



HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

2018 ANNUAL REPORT

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Hardin County Government Center
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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

Tom McIntyre - Planner

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

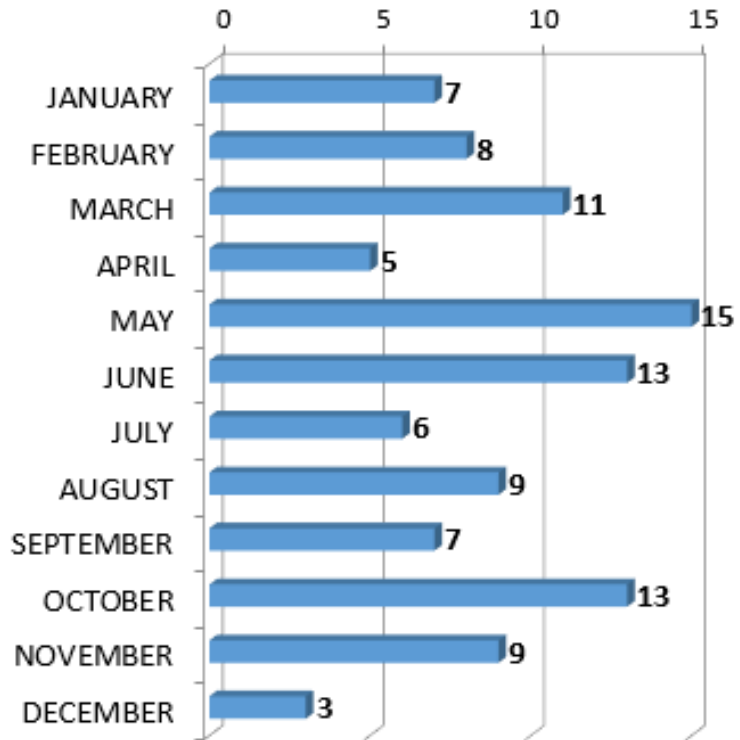
- APA-KY Spring Conference, Berea, KY
- KY League of Cities, Lexington, KY
- APA-KY Regional Conference, Madisonville, KY
- OKI Planning Conference, Cincinnati, OH
- CAAK Spring Conference, Kentucky Dam Village
- CAAK Fall Conference, Lexington, KY

Project Activity of Notable Developments

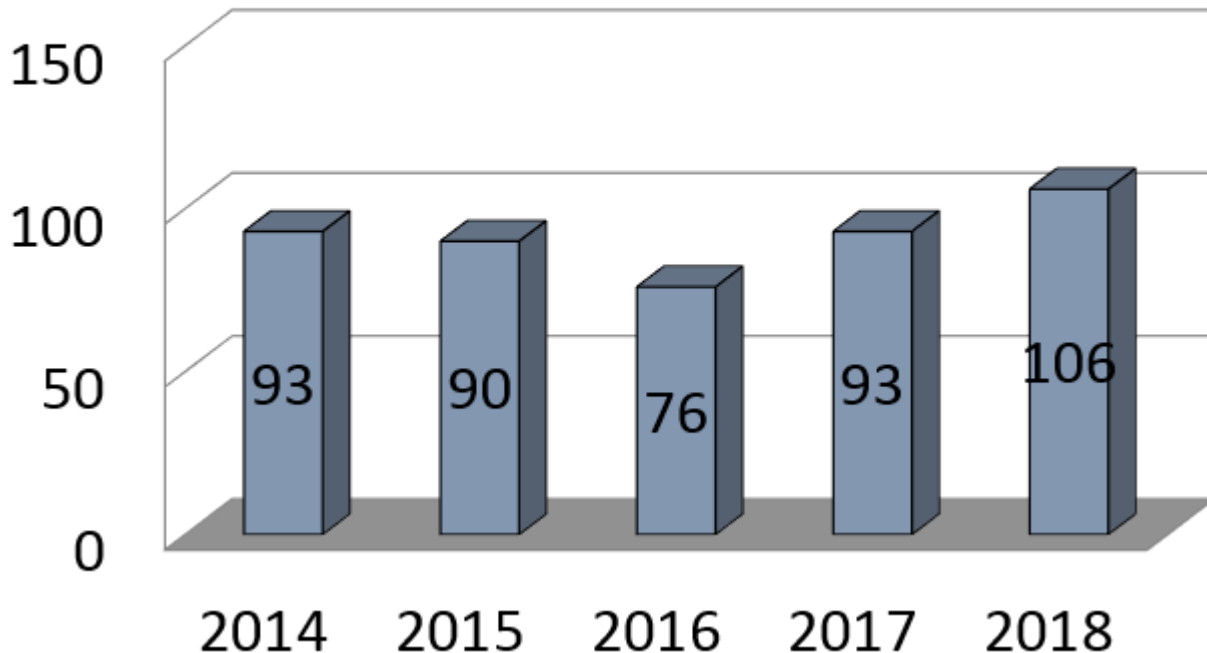
1. DOLLAR GENERAL (GLENDALE) — Map Amendment approved to Convenience Commercial (C-1) for a 1.08 acre site on East Main Street in Glendale, KY to allow for the construction of a 9,100 sq. ft. Dollar General.
2. NUTRIEN AG SOLUTIONS, INC. — Completed a Development Plan for their 14.19 acre site on South Dixie Highway near Upton, KY that allowed for the construction of a 13,110 sq. ft. fertilizer warehouse, a 2,176 sq. ft. sales office, a 10,512 sq. ft. seed building and a 7,200 sq. ft. addition to the liquid chemical building.
3. GLENDALE GARDENS — Received a Conditional Use Permit for a wedding and event venue and constructed a 2,100 sq. ft. open air pavilion on West Glendale Hodgenville Road in Glendale, KY.
4. HARDIN COUNTY WATER DISTRICT #2 — Building permits issued to allow for the construction of four 192 sq. ft. pump station buildings in Glendale, KY associated with the Glendale sewer project.
5. O'BRYAN AUTO AUCTION— Completed a Development Plan approved for a 13.5 acre site located on South Dixie Highway to allow for the construction of a 2,880 storage building near Glendale, KY.
6. QHI INC. —Completed a Development Plan for their 0.710 acre site on North Dixie Highway in Elizabethtown, KY to allow for the construction of a 5,388 commercial retail and warehouse storage building.
7. MASTER WATERPROOFING — Completed a Development Plan to allow for a Change of Use for a 1,500 sq. ft. commercial office space on South Wilson Road in Elizabethtown, KY
8. BASHAM STORAGE BUILDING — Completed a Development Plan approved for a 0.728 acre site known as Lot 802 of Lakewood Subdivision, Section 8 to allow for the construction of a 2,472 sq. ft. storage building on Woodland Way in Cecilia, KY.

