



Hardin County
Planning & Development Commission
15 October 2024

Hardin County Government Center
2nd Floor Meeting Room

MAP AMENDMENT & AMENDED CONDITIONAL USE PERMIT

Owner: Steven Caswell

Applicant: Heidelberg Materials

15 October 2024

Zone Map Amendment Request:

FROM: R-2 (Rural Residential)

TO: I-2 (Heavy Industrial)

CONDITIONAL USE: Crushed Stone, Sand, & Gravel Operation



Summary: The applicant is requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) to allow for an 18.1 acre portion of property to be included in the lease for the quarry, and an Amended Conditional Use Permit to allow for an expansion of the mining area. The property is an 18.1 acre portion of a 210 acre site located at 428 North Pleasant Hill Road, Upton, 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 & CONDITIONAL USE PERMIT SUMMARY REPORT

- A. Meeting Notification
- B. Vicinity Map
- C. Future Land Use Map
- D. Planning Area Maps & Analysis
- E. Zoning Map
- F. Environmental Features
- G. Previous Site Approvals (Timeline)
- H. Character of the Site Analysis
- I. Historic Aerial Photographs
- J. 2015 Zone Change, CUP & Development Plan (Lively Expansion)
- K. 2023 Scotty's CUP & Development Plan
- L. Photos of the Site
- M. US 31W – Quarry Road – Railroad Plans
- N. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- O. Zone Change/Conditional Use Permit Election Form
- P. Analysis of other Conditional Use Permits for Crushed Stone / Sand/ Gravel Operations
- Q. 1991 Conditional Use Permit
- R. 2015 Conditional Use Permit
- S. *Applicants written request for Zoning Map Amendment and Conditional Use Permit
- T. *Comprehensive Development Guide, 2024
- U. *Development Guidance System Zoning 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, October 15, 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 (I-2) HEAVY INDUSTRIAL ZONE and a Conditional Use Permit to allow for the expansion of the existing rock quarry for A +/- 18.1 ACRE SITE LOCATED BETWEEN QUARRY ROAD AND N PLEASANT HILL ROAD in UPTON, KY.

Newspaper Ad on Saturday October 5, 2024



Signs posted on site since Sept 27, 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

September 27, 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 607 QUARRY ROAD, UPTON, KY. The owner, STEVEN CASWELL and applicants, HEIDELBERG MATERIALS are requesting a Zoning Change and a Conditional Use Permit (Rock Quarry) for A +/- 18.1 ACRE SITE LOCATED BETWEEN QUARRY ROAD AND N PLEASANT HILL ROAD in UPTON, KY. – See Enclosed Map

The hearing will be held as follows:

DATE: 15 OCTOBER 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: I-2 - HEAVY INDUSTRIAL ZONE

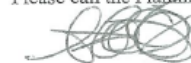
REQUEST: TO ALLOW FOR AN 18.1 ACRE EXPANSION OF AN EXISTING QUARRY OPERATION

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.

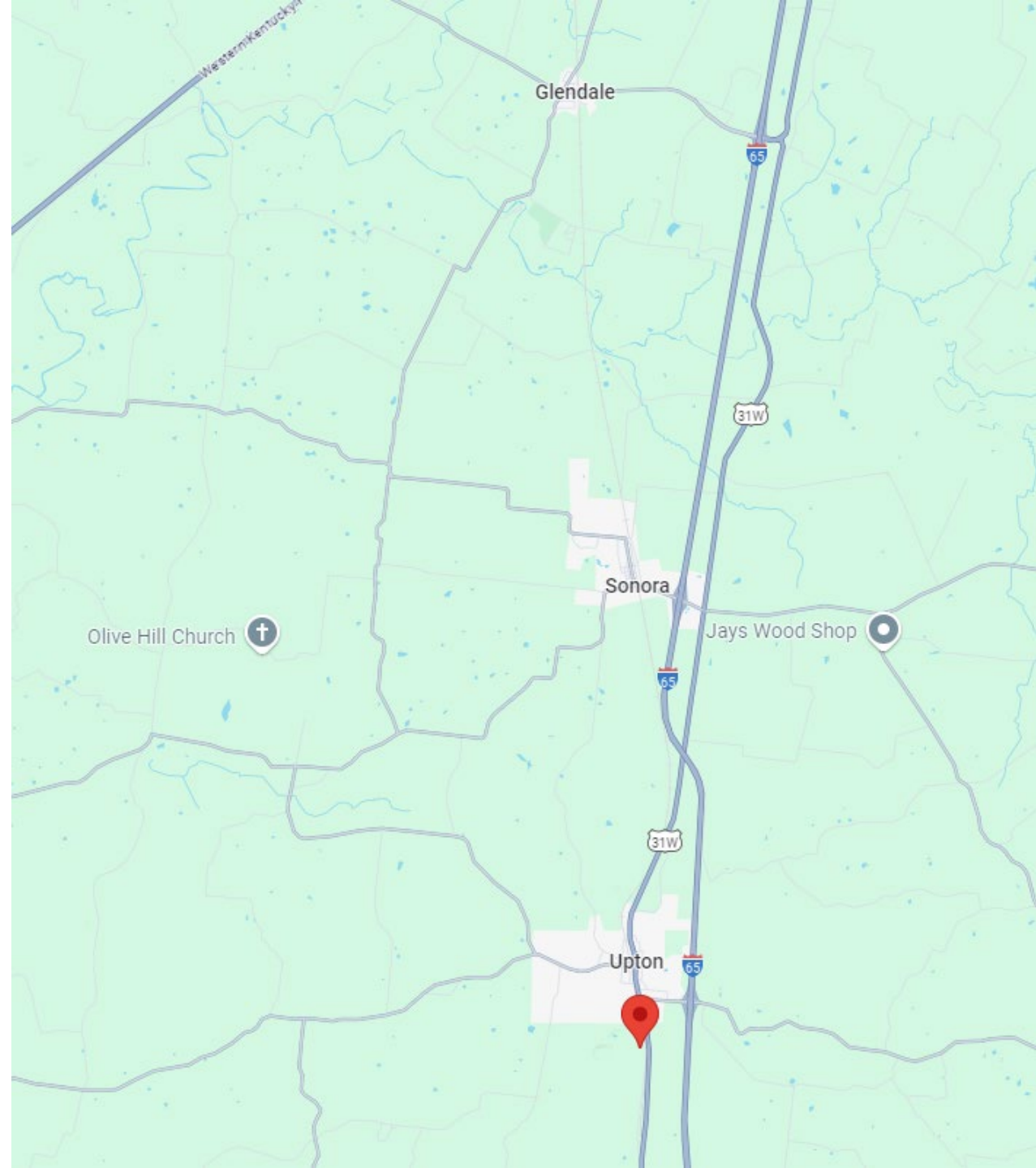
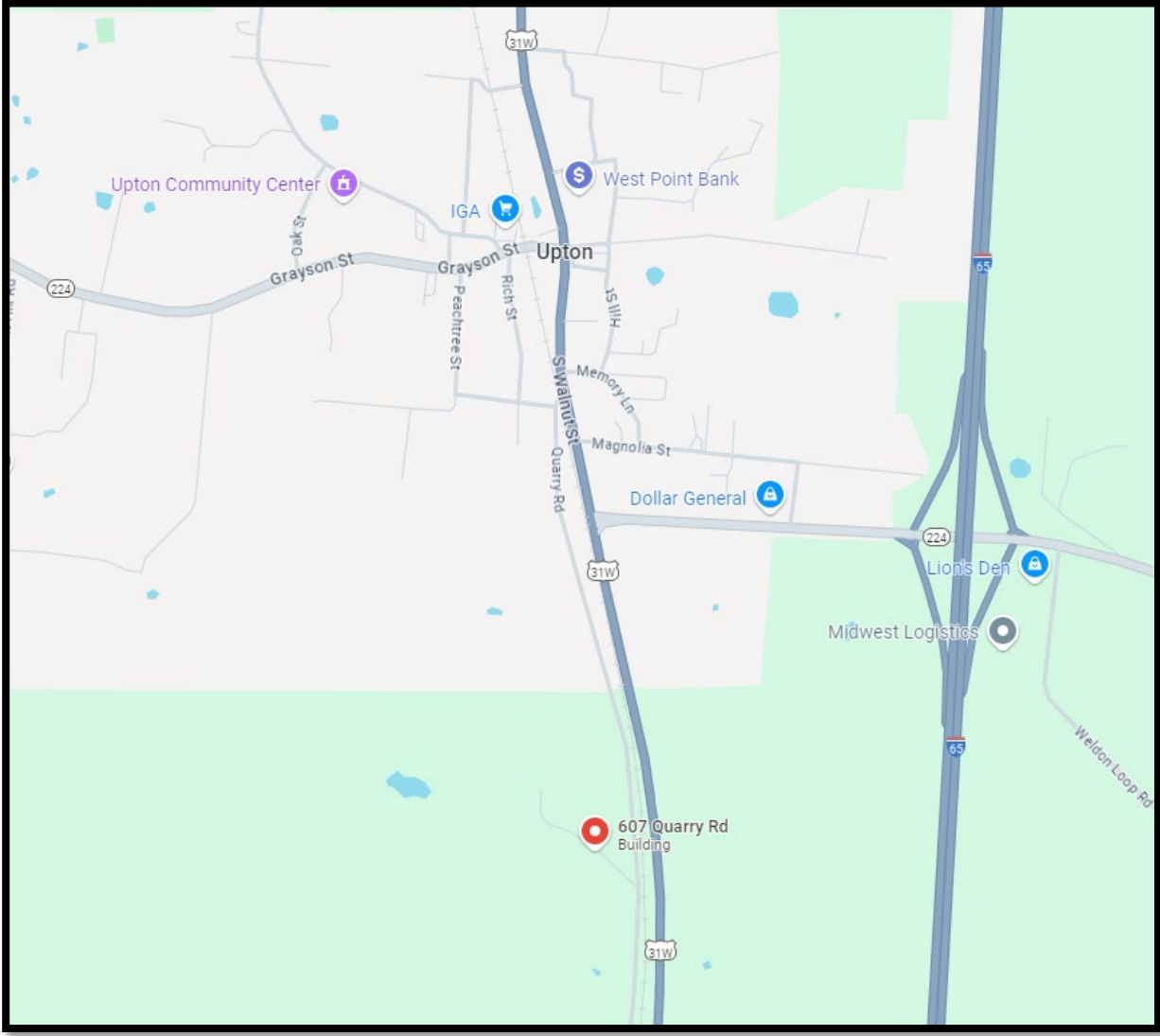
Please call the Planning Commission office at 270-769-5479 if you have any questions.



Adam C. King, AICP
Director

c: 6 E G THOMPSON, Magistrate

First class mailings sent to 26 owners that adjoin or are within 1200' of road frontage



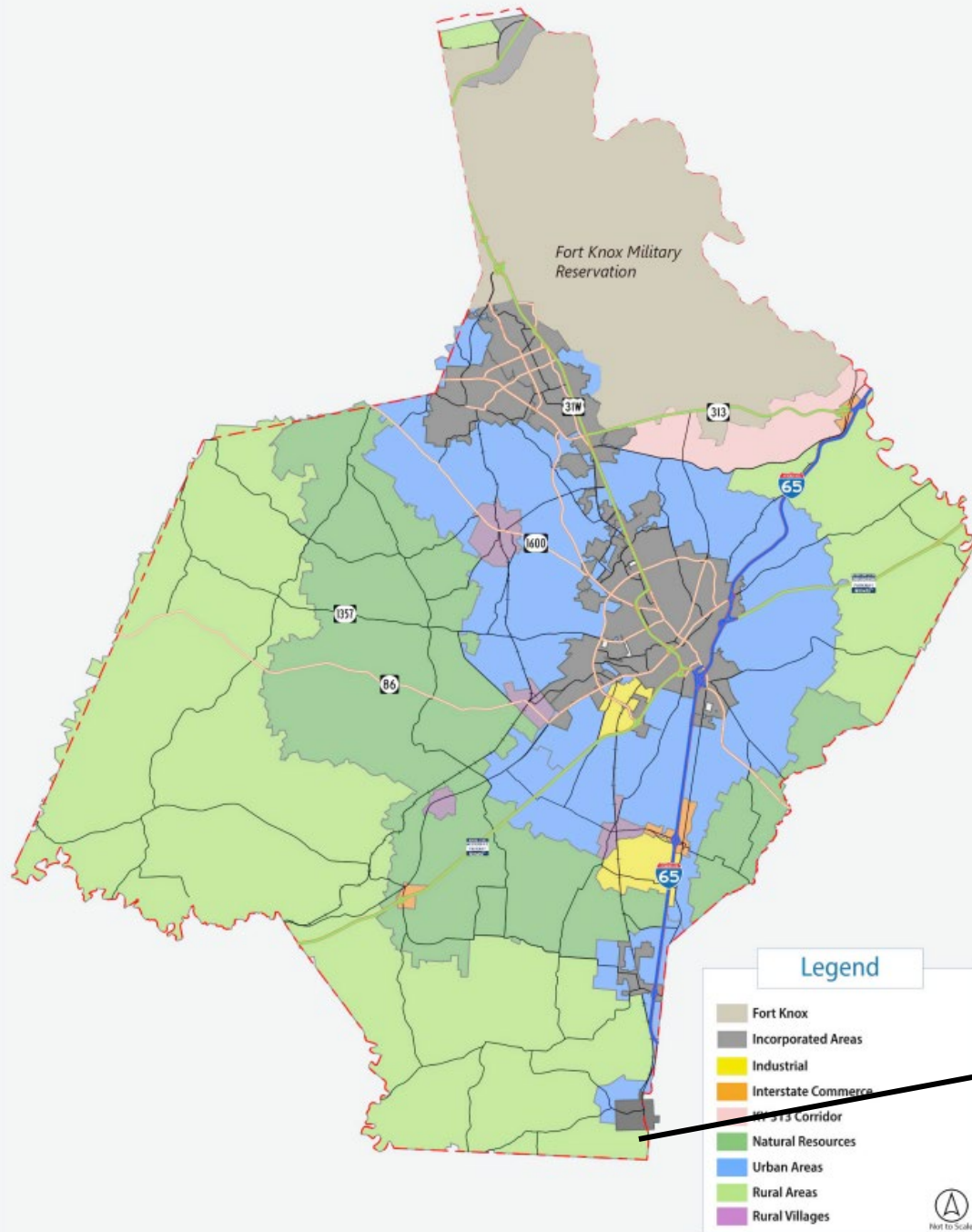


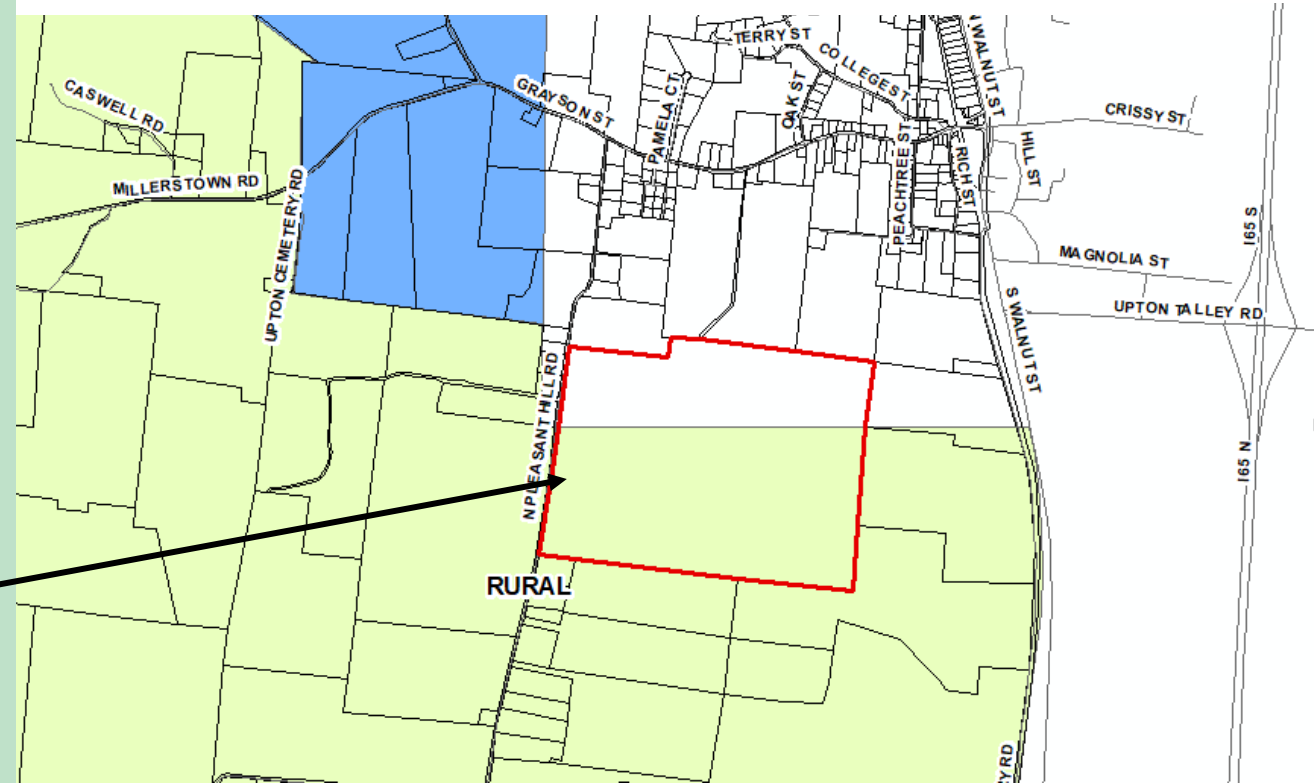
Figure 2-1: Future Land Use Map

Rural Areas

Introduction: Rural areas are located at the outer limits of the county, generally at points farthest away from more intense development. These areas generally lack the necessary level of infrastructure, such as utilities, roads, and public water in some locations, to support more intense development. The road network consists of rural county roads that, in some cases, lack sufficient pavement width that is needed for development.

Recommended Land Uses

- Agricultural land and agricultural operations should be protected, preserved, and encouraged through techniques such as residential clustering, conservation easements, and right to farm regulations.
- Residential development should be limited to low-density residential, such as farmsteads, rural residential and estate-type development; residential densities may be increased in areas that are adequately served by sewers.
- Commercial development, particularly neighborhood and convenience commercial, within these areas should be limited to state highways, at major crossroads, and should serve the immediate area rather than the region.
- Industrial uses are acceptable, provided they are accessory to existing agricultural operations or are expansions of existing uses.
- Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged in appropriate locations.
- All development activities should preserve and reinforce the existing rural character of this area.



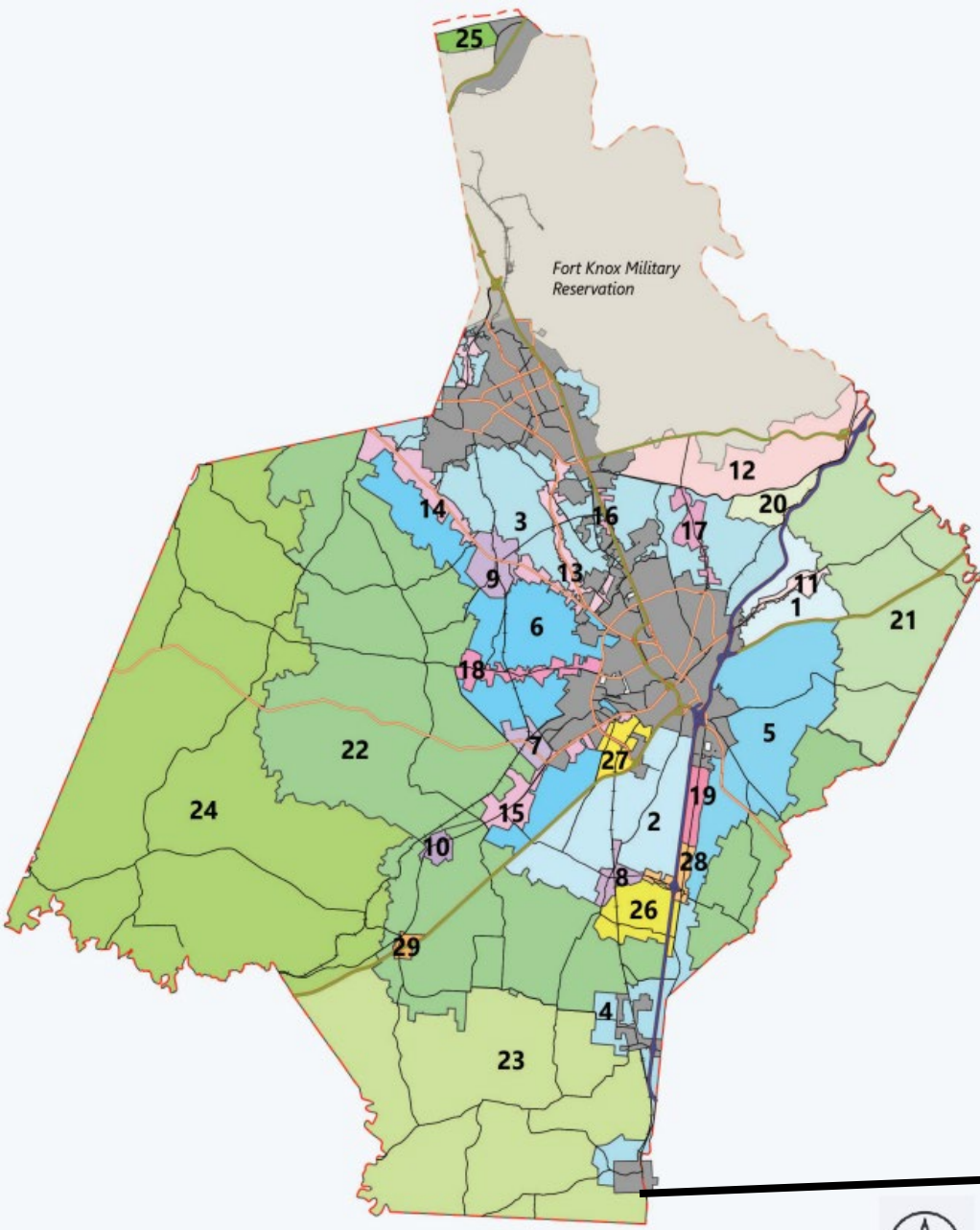


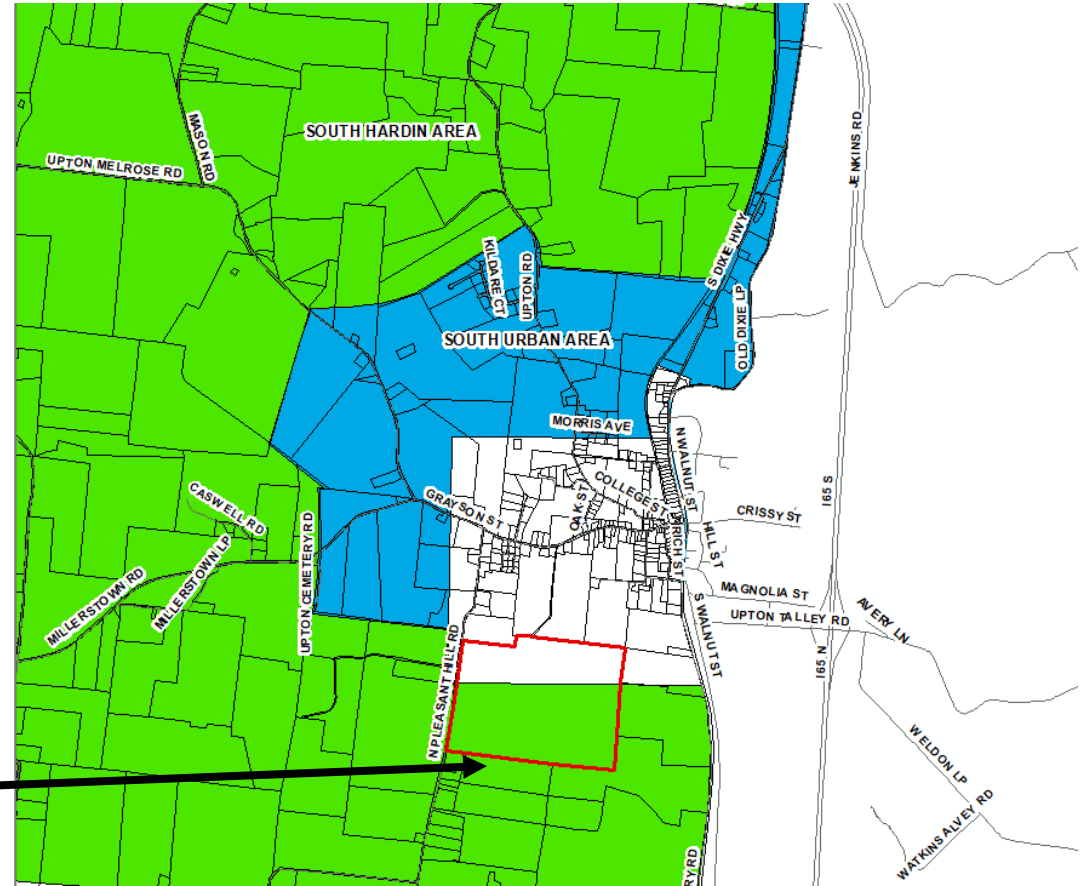
Figure 2-2: Planning Areas

South Hardin Area

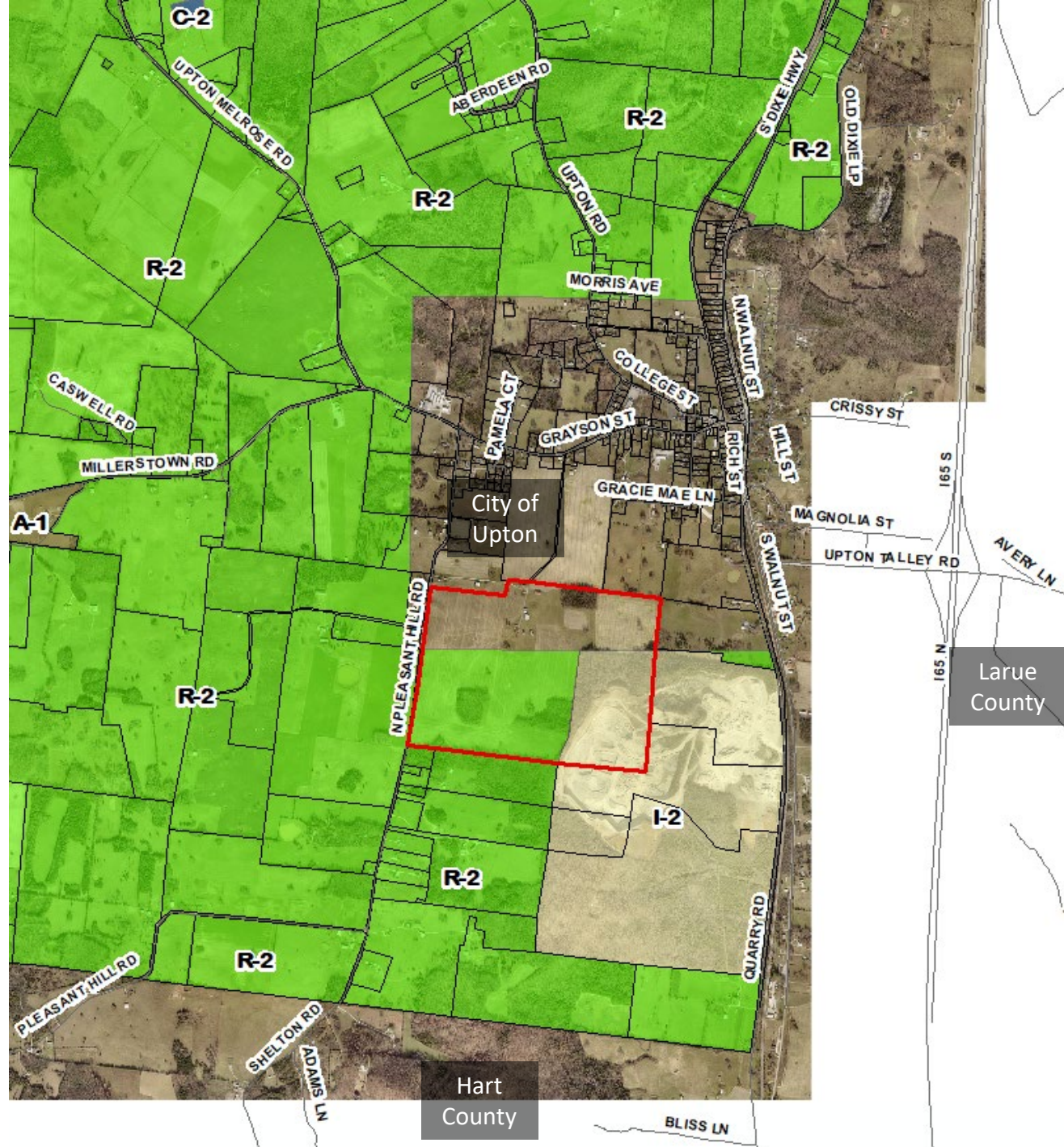
This planning area is part of the Rural Area future land use group. This large planning area is located in the southernmost portion of the county. It is generally bounded by Sonora Hardin Springs Road (KY 84) and the Western Kentucky Parkway on the north near White Mills and Sonora. Hart County is the southern border and Grayson County is the western border. This planning area was adjusted from the previous 2019 comprehensive plan when the eastern boundary was moved from the Larue County line to just west of Sonora and Upton to anticipate growth from the BlueOval SK Battery Park. This area also includes the rural unincorporated communities of Flint Hill and Spurrier. The South Hardin Area Planning Area is approximately 63.9 square miles (40,940 acres) in size. This area may face annexation pressure from Sonora and Upton.

