



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

2017 ANNUAL REPORT

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Planning Commission Members

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Larry B. Jagers, II, Secretary

Steve Steck, Member

Danny Percell, Sr., Member

Board of Adjustment Members

Robert A. Krausman, Chairman

Greg Youngblood, Vice Chairman

Steve Steck, Secretary

Planning Commission Staff

Adam C. King, AICP - Director

Susan Bowen – Administrative Assistant

Julia McBeth – Planning Assistant

Madeline Hornback – KBC Coordinator

David Veirs – Electrical Inspector

Ed Bryan – Building Inspector

Jimmy Morgan – Building Inspector, Part time

Hardin County Attorney's Office – Legal Counsel

Continuing Education Training

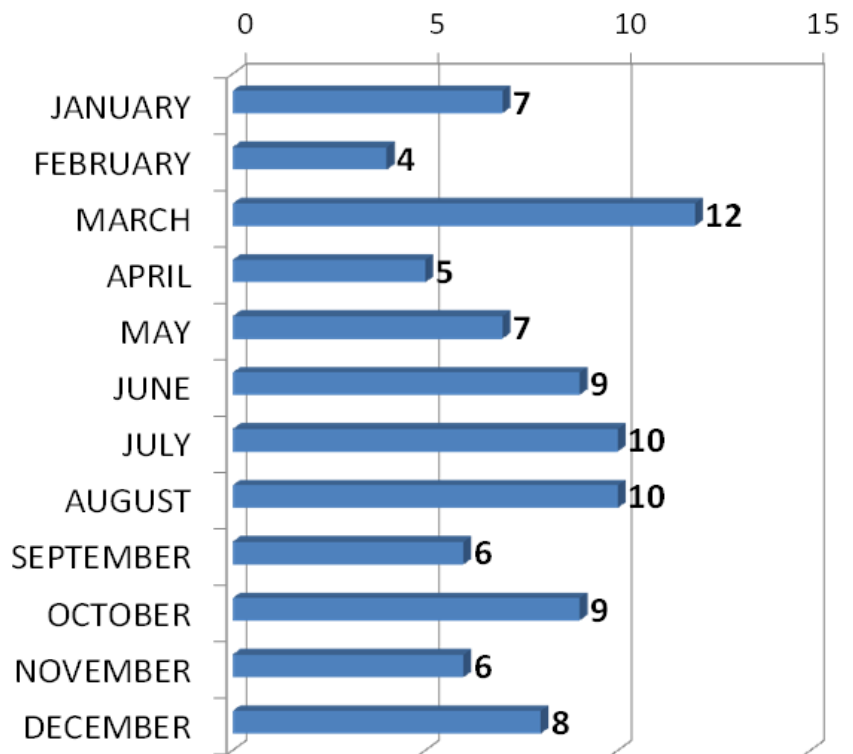
- APA Spring Conference, Jamestown, KY
- KY League of Cities, Elizabethtown, KY
- APA Fall Conference, Parklands of Floyds Fork, Louisville, KY
- CAAK Spring Conference, Kentucky Dam Village
- CAAK Fall Conference, Lexington, KY

