

**Hardin County**  
**Planning & Development Commission**  
**18 May 2021**

Hardin County Government Center  
2nd Floor Meeting Room

## MAP AMENDMENT

Dogwood Circle Investments LLC / Woods Armory

18 May 2021

### Zone Map Amendment Request:

**FROM:** B-2 (Tourism & Convenience Commercial)

**TO:** C-1 (Convenience Commercial)



**Summary:** Dogwood Circle Investments, LLC (owner) and Scott Wood of Woods Armory (applicant) are requesting a Zone Change from Tourism & Convenience Commercial (B-2) to Convenience Commercial (C-1) to allow for retail sales – gun shop. The proposed property is a 0.101 acre site located at 211 East Main Street, Glendale, 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  
SUMMARY REPORT**

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- A. Meeting Notification**
- B. Vicinity Map**
- C. Future Land Use Map**
- D. Planning Area Map**
- E. Zoning Map**
- F. Aerial Photographs**
- G. Photos of the Site**
- H. Analysis of the B-2 Zone**
- I. Historic Records for the site & building**
- J. Statement from the Applicant**
- K. Letter of Support from Glendale Merchants Association**
- L. Letter of Support from Mike Frantz (Whistle Stop owner)**
- M. Memo & Survey Results from Comp Plan Meetings in Glendale (1995)**
- N. Analysis of other Land Use Applications in the Glendale Rural Village since 2010**
- O. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- P. \*Comprehensive Development Guide**
- Q. \*Development Guidance System Ordinance**
- R. \*Application for Zone Change**
- S. \* Glendale Rural Village Language from the 1994 Land Use Element of the Comp Plan**
- T. \*Memo from the Director on the Proposal**

**\*Not provided in PowerPoint**



Public Notice

THE NEWS-ENTERPRISE    NEWS    SUNDAY, MAY 9, 2021    A13

# on bringing U.S. back to Iran nuclear deal

ed by steadily  
s violations of the  
ching uranium to a  
ty than permitted,  
more enriched ura-  
s said it is prepared  
all of its violations

but that Washington must  
remove all sanctions imposed  
under Trump.  
Still unresolved is what  
Iran's return to compliance  
could mean. U.S. negotiators to  
also serious about returning to

JCPOA. So far, they have an-  
nounced that they are ready to  
lift most of their sanctions, but  
we do not think it is enough,"  
Araghchi said.  
"That is why the negotia-  
which have as their objective

the full and effective imple-  
mentation of the deal by all  
sides and the U.S. return to  
the JCPOA."  
Ahead of the talks, a se-  
nior U.S. official, speaking  
not a bad sign."

Notice is hereby given that the Hardin County Planning and Development Commission will hold a Public Hearing at 5:00 p.m. on Tuesday, 18 May 2021, 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 B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE to the C-1 - CONVENIENCE COMMERCIAL ZONE for A +/- 0.101 ACRE SITE located at 211 E MAIN ST., GLENDALE, KY 42740.

**PUBLIC RECORDS    DUIS**

ed for two  
00 plus  
service

(1999). First offense oper-  
ating a motor vehicle un-  
der the influence of intoxi-  
cants with aggravating cir-  
cumstances, possession of  
marijuana and possession  
of drug paraphernalia.  
Sentenced to 365 days in  
jail with credit for one day  
served and balance proba-  
ted for two years. Fined  
\$200 plus court costs and  
service fee. Total: \$815.

■ Joseph J. Santos  
(1990). First offense oper-

**AFFORDABLE DENTURES & IMPLANTS**

## Delivering a



Newspaper Ad on Sunday, May 9th



Two signs posted on site since April 29th



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

COPY

April 30, 2021

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 211 E MAIN STREET, GLENDALE, KY. The owners, DOGWOOD CIRCLE INVESTMENTS LLC, and applicant, WOODS ARMORY are requesting a Zoning Change for A +/- 0.101 ACRE SITE LOCATED ON THE SOUTH SIDE OF EAST MAIN STREET. – See Enclosed Map

The hearing will be held as follows:

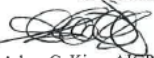
DATE:	18 MAY 2021
TIME:	5:00 PM
PLACE:	Hardin County Government Building 150 N. Provident Way, 2nd Floor Meeting Room Elizabethtown, KY 42701
EXISTING ZONE:	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE
PROPOSED ZONE:	C-1 - CONVENIENCE COMMERCIAL ZONE
REQUEST:	TO ALLOW FOR RETAIL SALES OF MERCHANDISE - WOODS ARMORY (GUN SHOP)

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. Masks are required for attendance.

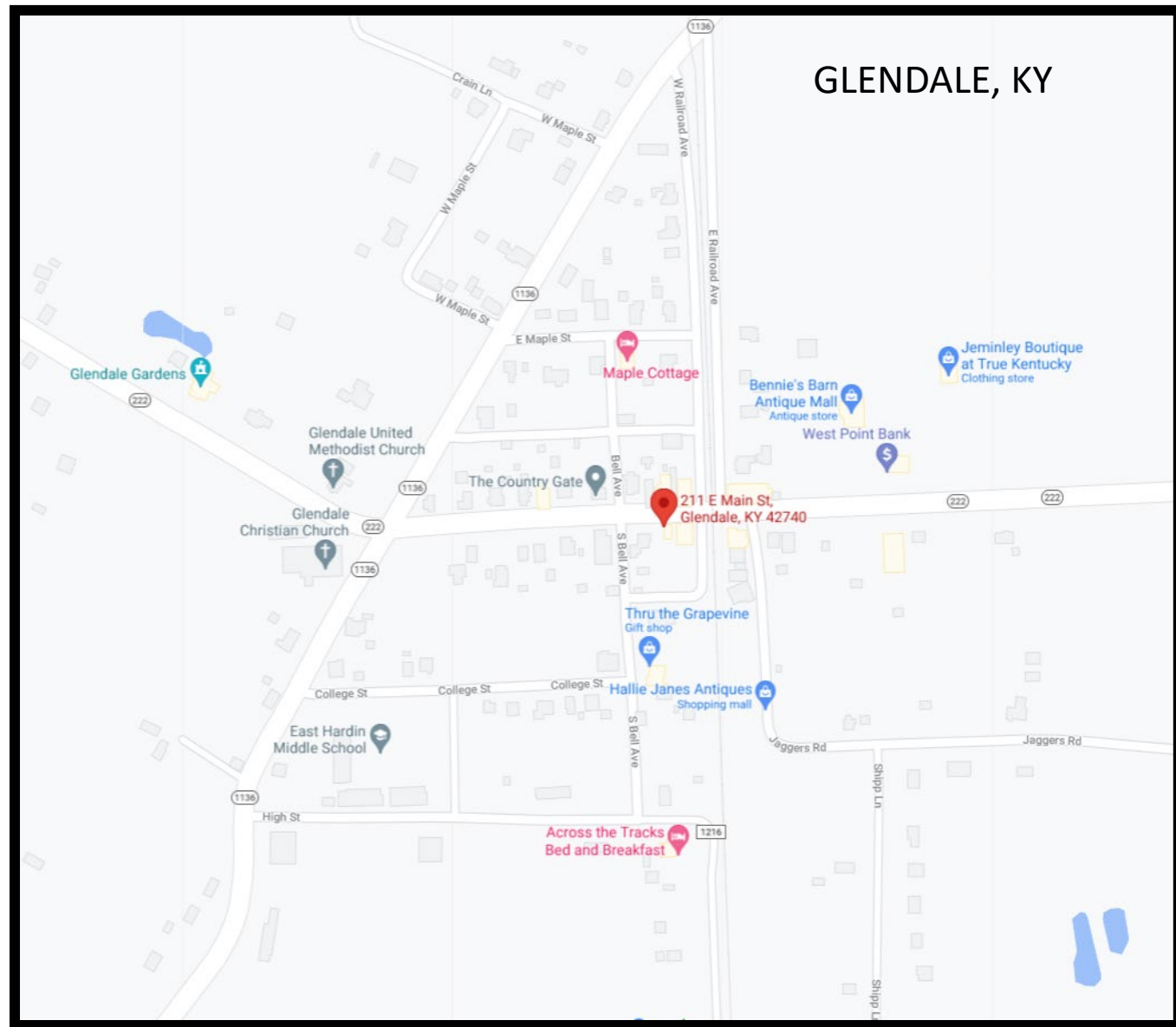
Please call the Planning Commission office at 270-769-5479 if you have any questions.