Recommended Land Uses

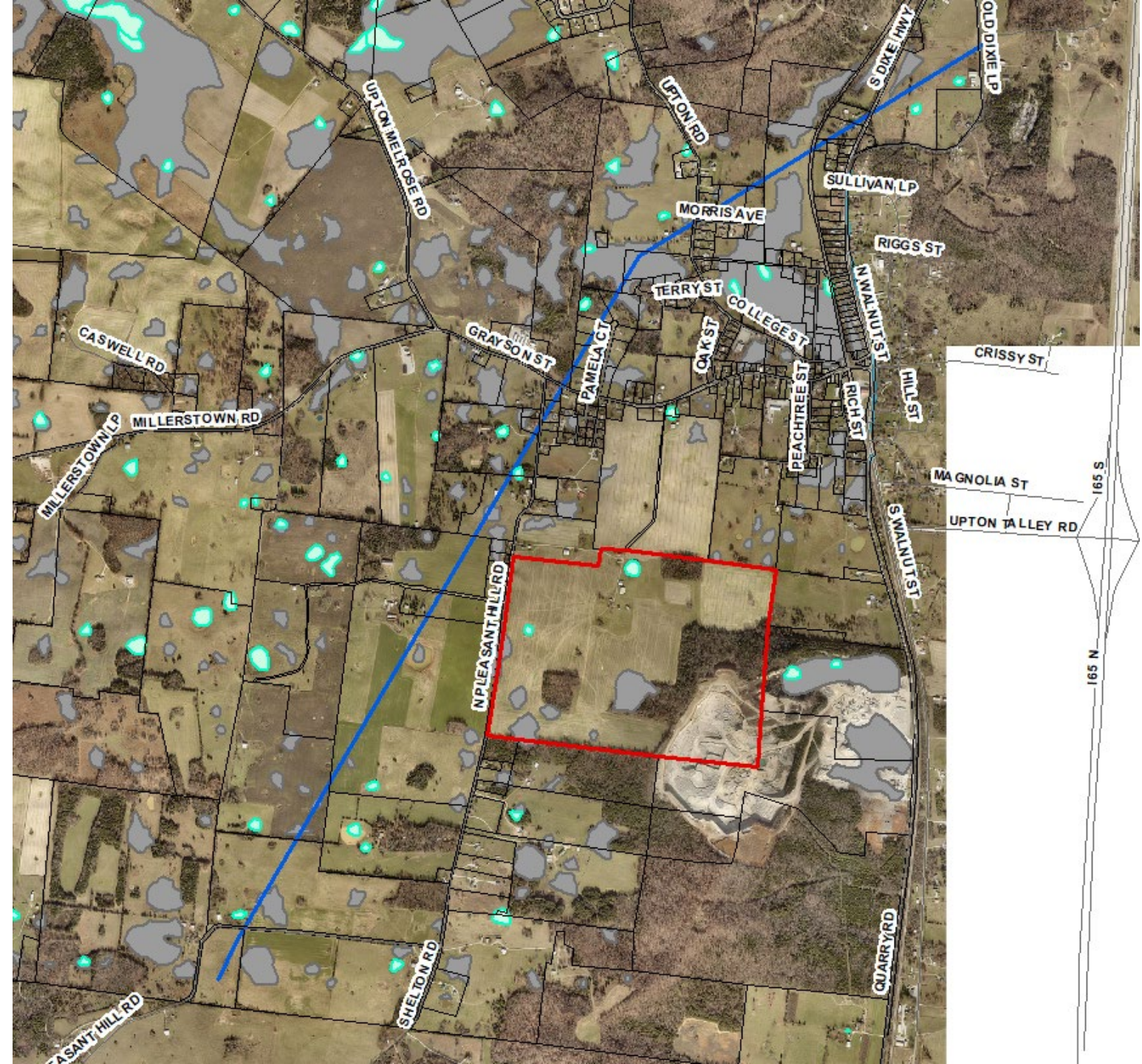
- The recommended land use pattern is low density rural residential development and agricultural uses.
- Commercial development is appropriate at intersections of two state highways.
- All commercial development should be limited to Neighborhood Commercial and Convenience Commercial uses and should serve local demand rather than regional or area-wide demand.
- Areas with steep slopes and natural features that constrain development should not be developed if not appropriately and adequately addressed during the development review process.



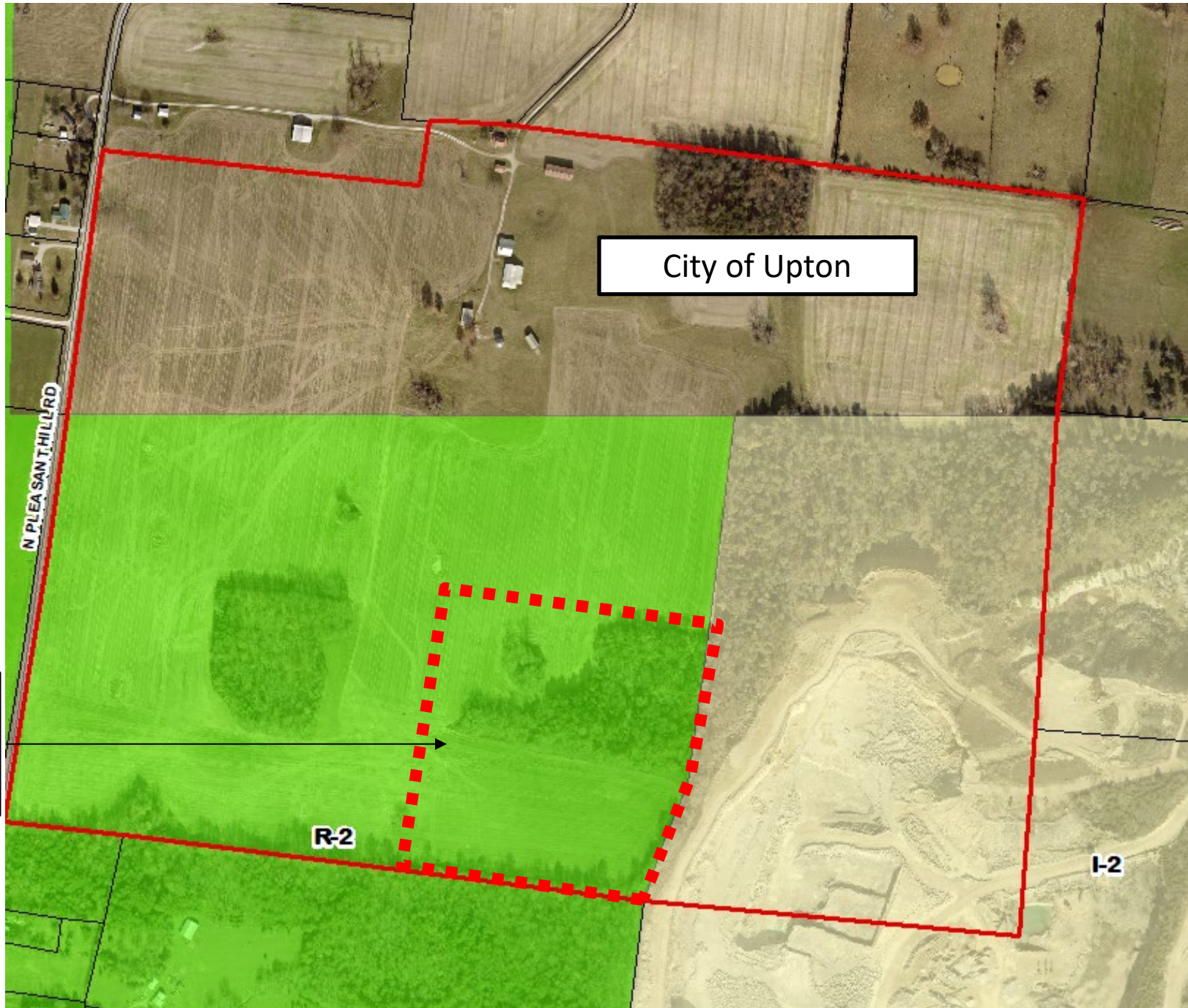
- MasterZone
- DISTRICT
- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole



- 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



City of Upton

Proposed 18.1 Acre
Expansion to be
rezoned to I-2

R-2

I-2

N PUEA SAN T HILL RD

Timeline

Permit Date	Owner	PVA Map Number	Type	Zone	Listed Use (Dvpl. Cup, Var, Maps)	Project / Subdivision Name	Request	Site Address	Expiration Date	Status
08/28/2024	CASWELL STEVEN E	196-00-00-018,197-00-00-013, 197-00-00-014, 197-00-00-006.06, 197-00-00-012	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	UPTON QUARRY	TO ALLOW FOR A 18.1 ACRE EXPANSION OF AN EXISTING QUARRY OPERATION	607 QUARRY ROAD	12/06/2024	PENDING
08/28/2024	CASWELL STEVEN E	196-00-00-018, 197-00-00-012, 197-00-00-006.06,197-00-00-014, 197-00-00-013	DEVELOPMENT PLAN (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	UPTON QUARRY	TO ALLOW FOR A 18.1 ACRE EXPANSION OF THE EXISTING QUARRY OPERATION	607 QUARRY ROAD	12/06/2024	PENDING
08/28/2024	CASWELL STEVEN E	196-00-00-018	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	UPTON QUARRY	TO ALLOW FOR A 18.1 ACRE EXPANSION OF AN EXISTING QUARRY OPERATION	607 QUARRY ROAD	12/06/2024	PENDING
05/26/2023	HEIDELBERG MATERIALS MIDWEST AGG INC	197-00-00-013; 197-00-00-014; 197-00-00-012	DEVELOPMENT PLAN (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	ASPHALT MANUFACTURING	SCOTTYS UPTON ASPHALT PLANT	TO ALLOW FOR THE EXPANSION OF AN ASPHALT PLANT TO INCLUDE A MATERIAL TESTING LAB, AND AGGREGATE STORAGE.	607 QUARRY RD		APPROVED
05/26/2023	HEIDELBERG MATERIALS MIDWEST AGG INC	197-00-00-013; 197-00-00-012 & 197-00-00-014	CONDITIONAL USE PERMIT (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	ASPHALT MANUFACTURING	SCOTTYS UPTON PLANT	TO ALLOW FOR THE EXPANSION OF AN ASPHALT MANUFACTURING PLANT ON SITE THAT WILL INCLUDE A MATERIAL TESTING LAB AND AGGREGATE STORAGE FOR A PLANT THAT BEING RE-LOCATED	607 QUARRY ROAD		APPROVED
05/25/2023	HEIDELBERG MATERIALS MIDWEST AGG INC	197-00-00-013; 197-00-00-014; 197-00-00-012; 196-00-00-018; 197-00-00-006.06	DEVELOPMENT PLAN (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	ASPHALT MANUFACTURING	HEIDELBERG MATERIALS UPTON QUARRY	TO ALLOW FOR AN EXPANSION OF THE LEASED AREA TO SCOTTYS	607 QUARRY RD, UPTON, KY		APPROVED
04/18/2016	LIVELY FAMILY LIVING TRUST	196-00-00-018;197-00-00-012;197-00-00-013;197-00-00-014;197-00-00-006.06	INQUIRY	I-2 - HEAVY INDUSTRY ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	HANSON AGGREGATES	OPEN RECORDS	607 QUARRY ROAD		APPROVED
01/30/2015	KENTUCKY STONE CO	196-00-00-018;197-00-00-012;197-00-00-013;197-00-00-014;197-00-00-006.06	DEVELOPMENT PLAN	I-2 - HEAVY INDUSTRY ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	Hanson Aggregates	Development Plan to allow for expansion of the Hanson Quarry in Upton	607 Quarry Road	05/10/2015	APPROVED
10/27/2014	LIVELY FAMILY LIVING TRUST	197-00-00-012;197-00-00-006.06	MAP AMENDMENT	R-2 - RURAL RESIDENTIAL ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	Hanson Aggregates	Map Amendment from Rural Residential (R-2) to Heavy Industrial (I-2) to allow for the expansion of the Hanson Quarry in Upton.	607 Quarry Road		APPROVED
10/27/2014	WILLIAM AND JUDITH LIVELY	197-00-00-012;197-00-00-006.06	CONDITIONAL USE PERMIT (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	CRUSHED STONE, SAND, GRAVEL OPERATION	Hanson Aggregates	Conditional Use Permit to allow for a Crushed Stone, Sand, & Gravel Operation to allow for the Hanson Quarry in Upton.	607 Quarry Road		APPROVED
06/18/2010	KENTUCKY STONE COMPANY	197-00-00-013	CONDITIONAL USE PERMIT	I-2 - HEAVY INDUSTRY ZONE	ASPHALT MANUFACTURING	SCOTTYS UPTON ASPHALT PLANT /	REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE AN ASPHALT PLANT	607 QUARRY ROAD	08/08/2010	APPROVED
06/16/2010	KENTUCKY STONE CO.	197-00-00-013	DEVELOPMENT PLAN	I-2 - HEAVY INDUSTRY ZONE	ASPHALT MANUFACTURING	SCOTTYS CONTRACTING AND STONE, I.I.C. - UPTON /	ASPHALT MANUFACTURING LEASED AREA	607 QUARRY ROAD	10/28/2010	APPROVED
02/13/1991	WILLIAM & JUDITH LIVELY	197-00-00-012	CONDITIONAL USE PERMIT (AMENDED)	PRIOR TO ZONING		KY STONE CO - EXPANSION / KENTUCKY STONE	APPEAL OF THE GROWTH GUIDANCE ASSESSMENT TO COMMISSION	607 QUARRY RD OFF 31W	03/05/1991	APPROVED
01/25/1991	WILLIAM & JUDITH LIVELY	197-00-00-012	CONDITIONAL USE PERMIT	PRIOR TO ZONING		KY STONE CO - EXPANSION / KENTUCKY STONE	QUARRY EXPANSION	607 QUARRY RD OFF 31 W	03/21/1991	APPROVED

Records 1 to 14 (of 14)

1991 – Initial Conditional Use Permit

2010 – Amended CUP/Development Plan for an Asphalt Plant on Site

2015 – Map Amendment, Amended CUP, & Amended Development Plan for an Expansion of the Quarry Operation (Lively)

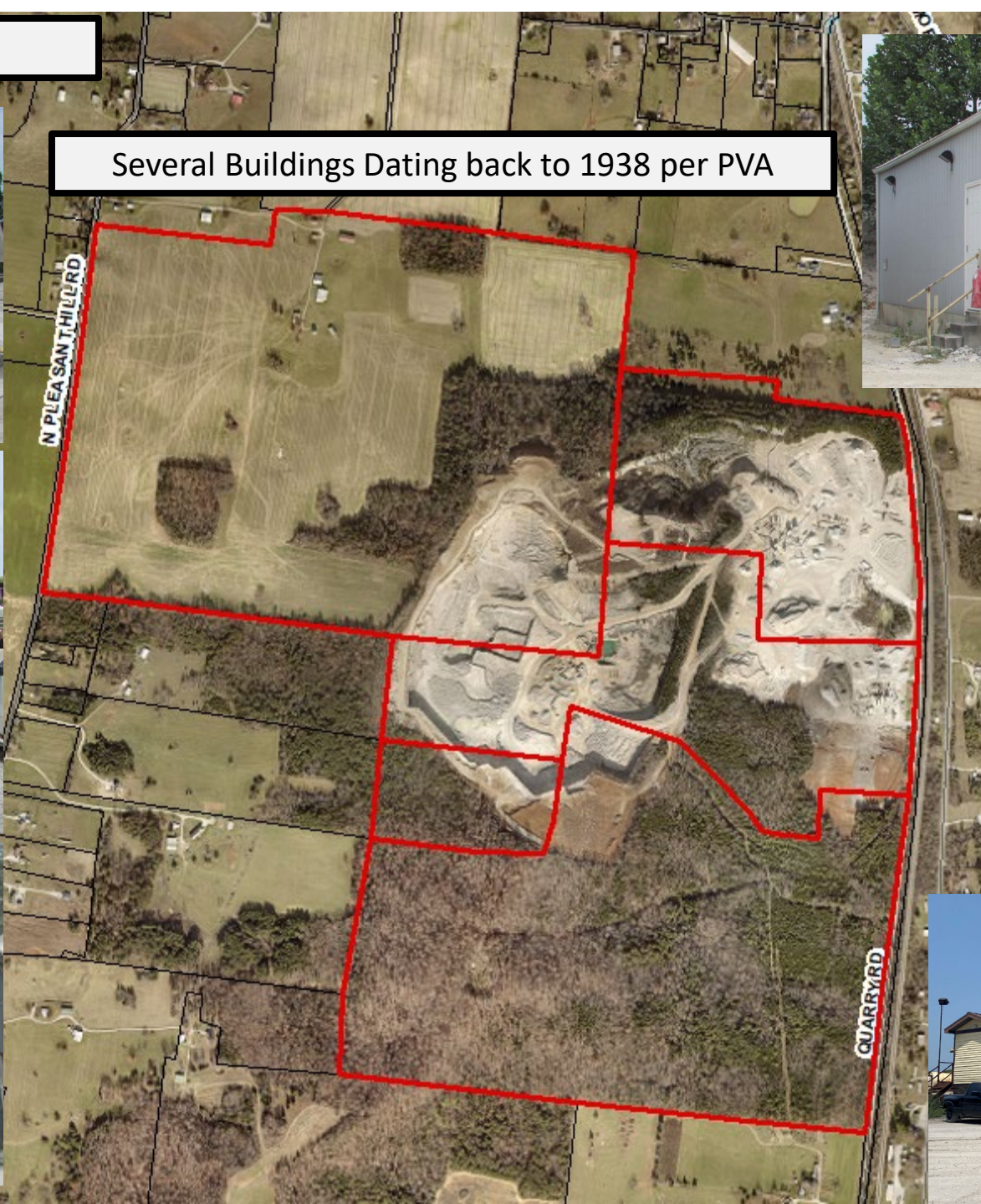
2023 – Amended CUP, & Amended Development Plans for an expansion of the Asphalt Plant/Area leased to Scotty's

2024 – Map Amendment, Amended CUP & Amended Development Plan for an 18.1-Acre Expansion of the Quarry

Character of the Site – Rock Quarry



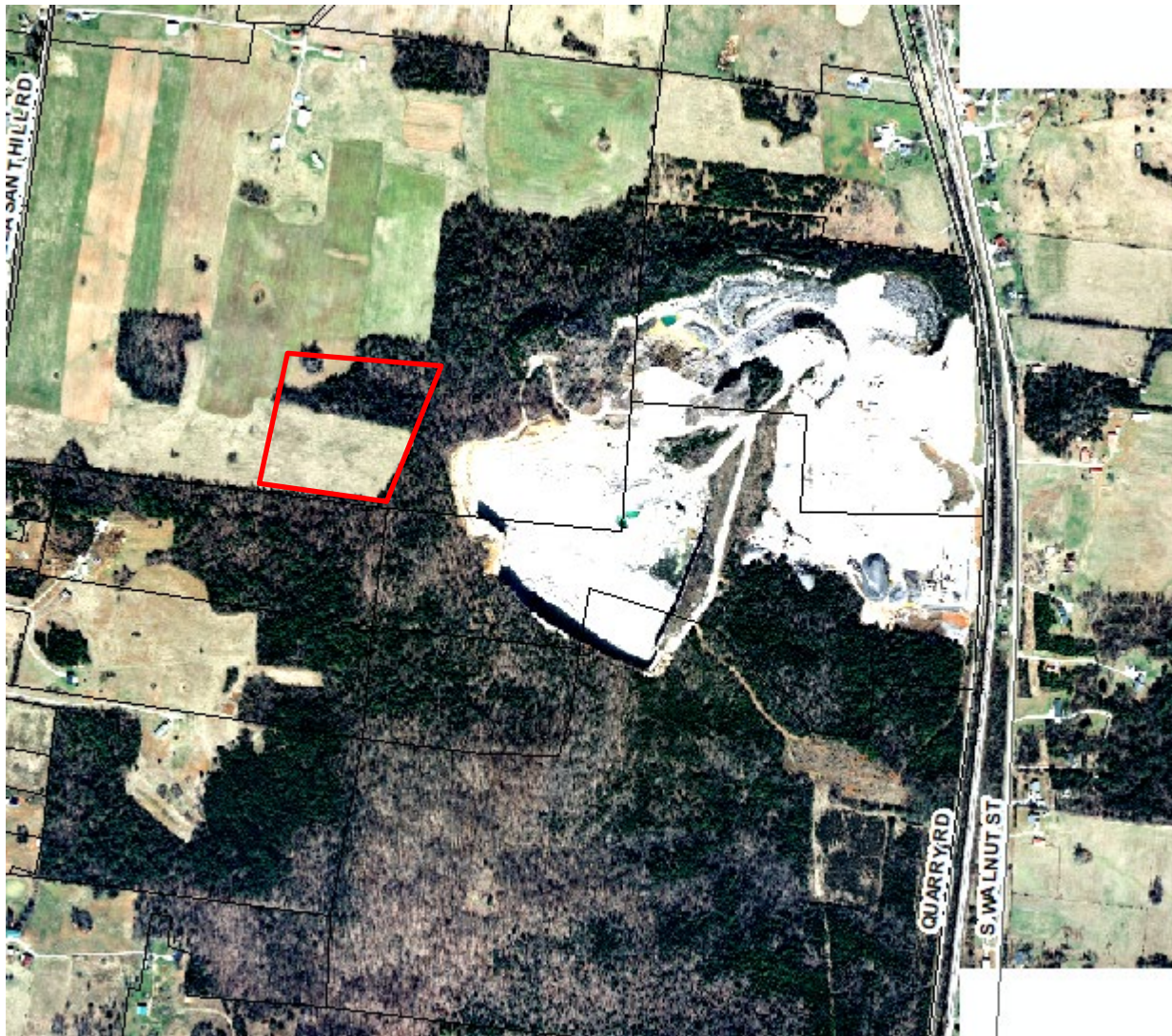
Several Buildings Dating back to 1938 per PVA



