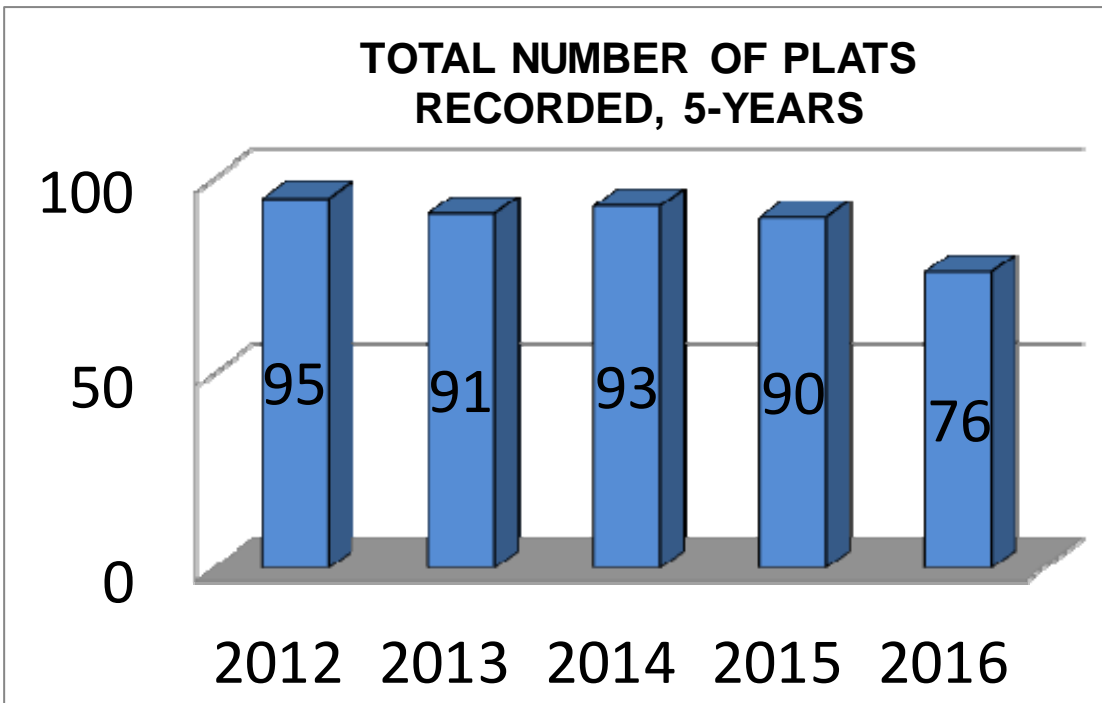
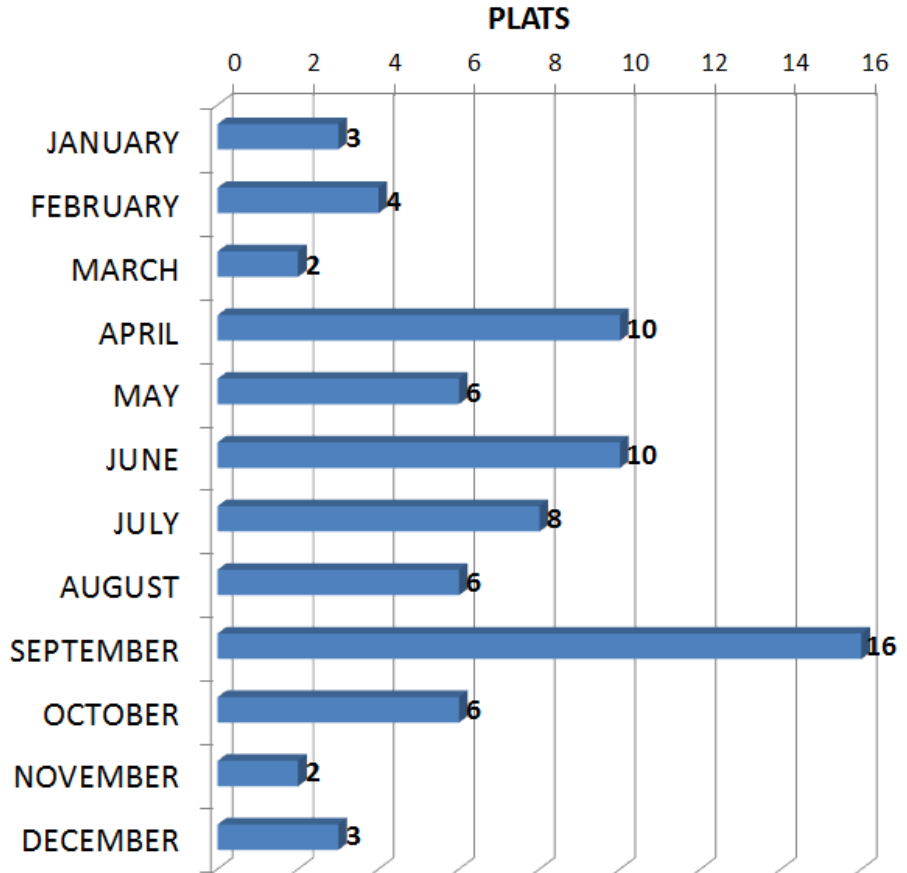
Continuing Education Training

