

**Hardin County**  
**Planning & Development Commission**  
**15 September 2020**

Hardin County Government Center  
2<sup>nd</sup> Floor Meeting Room

# MAP AMENDMENT SUMMARY REPORT

Hardin County Fairgrounds

15 September 2020

## Zone Map Amendment Request:

**FROM:** R-2 (Rural Residential)

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



**Summary:** The Hardin County Community Fair Board is requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial (C-1) to allow for the placement of a billboard on site along Interstate 65. The fairgrounds property is a 72 acre site located at 5617 South Dixie Highway (US 31W), 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. Vicinity Map**
- B. Future Land Use Map**
- C. Planning Area Map**
- D. Zoning Map**
- E. Aerial Photographs**
- F. Photos of the Site**
- G. Traffic Count Numbers from KYTC**
- H. Sign Regulations from the Zoning Ordinance**
- I. List of previous approvals on Site**
- J. Recorded Restrictions for the Site (2007)**
- K. Exhibit from 1980 deed showing Fairgrounds property**
- L. Staff Report and COMPREHENSIVE PLAN ANALYSIS**
- M. \*Comprehensive Development Guide**
- N. \*Development Guidance System Ordinance**
- O. \*Application for Zone Change**

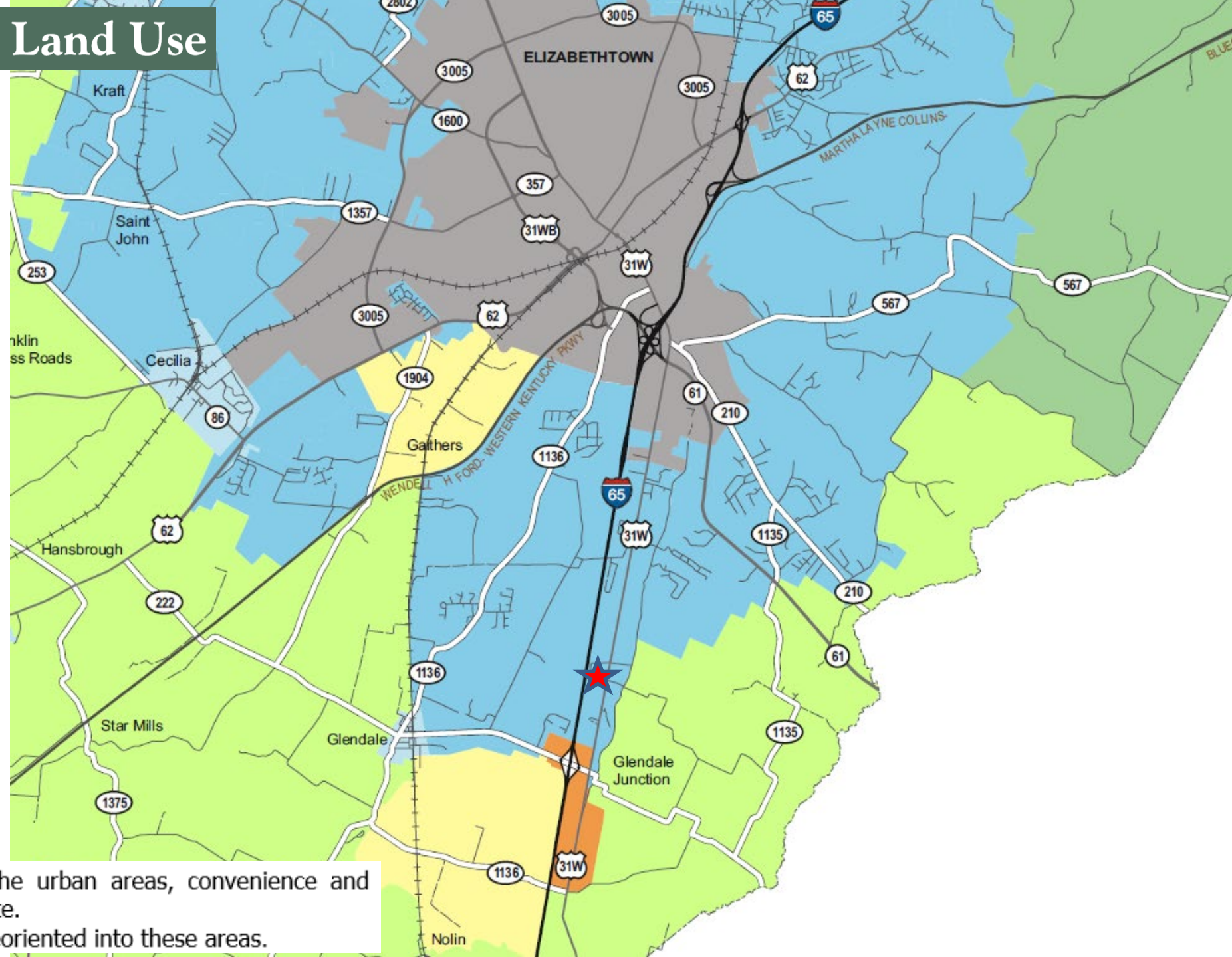
**\*Not provided in PowerPoint**



# Hardin County Future Land Use

## LEGEND

-  State Highway
-  Railroad
-  City
-  Fort Knox
- Land Use Groups**
-  Urban Area
-  Rural Village
-  Rural Area
-  Natural Resource
-  Kentucky 313 Corridor
-  Interstate Commercial
-  Industrial Area



Urban Area

- Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate.
- Growth for the community should be reoriented into these areas.