Project Activity of Notable Developments

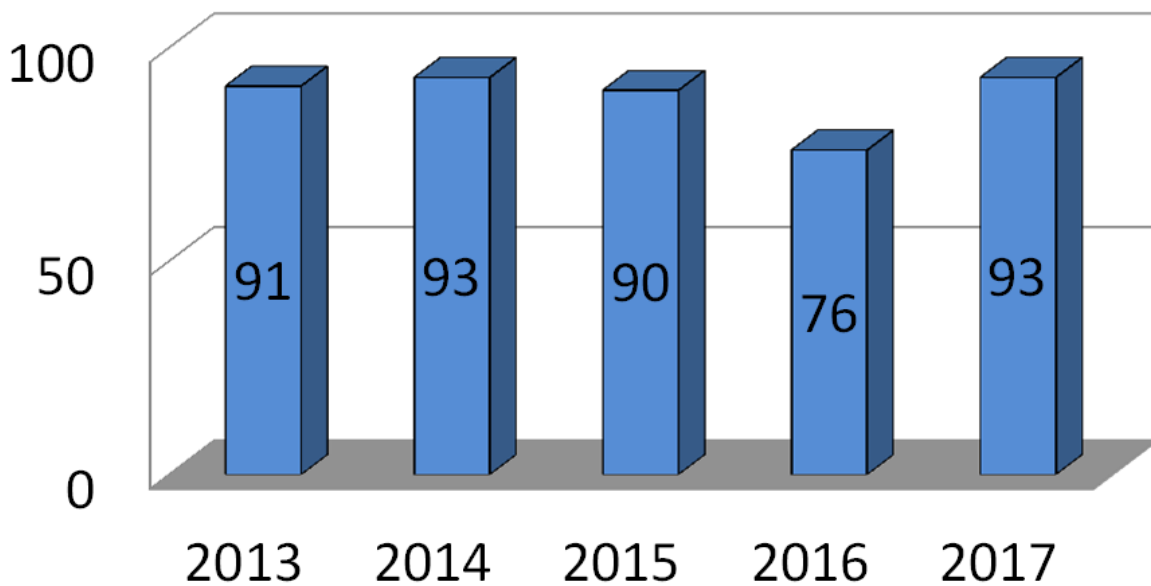
1. DOLLAR GENERAL—Construction of a 9,100 sq. ft. new Dollar General store at 5842 North Dixie Highway (US 31W). This project fell under the State's Jurisdiction.
2. HARDIN COUNTY HONDA — Expanded their existing parking lot by 135 spaces covering 0.90 acres for additional parking of new inventory on North Dixie Highway (US 31W) and a proposed 6300 sq. ft. addition to the repair shop.
3. HORNBACK PLUMBING — Remodeling a former day care into offices and building a 4800 sq. ft. warehouse at 10 W. Quarry Ridge Court.
4. VULCAN ASPHALT PLANT — Received a Conditional Use Permit to allow for a new Asphalt Plant on a 7.5 acre portion of the 458 acre site known as their Hardin County Quarry on Leitchfield Road (US 62).
5. CROP PRODUCTION SERVICES — An Amended Development Plan was approved illustrating new Office, Chemical, Seed & Fertilizer Buildings on the 14 acre site at 14109 South Dixie Highway near Upton, KY.
6. AT&T TOWER — Development Plan approved for a new telecommunications tower east of I-65 on the 64 acre Louis & Margaret Brothers farm in Elizabethtown, KY.
7. BLUEGRASS CELLULAR TOWER— Development Plan approved for a new telecommunications tower south of Leitchfield Road (US 62) on the 124 acre Thomas Francis Walker Farm near Cecilia, KY.
8. THE OLD FARMHOUSE BED & BREAKFAST — A Conditional Use Permit and Change of Use Building Permit were issued for a bed & breakfast in this historic home located near the round-a-bout in Rineyville, KY.

- Plat approval has been fairly consistent over the last five years. However, 2017 did see a slight increase in the total number of plats recorded with 93, which was up from a record low year of 76 plats in 2016.
- The last 5-years have averaged 88 plats recorded each year.