Historic Aerial from 1951



2012 Aerial – Prior to 180 Ac. Expansion



2023 Aerial



Character of the Site – Caswell Property



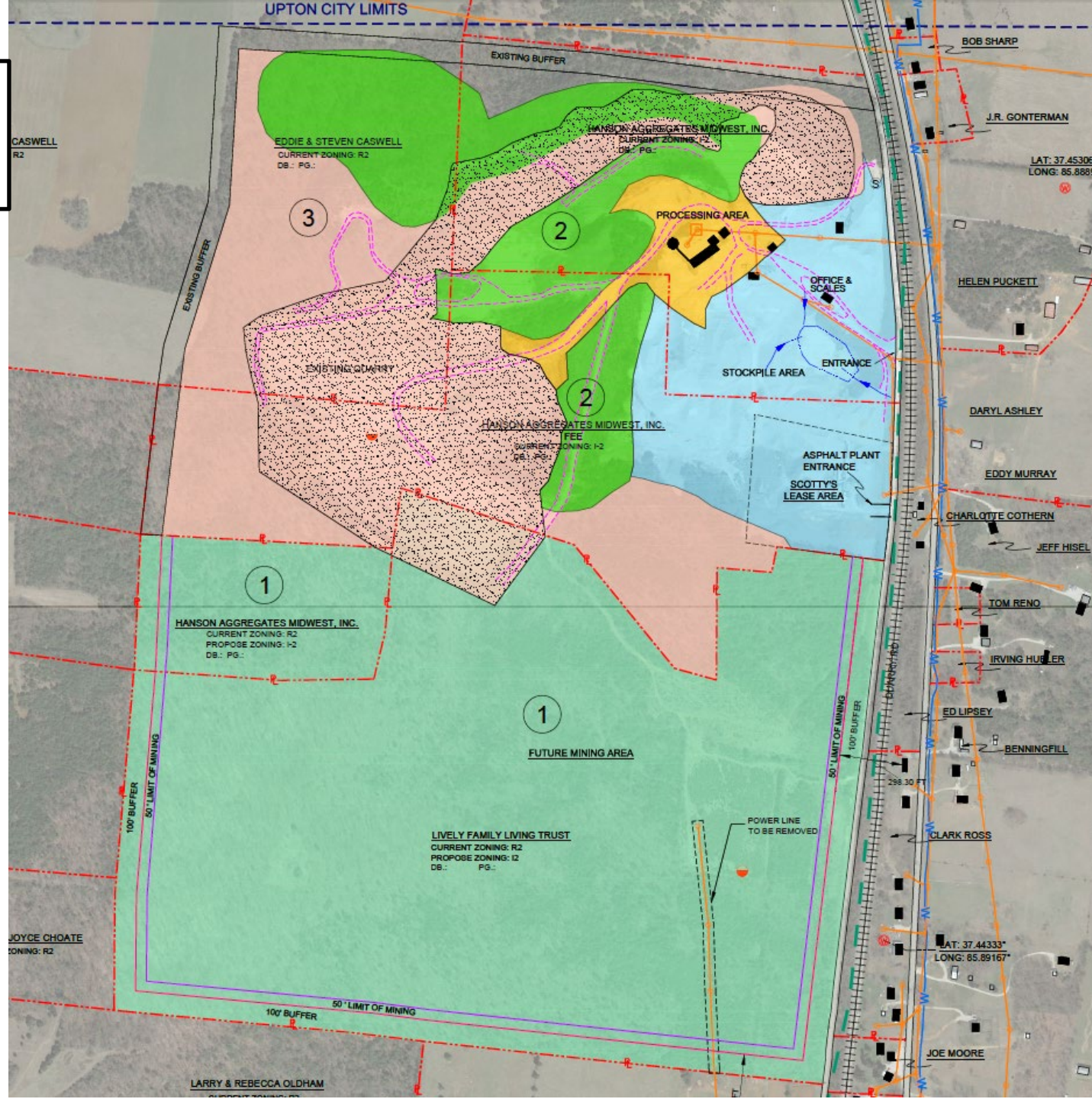
1488 sq. ft. Home (1921)



Several Barns 1970-2017



2015 Development Plan –
 180 acre expansion area in
 light green (Lively)

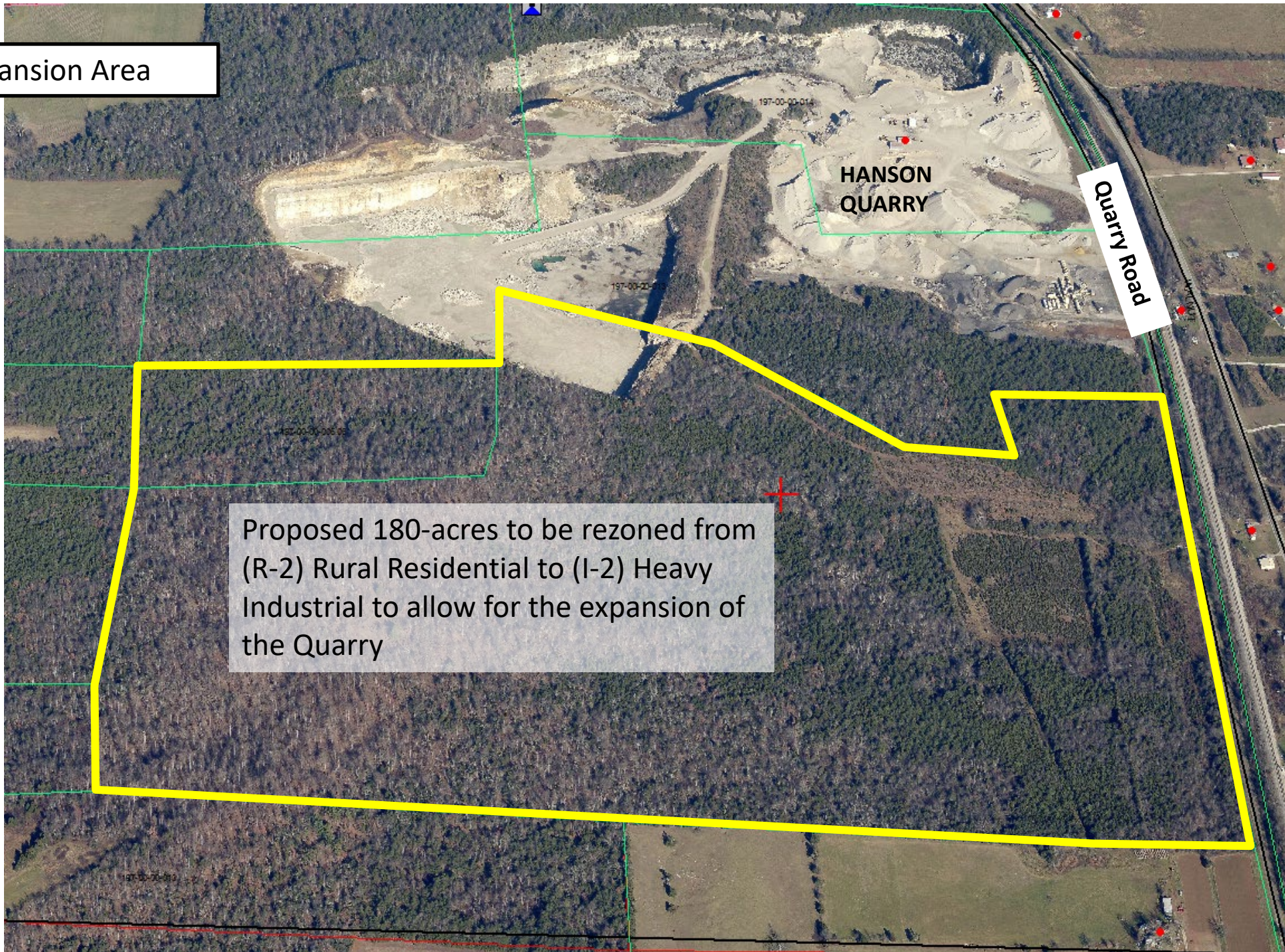


2015 Expansion Area

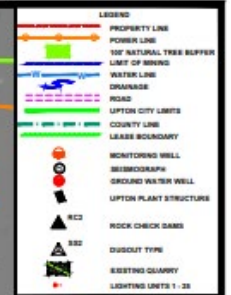
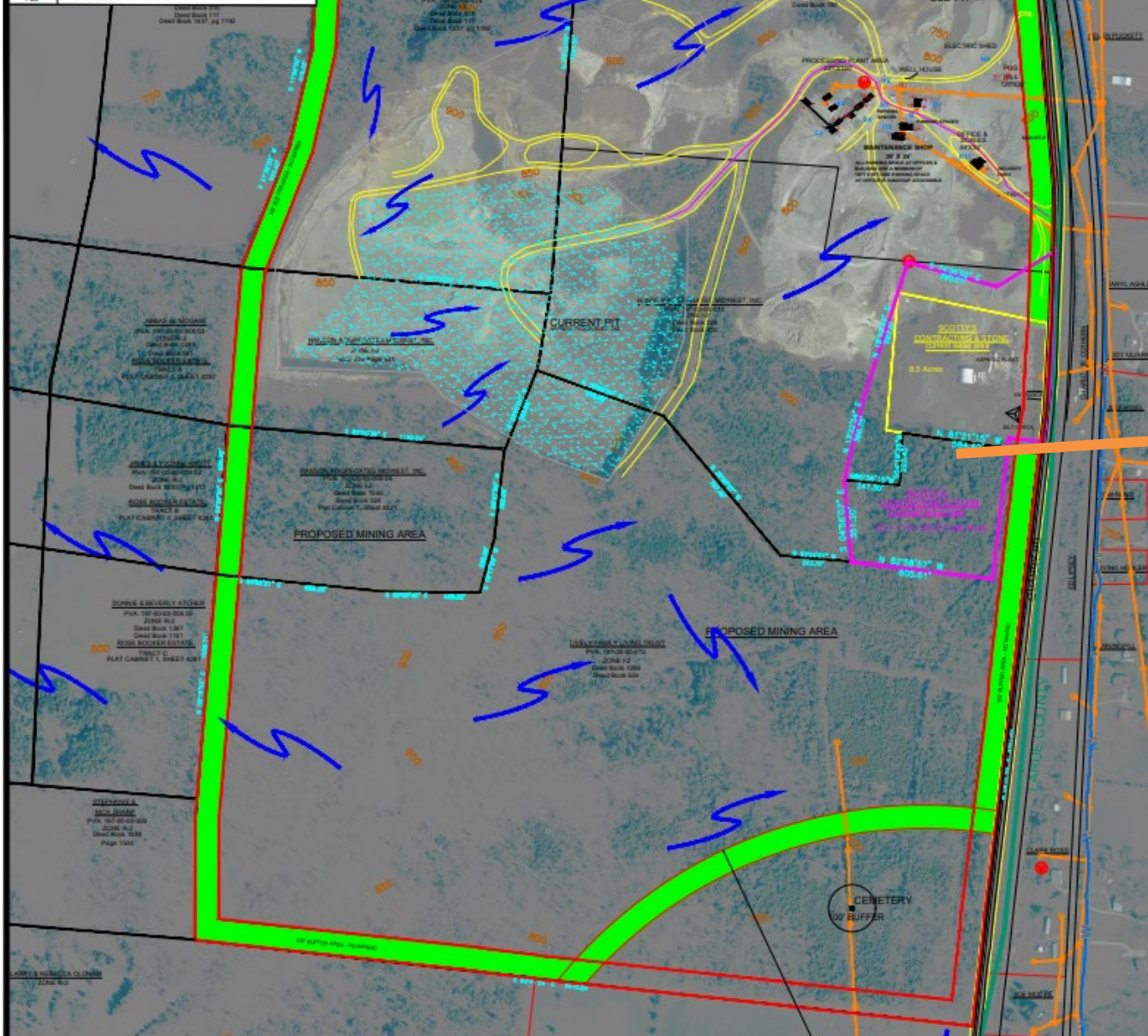
HANSON
QUARRY

Quarry Road

Proposed 180-acres to be rezoned from (R-2) Rural Residential to (I-2) Heavy Industrial to allow for the expansion of the Quarry



MEASURED IN FEET				
BUILDING #	NAME	OVERALL LENGTH	OVERALL WIDTH	ROOF PEAK HEIGHT
A1	PRIMARY CRUSHER SECTION	36	26	31
B2	PLAN MILL BUILDING	32	12	13
C3	SCALPER TOWER - NO ROOF	36	14	N/A
D4	SECONDARY BUILDING	30	12	48
E5	TERTIARY BUILDING	35	12	46
F6	PUMP HOUSE	12	10	8
G7	OIL LUBRIC STORAGE BUILDING	34	24	12
H8	FUGAL MFG BUILDING	12	10	8
I9	CONCRETE STORAGE	48	24	8
J10	MAINTENANCE SHOP	42	28	13
K11	MAIL OFFICE	36	22	8
L12	LIGHTED VEHICLE			



PROPOSED CERTIFICATION
 I certify that the Plan was prepared by me and is a true and correct representation of the indicated land.
 Preparer signature: **Jack W. Griffin**
 Preparer title: _____
 Certification Number: **30.157**

WASTEWATER CERTIFICATION
 I certify that the wastewater system(s) installed or proposed for installation in this development fully meets the requirements of this jurisdiction and are approved.
 OFFICIAL: _____ TITLE: _____ DATE: _____

HARDIN COUNTY ENCROACHMENT PERMIT CERTIFICATION
 I certify that the site shown here (a legal and adequate addition into the indicated State or Fee received an Encroachment Permit for access onto the indicated parcel) as shown.
 OFFICIAL: _____ TITLE: _____ DATE: _____

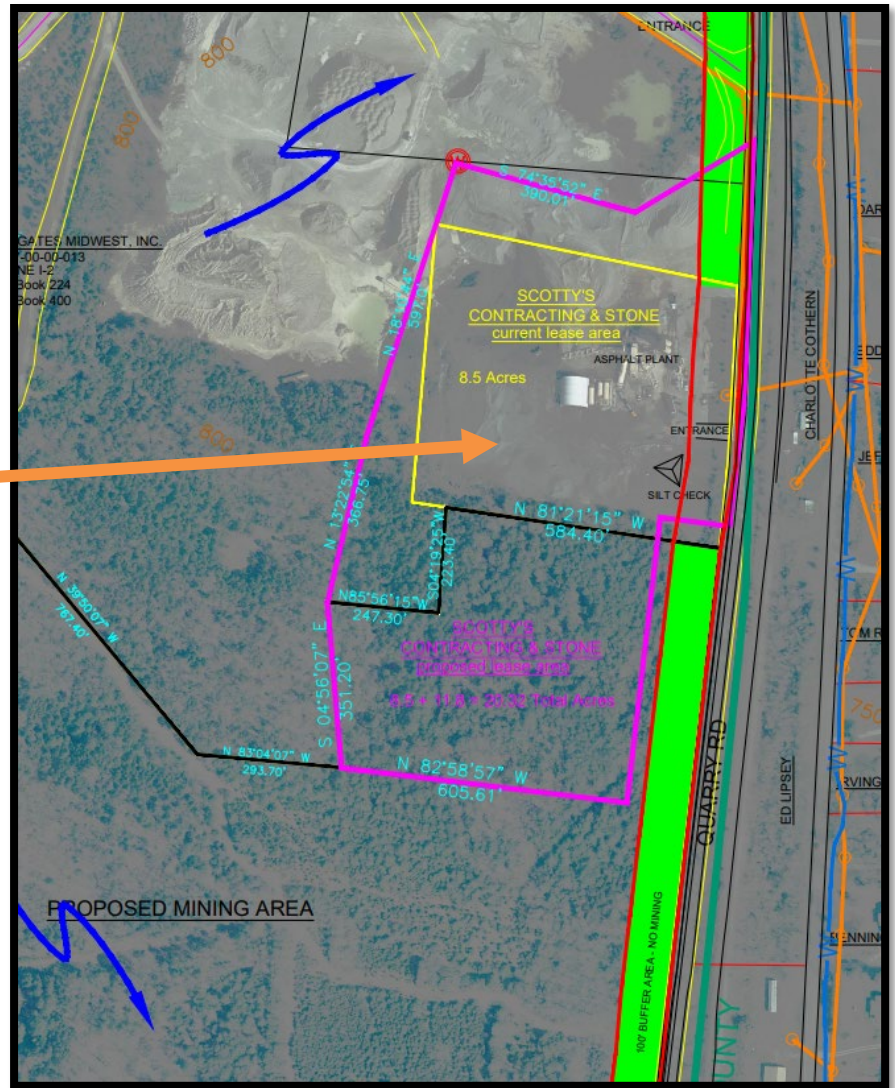
COMMISSION CERTIFICATION
 I do hereby certify that this plan has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission.
 COMMISSIONER CHAIR OR DIRECTOR: _____

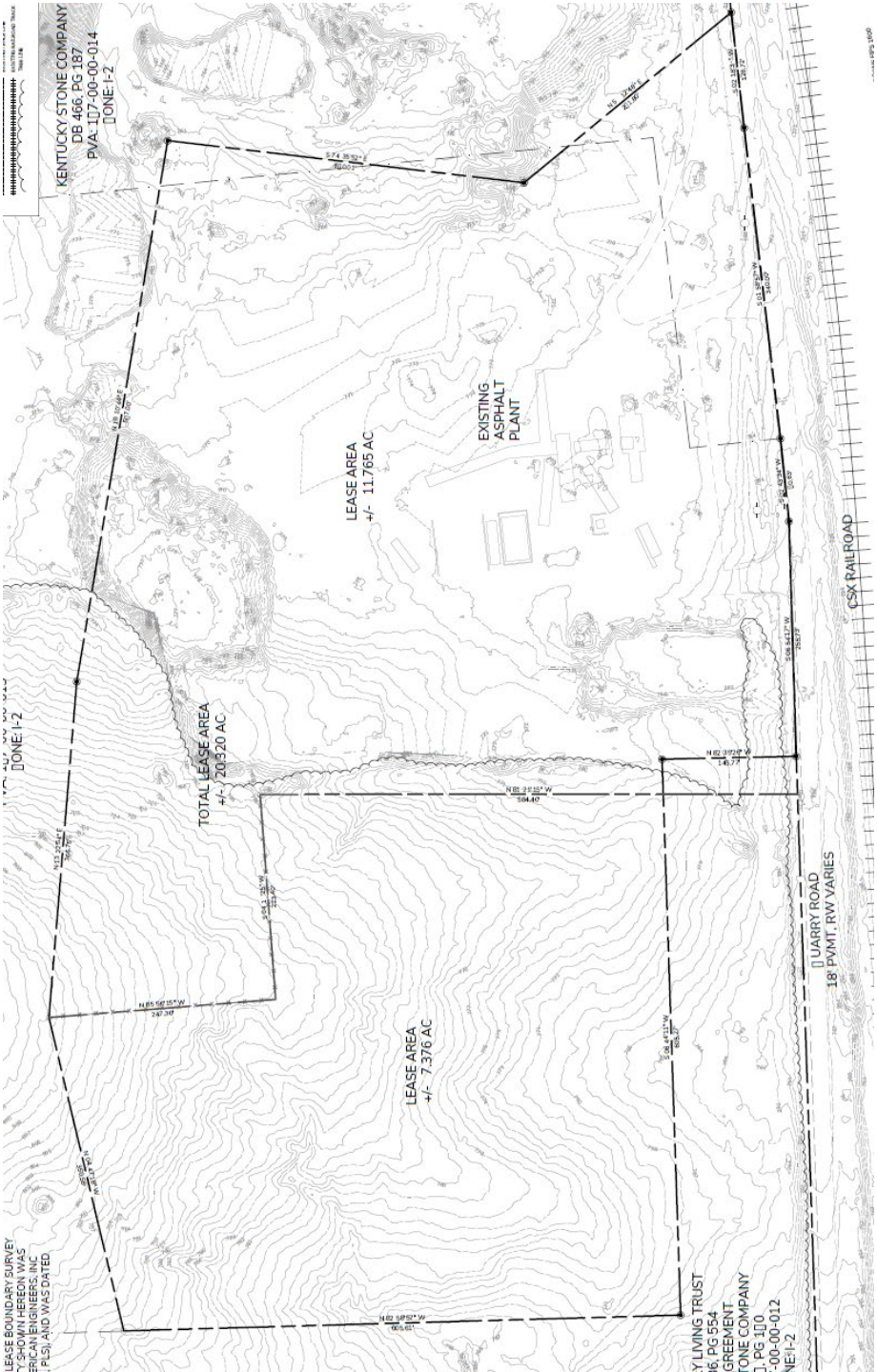
OWNER CERTIFICATION
 I (we) do hereby certify that I am (we are) the only owner(s) of the property shown herein and do adopt this as my (our) Master Plan / Conceptual Development Plan coverage for the property.
 OWNER SIGNATURE: _____ DATE: _____

OWNER CERTIFICATION
 I (We) Do hereby certify that I am (We are) the only owner(s) of the property shown herein, do adopt this as my (our) Development Plan coverage for the property and agree to complete all site improvements shown herein in their entirety prior to receiving a Certificate of Occupancy to use and occupy the building(s) and property. I (We) further assure and acknowledge that the building and premises, including all discharge materials shall be maintained in a proper manner.
 OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____

COMMONWEALTH OF KENTUCKY
 COUNTY OF HARDIN
 I, the undersigned Notary Public, do hereby certify that the foregoing instrument was delivered and acknowledged before me in Hardin County, Kentucky. I further certify that the above signature(s) is/are legal. (This Plan) has/have been executed voluntarily on this date, to the best of my knowledge and belief.
 Witness my hand this _____ day of _____ 2023.

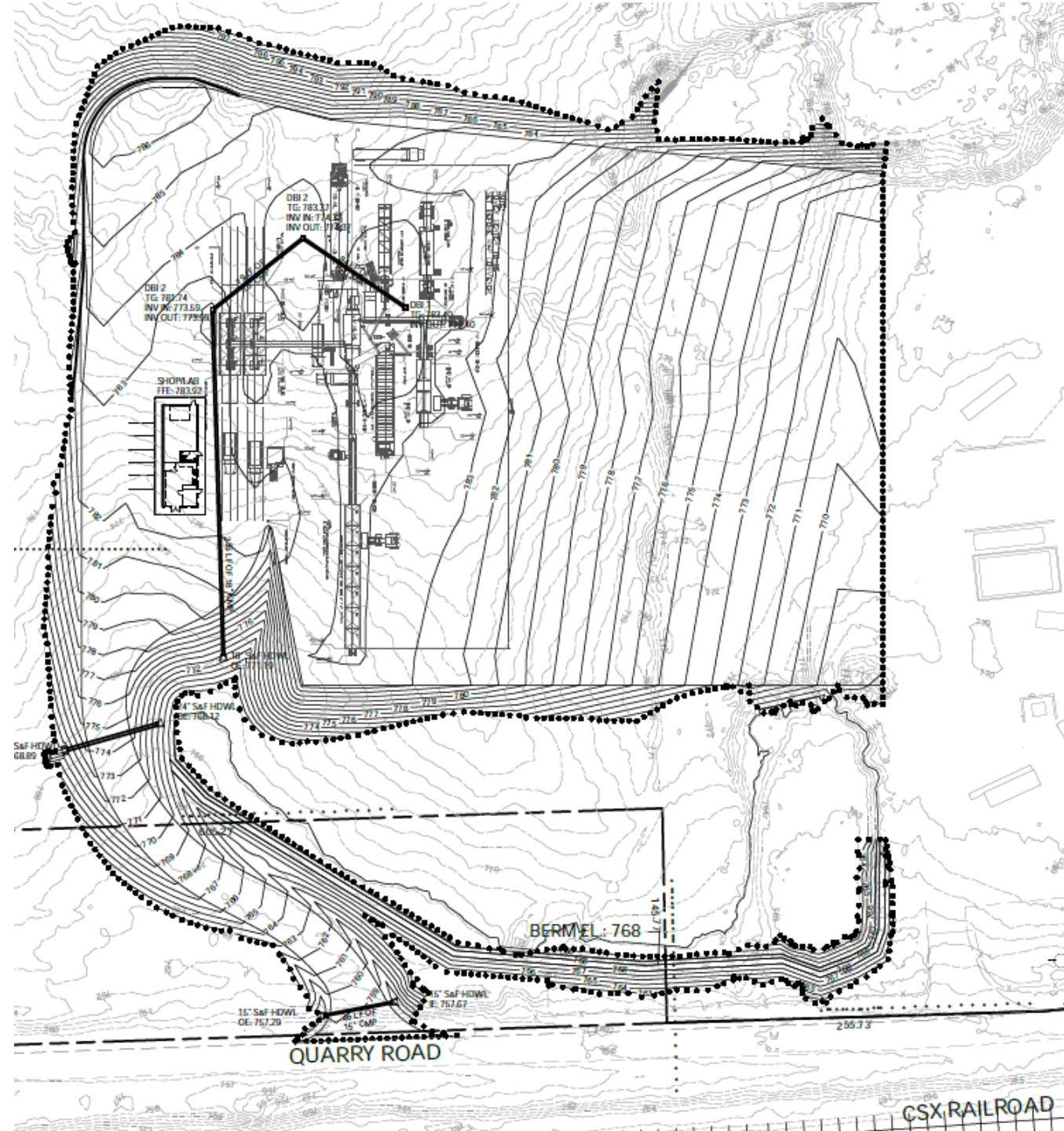
2023 Development Plan – Scotty's Asphalt Plant Expansion





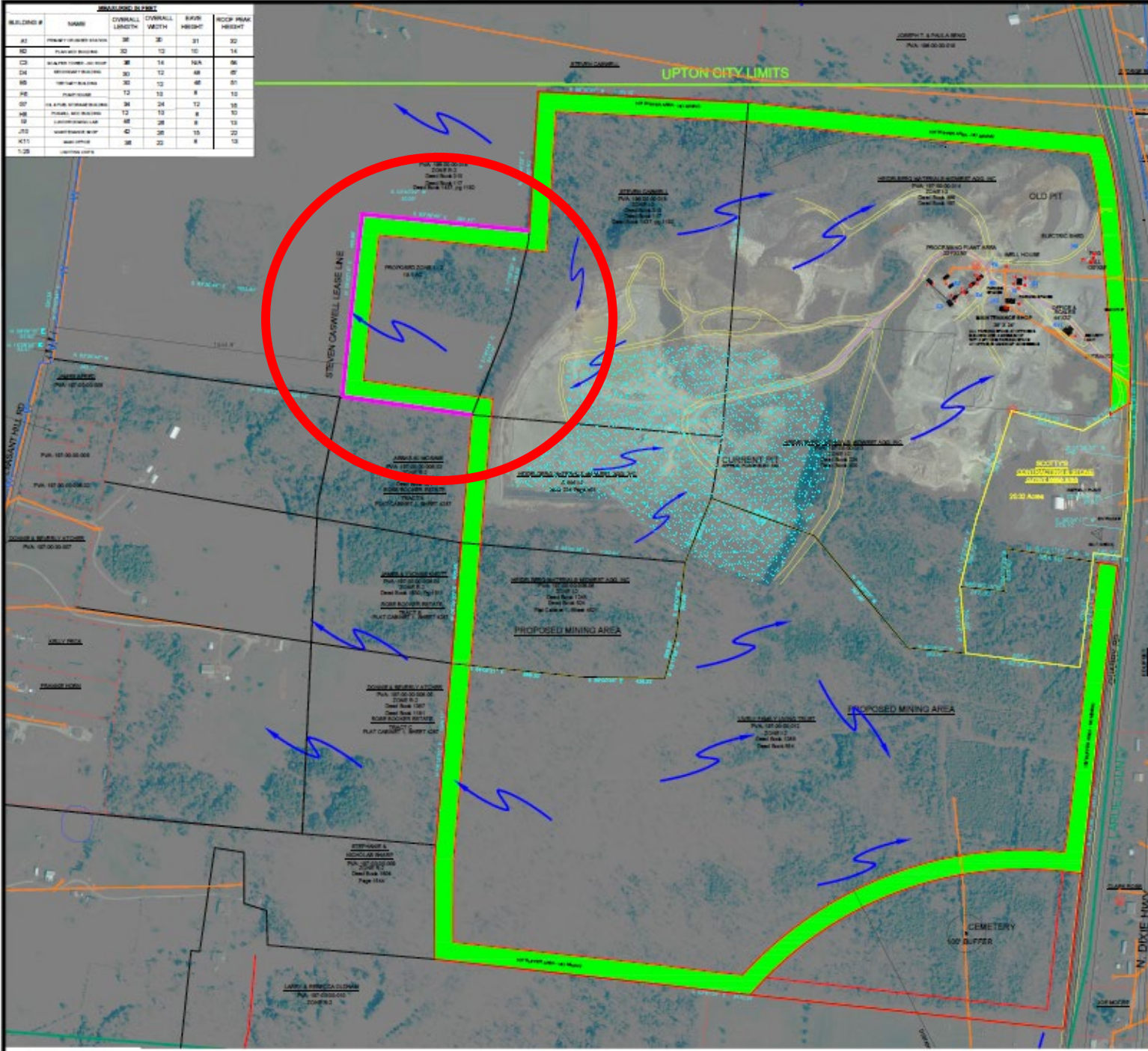
LEASE BOUNDARY SURVEY
BY SHOWN HEREON WAS
PERFORMED BY
ERIC A. HENNER, INC.
ON 11/15/11, AND WAS DATED
11/15/11.