  
Adam C. King, AICP  
Director

c: 6 E G THOMPSON, Magistrate

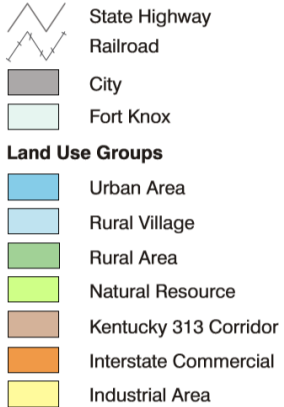
First class mailings sent to 77 owners that adjoin and are within 1200' of road frontage





# Hardin County Future Land Use

## LEGEND

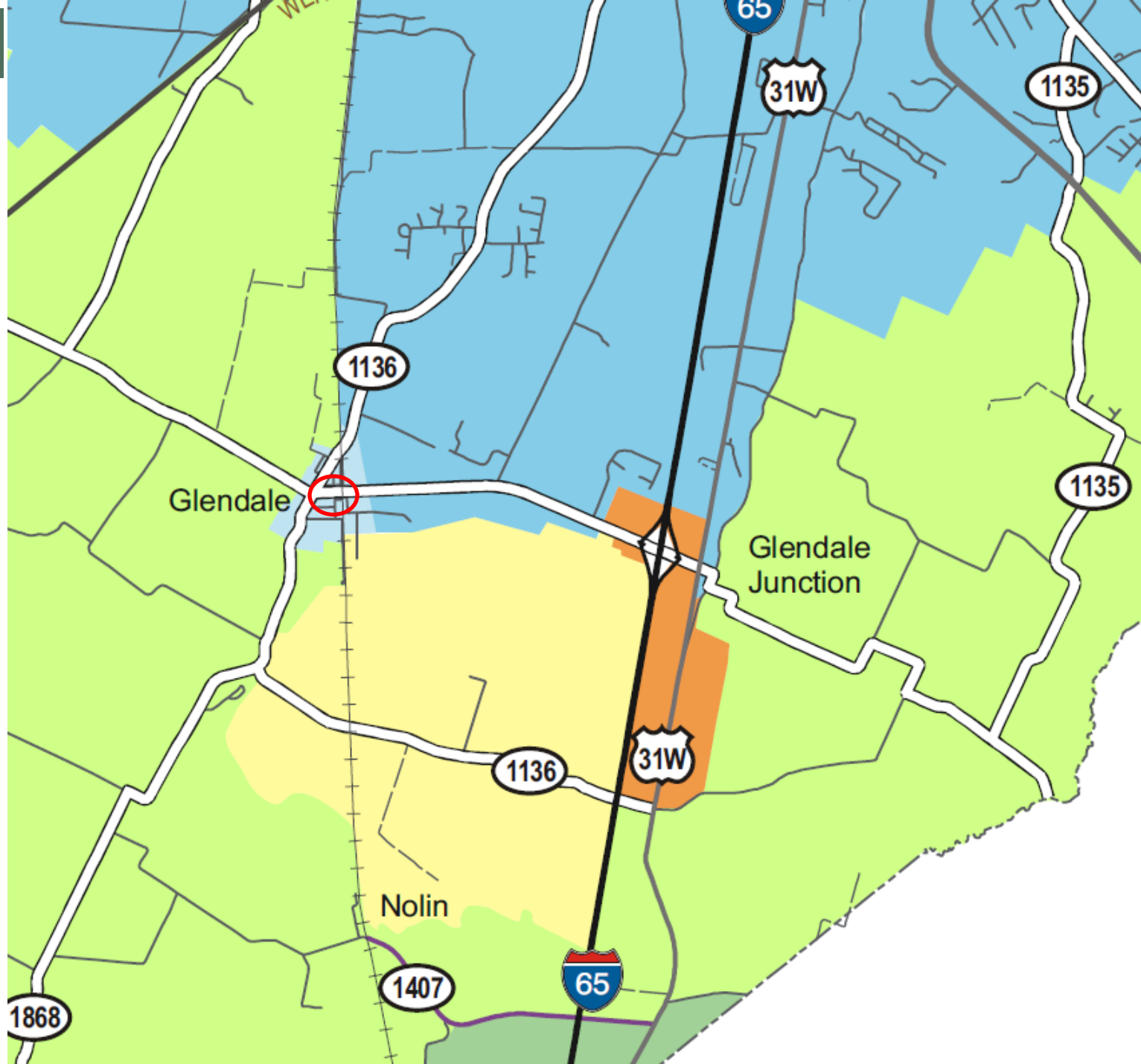


## B. Rural Villages

**Introduction:** Rural villages are small enclaves or communities that have a particular identity and name and are scattered throughout Hardin County. Historically they would have been identified by community facilities such as schools and churches, some small convenience commercial uses such as a general store, and a relatively dense residential pattern in the immediate vicinity of the village.

**Recommended Land Use Pattern and Development Criteria:** The following are recommended land use types for rural villages generally. Also provided are general guidelines for development in rural villages.

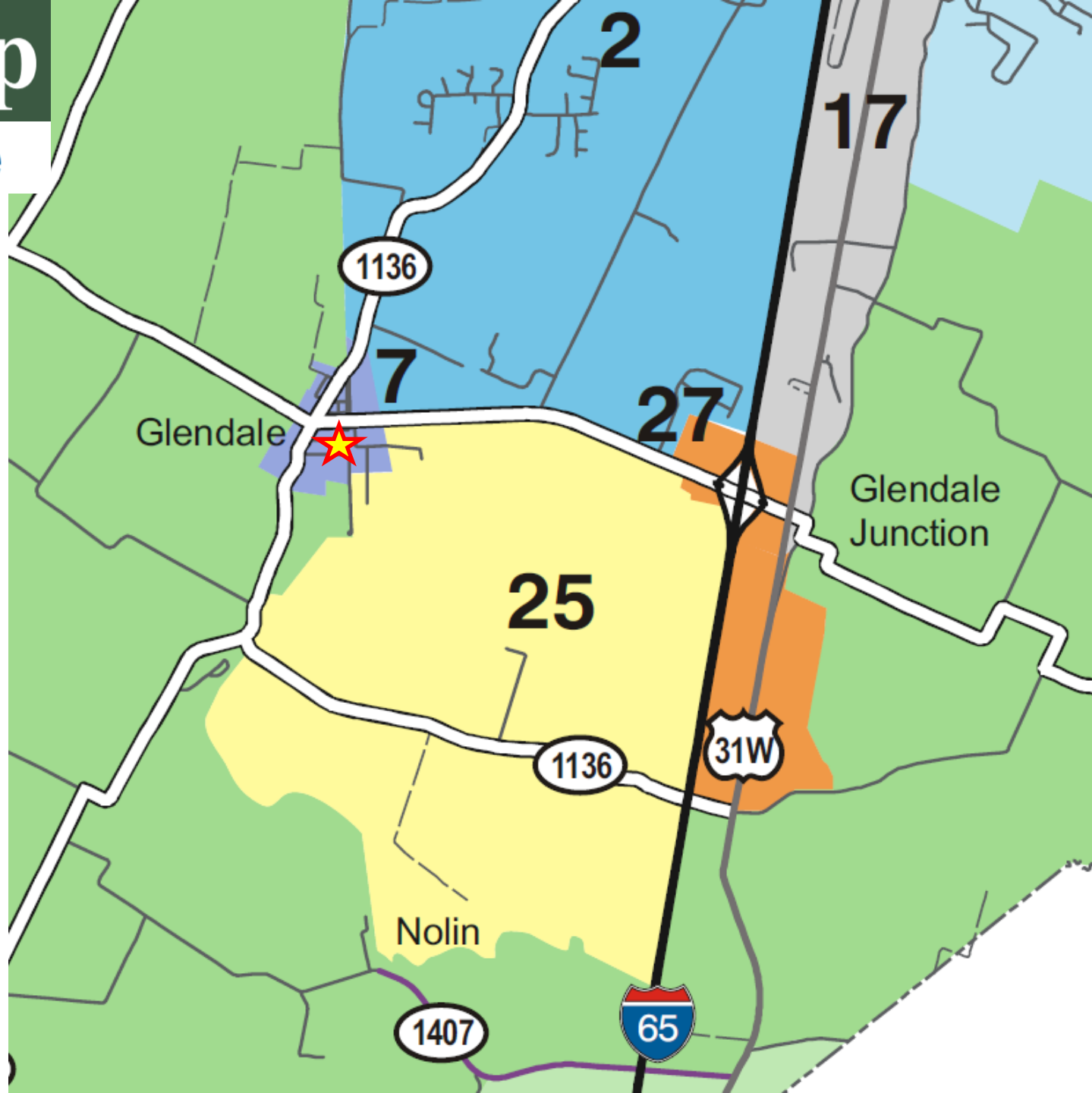
- In order to preserve the village identity and future, neighborhood commercial uses are encouraged.
- Also encouraged are community facilities such as churches and schools.
- Rural village residential development is encouraged in and closely around the villages. This residential development should be encouraged to be as dense as infrastructure will allow.
- Access points to roadways should be limited to that appropriate in a more densely developed setting.
- Where feasible and practical infrastructure such as decentralized sewage disposal systems should be provided.