- Plat approval has been fairly consistent over the last five years. However, 2018 did see a substantial increase in the total number of plats recorded with 106, which is the highest total since 2007.
- The last 5-years have averaged 92 plats recorded each year.

12-MONTH HISTORY OF PLATS

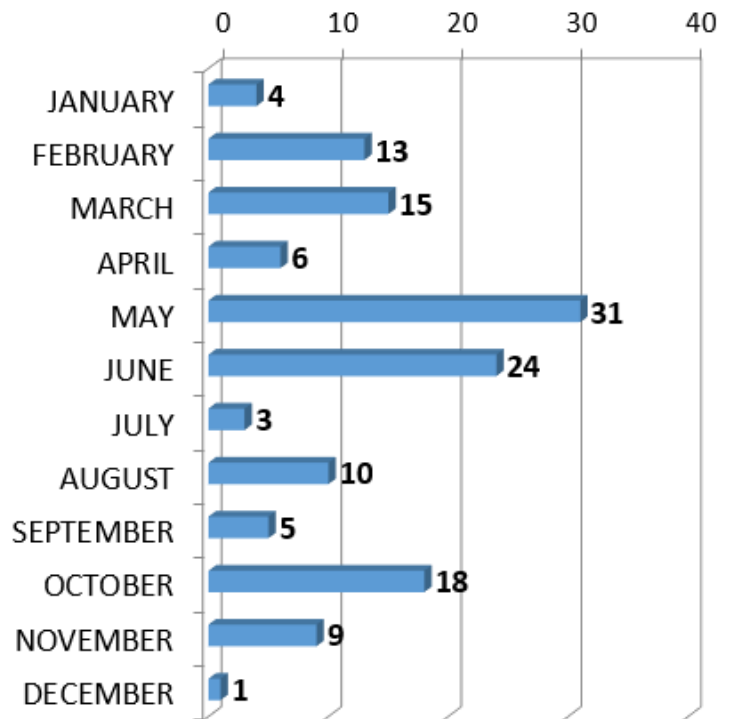


TOTAL NUMBER OF PLATS RECORDED, 5-YEARS

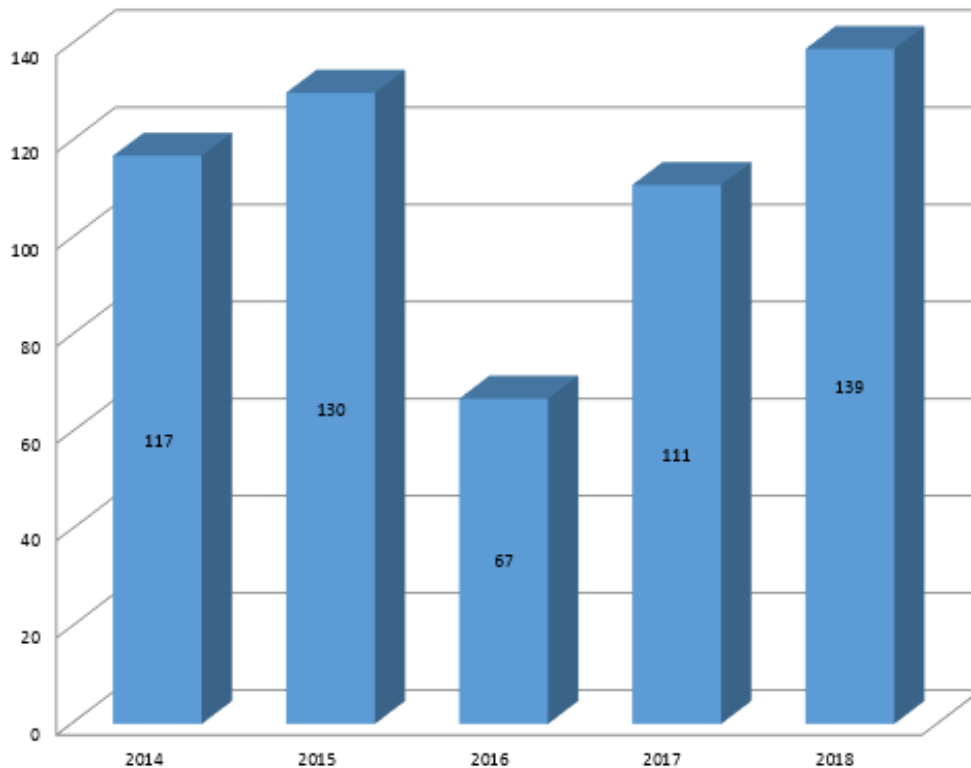


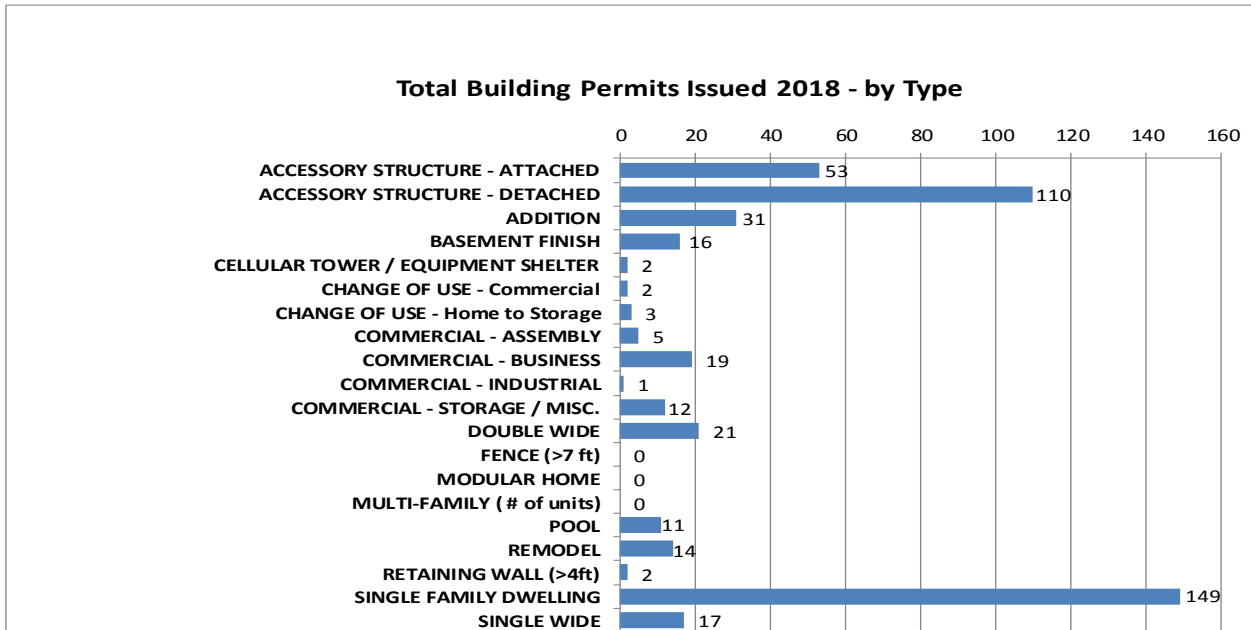
- The total number of lots created by the plats is up 28 lots from a relative low of 111 in 2017 to 139 in 2018. This is the highest number of lots since 2010.
- The last 5-years have averaged 113 new lots created each year.
- The plat that created the most lots for the year was Kidder Estates on Salt River Road with 9 new lots.