- KAPA Spring Conference, Bowling Green, KY
 - OKI Regional Planning Conference, Indianapolis, IN
 - KAPA Regional Conference, Owensboro, KY
 - KY League of Cities Conference, Berea, KY
 - CAAK Spring Conference, Louisville, KY
 - CAAK Fall Conference, Land Between the Lakes, KY
-

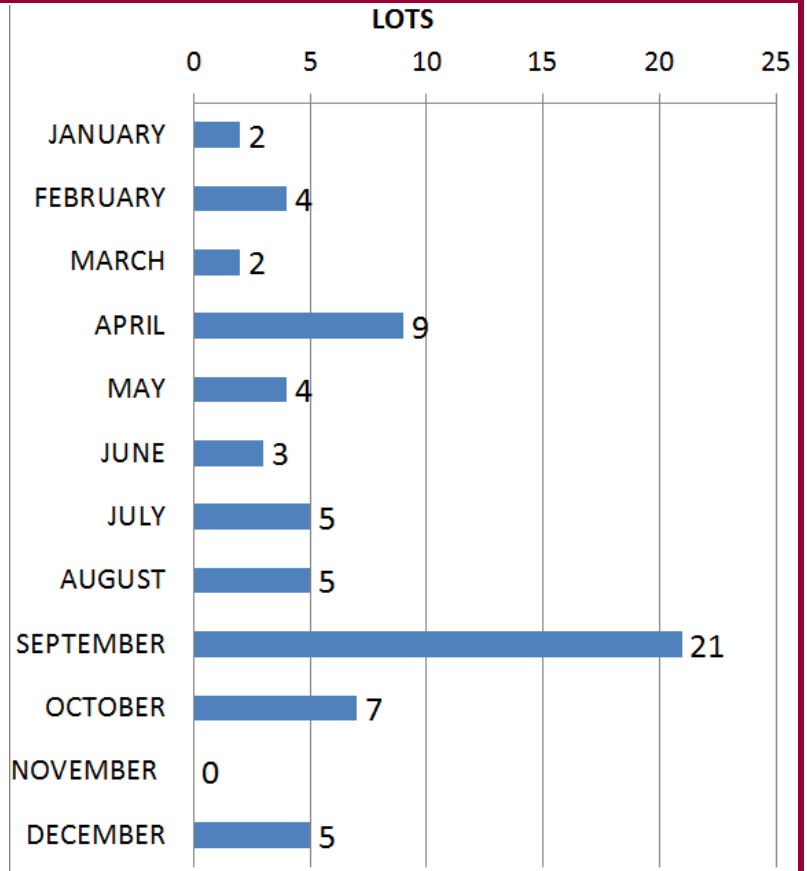
Project Activity of Notable Developments

1. CECILIA VALLEY ELEMENTARY SCHOOL—Construction of a 69,681 sq. ft. new elementary school near the intersection of Hardinsburg Road (KY 86) and Leitchfield Road (US 62) in Cecilia that will serve 600 students. This project fell under the State's Jurisdiction.
2. HARDIN COUNTY HONDA — Expanded their existing parking lot by 135 spaces covering 0.90 acres for additional parking of new inventory on North Dixie Highway (US 31W).
3. CAR MART — A 720 sq. ft. carwash was added onto an existing auto sales lot on North Dixie Highway (US 31W).
4. BAILEY'S MASONRY — A 2.46 acre site on Battle Training Road (KY 434) was rezoned to Convenience Commercial (C-1) to allow for the construction of a 50' x 60' pole barn.
5. ETOWN MINI STORAGE — An additional 3600 sq. ft. storage facility was added to the 2 acre site on South Dixie Highway (US 31W).
6. T & C MINI WAREHOUSES — An additional 4800 sq. ft. storage facility was added to the 1.09 acre site on Sage Court in Rineyville, KY.
7. LEASOR FARMS & ELECTRIC— An additional 2.75 acres was rezoned to Convenience Commercial (C-1) to allow for two 3084 sq. ft. hoop barns to be constructed on Rineyville Road (KY 1600) in Rineyville on the now 6.76 acre site.
8. MATTINGLY AG ZONE—99.75 acres off Mack Thomas Road was rezoned from Rural Residential (R-2) to Agricultural (A-1) to preserve the existing farm land and allow for a second dwelling on the property.

