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Commission Members  
Steve Rice, Chairperson  
Ken Dozer, Vice Chairperson  
Kendra Scott  
Kasey McCrary  
Maurice Young

## CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION  
REGULAR MEETING AGENDA  
JUNE 27, 2023

6:00 P.M.

ELIZABETHTOWN POLICE DEPARTMENT  
300 SOUTH MULBERRY STREET  
ROOM 106, TRACY A. SCHILLER COMMUNITY ROOM

1. Call to Order
2. Presentation of Proclamation to Kendra Scott by Mayor Jeff Gregory
3. Approval of Minutes – June 13, 2023
4. Preliminary Subdivision Plat for Buford Farm Subdivision, Tract A-2 and Development Plan for the Enclave Apartments  
Location: 1750 Veterans Way
5. Planned Neighborhood Development and an Amended Development Plan for Arlington Park Apartments, Phase III  
Location: 225 Robinbrooke Boulevard
6. Commercial Design Review Guidelines and Waivers for Dixie Business Center, Phase II  
Location: 4601 North Dixie Avenue
7. Public Hearing No. 2023-PC-14  
Zoning Map Amendment from C-1 Neighborhood Office to R-6 High Density Residential and Conceptual Development Plan  
Location: 108 East Memorial Drive
8. Public Hearing No. 2023-PC-15  
Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and Conceptual Development Plan  
Location: 1031 Ring Road



**9. Public Hearing No. 2023-PC-13**

**Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and R-6 High Density Residential and review of a Preliminary Subdivision Plat for Magnolia Farms, Sec 2 and Conceptual Development Plan**

**Location: 2800 Rineyville Road**

**10. Commission Member Items**

**11. Adjournment**

MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
JUNE 27, 2023

**Commission Members Present:**

Steve Rice, Chairperson

Kendra Scott

Kasey McCrary

Maurice Young

Marty Fulkerson, City Council Representative (non-voting member)

**Commission Members Absent:**

Ken Dozer, Vice Chairperson

**Staff Members Present:**

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Jason Bell, substituting for Commission Attorney Matt Hess

The following matters were considered:

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**APPROVAL OF MINUTES**

**JUNE 13, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion by Commissioner McCrary, seconded by Young, the following resolution was adopted.

**RESOLVED**, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on June 13, 2023.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

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**PROCLAMATION TO KENDRA SCOTT**

Mayor Jeff Gregory presented Kendra Scott with a Proclamation for Outstanding Citizen for her service on the Elizabethtown Planning Commission.

**PRELIMINARY SUBDIVISION PLAT & DEVELOPMENT PLAN for 1750 Veterans Way**

**Request:** Approval of Preliminary Subdivision Plat & Development Plan  
**Project Name:** Enclave Apartments  
**Location:** 1750 Veterans Way  
**Owner:** T & L Investments, LLC  
**Applicant:** T & L Investments, LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications. The plat proposes the creation of 3 lots; subdividing the existing Future Development tract into 1 multifamily lot, 1 commercial out lot and 1 open space non-buildable lot intended for stormwater. The Plat also proposes the extension of Towne Drive which will terminate into Clearwater Drive as well as an extension of Clearwater Drive that will tie into Brookefield Avenue. Access to all lots in this subdivision will come from either Towne Drive or Clearwater Drive. Mr. Hawkins stated the site is being proposed for a multifamily development that will contain a total of 303 dwelling units. Staff recommends approval of the preliminary subdivision plat.

Mr. Hawkins presented the development plan. The development plan has been reviewed by all jurisdictions and utilities and is in compliance with the requirements of the *Zoning Ordinance*. No waivers are being requested. With the developer previously requesting to change the zoning to allow a dense residential development, staff is recommending additional measures beyond the Zoning Ordinance minimums as justification for compliance with the Design Guidelines of the Ring Road West Sub Area portion of the Comprehensive Plan. Staff recommends approval of the Development Plan, with conditions.

The Commission had questions about street interconnectivity between this development and surrounding developments and utilities.

**Those speaking in favor of the request:**

No one spoke in favor.

**Summary of those speaking in opposition to the request:**

No one spoke in opposition.