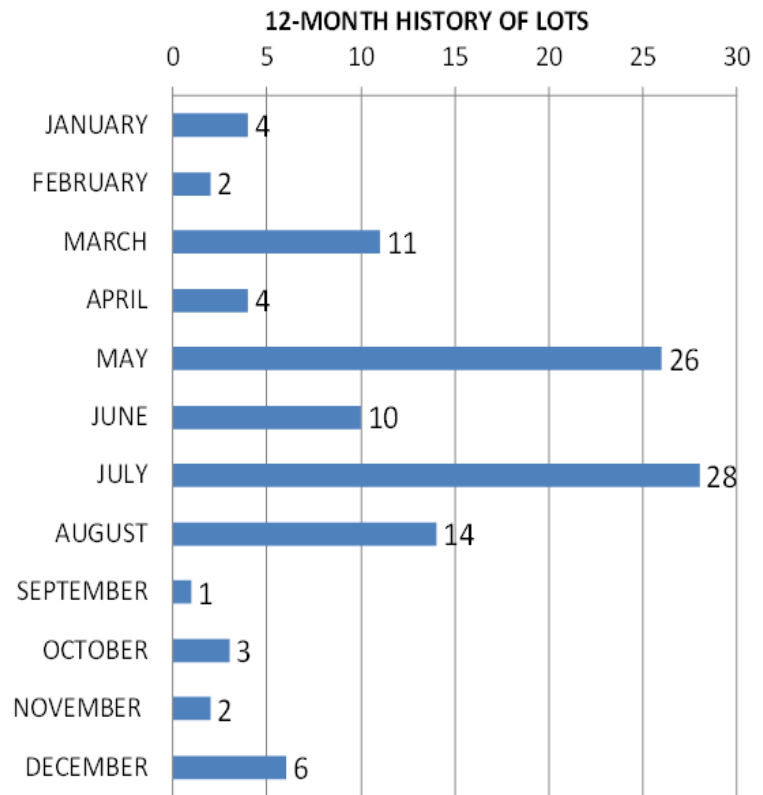
12-MONTH HISTORY OF PLATS



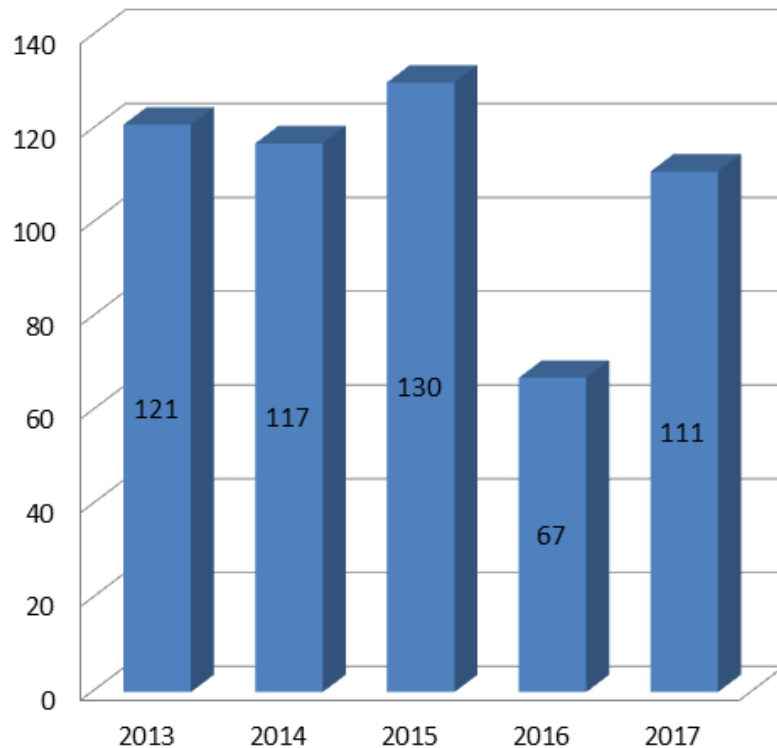
TOTAL NUMBER OF PLATS RECORDED, 5-YEARS



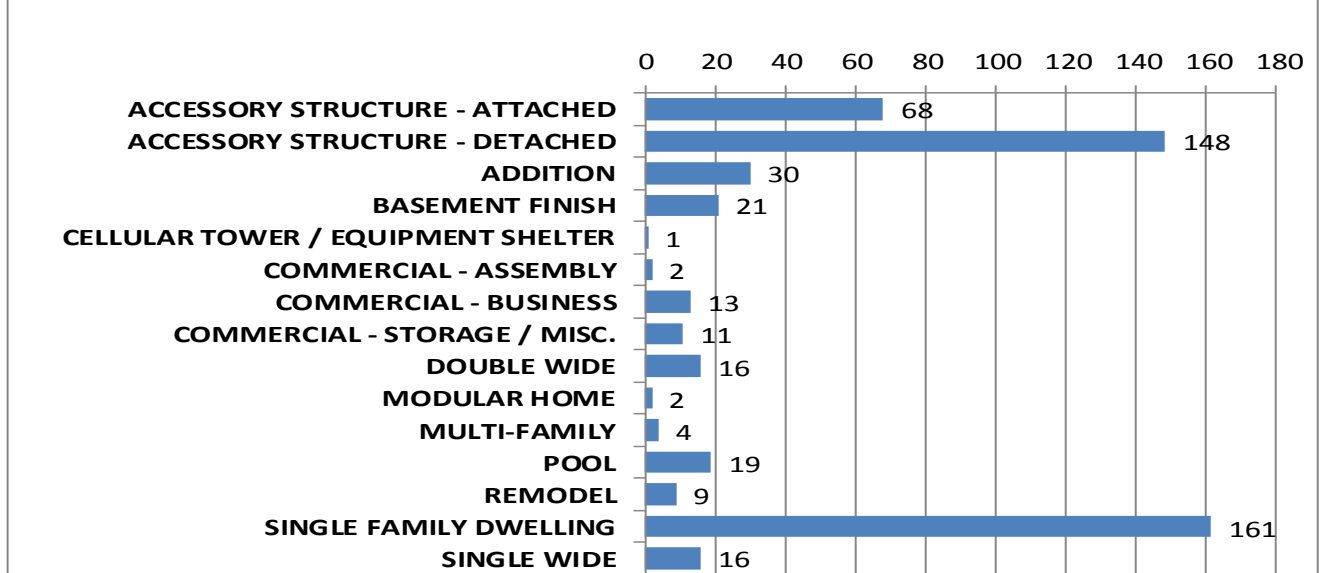
- The total number of lots created by the plats rebounded from a low of 67 new lots in 2016 back up to 111 new lots for 2017.
- The last 5-years have averaged 109 new lots created each year.
- The plat that created the most lots for the year was Lelia and Loetta Subdivision on St. John Road with 21 new lots.