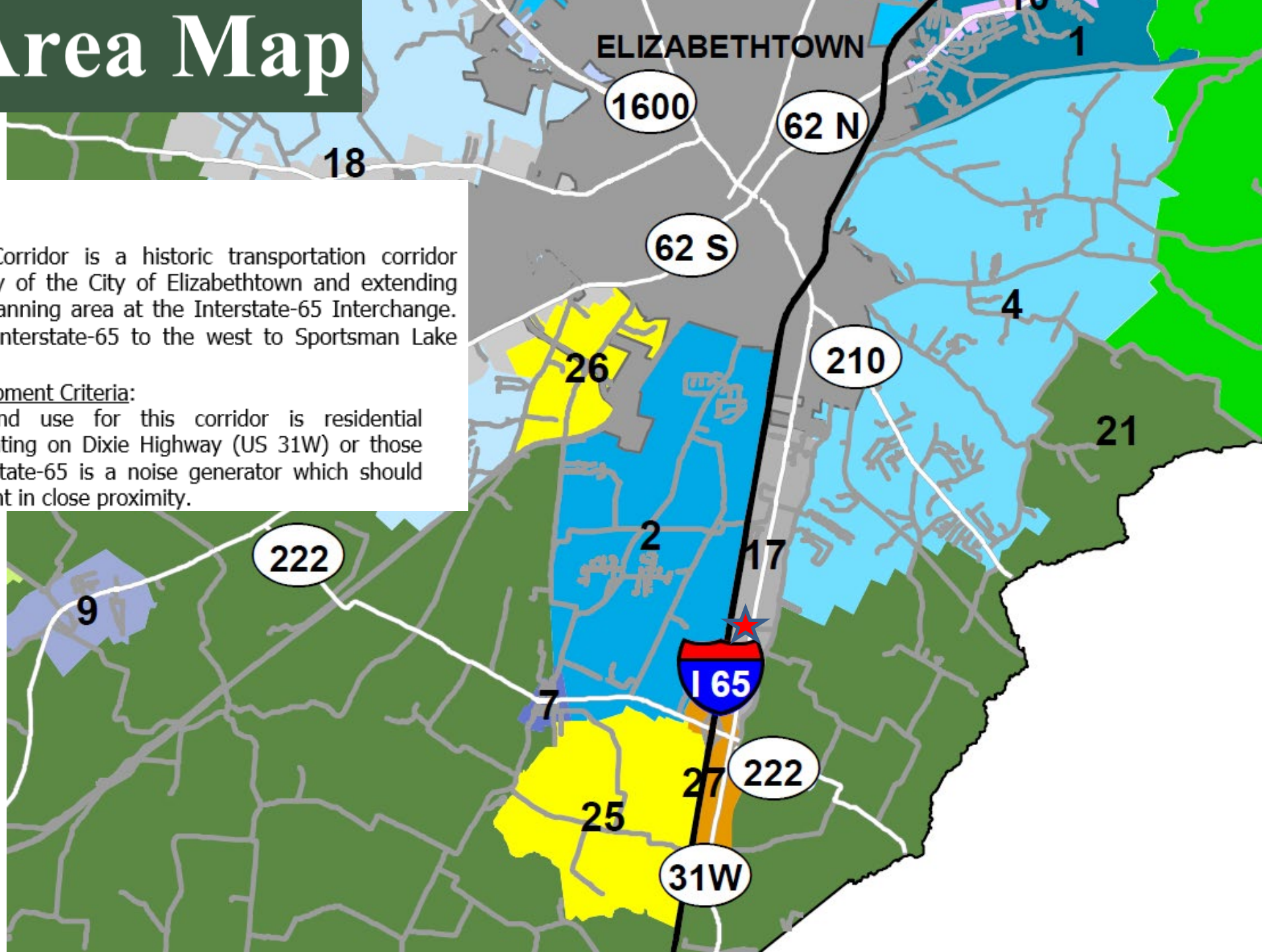


# Planning Area Map

17. SOUTH DIXIE CORRIDOR

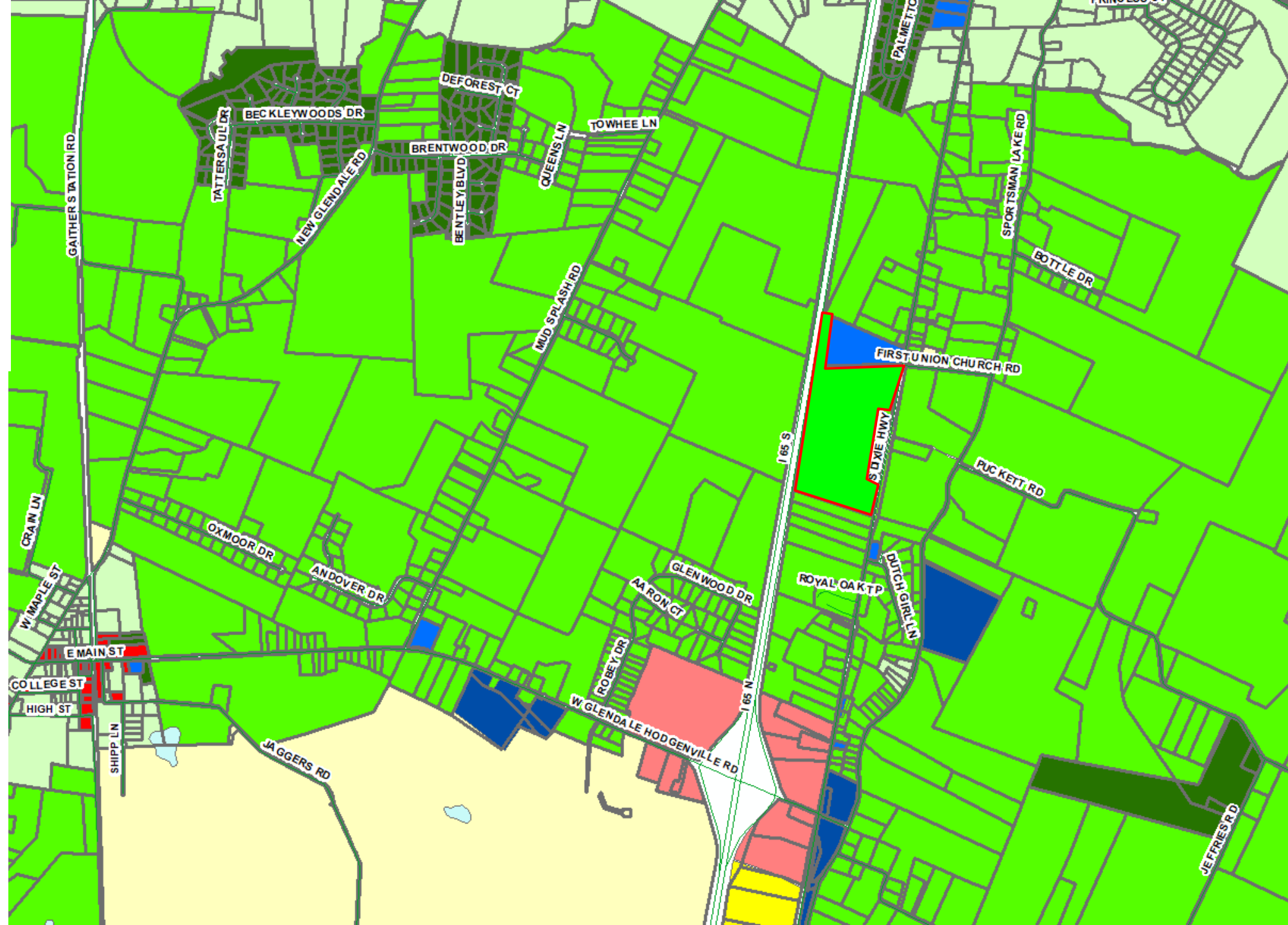
## 17. South Dixie Corridor

- Introduction: The South Dixie Corridor is a historic transportation corridor starting at the southern boundary of the City of Elizabethtown and extending south to the Glendale Junction planning area at the Interstate-65 Interchange. The corridor also extends from Interstate-65 to the west to Sportsman Lake Road to the east.
- Recommended Land Use and Development Criteria:
  - The primary recommended land use for this corridor is residential development except for lots fronting on Dixie Highway (US 31W) or those affected by Interstate 65. Interstate-65 is a noise generator which should discourage residential development in close proximity.

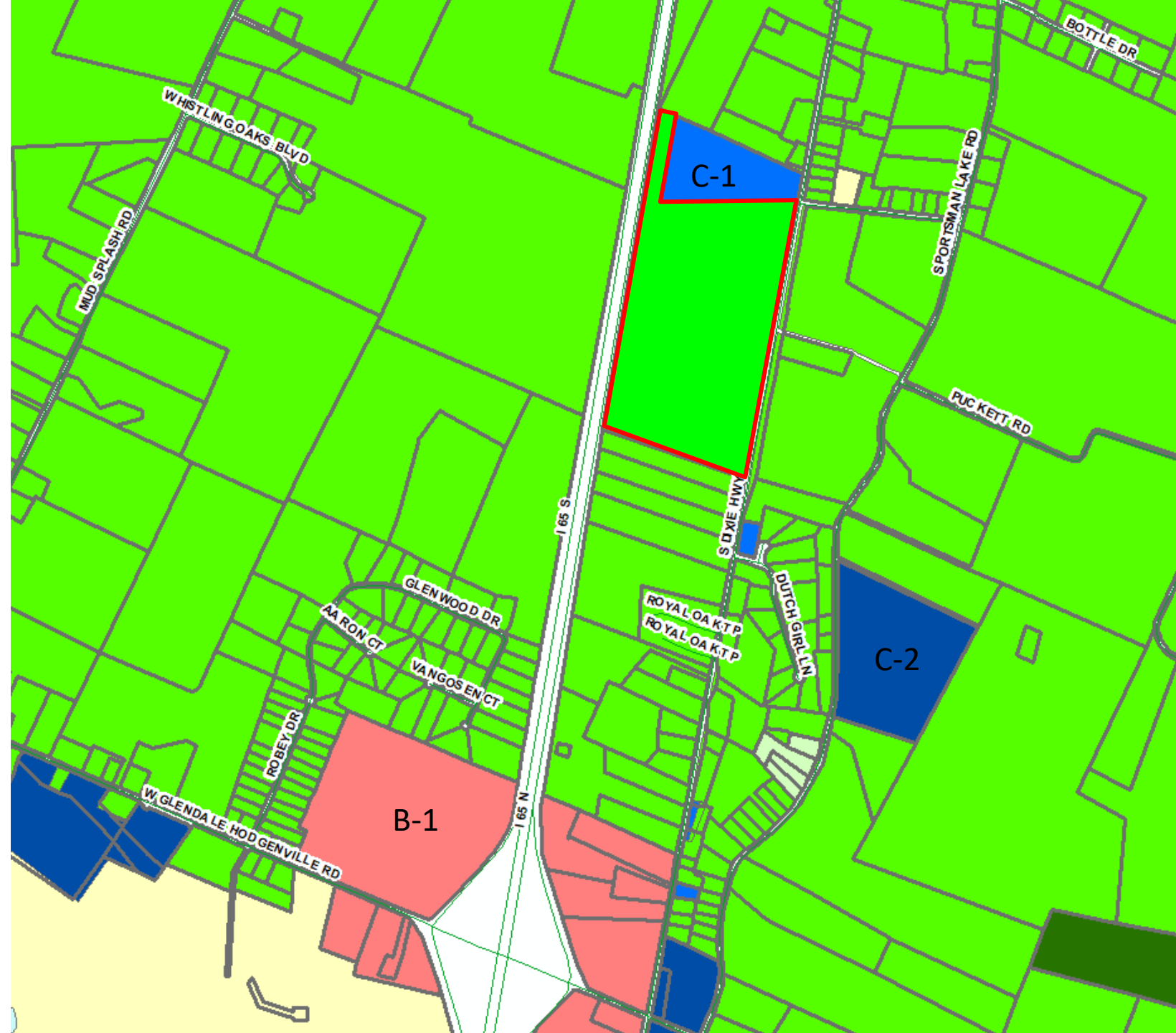


☐ MasterZone  
☒ DISTRICT

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



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













Looking towards South Dixie Highway (US 31W)