**Preliminary Subdivision Plat for Buford Farm Subdivision, Tract A-2**

On a motion by Commissioner McCrary, seconded by Scott, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Preliminary Subdivision Plat of the Buford Fam Subdivision, FDT A-2, with no conditions.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

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**Development Plan of the Enclave Apartments**

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan with the following conditions:

1. Work with staff to finalize the Landscape Plan
2. Receive a variance for height of structures from the Board of Zoning Adjustment
3. Provide sidewalk connections into the apartment development on both sides of all access points
4. Work with staff on providing traffic control markings and signage internally that meet AASHTO and MUTCD standards

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

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**PLANNED NEIGHBORHOOD DEVELOPMENT AND AMENDED DEVELOPMENT PLAN for 225 Robinbrooke Boulevard**

**Request:** Approval of Planned Neighborhood Development and Amended Development Plan  
**Project Name:** Arlington Apartments, Phase III  
**Location:** 225 Robinbrooke Boulevard  
**Owner:** Noltemeyer Capital, Limited, A KY LLC  
**Applicant:** Noltemeyer Capital, Limited, A KY LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications. Currently vacant, this site will be Phase 3 for the Arlington Park Apartments, a multifamily development that will contain a total of 78 dwelling units. This development will have a total of 4 apartment buildings, one auto care/maintenance building, a cluster mailbox and a storage building. Access will come from a single access point off Robinbrooke Blvd. as well as an interconnection with Dorothy Drive from Phase 1. The master plan has been updated to show phase 3 incorporated. Phases 1 and 2 received density bonuses because of meeting certain amenity criteria and since phase 3 connects with phase 1, it will receive a density bonus to exceed 8 dwelling units/acre. Mr. Hawkins briefly discussed utilities, vehicular and pedestrian access, and landscaping.

Mr. Hawkins stated this Development Plan has been reviewed by all jurisdictions and utilities and is in compliance with the requirements of the *Zoning Ordinance*. No waivers are being requested. With the developer previously requesting to change the zoning to allow a dense residential development, staff is recommending additional measures beyond the Zoning Ordinance minimums as justification for compliance with the Design Guidelines of the Ring Road West Sub Area portion of the Comprehensive Plan. Staff recommends approval of the Development Plan, with conditions.

Commissioner McCrary asked staff to elaborate on the Binding Elements portion of the staff report. Mr. Hawkins gave a brief overview and description of what binding elements are and how they apply to this site.

**Those speaking in favor of the request:**

No one spoke in favor.

**Summary of those speaking in opposition to the request:**

No one spoke in opposition.



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**Planned Neighborhood Development and Amended Development Plan for 225 Robinbrooke Boulevard**

On a motion by Commissioner Young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Amended Master Plan, Amended Binding Elements and Development Plan of the Arlington Park Apartments Phase, III, with the following conditions:

1. Work with staff to finalize the Landscape Plan.
2. Add a trail connection to the clubhouse/pool from buildings 2 and 3 along the drainage way.
3. Remove center median cut from Robinbrooke Blvd shown on development plan.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

**COMMERCIAL DESIGN REVIEW GUIDELINES for property located at 4601 North Dixie Avenue**

**Request:** Approval of Commercial Design Review with Waiver Requests  
**Project Name:** Dixie Business Center, Phase, II  
**Location:** 4601 North Dixie Avenue  
**Owner:** TDA Properties,  
**Applicant:** Keys Architects and Associates

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The property owner bought the former Bowling Lanes Flea Market and began converting flea market into a business center. The project was started without a permit and completed halfway before it was brought to the staff's attention. The Zoning Ordinance has since been changed to require contractor's offices to go through the design review process. Staff recommends approval of the Commercial Design Guidelines and requested waivers for Section 154.134(A)(1) – Materials and Colors, Section 154.134(B)(2) – Facades and Exterior Walls, and Section 154.134 (D)(2) – Roofs.

Mr. Hawkins presented a video provided by the applicant showing aerial footage of the site and surrounding areas.

Commissioner Young had a question about the orientation of the proposed building. Mr. Hawkins said the building is proposed to face the parking and the existing building on the site.

**The following spoke in favor to the request:**

No one spoke in favor.

**The following spoke in opposition to the request:**

No one spoke in opposition.