12-MONTH HISTORY OF LOTS

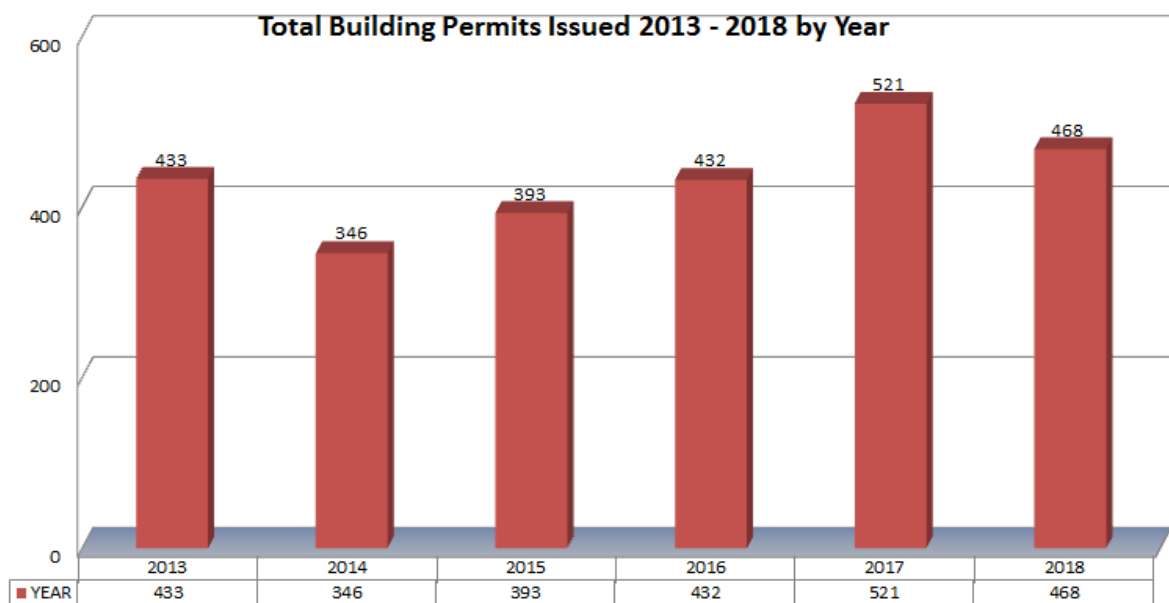


TOTAL NUMBER OF LOTS RECORDED, 5-YEARS

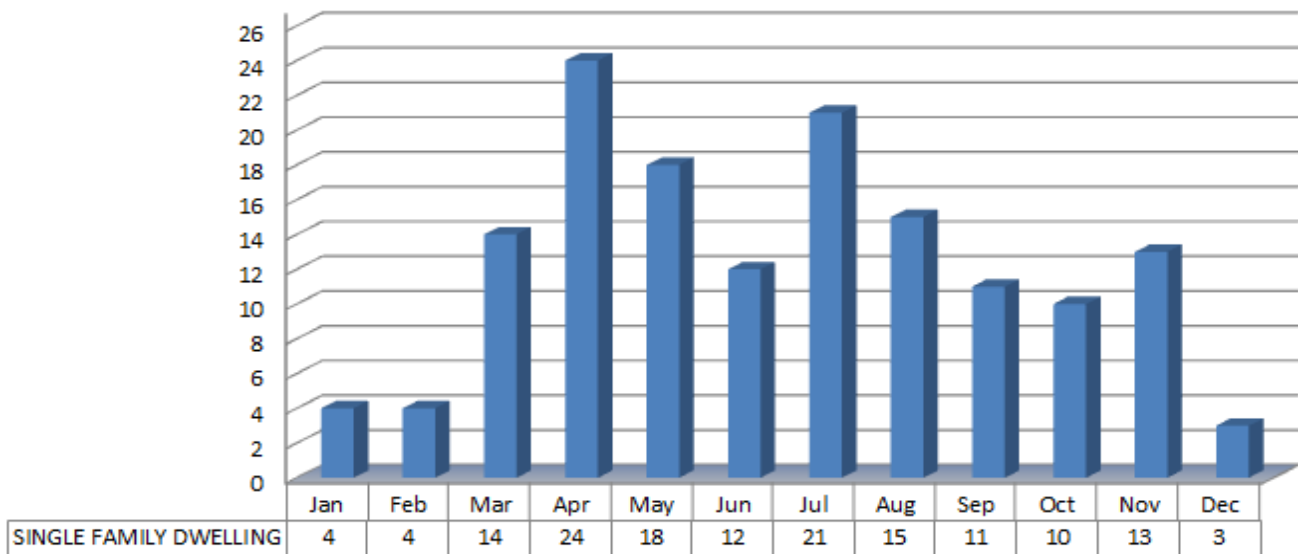




- Even though it seemed to be a very busy year, at the end of 2018 the total number of permits actually fell short of 2017 totals by a difference of 53 permits. There were 468 permits issued in 2018 compared to 521 issued in 2017.
- The six-year average for total permits dropped slightly from 435 to 432. 2018's total number of permits was only 8% greater than the six-year average.
- The most permits issued annually are for Single Family Dwellings and Detached Accessory Structures (garages, barns and sheds). 2018 was no different; however, there were fewer of each type issued in 2018 than in 2017. In 2018 there were only 110 Accessory Structure-Detached permits compared to 148 in 2017. There were 149 Single Family Dwelling permits issued for 2018 compared to 161 issued in 2017.