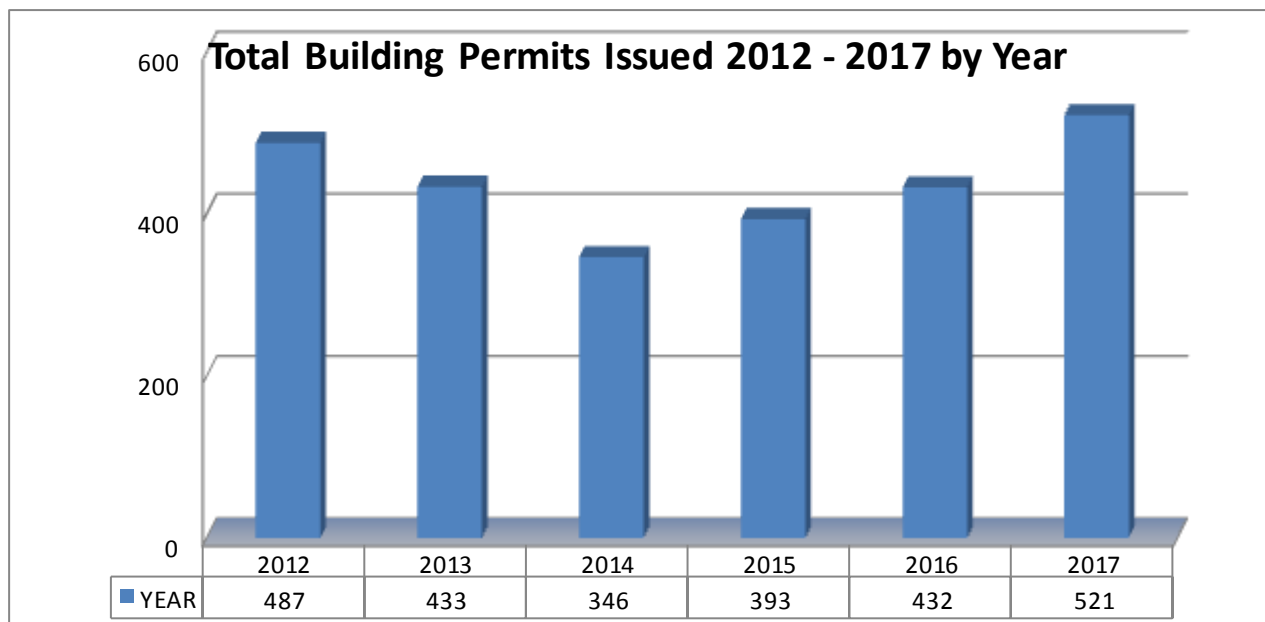
TOTAL NUMBER OF LOTS RECORDED, 5-YEARS



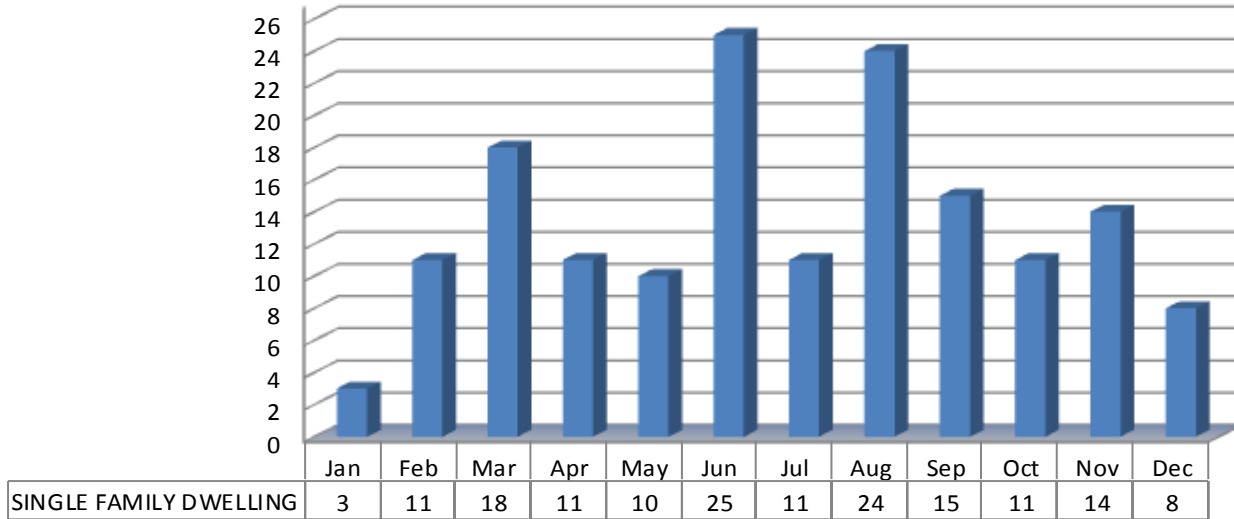
Total Building Permits Issued 2017 - by Type