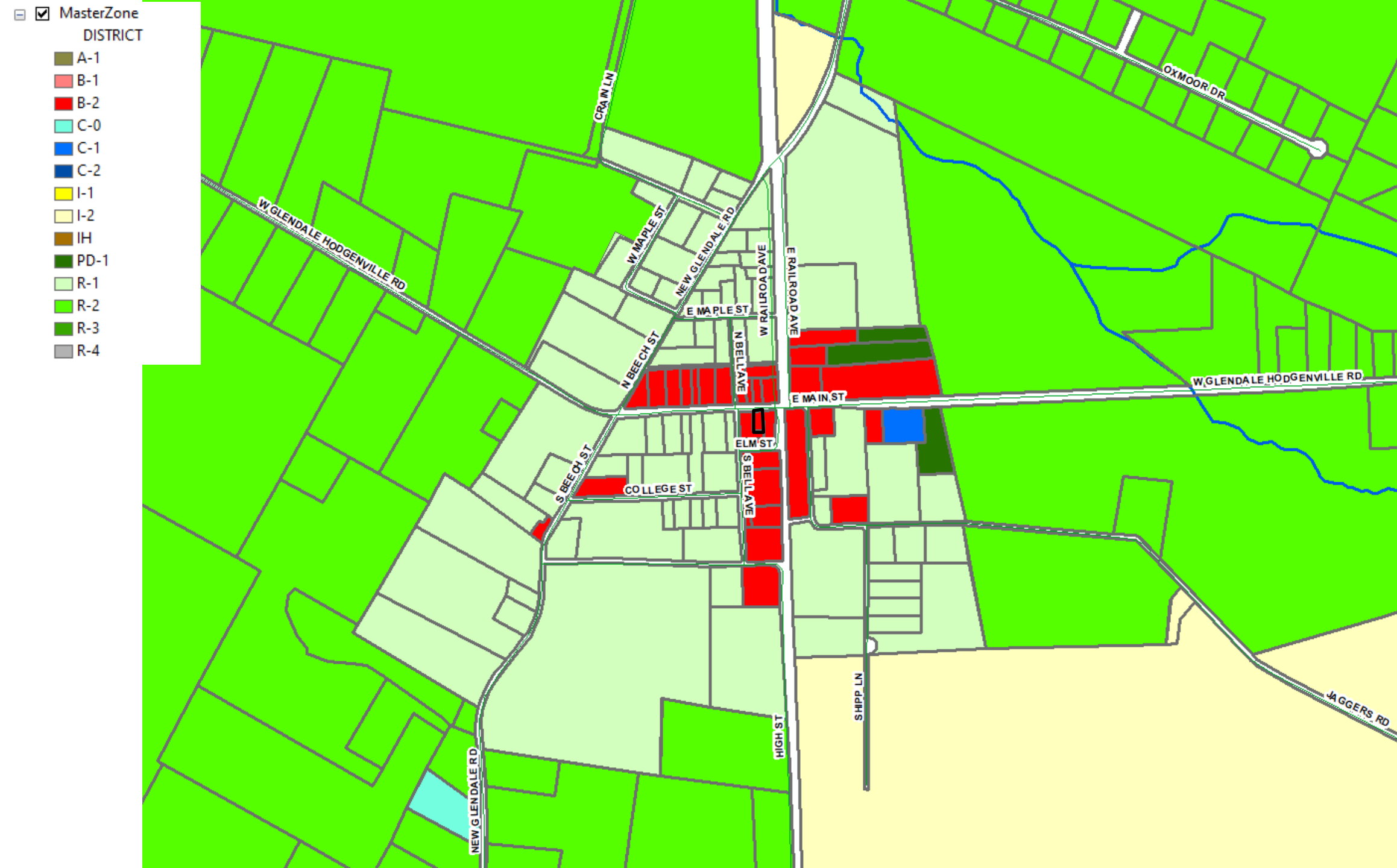
# Planning Area Map

## 7. Glendale Rural Village

- **Introduction:** This historical railroad community has maintained its character and economic viability as a tourist and commercial destination and numerous festivals are held here each year. This village is located in southern Hardin County, to the west of Interstate-65 at the intersection of State Roads 222 and 1136.
- **Existing Land Use:** A majority of the properties identified in this Rural Village are designated residential and are located on small lots in a traditional design with platted alleys. The B-2 Tourist and Convenience Commercial District uses located along Main Street and Bell Avenue account for the remaining land uses.
- **Recommended Land Use and Development Criteria:**
  - The recommended land use patterns for the Glendale Rural Village is expansion of the existing mix of residential and tourist related commercial development that maintains the traditional character, architectural style, visual character and the aesthetically pleasing environment of this community.



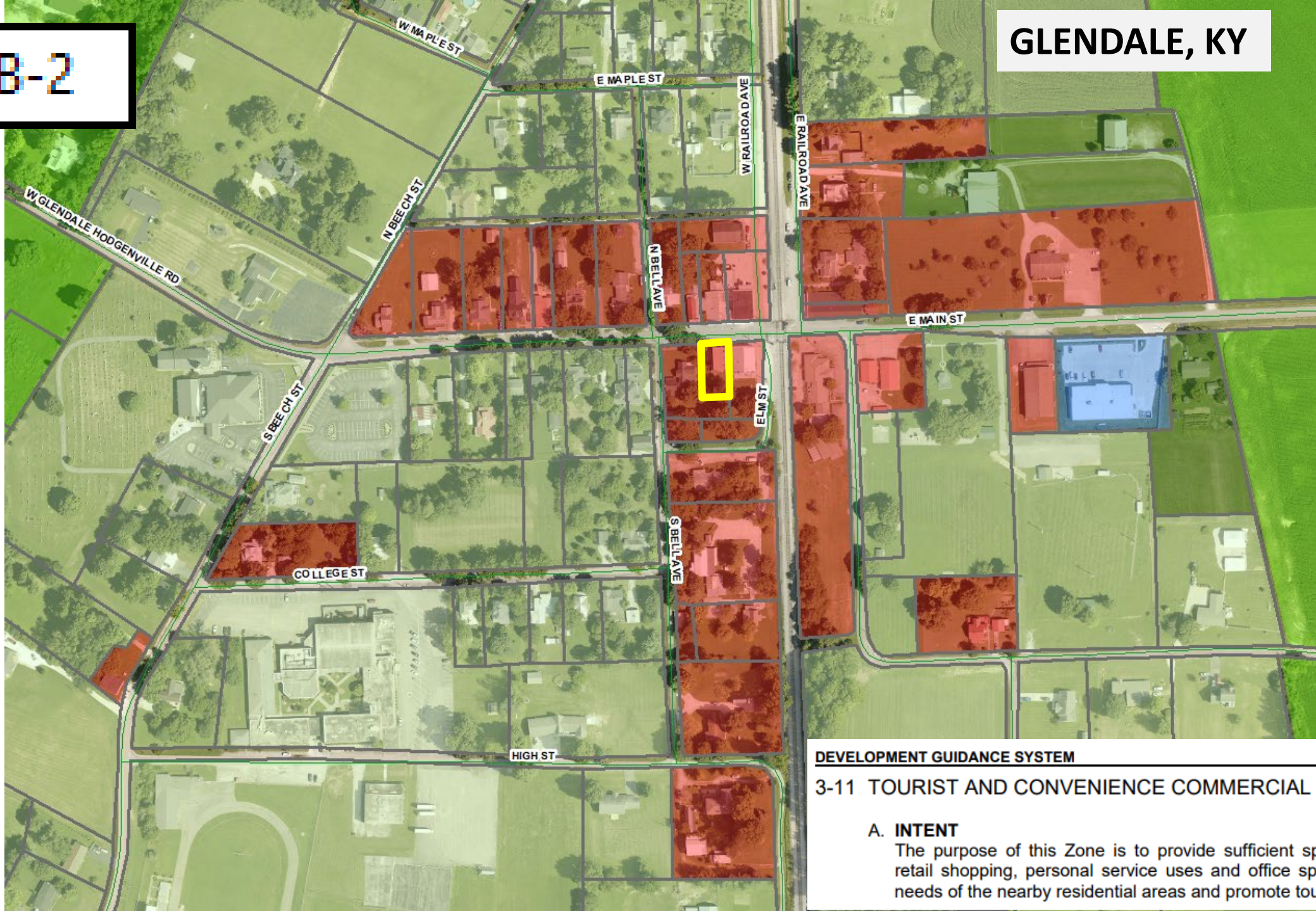






# GLENDALE, KY

B-2



## DEVELOPMENT GUIDANCE SYSTEM

### 3-11 TOURIST AND CONVENIENCE COMMERCIAL ZONE (B-2)

#### A. INTENT

The purpose of this Zone is to provide sufficient space for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas and promote tourism.



# Land Use Table for the B-2 Zone

## DEVELOPMENT GUIDANCE SYSTEM

### 3-11 TOURIST AND CONVENIENCE COMMERCIAL ZONE (B-2)

#### A. INTENT

The purpose of this Zone is to provide sufficient space for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas and promote tourism.