**Commercial Design Review for 4601 North Dixie Avenue**

On a motion by Commissioner Young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds that there are special circumstances with the requested waiver because the previous building was not required to go through commercial design review, and the owner wants the buildings to match to create a seamless development; and

**WHEREAS**, the Commission finds that the proposed building will be of better quality in both design and appearance than the adjacent residential storage metal buildings to the north and the block bowling alley to the south; and

**WHEREAS**, the Commission finds that the North Dixie Sub Area (Sub Area 2) guidelines say that underutilized properties impact the character of the community, pose safety issues if abandoned and reduce the property tax that could be generated. As a flea market, this site was underutilized and negatively impacted the character of the community. The developer is redeveloping this site to enhance one of the most northern parcels in the City. The guidelines further state that some flexibility on one or

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more uses could be considered that complement or are compatible with regional commercial uses. As an example, a use that is appropriately designed with a smaller warehousing component that is access from the rear of the building could be considered appropriate.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review Guidelines with waivers of Section 154.134(A)(1) – Materials and Colors, Section 154.134(B)(2) – Facades and Exterior Walls, and Section 154.134 (D)(2) – Roofs, with the following conditions:

1. Finalize the Landscape Plan that provides additional screening from the North Dixie Avenue right-of-way as recommended in Guideline 4 of the North Dixie Sub Area (Sub Area 2) guidelines.
2. Canvas awnings be required above all entrances like provided in Phase 1.
3. Provide a sidewalk connection from the public walk into the site along the drive lane.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

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**PUBLIC HEARING No. 2023-PC-14**

**Request:** Zoning Map Amendment from C-1 Neighborhood Office to R-6 High Density Residential and Conceptual Development Plan  
**Project Name:** Clarity Solutions Housing & Duplex Development  
**Location:** 108 East Memorial Drive  
**Owner:** Brandon Simpson  
**Applicant:** BBD Investments, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:48 p.m. and presented the hearing procedures. Jason Bell administered the oath to all those intending to testify at the hearing.

Aaron Hawkins reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, staff report, and accompanying PowerPoint presentation.

**Agency Testimony:**

Aaron Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. A subdivision plat has been submitted subdividing the property into two separate lots. The larger rear lot will be utilized as a new duplex development with one building and the smaller lot will retain the residential structure that will be used for housing women who are using services provided by Clarity Solutions. Access for the duplex will come from the existing 40' ingress/egress easement while access for the existing structure will come from East Memorial Drive.

Staff recommends approval of a map amendment from C-1, Neighborhood Office to R-6, High Density Residential as it is found to be in compliance with the community-wide development policies and guidelines, the Recommended Land Use Map, the sub area guidelines and the targeted planning area guidelines of the Elizabethtown comprehensive plan.

Staff recommends approval of the conceptual development plan as presented.

The Commission had no questions of staff.

**Those speaking in favor of the request:**

Brandon Simpson, 2014 Kyla Farm Lane, Vine Grove, KY 40175

**Summary of those speaking in favor of the request:**

Brandon Simpson discussed the property and its previous use as a residential house.

**Those speaking in opposition to the request:**

No one spoke in opposition.

**Zoning Map Amendment for 108 East Memorial Drive**

On a motion by Commissioner Scott, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

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**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds that access to the properties will come from the existing access point off of East Memorial Drive and the existing 40' ingress/egress easement on the western portion of the lot; and

**WHEREAS**, the Commission finds the size and scale of an R-6 residential development would be comparable to the multifamily development across East Memorial Drive from this site; and

**WHEREAS**, the Commission finds the 40' ingress/egress easement on the western portion of this property provides access to the property to the north; and

**WHEREAS**, the Commission finds that water and sanitary sewer are available near the property; and

**WHEREAS**, the Commission finds that water supply and pressure are adequate for the proposed development; and

**WHEREAS**, the Commission finds the Recommended Land Use Map designates this property as High Density Residential with a density range of ten to twenty units per acre. R-6, High Density Residential zoning is supported by the map; and

**WHEREAS**, the Commission finds the proposed zoning and uses would provide a transition from the intense commercial uses along North Dixie Avenue to the single family uses and zoning around Freeman Lake to the east.

**WHEREAS**, the Commission finds that redevelopment of the existing single family house by Clarity Solutions, removal of the detached garage and the construction of a duplex on the new lot will provide a redevelopment of this underutilized property.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from C-1 Neighborhood Commercial to R-6 High Density Residential, be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

**Conceptual Development Plan for 108 East Memorial Drive**

On a motion by Commissioner Young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Conceptual Development Plan for 108 East Memorial Drive.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

Chairperson Rice closed the hearing at 7:12 p.m.

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**PUBLIC HEARING No. 2023-PC-15**

**Request:** Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and Conceptual Development Plan  
**Project Name:** Cox Farm  
**Location:** 1031 Ring Road  
**Owner:** Aulbach Pence, LLC  
**Applicant:** Aulbach Pence, LLC

The Chairperson introduced the agenda item and opened the public hearing at 7:13 p.m. Aaron Hawkins reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, staff report, and accompanying PowerPoint presentation.