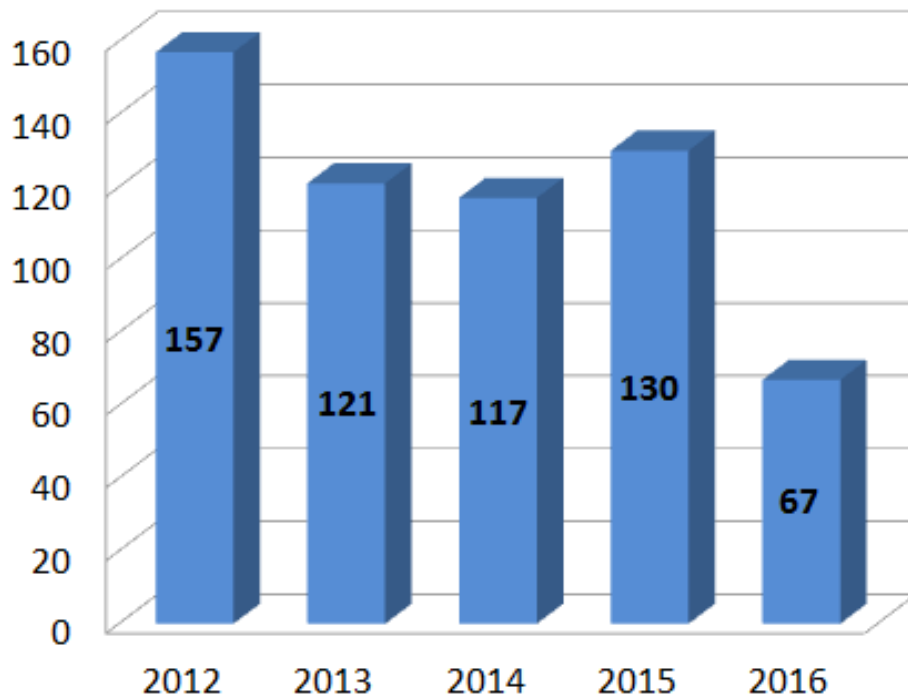
- Plat approval had been consistent over the last four years, however, 2016 did see a decline in the total number recorded—76. This is the lowest reporting total since 1998.
- The 5-year average has seen a decrease since 2001 from 168 (2001-2005) to 115 plats (2006-2010) to 93 plats (2011-2015) .
- The last 5-years have averaged 89 plats each year.



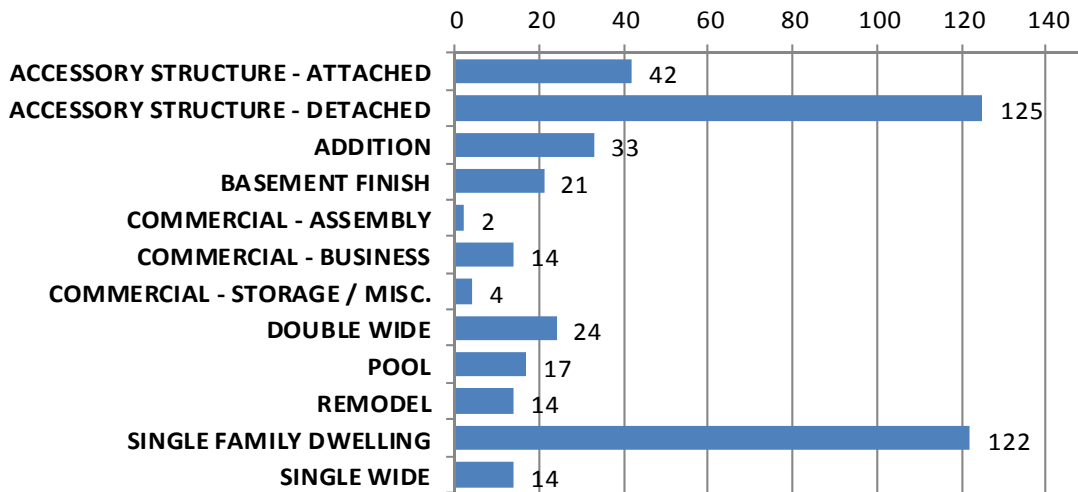
- The total number of lots created by the plats decreased nearly 50 percent in 2016, with only 67 lots compared to the 130 lots of 2015.
- The 5-year trend for lots has seen a much greater decrease than the number of plats. Since 2001, the trend has decreased from 575 lots (2001-2005) to 362 lots (2006-2010) to 126 lots (2011-2015).
- The last 5-years have averaged 118 lots each year.



