



**Hardin County Board of Adjustment  
Four Hundred Ninetieth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
August 8, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK – SHEERAN ENTERPRISES, LLC** is requesting a Variance from the front building setback along Carriewood Drive to allow for a 28' x 56' manufactured home on the site. The property is a 1.615-acre site located at the corner of Carriewood Drive and Idlewood Court in Cecilia, KY, known as Lot 21 of Carriewood Estates, Section 3, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING – STACY BOWLING & NATHAN HUGGINS** are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 1,475 S.F. apartment within an existing detached garage. The property is a 1.015-acre site located at 434 Brentwood Drive, Elizabethtown, KY, known as Lot 10 of Sunset Subdivision, Section 4, within the North Glendale Urban Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING – MIKE PAUL** is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 752 S.F. apartment within a proposed barn. The property is a 58.646-acre site located at 4869 Bardstown Road, Elizabethtown, KY, known as Lot 3A of Dolores Acres, within the Bardstown Rd Corridor Planning Area and is zoned Rural Residential (R-2).
- D. **5:45 PM – VARIANCE – FRONT BUILDING SETBACK – JOHN PICKERING** is requesting a Variance from the front building setback to allow for the construction of a proposed deck on the side of the house. The property is a 15-acre site located at 5235 Hardinsburg Road, Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- E. **6:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE & LOT WIDTH-TO-LENGTH RATIO – VINSON FAMILY** is requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the property to be reconfigured. The property is multiple tracts totaling 3.75-acres located at 2059 Nolin Road, Sonora, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).



Board Agenda  
 August 8, 2024  
 Page 2 of 3

- F. Consideration and action on the Minutes for the meeting held on July 18, 2024 (*Attached pgs.4-15*).
- G. Informational Items
- H. Adjourn

**The next Board meeting is scheduled for August 22, 2024 at 5:00 p.m.**

**City of Elizabethtown Housing Meeting** On July 17, 2024 Adam attended a meeting at the State Theater with developers, home builders, engineers and the City of Elizabethtown staff to discuss potential amendments to the City of Elizabethtown’s residential zoning regulations.

**KYTC Glendale Bypass Meeting** On July 30, 2024 Adam attended a meeting with KYTC to discuss the northeast Glendale Bypass at Glendale Christian Church.

**JULY 2024 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 14 Subdivision plats were approved for the month</li> <li>• 63 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 13 New lots approved for the month</li> <li>• 89 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 16 SFD Permits for the month</li> <li>• 81 SFD Permits for the year</li> <li>• 119 Total Building Inspections for the month</li> <li>• 764 Total Building Inspections for the year</li> <li>• 307 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 87 Total Permits for the month</li> <li>• 547 Total Permits for the year</li> <li>• 169 Total Electrical Inspections for the month</li> <li>• 1,103 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
 August 8, 2024  
 Page 3 of 3

**SUBDIVISION PLATS RECORDED IN JULY 2024**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RICHARD NALL LANE ACRES	RICHARD NALL LANE	1	6.9000	1/3/2022	7/3/2024
RECORD PLAT OF SUGAR MILL PROPERTIES	5511 N DIXIE HWY	2	5.5900	7/8/2024	7/9/2024
BURKHEAD ESTATES, SECTION 3, LOT 5	BURKHEAD LANE	1	0.0000	7/3/2024	7/11/2024
GIVENS SUBDIVISION	WILLIAMS LANE	1	12.0190	6/27/2024	7/11/2024
JT ACRES	BETHELEHEM ACADEMY RD	1	5.6170	3/12/2024	7/16/2024
AUBREY ESTATES, LOT 9A	5316 ST JOHN RD	1	0.0000	6/20/2024	7/16/2024
VALLEY CREEK ESTATES LOTS 56 & 57	VALLEY CREEK RD	1	1.2880	6/21/2024	7/16/2024
BUELS ACRES SUBDIVISION LOTS 2 & 3	SOLWAY MEETING CREEK RD	1	0.0000	7/15/2024	7/17/2024
RECORD PLAT OF BENHAM'S ACRES SUBDIVISION	1266 RED HILL RD	2	9.3850	7/12/2024	7/18/2024
COTTONWOOD ESTATES	TRINITY DR	1	0.0000	6/20/2024	7/18/2024
DEL MORAL, LOT 3A	4497 SALT RIVER RD, RINEYVILLE, KY	0	-35.3000	5/7/2024	7/19/2024
AMENDED RECORD PLAT OF MOREHEAD MEADOWS LOT 1	655 MIDDLE CREEK ROAD	1	3.0040	6/28/2024	7/19/2024
AMENDED RECORD PLAT AND BOUNDARY SURVEY OF HENDERSON FARM DIVISION	34 OWSLEY RD	0	0.0000	7/3/2024	7/19/2024
SAMUEL SUBDIVISION, SECTION 1, LOT 1 & SECTIONN 2, LOT 2A	S DIXIE HWY	-1	0.0000	7/15/2024	7/23/2024
		<b>12</b>	<b>8.5030</b>		

