



# HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION

## 2014 ANNUAL REPORT

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H.B. Fife Courthouse  
100 Public Square, Suite 200  
Elizabethtown, KY 42701  
Phone: (270) 769-5479  
Fax: (270) 769-5591

### **Planning Commission Members**

Mark Hinton, Chairman

Greg Lowe, Vice Chairman

Larry B. Jagers, II, Secretary

Steve Steck, Member

Danny Percell, Sr, Member

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### **Board of Adjustment Members**

Robert A. Krausman, Chairman

Brent Goodin, Vice Chairman

Steve Steck, Secretary

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### **Planning Commission Staff**

Wesley T. Wright - Director

Adam C. King, AICP—Assistant Director

Susan Bowen – Administrative Assistant

Melissa Wilson – 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

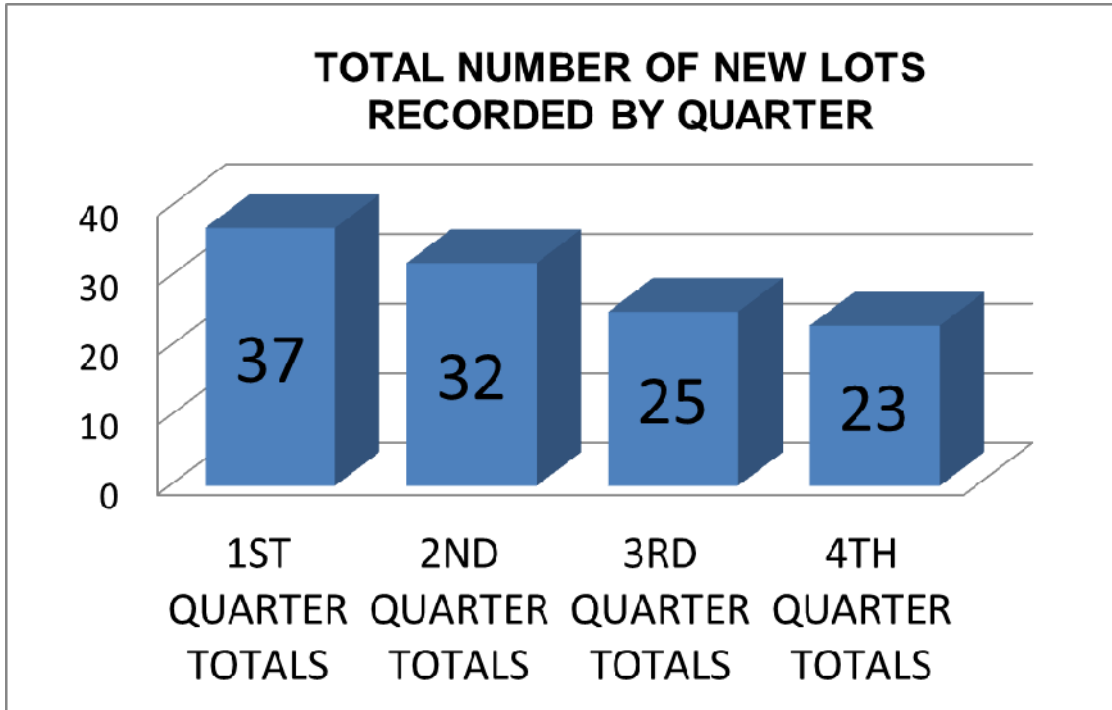


## Continuing Education Training (HB 55)

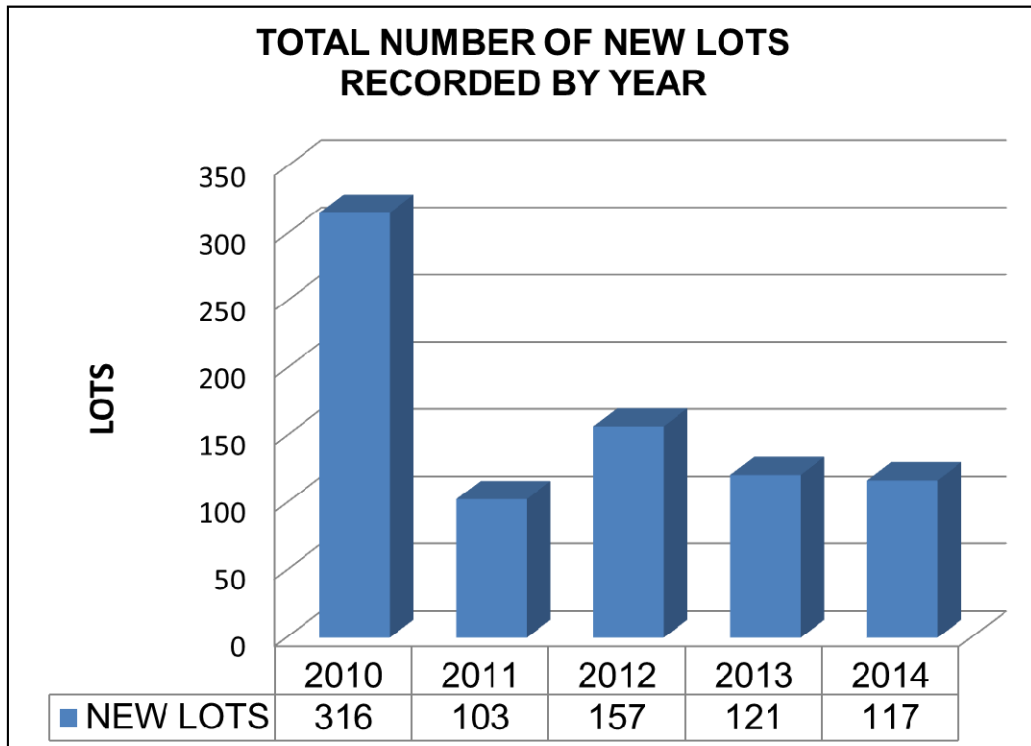
- Kentucky Chapter Spring Conference; General Butler State Park
  - OKI Regional Conference; Lexington, Kentucky
  - Land Use Planning , Elizabethtown, Kentucky—Lincoln Trail ADD
  - Code Administrators Association of Kentucky, Spring Conference
  - Code Administrators Association of Kentucky, Fall Conference
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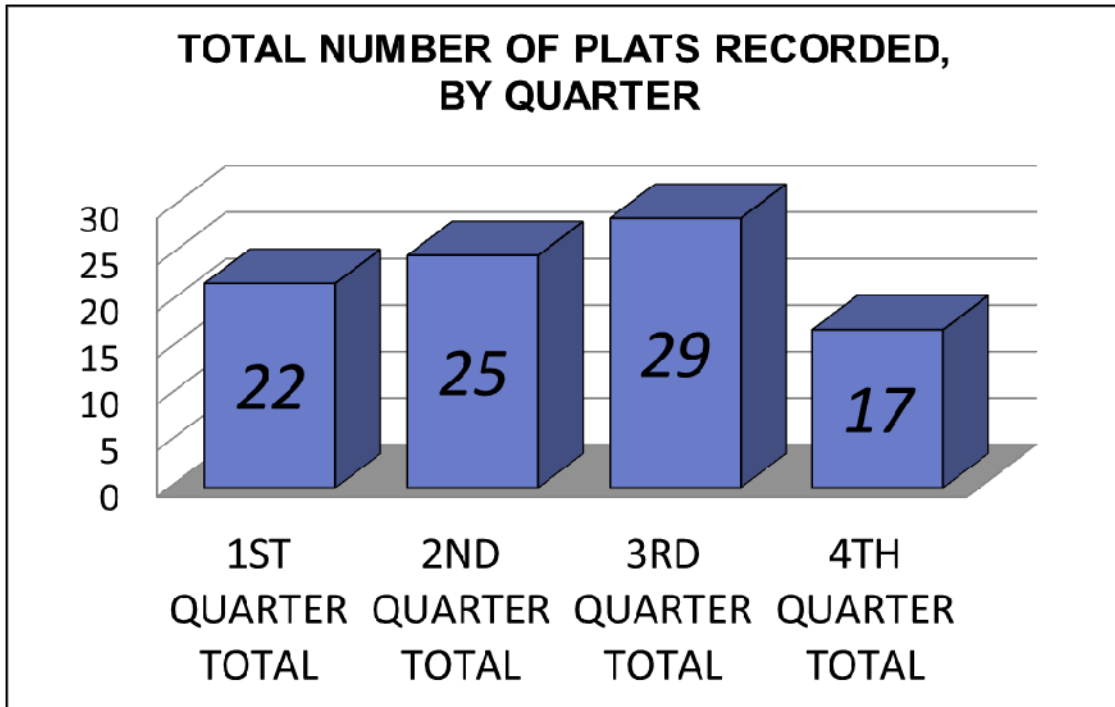
## Project Activity

