



**Hardin County**  
**Planning & Development Commission**  
**17 December 2024**

Hardin County Government Center  
2<sup>nd</sup> Floor Meeting Room

# MAP AMENDMENT

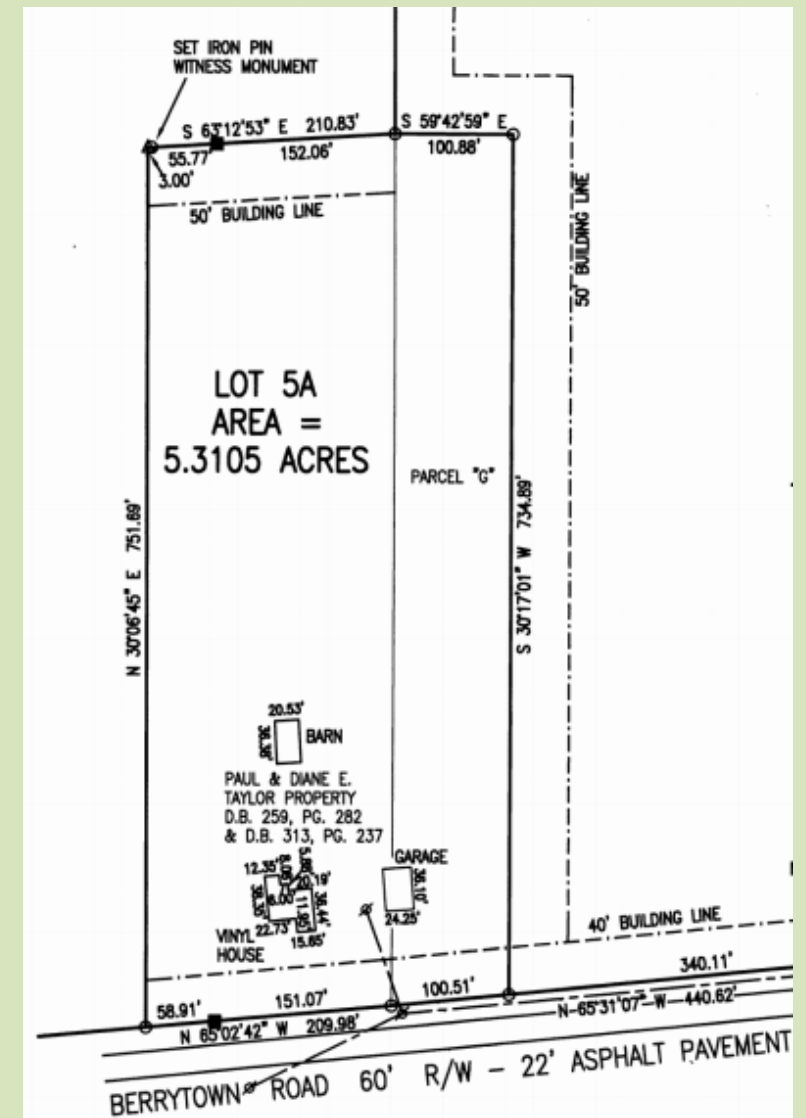
Owners: Diane & Paul Taylor

17 December 2024

## Zoning Map Amendment Request:

**FROM:** R-2 (Rural Residential)

**TO:** R-1 (Urban Residential)



**Summary:** The applicant is requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided and reconfigured with the adjoining property. The property is a ± 5.311 acre site located at 106 Berrytown Road Rineyville, KY known as Lot 5A of Sagebrush Corners, Section 2.

# 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 REPORT

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- A. Meeting Notification**
- B. Vicinity Map**
- C. Future Land Use Map**
- D. Planning Area Maps & Analysis**
- E. Zoning Map**
- F. Environmental Features**
- G. Character of the Site Analysis**
- H. Amended Record Plat of Sagebrush Corners, Section 2**
- I. Proposed Amended Plat of Sagebrush Corners**
- J. Photos of the Site**
- K. Character of the Area Analysis**
- L. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- M. Analysis of other Zone Changes from Rural Residential (R-2) to Urban Residential (R-1)**
- N. \*Comprehensive Development Guide**
- O. \*Development Guidance System Ordinance**

\*Not provided in PowerPoint



# LEGAL NOTICE

**NOTICE OF PUBLIC HEARING**  
 Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 17 DECEMBER 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 R-2 - RURAL RESIDENTIAL ZONE to the R-1 - URBAN RESIDENTIAL ZONE for the property located at 106 BERRYTOWN ROAD, RINEYVILLE, KY 40162.



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

November 26, 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 106 BERRYTOWN ROAD, RINEYVILLE, KY. The owners, PAUL & DIANE TAYLOR, are requesting a Zoning Change for the 5.311 acres at 106 BERRYTOWN ROAD, RINEYVILLE, KY – See Enclosed Map

The hearing will be held as follows:

DATE: DECEMBER 17, 2024

TIME: 5:00 PM

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

EXISTING ZONE: R-2 - RURAL RESIDENTIAL ZONE

PROPOSED ZONE: R-1 - URBAN RESIDENTIAL ZONE

REQUEST: ZONE CHANGE FROM RURAL RESIDENTIAL TO URBAN RESIDENTIAL TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED

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

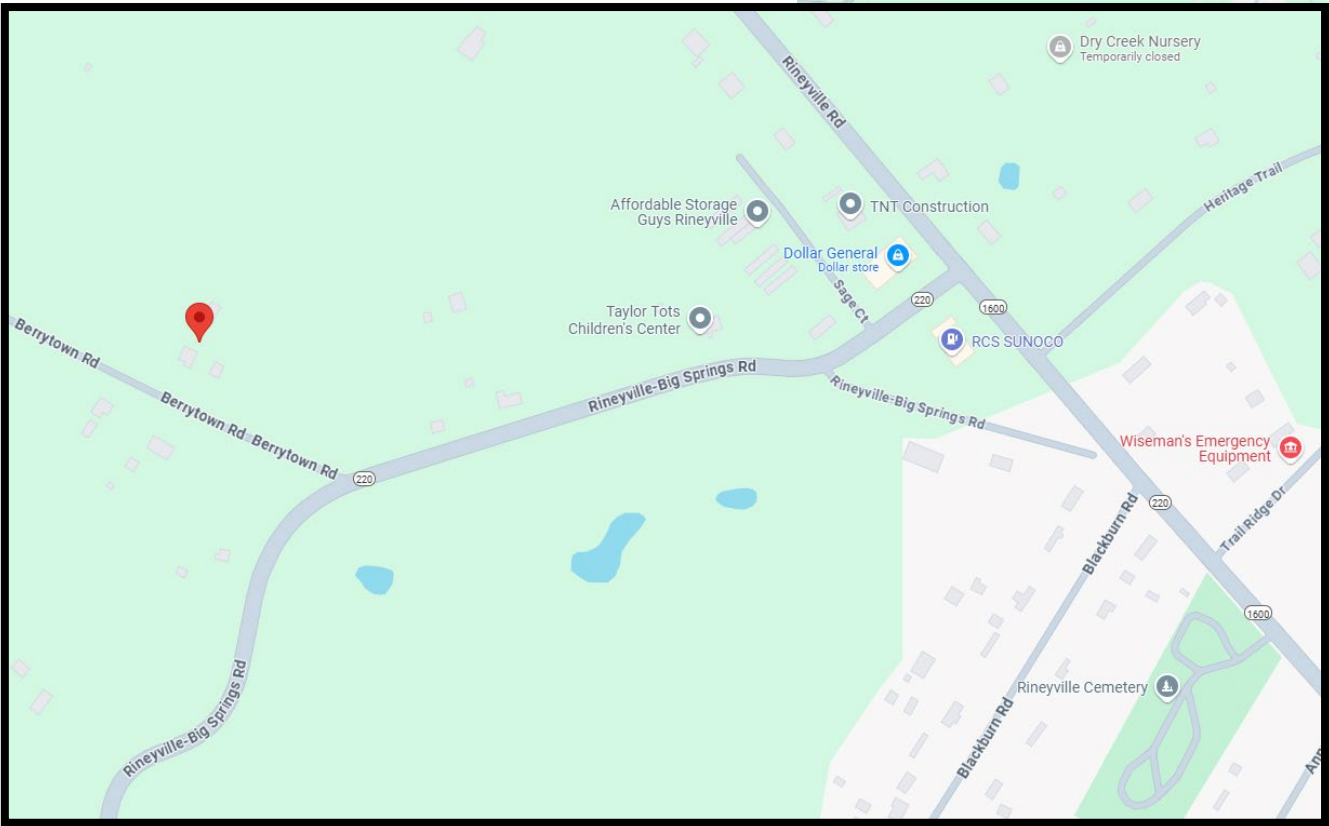
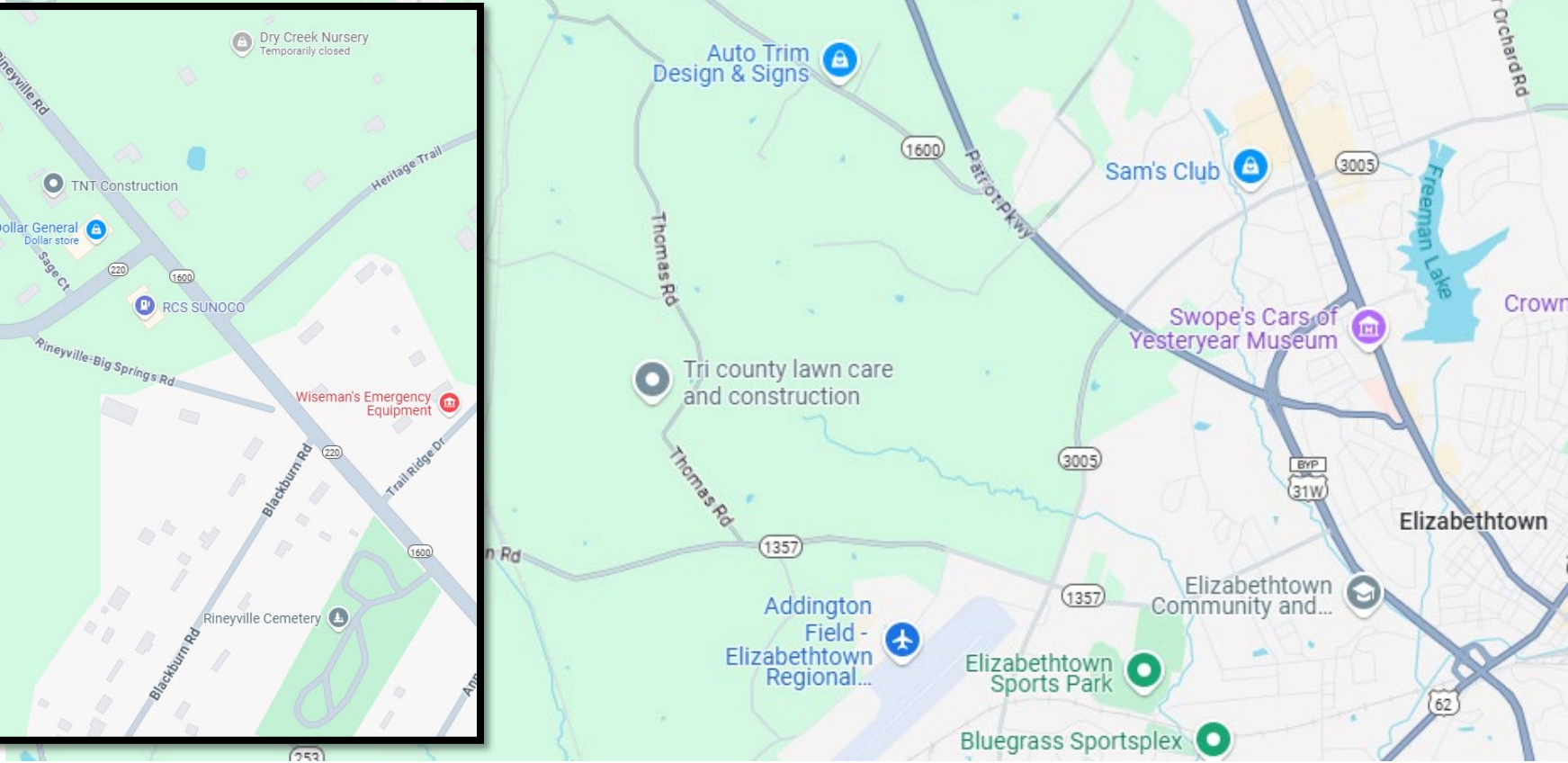
c: KENNY MUSE, Magistrate

Newspaper Ad on Saturday December 7, 2024



Signs posted on site since November 26, 2024

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



## URBAN AREA

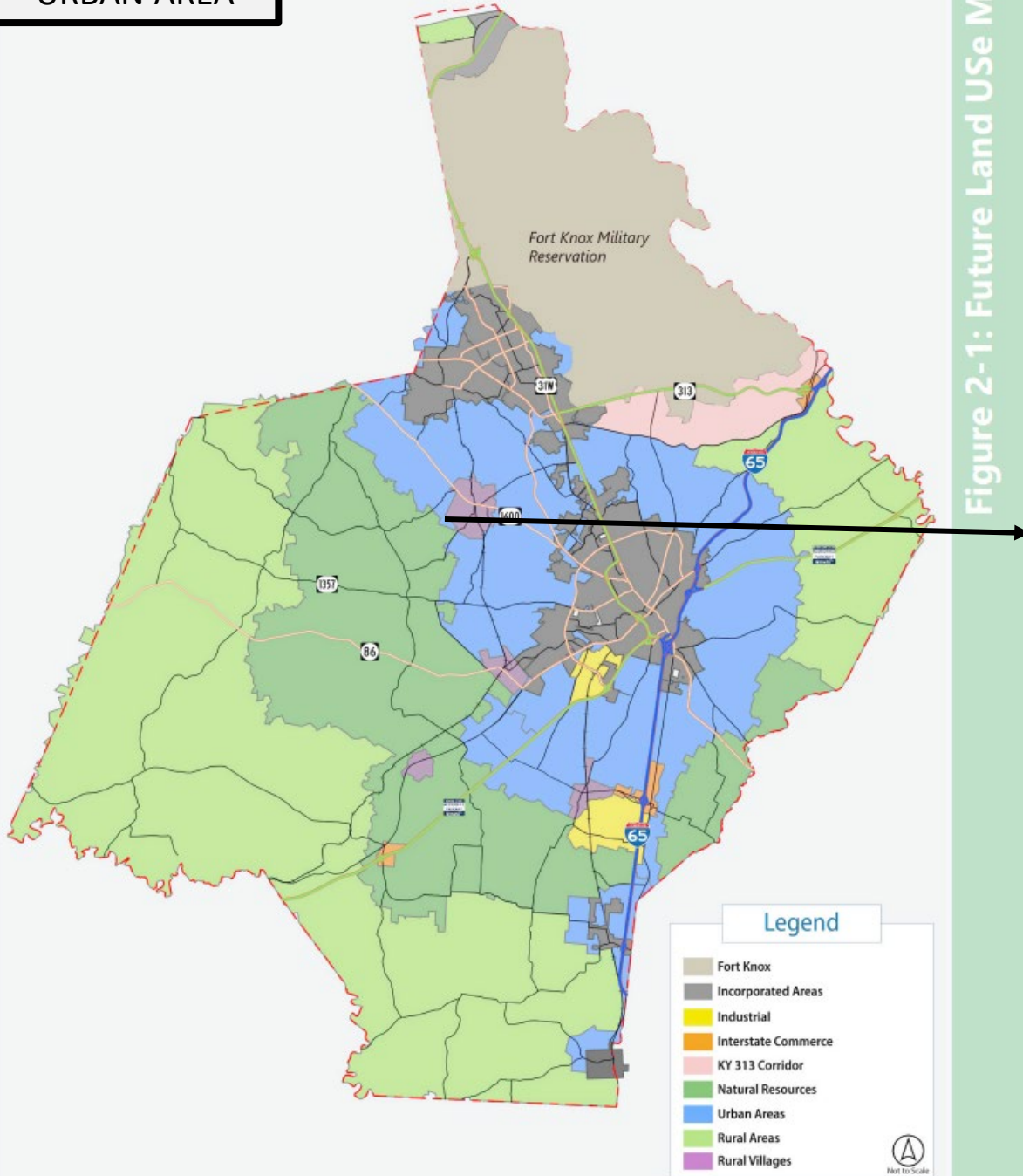


Figure 2-1: Future Land Use Map

## Urban Areas

**Introduction:** The urban areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities.

The urban areas are adjacent to existing, more dense development within the county. The largest sections of this area are located surrounding and between the cities of Radcliff, Vine Grove, and Elizabethtown, with smaller areas of the county identified as urban adjacent to Cecilia, Rineyville, Glendale, Sonora, and Upton. Urban areas also face annexation pressure as Elizabethtown and Radcliff continue to grow, which can present difficulties for future planning efforts if it is not coordinated.