**Agency Testimony:**

Aaron Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. Currently one large lot that's 40 acres in size, a conceptual development plan was filed as the exhibit for this request that shows multiple commercial buildings. An internal road network is shown to provide access to the different commercial uses. Two access points off Ring Road and one access point off Patriot Parkway are shown on this conceptual plan. No connections to the south or east are shown on the conceptual plan. Mr. Hawkins stated water, electric, and gas are currently available to the site. Sewer is not currently present onsite and will require a large scale sanitary sewer upgrade to provide sewer service to this property. The conceptual development plan also shows multiple detention basins to handle stormwater.

Staff recommends approval of a map amendment from FDH, Future Development Holding to C-3, Regional Commercial as it is found to be in compliance with the community-wide development policies and guidelines, the Recommended Land Use Map, the sub area guidelines and the targeted planning area guidelines of the Elizabethtown comprehensive plan.

Staff recommends approval of the conceptual development plan with conditions.

Commissioner McCrary had a question about access points to the site.

Mr. Hawkins presented a video provided by the applicant showing aerial footage of the site.

**Those speaking in favor of the request:**

Ed Hawkins, 504 Highland Avenue, Vine Grove, KY 40175

**Summary of those speaking in favor to the request:**

Ed Hawkins discussed access points to the site from Ring Road and Patriot Parkway and stated the zoning amendment request is in compliance with the comprehensive plan.

**Those speaking in opposition to the request:**

No one spoke in opposition.

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**Speaking neither for nor against the request:**

Cathy Skidmore, 106 Low Country Court, Elizabethtown, KY 42701

Tonya Reed, 110 Mallard Crossing Court, Elizabethtown, KY 42701

**Summary and response of those speaking neither for nor against the request:**

Cathy Skidmore asked why there are no sidewalks along Patriot Parkway. Mr. Reverman responded that City ordinances do not require sidewalks on Patriot Pkwy because it is a limited access highway.

Tonya Reed asked if the State had plans to install a traffic signal at the intersection of Timber Lane and Patriot Parkway. Mr. Reverman responded at this moment there are no plans to install a traffic signal at that location, however, at the entrance off Patriot Parkway, an RCUT could be a possibility.

**Deliberation:**

Commissioner McCrary feels like this is a logical zoning choice and is appropriate. Chairperson Rice likes the project but would like the Commission to look at traffic counts in the area during the development plan approval process. The Chairperson also noted when it comes to installation of traffic signals or other safety measures along state roads, the City can give their recommendations, however, it is ultimately the State's decision.

**Zoning Map Amendment for 1031 Ring Road**

On a motion by Commissioner McCrary, seconded by Young, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds that access to the properties will come from the existing access points off of Ring Road and Patriot Parkway with one extra access point proposed off of Ring Road; and

**WHEREAS**, the Commission finds the size and scale of a C-3 commercial development would be comparable to the intense commercial developments along the Ring Road corridor up to the Patriot Parkway intersection; and

**WHEREAS**, the Commission finds that water is available on the property; and

**WHEREAS**, the Commission finds that sanitary sewer service is not available on the property. Sanitary sewer utility plans will need to be approved by the City Engineer and installed before any development can take place on this property (City Engineer is currently in discussions with developer regarding sewer improvements); and

**WHEREAS**, the Commission finds that water supply and pressure are adequate for the proposed development; and

**WHEREAS**, the Commission finds that the Recommended Land Use Map designates this property as Regional Commercial. C-3, Regional Commercial zoning is supported by the map; and

**WHEREAS**, the Commission finds that the proposed conceptual development shows the intensity of the commercial uses decreasing as you go east towards Briarwood Subdivision providing a transition as you move east; and

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**WHEREAS**, the Commission finds that as part of the permitting process for the commercial development, a sidewalk will be required to be installed along the Ring Road frontage and the internal street network. Per the Zoning Ordinance, Patriot Parkway is exempt from the sidewalk requirement so no sidewalk is proposed along Patriot Parkway; and

**WHEREAS**, the Commission finds that as a commercial development, all buildings/developments would be required to go through the commercial design review process, ensuring the highest standard for design guidelines.

**RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial, be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, McCrary, and Young

**NOT PRESENT:** Commissioner Dozer

**Conceptual Development Plan**

On a motion by Commissioner young, seconded by McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Conceptual Development Plan, with the following conditions:

1. Provide a street connection with the property to the south.
2. Dedicate a portion of right-of-way along the south property line meeting city standards. As development happens on this property, further right-of-way dedication can happen to the east so a road network not only connects north to south, but east to west as well.

Chairperson Rice closed the hearing at 7:44 p.m.



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**PUBLIC HEARING No. 2023-PC-13**

**Request:** Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and R-6 High Density Residential, Preliminary Subdivision Plat, and Conceptual Development Plan  
**Project Name:** West Point Bank Zone Change  
**Location:** 2800 Rineyville Road  
**Owner:** West Point Bank, Inc  
**Applicant:** West Point Bank, Inc

The Chairperson introduced the agenda item and opened the public hearing at 7:45 p.m.

**Agency Testimony:**

Joe Reverman oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The subject property is part of the original Magnolia Farms subdivision, which was annexed into the City in 2010. With the construction of Patriot Parkway, the subdivision was bisected creating Magnolia Farms, Section 1 and Magnolia Farms, Section 2. Section 1 was developed with 50 residential lots and zoned R-2. Section 2, the remaining 20.376 acres on the west side was zoned FDH and has remained vacant since that time. The applicant proposes to change the zoning of approximately 14 acres to C-3 and approximately 6 acres to R-6. The C-3 portion is proposed mainly along Patriot Parkway and the R-6 portion is proposed mainly along Rineyville Road. Staff recommends approval of the requested zoning map amendment.

Mr. Reverman presented the preliminary subdivision plat and stated the applicant is proposing to subdivide the property into 8 lots and create a new public street through the property from Patriot Parkway to Rineyville Road. Staff recommends approval of the preliminary subdivision plat with conditions.

Mr. Reverman presented the conceptual development plan to show how the property may be developed. No permits may be issued from a conceptual development plan. Prior to development, a detailed development plan must be submitted and approved. Staff recommends approval of the conceptual development plan with conditions.

The Commission had no questions for staff.

**Those speaking in favor of the request:**

Mike Billings, 315 South Mulberry Street, Elizabethtown, KY 42701

Josh Hubbard, 502 West Dixie Avenue, Elizabethtown, KY 42701

**Summary of those speaking in favor of the request:**

Mike Billings, Engineering Design Group, discussed compliance of the proposal with the comprehensive plan. Stated utilities are available to the site and the property is not in a flood plain. Mr. Billings has met with KYTC discussing traffic and ingress/egress from Patriot Parkway and Rineyville Road. Josh Hubbard, President, West Point Bank, gave a brief history of the bank discussing growth noting the bank has outgrown their current facilities. Mr. Hubbard said Lot 53 on the proposed preliminary subdivision plat is where West Point Bank will be building its new headquarters. He stated this location will be a full service bank.

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**Those speaking in opposition to the request:**

Laurie Duggins, 131 Charleston Way, Elizabethtown, KY 42701  
Cathy Skidmore, 106 Low Country Court, Elizabethtown, KY 42701  
Dennis Shoff, 3475 Rineyville Road, Elizabethtown, KY 42701  
Jeremy Aldridge, 153 Low Country Court, Elizabethtown, KY 42701  
Jim Morgan, 2723 Rineyville Road, Elizabethtown, KY 42701  
Jennifer Hare, 151 Cecilianna Drive, Elizabethtown, KY 42701  
Sandi Miller, 137 Charleston Way, Elizabethtown, KY 42701  
Jenny Price, 160 Low Country Court, Elizabethtown, KY 42701  
Kelli Yates, 177 Charleston Way, Elizabethtown, KY 42701

**Summary of those speaking in opposition to the request:**

Laurie Duggins, stated she believes the zone change request is premature since traffic concerns are unresolved. Ms. Duggins does not think this proposal reflects the character and style of the surrounding area and doesn't agree with the highest allowable density (R-6) being so close to one of the lowest allowable densities (R-2).

Cathy Skidmore, has concerns about drainage from the subject property into the two privately owned ponds in Section 1. The ponds are owned by the Magnolia Farms Homeowner's Association, and questioned if the water runoff is allowed to drain there. Ms. Skidmore was told by the original developer that Section 2 would be an extension of the neighborhood. She also has traffic concerns stating Rineyville Road is not designed to handle a potential increase in traffic and concerns with the access points along Rineyville Road that were shown on the proposed conceptual development plan. Ms. Skidmore also noted, referencing the Recommended Land Use Map in the Comprehensive Plan, that she cannot find another area in the city where a high density residential development is recommended near a low density residential development.