Looking northbound on I-65





Looking southbound on I-65

































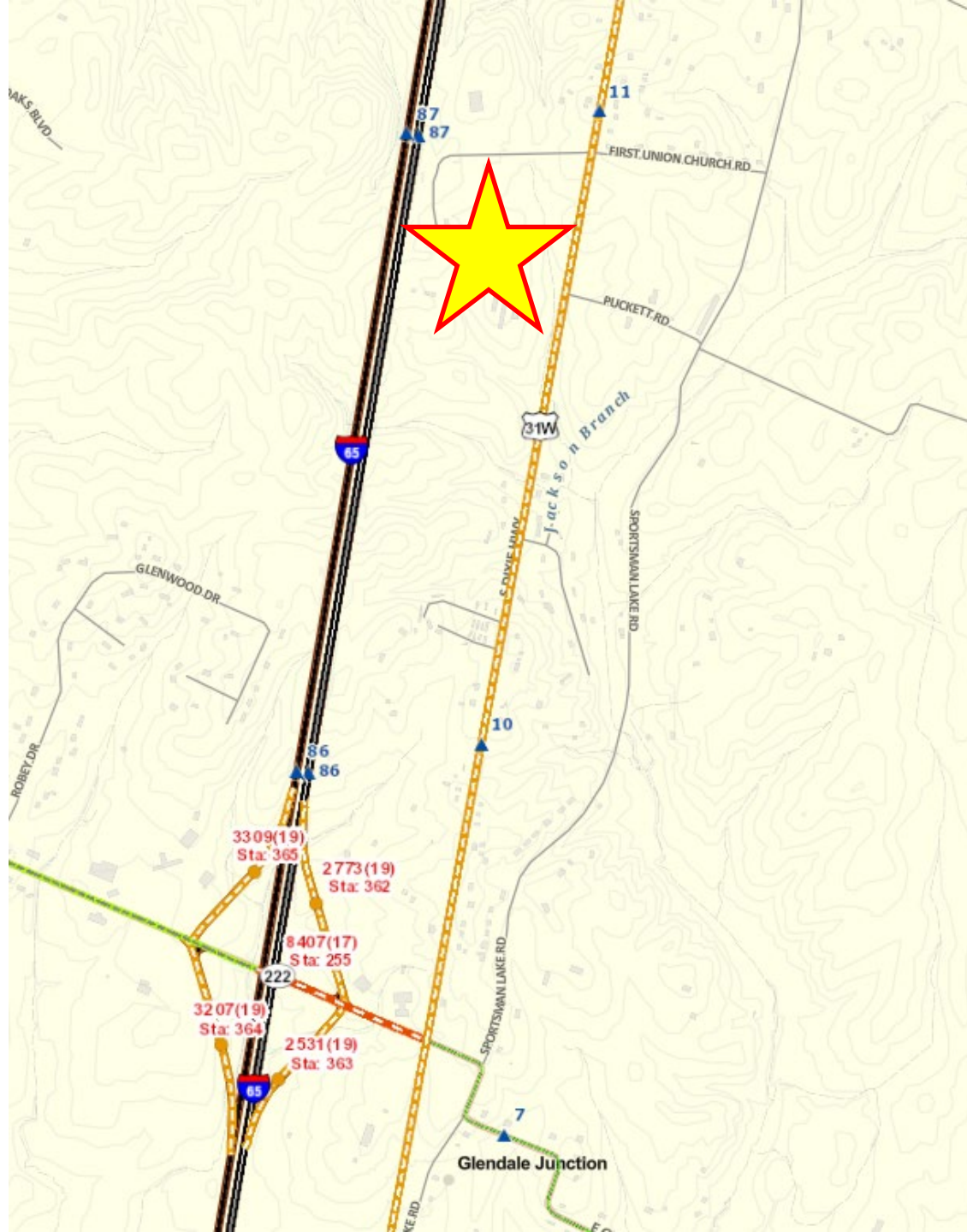




2019 ADT of 44,682 on I-65

**047-I-0065 -000**

Route	047-I-0065 -000
Beginning Milepoint	85.686
Ending Milepoint	91.086
County	Hardin
Station ID	047400
Station Type	Full Coverage
AADT	44,682
Year	2019
Single Truck AADT	2,993.00
Combo Truck AADT	12,728.00
% Single Trucks	6.70
% Combo Trucks	28.49
% Peak Trucks Single	0.34
% Peak Trucks Combo	0.86
K Factor	9.10
D Factor	54.00



2019 ADT of 3,502 on 31W

**047-US-0031W -000**

Route	047-US-0031W -000
Beginning Milepoint	9.530
Ending Milepoint	13.255
County	Hardin
Station ID	047254
Station Type	Classification
AADT	3,502
Year	2019
Single Truck AADT	232.00
Combo Truck AADT	236.00
% Single Trucks	6.63
% Combo Trucks	6.74
% Peak Trucks Single	0.41
% Peak Trucks Combo	0.03
K Factor	9.00
D Factor	61.00



**9-9 SIGNAGE FOR B-1, B-2, C-1, C-2, I-1 and I-2 ZONES:**

1. On-site Subdivision identification signs shall not exceed forty-eight (48) square feet for each of their two sides and shall not be greater in height than eight (8) feet, excluding structural supports. Materials used in these signs shall provide for a long life with little or no maintenance.
2. Total sign surface per deeded property shall not exceed two square feet per linear foot of road frontage and located a minimum of ten feet from a parking / driving area;
3. One, on-site or off-site, free-standing sign (except for traffic directional signs less than 30 inches in height) shall be permitted per deeded property and shall conform to the following:
  - a. On-site signage shall not exceed one-hundred and fifty (150) square feet in area for any one side and twenty-five (25) feet in height; or
  - b. Off-site signage shall not exceed the following:
    - i. Total sign surface shall not exceed 300 square feet, excluding structural supports, and shall not exceed 25 feet in overall height;
    - ii. Signs may be placed back to back or in a "V-type" construction;
    - iii. No off-site sign shall be closer than 2,000 feet to any other off-site sign on the same side of road;
    - iv. Off-site signs shall be set back at least twenty (20) feet from road right-of-way line.