- 2017 saw the upward trend continue in the annual total number of permits issued. With 521 for 2017, this was the first year since 2010 in which more than 500 permits were issued.
- The six-year average for total permits is 435. 2017's total number of permits was nearly 20% greater than the six-year average.
- Permits for Single Family Dwellings and Detached Accessory Structures (garages, barns and sheds) typically vie for the most issued type of permit. For 2017, more Single Family Permits were issued than Detached Accessory Structures. 161 permits were issued for Single Family Dwellings compared to only 122 in 2016 and 148 for Detached Accessory Structures compared to 125 in 2016.

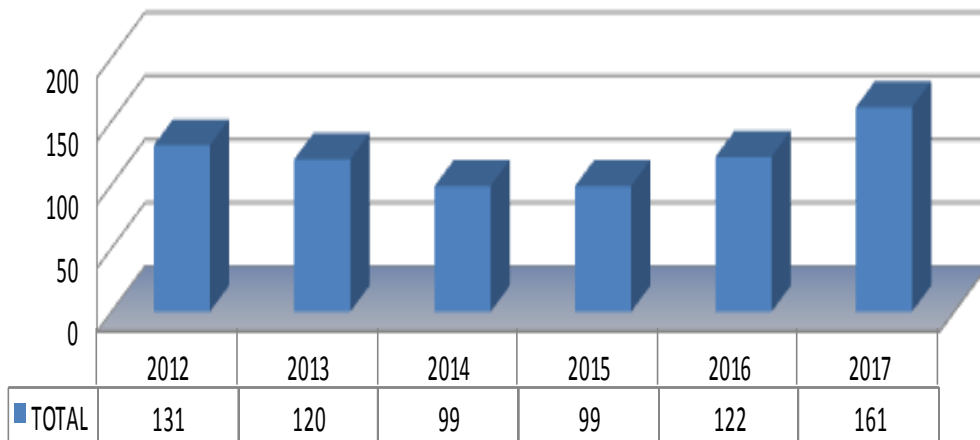


Single Family Dwelling Building Permits 2017 by Month

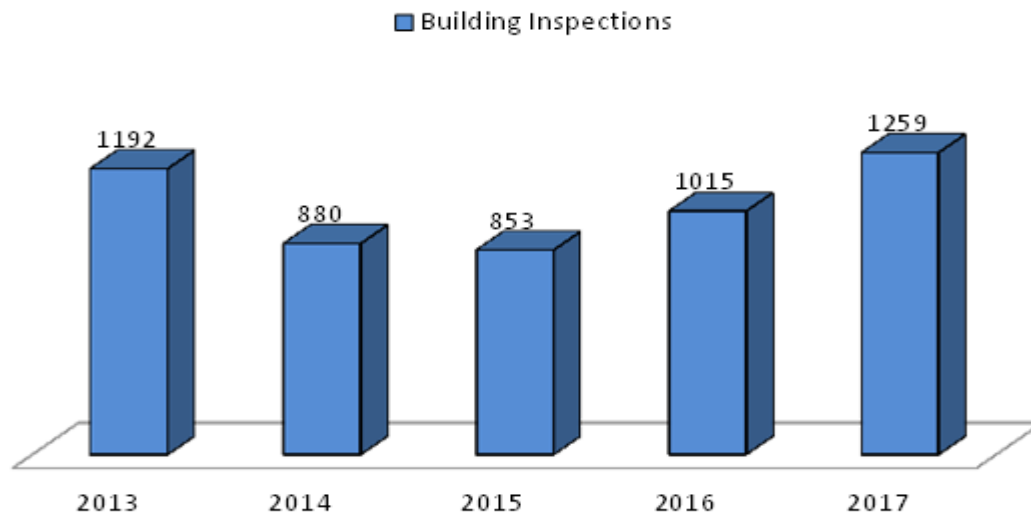


- The number of Single Family Dwelling Permits issued for 2017 (161) showed a 32% increase over 2016 (122) and 32% more than the six-year average which was also 122.
- The average number of Single Family Permits issued per month in 2017 was 13. The monthly average for 2012 through 2016 was 9.5 per month. June was the busiest month of 2017 with 25 permits followed by August with 24.
- The most Single Family Dwelling permits issued in a given year was in 2003 with 429.