TOTAL NUMBER OF LOTS RECORDED, 5-YEARS

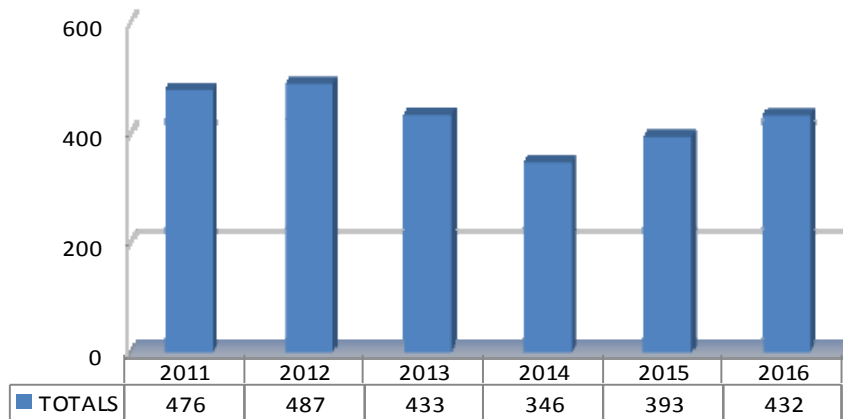


Total Building Permits Issued 2016 - by Type

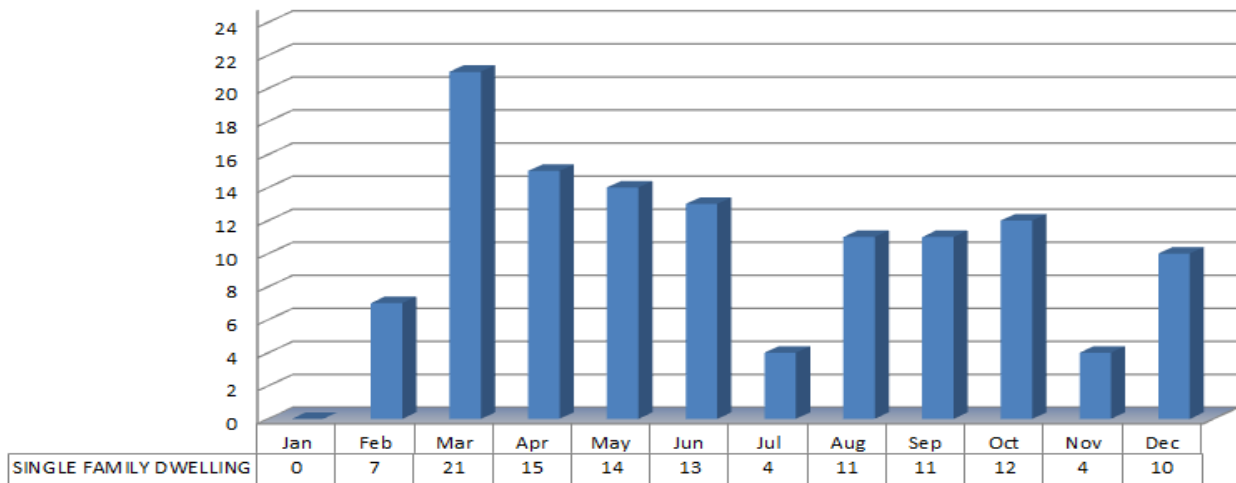


- Just as in 2015, Building Permits again increased in 2016, from 393 in 2015 to 432 in 2016. This is a welcomed upward trend after declining numbers for recent years culminating with 2014 posting the lowest number of permits issued in one year since 1991.
- While single family dwelling permits were up (122) and are consistently one of the most frequently issued types of permits; detached accessory structures (garages, barns and storage sheds) were once again the most issued type of permit, 125 for 2016.
- Total construction cost increased 68% from 2015, with more than \$47 million. Single family construction figures made up 48% of the cost.
- The total construction cost for 2016 was \$47,609,610.