**DECLARATION OF RESTRICTIONS FOR THE  
REAL PROPERTY OWNED BY THE HARDIN COUNTY  
COMMUNITY FAIR, INC., AS DESCRIBED IN DEED BOOK 184,  
PAGE 60 OF THE HARDIN COUNTY COURT CLERK'S OFFICE.**

This Declaration of Restrictions is made and executed by The Hardin County Community Fair, Inc., a Kentucky non-profit corporation, who is the Owner of real property in Hardin County, Kentucky, and hereinafter said Corporation is referred to as "Owner".

WITNESSETH, that whereas the Owner owns real property in Hardin County, Kentucky and said property is currently used for the purposes of promoting, encouraging, developing and conducting a county fair, athletic, recreational and county fair facilities for the benefit of the residents of Hardin County, and any and all county fair and recreational facilities which the Owner deems desirable and appropriate; and

WHEREAS the Owner wishes to make and impose restrictions on its land, which is located in Hardin County, Kentucky, and which the Owner acquired by deed dated March 30, 1964 and recorded in Deed Book 184, Page 60, of the Hardin County Court Clerk's Office, and the Owner does hereby make and impose the following restrictions on said real property, to-wit:

1. The property owned by the Owner, as described in Deed Book 184, Page 60 of the Hardin County Court Clerk's Office shall only be used for the purposes of promoting, encouraging, developing, and conducting a county fair, county fair facilities, and athletic and recreational facilities for the benefit of the residents of Hardin County, and for such county fair and recreational activities and facilities that are synonymous therewith.

2. These restrictions shall immediately effective upon the execution of this document, and shall remain in full force and effect up to, but not later than the expiration of fifteen (15) years after the event of dissolution of the Hardin County Community Fair, Inc., but these restriction shall not expire or terminate so long as the Hardin County Community Fair, Inc. is an active corporation as defined by the Kentucky Secretary of State's Office. During the aforementioned fifteen (15) years after the event of dissolution, the primary use of the subject property shall be for the purposes of promoting, encouraging, developing and conducting a county fair. Also, secondary to the purpose of promoting and conducting a county fair, the property may be used for athletic, recreational and county fair facilities for the benefit of the residents of Hardin County and for such activities and facilities that are synonymous therewith
3. Enforcement of these restrictions shall be by proceeding at law or in equity or against any person or persons violating or attempting to violate any of the restrictions and covenants herein contained, either to restrain such violation or recover damages or other proper relief for such violations.
4. Invalidation of any of the foregoing restrictions or covenants by Judgment or Court Order shall not affect any of the other provisions that will remain in full force and effect.

WITNESS the signature of the Owner of the subject real property as described in Deed Book 184, page 60 of the Hardin County Court Clerk's

Office, Elizabethtown, Hardin County, Kentucky on this 16<sup>th</sup> day of June, 2007.

HARDIN COUNTY COMMUNITY FAIR, INC.

BY: Larry B. Jagers  
LARRY B. JAGGERS, President

STATE OF KENTUCKY  
COUNTY OF HARDIN

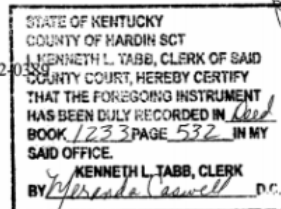
I, the undersigned, a Notary Public, do hereby certify that on this 16<sup>th</sup> day of June, 2007, personally appeared before me Larry B. Jagers, who being by me first duly sworn, subscribed to and acknowledged that he is the President of Hardin County Community Fair, Inc., a Kentucky non-profit corporation, that he signed the foregoing document as President of the non-profit corporation, and that the statements therein contained are true.

Cindy L. Tabb  
NOTARY PUBLIC, State of Kentucky  
At Large

My commission expires 12-27-07

THIS INSTRUMENT PREPARED BY:

Benjamin J. Humphries  
BENJAMIN J. HUMPHRIES  
WHITLOW & SCOTT  
P.O. BOX 389  
108 E. POPLAR ST.  
ELIZABETHTOWN, KENTUCKY 42702-0389  
NO TITLE OPINION REQUESTED





Hand drawn exhibit from the 1980 deed  
from the Fair Board to Hardin County  
Fiscal Court and the Road Department