Dennis Shoff, stated with new subdivisions in the county off Rineyville Road, traffic has already increased and this development will only create more traffic.

Jeremy Aldridge, also referencing the Recommended Land Use Map, stated there is only one other area in the city that has high density next to low density, and that is the Pine Valley Golf Course area. Mr. Aldridge stated with the recent rainfall in the area, he noticed the two ponds in Section 1, were beginning to overflow and drain toward Patriot Parkway. He does not believe the ponds can hold any extra water. Mr. Aldridge stated a high density residential development is not what you would expect to see in the area. He stated he is ok with the C-3 portion of the request; however, R-6 is contrary to what the comprehensive plan and zoning ordinance recommends.

Jim Morgan, stated he has concerns with the management of the City's stormwater and erosion control. Mr. Morgan also shared concerns of the potential increase in traffic on Rineyville Road. He stated he would like to see noise barriers installed and light pollution monitored. Mr. Morgan stated he feels this development will put a burden on the police and emergency services. He also has concerns that in 5-10 years' time, the high density development portion of the proposal will become government subsidized housing.

Commissioner Young, addressing Mr. Morgan's concerns regarding the potential extra burden to police and emergency services, stated the City is prepared and will adapt to any potential growth.

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Jeremy Aldridge stated he would like questions and concerns to be addressed regarding drainage into the two ponds in Section 1.

Jennifer Hare stated she would like to know if the State has plans to install a traffic signal at the intersection of Cecilianna Drive and Patriot Parkway. Mr. Reverman responded the State will continue to analyze the area as development increases, but at this time there are no plans for a traffic signal, however, an RCUT could be a possibility.

Sandi Miller stated that Rineyville Road is very narrow and dangerous, and she wants to know if there are any access points onto Rineyville Road or will access only be granted from Patriot Parkway. Mr. Reverman responded preliminary access has been granted onto Rineyville Road and Patriot Parkway. A potential second access could be added to Rineyville Road.

Jenny Price asked if there is an alternative to the proposed conceptual development plan. Josh Hubbard responded West Point bank has a vested interest in the property and wants to be good neighbors. The new headquarters for the bank will anchor the development.

Cathy Skidmore asked if there was the option to just approve the C-3 portion of the zone request. Ms. Skidmore stated she does not think a high density development belongs in a suburban area. Her issue is not with the commercial aspect of the proposal, only the high density residential portion. Councilman Fulkerson asked Mr. Reverman if its possible a commercial development could create more traffic than a high density development. Mr. Reverman responded staff would need to know the types of commercial uses to make that determination, but theoretically yes.

Jim Morgan asked who will maintain the lots as they are sold off and how will citizen concerns be addressed as development plans are approved.

Kelli Yates asked if this development's access onto Patriot Parkway is directly across from the main entrance into Magnolia Farms Subdivision, are there plans to mitigate traffic in the area, and is there a plan to install a traffic signal at that location. Mr. Reverman responded it's not likely the State will install a traffic signal at that location. Ms. Yates asked about the ponds in Section 1, and who is responsible if they begin to overflow.

**Applicant Rebuttal:**

Mike Billings addressed questions and concerns from citizens. Mr. Billings stated he was the engineer at the time Magnolia Farms was created, and stated when construction began on Patriot Parkway and split the subdivision into two sections, he had to account for stormwater drainage from both sections. While designing Section 1, three retention basins were created, being the two ponds that front Patriot Parkway and one towards the center of the subdivision, to catch stormwater runoff from both Section 1 and Section 2. Mr. Billings explained how the stormwater was designed to flow and that the basins are working properly. He stated that the retention basins in Section 1 were designed to support drainage from Section 1 and 2. As the retention basins begin to rise, they actually flow back onto section two into a sink hole. Once that fills up, there is a pipe outlet on the south side of the retention basins. Mr. Billings addressed questions regarding maintenance of the retention basins in Section 1. Since the retention basins are privately owned by the Magnolia Farms Homeowner's Association, maintenance would be their responsibility. He stated he is confident that even with this proposed development, it will continue to drain properly.

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Commissioner McCrary noted all development plans are approved by the City's Stormwater Department.