LISTED USES	P = Permitted Use				C = Conditional Use				A = Accessory Use				-- = Not Permitted			
	A-1	R-1	R-2	R-3	R-4	R-5	C-0	C-1	C-2	B-1	B-2	I-1	I-2	I-H	PD-1	
1. Accessory Structures	A	A/C	A/C	A/C	A	--	P	P	P	P	P	P	P	P	A	
2. Agricultural Tourism	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
3. Agricultural Use	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	
4. Agriculture Equipment Sales & Service	C	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
5. Airports	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
6. Amusement Enterprises (Indoor)	--	C	C	C	--	--	C	C	C	C	--	A	A	--	--	
7. Antique, Gift & Craft Shops	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P	
8. Apparel Store	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	
9. Asphalt Manufacturing	--	--	--	--	--	--	--	P	P	--	--	C	C	--	--	
10. Automobile Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
11. Automotive Repair	--	C	C	C	--	--	C	C	C	C	--	C	C	--	--	
12. Automotive Sales	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--	
13. Automotive Storage (2-5 vehicles)	C	C	C	C	C	C	--	--	--	--	--	--	--	--	C	
14. Bank, Savings & Loan	--	--	--	--	--	--	--	P	P	P	--	A	A	--	P	
15. Beauty & Barber Shop	C	C	C	C	--	--	P	P	P	--	P	A	A	--	P	
16. Bed & Breakfast	C	C	C	C	--	--	P	P	P	--	P	--	--	--	P	
17. Blast Furnaces, Metal Smelting, Ore or Metal Reducing	A	A/C	A/C	A/C	--	--	--	--	--	--	--	P	P	--	--	
18. Boarding House and/or Group Home	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
19. Building Material Sales	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	
20. Cemetery	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
21. Charitable Gaming Activity	--	C	C	C	P/C	--	--	C	C	C	--	--	--	--	--	
22. Child Care Center	C	P/C	P/C	P/C	P/C	P/C	--	P	P	C	C	A/C	A/C	P/C	P/C	
23. Church (with Cemetery)	P	P	P	P	--	--	--	P	P	P	P	C	C	--	P	
24. Contractor's Equipment Yard	--	--	--	--	--	--	--	--	P	--	--	P	P	--	--	
25. Convenient Store and/or Filling Station	--	--	--	--	--	--	--	P	P	P	--	C	C	--	--	
26. Crushed Stone, Sand, Gravel Operation	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	
27. Cultural Services	C	C	C	C	--	--	P	P	P	P	--	--	--	--	P	
28. Dry Cleaner	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	
29. Dwelling, Accessory	C	C	C	C	--	--	--	--	--	--	--	--	--	--	C	
30. Dwelling, Mobile Home	C	C	C	C	--	P	--	--	--	--	--	--	--	--	C	
31. Dwelling Multiple, Two Dwellings on 11.0 acres or greater	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
32. Dwelling, Single Family	P	P	P	P	P	P	C	C	C	C	C	C	C	P	P	
33. Educational Institution	P	P	P	P	--	--	--	P	P	--	--	P	P	--	--	
34. Farmers Market	C	--	--	--	--	--	--	P	P	--	--	--	--	--	P	
35. Funeral Home	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
36. Furniture Store	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
37. Grain Bin Facility	C	--	--	--	--	--	--	--	P	P	--	--	--	--	--	
38. Greenhouse & Plant Nursery	C	C	C	C	--	--	P	P	P	P	--	--	--	--	--	
39. Home Occupation	A/C	A/C	A/C	A/C	A/C	A/C	--	--	--	--	--	--	--	A/C	A/C	
40. Hotel & Motel	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	
41. Indoor Storage-Construction Equipment	--	--	P	P	--	--	P	P	P	P	--	P	P	--	--	
42. Junk Yard	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--	
43. Kennels	C	C	C	C	--	--	--	C	C	C	--	C	C	--	--	
44. Livestock Auction and/or Stock Yard	C	--	--	--	--	--	--	--	C	--	--	--	--	--	--	
45. Machinery Sales & Service	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	
46. Manufactured Home Dealers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
47. Manufacturing Use	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
48. Meat Packing Plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
49. Medical Office	--	C	C	C	--	--	--	--	P	P	P	--	P	C	C	
50. Mobile Home Park	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	
51. Mobile Office	--	C	C	C	--	--	--	--	--	C	C	C	--	C	C	
52. Multi-Family Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
53. Non-Commercial Saw Mill	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--	
54. Nursing Home	--	C	C	--	--	--	--	--	--	--	--	--	--	--	--	
55. Outlet Mall and/or Department Store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
56. Owner-Operated, Specially Skilled Shop for Agricultural Related Use	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
57. Parking Lot	C	C	C	C	--	--	--	--	P	P	P	P	P	--	--	
58. Petroleum Production, Refining and/or Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
59. Plumbing & Electrical Supply	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
60. Printing, Publishing & Engraving	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
61. Private Club	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
62. Private School	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
63. Professional Office	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
64. Rail Road Siding Operation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
65. Ready Mix and/or Concrete Plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
66. Recreational Enterprises (Outdoor)	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
67. Recycling Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
68. Repair of Household Appliances	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
69. Restaurants	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
70. Research Laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
71. Retail Food Store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
72. Retail Neighborhood Use	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
73. Retail Sales of Merchandise	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
74. Saw mills	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
75. Scrap Metal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
76. Self / Mini Storage Units	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
77. Self Serve Laundry	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
78. Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
79. Shoe Repair	--	C	C	C	C	--	--	--	--	--	--	--	--	--	--	
80. Signage (On and Off-Site)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	
81. Slaughter House	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
82. Tailors Shop	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
83. Temporary Real Estate Sale Office	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
84. Temporary Use-See Definition	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
85. Theatre	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
86. Tractor Trailers (Parking & Storage)	P	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
87. Truck or Freight Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
88. Veterinary Clinics	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
89. Warehousing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
90. Welding Shop	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
91. Wholesaling	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

Permitted: Accessory Structure, Agricultural Use, Antique/Gift/Craft Shop, Apparel Store, Beauty & Barber Shop, Bead & Breakfast, Church, Cultural Services, Dry Cleaner, Greenhouse & Plant Nursery, Medical Office, Parking Lot, Professional Office, Restaurant, Shoe Repair, Signage, Tailor Shop, Temporary Use

Conditional: Child Care Center, Single Family Dwelling, Theatre, Tractor Trailer (Parking & Storage)



4. B-2 - Tourist and Convenience Commercial District.

The purpose of this district is to provide sufficient space for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas and promote tourism.

a. Permitted Uses by Right - The following uses permitted within the District:

- 1) Eating and drinking places, excluding fast food type restaurants;
- 2) Apparel and accessory stores;
- 3) Furniture, home furnishings and equipment stores;
- 4) Bed and breakfast type lodging, only;
- 5) Craft, antique and gift shops;
- 6) Professional offices;
- 7) Churches or synagogues, including Sunday schools and parish houses, accessory kindergartens, nursery schools and child care centers for four or more children.  
A fenced and screened play area shall be provided which shall contain not less than twenty-five square feet per child;
- 8) Any service such as dry cleaners, tailors, shoe repair, barber and beauty shops;
- 9) Public facilities and utility offices;
- 10) Agricultural uses;
- 11) Residence as an accessory use; and,
- 12) Temporary use.

Land Use Table for the C-1 Zone  
(uses not Permitted/Conditional within the B-2)

[illegible]

## DEVELOPMENT GUIDANCE SYSTEM

### 3-8 CONVENIENCE COMMERCIAL ZONE (C-1)

## A. INTENT

This Zone is intended to provide for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas. This zoning is intended for locations at strategic sites in relation to population centers and transportation networks.

**Permitted Uses by Right:** Ag Equipment Sales & Service, Bank, Cemetery, Convenience Store/Gas Station, Education, Farmers Market, Funeral Home, Furniture Store, Grain Bin Facility, Indoor Storage of Construction Equipment, Manufactured Home Dealer, Nursing Home, Plumbing & Electrical Supply, Printing/Publishing/Engraving, Private Club, Private School, Recreational Enterprise (Outdoor), Repair of Appliances, Research Lab, Retail Food Store, Retail Sales of Merchandise, Self Storage Units, Self Serve Laundry, Vet Clinic, Welding Shop

**Conditional Uses (require a Public Hearing):** Auto Repair, Auto Sales, Charitable Gaming Activity, Junk Yard, Kennels, Mobile Office, Recycling Center,









Two story commercial building (circa 1903)  
1056 sq. ft. store front on the ground floor  
with an apartment on the second floor



























Adjoining property to the west

- Brian & Nina Cardin
- -Zoned: B-2

Adjoining property to the east

- Hardy Family Properties
- -Zoned: B-2

















GLENDALF SPRINGFEST  
3rd SATURDAY IN MAY

THE  
WHISTLE  
STOP



Great Food  
Since 1975

THANK YOU!!  
CELEBRATING 44 YEARS

NO PARKING













Multiple Resources of Hardin County, KY  
 Photo by: Catherine Harned  
 Date: 1983  
 Negative: Kentucky Heritage Council  
 View: Glendale Historic District  
 Glendale Bank, Block 2, Lot 2  
 Photo # 8 of 19

2. Block 2, lot 2 - Glendale Bank: Built in 1903, this two-story brick commercial building is unusually intact. The storefront is original with wood and frame double doors, transoms and flanking display windows on frame bulkhead panels. On the west bay of the storefront is an original door and transom which leads to stairs connecting with the upper floor. Over the storefront and upper floor windows is an arched band of corbelled brick which runs the width of the building. On the upper facade are arched one-over-one sash windows. At the roofline is a corbelled brick cornice. (C)

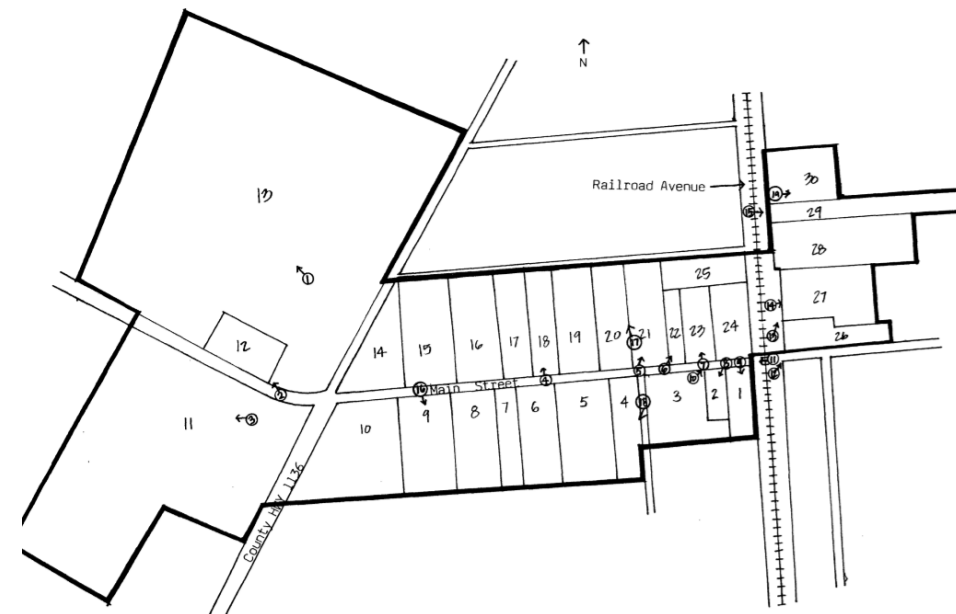
## Glendale Historic District

### Description

The Glendale Historic District contains 32 residential and commercial properties significant in the growth and development of the community. Glendale became a thriving trade and railroad center after the completion of the Louisville and Nashville Railroad in 1859. The majority of structures in the district were built between 1860 and 1930. Of the 32 primary buildings, 26 are contributing while 7 are non-contributing. In addition to these properties there are six contributing and six non-contributing outbuildings such as garages and sheds.