Total Building Permits Issued 2011 - 2016 by Year

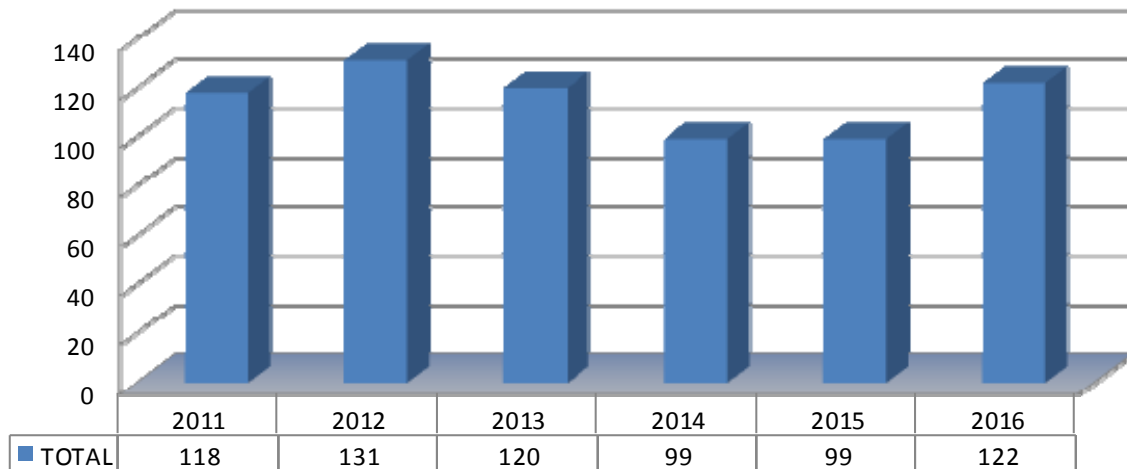


Single Family Dwelling Building Permits 2016 by Month

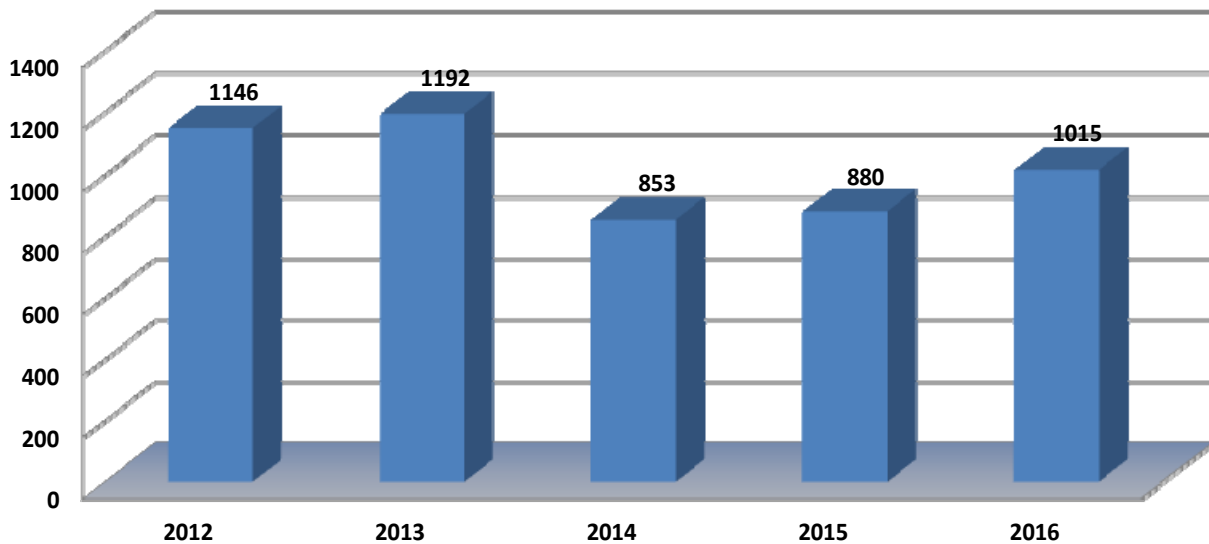


- 2016 Single Family Dwelling Permits increased to 122 compared to 99 in both 2014 and 2015. For the last six years 2012 holds the record with 131 single family permits issued in a single year. 2016 came in a close second.
- The 5-year average has seen a decrease since 2001 from 380 SFD (2001-2005) to 236 SFD (2006-2010) to 114 SFD (2011-2015).
- The most SFD permits issued in a given year was in 2003 with 429. The six year period from 2001 to 2006 was only time SFD permits exceed 300 and 400 plus permits each year. The average number of permits each year, during that time period, was 369 SFD.