Single Family Dwelling Building Permits Issued (2012 - 2017)



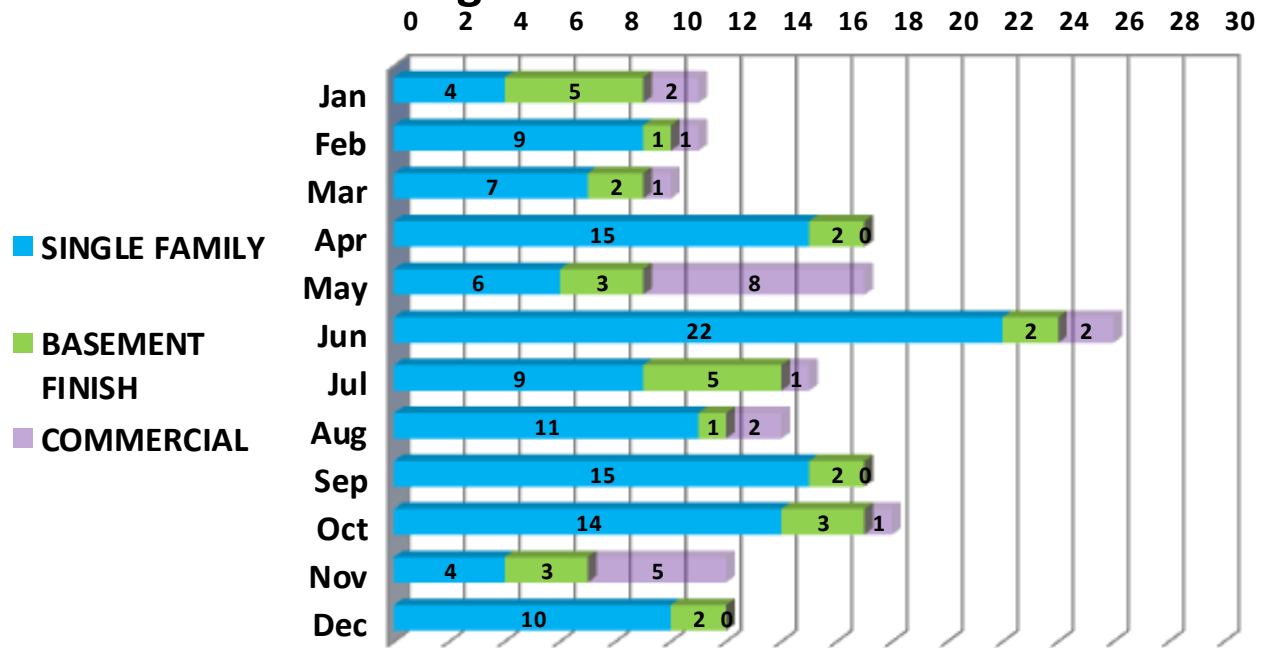
Building Inspections Performed, 2013 - 2017



- The increase in total building permits issued in 2017 brought an increase in Building Inspections. There were 1259 Building Inspections performed in 2017 which exceeds the five year average of 1040 inspections per year.
- 2017 was the busiest year for building inspection of the last five years.
- For 2017, the most prevalent inspection we conducted was for a Final with 444 inspections, followed up by Footers with 356.

Permit Summary Report Inspection Type													
Completed Date 1/1/2017 TO 12/31/2017													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
FINAL	38	32	49	33	40	39	34	33	36	33	43	34	444
FOOTER	14	18	35	32	31	38	38	37	42	25	26	20	356
FRAMING	16	18	18	13	16	20	17	20	22	15	27	22	224
RE-INSPECTION	3	4	7	0	1	4	2	1	1	1	1	1	26
STATUS CHECK	20	11	15	9	23	13	27	11	3	25	4	20	181
STOP WORK	1	5	3	1	4	2	3	0	1	5	2	1	28
Totals:	92	88	127	88	115	116	121	102	105	104	103	98	1259