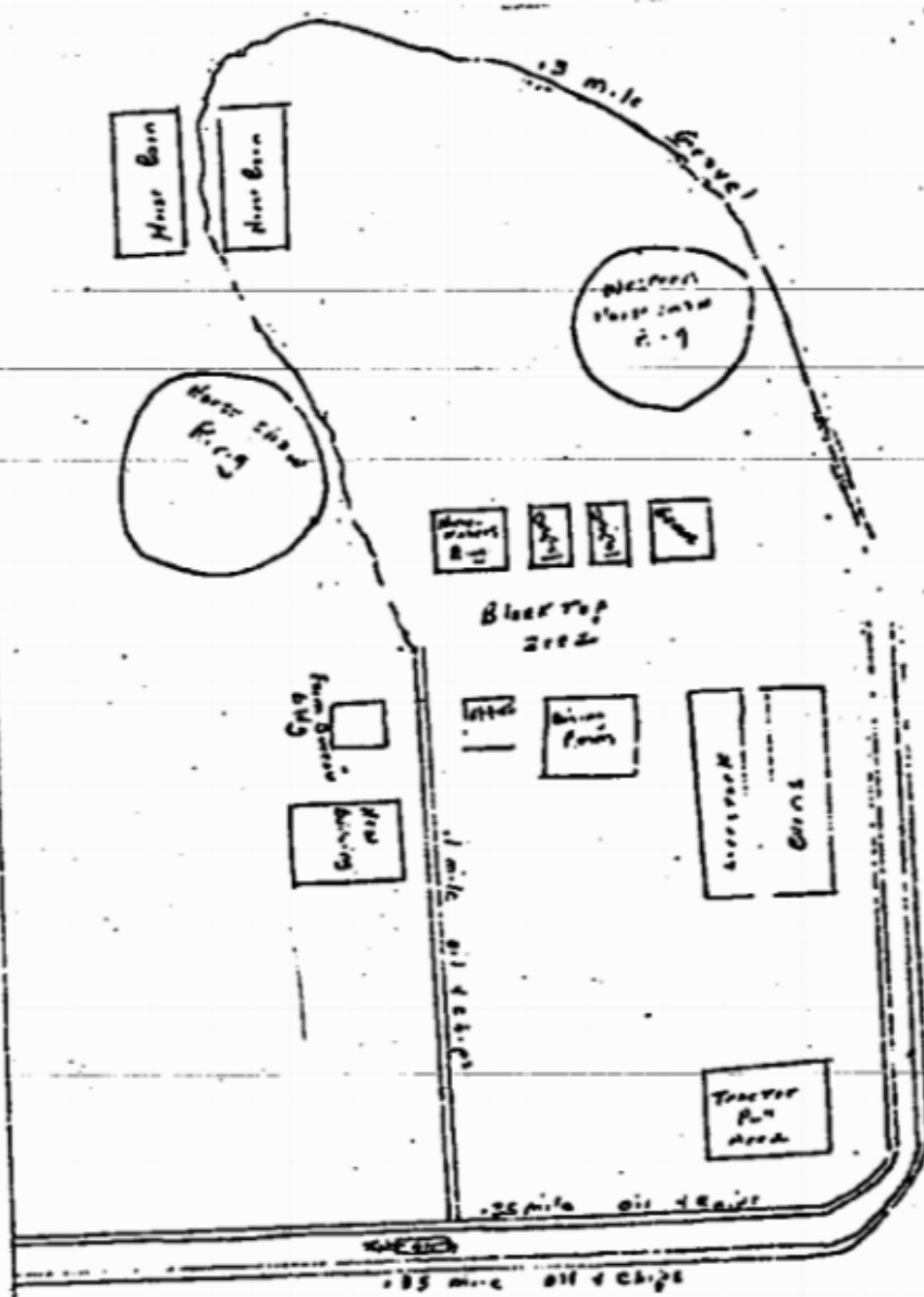


EXHIBIT I



# 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

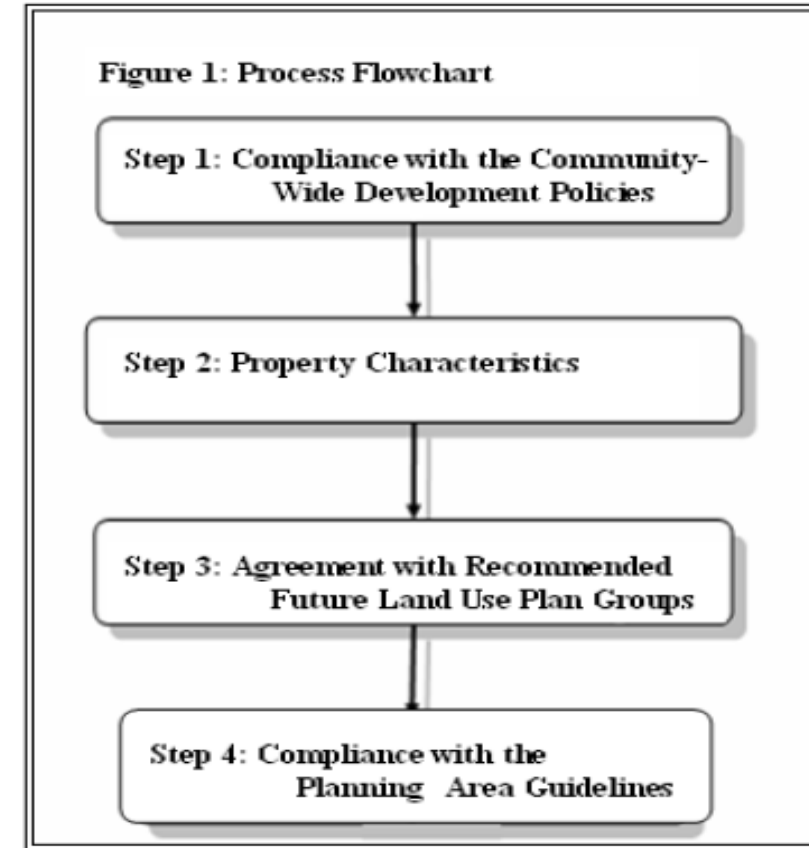
The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained.

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:** The Hardin County Community Fair Board is proposing to rezone the ±72 acre fairground property from Rural Residential (R-2) to Convenience Commercial (C-1) to allow for a proposed billboard along Interstate 65. The site is located at 5617 South Dixie Highway (US 31W) in Glendale, KY.