Single Family Dwelling Building Permits Issued (2011 - 2016)



Building Inspections Completed 2011 - 2016



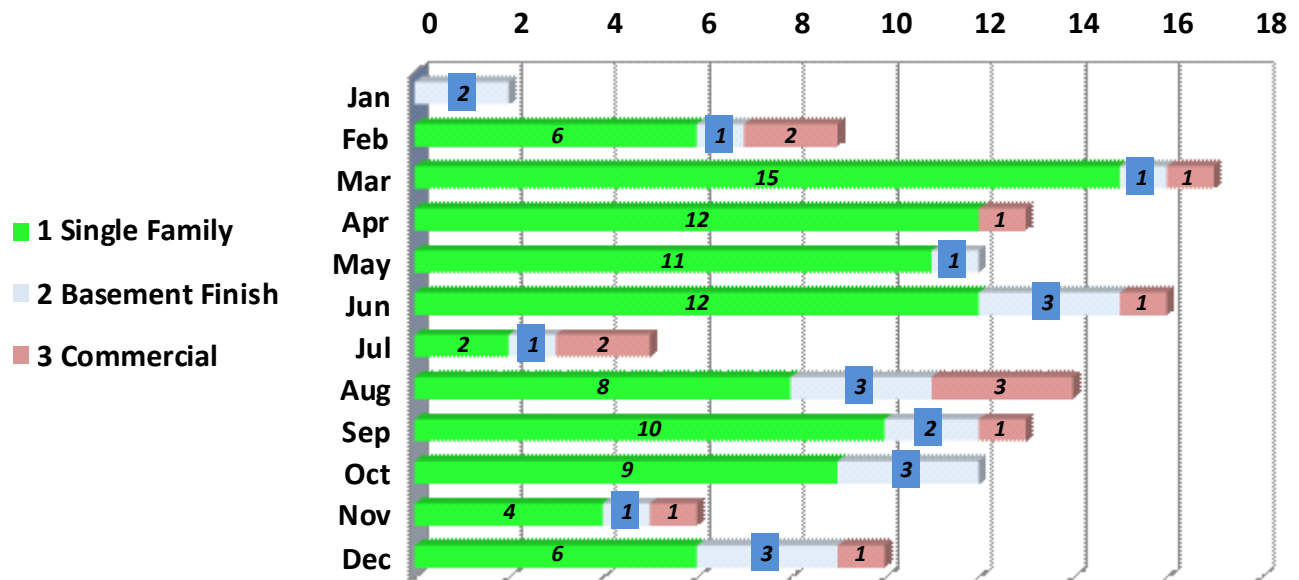
- The increase in total building permits issued in 2016 brought an increase in Building Inspections. There were 1015 Building Inspections performed in 2016 compared to 880 in 2015.
- 2013 remains the busiest building inspection year of the last five years.
- Building Inspections are performed on all new permitted construction.

Building Inspections Completed 2016

1/1/2016 TO 12/31/2016

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
FINAL	21	27	26	22	32	34	38	30	35	20	34	39	358
FOOTER	9	2	25	30	30	50	21	29	39	23	24	16	298
FRAMING	17	6	8	11	17	20	20	24	19	25	20	20	207
RE-INSPECTION	0	1	1	0	3	2	1	4	4	3	4	3	26
STATUS CHECK	0	7	24	8	6	6	4	8	9	6	14	18	110
STOP WORK	0	0	1	3	4	0	0	2	0	2	3	1	16
TOTAL	47	43	85	74	92	112	84	97	106	79	99	97	1015