BY LIVING TRUST
16, PG 554
AGREEMENT
KENTUCKY STONE COMPANY
1, PG 100
107-00-00-012
DONE 1-2



2024 Proposed Development Plan 18.1 Acre Quarry Expansion

BUILDING #	NAME	OVERALL LENGTH	OVERALL WIDTH	BASE HEIGHT	ROOF PEAK HEIGHT
B1	STEVEN CARROLL HOUSE	36	30	11	12
B2	STEVEN CARROLL HOUSE	30	12	10	14
B3	STEVEN CARROLL HOUSE	36	14	N/A	16
B4	STEVEN CARROLL HOUSE	30	12	10	14
B5	STEVEN CARROLL HOUSE	30	12	10	14
B6	STEVEN CARROLL HOUSE	12	10	9	10
B7	STEVEN CARROLL HOUSE	34	24	12	18
B8	STEVEN CARROLL HOUSE	12	10	8	10
B9	STEVEN CARROLL HOUSE	48	28	9	13
B10	STEVEN CARROLL HOUSE	42	28	10	12
B11	STEVEN CARROLL HOUSE	38	22	9	13
B12	STEVEN CARROLL HOUSE				



- LEGEND**
- PROPERTY LINE
 - POWER LINE
 - 100' NATURAL TREE BUFFER
 - LIMIT OF SIDING
 - WATER LINE
 - DRAINAGE
 - ROAD
 - UPTON CITY LIMITS
 - COUNTY LINE
 - LEASE BOUNDARY
 - MONITORING WELL
 - HYDROGRAPH
 - GROUND WATER WELL
 - UPTON PLANT STRUCTURE
 - ROCK CHECK DAM
 - SUBOUTLINE
 - EXISTING QUARRY
 - LIGHTING UNITS - 120
 - CARROLL LEASE LINE



PREPARED BY CERTIFICATION
I certify that this Plan was prepared by me or under my direct supervision and control and that I am a duly Licensed Professional Engineer in the State of Kentucky.

Professional Signature: _____ Title: _____
Certification Number: _____

APPROVED BY CERTIFICATION
I certify that the wastewater system installed or proposed for installation in this development fully meets the requirements of the jurisdiction and is approved.

OFFICIAL: _____ TITLE: _____ DATE: _____

HARDY COUNTY MANAGEMENT PERMIT CERTIFICATION
I certify that the site shown here is legal and adequate evidence of a valid and lawful use in the jurisdiction of Hardy County. Permit for access into the indicated road is as shown.

Official: _____ Title: _____ Date: _____

OWNER CERTIFICATION
I own the land shown here and I am the only owner of the property shown here and do not share in any joint (lease, lease, or) Conditional Development Manufacture for the property.

OWNER SIGNATURE: _____ DATE: _____

ADJACENT CERTIFICATION
I own the land shown here and I am the only owner of the property shown here. As set forth in my (see) Development Plan submitted for the property and agree to comply with all requirements shown herein in full and prior to receiving a Certificate of Compliance to use and occupy the building and property. I shall further assume and understand that the building and premises, including all structures, shall be maintained in a proper manner.

OWNER SIGNATURE: _____ DATE: _____

ADJACENT CERTIFICATION
I own the land shown here and I am the only owner of the property shown here. As set forth in my (see) Development Plan submitted for the property and agree to comply with all requirements shown herein in full and prior to receiving a Certificate of Compliance to use and occupy the building and property. I shall further assume and understand that the building and premises, including all structures, shall be maintained in a proper manner.

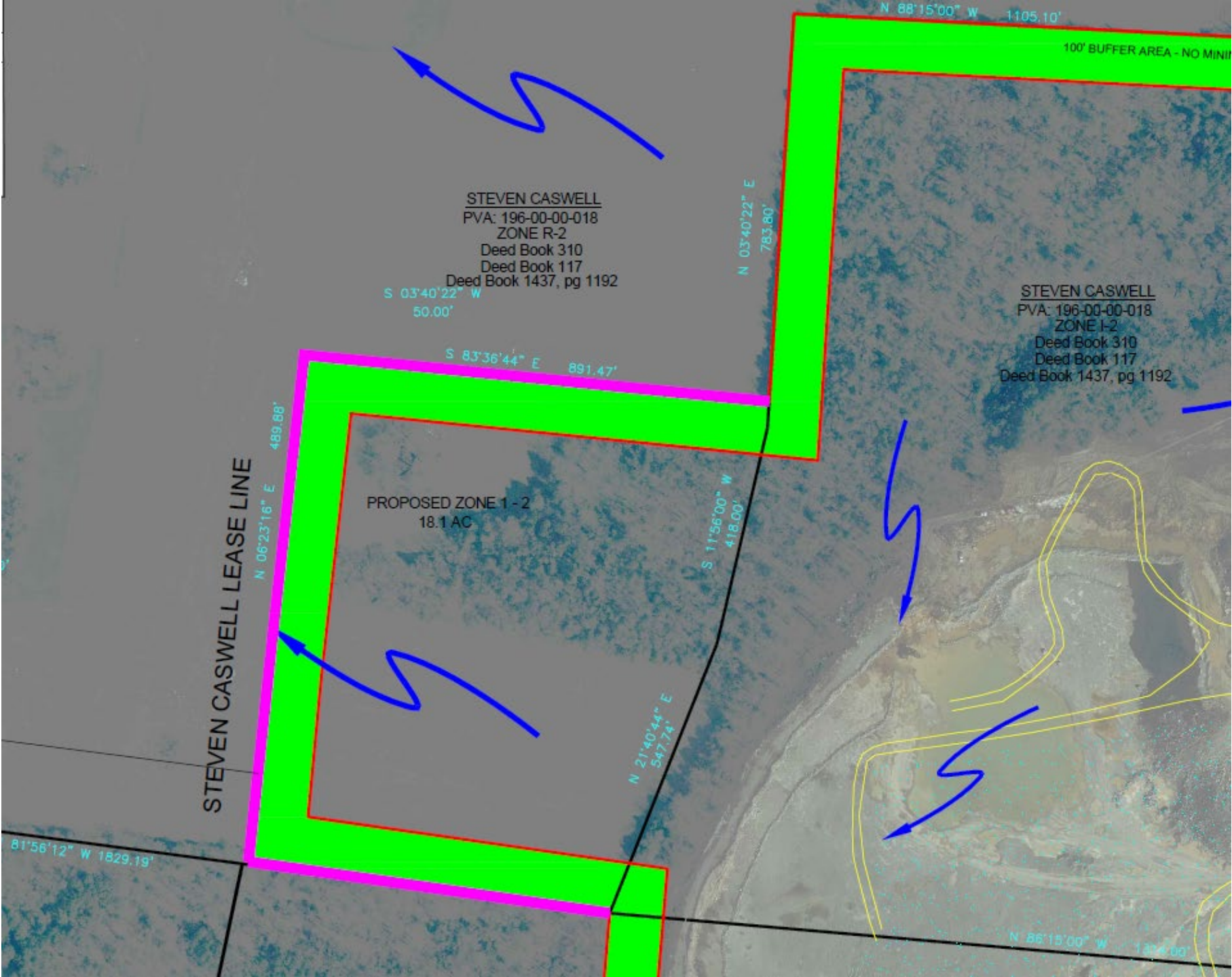
OWNER SIGNATURE: _____ DATE: _____

ADJACENT CERTIFICATION
I, the undersigned County Public, do hereby certify that the foregoing information was obtained and investigated before me in Hardy County, Kentucky. I do not certify that the above information is and legal but I do not have jurisdiction authority in this state. On the basis of my knowledge and belief:

Witness my hand this _____ day of _____ (Month) _____ (Year) _____ (City) _____ (State) _____ (County) _____ (Country)

Mayor/County Clerk: _____ By Commission Expires _____ Commission Number: _____

ADJACENT CERTIFICATION
The plans for this development have been released by _____



STEVEN CASWELL
PVA: 196-00-00-018
ZONE R-2
Deed Book 310
Deed Book 117
Deed Book 1437, pg 1192
 $S 03^{\circ}40'22'' W 50.00'$

STEVEN CASWELL
PVA: 196-00-00-018
ZONE I-2
Deed Book 310
Deed Book 117
Deed Book 1437, pg 1192

STEVEN CASWELL LEASE LINE

PROPOSED ZONE 1-2
18.1 AC

100' BUFFER AREA - NO MINIMUM

$81^{\circ}56'12'' W 1829.19'$

$N 86^{\circ}15'00'' W 1300.00'$

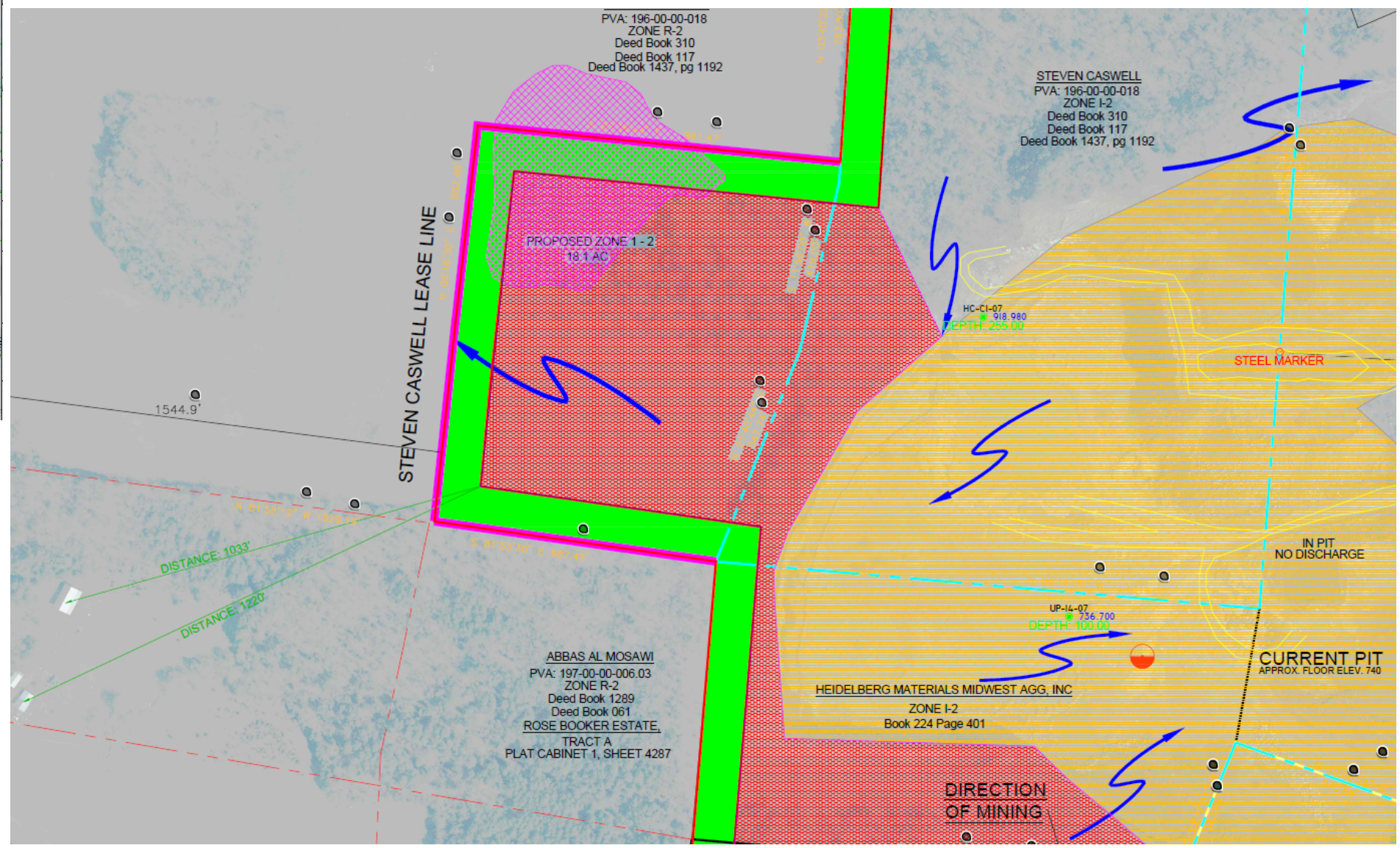
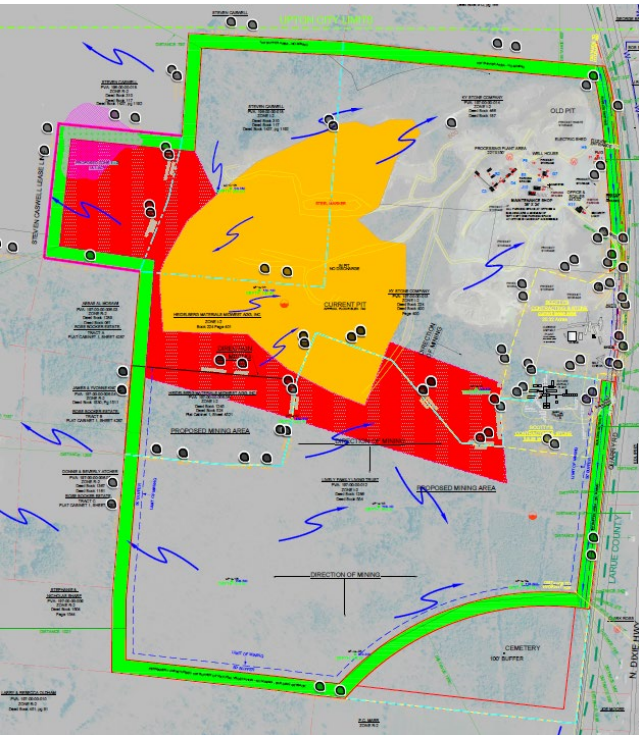
$N 21^{\circ}40'44'' E 547.74'$

$S 11^{\circ}56'00'' W 418.00'$

$S 83^{\circ}36'44'' E 891.47'$

$N 03^{\circ}40'22'' E 783.80'$

$N 88^{\circ}15'00'' W 1105.10'$



Interstate 65

Quarry Road



Looking south



Looking west



Looking north



Existing
Scotty's
plant and
site of
future plant
under
construction



Existing pit looking
northeast

















KYTC Plans for new railroad crossing for access between Quarry Road & US 31W.

Railroad Crossing Elimination Grant

Quarry Road Grade Separation Project
Elimination of 2 At-Grade Crossings





Department for Natural Resources

Division of Mine Reclamation and Enforcement

SURFACE DISTURBANCE MINING PERMIT



Hanson Aggregates Midwest, LLC - Upton Quarry

607 Quarry Road
Upton, KY 42784

The Division of Mine Reclamation and Enforcement hereby grants the above-named operator a permit to engage in the mining of limestone and overburden. This permit does not confer an unqualified right to mine but is subject to KRS Chapter 350 and regulations promulgated pursuant thereto. Conformance with all such laws and regulations is the responsibility of the permittee. Further, this permit is subject to any conditions and operating limitations specified below:

- (1) The provisions of Public Law 95-87 do not apply to this operation.
- (2) **This permit is being issued as a renewal and a revision. Revision is to both reallocate acreage by activity and to approve a partial, no-bond, release of 9.0 acres.**
- (3) Issuance of this permit does not relieve the permittee from the responsibility of obtaining any other permits, licenses or approvals required by the cabinet and/or other state, federal and local agencies. Conformance with all such laws and regulations is the responsibility of the permittee and shall be a condition of this permit pursuant to 405 KAR 5:015 Section 4 (8).
- (4) The permittee shall comply with all regulations in 405 KAR Chapter 5.

No deviation from the plans and specifications submitted with your application or the conditions specified above is permitted, unless previously authorized in writing by the Division of Mine Reclamation and Enforcement. At any time the terms and conditions contained in this permit are violated, it shall become null and void. All rights of inspection by representatives of the Division of Mine Reclamation and Enforcement are reserved.

Receipt of the permit fee and bond amount specified below is hereby acknowledged.

Major Watershed: Green River	Permit Number: 047-9403
Legal Structure: LLC	Effective Date: 05-01-2019
Permit Fee: \$125.00	Expiration Date: 05-01-2024
Bond Type: NA	Type of Mining: Surface
Bond Amount: NA	County: Hardin
Bond Number: NA	Acres: 350.70
	Issued: 05-02-2019


Director, Division of Mine Reclamation and Enforcement

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 owner, Steven Caswell and applicant, Heidelberg Materials, are proposing to rezone a ±18.1 acre portion of the 210 acre site located at 428 North Pleasant Hill Road in Upton, KY from Rural Residential (R-2) to Heavy Industrial (I-2) and a Conditional Use Permit for a Crushed Stone/Rock/Gravel Operation to allow for the expansion of the existing rock quarry.

Pre-application Conference: July 18, 2024
Public Hearing Date: October 15, 2024

Owner:
Steven Caswell
428 N Pleasant Hill Road
Upton, KY 42784

Location of Proposed Zone Change:
Site is located 1544.9' from North Pleasant Hill Road at the rear of the existing quarry off Quarry Road in Upton.
Acreage: ±18.1 acre portion of a 210 acre site

Applicant:
Heidelberg Materials
607 Quarry Road
Upton, KY 42784

PVA Parcel Number:
196-00-00-018 (portion of)

Zone Map Amendment Request:
FROM: R-2 (Rural Residential)
TO: I-2 (Heavy Industrial)

Flood Plain: The property is not located within the floodplain according to FEMA Map 21093C510D (dated 16 August 2007).

Land Use Group: Rural Area
Planning Area: South Hardin Area (#23)
Existing Land Uses: Agriculture & Forest
Zoning History: R-2 (Urban Residential) was the original zoning for the subject property since July of 1995 with a ±48 acre portion of the site zoned I-2 (Heavy Industrial) due to leases for the existing quarry operation.

History of the Property:
Steven Caswell inherited the property from his father, Eddie Caswell in 2016. Eddie Caswell purchased the property from Isaiah Caswell in 1977. Isaiah Caswell had purchased the property from C.W. Caswell in 1929.

The Upton Quarry has been in operation since 1914.

Conditional Use Permits:
Conditional Use Permits were previously granted to expand the Quarry in 1991 and 2014.

Adjacent Zoning:
North – R-2, Caswell (210 acres)
South – R-2, Mosawi (28 acres)
East – I-2, Caswell (210 acres)
West – R-2, Caswell (210 acres)

Utility Services:
Electricity is provided via KU. Public water is provided via Green River Valley Water District to the southern side of the existing quarry. HCWD #2 has a 6" line on North Pleasant Hill Road.

Transportation Considerations:
Quarry Road is a county maintained road with no dedicated right-of-way and 20' of pavement width. No access is proposed or shall be permitted from North Pleasant Hill Road.

Wastewater Treatment:
Sewage disposal will be accomplished by On-Site Septic Systems.

KYTC has applied for a Railroad Crossing Elimination Grant to close both of the existing Quarry Road at-grade crossings to build a new grade-separated crossing for Quarry Road.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
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General Policies:

<i>Development should incorporate the protection of historic and natural resources to preserve the character of the county and protect the natural environment.</i>	There are no environmental features on site.
<i>Development within the floodplain should be avoided.</i>	There is no floodplain on site.
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	This site is adjacent to the city limits of Upton, with a population of 704 per the 2020 census.
<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 proposal is an 18.1 acre expansion of the existing 344 acre rock quarry that has been in operation since 1914.
<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>	As outlined in the Hardin County Chamber of Commerce's Regional Impact Study, a population surge of 22,380 is anticipated for Hardin County as part of the growth from the BlueOval SK twin battery plants in Glendale, KY in the next several years. BlueOval SK has been identified as the 10 th largest manufacturing site in the world, and much of the rock to build the facility comes from the Upton Quarry.

Utility and Infrastructure Policies:

<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>	Hardin County Water District #2 has a 6" line along North Pleasant Hill Road. The southern side of the quarry is served by Green River Valley Water District.
<i>Where the expansion of public utilities is required, this should be the responsibility of developers with public agency participation where increased demand for services is anticipated.</i>	All required utilities including roads, water, wastewater and electricity will be the sole responsibility of the quarry.
<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 will be accomplished by On-Site Septic Systems that must be approved by the Health Department.

Public Services Policies:	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Upton Volunteer Fire Department is 0.9 miles from the Quarry entrance. The closest fire hydrant is 880' to the north near the Quarry Road railroad crossing onto US 31W.
Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	No additional entrances are proposed. The existing entrance on Quarry Road will be used for access with no entrance proposed or permitted onto North Pleasant Hill Road.
<i>Development should provide safe access to a public road, including avoiding road hazards, exceeding road capacity, and substantially impacting road function.</i>	KYTC has applied for a Railroad Crossing Elimination Grant to close both of the existing Quarry Road at-grade crossings to build a new grade-separated crossing for Quarry Road.
<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>	Quarry Road is a county maintained road with no dedicated right-of-way and 20' of pavement width. No access is proposed or shall be permitted from North Pleasant Hill Road.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Rural Area	STEP 2: Agreement with the Future Land Use Map & Guidelines
The rural areas of the county are, “located at the outer limits of the county, generally at points farthest away from more intense development.” While the quarry is located adjacent to the city limits of Upton, it also borders both Larue County and Hart County.	
The Recommended Land Use Pattern and Development Criteria notes that, “Industrial uses are acceptable, provided they are accessory to existing agricultural operations or are expansions of existing uses”.	
The Comprehensive Plan also states that, “all development activities should preserve and reinforce the existing rural character of the area.”	
Comprehensive Plan Policy – PA #23 South Hardin Area	STEP 3: Compliance with the Planning Area Map & Guidelines
The recommended land use pattern for the South Hardin Planning Area is, “low density rural residential development and agricultural uses”.	The South Hardin Planning Area is a large planning area located in the southernmost portion of the county. It is approximately 63.9 square miles in size and has an average parcel size of over 30 acres.

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 proposed 18.1 acre site is an expansion of the 344.28 acre existing rock quarry zoned Heavy Industrial (I-2), in operation since 1914,
- The property has access to Quarry Road, a county maintained road with adequate pavement width,
- The property has access to electricity from KY Utilities and water from Hardin County Water District #2 & Green River Valley Water District,
- The property is located in the Rural Area Future Land Use Group and the South Hardin Planning Area,
- The Recommended Land Use Pattern and Development Criteria for the Rural Area notes that, “Industrial uses are acceptable, provided they are accessory to existing agricultural operations or are expansions of existing uses,
- The proposed map amendment to I-2 is found to be in agreement with the language of the Comprehensive Development Guide, 2024 as an expansion of the existing zone.

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

RESOLUTION 2024-020
MAP AMENDMENT
Rural Residential (R-2) to Heavy Industrial (I-2)

- 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 Rural Area of Hardin County and within the South Hardin Planning Area (#23);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential Zone (R-2) to Heavy Industrial Zone (I-2) for a ±18.1 acre portion of a 210 acre site to allow for the expansion of the existing rock quarry.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that the request for a Map Amendment for property owned by Steven Caswell and an applicant of Heidelberg Materials known as a portion of PVA #196-00-00-018 and identified as being ±18.1 acres located 1544.9' east of North Pleasant Hill Road, Upton, KY, be granted a zone change from the existing Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2), 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, 2024 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 I-2 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: Rural Area
Step 3:	Planning Area: South Hardin (#23)

Goal 4: CONSERVATION & ENVIRONMENT: Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the county's rural character and promotes the utilization of existing community resources.