<b>Pre-application Conference:</b> Aug. 25, 2020	<b>Owners:</b> Hardin County Community Fair Board PO Box 99 Elizabethtown, KY 42702
<b>Public Hearing Date:</b> Sept. 15, 2020	
<b>Location of Proposed Zone Change:</b> A 72 acre site located between I-65 and US 31W with an address of 5617 South Dixie Highway, Glendale, KY.	<b>Zone Map Amendment Request:</b> <b>FROM: R-2</b> (Rural Residential) <b>TO: C-1</b> (Convenience Commercial)
<b>Acreage:</b> ±72 acres	<b>Land Use Group:</b> Urban Area
<b>PVA Parcel Number:</b> 224-00-00-004	<b>Planning Area:</b> South Dixie Corridor, #17
<b>Flood Plain:</b> The subject property is not located in the 100-year flood area according to FEMA map #21093C0455D.	<b>Existing Land Use:</b> – Fairgrounds
<b>History of the Property:</b> The property was purchased by the Hardin County Community Fair Inc. in 1964 from Elmer & Loraine Frye. 2020 will be the first year since 1964 that a fair has not been held on the grounds due to COVID-19.	<b>Zoning History:</b> R-2 (Rural Residential) was the original zoning for the Subject Property in 1995.
In 2007 the site was deed restricted by the Fair Board for use/benefit of Hardin County residents for a county fair or other recreational use.	<b>Adjacent Zoning:</b> Residential and Commercial; North – C-1, former NFO livestock auction site South – R-2, 5 acre tract owned by Hughes East – R-2, 69 acre farmed owned by Pepper West – Interstate 65, R-2 on west side
<b>Environmental:</b> There is a blueline stream on site.	<b>Hardin County Fairgrounds Road:</b> In 1980, the Fair Board deeded the roadway to the County Road Department so that it could be maintained by the county. In 2013, the Hardin County Fairgrounds Road was closed by the Planning Commission & Fiscal Court so that it could be gated and they could secure access to the site.
<b>Wastewater Treatment:</b> Sewage disposal is via on-site septic systems and Port-a-pots are also brought in during the fair.	
<b>Utility Services:</b> Electricity is available to the site via NOLIN RECC with single phase lines to several buildings on site. Public water is available to the site and service is provided by Hardin County Water District #2 via a 6" waterline.	<b>Transportation Considerations:</b> The property is located between South Dixie Highway (US 31W) a state maintained highway with 24' of pavement width and an over 100' dedicated right-of-way & Interstate 65 that has an annual average daily traffic county of 44,682 in this location.

## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy –	STEP 1: Compliance with the Community-Wide Development Policies (DP 1-14)
<b>DP 1</b> All development should incorporate the protection of natural resources into the development to preserve the character of the County and protect the natural environment.	The Hardin County Fairgrounds site does not impact the "blueline stream" on site and is capable of respecting a 25' stream buffer zone from both sides of the stream bank.
<b>DP 2</b> The transportation system should be supported by minimizing the impacts of access points to public roadways.	The two existing entrances on South Dixie Highway (US 31W) will remain unchanged.
<b>DP 3</b> Arterial and collector classified roadways should be regulated so that individual lots have limited access points.	The two existing entrances on South Dixie Highway (US 31W) will remain unchanged.
<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 and service is provided by Hardin County Water District #2 via a 6" waterline.
<b>DP 5</b> New development should be encouraged in areas where adequate fire protection services and fire hydrants are available.	The Glendale Volunteer Fire Department Station is approximately 3.7 miles from the site. There is a fire hydrant on site as well as at the corner of First Union Church Road and South Dixie Highway (US 31W) across from the entrance.
<b>DP 6</b> Expansion of public utilities should be the responsibility of developers with public agency participation where an increase in demand is participated.	Any additional utilities desired or required would be the responsibility of the Hardin County Fair Board.
<b>DP 7</b> The size and scale of all development should reflect the character and style of surrounding uses.	The fairgrounds site is comparable in size to the Pepper farm on the east side of South Dixie Highway (US 31W).
<b>DP 8</b> New development should be allowed only where roadways meet minimum standards.	The property is located accessed from South Dixie Highway (US 31W), a state maintained road which is 24' paved in an over 100' dedicated right-of-way.



## COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy – Urban Area	STEP 3: Agreement with Recommended Land Use Plan Group (LU 1-6)
<p>The Urban Area of Hardin County is the area surrounding the incorporated jurisdictions within the County. Because these areas are adjacent to established cities, this area is more intensely developed and has the highest levels of infrastructure and utility services.</p> <p>The land use pattern in the urban area is the most densely developed with a mix of commercial and high-density residential uses along significant arterial roadways.</p> <p>The Comprehensive Plan states that “along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate” and that, “growth for the community should be reoriented into these areas”.</p>	
Comprehensive Plan Policy – PA #17 South Dixie Corridor	STEP 4: Compliance with the Planning Area Guidelines (PA 1-7)
<p>The Corridor is, “a historic transportation corridor” that extends from the southern boundary of the City of Elizabethtown to the Interstate-65 interchange at Glendale.</p>	<p>The Comprehensive Plan states that, “the primary recommended land use for this corridor is residential development <i>except</i> for lots fronting on Dixie Highway (US 31W) or those affected by Interstate 65. Interstate 65 is a noise generator which should discourage residential development in close proximity”.</p>

## 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 property has been used to host the county fair every year since 1964 and deed restrictions were recorded in 2007 to restrict it to county fair and recreation facilities for the benefit of county residents,
- The property is adjacent to an existing 15 acre site zoned C-1 that was previously used for a livestock auction,
- The property lies between South Dixie Highway (US 31W) and Interstate 65 which is identified as a noise generator and the Comp Plan states residential development should be discouraged in its close proximity.
- The property is in the South Dixie Corridor Planning Area that has seen non-residential growth over the past 10 years and will continue to experience commercial & industrial growth and development due to its proximity to the Glendale interchange at I-65 and the Glendale Industrial Megaseite.
- The existing R-2 Zone assigned to the subject property in 1995 may now be inappropriate and the proposed map amendment to C-1 may be more appropriate.