1. GRACE FELLOWSHIP CHURCH— Staff performed a plan review and will be conducting inspections on a new 50'x80' church building on S. Wilson Road.
2. SECURITY SEED & CHEMICAL INC— The former Carter Lumber Building on Hodgenville Road will be remodeled and converted to warehousing
3. THE EXTENDED HANDS CHURCH— Staff performed a plan review and will be conducting inspections on a new 50'x80' church building on E. Rhudes Creek Road.
4. RED RIVER WASTE SOLUTIONS LP— An existing building (60'x100') will be remodeled for the new waste hauler for the county.
5. LARUE COUNTY CONSERVATION DISTRICT— Staff performed a plan review and will be conducting inspections on a 32'x68' commercial office building in Larue County, KY.
6. GLENDALE INDUSTRIAL PROPERTY—A series of four Sewer Lift Stations have been approved on and around the 1551-acre site in Glendale, KY.
7. CENTRAL KENTUCKY GUN CLUB—An indoor Gun and Archery Range has been approved south of Elizabethtown. This facility will offer range practice, classes and licensing.

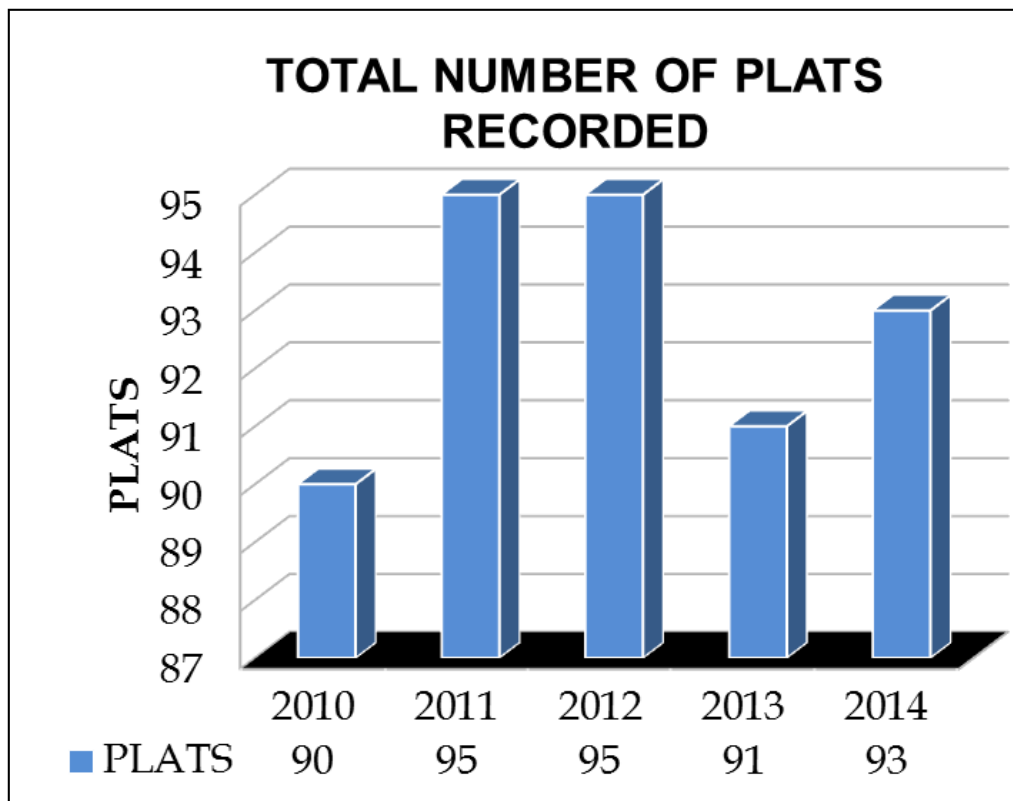


- 2014, a total of 117 lots were created for the year.
- 2001, is the record year with 745 lots recorded.