**Total Records: 14**

**8/1/2024**



**Hardin County Board of Adjustment  
Four Hundred Eighty Ninth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
July 18, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE –** JOANN TAUL REVOCABLE TRUST is requesting a Conditional Use Permit for a Recreational Enterprise to allow for a 4-space primitive campground on site. The property is a 62.078-acre site located on the north side of the 3000 block of Hardinsburg Road, Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO –** BLAIR LIVING TRUST is requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 10.96-acre site located at 237 Brock Road, Rineyville, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **5:30 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE –** LINDA & THOMAS GIELOW are requesting a Conditional Use Permit to allow for an accessory structure (20'x10' shed) on a vacant lot. The property is a 1.9-acre site located on the east side of the 3000 block of Burns Road in Rineyville, KY, to be known as Lot 8C of Sipes Subdivision, Section 1 within the North Urban Planning Area and is zoned Urban Residential (R-1).
- D. **5:45 PM – VARIANCE – FRONT BUILDING SETBACK –** JAMES MAXWELL is requesting a Variance from the front building setback along Twin Oak Drive to allow for a single wide manufactured home on site. The property is a 0.58-acre site located at 55 Twin Oak Drive, Radcliff, KY, known as Lot 59 of Twin Oaks Subdivision, Section 1, within the North Urban Planning Area and is zoned Urban Residential (R-1).
- E. **6:00 PM – AMENDED CONDITIONAL USE PERMIT – WELDING SHOP –** ROBERT DECKARD doing business as HEARTLAND FABRICATING, LLC is requesting a Conditional Use Permit to continue to allow for a welding shop in the 74'x80' detached accessory structure on site. The property is a 25-acre site located at 1404 Constantine Road, Cecilia, KY, known as Lot 4 of Coogle Estates within the West Hardin Planning Area and is zoned Rural Residential (R-2).



Board Agenda  
 July 18, 2024  
 Page 2 of 4

F. **6:15 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – VH PROPERTIES, LLC is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 943 S.F. apartment above a detached garage. The property is a 10.000-acre site located at 6314 Shepherdsville Road, Elizabethtown, KY, within the Kentucky 313 Corridor Planning Area and is zoned Residential Estate (R-3).

G. Consideration and action on the Minutes for the meeting held on May 23, 2024 (*Attached pgs.5-7*).

H. Annual Nomination and Election of Officers (*current positions*)

- Chairman – Bob Krausman
- Vice Chairman – Greg Youngblood
- Secretary – Steve Steck

I. Informational Items

J. Adjourn

**The next Board meeting is scheduled for August 8, 2024 at 5:00 p.m.**

**3 Years of Service** Planner I, Haley Goodman celebrated 3 years of service with the Planning Commission on June 4, 2024.

**SUBDIVISION PLATS RECORDED IN MAY 2024**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
Haun Subdivision	872 Nacke Pike	1	3.0000	4/15/2024	5/10/2024
BETT'S ARK ESTATES LOTS 1-3	425 RED HILL RD VINE GROVE, KY	3	20.100	5/17/2024	5/22/2024
		<b>4</b>	<b>23.100</b>		

**Total Records: 2**

**6/3/2024**



Board Agenda  
July 18, 2024  
Page 3 of 4

**MAY 2024 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 2 Subdivision plats were approved for the month</li><li>• 35 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 4 New lots approved for the month</li><li>• 46 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 8 SFD Permits for the month</li><li>• 44 SFD Permits for the year</li><li>• 108 Total Building Inspections for the month</li><li>• 518 Total Building Inspections for the year</li><li>• 210 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 96 Total Permits for the month</li><li>• 379 Total Permits for the year</li><li>• 170 Total Electrical Inspections for the month</li><li>• 737 Total Electrical Inspections for the year</li></ul>

**JUNE 2024 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 14 Subdivision plats were approved for the month</li><li>• 49 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 35 New lots approved for the month</li><li>• 77 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 20 SFD Permits for the month</li><li>• 64 SFD Permits for the year</li><li>• 124 Total Building Inspections for the month</li><li>• 642 Total Building Inspections for the year</li><li>• 268 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 81 Total Permits for the month</li><li>• 460 Total Permits for the year</li><li>• 197 Total Electrical Inspections for the month</li><li>• 934 Total Electrical Inspections for the year</li></ul>