**Natural Features:** Generally, the urban areas are flat to gently rolling, relatively unaffected by poor soils, and are not subject to flooding. Some areas may be impacted by karst topography. Overall, the urban areas are better suited for development, but specific site considerations should still be reviewed.

**Existing Land Use:** The urban areas include those portions of the county that are currently the most densely developed. Along the state highways and arterial or collector roads in the county, there is a mix of commercial and high-density residential uses, as well as some light industrial uses. The area also includes numerous single-family houses and subdivisions that range from a suburban scale to a rural character. There is a sizeable amount of farmland and undeveloped property located in the urban areas that is anticipated to transition as development continues. Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox.

### Recommended Land Uses

- Convenience and general commercial uses are appropriate along state highways and at major intersections.
- Land uses sensitive to noise and vibration should be discouraged in close proximity to Fort Knox
- Future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities.
- Lower intensity uses that serve a smaller geographic area, including neighborhood commercial and convenience commercial, may be appropriate as development occurs further away from major and minor arterials.
- Residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.
- Residential subdivisions with internal public streets are encouraged along state highways and county roads that meet the minimum required standards.
- Multi-family housing may be appropriate in areas with adequate access, utilities, and services at strategic intersections and along major corridors.
- Where sewer is available, development should be permitted at the highest density that can be accommodated by the site and necessary infrastructure.
- Light industrial development may be appropriate in areas with adequate access to roads (state highways and at strategic intersections), utilities, and services if the impacts from the industrial use on surrounding properties and public roads can be adequately mitigated.
- Existing industrial uses within the urban areas that can adequately mitigate impacts should also be considered.

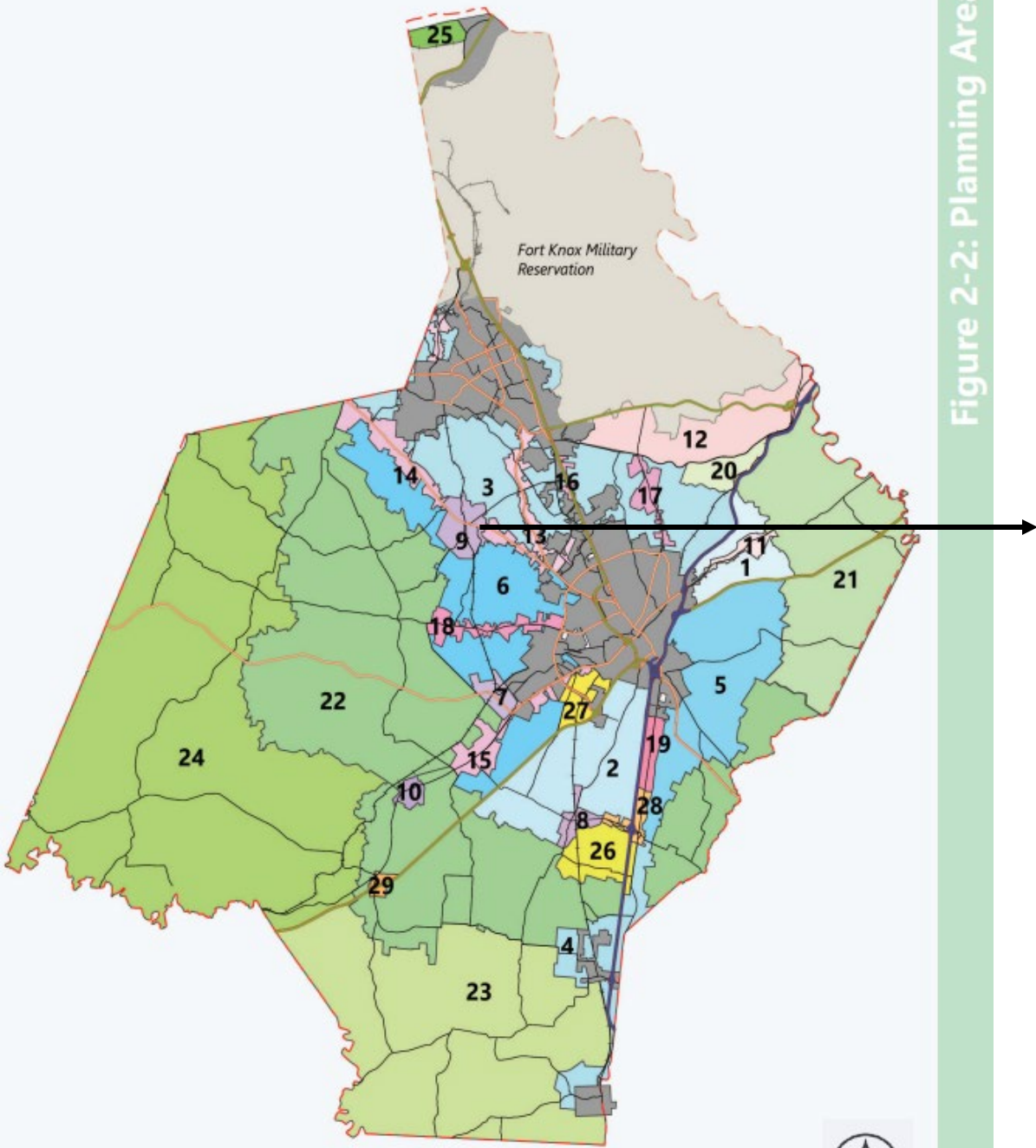
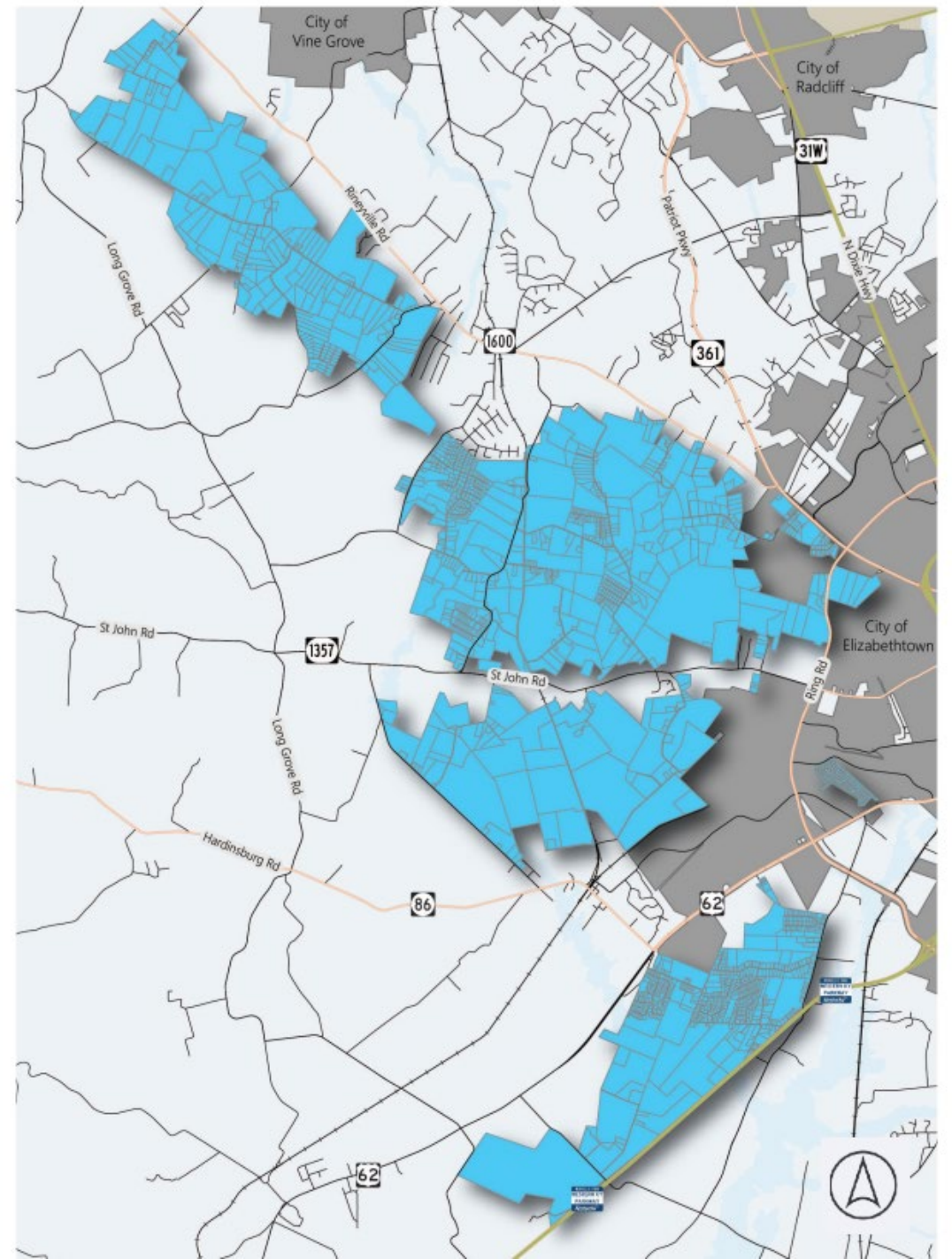