The district runs along Main Street in Glendale between County Highway 1136 and Railroad Avenue. The boundary includes two 19th century churches and the oldest commercial and residential areas in the community. Most residences are vernacular designs reflecting the Colonial Revival, Eastlake and Italianate styles. Italianate and Eastlake detailing can also be seen the vernacular commercial buildings adjacent to the railroad tracks. The district is characterized by flat terrain and tree lined streets.

Photo Key  
 Glendale Historic District  
 Glendale, Kentucky  
 Scale: 1"=200'



1. Historic Name(s) **Glendale Banking Company**

2. Original Owner **Arch B. Davis, President and Cashier**

3. Location **The Gift Station**

4. Owner's Name **Morris Leasor**

5. Owner's Address **Glendale, KY 42740**

6. Open to Public ☒ Yes ☐ No

7. Ownership ☒ Private ☐ Local ☐ State ☐ Federal

8. See Plan with North Arrow

9. Architect/Builder **George Fletcher**

10. Date **1903**

11. Style ☒ A. Italianate ☐ B. Vernacular

12. Original Use **scale commercial**

13. Present Use **Commercial**

14. Condition **Excellent**

15. Stories, No. of **Two story**

16. Single Pile ☐ Double Pile ☒ NA ☐

17. Floor Plan **N.A.**

18. Structural Fabric **Brick**

19. Exterior Fabric **Common bond**

20. Roof Form & Material **Parapet**

21. Foundation Material ☐

22. Outbuildings ☐

23. Alterations ☐ Additions ☐ Moved ☐ Wall Treatment ☐

24. Photographs ☐

25. Historic Significance ☒ National Landmark ☐ National Register ☐ Kentucky Survey ☐ Local Landmark ☐ HABS/HEAR ☐

26. Historic Theme ☒ Primary **Commerce** ☐ Secondary **architecture** ☐ Other ☐

27. Encouraged ☒ Yes ☐ No

28. ATTACH PHOTO ☒

29. Roll No. **HD-12**

30. Picture No. **4-5**

31. Prepared by **Catherine C. Harned**

32. Organization **P: Hardin County Planning and Development Commission**

33. Date **83**

34. Address/Location ☐

35. Staff/Notes ☐

25. History Cont:- H. Y. Davis of Cave City, formed banks at Cave City, Glendale and Upton. Incorporators of the Davis Banking Company were: H. Y. Davis, H. Y. Davis, Jr., Mrs. Fannie Davis, S. B. Davis, E. C. Davis and A. B. Davis.

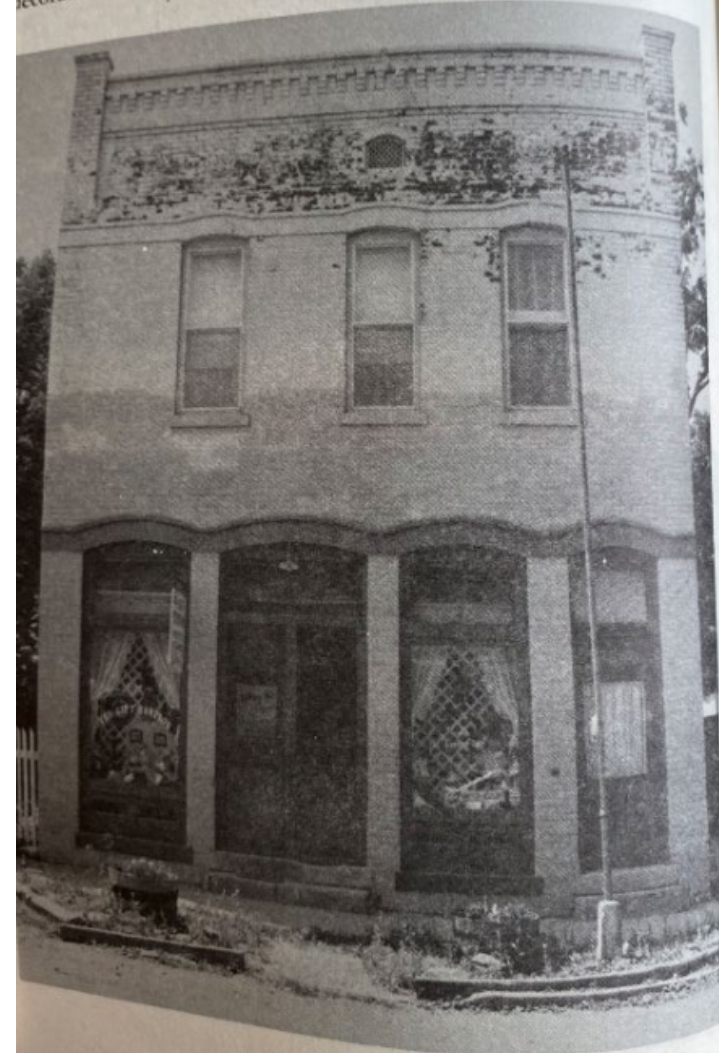
Due to embezzlement by a bank officer, the Glendale bank closed in 1923. The embezzlement caused severe financial hardship for Glendale, for many years.

Glendale Bicentennial Celebration Committee, July 24-25, 1976, Pp. 1, 3. McClure, Pg. 302.

Glendale Banking Company  
KY 222, Glendale

HD-140

Built in 1903, this two-story brick building housed the Glendale Banking Company until 1932. The bank was a branch of the Davis Banking Company of Cave City, Kentucky, which was formed by Arch B. Davis in the late 19th century. An embezzlement scandal forced the bank to close in 1923, and the building was used as a store for many years. The building retains its original storefront, arched windows and decorative cornice.



## Exhibit J

Woods Armory LLC is a small business owned and operated by Robert Scott Wood Jr. I was born and raised in Glendale. I started my business out of my home in mid-2019 with no external funding. I have grown to the point that I needed to expand. Glendale being my hometown I've always wanted to see it prosper like it did when I was a kid. I started with 25 firearms when I opened to a full inventory of 140+ firearms in less than 2 years. I sell Firearms, Ammunition, and accessories in my retail location currently. I advertise all of my firearms online and people have driven from 3-4 hours away or more to purchase from me. Woods Armory LLC is a federally Licensed dealer thru the ATF (Alcohol Tobacco Firearms) and follow all Federal, State and Local laws and guidelines including background checks on all firearm sales. Currently I do not have any employees that work for me since I do everything myself. However, I do get the assistance from my dad during peak times. Last year my gross sales were \$276,000 that helped generate over \$16,000 in sales tax alone. Over 50% of my customers travel more than 15 miles to my location. My business would help draw tourists to the Glendale Rural Village. Woods Armory LLC would add to the adversity of the current selection of vendors in the area. While coming to my shop in downtown Glendale it introduces those customers to the area and now they are tourists to the other shops we have to offer here. Maybe eat at the Whistle Stop, grab a cup of Coffee from Mountain Mike's, or visit the other shops in the downtown area while taking in the quaint streets of Glendale.

My Current hours of operation are Wednesday evenings 6-pm-9pm and Sundays 12-3 which would be subject to change to help other businesses if approved. There are 2 parking spaces with the property @ 211 E Main. There is a tenant in the upstairs apartment that uses 1 space and I use the other. My Business does not plan to alter anything with the exterior of the building, no exterior mounted signage, or alter traffic patterns. There will be no outdoor storage. Woods Armory LLC would be a good tenant to the 1<sup>st</sup> floor to preserve the historical building and its upkeep within my lease.

The state of Kentucky is the 14<sup>th</sup> highest in the US for firearm ownership @ 42.4%  
([WWW.Worldpopulationreview.com](http://WWW.Worldpopulationreview.com))

The state of Kentucky also has 353,098 paid hunting licenses sold, and 514,062 tags, permits, and stamps sold last year to equate to \$11,974,962 to the State Department of Fish and Wildlife. ([fws.gov](http://fws.gov))

I've been blown away with the positive response from the neighbors with excitement for a new business in downtown Glendale to attract more possible tourists.

March 28<sup>th</sup> 2021

## Exhibit K

To whom it may concern,

My name is Brian Cardin and I am the current President of the Glendale Merchant Association. It has come to our attention, as an associate, that Scott Wood, owner of Wood's Armory, is attempting to open a store front in downtown Glendale, and is in need of a zoning change from B2 to commercial. We, as an association, are in complete support of this for the Glendale community and believe having a store front such as his will do nothing but bring more business to our small town as well as bring different clientele to our area that may not realize what we have to offer.

As most people know, Glendale is well known for the amazing antique and retail stores, the hospitable lodging, and two wonderful restaurants, The Whistle Stop and Tony York's. Tourism is what keeps our community thriving and adding another aspect to this needs to be done and is desired, not only by myself, but by many of the business owners in the community. Glendale thrives on entrepreneurship and Scott Wood is the embodiment of this and have no doubt that his business will be positive impact on the community, run safely, and properly educate the clientele on the product he sells.