Board Agenda  
 July 18, 2024  
 Page 4 of 4

**SUBDIVISION PLATS RECORDED IN JUNE 2024**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NALL-LINCOLN SUBDIVISION LOTS 49 & 60	BATTLE TRAINING	-1	0.0000	5/21/2024	6/7/2024
SMOKE RIDGE ESTATES, SEC 2	ROUNDTOP ROAD	1	5.0050	5/23/2024	6/7/2024
AMENDED RECORD PLAT OF DREW'S PLACE LOT 1 AND RECORD PLAT OF DREW'S PLACE SECTION 2	1172 WHITE MILLS GLENDALE ROAD	1	133.3000	4/22/2024	6/7/2024
COLE CREEK ESTATES SECTION 4	1785 VALLEY CREEK RD	2	11.0010	5/20/2024	6/7/2024
ROY LANE ACRES	1854 LAUREL RIDGE ROAD	9	57.0140	6/10/2024	6/13/2024
LOGSDON SUBDIVISION	4499 COPELIN RD	1	3.0010		6/20/2024
RECORD PLAT AND BOUNDARY SURVEY OF HENDERSON FARM DIVISION	34 OWLSEY RD	9	26.0920	6/13/2024	6/21/2024
NOVA ESTATES	623 CLAGGETT LANE	1	20.0000	3/28/2024	6/21/2024
ERNEST'S ACRES SUBDIVISION AND AMENDED BOUNDARY SURVEY OF ROSEMARY WILMOTH PROPERTY TRACTS 1&2	1248 WILMOTH LANE	1	5.0270	6/18/2024	6/21/2024
W RITCHIE'S ACRES SUBDIVISION	13585 HARDINBURG ROAD	2	13.5070	6/17/2024	6/27/2024
AMENDED RECORD PLAT OF SNOW SPRINGS SUBDIVISION, LOTS 1 & 9 AND BOUNDARY SURVEY OF THE COCHRAN FARM	RINEYVILLE BIG SPRINGS ROAD	-2	-52.2040	6/17/2024	6/27/2024
VALLEYDALE SUBDIVISION SECTION 3, LOT 1	4137 WOOLDRIDGE FERRY RD	0	1.5000	6/10/2024	6/27/2024
AMENDED RECORD PLAT OF FOXWOOD SUBDIVISION LOTS 13 & 15	251 FOXWOOD CT	-1	2.4360	6/10/2024	6/27/2024
PURPLE MARTIN EST LOTS 1 & 2; RECORD PLAT OF LEASORS LANDING SUBDIVISION; BOUNDARY SURVEY OF THE DOUGLAS & SHONDA LEASOR PROPERTY	231 THOMPSON RD, RINEYVILLE, KY	8	32.3140	6/12/2024	6/28/2024
		<b>31</b>	<b>257.9930</b>		

**Total Records: 14**

**7/1/2024**



**Hardin County Board of Adjustment  
Four Hundred Eighty Eighth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
May 23, 2024            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE & 1:4 LOT WIDTH-TO-LENGTH RATION** – DAVION NELSON is requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 2.218 acre site located on Trinity Drive, Rineyville, KY, known as Lot 35 of Cottonwood Estates, Section 1, within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
  
- B. **5:15 PM – VARIANCE – GOVERNMENT MAINTAINED ROAD FRONTAGE** – KRISTINA & JOHN TAPIO are requesting a Variance from the government maintained road frontage requirement to allow for the property to be further subdivided. The property is a 46.758 acre site located at 4497 Salt River Road, Rineyville, KY, known as Lot 3A of Del Moral Subdivision, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  
- C. Consideration and action on the Minutes for the meeting held on May 9, 2024 (*Attached pgs.2-5*).
  
- D. Informational Items
  
- E. Adjourn

**APA-KY Spring Conference** On May 15-17, 2024 Adam, Haley & John Michael attended the Spring Planning Conference at Dale Hollow Lake State Park.

**Outstanding Plan Award** At the Spring Planning Conference, the *Comprehensive Development Guide, 2024* won an award for Outstanding Comprehensive Plan from APA-KY.