Mr. Billings responded to the traffic concerns noting Patriot Parkway and Rineyville Road are both classified as arterial roads. Mr. Billings stated the commercial use (C-3) in this proposed development that will front Patriot Parkway, provides a transition between the suburban residential (R-2) zone across Patriot Parkway, and the high density use (R-6) in this development. Mr. Billings stated the proposed project is in compliance with the comprehensive plan and noted the comprehensive plan states low density residential is inappropriate for this area.

Natica Drexler of 37 Timberline Court S, Elizabethtown, KY 42701 asked if it's possible to only allow access from Patriot Parkway and not Rineyville Road. Mr. Reverman stated the Commission cannot consider that based on what has been proposed.

Lori Duggins of 131 Charleston Way, Elizabethtown, KY 42701 asked if it's possible for the high density development to be four stories in height. Mr. Reverman stated it's possible with a variance request and approval from the Board of Zoning Adjustment, but one has not been requested at this time.

Matt Holwager of 119 Low Country Court, Elizabethtown, KY 42701 asked if it's possible for the Commission to restrict uses within the C-3 zone and can the Commission control light pollution. Mr. Reverman stated the Commission cannot restrict permitted uses in any zones.

Kathy Shoff of 3475 Rineyville Road, Elizabethtown, KY 42701 asked if property owners have any rights to give input that they do not want the potential added traffic in the area. Chairperson Rice stated traffic concerns will be taken into consideration during the development plan approval process and testimony will be taken at that time.

John Miller of 137 Charleston Way, Elizabethtown, KY 42701 stated that he is not concerned with a low density residential development or commercial development. He then asked how concerns heard tonight will be addressed.

The Commissioners asked the applicant if they would be willing to consider a lower residential zone, or leaving the R-6 request as FDH, or zoning the entire site C-3. Mr. Billings stated that they still want to keep the request as R-6 and C-3 because it is in compliance with the Comprehensive Plan. Commissioner Scott then asked what part of the development is a priority right now. Mr. Hubbard stated the bank headquarters is the priority right now.

**Deliberation:**

Commissioner McCrary stated the Commission does take into consideration concerns presented at meetings, however, the Commission cannot restrict uses that are permitted by right within zones. Commissioner McCrary also mentioned that due to recent economic changes, the style and character of the area has changed, but the Commission can rely on the Comprehensive Plan for guidance. Commissioner Young would like to see the traffic concerns expressed tonight be addressed before approval of the conceptual development plan. Commissioner McCrary stated when the development plan comes before the Commission for approval, the Commission can make recommendations at that time. Commissioner Scott shared concerns about the potential increase in traffic and feels Rineyville Road should have been widened years ago and would also like to see patio homes instead of a high density development. Chairperson Rice stated he has traffic concerns but hopes those can be resolved

during the development plan approval. The Chairperson also feels the proposed development fits the comprehensive plan and is appropriate for the area.

**Zoning Map Amendment for 2800 Rineyville Road**

The following motion was made by Commissioner McCrary, seconded by Rice, to approve the zoning map amendment to R-6 and C-3 as proposed by the applicant, based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (the Commission) finds the proposed zoning map amendment to C-3 and R-6 complies with the Envision Elizabethtown 2040 Comprehensive Plan (The Plan); and

**WHEREAS**, the Commission finds the site is located within Sub Area 1: Outer Ring Road West, and Targeted Planning Area B of The Plan; and

**WHEREAS**, the Commission finds the recommended land use map of The Plan designates the property as an appropriate area for commercial and higher density residential uses; and

**WHEREAS**, the Commission finds this property is distinguished from other properties within the sub area due to its location between two main roadways, making it more appropriate for mixed use development. The proposed zoning map amendment for C-3 and R-6 zoning districts complies with the recommended land use map; and

**WHEREAS**, the Commission finds the property has access to all necessary utility infrastructure necessary for development and will extend utility service to the property as required, including sewer and water. There are adequate drainage facilities available to this lot so that development of the property will not adversely impact adjacent or nearby properties; and

**WHEREAS**, the Commission finds that prior to development of the property, a development plan must be approved demonstrating appropriate transitions and compatibility with the residential character of surrounding properties, including, but not limited to, landscaping, buffering, building design and building height; and

**WHEREAS**, the Commission finds the site is bordered by two State roadways, KY 361 (Patriot Pkwy) and KY 1600 (Rineyville Rd) and the two main access points have been preliminarily approved; and

**WHEREAS**, the Commission finds impacts to the existing roadway network and potential conflicts and delays caused by the proposed entrances and traffic generated by development of the property will be further analyzed at the development plan stage to determine if improvements to roadways and intersections are warranted and/or necessary; and

**WHEREAS**, the Commission finds the proposed street network and access points are appropriate for commercial and higher density residential uses; and

**WHEREAS**, the Commission finds that improvements to existing roads will be considered with review of a development plan to ensure impacts created by development of this property are appropriately mitigated; and

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**WHEREAS**, the Commission finds that internal access points and circulation will be reviewed in detail once a detailed development plan is submitted to ensure adequate vehicular and pedestrian circulation through the development is provided so that users do not have to use the main roadways to visit multiple establishments within the development; and

**WHEREAS**, the Commission finds appropriate recreational open space for the residential development will be considered when a detailed development plan is submitted.