Building Plan Reviews - 2016



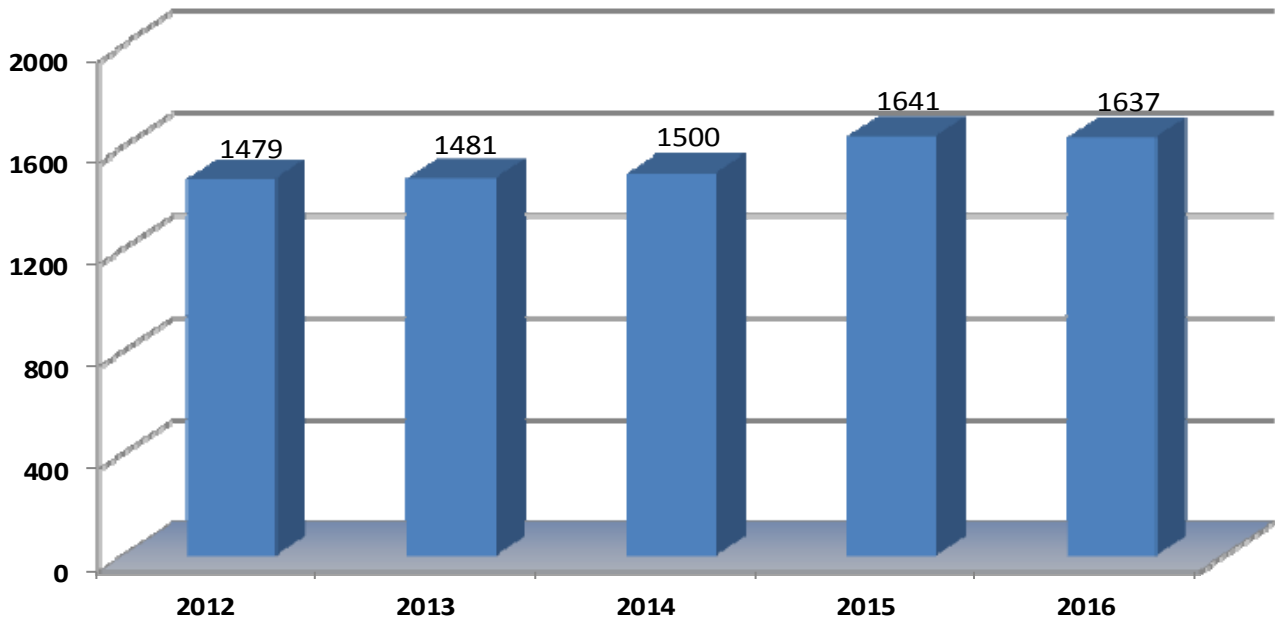
- Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more; basement remodels/finishes and non-residential projects that fall under local jurisdiction.
- The number of reviews slightly decreased in 2016, from 132 to 129.
- The number of single family dwelling reviews were up but commercial & industrial reviews were down by more than half.

Building Plan Review Summary - 2016

Review Date 1/1/2016 TO 12/31/2016

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Single Family	0	6	15	12	11	12	2	8	10	9	4	6	95
Basement Finish	2	1	1	0	1	3	1	3	2	3	1	3	21
Commercial	0	2	1	1	0	1	2	3	1		1	1	13
Totals	2	9	17	13	12	16	5	14	13	12	6	10	129

Electrical Inspections Completed 2011-2016



- A total of 1,637 electrical inspections were completed in 2016.
- The total number of electrical inspections performed in 2016 was only slightly lower than in 2015.
- For the last five years, 2015 had the greatest number of electrical inspections.
- Electrical Inspections have remained above 1600 for the past two years.