**The next Board meeting is scheduled for July 18, 2024 at 5:00 p.m.**





**Hardin County Board of Adjustment  
Four Hundred Eighty Seventh Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
May 9, 2024            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

**F. 5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – SHELBY BLANTON is requesting a Conditional Use Permit to allow for a 606 sq. ft. Permanent Accessory Dwelling (apartment above existing detached garage) on site. The property is a +/- 1.021 acre site located at 3995 Bardstown Road, Elizabethtown, KY known as Lot 8 of Hillsdale Estates, Section 1, within the Bardstown Road Corridor Planning Area and is zoned Urban Residential (R-1).

**G. 5:15 PM – VARIANCE – FRONT & SIDE BUILDING SETBACKS** – LUCKY ACQUISITIONS, LLC are requesting a Variance from the front & side building setbacks to allow for the construction of a single family dwelling. The property is a +/- 0.978 acre site located at 80 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

H. Consideration and action on the Minutes for the meeting held on April 18, 2024 (*Attached pgs.3-6*).

I. Adjourn

**The next Board meeting is scheduled for May 23, 2024 at 5:00 p.m.**



Board Agenda  
 May 9, 2024  
 Page 2 of 2

**APRIL 2024 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 5 Subdivision plats were approved for the month</li> <li>• 33 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 10 New lots approved for the month</li> <li>• 42 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 36 SFD Permits for the year</li> <li>• 122 Total Building Inspections for the month</li> <li>• 407 Total Building Inspections for the year</li> <li>• 163 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 76 Total Permits for the month</li> <li>• 283 Total Permits for the year</li> <li>• 164 Total Electrical Inspections for the month</li> <li>• 567 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN APRIL 2024**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DEBORAH DENNIS SUBDIVISION	6932 BACON CREEK RD	2	9.3690	3/6/2024	4/8/2024
BERKSHIRE PLACE LOT 12 & MONROE SUBDIVISION LOT 10B	BERKSHIRE AVENUE	0	0.0000	3/12/2024	4/9/2024
CLASSIC ACRES ESTATES LOTS 5 & 6	144 ST JOHN CH ROAD	3	0.0000	3/22/2024	4/10/2024
HUNTS SUBDIVISION, SECTION 2, LOT 3, & BOUNDARY SURVEY OF THE MARK A & ELIZABETH G TRACTS	2624 UPTON RD	-1	-153.1120	4/8/2024	4/17/2024
DS ACRES	320 PEAR ORCHARD ROAD NORTH WEST	5	25.0000	3/10/2024	4/19/2024
		<b>9</b>	<b>-118.7430</b>		

**Total Records: 5**

**5/1/2024**



**Hardin County Board of Adjustment  
Four Hundred Eighty Sixth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
April 18, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** - DAVID WISE is requesting a Conditional Use Permit for a 864 sq. ft. Permanent Accessory Dwelling on site. The property is a +/- 1.097 acre site located at 2766 Rineyville Big Springs Road, Rineyville, KY known as Lot 5A of David's Way Estates, within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. Consideration and action on the Minutes for the meeting held on March 21, 2024 (*Attached pgs.4-9*).
- C. Informational Items
- D. Adjourn

**Planner Hired** Our new Planner, John Michael Lawler started on April 5, 2024. John Michael is a Hodgenville native with a Bachelors degree in Economics from the University of Kentucky and Masters degrees in Urban Planning & Public Administration from the University of Louisville. John Michael had previously worked as Planner for Louisville Metro since June of 2021.

**Still Meadows Estates** On March 26, 2024 the Hardin County Fiscal Court accepted Still Meadows Estates into the county road maintenance system. This 17 lot subdivision with a single street was developed by Will Harris Homes and Larry Phillips in May of 2021.

**Fire Chiefs Association Meeting** On April 8, 2024, Adam presented to the Hardin County Fire Chiefs Association at their monthly meeting.

**Lincoln Trail Homebuilders Meeting** On April 11, 2024, Adam, Jimmy & Edwin attended the Lincoln Trail Homebuilders Meeting to learn more about Fortified Roofing Systems.



Board Agenda  
 April 18, 2024  
 Page 2 of 3

**South Hardin Sewer Study Meeting** On April 11, 2024, Adam attended a meeting at Hardin County Water District #2 with Strand Engineering to discuss the County’s south Hardin sewer study.

**Creating Vibrant Communities Meeting** On April 15, 2024, Adam, Haley & John Michael hosted the initial Creating Vibrant Communities Steering Committee Meeting for the Glendale - Small Area Plan.