Thank you for reading and the consideration of this letter.

Best Regards,

Brian Cardin – President of the Glendale Merchants  
Association

*Brian Cardin*

*Nina Cardin*  
Across the Tracks B&B

*Debra M. Whidden*  
Jeminy & True Ky

*Jennifer B. Baskin*  
Mountain  
Mike Win N

*Shirley Vance* owns The Side Track Shoppes  
*Don & Millie Baker*; Glendale Antique Mall

## Exhibit L

### Tigs Development

As the new owner of the Whistle Stop, I look forward to becoming a part of the community and supporting the other local businesses. I have talked to Scott Wood and his vision for Wood's Armory LLC. I personally feel Wood's Armory LLC would be a positive addition to the existing shops offering a different range of products for customers and tourists alike. Wood's Armory LLC could bring in new customers to all the business that were not currently aware of what Glendale has to offer like good food, good shops and hospitality second to none.

Mike Frantz

A handwritten signature in blue ink that reads "Mike Frantz". The signature is written in a cursive, flowing style with a long, sweeping underline.





# Hardin County

Planning and Development Commission

## MEMORANDUM

TO: HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

FROM: TIMOTHY J. ASHER, AICP  
DIRECTOR

DATE: 08 JANUARY 1995

SUBJECT: GLENDALE COMPREHENSIVE PLAN COMMUNITY MEETING

**BACKGROUND:** The planning commission has been working to establish a consensus regarding land use regulations with the community of Glendale. Over the past year and a half, the commission has conducted a survey and held three community meetings to solicit the opinions and desires of the people of Glendale.

**DISCUSSION:** On 02 February 1995 the last of the community meetings was held at the East Hardin Middle School which was attended by 19 people. The county has had the land use portion of the plan in effect since June of 1994 which establishes the history of the community, existing land use and projects a future land use scheme.

The meeting was opened and a discussion followed regarding the information contained within the document. Maps were provided which displayed the separation of land use which was predominately residential and commercial. Over about an hour of discussion and questions, the group slowly left the auditorium to return home with no questions or objections to the existing language of the plan.

**FINAL NOTE:** The commission had worked closely with Glendale to reach this point. Although, it is understood that the plan does not completely satisfy some individuals who live in the community, the language is considered to be the consensus of all who live and work there as the best for the community of Glendale.

Therefore, the language found within the existing land use portion of the Comprehensive Development Guide will stand as written and will bring about the best relationships between public and private land in Glendale, KY.

## HARDIN COUNTY LAND USE PLAN

### PUBLIC SURVEY FORM - GLENDALE

Hardin County is in the process of preparing the Land Use Element of their comprehensive plan. The plan will be used by the Planning Commission in revising zoning and land use regulations for rural Hardin County. The Planning Commission is interested in obtaining public input into various land use issues in the vicinity of Glendale. Your participation and input will be greatly appreciated.

INSTRUCTIONS: Circle the number that best corresponds to your feelings about each of the following statements:

		Completely Disagree	Partially Disagree	Partially Agree	Completely Agree	Mean
1.	Additional parking is needed for tourists.	6	3	10	23	3.19
2.	Glendale should be connected to a sanitary sewer system.	11	1	5	26	3.07
3.	Specific land use designations should be developed for all properties to ensure orderly development.	7	9	12	15	2.79
4.	An historic preservation ordinance and review board should be established to control exterior building changes in the Glendale Historic District.	14	7	8	15	2.55
5.	Agricultural land around Glendale should not be developed.	13	5	8	18	2.68
6.	Land development should be allowed if set standards are met.	3	7	16	15	3.05
7.	Stricter landscape and sign regulations are needed to preserve Glendale's character.	7	7	14	16	2.89
8.	Additional housing is needed in Glendale.	17	6	14	5	2.17
9.	Existing houses should not be converted to business uses.	11	6	7	19	2.79
10.	Tourist related businesses should be encouraged in Glendale.	11	5	12	16	2.75
11.	Land use controls are not needed in Glendale.	18	10	5	10	2.16

MAP AMENDMENT REQUESTS FROM THE B-2 ZONE

Permit Date	Owner	PVA Map Number	Type	Zone	Proposed Zoning (Map Amendments)	Project / Subdivision Name	Site Address	Acres (All Permits)	Status
03/29/2021	DOGWOOD CIRCLE INVESTMENTS LLC	190-30-02-002	MAP AMENDMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	WOODS ARMORY	211 E MAIN ST., GLENDALE, KY	.101	PENDING
06/26/2013	JAMES & RHONDA MOORE	190-30-00-013.01	MAP AMENDMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	/ PROPERTY BY SEGO & MOORE	EAST RAILROAD AVE	1.056	APPROVED
03/24/2008	EDWARD & ROSE GRAVELL	190-30-02-022	MAP AMENDMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	SINGLE FAMILY RESIDENTIAL / STUART ADDITION	189 COLLEGE STREET	.500	APPROVED

Records 1 to 3 (of 3)



Total Acres:	19.096
Total Number of Parcels	34
Average Parcel Size (Acres)	0.561



Land Use Applications for the Glendale Rural Village  
(1/1/2010 – 5/18/2021)

Permit Date ⬆	Owner ⬆	PVA Map Number ⬆	Type ⬆	Zone ⬆	Proposed Zoning (Map Amendments) ⬆	Project / Subdivision Name ⬆	Site Address ⬆	Acre(s) (All Permits) ⬆	Status ⬆
03/29/2021	DOGWOOD CIRCLE INVESTMENTS LLC	190-30-02-002	MAP AMENDMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	WOODS ARMORY	211 E MAIN ST., GLENDALE, KY	.101	PENDING
02/17/2021	REED LAURA M & DANIEL LINKER	190-30-02-027	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		LINKER PERMANENT ACCESSORY DWELLING	147 E MAIN ST GLENDALE, KY	.550	APPROVED
02/17/2021	REED LAURA M & DANIEL LINKER	190-30-02-027	CONDITIONAL USE PERMIT	R-1 - URBAN RESIDENTIAL ZONE		LINKER GARAGE APARTMENT	147 E MAIN ST GLENDALE, KY	.550	APPROVED
09/22/2020	STITH GREGORY L & PATRICIA J	190-30-02-010	VARIANCE	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		STITH VARIANCE	226 S BELL AVE GLENDALE, KY	1.000	APPROVED
07/21/2020	BAKER MILDRED RHODES	190-30-00-017	VARIANCE	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		BAKER- MASTER SUITE ADDITION (VARIANCE)	110 E RAILROAD AVE GLENDALE, KY	.560	APPROVED
06/08/2020	MCGUFFIN, TODD	190-30-00-022	CONDITIONAL USE PERMIT (AMENDED)	R-2 - RURAL RESIDENTIAL ZONE		MOTORCYCLE REPAIR SHOP	1790 GLENDALE HODGENVILLE RD W. GLENDALE, KY	2.280	APPROVED
09/06/2019	HARDIN COUNTY SCHOOL DISTRICT FINANCE CO	190-30-02-013	CELLULAR TOWER	R-1 - URBAN RESIDENTIAL ZONE		GLENDALE DT CELL SITE	NEW GLENDALE ROAD	27.207	APPROVED
05/21/2019	MCGUFFIN TODD	190-30-00-022	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		MOTORCYCLE REPAIR SHOP	1790 GLENDALE HODGENVILLE RD W.	2.280	APPROVED
11/20/2018	CARDIN, BRIAN & NINA	190-30-00-038	DEVELOPMENT PLAN	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		ACROSS THE TRACKS BED & BREAKFAST	223 HIGH STREET	1.000	APPROVED
10/30/2018	CARTER ANGELA & MARISA ESTES	190-30-00-027; 030	DEVELOPMENT PLAN	R-1 - URBAN RESIDENTIAL ZONE		GLENDALE DOLLAR GENERAL	451 & 421 EAST MAIN ST	1.083	APPROVED
10/30/2018	CARTER ANGELA & MARISA ESTES	190-30-00-027; 030	MAP AMENDMENT	R-1 - URBAN RESIDENTIAL ZONE	C-1 - CONVENIENCE COMMERCIAL ZONE	GLENDALE DOLLAR GENERAL	421 & 451 EAST MAIN ST	1.083	APPROVED
10/30/2018	CARTER ANGELA & MARISA ESTES	190-30-00-027; 030	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		GLENDALE DOLLAR GENERAL	451 & 421 EAST MAIN ST	1.083	APPROVED
10/17/2018	CARDIN, BRIAN & NINA	190-30-00-038	VARIANCE	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		ACROSS THE TRACKS B&B	223 HIGH STREET	1.000	APPROVED
10/17/2018	CARDIN, BRIAN & NINA	190-30-00-038	CONDITIONAL USE PERMIT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		ACROSS THE TRACKS BED & BREAKFAST	223 HIGH STREET	1.000	APPROVED
04/21/2017	JONES RONNIE W & SUZANNE S OLDHAM	190-30-00-023	CONDITIONAL USE PERMIT	R-2 - RURAL RESIDENTIAL ZONE		LOVING SUBDIVISION, LOT 2	1774 GLENDALE HODG RD W	1.011	APPROVED
04/11/2017	SCHROEDER, DOUGLAS & ROBIN	190-30-02-009	DEVELOPMENT PLAN	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		TANGLES & TEACUPS	210 S BELL AVE	.490	APPROVED
10/25/2016	GLENDALE METHODIST CHURCH	190-30-00-003	DEVELOPMENT PLAN (AMENDED)	R-1 - URBAN RESIDENTIAL ZONE		MONIN HEIGHTS, LOT 1	GLENDALE HODGENVILLE RD (KY 222)	.000	APPROVED
03/24/2014	ROY ALAN ASH	190-30-00-037	VARIANCE	R-1 - URBAN RESIDENTIAL ZONE		FRONT SET BACK LINE /	244 JAGGERS RD	1.275	APPROVED
07/12/2013	HARDIN COUNTY WATER DISTRIC #2 C/O JAMES JEFFRIES	190-30-00-013; 190-30-00-013.01	DEVELOPMENT PLAN	R-1 - URBAN RESIDENTIAL ZONE		SEGOMOORE LIFT STATION / SEGOMOORE LIFT STATION	NEW GLENDALE ROAD (KY 1136)	1.737	APPROVED
06/26/2013	JAMES & RHONDA MOORE	190-30-00-013.01	MAP AMENDMENT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE	R-1 - URBAN RESIDENTIAL ZONE	/ PROPERTY BY SEGO & MOORE	EAST RAILROAD AVE	1.056	APPROVED
04/18/2013	BARBARA KEY	190-30-01-004	CONDITIONAL USE PERMIT	B-2 - TOURISM AND CONVENIENCE COMMERCIAL ZONE		ACCESSORY STRUCTURE	134 E. MAIN STREET	.270	APPROVED