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

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 and function.	The property is located between South Dixie Highway (US 31W) a state maintained highway with 24' of pavement width and an over 100' dedicated right-of-way & Interstate 65 that has an annual average daily traffic county of 44,682 in this location. The two existing entrances onto US 31W will remain unchanged.
<b>PC 2</b> Fire District, Hydrant and Department locations	The Glendale Volunteer Fire Department Station is approximately 3.7 miles from the site. There is a fire hydrant on site as well as at the corner of First Union Church Road and South Dixie Highway (US 31W) across from the entrance.
<b>PC 3</b> Public Water	Public water is available to the site and service is provided by Hardin County Water District #2 via a 6" waterline.
<b>PC 4</b> Existing land use and densities in the vicinity	The site is located between South Dixie Highway (US 31W) and Interstate-65 and is approximately one mile north of the Glendale exit on I-65. Directly to the north is a 15 acre site that was previously a livestock auction that has been zoned C-1 since 1995. Across the street is also a slaughterhouse that has been zoned I-2 since 1995.
<b>PC 5</b> Proposed Wastewater Treatment System	The fairgrounds has several on-site septic systems (tank and lateral lines) approved by the Hardin County Health Department – Environmental Office. Port-a-pots are also brought in during the fair.
<b>PC 7</b> Existing Natural Features	The Hardin County Fairgrounds site does not impact the “blueline stream” on site and is capable of respecting a 25' stream buffer zone from both sides of the stream bank.
<b>PC 10</b> Growth Trends	<p>The fair has an average annual attendance of 21,375 people and has been held every year on site since 1964 until this year with the COVID-19 pandemic. It has won awards from the KY Department of Agriculture in 1974, 2012 and 2014.</p> <p>The site is located in the South Dixie Corridor which continues to see non-residential growth such as the Central KY Gun Range, Detweiller's Amish Furniture, Bent &amp; Dent Grocery, Mini Warehouses and most recently Grandma's Bluegrass Kitchen.</p>

**RESOLUTION 2020-008****MAP AMENDMENT****Rural Residential (R-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 Zoning 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 Urban Area of Hardin County and within the South Dixie Corridor Planning Area (#17);
- WHEREAS** this proposal is a request to rezone the 1995 designation of Rural Residential (R-2) to a Convenience Commercial Zone (C-1) in order to allow for two proposed billboards along Interstate-65.

**NOW THEREFORE, BE IT RESOLVED**, by the Hardin County Planning and Development Commission that a request for a Map Amendment for property owned by HARDIN COUNTY COMMUNITY FAIR BOARD (PVA Map #224-00-00-004) and identified as being approximately 72 acres at 5617 South Dixie Highway (US 31W) in Glendale, KY be granted a zone change from the existing Rural Residential Zone (R-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, Zoning Ordinance and the Comprehensive Development Guide, the testimony provided by staff and those in attendance at the public hearing, the Planning Commission hereby adopts the attached Staff Report and it is determined that the existing R-2 zone is inappropriate and the proposed C-1 zone is more appropriate based on the Comprehensive Plan's following Policies and Goal:

Step 1:	Development Policies 1 - 8;
Step 2:	Property Characteristics 1 - 5, 7 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: South Dixie Corridor (#17)

**Goal 3:** TO PROVIDE THE CITIZENS OF HARDIN COUNTY WITH ADEQUATE PUBLIC SERVICE AND COMMUNITY FACILITIES.

**Goal 12:** TO PRESERVE THE LIFESTYLE, HISTORY AND NATURAL SURROUNDINGS OF THE PEOPLE OF HARDIN COUNTY.

**Objective 1:** Protect meaningful local tradition and encourage civic pride.

**ADOPTED THIS FIFTEENTH DAY OF SEPTEMBER 2020.**



## **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 2020-008 as presented

The proposed Map Amendment from R-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 1 - 8;
Step 2:	Property Characteristics 1 - 5, 7 & 10;
Step 3:	Land Use Plan Group: Urban Area
Step 4:	Planning Area: South Dixie Corridor (#17)

**Goal 3:** TO PROVIDE THE CITIZENS OF HARDIN COUNTY WITH ADEQUATE PUBLIC SERVICE AND COMMUNITY FACILITIES.

**Goal 12:** TO PRESERVE THE LIFESTYLE, HISTORY AND NATURAL SURROUNDINGS OF THE PEOPLE OF HARDIN COUNTY.

**Objective 1:** Protect meaningful local tradition and encourage civic pride.

---

I make a motion to **Deny** the proposed Zoning Map Amendment based upon:

- the testimony provided by Staff and those in attendance at the Public Hearing

The proposed Map Amendment from R-2 to C-1 is **NOT** in Agreement with the 4 Step Process as outlined in the Comprehensive Plan.



## Hardin County

Planning and Development Commission

August 1, 2020

To: Adam King, Director, Hardin County Planning & Development Commission and, to the members of the Hardin County Planning & Development Commission

From: John Edgar (Ed) Bryan, Building Inspector

Subject: Retirement with last Day being September 24, 2020

Since July 31, 2002, for the last 18 years, I have enjoyed being your building inspector. I have appreciated the consistent support of the Planning Commission members and the backup of Hardin County Fiscal Court and Judge Harry Berry. Their support has made this sometimes-controversial position of building inspector much easier to accomplish and for that, I am grateful.

We have enjoyed an excellent current staff and we, I believe, work well together and make it much more pleasant for the citizens of Hardin County and Larue County. I am personally grateful to and will sorely miss the following wonderful people and friends I work with on a daily basis: Adam King, Madeline Hornback, Jimmy Morgan, Susan Bowen, Julia McBeth and Chris Butz, David Veirs; and in Larue County Gordon "Bud" Ireland. I feel our Planning Commission members are some of the most knowledgeable and well trained and dependable people we could be blessed to have. I appreciate each of you.

Foraging through the 3 inches of regulations called the Kentucky Residential Code and the additional 3 inches of regulations called the Kentucky Building Code is always a challenge. When I obtained certification as a building inspector 26 years ago, the one codebook I took the test with was only 1 inch thick.

I appreciate the community support I received from the citizens and from the Lincoln Trail Home Builders Association who listened carefully when I spoke of the building code. They supported me on the job site whenever we discovered a conflict with the building code and typically corrected the conflicts without delay. They were always interested in learning more of the code requirements and of producing a final project they could be proud of and they knew was correct with the code requirements. We are fortunate to have an organization of interested builders in our community.

I now find that I have spent 49 years working "public work" since I graduated high school in 1971. I would now like to take some time for myself, my wife, my family and especially my three grandchildren.

Thanks again for allowing me to work for you and with you for the past 18 years.

Ed Bryan 

Building Inspector and Plan Reviewer