**The next Board meeting is scheduled for May 9, 2024 at 5:00 p.m.**

**MARCH 2024 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 12 Subdivision plats were approved for the month</li> <li>• 28 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 22 New lots approved for the month</li> <li>• 33 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 17 SFD Permits for the month</li> <li>• 29 SFD Permits for the year</li> <li>• 101 Total Building Inspections for the month</li> <li>• 283 Total Building Inspections for the year</li> <li>• 124 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 79 Total Permits for the month</li> <li>• 207 Total Permits for the year</li> <li>• 152 Total Electrical Inspections for the month</li> <li>• 403 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
April 18, 2024  
Page 3 of 3

**SUBDIVISION PLATS RECORDED IN MARCH 2024**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KERR SUBDIVISION SECTION 3	2830 FORD HWY	5	56.0690	3/1/2024	3/8/2024
RECORD PLAT OF CVES / WHMS SUBDIVISION	LEITCHFIELD ROAD	1	71.4220	1/2/2024	3/13/2024
CRADDOCK ADDITION TO GLENDALE LOTS 13, 14 & 15	375 MUD SPLASH RD	-1	0.0000	2/1/2024	3/14/2024
FALLING SPRINGS SUBDIVISION LOT 1	FALLING SPRINGS RD	7	0.0000		3/15/2024
CW ACRES	RINEYVILLE SCHOOL RD	2	1.9260	2/19/2024	3/15/2024
COOK COUNTRY ESTATES LOTS 17-18	1969 BACON CRK RD	-1	0.0000	3/11/2024	3/20/2024
REESOR SUBDIVISION, LOT 1	JOE PRATHER HGWY,	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 2	JOE PRATHER HGWY,	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 3	JOE PRATHER HGWY,	1	1.0000	1/30/2024	3/25/2024
LOUISE PLACE	15143 SALT RIVER RD,	2	7.5820	12/14/2023	3/26/2024
GREY & HAMMONS SUBDIVISION LOT 1	1540 S BLACK BRANCH RD	1	0.3640	2/27/2024	3/27/2024
SAMUEL SUBDIVISION SEC 1, LOT 2 & SAMUEL SUBDIVISION SEC 2	11705 S DIXIE HWY	1	16.6270	2/19/2024	3/28/2024
		<b>20</b>	<b>156.9920</b>		

**Total Records: 12**

**4/2/2024**



**Hardin County Board of Adjustment  
Four Hundred Eighty Fifth Meeting**

Hardin County Government Center  
Second Floor Meeting Room

March 21, 2024            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – VARIANCE** – SETH & LAURIE BRIGGS are requesting a Variance from the front building setback along North Bell Avenue to allow for a rear deck to be built on site. The property is a +/- 0.48 acre site located at 150 East Main Street, Glendale, KY, within the Rural Village Planning Area and is zoned Tourism and Convenience Commercial (B-2).
  - B. **5:15 PM – VARIANCE** – JOSEPH GREER is requesting a Variance from the front building setback along Cartwright Estate Road to allow for a stair replacement. The property is a +/- 1.08 acre site located at 354 Cartwright Estate Road, Lebanon Junction, KY, known as Lot 8B of Cartwright Estates within the Kentucky 313 Corridor Planning Area and is zoned Residential Estate (R-3).
  - C. **5:30 – CONDITIONAL USE PERMIT** – JACKIE & JOAN MITCHELL are requesting a Conditional Use Permit for a Temporary Accessory Dwelling to allow for a single-wide manufactured home on site for a caregiver situation. The property is a +/- 0.9 acre site located at 6337 St. John Road, Elizabethtown, KY, known as Lot 2 of Shadowlawn Estates within the St. John Road Corridor Planning Area and is zoned Rural Residential (R-2).
  - D. Consideration and action on the Minutes for the meeting held on March 7, 2024 (*Attached pgs.2-3*).
  - E. Informational Items
  - F. Adjourn

**Comprehensive Plan** On March 12, 2024 the Hardin County Fiscal Court approved the Goals & Objectives of the *Comprehensive Development Guide, 2024* with Resolution 2024-054.

**The next Board meeting is scheduled for April 18, 2024 at 5:00 p.m.**



**Hardin County Board of Adjustment  
 Four Hundred Eighty Fourth Meeting**

Hardin County Government Center  
 Second Floor Meeting Room  
 March 7, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – VARIANCE – MILES IMPROVEMENTS, LLC** (Owner) is requesting a Variance from the minimum pavement width requirement to allow a property to be further subdivided. The property is a +/- 0.575 acre site located at 6487 New Glendale Road, Glendale, KY, known as Lots 13, 14 & 15 of Craddock Addition to Glendale within the Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. Consideration and action on the Minutes for the meeting held on February 22, 2024 (*Attached pgs.3-7*).
- C. Informational Items
- D. Adjourn