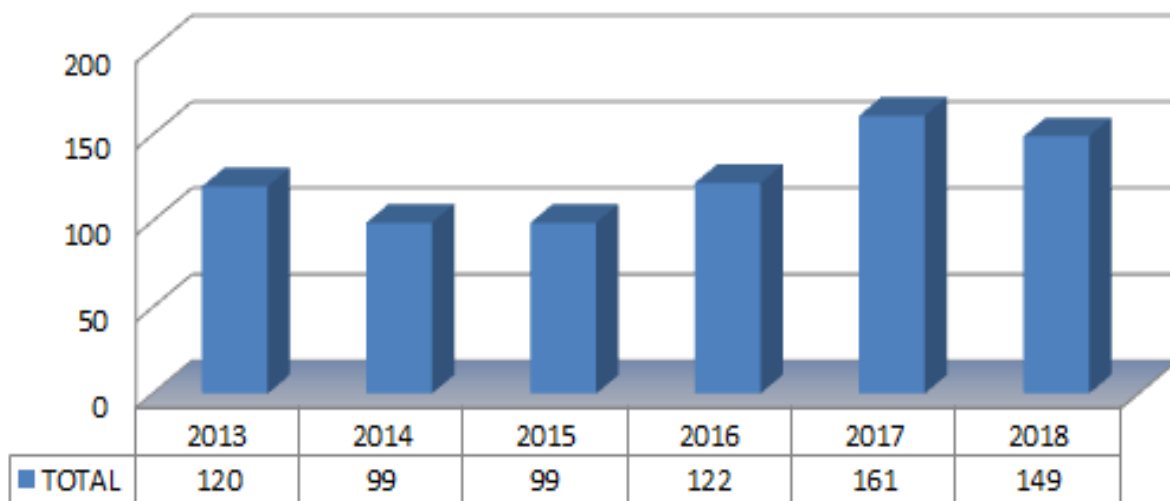


Single Family Dwelling Building Permits 2018 - by Month

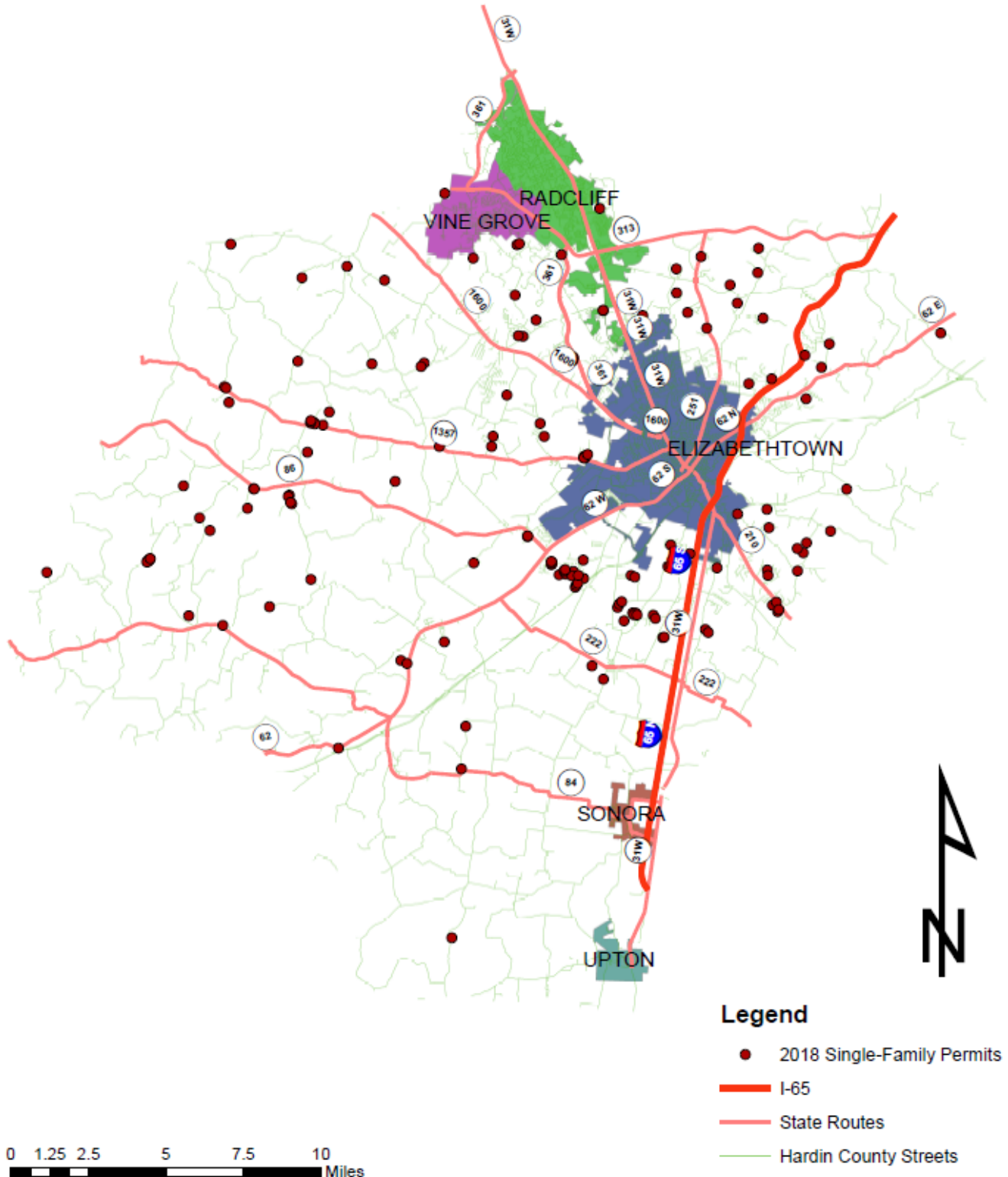


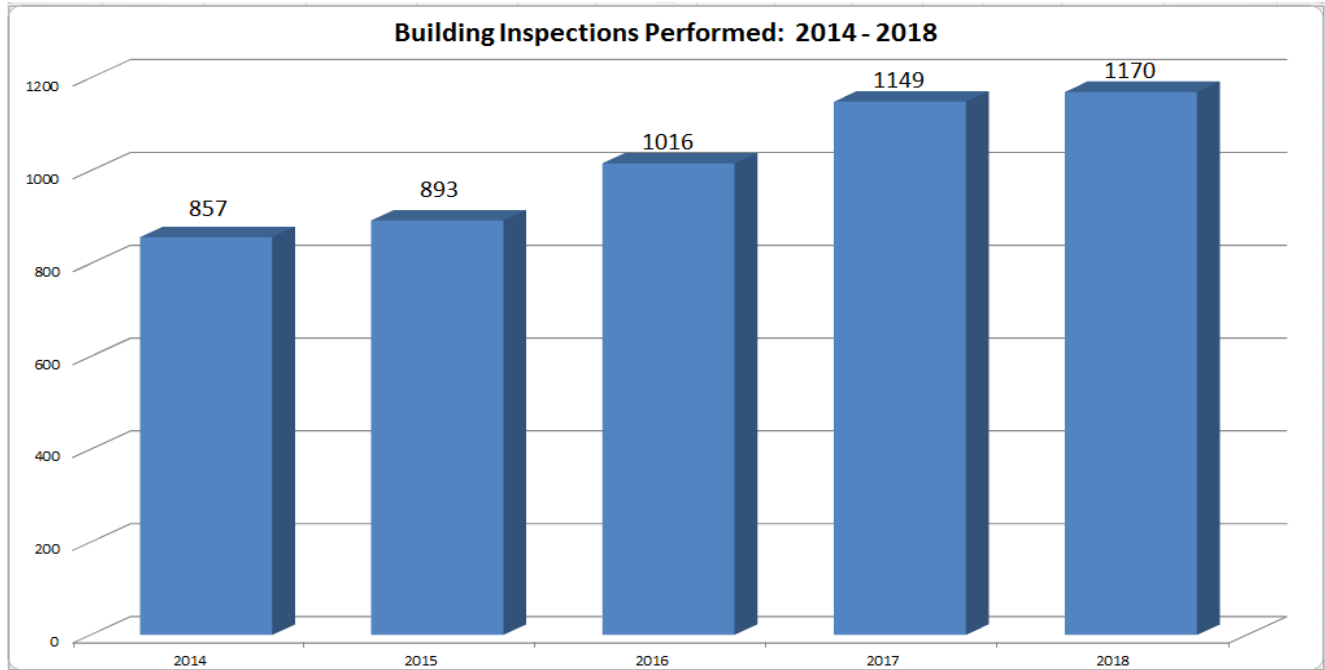
- The number of Single Family Dwelling Permits issued for 2018 (149) was 33% less than the number of permits in 2017 (161) but still 19.2% more than the six-year average which is 125.
- The average number of Single Family Permits issued per month in 2018 was 12.4. The monthly average for 2013 through 2017 was 10 permits per month. April was the busiest month of 2018 with 24 permits followed by July with 21.
- The most Single Family Dwelling permits ever issued in a given year was 429 in 2003.

Single Family Dwelling Building Permits Issued (2013 - 2018)