Objective 4.4: Balance the need for mineral extraction with the potential impacts to adjacent properties and the natural environment.

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

ADOPTED THIS FIFTEENTH DAY OF OCTOBER 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 2024-020 as presented

The proposed Map Amendment from R-2 to I-2 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: Rural Area
Step 3:	Planning Area: South Hardin (#23)

Goal 4: CONSERVATION & ENVIRONMENT: Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the county's rural character and promotes the utilization of existing community resources.

Objective 4.4: Balance the need for mineral extraction with the potential impacts to adjacent properties and the natural environment.

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

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

CONDITIONAL USE PERMIT

Election Form

Please indicate below how you wish to proceed with your Application for a Conditional Use Permit by initialing your election. Check only one.

Option 1:

I wish for my Application for a Conditional Use Permit to be heard and decided by the Planning Commission in the same hearing as the Application for a Zoning Map Amendment. I am waiving the option of having the Conditional Use Permit hearing in a separate hearing by the Board of Adjustment.

Tyler Gilreath
Applicant Name

July 19, 2024
Date

Tyler Gilreath
Applicant signature

Option 2:

I wish for my Application for a Conditional Use Permit to be heard and decided by the Board of Adjustment in a hearing which is separate from the hearing on my Zoning Map Amendment with the Planning Commission. I am waiving the option of having both my Application for a Zoning Map Amendment and my Application for a Conditional Use Permit in the same hearing in front of the Planning Commission.

Applicant Name

Date

Applicant signature



LEGAL NOTICE

NOTICE OF INTENTION TO MINE NON-COAL MINERALS

Pursuant to Application Number 047-9403, Amendment 11 in accordance with KRS 350.055, notice is hereby given that Heidelberg Materials Midwest Agg, Inc., Upton Quarry, 607 Quarry Road, Upton, KY 42784, intends to apply for an amendment to its noncoal surface mining permit for limestone affecting 16.2 additional acres for a total of 366.7 acres located one mile south of Upton in Hardin County. The proposed operation is approximately 0.75 miles south from Quarry Rd junction with S Walnut St (31W) and located 0.75 miles north of the Hardin/Hart County line. The latitude is 37°27'03". The longitude is 85°53'30". The proposed operation is located on the Upton U.S.G.S. 7 1/2 minute quadrangle map. The operation will use the pit method of mining. The surface area is owned by Steven Caswell. The existing operation is within 100 feet of Quarry Road. The application will be on file for public inspection at the Division for Mine Reclamation and Enforcement, Frankfort Office, 300 Sower Blvd, Frankfort, KY. Written comments, objections, or request for a permit conference must be filed with Director, Division for Mine Reclamation and Enforcement, Frankfort Office, 300 Sower Blvd, Frankfort, Kentucky 40601, within 15 days of the date of this advertisement and briefly summarize the issues to be raised at the conference. 405 KAR 5:032 Sec. 21

(1) A prospective applicant for a new permit required under KRS 350, shall publish at least once, a public notice of his intention to file an application for that permit. The publication shall be made by advertisement in the newspaper of largest bona fide circulation, in the county wherein the proposed mining site is in more than one (1) county, publication is required in the newspaper of largest bona fide circulation in each county.

(2) The publication shall be made not less than (10) nor more than (30) thirty days prior to the filing of the permit application with the Department. (3) The public notice of the intention to file an application shall be Entitled "Notice of Intention of Mine Non-Coal Minerals," and shall be in the manner and form prescribed by the department and shall include, though not be limited to, the following: (a) Name and address of the applicant; (b) Permit application number; (c) The location of the proposed mining site. (d) A brief description of the kind of mining activity proposed, together with a statement. (3) The applicant for a new permit required by KRS 350, shall establish the date and place at which the "Notice of Intention to Mine Non-Coal Minerals," was published, by attaching to his application proof satisfactory to the cabinet of the time, place, and content of the published notice.



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Conditional Use Permits for Crushed Stone / Sand / Gravel Operation

Permit Date	Owner	PVA Map Number	Type	Zone	Project / Subdivision Name	Request	Site Address	Status
08/28/2024	CASWELL STEVEN E	196-00-00-018,197-00-00-013, 197-00-00-014, 197-00-00-006.06, 197-00-00-012	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE	UPTON QUARRY	TO ALLOW FOR A 18.1 ACRE EXPANSION OF AN EXISTING QUARRY OPERATION	607 QUARRY ROAD	PENDING
08/11/1993	BUCHANAN REBA - ETAL-	148-00-00-010; 011; 012	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	VULCAN MATERIALS COMPANY	TO ALLOW FOR STONE QUARRY AND PROCESSING	LEITCHFIELD ROAD	APPROVED
02/07/1992	BUCHANAN REBA - ETAL-	148-00-00-010; 011	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE	VULCAN MATERIALS COMPANY	TO ALLOW FOR STONE QUARRY AND PROCESSING	LEITCHFIELD ROAD	APPROVED
10/27/2014	WILLIAM AND JUDITH LIVELY	197-00-00-012;197-00-00-006.06	CONDITIONAL USE PERMIT (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	Hanson Aggregates	Conditional Use Permit to allow for a Crushed Stone, Sand, & Gravel Operation to allow for the Hanson Quarry in Upton.	607 Quarry Road	APPROVED
01/24/2014	JAMES JENKINS & JOYCE GARDNER	199-00-00-006	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE	CRUSHED STONE, SAND AND GRAVEL OPERATION /	AN EXPANSION OF THE EXISTING QUARRY	1498 MT ZION ROAD	EXPIRED
08/02/2012	LEON AND ROGER MINK	106-00-00-045	CONDITIONAL USE PERMIT (AMENDED)	I-2 - HEAVY INDUSTRY ZONE	MINK BROTHERS SAND, GRAVEL OPERATION /	CONSIDERATION TO MAKE CONDITIONAL USE PERMIT TRANSFERABLE UPTON SALE OF PROPERTY	11879 LEITCHFIELD ROAD (US 62)	APPROVED
03/23/2012	LEON AND ROGER MINK	106-00-00-045	CONDITIONAL USE PERMIT	I-2 - HEAVY INDUSTRY ZONE	MINK BROTHERS SAND, GRAVEL OPERATION /	TO EXPAND THE CRUSHED STONE, SAND AND GRAVEL OPERATION	11879 LEITCHFIELD ROAD (US 62)	APPROVED

Records 1 to 7 (of 7)

7 Total: 5 Approved, 1 Pending, 1 Expired

1991 CUP

Pursuant to Section 100.237 of the Kentucky Revised Statutes and Section 3.101 of the Hardin County Development Guidance System, and upon the determination that such an action is justified, the Hardin County Planning and Development Commission, hereinafter referred to as Commission, issues this Conditional Use Permit to Judith Lively, 453 Quarry Road, Upton, KY 42784.

Authorization is granted for the use of a \pm 155.0 acre site located on the west side of Quarry Road approximately 500 feet north of the Hart County line, for the following uses and Standard Industrial Classifications: limestone quarry expansion (SIC 1422).

This tract is more precisely defined as being a portion of that land described in deed book 126 page 132 in the Hardin County Clerk's office, and by property identification number 197-00-00-012 in the Hardin County Property Valuation Administrator's office.

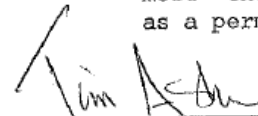
According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Commission, the following conditions are placed on this Conditional Use Permit and the use of this land.

1. Site development shall be completed as shown on the approved plot plan or record plat. No changes shall be made in this regard without the written approval of the Commission.
2. Development of this site shall conform to the standards included in Article 6 of the Hardin County Development Guidance System.
3. All building activities shall conform to provisions of the Kentucky Building Code. Building and electric permits shall be acquired prior to the commencement of construction or alteration efforts.
4. All development activities shall be completed within the time limits prescribed by the Hardin County Development Guidance System, the Kentucky Building Code, or the Commission.
5. Expansion of the approved use(s) on this site shall take place only within the guidelines established by Section 3.10(5) of the Hardin County Development Guidance System.
6. Activities identified as Prohibited Uses in Section 3.102 of the Hardin County Development Guidance System shall not be permitted on this site.

Beyond these conditions, the requirements of Section 100.237 of the Kentucky Revised Statutes shall be met; specifically subsections (4) and (5), to wit:

4. The administrative official shall review all conditional use permits, except those for which all conditions have been permanently satisfied, at least once annually and shall have the power to inspect the land or structure where the conditional use is located in order to ascertain that the landowner is complying with all of the conditions which are listed on the conditional use permit. If the landowner is not complying with all of the conditions listed on the conditional use permit, the administrative official shall report the fact in writing to the chairman of the Commission. The report shall state specifically the manner in which the landowner is not complying with the conditions on the conditional use permit, and a copy of the report shall be furnished to the landowner at the same time that it is furnished to the chairman of the Commission. The Commission shall hold a hearing on the report within a reasonable time, and notice of the time and place of the hearing shall be furnished to the landowner at least one week prior to the hearing. If the Commission finds that the facts alleged in the report of the administrative official are true and that the landowner has taken no steps to comply with them between the date of the report and the date of the hearing, the Commission may authorize the administrative official to revoke the conditional use permit and take the necessary legal action to cause the termination of the activity on the land which the conditional use permit authorizes.

5. Once the Commission has completed a conditional use permit and all the conditions required are of such type that they can be completely and permanently satisfied, the administrative official, upon request of the applicant, may, if the facts warrant, make a determination that the conditions have been satisfied and the conclusion in the margin of the copy of the conditional use permit which is on file with the county clerk, as required in KRS 100.344. Thereafter said use, if it continues to meet the other requirements of the regulations, will be treated as a permitted use.



Administrative Official
for Hardin County Planning
and Development Commission

5/23/91

Date

2015 CUP

1. Hanson will maintain a permanent undisturbed buffer of natural vegetation 100 feet in width along the perimeter of the Subject Property. In addition a further 50 feet will be left from the undisturbed buffer to the limit of excavation making the total set back from the property line 150 feet. This additional 50 feet will be used for a perimeter road around the quarry amongst other things. There shall be no mining within 1,000 feet of any residence located on adjoining property in Hardin County, KY as of the approval date of this project.
2. Hanson shall maintain all property set back requirements as set forth in the Hardin County Development Guidance System Zoning Ordinance, 2009, for property zoned Heavy Industrial I-2.
3. Hanson will install fencing along the boundary of the Subject Property in areas where adequate fencing is not present or is in disrepair. Fencing will be at least 50 inches high and consist of woven wire with two strands of barbed wire. "No Trespassing" signs will be posted at the outer perimeter of the 100 foot undisturbed buffer of the Subject Property at the appropriate distance apart.
4. Quarry operations shall be limited to the area identified on the development plan as "Existing Mining Area" or "Future Mining Area".
5. Hanson shall maintain one monitoring well on the rezoned property, and shall measure groundwater levels weekly. The groundwater measurements will be recorded and be available for inspection by the Hardin County Planning Director at Upton Quarry.
6. Hanson will not blast or excavate limestone below an elevation of 735 msl in the west of the Subject Property or an elevation of 630 msl in the east of the Subject Property.
7. Hanson will implement a Water Well Replacement – Arbitration Program, the details of which are explained in the Appendix. Hanson shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.
8. Blasting shall only occur Monday through Friday between the hours of 9:00 am and 4:00 pm on the Subject Property. Only in the case of an emergency will blasting take place outside these hours. An example of such an emergency would be blasting that is delayed by thunderstorms which could pose a serious threat to our employees. Leaving the blast undetonated in the ground overnight is a federal offense.
9. Hanson shall maintain two (2) seismograph monitors to monitor ground vibration at the closest residences to the then-current blasting area. The seismograph records shall be maintained at Upton Quarry for the prior three years and be available for inspection by the Hardin County Planning Director during normal business hours.

10. Hanson will implement a Pre-Blast Survey and Damage Arbitration Program, the details of which are explained in the Appendix. Hanson shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.
11. All blasting and the use of explosives will be conducted in accordance with the regulations set forth by the Kentucky Department of Mines and Minerals, Division of Explosives and Blasting (pursuant to the authority of KRS 351.310 to 351.340 and 351.990) and in accordance with the Standard of Safety for Explosives, for the State of Kentucky, prepared by Department of Public Safety, Division of Fire Prevention.
12. Hanson shall limit its normal operating hours on the Subject Property to Monday through Friday with pit operations not commencing before 7:00 am and not extending beyond 7:00pm. On Saturdays operating hours will be 7:00 am to 1:00 pm. On Sunday no pit operations will take place although maintenance of equipment may take place.
13. When Hanson is supplying materials to a customer who is working on a KYDOT approved contract which includes the right to work extended hours including at night, Hanson shall be allowed to operate 24 hours per day during the term of the contract. Prior to the commencement of extended hours Hanson shall inform the Hardin County Planning Director of its proposed extended hours work schedule.
14. When Hanson is required to work extended hours on the Subject Property portable lighting units will be used to supply light at the quarry faces in order to provide employees a safe working environment. These lights are some 100 feet below ground level and will not be visible from surrounding properties.
15. In order to reduce the audible noise levels emanating from the quarry operations on the Subject Property Hanson will install U.S. Department of Labor, Mine Safety and Health Administration approved low frequency or strobe light back up alarms on all mobile equipment within six (6) months of the issuance of the Conditional Use Permit.
16. Following a blast and prior to loading the broken limestone at the quarry face the broken limestone is wetted down by the water truck which has a water cannon mounted on it for this purpose. Wetting the limestone helps reduce fugitive dust during the loading process. In addition the water truck is used to water all internal haul roads on a regular basis to reduce fugitive dust generated by the movement of mobile equipment within the quarry.
17. Hanson will maintain the Subject Property as a non-discharge site and will route all stormwater generated with the disturbed portions of the quarry to the existing stormwater and process water ponds located on the property.

18. An Amended Development Plan shall be submitted and approved by the Planning Commission.

19. Temporary Vegetation in compliance with the County's Erosion Prevention & Sediment Control Ordinance shall be implemented in areas that are not active for a period of five (5) years.

20. This Conditional Use Permit is issued to the current property owners/leasee, Hanson Aggregates and is transferable upon a review of the application by the Board with any new owners.

21. A Best Management Practices Plan must be submitted and approved by the Hardin County Engineer & Planning Commission that includes a "Groundwater Protection Plan, Stormwater Management Plan and an Emergency Response Plan.


Beyond these conditions, the requirements of Section 100.237 of the Kentucky Revised Statutes shall be met; specifically subsections (4) and (5), to wit:

4. The administrative official shall review all conditional use permits, except those for which all conditions have been permanently satisfied, at least once annually and shall have the power to inspect the land or structure where the conditional use is located in order to ascertain that the landowner is complying with all of the conditions which are listed on the conditional use permit. If the landowner is not complying with all of the conditions listed on the conditional use permit, the administrative official shall report the fact in writing to the chairman of the Board of Adjustments. The report shall state specifically the manner in which the landowner is not complying with the conditions on the conditional use permit, and a copy of the report shall be furnished to the landowner at the same time that it is furnished to the chairman of the Board of Adjustments. The Board shall hold a hearing on the report within a reasonable time, and notice of the time and place of the hearing shall be furnished to the landowner at least one week prior to the hearing. If the Board finds that the facts alleged in the report of the administrative official are true and that the landowner has taken no steps to comply with them between the date of the report and the date of the hearing, the Board may authorize the administrative official to revoke the conditional use permit and take the necessary legal action to cause the termination of the activity on the land which the conditional use permit authorizes.


5. Once the Board of Adjustment has completed a conditional use permit and all the conditions required are of such type that they can be completely and permanently satisfied, the administrative official, upon request of the applicant, may, if the facts warrant, make a determination that the conditions have been satisfied and the conclusion in the margin of the copy of the conditional use permit which is on file. Thereafter said use, if it continues to meet the other requirements of the regulations, will be treated as a permitted use.


William Lively, Owner

03-12-2015
Date


Judith Lively, Owner

03-12-2015
Date


Hanson Aggregates, (Representative)

3-12-2015
Date

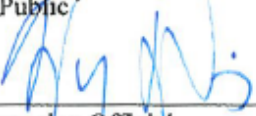
COMMONWEALTH OF KENTUCKY
COUNTY OF HARDIN

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was delivered and acknowledged before me in Hardin County, Kentucky. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily on this date, to the best of my knowledge and belief.

Witness my hand this 12th day of March, 2015.


Notary Public

April 28, 2016
My Commission Expires


Administrative Official
Hardin County Planning and
Development Commission

3-12-2015
Date

Proposed changes to Conditions

Attachment to Conditional Use Application:

Changes are requested for Items 12, and 13 of the current CUP (dated 1/8/2015) and update of CUP owner name from Hanson to Heidelberg Materials Midwest Agg, Inc. (Heidelberg):

#12: Hanson shall limit its normal operating hours on the Subject Property to Monday through Friday with pit operations not commencing before 7:00 am and not extending beyond 7:00 pm. On Saturdays operating hours will be 7:00 am to 1:00 pm. On Sunday no pit operations will take place although maintenance of equipment may take place.

Proposed change:

*Hanson shall limit its normal operating hours on the Subject Property to Monday through Friday with pit operations not commencing before ~~7:00 am~~ **6:00am** and not extending beyond 7:00 pm. On Saturdays operating hours will be ~~7:00 am~~ **6:00am** to 1:00 pm. On Sunday no pit operations will take place although maintenance of equipment may take place.*

#13: When Hanson is supplying materials to a customer who is working on a KYDOT approved contract which includes the right to work extended hours including at night, Hanson shall be allowed to operate 24 hours per day during the term of the contract. Prior to commencement of extended hours Hanson shall inform the Hardin County Planning Director of its proposed extended hours work schedule.

Proposed change:

*When Hanson is supplying materials to a customer who is working on a ~~KYDOT~~ approved contract which includes the right to work extended hours including at night, Hanson shall be allowed to **operate perform crushing operations** 24 hours per day during the term of the contract. Prior to commencement of extended hours Hanson shall inform the Hardin County Planning Director of its proposed extended hours work schedule.*

16-3 STANDARDS FOR ISSUANCE

The Board of Adjustment shall issue a CUP only after all of the following standards satisfy the language of the Ordinance:

- A. The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- B. The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- C. The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- D. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- E. The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- F. The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

GENERAL CONDITIONS In granting any Conditional Use Permit, the Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements set out in the Zoning Ordinance and that it will continue to so do. Such conditions may include, but are not limited to the following:

- A. Secure a financial security to insure completion or construction of imposed conditions;
- B. Reasonable time limits may be imposed to insure completion of the project in question or any individual components of the project, if none are established, the project shall be complete in one year;
- C. Conditions may be imposed to abate or restrict noise, smoke, dust, light, or other elements that may affect surrounding properties;
- D. Establish building setbacks and yard requirements necessary for orderly expansion and to prevent traffic congestion;
- E. Provide for adequate parking and ingress and egress to public streets and roads;
- F. Provide the adjoining property with a buffer or shield from view of the proposed use;
- G. Establish minimum dwelling unit square foot requirements in order to protect property values;
- H. Establish Hours of Operation for businesses and commercial activities;
- I. Establish limits as to the scope and intensity of activities conducted under the Conditional Use Permit;
- J. Establish time limits for the Conditional Use Permit at which time the permit shall expire or require renewal;
- K. Conditional Uses shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations. Additional standards may be included in the listed requirements for a particular use;
- L. All other plans, licenses, permits and documentation from/for other agencies may be required by the Board.

Conditions may include, but are not limited to the following:

DGS [5-3(A)]

I make a Motion to Approve the Conditional Use Permit with the Following Conditions:

Based on the Staff Presentation and the Testimony presented in the Public Hearing and that it satisfies the Standards for Issuance outlined in the Development Guidance System, Zoning Ordinance 16-3.

1. Heidelberg will maintain a permanent undisturbed buffer of natural vegetation 100 feet in width along the perimeter of the Subject Property. In addition a further 50 feet will be left from the undisturbed buffer to the limit of excavation making the total set back from the property line 150 feet. This additional 50 feet will be used for a perimeter road around the quarry amongst other things. There shall be no mining within 1,000 feet of any residence located on adjoining property in Hardin County, KY as of the approval date of this project.
2. Heidelberg shall maintain all property set back requirements as set forth in the Hardin County Development Guidance System Zoning Ordinance, 2009, for property zoned Heavy Industrial I-2.
3. Heidelberg will install fencing along the boundary of the Subject Property in areas where adequate fencing is not present or is in disrepair. Fencing will be at least 50 inches high and consist of woven wire with two strands of barbed wire. “No Trespassing” signs will be posted at the outer perimeter of the 100 foot undisturbed buffer of the Subject Property at the appropriate distance apart.
4. Quarry operations shall be limited to the area identified on the development plan as “Existing Mining Area” or “Future Mining Area”.
5. Heidelberg shall maintain one monitoring well on the rezoned property, and shall measure groundwater levels weekly. The groundwater measurements will be recorded and be available for inspection by the Hardin County Planning Director and/or County Engineer at Upton Quarry.
6. Heidelberg will not blast or excavate limestone below an elevation of 735 msl in the west of the Subject Property or an elevation of 630 msl in the east of the Subject Property.
7. Heidelberg will implement a Water Well Replacement – Arbitration Program, the details of which are explained in the Appendix. Heidelberg shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.

8. Blasting shall only occur Monday through Friday between the hours of 9:00 am and 4:00 pm on the Subject Property. Only in the case of an emergency will blasting take place outside these hours. An example of such an emergency would be blasting that is delayed by thunderstorms which could pose a serious threat to our employees. Leaving the blast undetonated in the ground overnight is a federal offense.

9. Heidelberg shall maintain two (2) seismograph monitors to monitor ground vibration at the closest residences to the then-current blasting area. The seismograph records shall be maintained at Upton Quarry for the prior three years and be available for inspection by the Hardin County Planning Director and/or County Engineer during normal business hours.

10. Heidelberg will implement a Pre-Blast Survey and Damage Arbitration Program, the details of which are explained in the Appendix. Heidelberg shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.

11. All blasting and the use of explosives will be conducted in accordance with the regulations set forth by the Kentucky Department of Mines and Minerals, Division of Explosives and Blasting (pursuant to the authority of KRS 351.310 to 351.340 and 351.990) and in accordance with the Standard of Safety for Explosives, for the State of Kentucky, prepared by Department of Public Safety, Division of Fire Prevention.

12. Heidelberg shall limit its normal operating hours on the Subject Property to Monday through Friday with pit operations not commencing before 6:00 am and not extending beyond 7:00pm. On Saturdays operating hours will be 6:00 am to 1:00 pm. On Sunday no pit operations will take place although maintenance of equipment may take place.

13. When Heidelberg is supplying materials to a customer who is working on a contract which includes the right to work extended hours including at night, Heidelberg shall be allowed to perform crushing operations 24 hours per day during the term of the contract. Prior to the commencement of extended hours Hanson shall inform the Hardin County Planning Director and/or County Engineer of its proposed extended hours work schedule.

14. When Heidelberg is required to work extended hours on the Subject Property portable lighting units will be used to supply light at the quarry faces in order to provide employees a safe working environment. These lights are some 100 feet below ground level and will not visible from surrounding properties.

15. In order to reduce the audible noise levels emanating from the quarry operations on the Subject Property, Heidelberg will install U.S. Department of Labor, Mine Safety and Health Administration approved low frequency or strobe light back up alarms on all mobile equipment within six (6) months of the issuance of the Conditional Use Permit.

16. Following a blast and prior to loading the broken limestone at the quarry face the broken limestone is wetted down by the water truck which has a water cannon mounted on it for this purpose. Wetting the limestone helps reduce fugitive dust during the loading process. In addition the water truck is used to water all internal haul roads on a regular basis to reduce fugitive dust generated by the movement of mobile equipment within the quarry.

17. Heidelberg will maintain the Subject Property as a non-discharge site and will route all stormwater generated with the disturbed portions of the quarry to the existing stormwater and process water ponds located on the property.

18. An Amended Development Plan shall be submitted and approved by the Planning Commission.

19. Temporary Vegetation in compliance with the County's Erosion Prevention & Sediment Control Ordinance shall be implemented in areas that are not active for a period of five (5) years.

20. This Conditional Use Permit is issued to the current property owners/leasee, Heidelberg Materials and is transferable upon a review of the application by the Board with any new owners.

21. A Best Management Practices Plan must be submitted and approved by the Hardin County Engineer & Planning Commission that includes a "Groundwater Protection Plan, Stormwater Management Plan and an Emergency Response Plan.

MAP AMENDMENT

Owner: AJB Living Trust

15 October 2024

Zone Map Amendment Request:

FROM: R-2 (Rural Residential)

TO: C-2 (General Commercial)



Summary: The applicant is requesting a Zone Change from the Rural Residential (R-2) to the General Commercial (C-2) with no project proposed at this time. The property is a +17.098 acre site located at 1516 Glendale Hodgenville Road West, Glendale, KY, to be known as Lot 2 of AJB Subdivision, and a +37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates.

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. Environmental Features
- G. Character of the Site Analysis
- H. Proposed Record Plat of AJB Subdivision (2024)
- I. Record Plat of Rosey Run Estates (1999)
- J. Northeast Glendale Bypass Plans
- K. Proposed Glendale Small Area Plan
- L. Radcliff-Elizabethtown MPO Glendale Mobility Study
- M. Photos of the Site
- N. Staff Report and COMPREHENSIVE PLAN ANALYSIS
- O. *Comprehensive Development Guide
- P. *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, October 15, 2024, in the Hardin County Government Building, 150 N. Provident Way, 2nd Floor Meeting Room, Elizabethtown, Kentucky 42701. Consideration will be given on a request to change the zoning map from the R-2 - RURAL RESIDENTIAL ZONE to the C-2 - GENERAL COMMERCIAL ZONE for a +/-17.098 acre site located adjacent to 1516 Glendale Hodgenville Road West, Glendale, KY and a +/-37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates with no project proposed at this time.