Building Plan Reviews - 2017



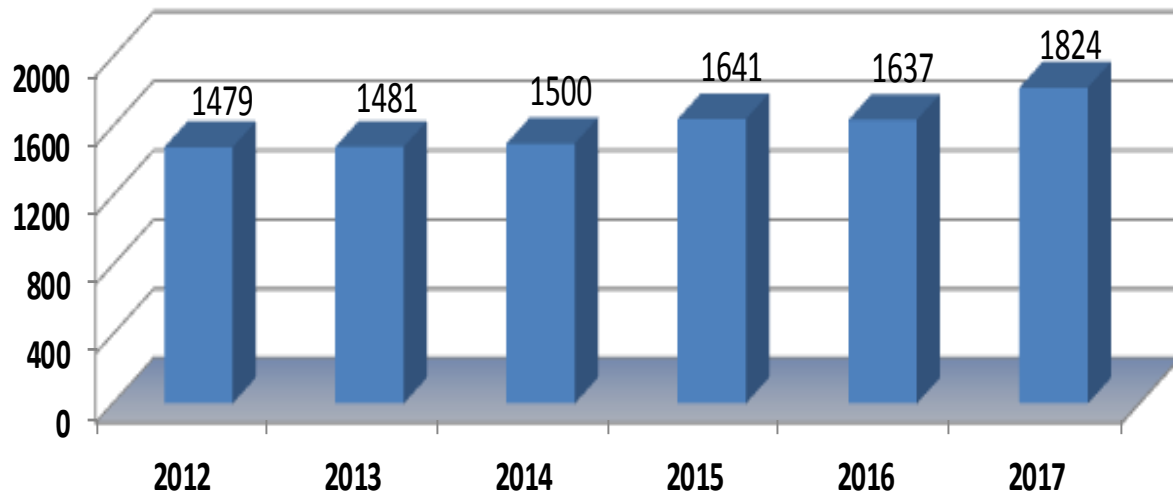
- Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more; basement remodels/finishes and non-residential (commercial, industrial and assembly) projects that fall under local jurisdiction.
- The number of plan reviews increased significantly from 129 in 2016 to 180 in 2017.
- Plan Reviews averaged 10.5 per month for Single Family Dwellings; 2.5 for Basement Finishes and 1.9 for Non-Residential/Commercial projects.

Building Plan Review Summary - 2017

Completed Date 1/1/2017 TO 12/31/2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
1 Single Family	4	9	7	15	6	22	9	11	15	14	4	10	126
2 Basement Finish	5	1	2	2	3	2	5	1	2	3	3	2	31
3 Commercial	2	1	1	0	8	2	1	2	0	1	5	0	23
Totals:	11	11	10	17	17	26	15	14	17	18	12	12	180

Electrical Inspections Completed 2012-2017



- A total of 1,824 electrical inspections were completed in 2017.
- There were 11.5% more electrical inspections performed in 2017 than in 2016.
- 2017 was the most active year for electrical inspections of any of the last 6 years.
- Electrical inspections averaged approximately 152 per month.
- This office is responsible for electrical inspections for Unincorporated Hardin County, the cities of West Point, Vine Grove, Sonora and Upton in Hardin County and all of Larue County.

Electrical Inspections Completed 2017

1/1/2017 TO 12/31/2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
FINAL	56	63	81	65	66	108	107	85	68	54	71	83	907
RE-INSPECTION	4	8	4	4	6	6	3	8	4	6	5	6	64
ROUGH	30	40	46	50	34	34	40	38	38	28	35	36	449
SERVICE ENTRANCE	2	1	0	2	0	0	0	1	0	0	1	2	9
STATUS CHECK	1	4	3	4	3	5	10	1	4	3	4	3	45
TEMP ON MAIN	24	23	25	33	23	23	21	26	24	29	28	31	310
TEMPORARY POLE	2	4	4	0	6	4	2	4	2	3	6	3	40
Totals:	119	143	163	158	138	180	183	163	140	123	150	164	1824