**The next Board meeting is scheduled for March 21, 2024 at 5:00 p.m.**

**FEBRUARY 2024 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 16 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 7 New lots approved for the month</li> <li>• 13 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 12 SFD Permits for the year</li> <li>• 97 Total Building Inspections for the month</li> <li>• 181 Total Building Inspections for the year</li> <li>• 70 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 80 Total Permits for the month</li> <li>• 131 Total Permits for the year</li> <li>• 125 Total Electrical Inspections for the month</li> <li>• 251 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
March 7, 2024  
Page 2 of 2

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2024**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
ANGELINE SUBDIVISION, LOTS 4-6	5442 N LONG GROVE ROAD, CECILIA, KY 42724	-2	0.0000	1/5/2024	2/2/2024
COOMBS ESTATES	2211 HARDINSBURG RD	3	3.7500	1/4/2024	2/5/2024
ABBY ACRES, SECTION 2	RED HILL RD	2	10.0540	1/8/2024	2/9/2024
MEADOW VIEW SUBDIVISION, SECTION 2, LOTS 32 & 33	PALMETTO LOOP, GLENDALE, KY 42740	-1	0.0000	10/10/2023	2/21/2024
JENKINS MEADOW, LOTS 1 & 2	1099 JENKINS ROAD, RINEYVILLE, KY 40162	2	20.5600	10/26/2023	2/23/2024
WATER TOWER ESTATES LOT 2 & WILLIAM GEOGHEGAN BOUNDARY SURVEY REVISED TRACT A	2543 SPRINGFIELD ROAD	0	0.0000	2/12/2024	2/23/2024
		<b>4</b>	<b>34.3640</b>		

**Total Records: 6**

**3/1/2024**





**Hardin County Board of Adjustment  
Four Hundred Eighty Third Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
February 22, 2024            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – AUTO REPAIR & STORAGE** – CRAIG STAPLES (Owner) doing business as Redneck’s Dead Car Towing & Recovery is requesting an Amended Conditional Use Permit to continue to allow for an Automotive Repair shop for personal vehicles and a towing business on site. The properties are two tracts totaling +/- 1.873 acres located at 10659 & 10697 Hardinsburg Road, Cecilia, KY, known as Lots 1 & 2 of Masters Farm Supply within the Rural Planning Area and is zoned Convenience Commercial (C-1).
  - B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – AUTO REPAIR & STORAGE** – FRANK ANGLIN JR (Owner) is requesting an Amended Conditional Use Permit to continue to allow for an Automotive Repair/Storage shop on site. The property is a +/- 3 acre site located at 1600 Harris School Road, Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - C. Presentation of the 2023 Annual Report
  - D. Consideration and action on the Minutes for the meeting held on January 18, 2024 (*Attached pgs.5-6*).
  - E. Informational Items
  - F. Adjourn

**The next Board meeting is scheduled for March 7, 2024 at 5:00 p.m.**



Board Agenda  
 February 22, 2024  
 Page 2 of 4

**DECEMBER 2023 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 89 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 7 New lots approved for the month</li> <li>• 48 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 4 SFD Permits for the month</li> <li>• 113 SFD Permits for the year</li> <li>• 103 Total Building Inspections for the month</li> <li>• 1,349 Total Building Inspections for the year</li> <li>• 535 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 64 Total Permits for the month</li> <li>• 1,111 Total Permits for the year</li> <li>• 139 Total Electrical Inspections for the month</li> <li>• 2,231 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN DECEMBER 2023**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DRY HARBOR ESTATES, LOT 11 AND NEVINS SUBDIVISION, LOT 13	133 CANAL PLACE	-1	0.0000	11/29/2023	12/4/2023
BONNIE'S ACRES	S GRANDVIEW CHURCH ROAD, CECILIA, KY 42724	2	26.9000	11/1/2023	12/5/2023
WISE BERRY ESTATES LOT 12D & RECORD PLAT OF MISTY WAYNE SUBDIVISION	2556 RINEYVILLE BIG SPRINGS RD	1	1.0270	11/28/2023	12/11/2023
LUTZ ESTATES, SECTION 2, LOT 3A & RECORD PLAT OF LUTZ ESTATES, SECTION 3	5094 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	1	14.22	12/11/2023	12/27/2023
R AND S KERFOOT ACRES	445 SHIPLEY ROAD, CECILIA, KY 42724	2	6.6470	12/13/2023	12/27/2023
MARTIN HILLS SUBDIVISION, SECTION 2, LOT 2	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.2500	9/14/2023	12/28/2023
		<b>6</b>	<b>50.044</b>		

**Total Records: 6**

**1/3/2024**



Board Agenda  
February 22, 2024  
Page 3 of 4

**APA-KY Meeting** On January 19, 2024 Adam attended a virtual meeting of the APA-KY Executive Committee. A date of May 15-17, 2024 was set for the Spring Conference to be held at Dale Hollow Lake State Park.