When necessary to further its purposes, this ordinance shall be amended as per KRS 100.211(2). A proposal to amend the text of the regulation may originate with either the Commission or Fiscal Court. Text amendments to the Zoning Ordinance shall be made only in accordance with this Section.

A. COMMISSION ACTION

Said proposals shall be referred to the Commission before adoption. The Commission shall hold at least one (1) public hearing giving notice by publication of a legal advertisement that shall appear not less than seven (7) days and no more than twenty-one (21) days prior to the hearing pursuant to KRS Chapter 424.130(b).

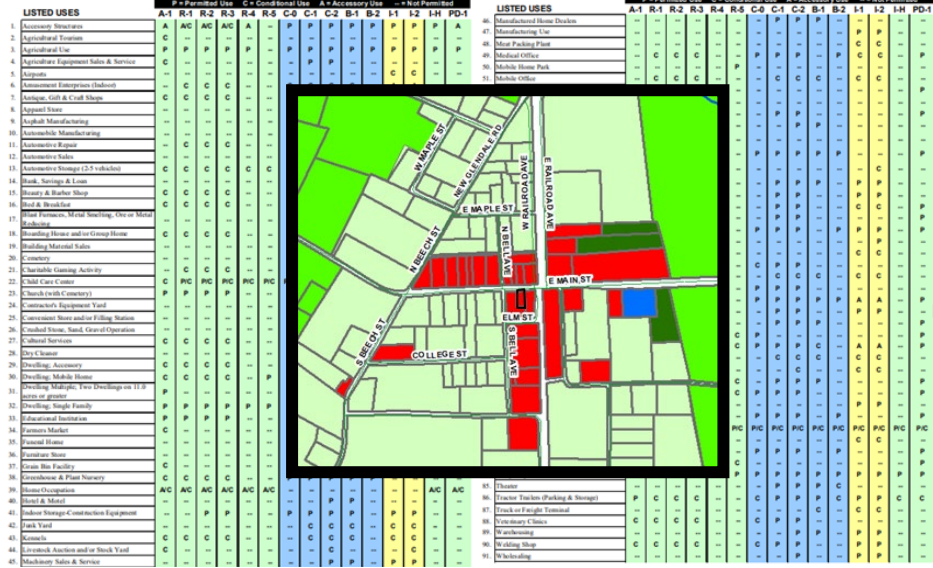
After voting to recommend that an amendment to the text of this Ordinance be granted or denied, the Commission shall forward to Fiscal Court, a recommendation as to the text of the amendment and whether the amendment shall be approved or disapproved and shall state the reasons, in writing, for its recommendation. This action shall be deemed the Final Action by the Commission on the amendment. In the case of a proposed amendment originating with Fiscal Court, the Commission shall make its recommendation within sixty (60) days of the date of its receipt of the proposed amendment.

B. FISCAL COURT ACTION

The Fiscal Court shall not act upon a proposed amendment to the text of this ordinance until it has received the written recommendation thereon from the Commission. If the proposed amendment originated with the Commission, it shall take a majority of the entire Fiscal Court to override the recommendation of the Commission.

If the proposed amendment originated with the Fiscal Court, it shall take an affirmative vote of the majority of the Fiscal Court to adopt the proposed amendment. The Fiscal Court shall take final action within ninety (90) days of the date upon which the Commission takes its final action upon such proposal.

Copies of any text amendment shall be available for review by the public at no charge in the Commission office during regular business hours.



**Conclusion:**

*If the Commission finds that the proposed Zone Change Map Amendment from B-2 to C-1 should be denied, because it could be detrimental to the preservation and character of the Downtown Glendale National Registered Historic District.*

*Due to the amount of time that has passed since the previous Glendale meetings (1994), Staff would recommend that a Steering Committee of Glendale residents & business owners be established to not only evaluate the permitted and conditional uses within the B-2 Zone within the Zoning Ordinance for a potential text amendment but, also to begin work on a “small area” or “neighborhood” plan for the Glendale Rural Village to become part of the Comprehensive Plan for the county.*

# 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.

## LAND USE ELEMENT

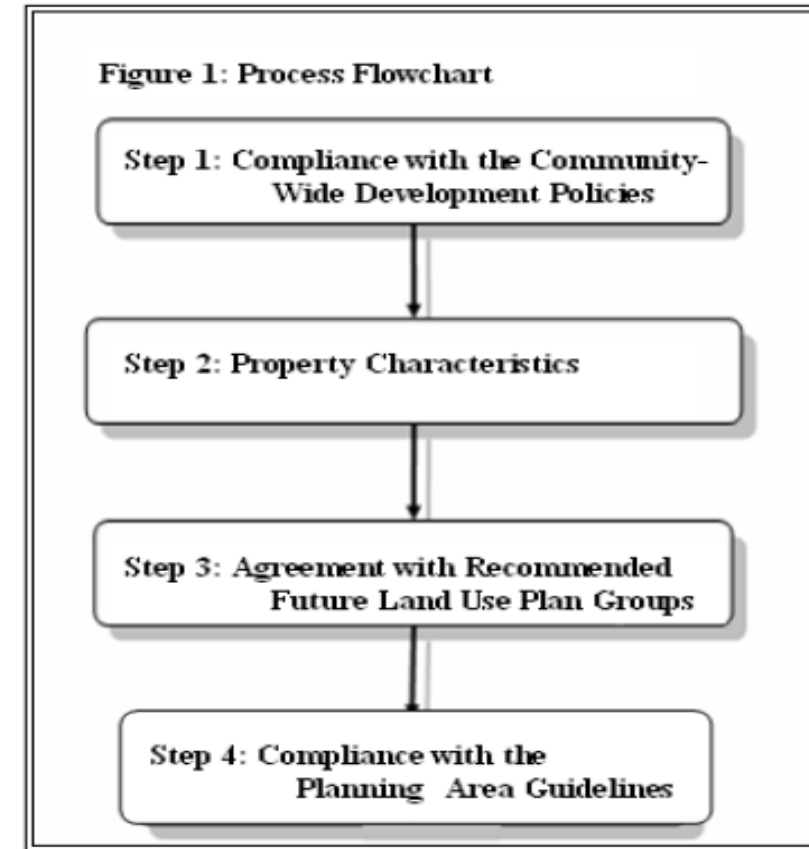
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

### Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.





# ZONE CHANGE STAFF REPORT

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

**Summary: Dogwood Circle Investments, LLC (Owners) and Scott Woods of Woods Armory (Applicant)** are requesting a zone change from Tourism & Convenience Commercial (B-2) to Convenience Commercial (C-1) to allow for the retail sales of merchandise – gun store. The property is a 0.101 acre site located at 211 East Main Street, Glendale, KY.

<b>Pre-application Conference:</b>	March 25, 2021	<b>Owners:</b>	<b>Applicant:</b>
<b>Public Hearing Date:</b>	May 18, 2021	Dogwood Investments 215 North Mulberry Street Elizabethtown, KY 42701	Scott Wood 1067 Puckett Road Elizabethtown, KY 42701

**Location of Proposed Zone Change:**  
The site is a 0.101 acre tract located 211 East Main Street, Glendale, KY.

**Acres:** ±0.101 of an acre

**PVA Parcel Number:**  
190-30-02-002

**Site History:**  
The building is located within the Glendale Historic District and was previously the Glendale Banking Company, built in 1903. It remained a bank until 1923 and has since been used as various stores and most recently as a photography studio with an apartment upstairs.

**Flood Plain:** The subject property is not located in the 100-year flood area per FEMA map #21093C0435D.

**Utility Services:**  
Electricity is provided via Nolin RECC and an 8-inch water line (Hardin County Water District #2) is available along KY 222 with a ¾" meter service at the building.

**Transportation Considerations:**  
The property is accessed via East Main Street also known as Glendale Hodgenville Road West (KY 222) a state maintained highway which has 19' of pavement and a 40' R/W.

**Zone Map Amendment Request:**  
**FROM: B-2** (Tourism & Convenience Commercial)  
**TO: C-1** (Convenience Commercial)

**Land Use Group:** Rural Village  
**Planning Area:** Glendale Rural Village, #7  
**Existing Land Uses:** Vacant Store Front / Upstairs Apartment  
**Zoning History:** B-2 (Tourism & Convenience Commercial) was the original zoning for the Subject Property in 1995.