Figure 2-2: Planning Areas

## 6-West Urban Area



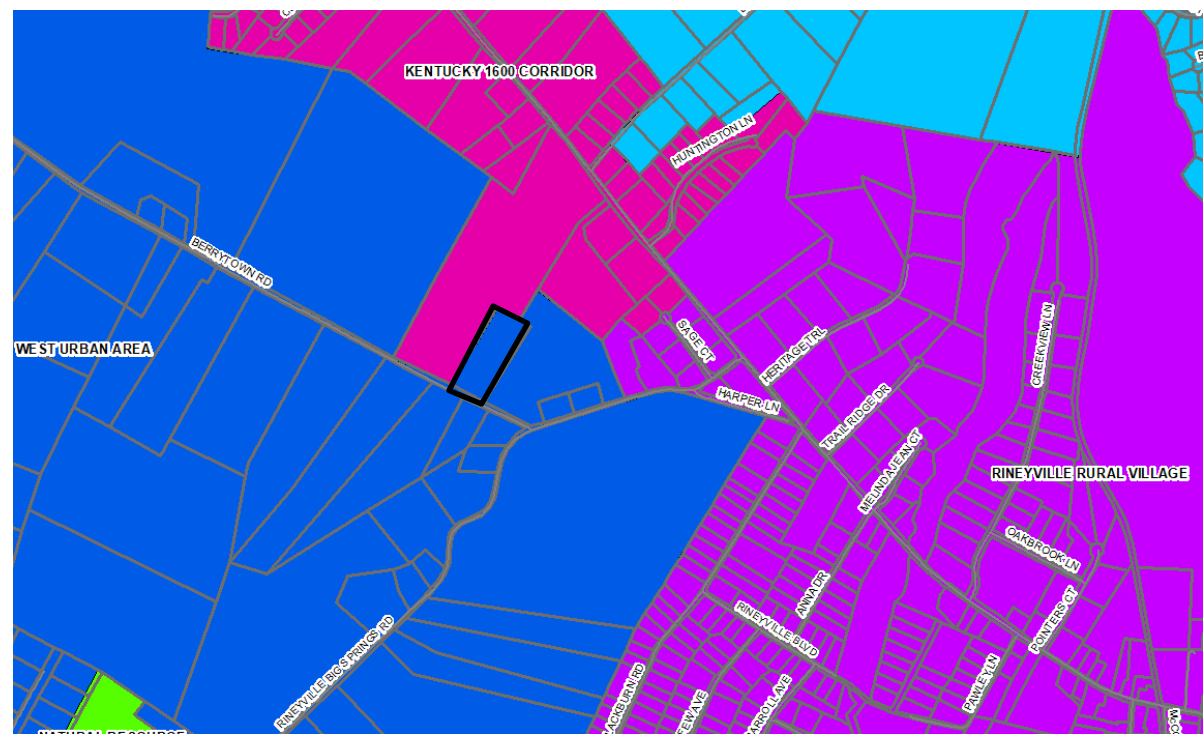


## West Urban Area

This planning area is part of the Urban Area future land use group and increased in size by 1,088 acres from the previous 2019 comprehensive plan. It is generally located west of Elizabethtown and Vine Grove and extends from the Western Kentucky Parkway to the south in close proximity to Meade County to the north. The area is adjacent to a Natural Resource Area to the west as well as Rineyville and Cecilia, two of the four rural villages in the county. The West Urban Planning Area is approximately 23.2 square miles (14,851 acres) in size. Growth from Rineyville, Vine Grove, Elizabethtown, Fort Knox, and Meade County (notably due to Nucor Steel) has spurred development in this planning area. The areas both north and south of Cecilia as well as areas along Ring Road will continue to face annexation pressure from the City of Elizabethtown. As development occurs along Ring Road, these parcels will likely be annexed.

## Existing Land Use

The existing land use pattern in this area is predominantly urban residential. Some subdivisions in this area were built prior to land use controls in Hardin County, such as Windgate West, Sunny Slopes, and Quail Meadows. Other residential subdivisions in this area include LaVista, Bridlegate, Rockwood, Bacon Creek Meadows, Ranch Hollywood, Habersham, and Trotters Ridge.



# 6-West Urban Area

## Recommended Land Use and Development Criteria

In addition to the development criteria outlined in Step 2 for Urban Areas, proposed projects within this planning area should also be evaluated against the following criteria:

### Recommended Land Uses

- The recommended land use pattern is predominantly urban residential.
- Commercial, urban residential, and multi-family residential uses are appropriate along Ring Road.
- Multi-family development should be encouraged in areas with adequate access and utilities.
- Non-residential development is appropriate at intersections of two state highways as well as where state highways intersect adequate county roads.
- Development in this area should coordinate with the Elizabethtown Regional Airport/Addington Field to ensure any future potential expansion is not impacted.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.

### Access Criteria

- Access to individual residential lots should be limited to collector roads and be strictly regulated along arterials in order to preserve traffic flow.

### Utility Criteria

- New development in this area is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
- If septic is used, the lot sizes must be adequate for long term maintenance and repair.