Signs posted on site since August 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

September 27, 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 a 17.098 acre site located adjacent to 1516 Glendale Hodgenville Road West, Glendale, KY and a 37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7, & Tract 4 of Rosey Run Estates submitted by AJB LIVING TRUST. – See Enclosed Map

The hearing will be held as follows:

DATE: 15 OCTOBER 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: C-2 - GENERAL COMMERCIAL ZONE

REQUEST: TO ALLOW FOR A MAP AMENDMENT FROM R-2 TO C-2 WITH NO PROJECT PROPOSED AT THIS TIME

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,
 Director

First class mailings sent to 68 owners that adjoin or are within 1200' of road frontage

c: 6 E G THOMPSON, Magistrate

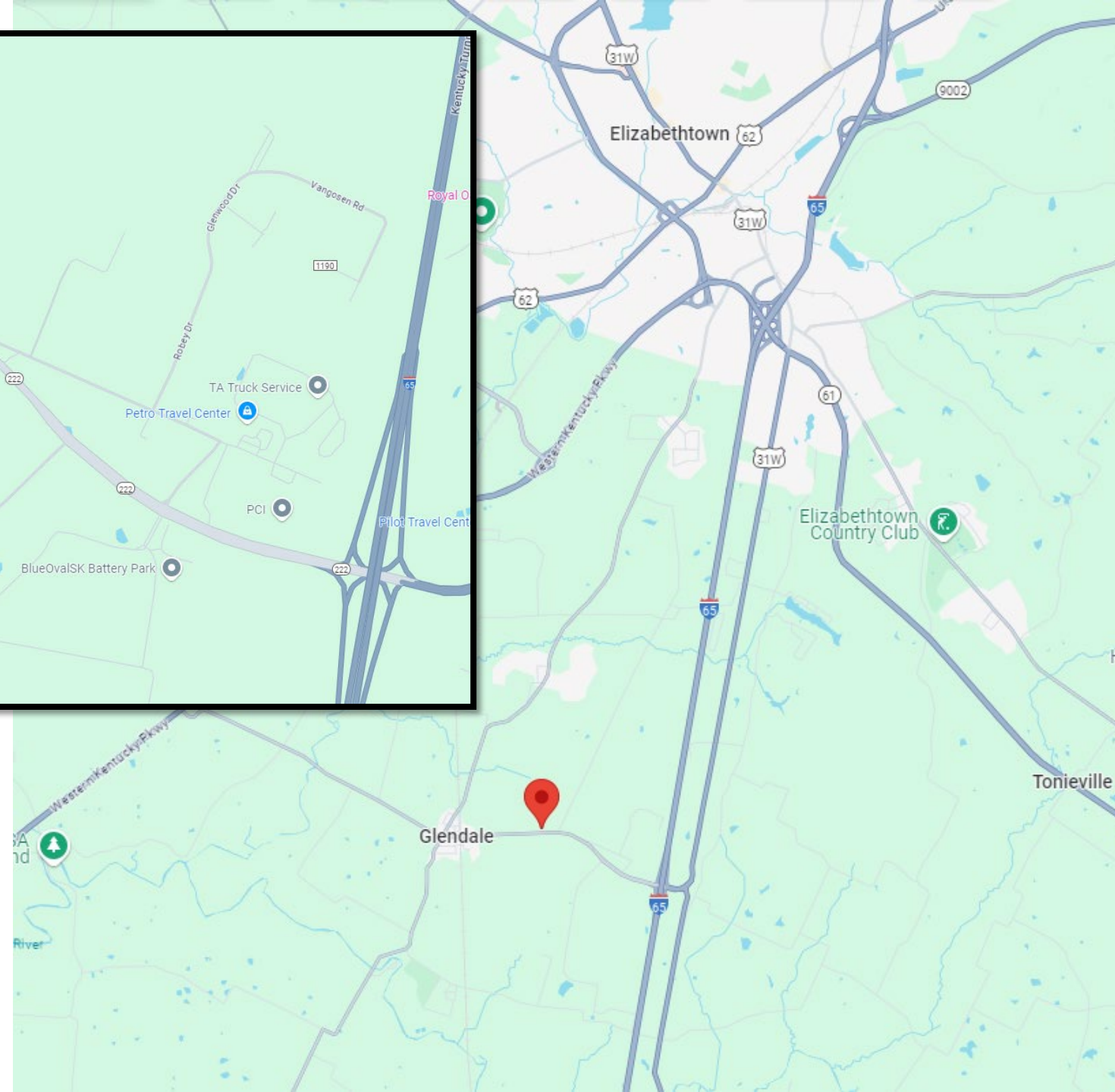
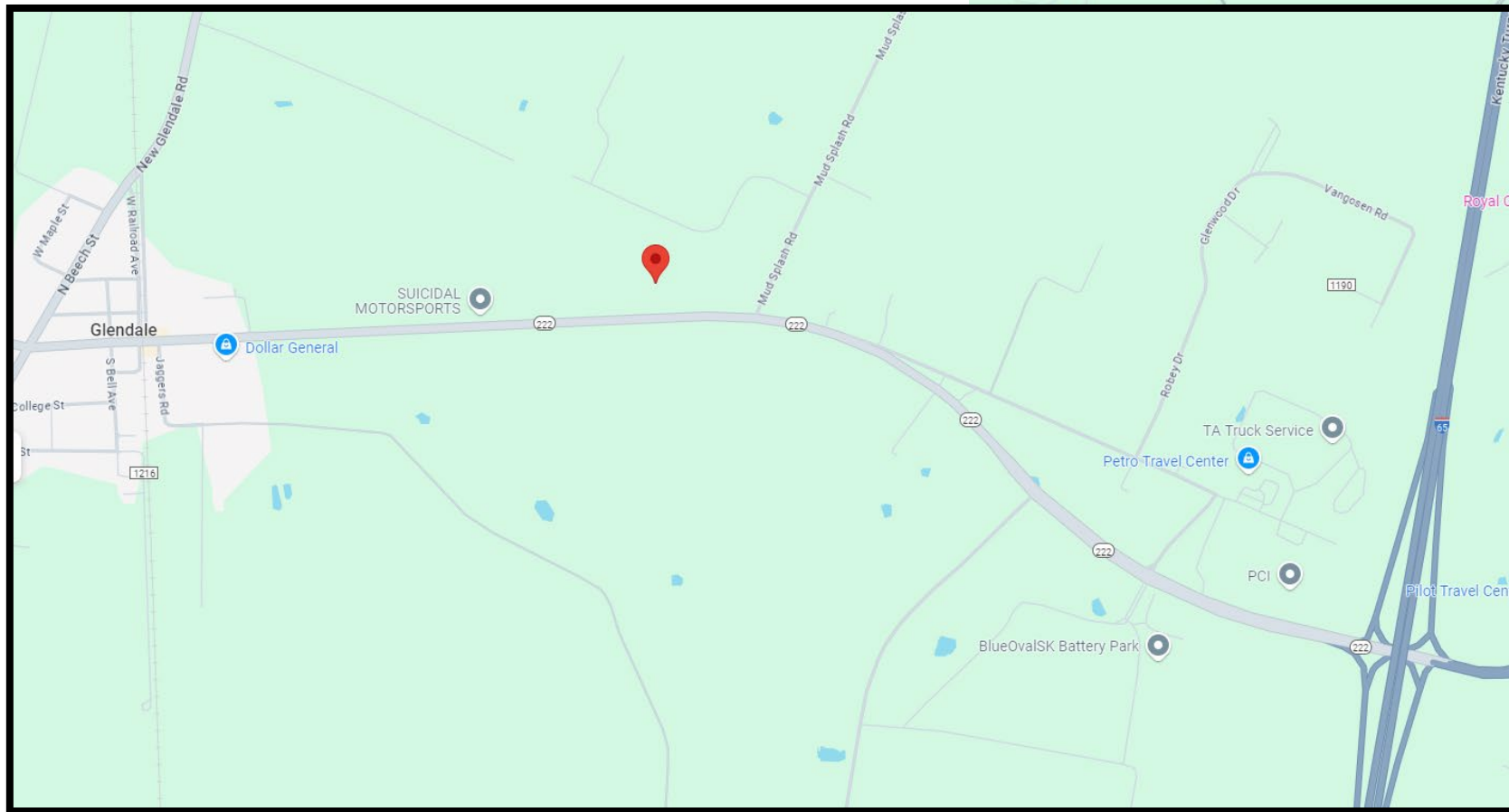
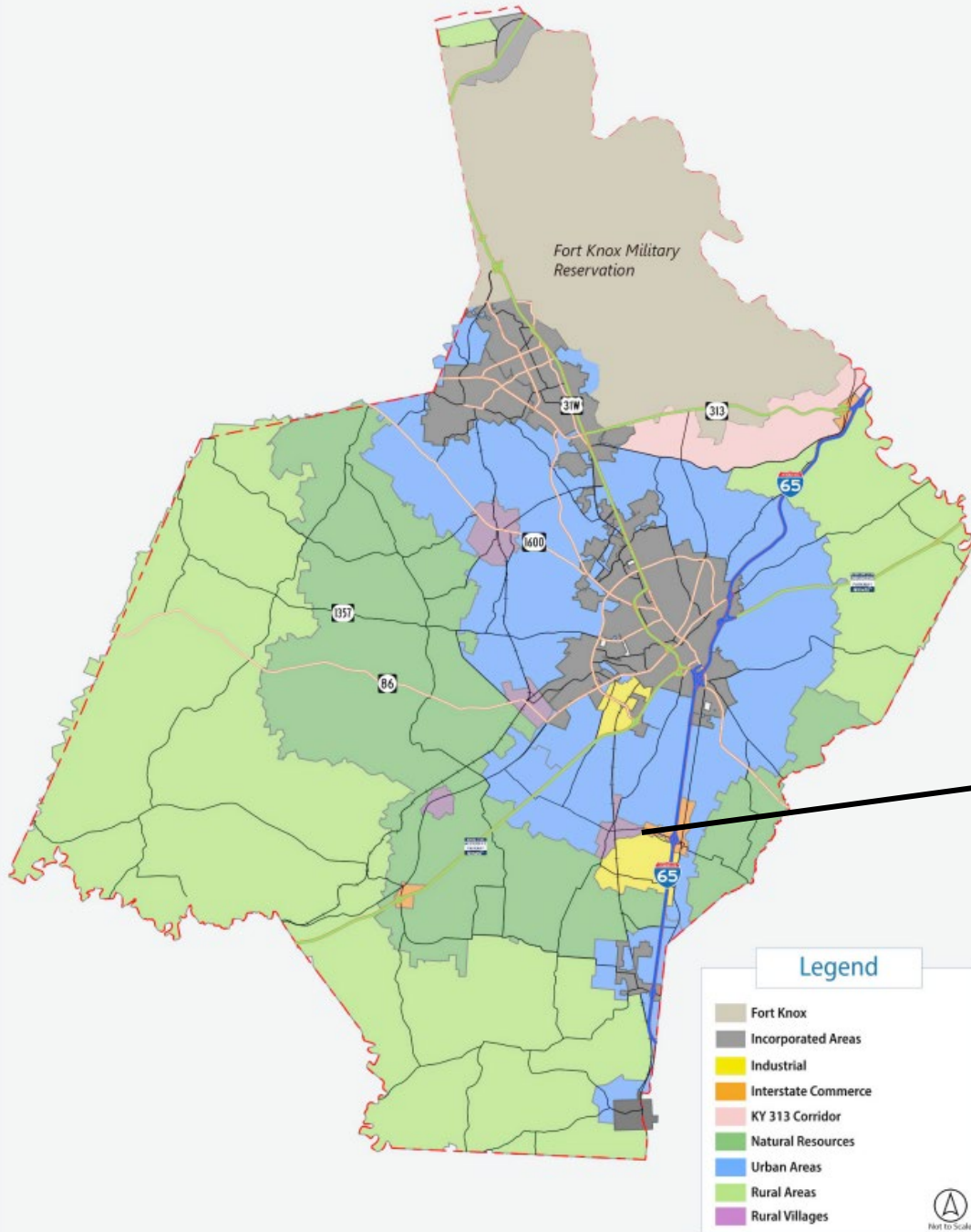


Figure 2-1: Future Land Use Map

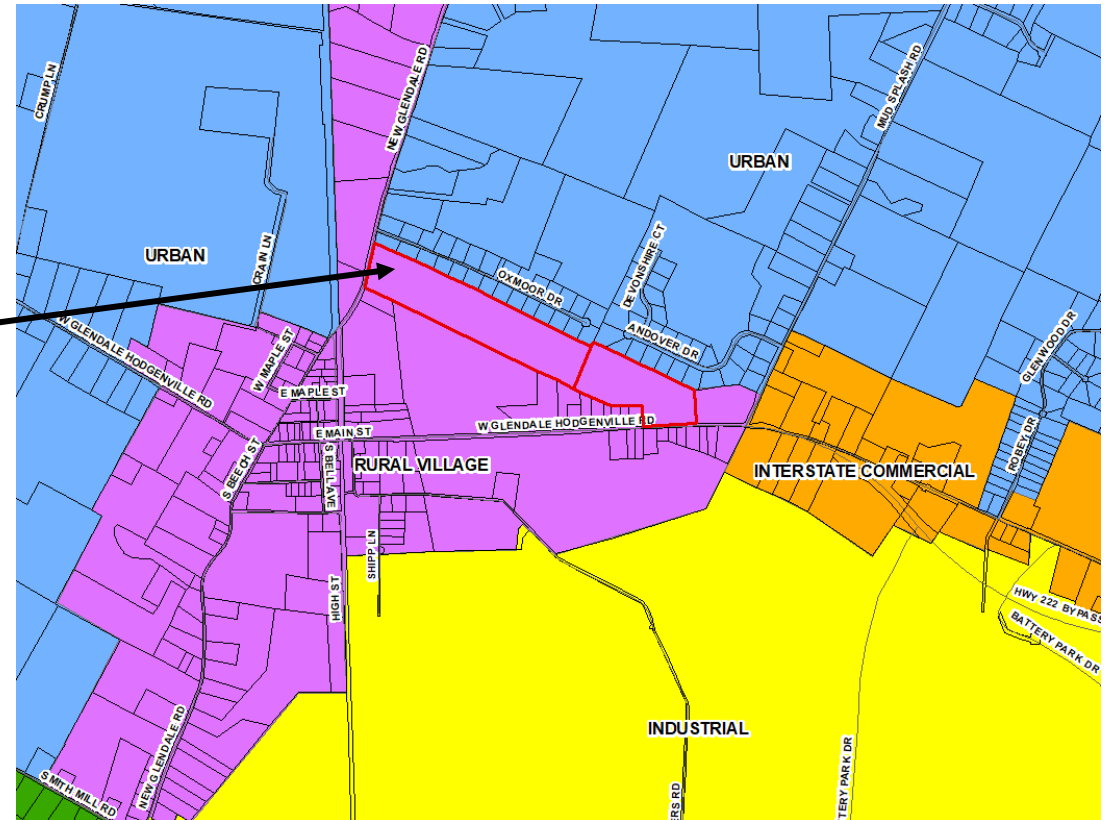


Rural Village

Introduction: Rural villages, scattered throughout Hardin County, are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a "downtown" feel, and serve the surrounding rural areas. The rural villages typically have some small convenience commercial uses, such as a general store, and they typically have an area of more dense residential development at the center of the village.

Recommended Land Uses

- Convenience and neighborhood commercial uses are encouraged in order to preserve the area's identity and serve daily needs.
- More dense residential development is encouraged within and adjacent to the rural villages. Higher density residential should be allowed if the needed infrastructure is available, but it should be compatible with existing development patterns.
- Community facilities, such as schools and churches, that serve as a gathering place and/or identity are encouraged.
- All development activities should preserve and reinforce the existing rural character of this area.
- Light industrial uses may be appropriate along the railroad lines with adequate screening and buffering when adjacent to residential uses.



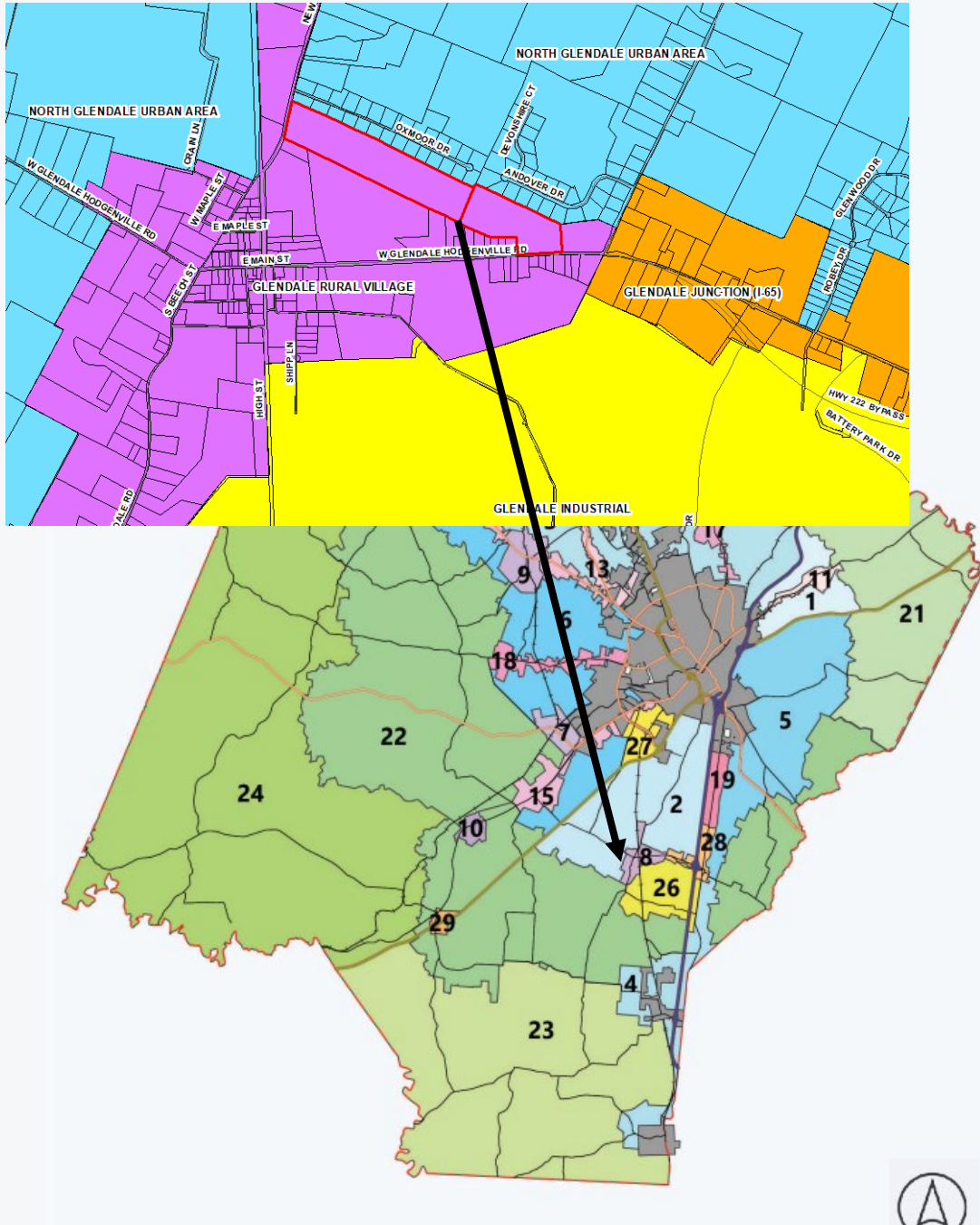


Figure 2-2: Planning Areas

Glendale Rural Village

This planning area is one of the four unincorporated areas that is part of the Rural Village future land use group. Glendale is in southern Hardin County and was established in 1859 at the junction of Glendale Hodgenville Rd (KY 222) and New Glendale Rd (KY 1136). A train depot was constructed in 1864 along the Louisville and Nashville Railroad (L&N).

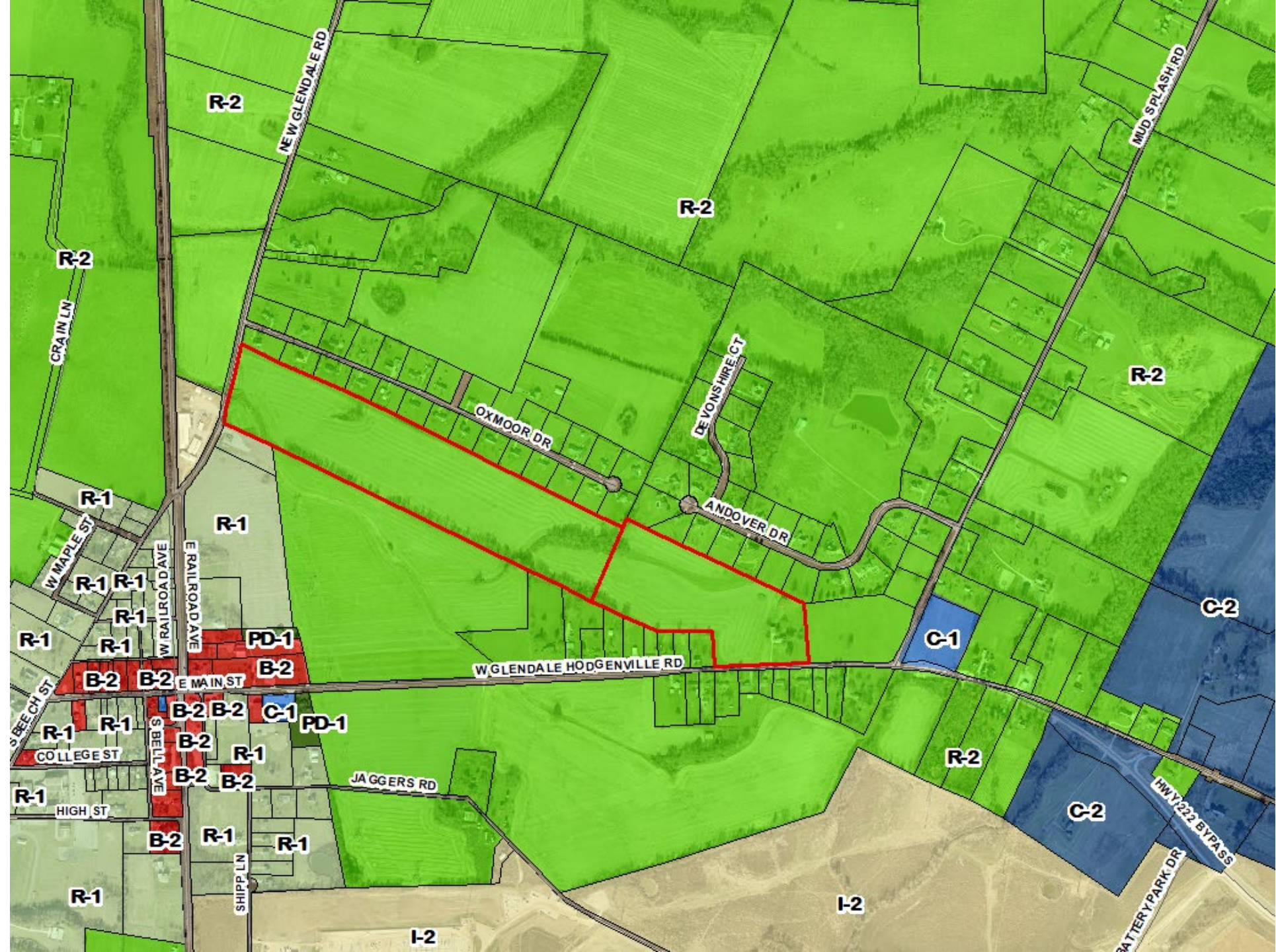
Recommended Land Uses

- The recommended land use pattern should reflect a traditional, small downtown by expanding the existing mix of residential and tourist-related commercial development to maintain the traditional character, architectural style, visual character, and the aesthetically-pleasing environment of this community.
- Upper floor residential uses are encouraged over existing commercial uses along W Glendale Hodgenville Road (KY 222) in downtown Glendale.
- All development should reinforce the historic character and cultural importance of the rural village to Hardin County.
- Infill development should be prioritized before expanding outward and complement and enhance the existing village.
- Limited light industrial and general commercial may be appropriate adjacent to the railroad in the northern and southern portions of this planning area if the impacts are mitigated.
- A transition should be provided in land use intensity from the core of the village towards BlueOval SK Battery Park and I-65 to the east.
- Transitional buffers, screening, and other techniques may be needed to off-set any potential negative impacts.

KY 222 Transition Target Area: Parcels adjacent to KY 222 between Mudd Splash Road and the Glendale Historic District

- Development should transition in scale, massing, and character and act as a “welcome” corridor for the historic district.
- Setbacks should be reduced closer to the historic district boundary.
- All development in this target area should be held to a higher level of design, including building materials, fences, lighting, and architectural style, that supports the historic district.
- Sidewalks should be required along KY 222 but additional amenities (such as street furniture) should only be required closer to the historic district.