**Adjacent Zoning:**  
North – B-2, Vance  
South – B-2, Cardin  
East – B-2, Hardy  
West – B-2, Cardin

**Glendale Historic District:**  
The Glendale Historic District was added to the National Register of Historic Places in 1988. The District runs from KY 1136 to Railroad Avenue along Main Street. This site is located within the Historic District.

**Wastewater Treatment:** Sewage disposal is accomplished via an onsite septic system but sanitary sewer from Hardin County Water District #2 is available on Elm Street and South Bell Avenue.

Comprehensive Plan Policy –	STEP 1: Compliance with the Community-Wide Development Policies (DP 1-14)
<b>DP 2</b> The transportation system should be supported by minimizing the impacts of access points to public roadways.	No new driveways are proposed with the existing driveway/parking to be shared between the first floor store and the second floor apartment.
<b>DP 3</b> Arterial and collector roadways should be regulated so that individual lots have limited access points.	No new driveways proposed onto East main Street (KY 222).
<b>DP 4</b> New development should be encouraged in areas where public water services are available and can accommodate additional customers.	Public water is available to the site from Hardin County Water District #2 with an 8" waterline on East Main Street and a ¾" meter service to the building.
<b>DP 5</b> New development should be encouraged in areas where adequate fire protection and fire hydrants services are available.	There is a Fire Hydrant located across the street less than 50' from the site and the Glendale Fire Station is approximately 265' east of the site on Main Street (KY 222).
<b>DP 7</b> The size and scale of all development should reflect the character and style of surrounding uses.	The existing site and historic building are in character with the size, scale and style of the Glendale Historic District.
<b>DP 8</b> New development should be allowed only where roadways meet minimum standards.	East Main Street (KY 222), is a state maintained highway with a 40' dedicated right-of-way from sidewalk to sidewalk and 19' of pavement width.
<b>DP 12</b> Use of public sanitary sewage systems should be encouraged.	Hardin County Water District #2's sanitary sewer system is available on both South Bell Avenue and Elm Street.
<b>The following development policies were not applicable in this proposal.</b>  <b>1, 6, 9, 10, 11, 13, and 14</b>	
<b>There were no instances of non-compliance in this proposal.</b>	

Comprehensive Plan Policy –	STEP 2: Property Characteristics (PC 1-10)
<b>PC 1</b> Access Road Characteristics including safe accessibility, road hazards and road capacity & function.	East Main Street (KY 222), is a state maintained highway with a 40' dedicated right-of-way from sidewalk to sidewalk and 19' of pavement width.
<b>PC 2</b> Fire District, Hydrant and Department locations	There is a Fire Hydrant located across the street (less than 50' away) and the Glendale Fire Station is approximately 265' east of the site on KY 222.
<b>PC 3</b> Public Water	Public water is available with an 8-inch line along KY 222.
<b>PC 4</b> Existing land use and densities in the vicinity	The existing site and historic building are in character with the size, scale and style of the Glendale Historic District. Nearby are other commercial uses zoned B-2 such as antique shops and restaurants.
<b>PC 5</b> Proposed Wastewater Treatment System	The building is currently served by a functioning septic system. However, Hardin County Water District #2's sanitary sewer system is available on both South Bell Avenue and Elm Street.
<b>PC 9</b> Cultural & Historical Assets	The existing building is located within and a contributing structure to the Glendale Historic District and was previously the Glendale Banking Company, built in 1903. The buildings brick exterior has recently been painted and a new set of exterior stairs and rear deck have been built.
<b>PC 10</b> Growth Trends	The most recent zone change applications in the Glendale area have been from residential to commercial zones for Hagan (16.7 acres) on KY 222 in 2013 and Mattingly (11.3 acres) on KY 222/US 31W in 2012 and for Dollar General on KY 222 in 2018 (1.083 acres).
<b>The following property characteristics were not applicable in this proposal.</b>  <b>6, 7, and 8</b>	
<b>There were no instances of non-compliance in this proposal.</b>	

Comprehensive Plan Policy – Rural Villages	STEP 3: Agreement with Recommended Land Use Plan Group (LU 1-6)
<p>The Rural Villages of Hardin County are small communities that have developed around the railroad. They have a relatively dense residential pattern with some convenience commercial uses such as a general store with some having a dense commercial core and also community facilities such as churches and schools.</p> <p>In the Rural Villages, neighborhood commercial uses are encouraged and residential development is encouraged to be as dense as the infrastructure will allow. Decentralized sewage disposal systems are also encouraged.</p> <p>The rural villages are, "often marked by small convenience commercial uses often in a dense commercial core".</p>	
Comprehensive Plan Policy – PA #7 Glendale Rural Village	STEP 4: Compliance with the Planning Area Guidelines (PA 1-7)
The Glendale Rural Village is a historical railroad community that has maintained its character and economic viability as a tourist and commercial destination.	The recommended land use for the Glendale Rural Village is "expansion of the existing mix of residential and tourist related commercial development that maintains the traditional character, architectural style, visual character and aesthetically pleasing environment of this community". Additionally, sign controls that recognize and enhance the cultural, historic and aesthetic nature of the community are encouraged. Parking is to be addressed in development proposals and transitional land use techniques are encouraged between "Downtown" and the Glendale Industrial site.

#### STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with Steps 1, 2, 3 & 4 of the adopted Comprehensive Plan plus the following findings:

- The site has access to an 8-inch waterline and sanitary sewer from Hardin County Water District #2.
- The site is located on East Main Street (KY 222) which is a state maintained highway with a dedicated right of way and adequate pavement width to support commercial development.
- The site is located in the Glendale Rural Village, a "historical railroad community that has maintained its character and economic viability as a tourist and commercial destination" according to the Comprehensive Plan. The Comp Plan also notes that the rural villages are "often marked by small convenience commercial uses often in a dense commercial core".
- The site is located in the dense, "Downtown" commercial core of Glendale and within the National Registered Historic District.

**The determination that the Planning Commission has to make is whether or not to modify the Zoning Map for Downtown Glendale with the proposed Zone Change to C-1.**

**If the Zone Change to C-1 is denied and the existing B-2 Zoning District within Downtown Glendale remains. The Planning Commission has the ability to pursue a Text Amendment to the Zoning Ordinance, to examine the permitted and conditional uses within the existing B-2 Zone to potentially allow for a more diverse set of listed and conditional uses.**



## RESOLUTION 2021-007

### MAP AMENDMENT

#### Tourism & Convenience Commercial (B-2) to Convenience Commercial (C-1)

- WHEREAS** the Hardin County Fiscal Court and the Hardin County Planning and Development Commission have adopted a Comprehensive Plan, Land Use Regulations, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** the proposed site is located in the Rural Village Future Land Use Area of Hardin County and within the Glendale Rural Village Planning Area (#7);
- WHEREAS** this 0.101 acre site is located with the National Registered Historic District of Downtown Glendale;
- WHEREAS** this proposal is a request to rezone the 1995 designation of Tourism & Convenience Commercial (B-2) to Convenience Commercial (C-1) in order to allow for retail sales – gun shop;

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by Dogwood Circle Investments, LLC and identified as being an approximately 0.101 acres site at 211 East Main Street (KY 222) in Glendale, Kentucky be granted a zone change from the existing Tourism & Convenience Commercial Zone (B-2) to the Convenience Commercial Zone (C-1) based on the following findings and compliance with the policies and goals of the Comprehensive Plan:

With the appropriate portions of the Development Guidance System 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-1 zone is appropriate based on the Comprehensive Plan's following Policies and Goals:

Step 1:	Development Policies 2 – 5, 7, 8 & 12;
Step 2:	Property Characteristics 1 - 5, 9 & 10;
Step 3:	Land Use Plan Group: Rural Village
Step 4:	Planning Area: Glendale Rural Village (#7)

- Goal 6:** TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY
- Objective 1:** To provide adequate space for the proper location of commercial and industrial land use.
- Goal 7:** TO ENCOURAGE THE RECOGNITION AND RESTORATION OF HISTORICALLY IMPORTANT SITES.
- Objective 2:** To promote the utilization of these sites in a way which is compatible with their historical character.
- Goal 8:** TO PROMOTE CONSERVATION AND EFFICIENT UTILIZATION OF EXISTING COMMUNITY RESOURCES.
- Objective 3:** To encourage the adaptive reuse of buildings.

### 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 2021-007 as presented

The proposed Map Amendment from B-2 to C-1 is in agreement with the 4 Step Process as outlined in the Comprehensive Plan and the following Goals & Objectives.

Step 1:	Development Policies 2 – 5, 7, 8 & 12;
Step 2:	Property Characteristics 1 - 5, 9 & 10;
Step 3:	Land Use Plan Group: Rural Village
Step 4:	Planning Area: Glendale Rural Village (#7)

- Goal 6:** TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY
- Objective 1:** To provide adequate space for the proper location of commercial and industrial land use.
- Goal 7:** TO ENCOURAGE THE RECOGNITION AND RESTORATION OF HISTORICALLY IMPORTANT SITES.
- Objective 2:** To promote the utilization of these sites in a way which is compatible with their historical character.
- Goal 8:** TO PROMOTE CONSERVATION AND EFFICIENT UTILIZATION OF EXISTING COMMUNITY RESOURCES.
- Objective 3:** To encourage the adaptive reuse of buildings.

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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 B-2 to C-1 is **NOT** in agreement with the Comprehensive Plan and would be detrimental to the character of and preservation of the Downtown Glendale Historic District.