### Target Area: Parcels along Berrytown Road, Rineyville School Road (KY 2212), St John Church Road (KY 1538), Thomas Road, and Bethlehem Academy Road (KY 253)

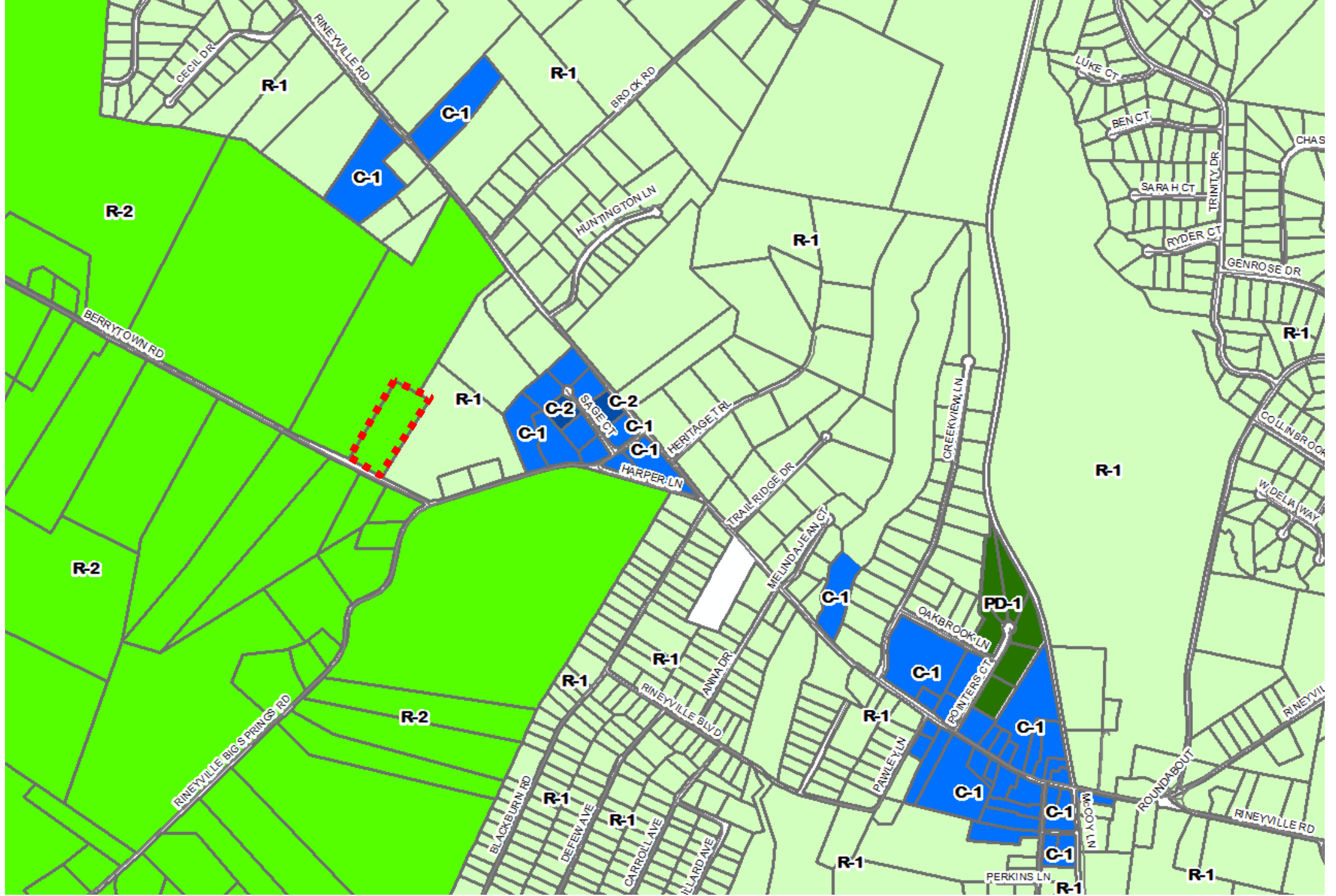
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Berrytown Road, Rineyville School Road (KY 2212), St Johns Church Road (KY 1538), Thomas Road, and Bethlehem Academy Road (KY 253).

### Target Area: Parcels along Glendale Hodgenville Road (KY 222), Bacon Creek Road (KY 1904), and Cecilia Smith Mill Road

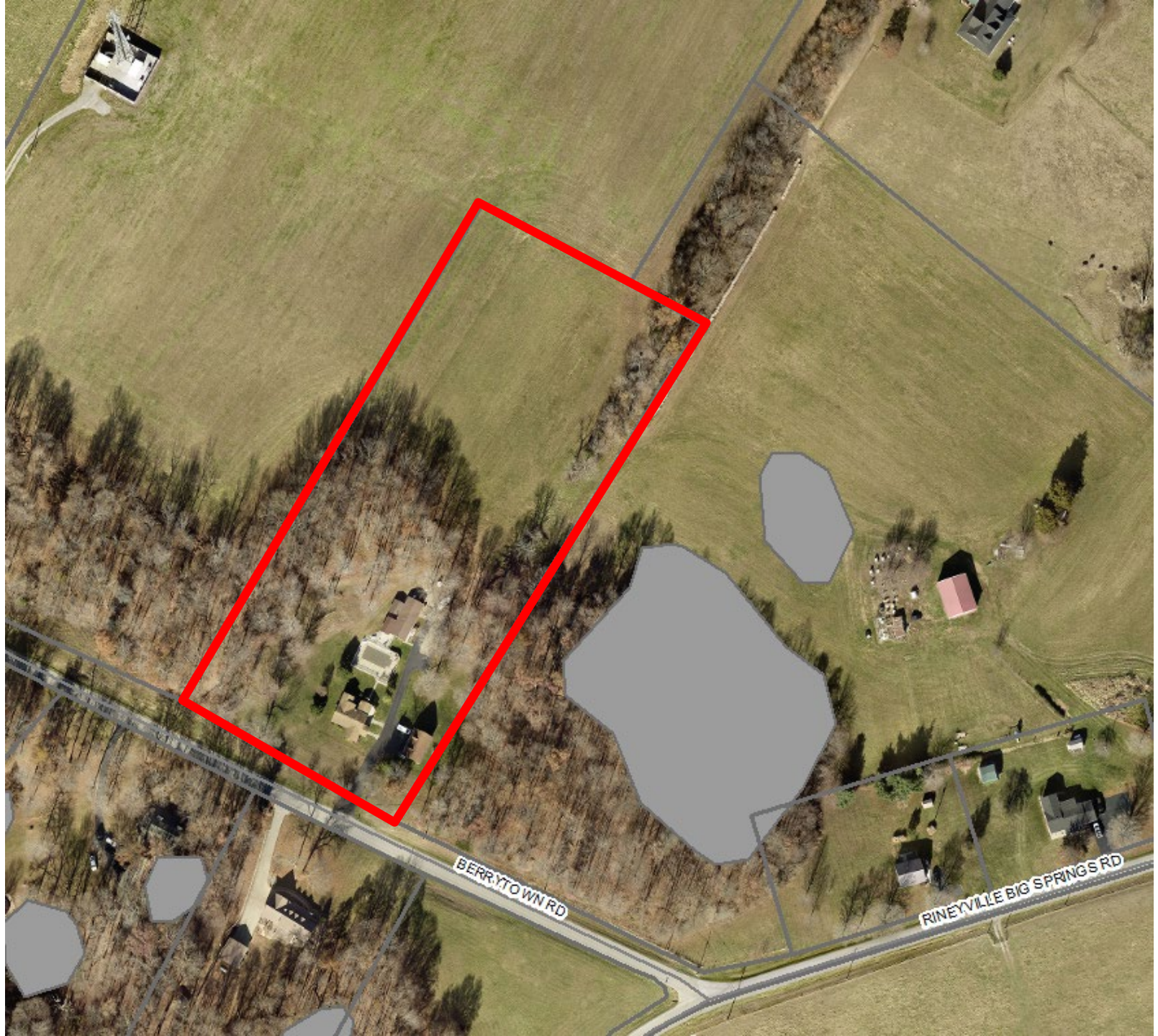
- Residential subdivisions with access to individual residential lots from internal streets are appropriate along Glendale Hodgenville Road (KY 222), Bacon Creek Road (KY 1904), and Cecilia Smith Mill Road.

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



- Hardin\_Wetlands
- Hardin\_100Flood
- Streams 2023
- hardin\_sinkhole



Character of the Site – 106 Berrytown Road (5.311 Acres)



1308 sq. ft. house (1974)



1296 sq. ft. pool house (2017)



864 sq. ft. house (2003)



### EXCEPTION

1. & 6A  
 I, THE AGENT OR ENGINEER, HAVE SPECIAL SYSTEMS AS PERMITTED BY LHA. THIS EXCEPTION FROM THE REQUIRE THE HEALTH DEPARTMENT DESIGN ON 24 JULY 1998.