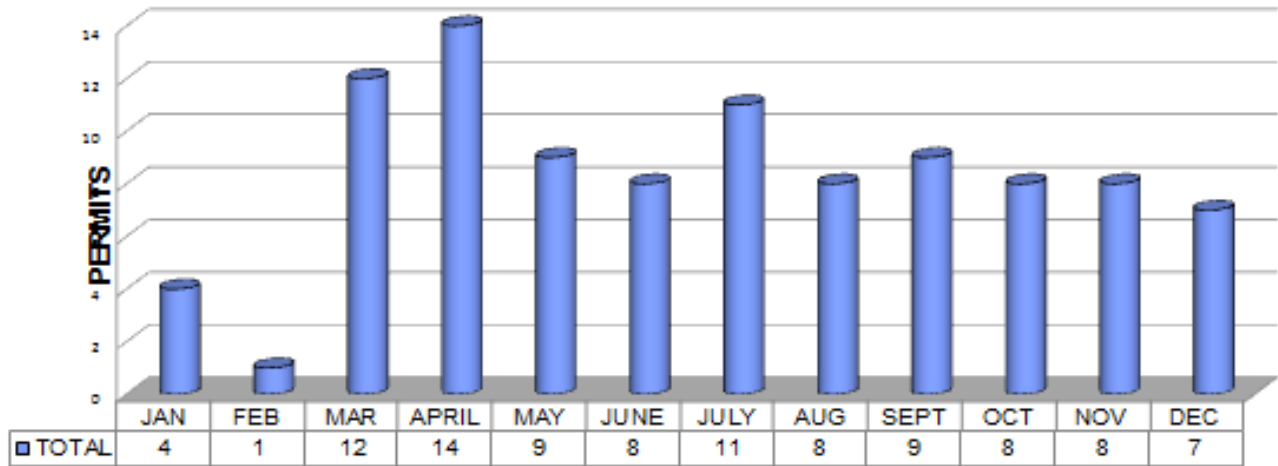




- 2014, a total of 93 plats were recorded for the year.
- 2003, is the record year with 186 plats recorded.