**The vote was as follows:**

**YES:** Commissioners Rice and McCrary

**NO:** Commissioners Scott and Young

**NOT PRESENT:** Commissioner Dozer

With the tie vote recorded, the Commission decided to continue deliberation.

The Chairperson called for a 5 minute recess before deliberations resumed.

**Continued Deliberation:**

Commissioner Scott stated she would like to take the C-3 and R-6 votes separately. Commissioner McCrary reminded the Commission that this is only a recommendation to the City Council. Commissioner Young expressed concerns with the potential increase in traffic a high density development could create. Chairperson Rice stated the Commission would address access to the site during the development plan approval process, and he also expressed concerns regarding the traffic.

Josh Hubbard offered to amend the proposal for R-6 down to R-5. Aaron Hawkins advised that R-5 would only allow 4 dwelling units per structure. Mr. Hubbard then rescinded the R-5 proposal back to the original R-6 proposal.

Commissioner McCrary made a motion, seconded by Rice, to approve the zoning map amendment to R-6 and C-3 based on staff analysis and testimony heard today, and using the same justification as the first motion. The following resolution was adopted.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from FDH Future Development Holding to C-3 Regional Commercial and R-6 High Density Residential, be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, and McCrary

**NO:** Commissioner Young

**NOT PRESENT:** Commissioner Dozer

**Preliminary Subdivision Plat for 2800 Rineyville Road**

On a motion by Commissioner McCrary, seconded by Rice, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Preliminary Subdivision Plat for 2800 Rineyville Road, with the following conditions:

1. Adequate ROW shall be provided along KY 1600 (Rineyville Rd) to ensure drainage and sidewalk facilities can be provided within the ROW.
2. A note shall be placed on the plat stating that no direct access shall be permitted to any lot from KY 361 or KY 1600, except that access may be provided to lot 58 if approved by the Kentucky Transportation Cabinet.
3. A note shall be placed on the plat stating that lots 55 through 59 shall share access across all lots.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, and McCrary

**NO:** Commissioner Young

**NOT PRESENT:** Commissioner Dozer

**Conceptual Development Plan for 2800 Rineyville Road**

On a motion by Commissioner McCrary, seconded by Rice, the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Conceptual Development Plan for 2800 Rineyville Road, with the following conditions:

1. Existing trees within 30 feet of the northwest property line shall not be removed prior to approval of a development plan.
2. Building design shall be reviewed for compliance with the zoning ordinance and compatibility with the residential character of surrounding properties.
3. The residential development shall provide recreational open space on the site.
4. Improvements to existing roads will be considered with review of a development plan to ensure impacts created by development of this property are appropriately mitigated.
5. Sidewalks shall be provided throughout the development to ensure convenient and efficient access for pedestrians.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, and McCrary

**NO:** Commissioner Young

**NOT PRESENT:** Commissioner Dozer

Chairperson Rice closed the hearing at 10:11 p.m.

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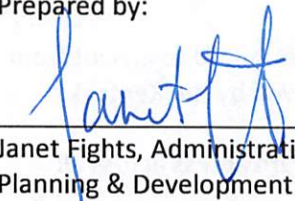
**Commission Member Items:**

The Chairperson introduced the agenda item. Chairperson Rice thanked Commissioner Scott for her six years of service on the Planning Commission. Commissioner Scott said it was her honor to serve.

**Adjournment:**

Commissioner McCrary made a motion to adjourn, seconded by Young. The Chairperson declared the meeting adjourned at 10:12 p.m.

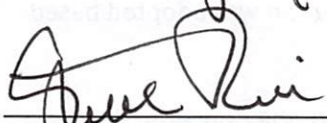
Prepared by:

  
\_\_\_\_\_  
Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

11 day of July, 2023

  
\_\_\_\_\_  
Steve Rice, Chairperson  
Elizabethtown Planning Commission