2018 Single-Family Permits





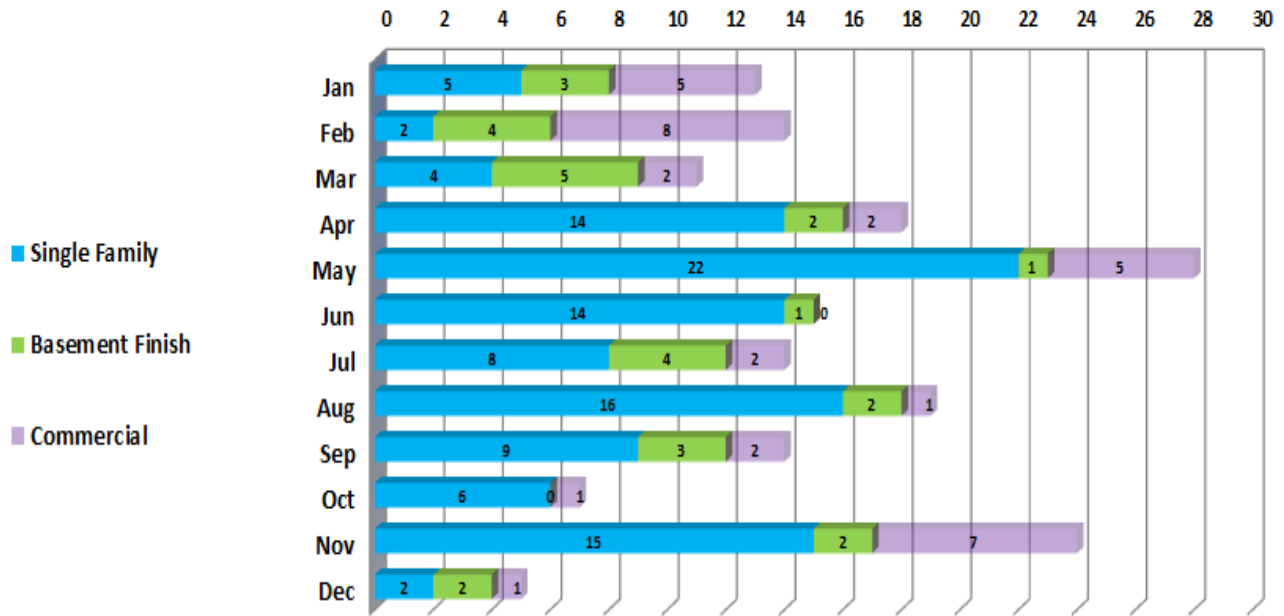
- The carry-over from the increased number of building permits issued in 2017 along with the new projects in 2018 created an increase in Building Inspections in 2018. There were 1149 Building Inspections performed in 2017 compared to 1170 in 2018.
- 2018 was the busiest of the last five years for building inspections .
- The most often performed type of inspections in 2018 were finals with 452 inspections performed, followed by footers with 347.

Permit Summary Report - Building Inspections - 2018

Completed Date 1/1/2018 TO 12/31/2018

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
FINAL	35	27	21	41	52	52	47	36	32	48	37	24	452
FOOTER	14	8	20	48	40	33	35	33	28	49	18	21	347
FRAMING	20	23	26	26	17	21	19	28	21	25	16	17	259
RE-INSPECTION	0	0	1	3	1	1	1	1	1	2	0	0	11
STATUS CHECK	10	6	13	17	8	3	3	6	4	12	3	3	88
STOP WORK	2	2	0	0	4	0	3	0	1	1	0	0	13
Totals:	81	66	81	135	122	110	108	104	87	137	74	65	1170

Building Plan Reviews - 2018



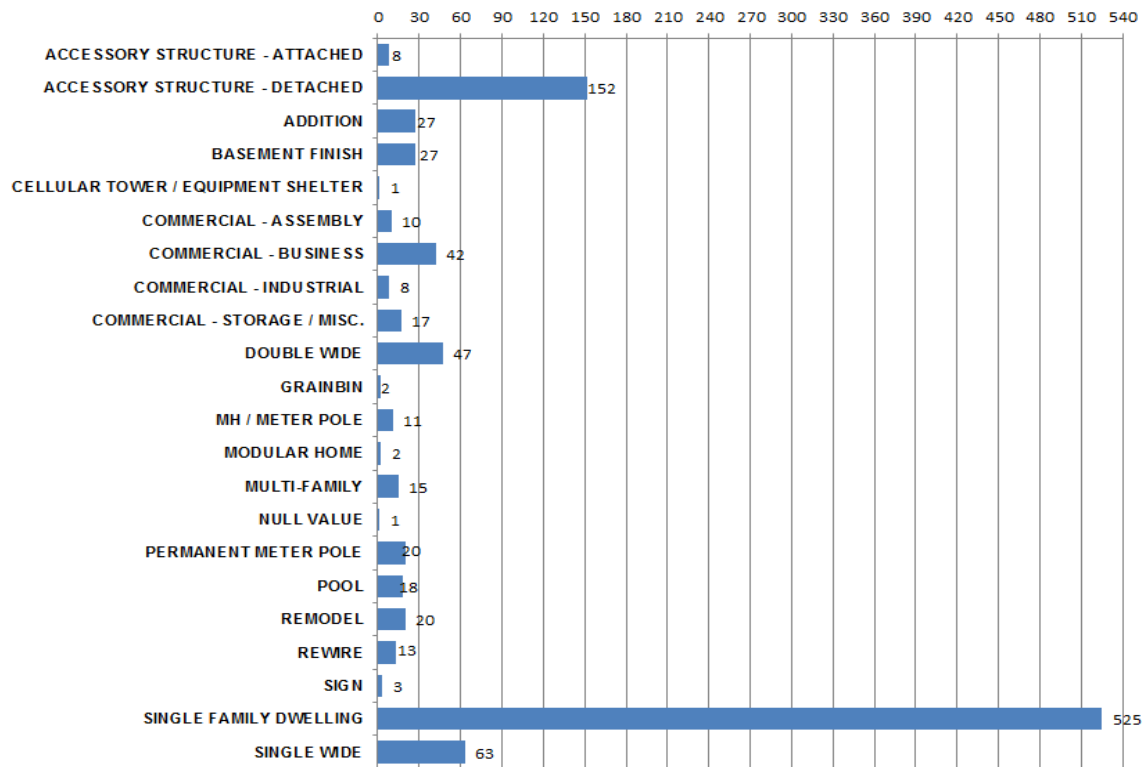
- Plan Reviews are performed for all new single family dwellings with total roofed area of 2000 square feet or more; basement remodels/finishes and non-residential (commercial, industrial and assembly) projects that fall under local jurisdiction.
- The number of plan reviews only slightly increased from 180 in 2017 to 182 in 2018.
- Plan reviews averaged 9.75 per month for Single Family Dwellings; 2.4 for Basement Finishes and 3 for Non-Residential/Commercial projects.