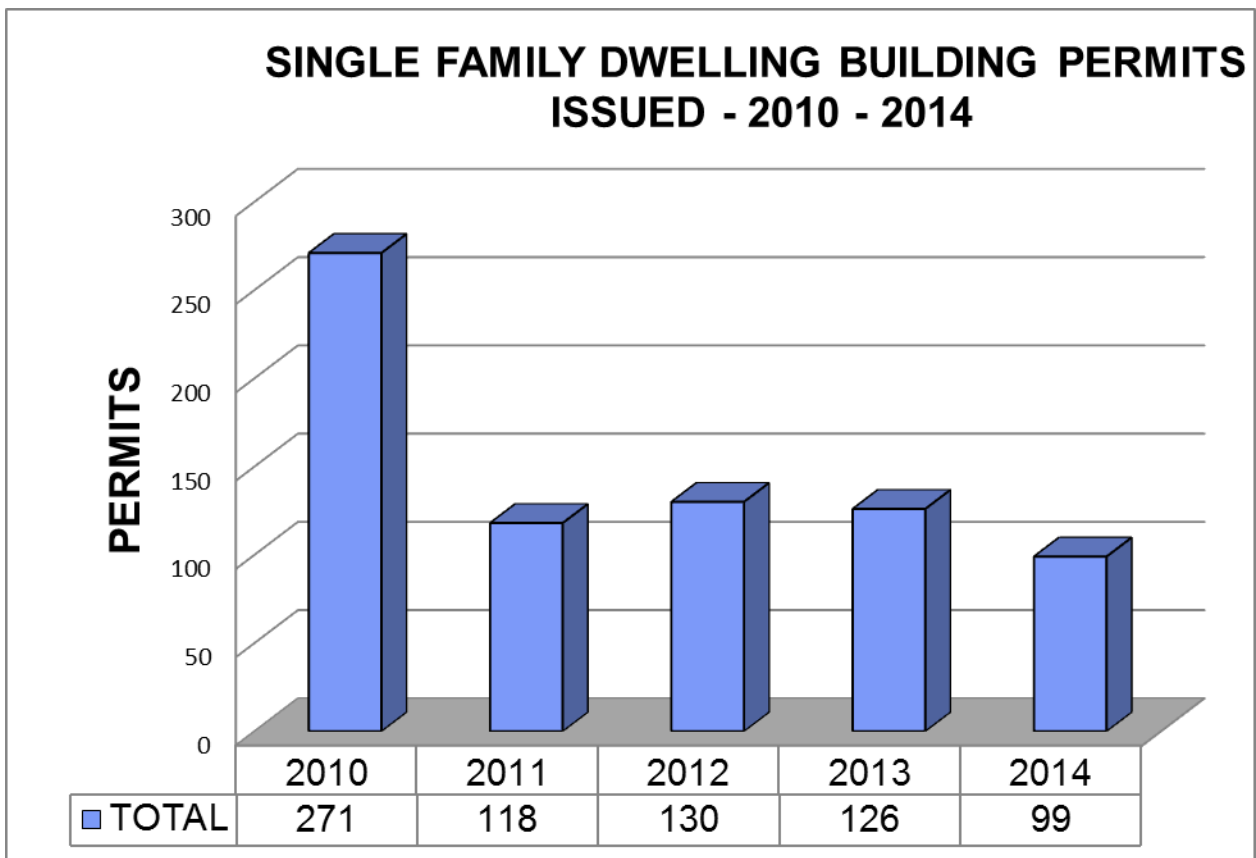


SINGLE FAMILY DWELLING BUILDING PERMITS 2014 MONTHLY



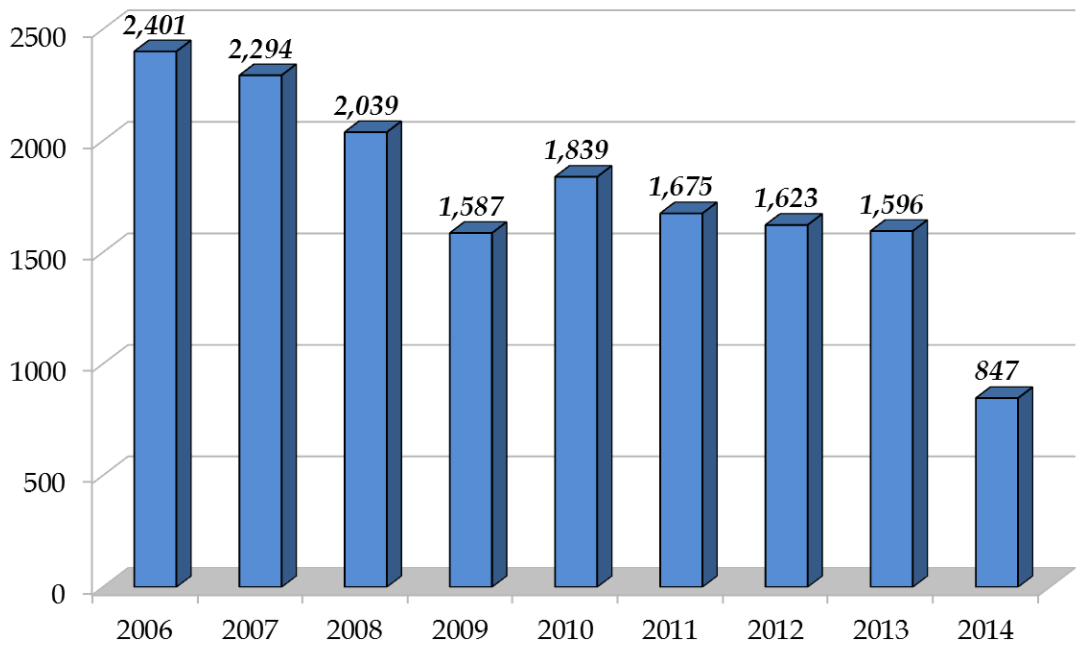
- ◆ Single Family Dwelling Permits totaled 99 which is a 21% decrease from 2013 and the lowest total since count began in 1989.
- ◆ 2003, is the record with 429 SFD permits for the year.
- ◆ The County has had an average of 149 SFD Permits per year for the past five years.