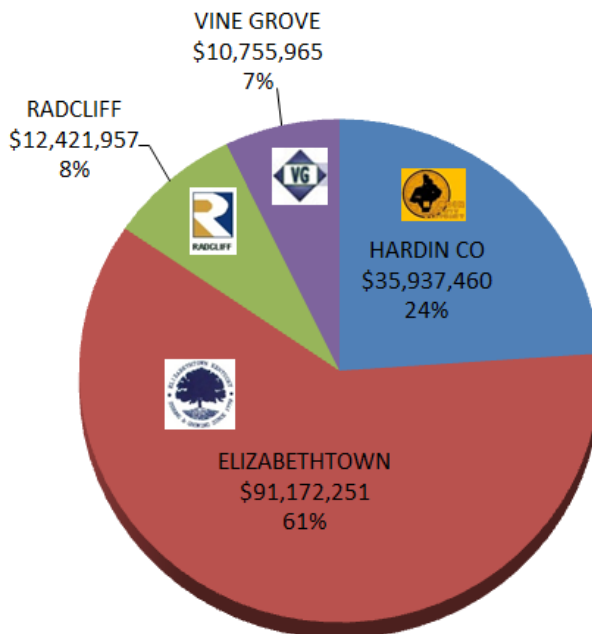
While total Building Permits were up 20% for 2017, construction costs were down 25% for Unincorporated Hardin County from \$47,609,610 in 2016 to \$35,937,460 in 2017. There were two large projects in 2016, the \$15 million for Cecilia Valley Elementary and \$1.5 million for the Central KY Gun Club that account for much of the difference. The largest project for 2017 was \$394,000 for the Dollar General Store at 5842 North Dixie.

Single family dwelling construction still made up the majority of the 2017 construction costs with 78% or \$28 million dollars of the total.

The total construction cost of \$150,287,633 for the four reporting jurisdictions showed an overall increase of 17% from the 2016 total of \$128 million. While Radcliff and Unincorporated Hardin County saw decreases, the overall increase comes from a 50% increase for Elizabethtown and a 65% increase for Vine Grove.

Elizabethtown continues to make up the majority of the construction cost pie and has since 2011.

TOTAL CONSTRUCTION COST 2017 - \$150,287,633



The Planning and Development Commission Staff has been active in the past year with public hearings, development plans and permits. The following table illustrates the workload for 2017.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	24	24	0	0	0	0
DEVELOPMENT PLAN	16	11	0	0	0	5
ZONING CHANGE	4	3	0	0	1	0
ADMINISTRATIVE REVIEW	3	3	0	0	0	0
ROAD CLOSING	4	3	0	0	0	1
SITE PLAN	32	28	0	0	2	2
CELL TOWER	2	1	0	0	0	1
VARIANCE	18	16	0	0	2	0
TOTAL	103	89	0	0	5	9

- A total of 3 Zoning Changes were considered by the Planning Commission during 2017 (with one application withdrawn prior to the hearing); with all three rezoning from Residential to Commercial. The Planning Commission also considered 4 Road Closing Request.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 16 Development Plans for Assembly, Commercial and Industrial projects were reviewed along with 32 Site Plans for Residential related projects.
- A total of 41 applications were considered by the Board of Adjustment during 2017 for Conditional Use Permits and Variances (1 Conditional Use Permit was heard by the Planning Commission with a Zone Change). The Board also considered 3 Administrative Reviews.

VIOLATIONS REPORT 2017

If a violation of the county ordinance occurs, or is alleged to have occurred, any person may file a written complaint or otherwise make a report to the Planning Commission. Such a complaint, stating the causes and basis thereof, can be filed anonymously with the Planning Staff. Reports of violations are coordinated with the Hardin County Code Enforcement Officer and the Hardin County Property Maintenance Code.

A violation notice will be issued to the property owner after a staff member has investigated the complaint. The DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009 enables the Commission to regulate and provide relief towards a number of items such as wrecked and/or inoperative vehicles, multiple dwellings, and commercial activity in a residential zone.

A notice of violation typically establishes a time period for the property to come into compliance. Should the property owner fail to correct said violation the Commission then forwards the violation on to the Office of the Hardin County Attorney's for resolution.

In 2017, a total of fifteen (15) violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 15 violations investigated, 14 were closed out for compliance with 1 item pending potential litigation.



VIOLATION TYPE	# OF INVESTIGATIONS
Inoperable Vehicles	9
RV's used as Dwellings	1
Running Business without Approvals	5
TOTAL	15



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Kentucky Building Code Program Anniversaries

The Kentucky Building Program celebrated several work anniversaries in 2017 including; KBC Coordinator, Madeline Hornback for 25+ years of service, Building Inspector, Ed Bryan for 15 years of service and Part-time Building Inspector, Jimmy Morgan for 10 years of service.

APA-KY Executive Committee Meeting

On March 24th APA-KY Secretary, Adam King, AICP hosted 14 other planners from throughout the state of KY to the County Government Building as part of the APA-KY Executive Committee Board Meeting.

Planning Commission & KBC Program Online

We have launched an online permitting portal that allows contractors and the general public to access the Iworq software system and website to apply for and track the status of their building, electric and /or land use permits. Please see our website at www.hcpdc.com for more details.



We're on the Web!

www.hcpdc.com