**Glendale Lions Club Meeting** On January 25, 2024 Adam presented at the Glendale Lions Club Meeting to discuss the update to the Comprehensive Plan and the Creating Vibrant Communities Grant that will create a small area plan for Downtown Glendale.

**Comprehensive Plan Open House** On January 30, 2024 we hosted an Open House to unveil the draft Comprehensive Plan update for public comment at the County Government Building. Approximately 100 attendees signed in. The event was covered by The News Enterprise and WQXE.

**APA-KY Conference** On February 2, 2024 Adam, Nikki, Haley, Vice Chairman Greg Lowe and Attorney Josh Cooper attended a one day conference at the State Theater in Elizabethtown for continuing education. Adam presented with Joe Reverman the Planning Director of Elizabethtown to discuss 2023 and the growth associated with BlueOvalSK

**MPO Meeting** On February 7, 2024 Adam chaired the meeting of the Radcliff Elizabethtown Metropolitan Planning Organization’s Technical Advisory Committee. They received an update on the Public Transit Study being performed by Michael Baker International, Inc.

**16 years of Service** On February 15, 2024 Director King celebrated his 16<sup>th</sup> year of service to the Planning Commission.

**Planner I, Mccamish** Nikki’s last day with the Planning Commission will be February 22, 2024. After 3 years with the Commission, Nikki has accepted the position to become the Planning Director at the Joint City-County Planning Commission of Nelson County. We wish Nikki the best in her new endeavor!

**JANUARY 2024 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 10 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 13 New lots approved for the month</li> <li>• 9 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 5 SFD Permits for the month</li> <li>• 5 SFD Permits for the year</li> <li>• 84 Total Building Inspections for the month</li> <li>• 84 Total Building Inspections for the year</li> <li>• 23 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 51 Total Permits for the month</li> <li>• 51 Total Permits for the year</li> <li>• 126 Total Electrical Inspections for the month</li> <li>• 126 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
February 22, 2024  
Page 4 of 4

**SUBDIVISION PLATS RECORDED IN JANUARY 2024**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
HARDIN COUNTY EMS LOT	NEW KY HWY 222, GLENDALE, KY 42740	1	17.6770	12/12/2023	1/3/2024
K.U. GLENDALE INDUSTRIAL SUB-STATION	GILEAD CHURCH ROAD (OFF), GLENDALE, KY, 42740	1	14.3640	3/10/2023	1/3/2024
AMENDED PLAT OF NALL LINCOLN SUBDIVISION, LOT S 89, 90, 103 & 104	235 LINCOLN AVENUE, ELIZABETHTOWN, KY	-3	0.0000	11/1/2023	1/3/2024
WOLFE ESTATES, SECTION 3, LOT 4 & RECORD PLAT OF WOLFE ESTATES, SECTION 4	782 HUTCHERSON LANE, ELIZABETHTOWN, KY 42701	1	26.8730	12/26/2023	1/11/2024
SANTA FE SUBDIVISION, LOTS 143 & 144	ROSWELL DRIVE, ELIZABETHTOWN, KY	-1	0.0000	1/7/2024	1/12/2024
SARAH SUBDIVISION, SECTION 2	11255 FLINT HILL RD	1	5.0470	1/8/2024	1/18/2024
FALLING SPRINGS SUBDIVISION & AMENDED BOUNDARY SURVEY OF THE HOWEY HEIRS TRACTS 1 & 6	HOWEY LANE, RADCLIFF, KY 40160	2	39.0070	1/17/2024	1/19/2024
TEAROSE ESTATES, LOT 2A & RECORD PLAT OF WARRENS ADDITION SUBDIVISION, SECTION 2 & BOUNDARY SURVEY OF THE RUSSELL AND DONNA BOYD PROPERTY	RED MILL ROAD, ELIZABETHTOWN, KY 42701	5	4.6890	12/26/2023	1/23/2024
DANNYS ACRES SUBDIVISION LOTS 1-2	107 WATSON LANE	1	0.0000	1/11/2024	1/23/2024
SS ENTERPRISES SUBDIVISION	2103 HARDINSBURG ROAD, CECILIA, KY 42724	1	1.3900	1/1/2024	1/29/2024
		<b>9</b>	<b>109.0470</b>		