### CERTIFICATION

3A  
 I, SPECIAL SYSTEMS INSTALLED OR IN FULLY MEET THE REQUIREMENTS  
*[Signature]*

### NOTE

CONSOLIDATE PARCELS WITH THE EXISTING CONSOLIDATED WITH PARCEL D (D.B. 1111 PG. 512)  
 1. C (D.B. 1111 PG. 512) SHALL BE CONSOLIDATED  
 E SHALL BE CONSOLIDATED TO CREATE LOT 2A, BALANCE OF LOT 3 TO CREATE LOT 3A.  
 D TO CREATE LOT 3A.

JOHN R. & BARBARA  
 TAYLOR PROPERTY  
 D.B. 389, PG. 146

LOT 5A  
 AREA =  
 5.3105 ACRES

1. SQUARE FEET  
 2. AREA PER-EXISTING  
 3. TO MEET THE  
 ESTABLISHED OR  
 PLAT ARE  
 PG. 100,283 AND  
 UNLESS ANY  
 FUTURE  
 ALONG BACKS  
 DEED SHALL  
 P. KY. HWY.

### ROAD DEPARTMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$10,000 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE: 4-14-2004  
 ROAD DEPARTMENT SUPERVISOR

### COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HANCOCK COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOT SUBJECT TO RECORDING.  
 DATE: APRIL 15, 2004  
 CHAIRMAN OF COMMISSION

### EASEMENT ACCEPTANCE

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 ANY EASEMENTS PREVIOUSLY RECEIVED.  
 DATE: 4-16-04  
 REPRESENTATIVE: *[Signature]*  
 DATE: 4-16-04  
 REPRESENTATIVE: *[Signature]*  
 DATE: 4-16-04  
 REPRESENTATIVE: *[Signature]*  
 DATE: 4-16-04  
 REPRESENTATIVE: *[Signature]*  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE: \_\_\_\_\_



### VIC

#### OWNERS

I, MEI CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AS SHOWN ON THE MAP HEREON, AND THAT I WILL ADAPT MY OWN PROPERTY TO MEET THE REQUIREMENTS OF THE PUBLIC UTILITY LINES, AND I WILL MAINTAIN THE PUBLIC UTILITY LINES IN THIS PUBLIC LINE AS I AM RESPONSIBLE UNTIL THE PUBLIC UTILITY LINES ARE SUCCESSORS AND AGGREGATED BY DASHED TELEPHONE EASEMENTS, SUCCESSORS AND AGGREGATED AND ALLEYS, TELEPHONE AND HIGHWAYS, FOR TELEPHONE SUCCESSORS AND AGGREGATED BY DASHED TELEPHONE EASEMENTS, AND DASHED (1) THE RIGHT TO CONDUIT, OR (2) THE RIGHT TO UNDERGROUND CABLE, OR (3) THE RIGHT TO AND FROM THE RIGHT TO MAINTAIN PROPERTY BE (4) THE RIGHT TO KEEP OR DISCONNECT THE LOW VOLTAGE LINES, PIPES OR (5) THE RIGHT TO REPAIR OR ANY BURIED PIPE OR CHANGE OF GRADE, THAT THE UNDERGROUND WERE ELECTRIC UTILITY COMPANY UNDERGROUND, NECESSITY IS REQUESTED AND/OR WIRING BE INSTALLED AS

LOT OWNERS ARE TO BE LOCATED SHOWN HERE WITH THE RIGHT HEREON  
*[List of Owners and Dates]*

### DRAINAGE AND STORMWATER RECEIVER

THE STORM WATER RECEIVER OF THIS SUBDIVISION IS PARCEL ORDER LOCATED APPROXIMATELY 1200' SOUTH WEST OF THE PROPERTY.

### NATURAL FEATURES NOTE

AS INDICATED ON THE VINE GROVE LOGS QUADRANGLE MAP DATED 1891, THERE ARE NO SPRING LOCATED ON THE SUBJECT PROPERTY OR WITHIN 500 FEET OF THIS SUBDIVISION; THERE IS A POND LOCATED AS SHOWN.

### FLOOD PLAIN NOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA ACCORDING TO THE FEMA FLOODED INSURANCE STUDY DATED NOVEMBER 4, 1989 AS SHOWN ON F.I.R.M. NO. 2100020025 C.

### SURVEYORS CERTIFICATION

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED WERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, AND MATERIALS ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATE: APRIL 15, 2004  
 SURVEYOR



### NOTARY

I CERTIFY THAT I AM A NOTARY PUBLIC FOR THE STATE OF KENTUCKY AND THAT THE SIGNATURE OF THE SURVEYOR IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATE: APRIL 15, 2004  
 COMMISSION EXPIRES: 08/15/2005

### LEGEND

- 24" 1/2" DIAMETER SET IRON PIN WITH YELLOW CAP STAMPED WISMAN U.S. 3005
- EXISTING WOOD POST
- CALCULATED CORNER
- UTILITY POLE
- OVERHEAD UTILITY LINES

OWNER: PAUL & DIANE E. TAYLOR PROPERTY D.B. 908, PG. 494 AREA = 0.4801 ACRES	PAUL & DIANE E. TAYLOR PROPERTY D.B. 908, PG. 494 AREA = 0.4801 ACRES
ENGINEER: WISMAN ENGINEERING 6184 RINEVILLE ROAD RINEVILLE, KY 40182 (502) 763-0013	WISMAN ENGINEERING 6184 RINEVILLE ROAD RINEVILLE, KY 40182 (502) 763-0013