- 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



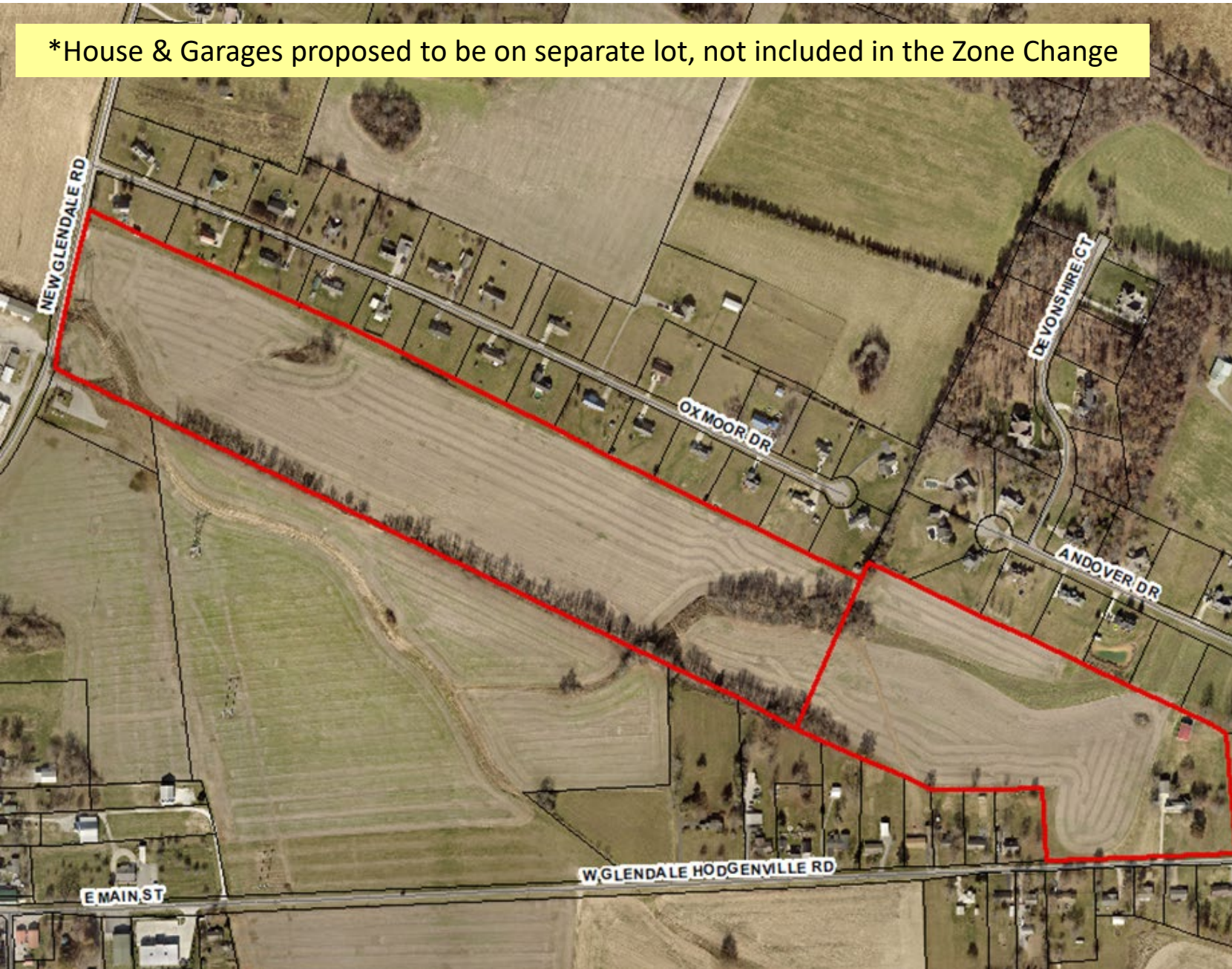


- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole



Character of the Site – 1516 Glendale Hodgenville Road West

*House & Garages proposed to be on separate lot, not included in the Zone Change



3488 sq. ft. House (1964)



1428 sq. ft. Garage (1980)



2240 sq. ft. Garage (2011)

Proposed Plat – AJB Subdivision

Bypass is located within Lots 1 and 2 of AJB Subdivision. Please contact the Kentucky Transportation Cabinet to obtain information on this proposed road.

app number 21093C0435D of Flood maps dated 16 August 2007, this site is which has been determined to be ar flood plain.

ENTRANCE NOTE
DEPARTMENT OF HIGHWAYS MUST ENTRANCES OFF OF STATE CROUCHMENT PERMIT MUST BE OBTAINED 'S BRANCH OF THE KY. DEPARTMENT 'ATED AT 634 EAST DIXIE HIGHWAY.

FEATURES NOTE
THE SONORA LOGS QUAD MAP. BLUE STREAM LOCATED IN THIS

DRAINAGE & WATER RECEIVER
NO STORMWATER RECEIVER OF N IS AN UNNAMED BLUE LINE STREAM : PROPERTY.

MISSION CERTIFICATION
THIS RECORD PLAT HAS BEEN IN ACCORDANCE WITH THE REGULATIONS OF THE HARDIN COUNTY PLANNING COMMISSION, AND THAT THIS IS THE FINAL VERSION FOR RECORDING.

DIRECTOR

OWNER(S) CERTIFICATION

THAT (I AM, WE ARE) THE OWNER(S) OF THE PROPERTY AS RECORDED IN DEED BOOK 1521, PAGE 111, HARDIN COUNTY CLERK'S OFFICE. I HEREBY CERTIFY THAT THIS PLAN OF DEVELOPMENT WITH THESE EASEMENTS ESTABLISHES THE MINIMUM BUILDING FOOTPRINTS, STREETS, DRAINAGE WAYS, UTILITY LINES, PARKS, AND OTHER OPEN PUBLIC USE AS NOTED AND ILLUSTRATED. I GRANT UNTO THE BELOW NAMED PARTIES, THEIR SUCCESSORS AND ASSIGNS, OVER THE SPACES INDICATED BY DASHED LINES "ELECTRIC AND TELEPHONE EASEMENTS" TO NOLIN RECC COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY AND TELEPHONE UTILITY COMPANIES. THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE PROPERTY INDICATED BY DASHED LINES MARKED "UTILITY EASEMENTS"; SAID EASEMENTS TO INCLUDE: 1. CONSTRUCT, MAINTAIN, OPERATE, GRADE, OR REBUILD POLE LINES AND/OR UNDERGROUND CABLE SYSTEMS AND MANHOLES THEREON. 2. INGRESS AND EGRESS OVER ALL LOTS IN SAID EASEMENTS INDICATED. 3. TRIM OR REMOVE ANY TREE NECESSARY FOR PROPER SERVICE. 4. KEEP EASEMENTS FREE OF ANY OBSTACLES THE COMPANY DEEMS NECESSARY. 5. THE SAID POLE LINES, PIPES OR CABLE; AND 6. PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN UNLESS SUCH EXCAVATION IS FOR CHANGE OF GRADE THAT INTERFERES WITH SAID POLE LINES. I HEREBY GRANTS THE FURTHER RIGHT, TO THE UTILITY COMPANY, TO INSTALL EITHER ABOVEGROUND, NECESSARY WIRING FOR TELEPHONE, AND/OR OTHER UTILITIES, THAT IS REQUESTED AND/OR REQUIRED.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS ACCORDING TO THE KENTUCKY SURVEYING ACT AND THE KENTUCKY PROFESSIONAL SURVEYOR'S BOARD. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

Lot 2 – 17.098 Acres

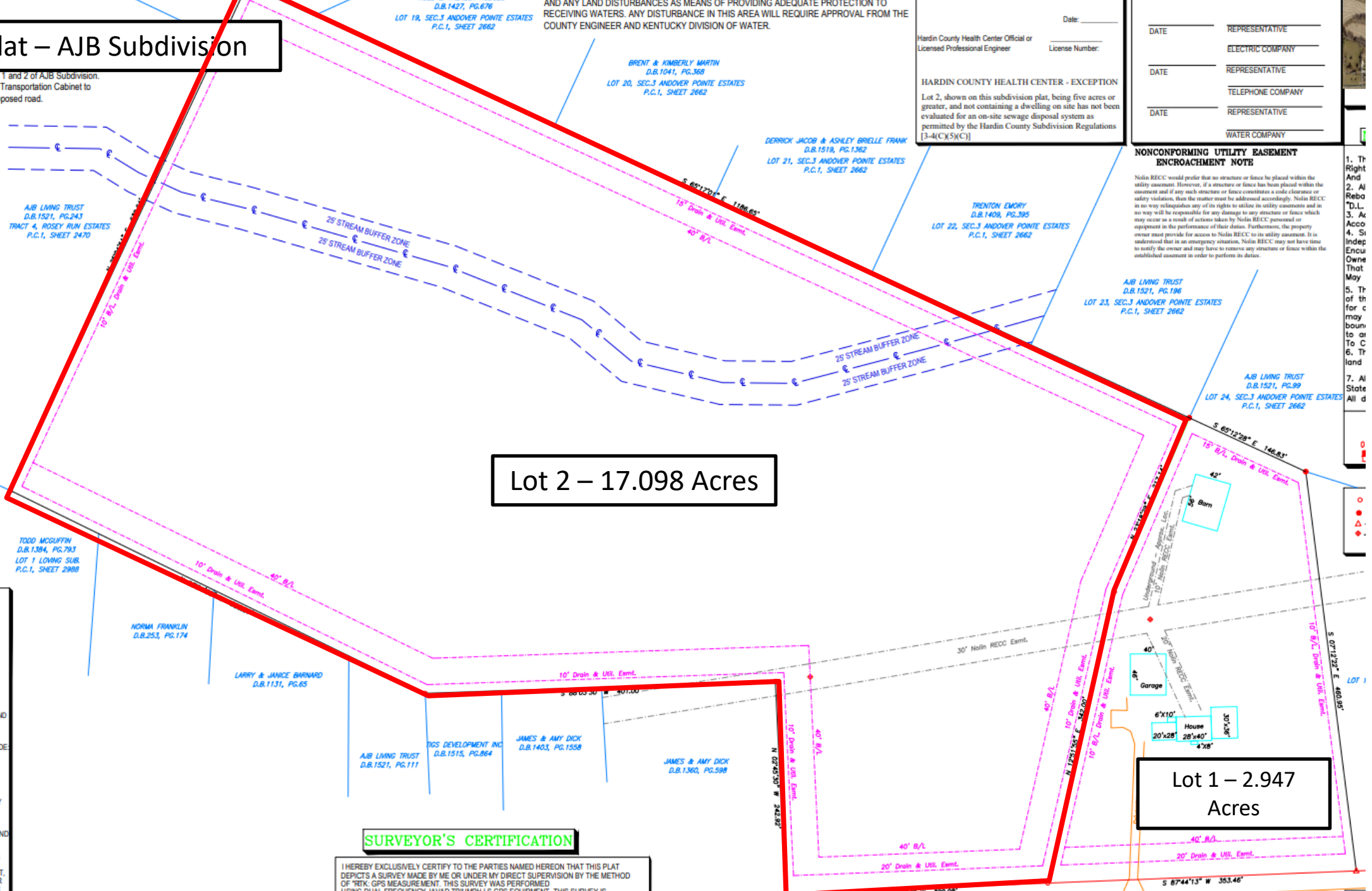
Lot 1 – 2.947 Acres

Date: _____
 License Number: _____
 HARDIN COUNTY HEALTH CENTER - EXCEPTION
 Lot 2, shown on this subdivision plat, being five acres or greater, and not containing a dwelling on site has not been evaluated for an on-site sewage disposal system as permitted by the Hardin County Subdivision Regulations [3-4(C)(5)(C)]

DATE	REPRESENTATIVE
DATE	REPRESENTATIVE
DATE	REPRESENTATIVE
DATE	REPRESENTATIVE

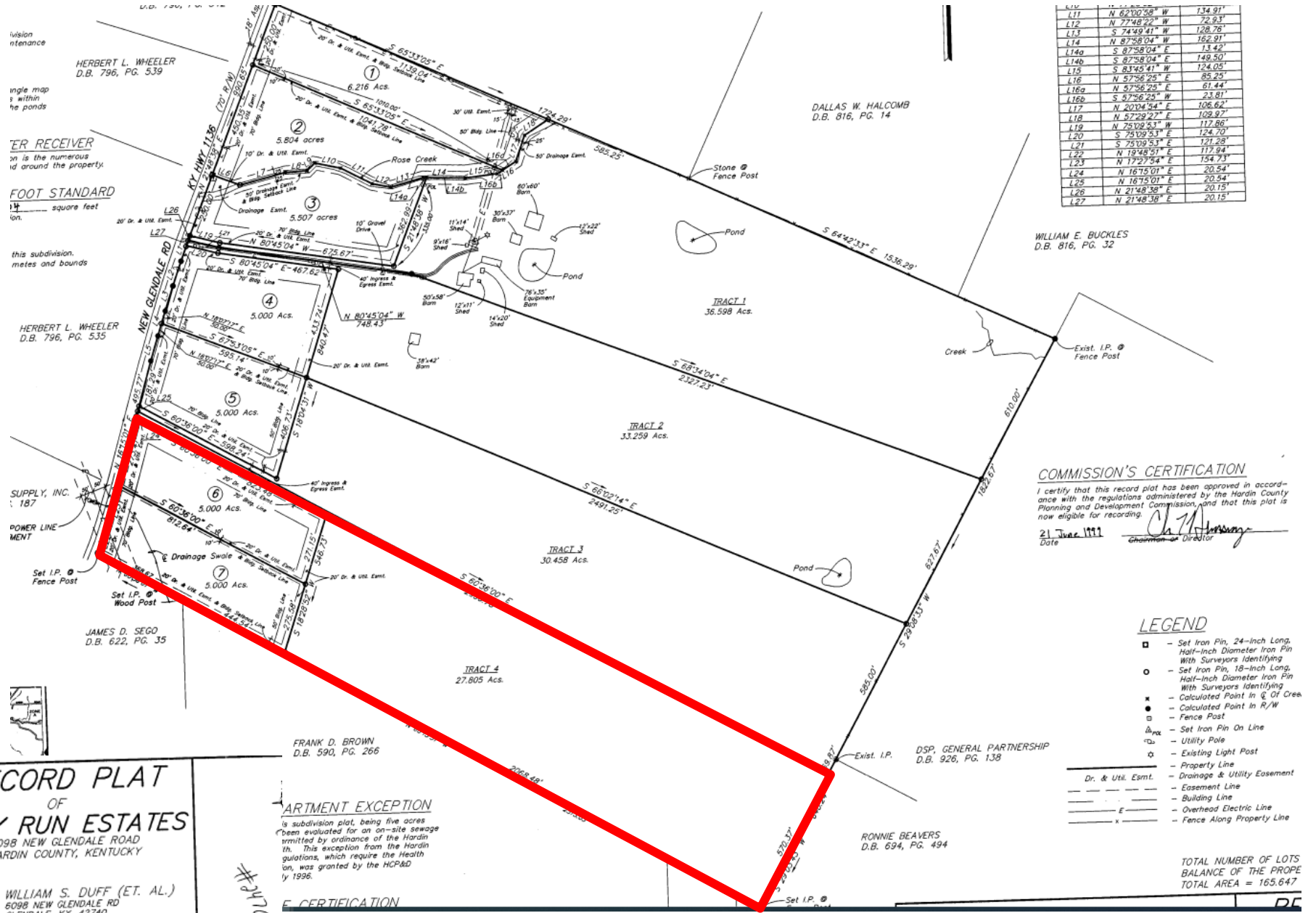
NONCONFORMING UTILITY EASEMENT ENCROACHMENT NOTE
 Nolin RECC would prefer that no structure or fence be placed within the utility easement. However, if a structure or fence has been placed within the easement and if any such structure or fence constitutes a code clearance or safety violation, then the matter must be addressed accordingly. Nolin RECC in no way relinquishes any of its rights to utilize its utility easements and in no way will be responsible for any damage to any structure or fence which may occur as a result of actions taken by Nolin RECC personnel or equipment in the performance of their duties. Furthermore, the property owner must provide for access to Nolin RECC to its utility easement. It is understood that in an emergency situation, Nolin RECC may not have time to notify the owner and may have to remove any structure or fence within the established easement in order to perform its duties.

1. Tr Right
2. Al
3. Ak
4. Si
5. Tr of th
6. To C
7. Al State



Rosey Run Estates (1999)

Lots 6, 7 & Tract 4 included in Zone Change Request

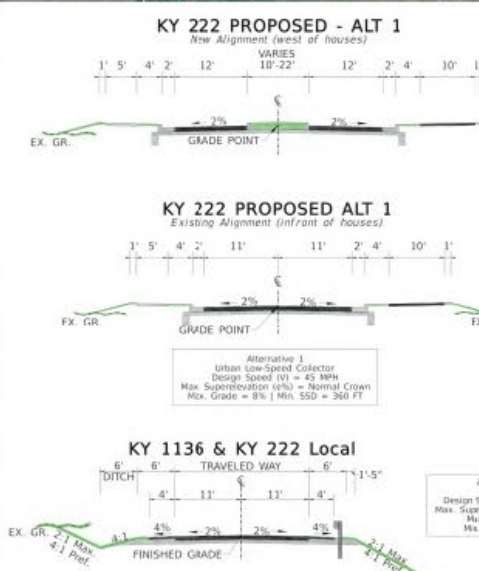
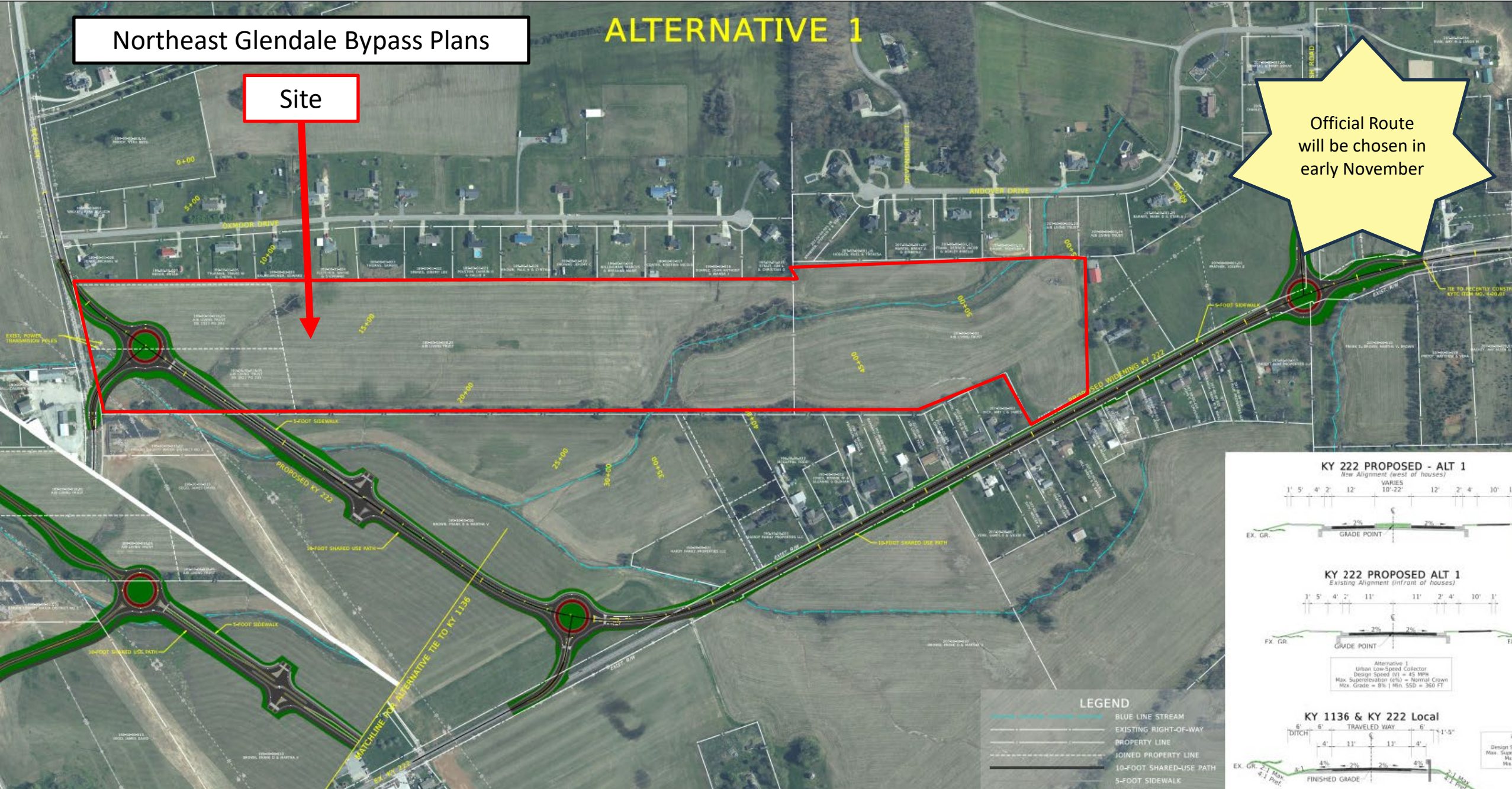


Northeast Glendale Bypass Plans

ALTERNATIVE 1

Site

Official Route will be chosen in early November

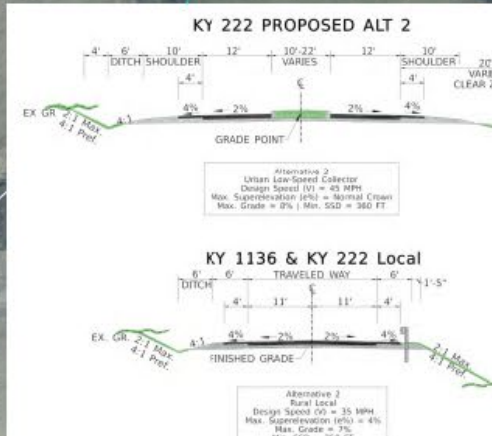
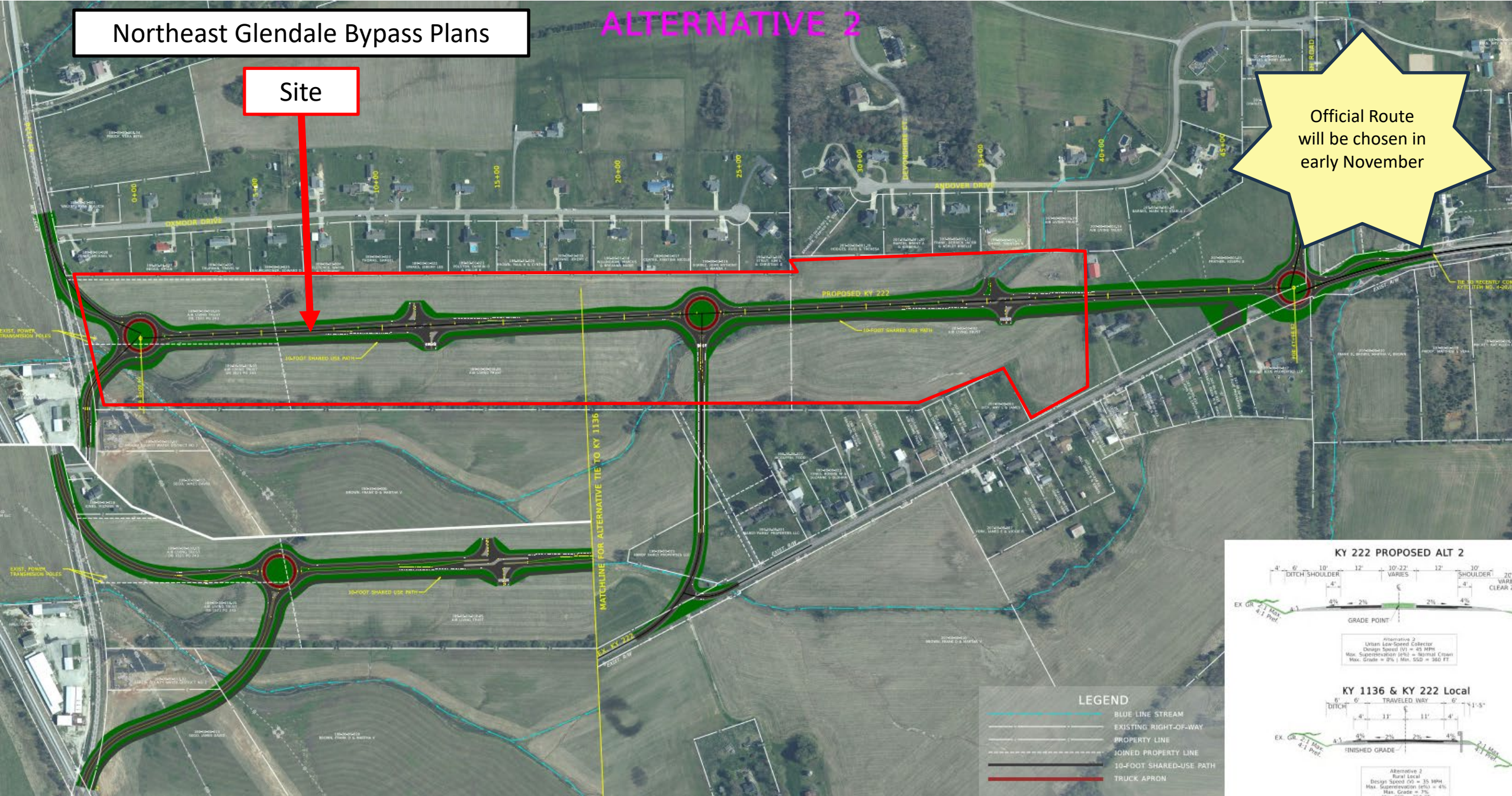


Northeast Glendale Bypass Plans

ALTERNATIVE 2

Site

Official Route will be chosen in early November

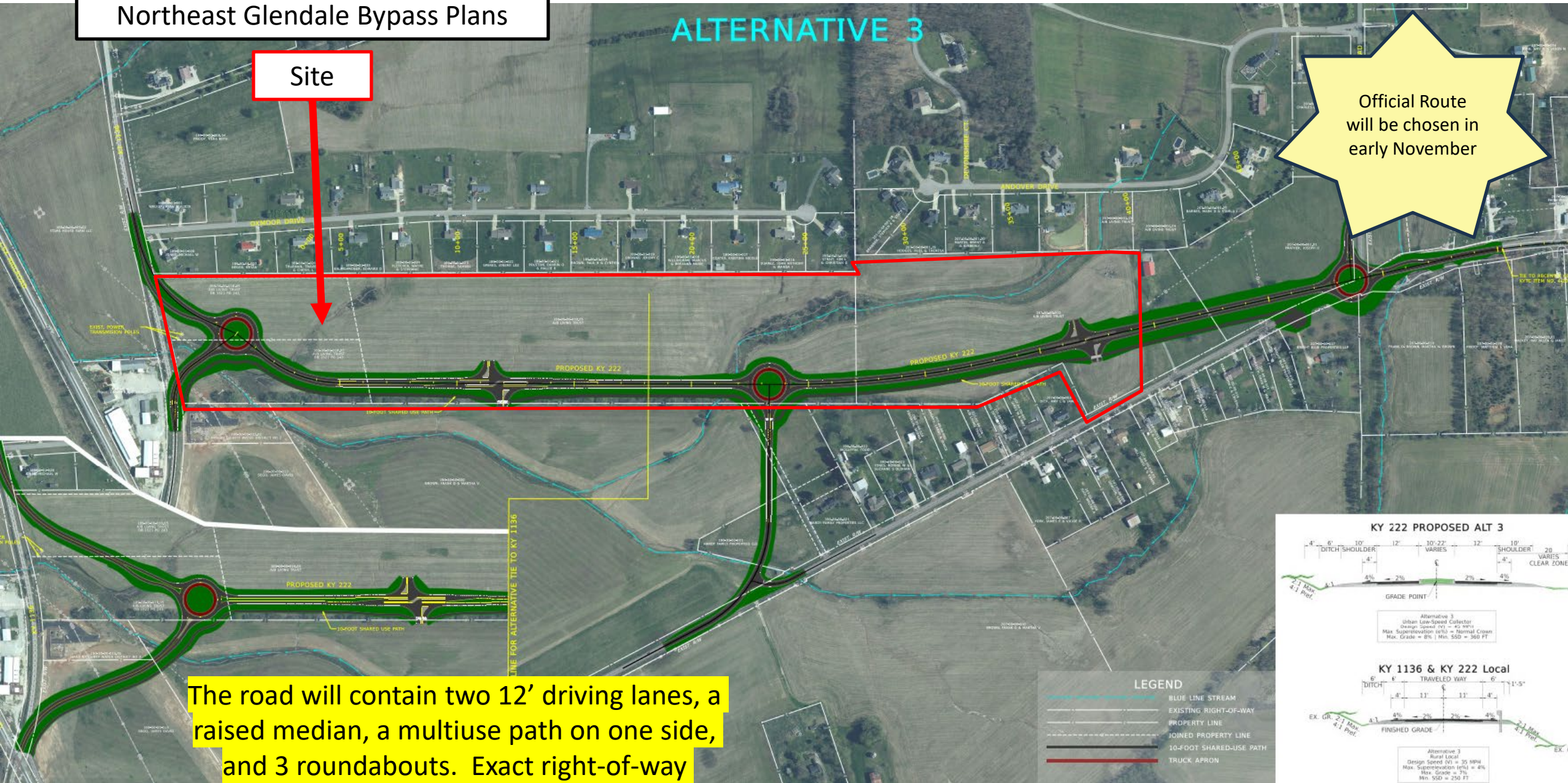


Northeast Glendale Bypass Plans

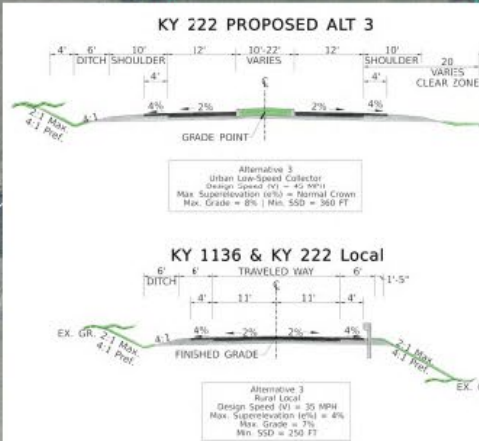
Site

ALTERNATIVE 3

Official Route will be chosen in early November



The road will contain two 12' driving lanes, a raised median, a multiuse path on one side, and 3 roundabouts. Exact right-of-way width is still yet to be determined.