**Total Records: 10**

**2/6/2024**



**Hardin County**  
Planning and Development Commission

**Hardin County Board of Adjustment  
Four Hundred Eighty Second Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
January 18, 2024            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

- A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE & 1:3 LOT WIDTH-TO-LENGTH RATIO** – JAMES & MELISSA JENKINS (Owners) are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the lot to be further subdivided. The property is a 6.108 acre site located at 1540 South Black Branch Road, Cecilia, KY, known as Lot 1 of Grey & Hammons Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. Consideration and action on the Minutes for the meeting held on January 4, 2024  
*(Attached pgs.2-5).*
- C. Adjourn

**The next Board meeting is scheduled for February 8, 2024 at 5:00 p.m.**



**Hardin County Board of Adjustment  
Four Hundred Eighty First Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
January 4, 2024 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

D. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK – RODNEY & LINDA DARROW** (Owners) are requesting a Variance from the front building setback to allow for the construction of a 10’x12’ front deck. The property is a 0.18 acre site located at 99 East Airview Drive, Elizabethtown, KY, known as Lot 99 of Airview Estates within the North Urban Planning Area and is zoned Urban Residential (R-1).

E. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK – THIRD GENERATION ENTERPRISES LLC** (Owners) are requesting a Variance from the front building setback to allow for a double wide manufactured home with an 8’ x 10’ front porch to be placed on site. The property is a 1 acre site located at 198 Dutch Girl Lane, Glendale, KY, known as Lot 4 of Dutch Girl Farms, Section 1 within the South Dixie Corridor Planning Area and is zoned Rural Residential (R-2).

F. Consideration and action on the Minutes for the meeting held on December 7, 2023  
(*Attached pgs.3-8*).

G. Informational Items

H. Adjourn

**APA-KY Meeting** Adam hosted the KY Chapter of the American Planning Association’s Executive Board Meeting in Elizabethtown on November 17, 2023.

**APA-KY Winter Conference** The Planning staff all attended a one day conference in Owensboro on December 1, 2023. 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.

**The next Board meeting is scheduled for January 18, 2024 at 5:00 p.m.**



Board Agenda  
 January 4, 2024  
 Page 2 of 2

**NOVEMBER 2023 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 83 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 7 New lots approved for the month</li> <li>• 42 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 14 SFD Permits for the month</li> <li>• 109 SFD Permits for the year</li> <li>• 128 Total Building Inspections for the month</li> <li>• 1,246 Total Building Inspections for the year</li> <li>• 505 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 75 Total Permits for the month</li> <li>• 1,048 Total Permits for the year</li> <li>• 156 Total Electrical Inspections for the month</li> <li>• 2,092 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN NOVEMBER 2023**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
K&M SUBDIVISION	CASH ROAD	1	4.0560	10/26/2023	11/9/2023
CADEN ACRES, SECTION 2	SMITH MILL ROAD	1	6.0440	10/27/2023	11/14/2023
FERNWOOD, SECTION 3, LOTS 48 & 59	FERNDAL DRIVE & FERNWOOD BVD, ELIZABETHTOWN, KY 42701	-1	0.0000	11/2/2023	11/14/2023
COLLINBROOK SUBDIVISION, LOT 40	EAST DELIA WAY, RINEYVILLE, KY 40162	0	0.0000	8/23/2023	11/16/2023
AMENDED RECORD PLAT OF SEAGRAVES FARM DIVISION LOT 1 AND BOUNDARY SURVEY OF CHRISTY AUBREY PROPERTY	ST JOHN RD	0	5.4020	11/7/2023	11/16/2023
KINKADE SUBDIVISION & BOUNDARY SURVEY OF MAE KINKADE ESTATE, TRACTS 1 & 2	2910 CASH ROAD, UPTON, KY 42784	2	15.4110	11/7/2023	11/21/2023
CRIMSON SUNSET ACRES LOT 1 & BOUNDARY SURVEY	WHITE LANE	0	0.0000	11/7/2023	11/27/2023
SCOTT FARM SUBDIVISION, SECTION 2, LOTS 3 & 4	1180 & 1210 WOODEN LANE, ELIZABETHTOWN, KY	0	0.0000	11/16/2023	11/28/2023
ATCHER ESTATES & BOUNDARY SURVEY OF ALTA ATCHER PROPERTY	502 ATCHER LANE, VINE GROVE, KY 40175	1	7.9230	11/14/2023	11/29/2023
SALLY HARROD SUBDIVISION	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY	2	3.2660	10/17/2023	11/30/2023
		<b>6</b>	<b>42.1020</b>		

**Total Records: 10**

**12/8/2023**



**Hardin County**

Planning and Development Commission