SCALE: 1" = 100'  
 DATE: APRIL 14, 2004

AMENDED RECORD PLAT OF  
 SAGEBRUSH CORNERS  
 SECTION 2, KY. HWY. 1600  
 & KY. HWY. 220  
 RINEVILLE, KY

# Proposed Amended Plat of Sagebrush Corners, Section 2

STALLED OR  
REQUIREMENTS

JOHN R. & BARBARA  
TAYLOR PROPERTY  
D.B. 389, PG. 146

SAGEBRUSH CORNERS  
SECTION 2, LOT 6B  
P.C. 1, SHEET 4107

SAGEBRUSH CORNERS  
SECTION 2, LOT 3F  
P.C. 1, SHEET 5508





ZONING CHANGE  
WELCOMING R-20-R1  
-50-517

ZONING CHANGE  
WELCOMING R-20-R1  
-50-517



Looking east towards KY 220

Looking west







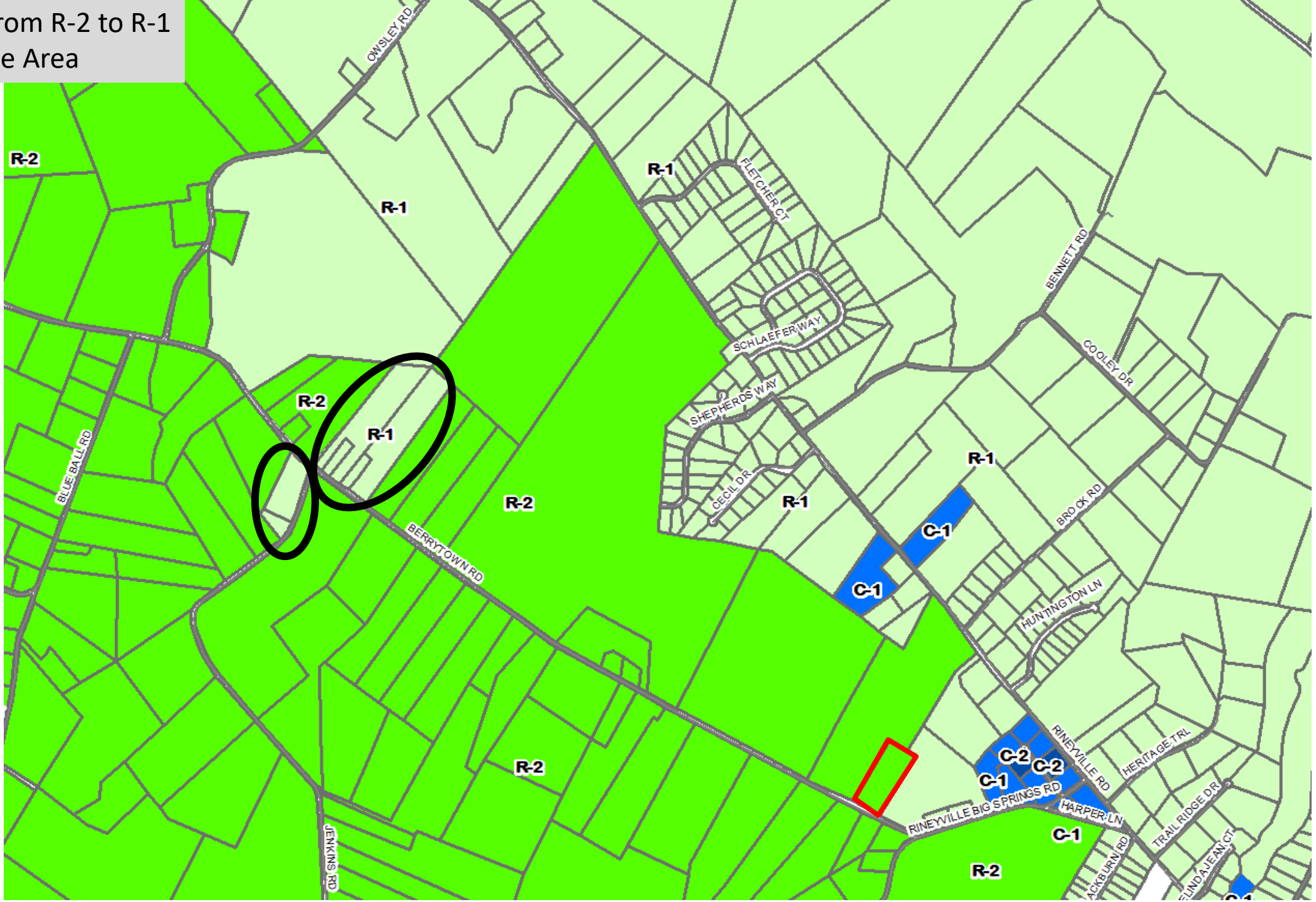




# Character of the Area



Other Zone Changes from R-2 to R-1  
In the Rineyville Area



Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Acres (All Permits)	Status
11/15/2024	TAYLOR PAUL L & DIANE E	121-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SAGEBRUSH CORNERS, LOT 5A	ZONE CHANGE FROM RURAL RESIDENTIAL TO URBAN RESIDENTIAL TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	106 BERRYTOWN ROAD, RINEYVILLE, KY	5.311	PENDING
07/25/2023	MUSE ASTIN	253-00-00-030	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MUSE ZONE CHANGE	TO ALLOW FOR A MAP AMENDMENT FROM THE R-2 ZONE TO R-1 ZONE TO ALLOW THE PROPERTY TO BE FURTHER SUBDIVIDED	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	2.290	APPROVED
07/17/2023	PAUL MICHAEL EVAN	254-00-00-006	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	MADDIE GLEN SUBDIVISION	TO ALLOW FOR A MAP AMENDMENT FROM R-2 TO R-1 TO ALLOW FOR THE PROPERTY TO BE SUBDIVIDED	BARDSTOWN RD	13.130	APPROVED
03/18/2021	DOUG & DONNA REED	145-00-00-033	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	PRELIMINARY PLAT OF AMENDED LOT 4 OF CRISP ROAD ACRES	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO 9 LOTS	CRISP ROAD	10.202	WITHDRAWN
02/09/2021	ASBELL DAVID L & DEBBIE L	098-00-00-031.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	ASBELL ZONE CHANGE - PROPOSED TWO LOTS	TO ALLOW FOR A TWO LOT SUBDIVISION WHERE ONE LOT EXCEEDS THE 1:4 WIDTH TO LENGTH RATIO	1382 BERRYTOWN ROAD	11.000	APPROVED
01/28/2020	MEREDITH AMANDA ELIZABETH & CHRISTOPHER ROBERT	241-00-00-005.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	BEE CEE ESTATES LOT 2	TO ALLOW FOR THE LOT TO BE FURTHER SUBDIVIDED	1409 OPTIMIST ROAD	3.893	APPROVED
05/14/2019	WGE LLC	122-00-00-005	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	CLOVERLEAF, SECTION 1	TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION WITH ONE ACRE LOTS.	RINEYVILLE SCHOOL RD.	218.654	APPROVED
07/27/2017	BURTON BETTY & DARREN	246-00-00-027	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE		REQUESTING A ZONE CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL RESIDENTIAL ZONE (R-1) TO ALLOW FOR A 1-ACRE LOT WITH THE EXISTING HOUSE	1688 MIDDLE CREEK ROAD	1.230	WITHDRAWN
08/15/2016	HIGDON JAMES H & LINDA M	225-00-00-048	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	ESTATE OF CHANMAAL	TO ALLOW FOR THE PROPERTY TO BE FURTHER SUBDIVIDED INTO LESS THAN 3.0 ACRE LOTS.	SPORTSMAN LAKE RD	4.923	APPROVED
02/18/2015	KRIEGER ROBERT E & DEBRA	098-00-00-031.04	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	/ Krieger Estates	to subdivide in order to add a 2nd dwelling to property	1330 Berrytown Road	11.000	APPROVED
09/13/2013	NORRIS & CAROL SIZEMORE	098-00-00-044.05	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	/ PROPOSED 2 LOT SUBDIVISION	TO DOWN ZONE PROPERTY IN ORDER TO SUBDIVIDE	1800 JENKINS ROAD	5.002	APPROVED
01/24/2011	FRANK & JUNE RAINE	098-00-00-019	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	SINGLE FAMILY RESIDENTIAL /	ZONING CHANGE FROM RURAL RESIDENTIAL ZONE (R-2) TO URBAN RESIDENTIAL ZONE (R-1)	BERRYTOWN ROAD	99.696	APPROVED
10/30/2002	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 5 AND 6		RINEYVILLE SCHOOL ROAD (KY 2212)	160.000	APPROVED
10/26/2000	VISTA DEVELOPMENT, INC C/O JIM BRAMLETT	122-00-00-004, 122-00-00-015, 122-00-00-053	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / LAVISTA ESTATES, SECTIONS 2		RINEYVILLE SCHOOL ROAD (KY 2212)	51.370	APPROVED
07/16/1998		147-00-00-023	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	URBAN RESIDENTIAL DEVELOPMENT / RUBY ESTATES, LOTS 1-4		BETHLEHEM ACADEMY ROAD (KY 253)	3.500	APPROVED

Records 1 to 15 (of 15)

Other Zone Changes from R-2 to R-1

# 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.



# HOW TO USE THE RECOMMENDED LAND USE PLAN

As development proposals are considered, the three steps in this land use plan should be used to determine if it complies with the comprehensive plan. This process can be used independently by property owners and developers to determine the appropriateness of a development idea and also to identify the expectations that will be placed on any development proposal submitted to the Hardin County Planning Commission. In addition to outlining the three-step process, a series of terms that are used throughout the land use plan are also included in this chapter.

## **Step 1: Compliance with Community-Wide Development Policies**

This step includes a checklist of broad development policies and criteria that are applicable to all types of development within the county. These policies and criteria should be met prior to development occurring.

## **Step 2: Compliance with the Recommended Future Land Use Patterns**

This step is intended to give guidance on the types of development that should occur throughout the county. It includes a map that includes seven general types of development patterns as well as corresponding criteria that relate to the compatible land uses, recommended densities, and recommended intensities of those uses. Additional guidance and criteria are listed to provide guidelines for future development within each of the planning areas of the county.

## **Step 3: Compliance with the Planning Area Guidelines**

This step provides more definition to each geographic area of the county through 29 planning areas. Within each planning area, specific development issues or constraints are outlined and guidelines for development that are specific to each area are included.