Electrical Inspections Completed 2016

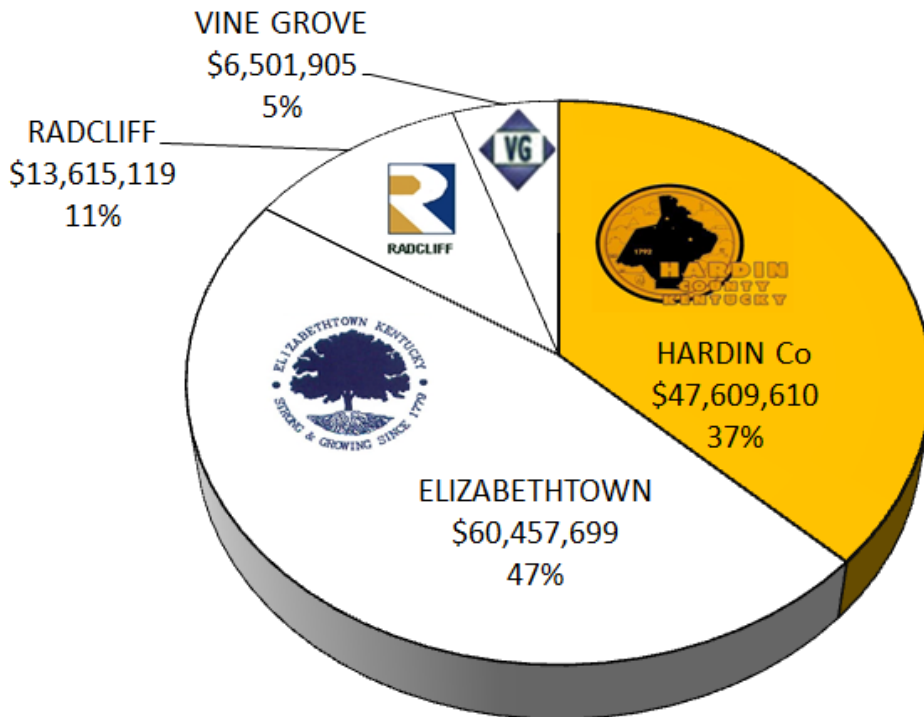
1/1/2016 TO 12/31/2016

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
FINAL	53	55	61	71	55	70	78	53	87	79	68	94	824
RE-INSPECTION	2	4	4	4	6	7	3	2	8	6	2	6	54
ROUGH	25	24	27	29	27	41	34	39	48	49	43	42	428
SERVICE EN-TRANCE	0	0	0	0	1	0	6	1	1	1	0	0	10
STATUS CHECK	3	6	3	4	6	1	5	4	1	3	3	4	43
TEMP ON MAIN	21	16	13	17	11	22	10	24	20	22	36	31	243
TEMPORARY POLE	1	0	2	3	4	3	4	5	3	3	4	3	35
TOTAL	105	105	110	128	110	144	140	128	168	163	156	180	1637

Construction activities bounced back from 2015 by gaining a nearly 70 percent increase with over \$47 million dollars. Single family dwelling construction made up the majority with 48% or \$23 million dollars of the total and total commercial came in at number two with 37% or over \$17 million dollars.

The total construction cost of the four reporting jurisdictions showed an overall increase of 9% from the 2015 total of \$117 million. The increase is due to the fact that Elizabethtown stayed consistent with their previous year total, only increasing by 2 percent, and Hardin County making the largest percentage gain of over 68 percent. Radcliff and Vine Grove both saw lower construction costs in 2016, compared to 2015. Elizabethtown continues to make up the majority of the construction cost pie and has since 2011. Only in 2010 did Hardin County make up the majority (34% / \$53 million). The most Hardin County has reported was in 2005, with \$71 million dollars. This was the first year of reporting construction dollars.

TOTAL CONSTRUCTION COST, 2016
\$128,184,333



The Planning and Development Commission Staff has been active in the past year with public hearings, development plans and permits. The following table illustrates the workload for 2016.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	18	16	0	0	1	1
DEVELOPMENT PLAN	7	4	1	0	0	2
ZONING CHANGE	8	8	0	0	0	0
PLAT REVOKE	1	1	0	0	0	0
ROAD CLOSING	1	1	0	0	0	0
SITE PLAN	29	27	0	0	0	2
VARIANCE	21	19	0	0	0	2
TOTAL	85	76	1	0	1	7

- A total of 8 Zoning Changes were considered by the Planning Commission during 2016, three rezoning to Commercial, three downzoning to Residential, one to Industrial Holding and one to the Agricultural zone. The Planning Commission also considered one Road Closing Request and one request to Revoke a Plat.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 7 Development Plans for Commercial and Industrial projects were reviewed along with 29 Site Plans for Residential related projects.
- A total of 39 applications were considered by the Board of Adjustment during 2016 for Conditional Use Permits and Variances. The Board also considered one Administrative Review and one Administrative Appeal.

VIOLATIONS REPORT 2016

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 on to the Office of the Hardin County Attorney's for resolution.

In 2016, a total of thirteen (13) violations were investigated via a Site Visit and resulted in letters being mailed out.



VIOLATION TYPE	# OF INVESTIGATIONS
Inoperable Vehicles	4
RV's used as Dwellings	3
Running Business without Approvals	5
Construction Activities without a Permit	1
TOTAL	13

Kentucky Building Code Program Celebrates 35 years

The Planning Commission celebrated 35 years of implementation of the Kentucky Building Program on 15 August 1981. It has been a financial goal of the Planning Commission to establish a division of county government that does not require large sums of taxpayer dollars. The KBC Program is a self-supported program paid for by the application fees generated by the various projects.

Online Permitting Portal

The Planning Commission has launched an online permitting portal that allows contractors and the general public to access the Iworq software system and website to apply for and track the status of their building, electric and /or land use permits.

Certificate of Recognition

David Veirs was recently presented a Certificate of Recognition for 40 years (actually 43 years) of membership with the International Association of Electrical Inspectors. David has been a contractor of the Commission since August of 1981.

APA-KY Executive Committee

Assistant Director Adam King, AICP was elected by his professional colleagues to a 2nd term as the Secretary of the Executive Committee for APA KY.



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

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

We're on the Web!
www.hcpdc.com