Permit Summary Report - Plan Reviews 2018

Completed Date 1/1/2018 TO 12/31/2018

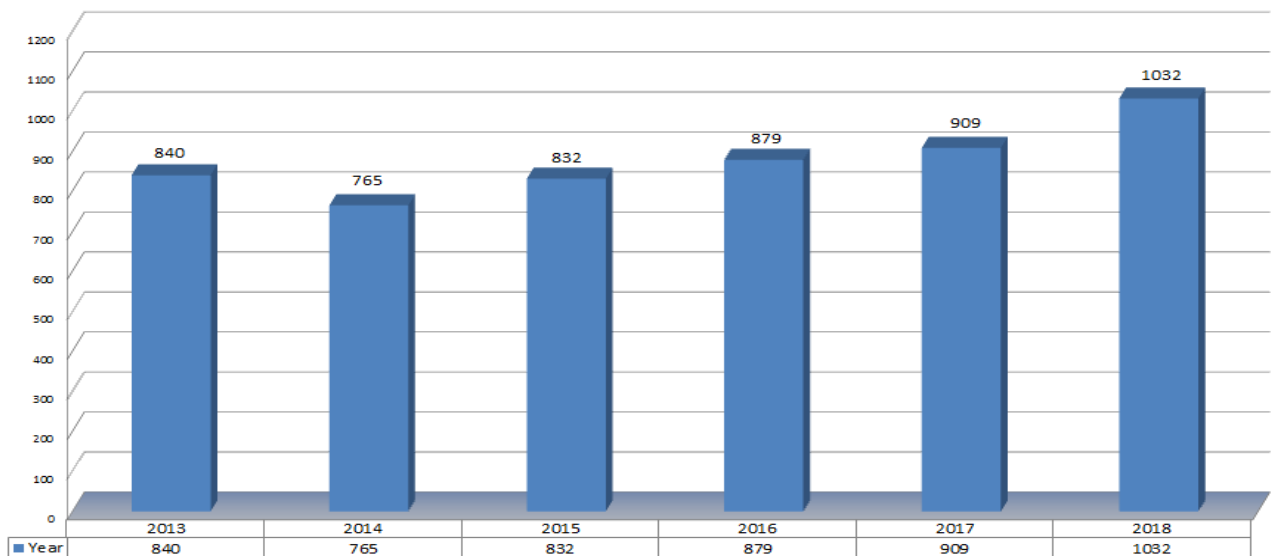
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Single Family	5	2	4	14	22	14	8	16	9	6	15	2	117
Basement Finish	3	4	5	2	1	1	4	2	3	0	2	2	29
Commercial	5	8	2	2	5	0	2	1	2	1	7	1	36
Totals:	13	14	11	18	28	15	14	19	14	7	24	5	182

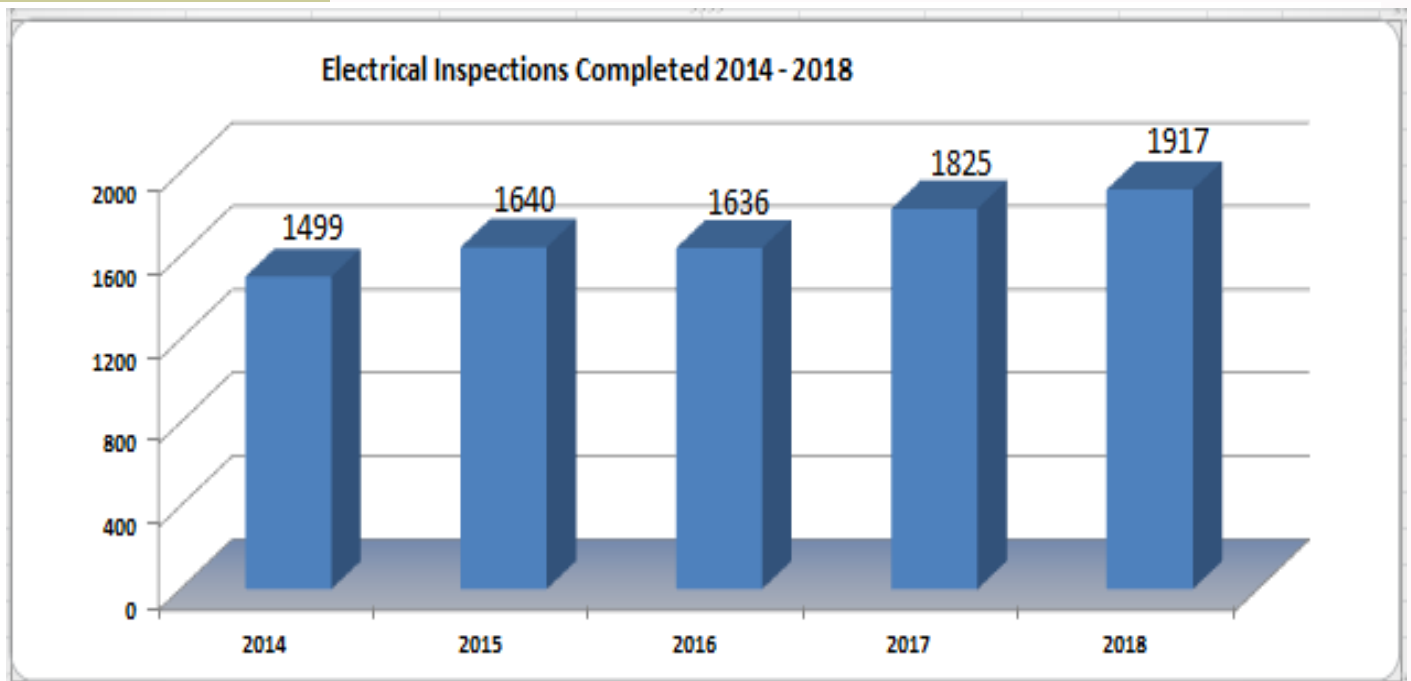
Total Electrical Permits Issued 2018 - by Type



- 2018 was the busiest year for electrical inspections of the last six years with a total of 1032 electrical permits issued.
- The six-year average for electrical permits is 876. 2018's total number of electrical permits was nearly 18% greater than the average.
- The number of Single Family Permits always tops the numbers for the most electrical permits issued. The 525; however, is not only new houses but also includes inspections for service entrances, generator installs, service reconnects, etc. In addition, the spring floods and late fall ice storm damage to services required unusually higher number of inspections that added to this total.