# ZONE CHANGE STAFF REPORT

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

**Summary:** The owners, Diane & Paul Taylor are proposing to rezone a ±5.311 acre site located at 106 Berrytown Road, Rineyville, KY, known as Lot 5A of Sagebrush Corners, Section 2 from Rural Residential (R-2) to Urban Residential (R-1) to allow for the property to be further subdivided.

<b>Pre-application Conference:</b>	Nov. 15, 2024	<b>Owner:</b> Diane & Paul Taylor 106 Berrytown Road Rineyville, KY 40162
<b>Public Hearing Date:</b>	Dec. 17, 2024	
<b>Location of Proposed Zone Change:</b> 106 Berrytown Road, Rineyville, KY	<b>Zone Map Amendment Request:</b>  <b>FROM:</b> R-2 (Rural Residential) <b>TO:</b> R-1 (Urban Residential)  <b>Land Use Group:</b> Urban Area <b>Planning Area:</b> West Urban Area <b>Existing Land Uses:</b> Residential <b>Zoning History:</b> R-2 (Rural Residential) was the original zoning for the Subject Properties in July of 1995. <b>Adjacent Zoning:</b> North – R-2, BBT Family Trust (35.96 acres) South – R-2, Payne (13 acres) & Fields (2.7 acres) East – R-1, Taylor (13.3 acres) West – R-2, BBT Family Trust (35.96 acres)	
<b>Acreage:</b> ±5.311 acre site		
<b>PVA Parcel Number:</b> 121-00-00-005		
<b>Flood Plain:</b> The property is not located within the floodplain according to FEMA Map 21093C0138D (dated 16 August 2007).		
<b>History of the Property:</b> The home on site was built in 1974 per PVA Records with the accessory structures dating to 2003 and 2017.  The site was first platted as Lot 5 of Sagebrush Corners, Section 2 in October of 2001 as a 3.61 acre lot. It was later amended in April of 2004 to become Lot 5A of Sagebrush Corners, Section 2 as a 5.31 acre lot.		
<b>Utility Services:</b> Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along Berrytown Road.	<b>Transportation Considerations:</b> The site is accessed via an existing driveway on Berrytown Road, a county maintained road with a 60' right-of-way and 22' of pavement width.  <b>Increases in the Urban Area:</b> Since the increase in the Urban Area with the 2009 Comprehensive Plan and again with the 2024 Comprehensive Plan, 6 of the 12 zone changes from Rural Residential (R-2) to Urban Residential (R-1) have been in the Rineyville Area.	
<b>Wastewater Treatment:</b> Sewage disposal is currently accomplished by an On-Site Septic System that will be inspected by the Environmental Services Office of the Health Department.		

## COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy –</b>	<b>STEP 1: Compliance with Community-Wide Development Policies</b>
<b>General Policies:</b>	
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is one property away from the Rineyville Rural Village and also adjoins the KY 1600 Corridor Planning Area.
<i>The size and scale of all development should reflect and/or be compatible with the character, density, land uses, and style of surrounding uses.</i>	The purpose of this proposed zone change is to allow for all of the Taylor families properties to be reconfigured to allow for the construction of one additional single family home which is compatible with the area.
<i>New development should follow current and anticipated growth trends within the county in order to adequately respond to the needs of current and future residents and businesses.</i>	The Rineyville area has been a growing "suburb" of Elizabethtown since the BRAC announcement of the early 2000's partially due to its location between Elizabethtown and Brandenburg, it's proximity to Fort Knox and for its small town charm.
<b>Utility and Infrastructure Policies:</b>	
<i>New development should be encouraged in areas where public water service is available and can accommodate additional customers (including hydraulic analysis report or wellhead protection).</i>	Public water is provided via Hardin County Water District #2 with a 4" line along Berrytown Road.
<i>Development should comply with all requirements for on-site sewage disposal, if applicable, and use effective, environmentally sound practices when implemented.</i>	Sewage disposal is currently accomplished by an On-Site Septic System that will be inspected by the Health Department as part of the plat approval process.
<b>Public Services Policies:</b>	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Rineyville Volunteer Fire Department is approximately 1.3 miles away. However, the closest fire hydrant is approximately 1900' away on Rineyville Road (KY 1600).
<i>Residential development should be adequately served by public schools.</i>	The one additional single family dwelling as part of the proposal will not adversely impact the capacity of Hardin County Public Schools.
<b>Road and Access Policies:</b>	
<i>New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development as outlined in the Zoning Ordinance and Subdivision Regulations.</i>	The site is accessed via an existing driveway on Berrytown Road, a county maintained road with a 60' right-of-way and 22' of pavement width that meets minimum standards.

### COMPREHENSIVE PLAN COMPLIANCE

<b>Comprehensive Plan Policy – Urban Area</b>	<b>STEP 2: Agreement with the Future Land Use Map &amp; Guidelines</b>
<p>“The Urban Areas are intended to be the highest intensity and most dense future land use category in Hardin County, and the majority of growth should occur in these areas. These areas have the highest level of services and amenities (such as infrastructure and utilities), a more substantial road network, and have better access to the incorporated cities”.</p> <p>The Recommended Land Use Pattern and Development Criteria notes that, “future growth should be directed to the urban areas to prioritize infill and maximize the available levels of service and utilities,” and that “residential should be limited to urban residential at the highest density that can be supported by the infrastructure available.”</p>	
<b>Comprehensive Plan Policy – PA #6 West Urban Area</b>	<b>STEP 3: Compliance with the Planning Area Map &amp; Guidelines</b>
<p>The West Urban Planning Area is generally located west of Elizabethtown and Vine Grove and is approximately 14,851 acres in size. The existing land use pattern in the area is predominately urban residential.</p> <p>The Recommended Land Use Pattern is “predominately urban residential”.</p> <p>A ‘Target Area’ is identified for the parcels along Berrytown Road noting that residential subdivisions with new streets are encouraged in this area.</p>	

#### STAFF REVIEW AND RECOMMENDATION

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

- The property is accessed via Berrytown Road which has adequate pavement width and right-of-way for residential development,
- The property is located near the Rineyville Rural Village where growth is encouraged,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The property is located in the Urban Area Future Land Use Group and West Urban Planning Area,
- The proposal will allow for the property to be further subdivided / reconfigured with the owners adjoining property to create a lot for an additional single family dwelling for a family member,
- The proposed map amendment to R-1 is found to be in agreement with the language of the Comprehensive Development Guide, 2024.

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

**RESOLUTION 2024-023**  
**MAP AMENDMENT**  
**Rural Residential (R-2) to Urban Residential (R-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 West Urban Planning Area (#6);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to Urban Residential (R-1) for a ±5.311 acre site located at 106 Berrytown Road, Rineyville, KY, known as Lot 5A of Sagebrush Corners, Section 2.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Diane & Paul Taylor known as PVA #121-00-00-005 and being a ± 5.311 acre site located at 106 Berrytown Road, Rineyville, KY, known as Lot 5A of Sagebrush Corners, Section 2 be granted a zone change from the existing Rural Residential Zone (R-2) to the Urban Residential Zone (R-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 R-1 Zone is in agreement with the Comprehensive Plan's following Policies, Goals & Objectives:

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: West Urban

**Goal 5:** HOUSING : Promote Hardin County as a place to live.  
**Objective 1.4:** Support a supply of housing that responds to population and employment growth.

**Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.  
**Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

**ADOPTED THIS SEVENTEENTH DAY OF DECEMBER 2024.**

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Mark Hinton, Chairman

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Adam C. King, AICP, Director

## 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 2024-023 as presented

The proposed Map Amendment from R-2 to R-1 is in Agreement with the 3 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Community Wide Development Policies
Step 2:	Land Use Plan Group: Urban Area
Step 3:	Planning Area: West Urban

**Goal 5:** HOUSING : Promote Hardin County as a place to live.

**Objective 1.4:** Support a supply of housing that responds to population and employment growth.

**Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

**Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

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 R-2 & R-1 is **NOT** in Agreement with the 3 Step Process as outlined in the Comprehensive Plan.