2024
CREATING
VIBRANT
COMMUNITIES

GLENDALE

LPA COMMITTEE MEETING

- In December of 2023, Hardin County Planning & Development was awarded the Creating Vibrant Communities Grant through KYTC to create a small area plan for Glendale
- The initial meeting was held on May 2, 2024 and we have identified the need for a KY 222 Corridor Target Area
- The plan has since been paused until KYTC determines the official route of the Northeast Glendale Bypass
- More detailed language regarding development requirements in this area are highly anticipated in the near future, in addition to the Comprehensive Development Guide, 2024



Radcliff-Elizabethtown MPO Glendale Mobility Study

★ = Site

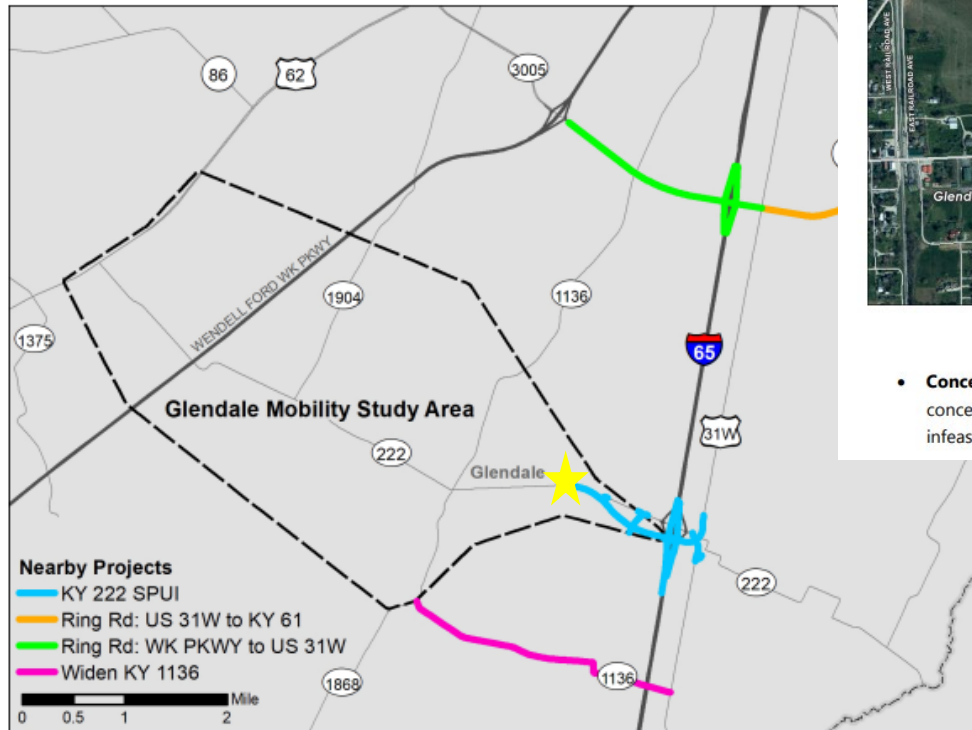


Figure ES-1: Ongoing Highway Plan Projects near Study Area



Figure ES-4: Concept A Variations

- **Concept B** represents a northwest bypass of the Glendale community, also similar to a concept identified in the 2008 and 2021 studies. The linkage was initially dismissed as infeasible, but further study in early 2023 identified potential connections.



BOSK

New Glendale Road (KY 1136)





New Glendale Road



Oxmoor Village

Downtown Glendale

KY 222

Applicants House



Downtown Glendale





Former Crop Production
Service Site (Zoned I-2)



BOSK

KY 222

Site

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 owner, AJB Living Trust, is proposing to rezone a ±17.098 acre site located at 1516 Glendale Hodgenville Road West, Glendale, KY, to be known as Lot 2 of AJB Subdivision, and a ±37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates from Rural Residential (R-2) to General Commercial (C-2) with no project proposed at this time.

Pre-application Conference:	September 9, 2024	Owner:	AJB Living Trust 1516 Glendale Hodgenville Road West, Glendale, KY 42740
Public Hearing Date:	October 15, 2024	Zone Map Amendment Request:	FROM: R-2 (Rural Residential) TO: C-2 (General Commercial)
Location of Proposed Zone Change:	The property is adjacent to 1516 Glendale Hodgenville Road West (KY 222), and lays west of New Glendale Road (KY 1136), in Glendale, KY		
Acreage:	±54.903 acre site		
PVA Parcel Number:	207-00-00-002 & 189-00-00-018.05		
Flood Plain:	The property is not located within the floodplain according to FEMA Map 21093C0435D (dated 16 August 2007).		
History of the Property:	The site located at 1516 Glendale Hodgenville Road West has been owned by the Beaver Family since 1998 and contains a 3,488 sq. ft. Cape Cod style home that was built in 1964. The 924 sq. ft. garage was constructed in 1980, and the 2,240 sq. ft. pole barn in 2011. Lots 6, 7, & Tract 4 of Rosey Run Estates were purchased by the Beaver family in 1999, shortly after the property was subdivided.		
Utility Services:	Electricity is provided via Nolin RECC. Public water is provided via Hardin County Water District #2 with a 4" line along New Glendale Road (KY 1136) & an 8" line along Glendale Hodgenville Road West (KY 222).		
Wastewater Treatment:	Sewage disposal is currently accomplished by an On-Site Septic System. However, the sewer system owned by Hardin County Water District No.2 is located adjacent to the site and any new commercial development would be required to connect to the system, if within 300' of a collection asset.		
		Transportation Considerations:	The KY Transportation Cabinet is proposing to construct a <u>North East Glendale Bypass</u> to become the new KY 222. The proposed routes run through the subject sites, and an official route is set to be chosen in November of 2024. The road will be limited access, <u>contain</u> two 12 ft. driving lanes with a raised curb in the median, a multiuse path on one side and three roundabouts.
		Land Use Group:	Rural Village
		Planning Area:	Glendale Rural Village
		Existing Land Uses:	Residential/Vacant
		Zoning History:	R-2 (Rural Residential) was the original zoning for the Subject Properties in July of 1995.
		Adjacent Zoning:	North – R-2, Oxmoor Village Subdivision & Andover Pointe Estates South – R-1, Hardin Co Water District No. 2 (1.7 acres) & R-2 (multiple parcels) East – R-2, Prather (7.5 acres) & AJB Living Trust (2.947 Acres) West – R-2, Ratliff (12.4 acres) & I-2, Nall (3.08 acres)
		Creating Vibrant Communities:	In December of 2023, Hardin County Planning & Development was awarded a grant through the CVC Program by the KY Transportation Cabinet to create a small area plan for Glendale. Planning efforts have been paused until the route for the <u>North East Glendale Bypass</u> route is chosen. Initial planning efforts have outlined the existing KY 222 Corridor as a target planning area. More detailed language regarding development requirements in this area are highly anticipated in the <u>near future</u> .

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with Community-Wide Development Policies
General Policies:	
<i>Development should incorporate the protection of historic and natural resources to preserve the character of the county and protect the natural environment.</i>	There is a blue line <u>stream</u> and a small pond located on the subject sites. Per KDPEs Permit KYR10, a 25' buffer zone is required between the stream bank and any land disturbances.
<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>	Although <u>the majority</u> of the properties within the Glendale Rural Village are residentially zoned and on small lots, there are properties zoned B-2 and C-1 along Glendale Hodgenville Road (KY 222) <u>both</u> east and west of the railroad tracks that serve as the center of activity.
<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>	As outlined in the Hardin County Chamber of Commerce's Regional Impact Study, a population surge of 22,380 is anticipated for Hardin County as part of the growth from the BlueOval SK twin battery plants in Glendale, KY. In conjunction with the <u>North East Glendale Bypass</u> that is proposed on the subject sites, any new commercial development will accommodate the influx of traffic to the <u>BlueOval SK</u> battery plants. <u>BlueOval SK</u> has been identified as the 10 th largest manufacturing site in the <u>world</u> , and is approximately 1 mile away from the site.
<i>Development in areas adjacent to urban or rural villages should be encouraged, rather than sprawling development throughout the county.</i>	The subject sites are located within the Glendale Rural Village Planning Area, and at its closest point is 0.37 miles from the Main Street railroad crossing in Downtown Glendale.
Utility and Infrastructure Policies:	
<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 New Glendale Road (KY 1136) & an 8" line along Glendale Hodgenville Road West (KY 222).
<i>Where the expansion of public utilities is required, this should be the responsibility of developers with public agency participation where increased demand for services is anticipated.</i>	The sanitary sewer system owned by Hardin County Water District No. 2 is located adjacent to the site and any new commercial development would be required to connect to the system. The expansion of utilities onto the site will be a responsibility of the developer.
<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. However, the sewer system owned by Hardin County Water District No. 2 is located adjacent to the site and any new commercial development would be required to connect to the system.

Public Services Policies:	
<i>New development should be encouraged in areas where adequate fire protection services and fire hydrants are available or can be located.</i>	The Glendale Volunteer Fire Department is approximately 0.4 miles away to the south and there is an existing fire hydrant 0.2 miles to the southwest of the site along New Glendale Road (KY 1136).
Road and Access Policies:	
<i>Development should reduce the impacts with minimal access points to public roadways and by providing connectivity within all developments.</i>	Limited controlled access points along the proposed <u>North East</u> Glendale Bypass have been predetermined by KYTC and will be sufficient for commercial development.
<i>Development should provide safe access to a public road, including avoiding road hazards, exceeding road capacity, and substantially impacting road function.</i>	The site is accessed via Glendale Hodgenville Road West (KY 222), which is a state maintained highway with 19' of pavement width and a 60' right-of-way, and via New Glendale Road (KY 1136), which is a state-maintained highway with 18' of pavement width and a 70' right-of-way.
<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>	Glendale Hodgenville Road West (KY 222) and New Glendale Road (KY 1136) are both state maintained highways that meet minimum requirements. KYTC identifies this portion of KY 222 as a Minor Collector with an AADT of 1,813 (2022) & this portion of KY 1136 also as a Minor collector with an AADT of 1,823 (2022). The official route for the Northeast Glendale Bypass is set to be chosen in November of 2024. The road will be limited access, contain two 12 ft. driving lanes with a raised curb in the median, a multiuse path on one side and three roundabouts.

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Rural Village	STEP 2: Agreement with the Future Land Use Map & Guidelines
The Rural Village areas of the county are small communities that have a particular identity and name. They are typically located at intersections of crossroads or along the railroad lines. Historically, they would have been identified by places where people gather, such as schools and churches, have a “downtown” feel, and typically have some small convenience commercial uses that serve the surrounding rural areas.	
The Recommended Land Use Pattern and Development Criteria notes that, “convenience and neighborhood commercial uses are encouraged in order to preserve the area’s identity and serve daily needs,” and “all development activities should preserve and reinforce the existing rural character of this area.”	
The Utility Criteria states that, “In rural villages with access to sewer, higher density development should occur where public water and sewer are available.”	

The Character Criteria states that, “Commercial development should follow a <u>higher design criteria</u> that includes sidewalks, streetlights, monument-style signage, parks, public art, and setbacks/site design that reflects the “downtown” character of the area.	
Comprehensive Plan Policy – PA #8 Glendale Rural Village	STEP 3: Compliance with the Planning Area Map & Guidelines
The Glendale Rural Village Planning Area was first adopted in 1995 and expanded in 2024. Glendale was established in 1859 at the junction of Glendale Hodgenville Road (KY 222) and New Glendale Road (KY 1136). A train depot was constructed in 1864 along the Louisville & Nashville Railroad (L&N).	
The Recommended Land Use Pattern and Development Criteria notes that, “the recommended land use pattern should reflect a traditional, small downtown by expanding the existing mix of residential and tourist-related commercial development to maintain the traditional character, architectural style, visual character, and the aesthetically pleasing environment of this community,” and “a transition should be provided in land use intensity from the core of the village towards <u>BlueOval</u> SK Battery Park and I-65 to the east.”	
Additionally, the <u>KY 222 Transition Target Area</u> states that “development should transition in scale, massing, and character and act as a “welcome” corridor for the historic district,” and “all development in this target area should be held to a higher level of design, including building materials, fences, lighting, and architectural style, that supports the historic district.”	

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 currently has access to Glendale Hodgenville Road West (KY 222) & New Glendale Road (KY 1136) two state maintained highways with adequate pavement width and right-of-way,
- KYTC’s proposed North East Glendale Bypass will run directly through the subject properties,
- The property is located 0.4 miles from “downtown” Glendale where multiple shops and restaurants are located,
- The property has access to electricity from Nolin RECC and water from Hardin County Water District #2,
- The centralized sewer system owned and operated by Hardin County Water District No. 2 is located adjacent to the property, and any new commercial development will be required to connect,
- The property is located in the Rural Village Future Land Use Group and Glendale Rural Village Planning Area,
- The property is within the KY 222 Transition Target Area as identified in the Comprehensive Plan,
- The proposed map amendment to C-2 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 2024-021
MAP AMENDMENT
Rural Residential (R-2) to General Commercial (C-2)

- 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 Rural Village Area of Hardin County and within the Glendale Rural Village Planning Area (#8);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential Zone (R-2) to General Commercial (C-2) for a ±17.098 acre site located adjacent to 1516 Glendale Hodgenville Road West, Glendale, KY, to be known as Lot 2 of AJB Subdivision, and a ±37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates.

NOW THEREFORE, BE IT RESOLVED, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by AJB Living Trust known as PVA #189-00-00-018.05 & a portion of 207-00-00-002 to become Lot 2 of AJB Subdivision and identified as being ±17.098 acres located adjacent to 1516 Glendale Hodgenville Road West, Glendale, KY, and a ±37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates, be granted a zone change from the existing Rural Residential Zone (R-2) to the General Commercial Zone (C-2), 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-2 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: Rural Village Area
Step 3:	Planning Area: Glendale Rural Village

- Goal 5:** ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.4:** Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.9:** Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.12:** Promote the expansion of employment and investment opportunities in Hardin County.
- Goal 7:** TRANSPORTATION: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.
- Objective 7.1:** Prioritize and implement road improvements in coordination with Transportation Master Plan that maintains and improves the flow of traffic, increases pedestrian and vehicular safety, and provides routes for the efficient movement of people and goods.
- Objective 7.2:** Evaluate and adopt access management regulations that preserve the capacity of public roads and improve safety.
- Objective 7.3:** Expand and enhance the existing sidewalk, trail, and road networks to provide connectivity between neighborhoods and destinations within the county.

ADOPTED THIS FIFTEENTH DAY OF OCTOBER 2024.

Mark Hinton, Chairman

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 2024-021 as presented

The proposed Map Amendment from R-2 to C-2 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: Rural Village Area
Step 3:	Planning Area: Glendale Rural Village

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

Objective 5.12: Promote the expansion of employment and investment opportunities in Hardin County.

Goal 7: TRANSPORTATION: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.

Objective 7.1: Prioritize and implement road improvements in coordination with Transportation Master Plan that maintains and improves the flow of traffic, increases pedestrian and vehicular safety, and provides routes for the efficient movement of people and goods.

Objective 7.2: Evaluate and adopt access management regulations that preserve the capacity of public roads and improve safety.

Objective 7.3: Expand and enhance the existing sidewalk, trail, and road networks to provide connectivity between neighborhoods and destinations within the county.

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

HARDIN COUNTY PLANNING DEV
Profit Loss Budget Performance
August 2024

	Aug 24	Budget	% of Budget	Jul - Aug 24	YTD Budget	% of Budget	Annual Budget
RECEIPTS							
DOCUMENT SALES-COPIES	38.00	4.20	857.14%	216.00	8.40	2,571.43%	50.00
INTEREST INCOME	303.13	166.70	181.84%	644.00	333.40	193.16%	2,000.00
MISC INCOME	0.00	12.50	0.0%	0.00	25.00	0.0%	150.00
FISCAL COURT	30,833.37	30,833.33	100.0%	61,666.70	61,666.70	100.0%	370,000.00
DGS FEES	10,080.00	5,000.00	201.6%	21,580.00	10,000.00	215.8%	60,000.00
KBC							
BUILDING PERMITS	20,978.46	11,666.70	179.82%	38,451.29	23,333.40	164.79%	140,000.00
ELECTRICAL PERMITS	12,085.00	10,000.00	120.85%	26,806.62	20,000.00	133.03%	120,000.00
Total KBC	33,063.46	21,666.70	152.6%	65,057.91	43,333.40	150.13%	260,000.00
TOTAL RECEIPTS	74,315.96	57,687.63	128.83%	149,164.61	115,375.30	129.29%	692,250.00
Expense							
MISC EXPENSE	0.00	266.70	0.0%	0.00	533.40	0.0%	3,200.00
ADVERTISING	319.38	320.00	99.8%	377.25	640.00	58.95%	3,840.00
CLUR FILING	500.00	250.00	200.0%	500.00	500.00	100.0%	3,000.00
COMPUTER MAPPING (GIS)	0.00	204.20	0.0%	1,166.00	408.40	285.5%	2,450.00
ELECTRIC INSPECTIONS	10,409.60	8,333.30	124.92%	19,813.60	16,666.70	118.88%	100,000.00
EQUIPMENT - NEW PURCHASES	180.15	1,556.70	11.57%	180.15	3,113.40	5.79%	18,680.00
EQUIPMENT - MAINTENANCE	196.97	621.40	31.7%	3,773.63	1,242.90	303.62%	7,457.00
ORDINANCE & DOC PRT	0.00	62.50	0.0%	0.00	125.00	0.0%	750.00
PROFESSIONAL FEES	710.00	4,363.75	16.27%	1,210.00	8,727.50	13.86%	52,365.00
REFERENCE MATERIALS	0.00	65.40	0.0%	0.00	130.90	0.0%	785.00
REFUNDS	375.00	395.83	94.74%	1,136.00	791.70	143.49%	4,750.00
SALARIES	39,896.48	49,454.20	80.67%	78,743.92	98,908.40	79.61%	593,450.00
SALARIES-BENEFITS	16,554.19	19,957.75	82.95%	33,135.11	39,915.50	83.01%	239,493.00
MEMBERSHIPS & CONFERENCE:	269.72	817.83	32.98%	294.72	1,635.70	18.02%	9,814.00
TRAINING -COM/BOA & STAFF	0.00	137.50	0.0%	0.00	275.00	0.0%	1,650.00
STAFF TRAVEL	5,596.41	1,781.70	314.11%	5,912.70	3,563.40	165.93%	21,380.00
SUPPLIES	128.08	516.08	24.82%	424.43	1,032.20	41.12%	6,193.00
TELEPHONE	187.55	286.83	65.39%	187.55	573.70	32.69%	3,442.00
Total Expense	75,323.51	89,391.67	84.26%	146,855.06	178,783.80	82.14%	1,072,699.00
FUND BALANCE	-1,007.55	-31,704.04	3.18%	2,309.55	-63,408.50	-3.64%	-380,449.00

HARDIN COUNTY PLANNING DEV
Profit Loss Budget Performance
September 2024

	Sep 24	Budget	% of Budget	Jul - Sep 24	YTD Budget	% of Budget	Annual Budget
RECEIPTS							
DOCUMENT SALES-COPIES	38.10	4.16	915.87%	254.10	12.56	2,023.09%	50.00
INTEREST INCOME	313.22	166.66	187.94%	957.22	500.06	191.42%	2,000.00
MISC INCOME	0.00	12.50	0.0%	0.00	37.50	0.0%	150.00
FISCAL COURT	30,833.33	30,833.33	100.0%	92,500.03	92,500.03	100.0%	370,000.00
DGS FEES	6,480.00	5,000.00	129.2%	28,040.00	15,000.00	186.93%	60,000.00
KBC							
BUILDING PERMITS	21,080.75	11,666.66	180.69%	59,532.04	35,000.06	170.09%	140,000.00
ELECTRICAL PERMITS	22,550.32	10,000.00	225.5%	48,881.94	30,000.00	162.94%	120,000.00
Total KBC	43,631.07	21,666.66	201.37%	108,413.98	65,000.06	166.79%	260,000.00
TOTAL RECEIPTS	81,275.72	57,687.47	140.89%	230,165.33	173,062.77	133.0%	692,250.00
Expense							
MISC EXPENSE	0.00	266.66	0.0%	0.00	800.06	0.0%	3,200.00
ADVERTISING	57.89	320.00	18.09%	435.14	960.00	45.33%	3,840.00
CLUR FILING	500.00	250.00	200.0%	1,000.00	750.00	133.33%	3,000.00
COMPUTER MAPPING (GIS)	0.00	204.16	0.0%	1,166.00	612.56	190.35%	2,450.00
ELECTRIC INSPECTIONS	8,688.40	8,333.33	104.26%	28,502.00	25,000.03	114.01%	100,000.00
EQUIPMENT - NEW PURCHASES	0.00	1,556.66	0.0%	180.15	4,670.06	3.86%	18,880.00
EQUIPMENT - MAINTENANCE	213.64	621.41	34.38%	3,987.27	1,864.31	213.87%	7,457.00
ORDINANCE & DOC PRT	0.00	62.50	0.0%	0.00	187.50	0.0%	750.00
PROFESSIONAL FEES	1,400.00	4,363.75	32.08%	2,610.00	13,091.25	19.94%	52,365.00
REFERENCE MATERIALS	0.00	65.41	0.0%	0.00	196.31	0.0%	785.00
REFUNDS	300.00	395.83	75.79%	1,436.00	1,187.53	120.92%	4,750.00
SALARIES	40,700.98	49,454.16	82.3%	119,444.90	148,362.56	80.51%	593,450.00
SALARIES-BENEFITS	16,397.70	19,957.75	82.16%	49,532.81	59,873.25	82.73%	239,493.00
MEMBERSHIPS & CONFERENCE	25.00	817.83	3.06%	319.72	2,453.53	13.03%	9,814.00
TRAINING -COM/BOA & STAFF	80.00	137.50	58.18%	80.00	412.50	19.39%	1,650.00
STAFF TRAVEL	310.45	1,781.66	17.43%	6,223.15	5,345.06	116.43%	21,380.00
SUPPLIES	348.11	516.08	67.45%	772.54	1,548.28	49.9%	6,193.00
TELEPHONE	374.11	288.83	130.43%	561.66	880.53	65.27%	3,442.00
Total Expense	69,396.28	89,391.52	77.63%	216,251.34	268,175.32	80.64%	1,072,699.00
FUND BALANCE	11,879.44	-31,704.05	-37.47%	13,913.99	-95,112.55	-14.63%	-380,449.00