Total Electrical Permits Issued 2013 - 2018 by Year





- A total of 1,917 electrical inspections were completed in 2018.
- There were 5% more electrical inspections performed in 2018 than in 2017.
- 2018 was the most active year for electrical inspections of any of the last 5 years.
- Electrical inspections averaged approximately 160 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.

[Permit Summary Report - Annual Electrical Inspections Completed](#)

Completed Date 1/1/2014 TO 12/31/2018

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2014	116	109	94	95	128	146	124	135	128	149	141	134	1499
2015	118	89	104	127	138	157	141	134	151	178	159	144	1640
2016	105	105	110	128	110	144	140	128	168	162	156	180	1636
2017	119	143	163	158	138	180	183	163	140	124	150	164	1825
2018	97	108	154	147	172	210	163	221	167	161	178	139	1917

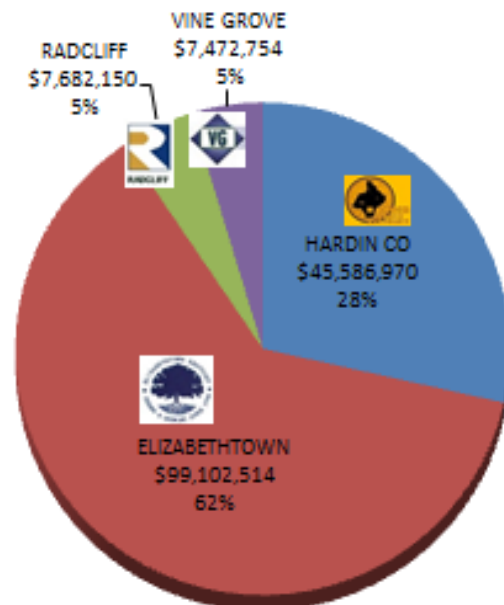
While construction costs were down 25% for Unincorporated Hardin County from 2016 to 2017; **2018** saw an increase of nearly 27%, an increase of almost \$10 million dollars. The largest projects in Hardin County for 2018 were the new buildings constructed for the Nutrien Ag Solutions site between Sonora and Upton. Four new buildings were constructed with a total construction cost of \$1,750,000.

For residential construction, single family dwellings still made up the majority of the 2018 construction costs with 32% of the total; which was more than \$51 million dollars .

The total construction cost of \$159,844,388 for the four reporting jurisdictions showed an overall increase of just 6% from the 2017 total of \$150,287,633. While Radcliff and Vine Grove saw decreases, Hardin County and Elizabethtown together accounted for a 45% increase from 2017.

Elizabethtown continues to make up the majority of the construction cost pie and has since 2011. Their greatest reported cost was for Industrial Buildings.

TOTAL CONSTRUCTION COST 2018 - \$159,844,388



The Planning and Development Commission Staff have been active in the past year with public hearings, subdivision plats, development plans and building & electrical permits. The following table illustrates the workload for 2018.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	24	21	0	0	2	1
DEVELOPMENT PLAN	10	8	0	0	0	2
ZONING CHANGE	4	2	0	0	1	1
PUBLIC FACILITY	1	1	0	0	0	0
ROAD CLOSING	1	0	0	0	1	0
SITE PLAN	23	23	0	0	0	0
CELL TOWER	0	0	0	0	0	0
VARIANCE	22	22	0	0	0	0
TOTAL	85	77	0	0	4	4

- A total of 4 Zoning Changes were submitted to the Planning Commission during 2018 (with one application withdrawn and one pending); with all four rezoning's going from Residential to Commercial. The Planning Commission was to consider a single Road Closing Request but it was withdrawn prior to the hearing. The Commission also considered one Public Facility Review.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 10 Development Plans for Assembly, Commercial and Industrial projects were reviewed along with 23 Site Plans for Residential related projects.
- A total of 44 applications were considered by the Board of Adjustment during 2018 for Conditional Use Permits and Variances (1 Variance was heard by the Planning Commission in conjunction with a Zone Change).

VIOLATIONS REPORT 2018

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 to the Office of the Hardin County Attorney for resolution.

In 2018, a total of thirty (30) violations were investigated via a Site Visit and resulted in letters being mailed out. Of the 30 violations investigated, 26 were closed out for compliance with 4 items pending potential litigation.



VIOLATION TYPE	# OF INVESTIGATIONS
Inoperable Vehicles	9
RV's used as Dwellings	2
Multiple Dwellings	2
Running Business without Approvals	11
Construction Activities without a Permit	4
Other	2
TOTAL	30

APA-KY EXECUTIVE COMMITTEE

Director King was reelected by his professional colleagues to a 3rd term as the Secretary of the Executive Committee for APA KY. He has served on the APA KY Board since 2011.

HARDIN COUNTY BOARD OF ADJUSTMENT 400TH MEETING

The Hardin County Board of Adjustment held its 400th Meeting on November 8, 2018 in the second floor meeting room of the County Government Building. Established by the Hardin County Planning Commission in 1995 and appointed by the Hardin County Fiscal Court to four-year terms; the Board of Adjustment has provided assistance to the residents of Hardin County for the last 23 years. They are a quasi-judicial board that hears evidence and make findings of fact on applications submitted by citizens for conditional use permits, variances, administrative reviews and appeals--all pertaining to zoning regulations. The Board meets at 5:00 p.m. on the first and third Thursday of each month. The first meeting was held on 17 August 1995.

Pictured below from left to right are former members: Dennis Parrett, Jack Holman & Brent Goodin and current members: Bob Krausman, Steve Steck & Greg Youngblood.



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PLANNING AND
DEVELOPMENT
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