SINGLE FAMILY DWELLING BUILDING PERMITS ISSUED - 2010 - 2014



- 2014 - a total of 847 inspections were performed for the year—a 46% decrease from 2013.
- 2006 - was the break-out year with 2401 inspection performed.

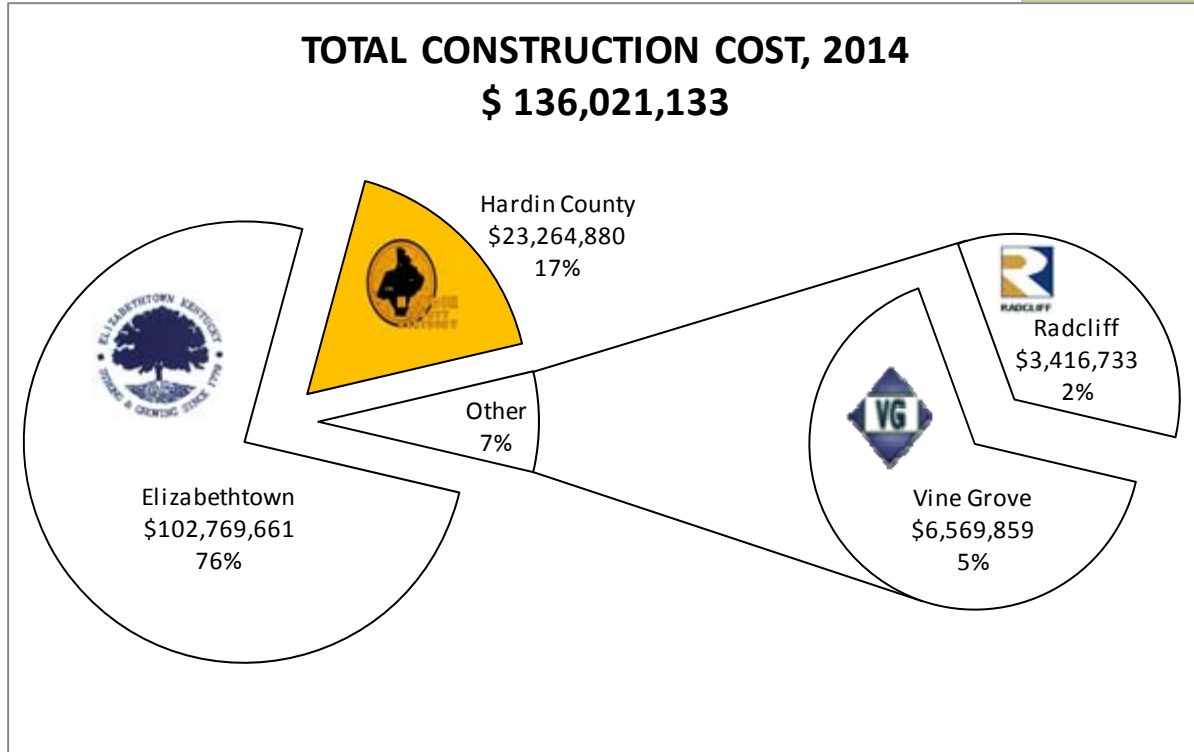
Total Building Inspections, 2006 - 2014



## Permit Summary Report Inspection Type

Completed Date 01/01/2014 TO 12/31/2014

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
FINAL	24	27	31	35	24	32	29	43	29	36	36	25	371
FOOTER	3	10	23	24	28	25	25	31	27	19	13	13	241
FRAMING	12	4	12	12	14	20	13	15	21	21	9	17	170
RE-INSPECTION	3	0	3	0	3	0	4	4	3	3	2	3	28
STATUS CHECK	1	1	8	3	1	1	3	1	3	4	3	8	37
Totals:	43	42	77	74	70	78	74	94	83	83	63	66	847



The total construction cost of all the jurisdictions showed a modest increase of 19% from the 2013 total of \$111,407,994. This increase is largely due to the record construction year within the City of Elizabethtown for Commercial Developments. Elizabethtown brought in \$40M more than their 2013 total and accounted for over 75% of the 2014 total. Hardin County, like all the other jurisdictions, had a decline in total construction cost. Hardin County saw a 23% decrease from 2013 (\$30,387,670).



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 2014.

Application Type	No. of Applications	Approved	Expired	Denied	Withdrawn	Pending
CONDITIONAL USE PERMIT	34	23	0	1	3	6
DEVELOPMENT PLAN	20	15	1	0	0	4
ZONING CHANGE	7	3	0	0	0	4
PUBLIC FACILITY	1	1	0	0	0	0
ROAD CLOSING	0	0	0	0	0	0
SITE PLAN	18	12	0	0	2	4
VARIANCE	20	15	0	1	2	2
<b>TOTAL</b>	<b>100</b>	<b>69</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>20</b>

- A total of 8 applications were considered by the Planning Commission during 2014; consisting of zoning changes, public facility reviews and road closings.
- The 7 Zoning Changes included 1 zone change to Commercial, 3 zone changes to Industrial, 1 zone change to Residential, 1 zone change to Agricultural ; and 1 text amendment to update and revise portions of the 2008 Comprehensive Plan.
- The Commission Staff reviews all Development Plans and Site Plans. A total of 20 Development Plans for Commercial and Industrial projects were reviewed along with 18 Site Plans for Residential related projects.
- A total of 54 applications were considered by the Board of Adjustment during 2014 for Conditional Use Permits and Variances.

## VIOLATIONS REPORT 2014

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 2014, a total of sixteen (16) violations were investigated. Of those sixteen, the staff worked to achieve compliance in all sixteen (16) of the investigations with one (1) resulting in applications before the Board of Adjustment and/or Planning Commission



VIOLATION TYPE	# OF INVESTIGATIONS
<b>Commercial Activity (Residential Property)</b>	<b>2</b>
<b>Inoperable Vehicles</b>	<b>6</b>
<b>Expiring Conditional Use Permits</b>	<b>3</b>
<b>RV's used as Dwellings</b>	<b>1</b>
<b>Multiple Dwellings</b>	<b>1</b>
<b>Construction Activities without a Permit</b>	<b>3</b>
<b>TOTAL</b>	<b>16</b>

## County Addressing, 2014

HARDIN COUNTY  
PLANNING AND  
DEVELOPMENT  
COMMISSION

100 Public Square, Suite 200  
Elizabethtown, KY 42701  
Phone: (270) 769-5479  
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### ***Patriot Parkway (KY 361) and Addressing***

The Kentucky Transportation Cabinet held a ribbon cutting for the Patriot Parkway (KY 361) formerly referred to as the "E2RC" or Elizabethtown to Radcliff Connector. This project has made a major impact on our community as a new north-south connector between our two largest cities. One of the changes brought on is that the access to various properties has now changed due to the creation of several private streets that were previously portions of Rineyville Road. The name changes became effective 1 March 2014.

### **Is Your Address A Mystery To Find?**

#### **Can it be found quickly?**

- In an emergency?
- When every second counts?
- Especially at night?

Unfortunately, emergencies can and do happen. When precious seconds can mean the difference between life and death, you want to be sure you've done everything you can to put the odds in your favor. For the price of a delivered pizza, a reflective address sign can help.

These signs are highly reflective and very visible. It will be easier for emergency services, visiting friends, family, and repair and delivery persons to find your home, especially at night. In addition, it looks great and is inexpensive.

#### **Reflective address markers offer these benefits:**

- Better visibility: Especially at night when reflected by headlights and when it counts the most.
- Help 911: Fire and law enforcement find your home quickly.
- Low cost and peace of mind: An inexpensive way to help ensure home safety and security.

***Contact your Volunteer Fire Department today!***

**We're on the Web!**  
[www.hcpdc.com](http://www.hcpdc.com)