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Commission Members  
Steve Rice, Chairperson  
Ken Dozer, Vice Chairperson  
Kasey McCrary  
Maurice Young  
Kyle Souleyrette

## CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

Elizabethtown Planning Commission  
Regular Meeting Agenda  
March 11, 2025  
6:00 p.m.  
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – February 25, 2025
3. Public Hearing 2025-PC-02  
Annexation Zoning Assignment  
Location: 320 Pear Orchard Road NW, containing approximately 25.825 acres
4. Public Hearing 2025-PC-03  
Annexation Zoning Assignment  
Location: 204 Jackie Street, containing approximately 0.807 acres
5. Public Hearing 2025-PC-04  
Annexation Zoning Assignment  
Location: 7019 South Wilson Road, containing approximately 1.1 acres
6. Amended Development Plan with Commercial Design Review for Chick-Fil-A  
Location: 1034 Executive Drive
7. 2024 Annual Report
8. Commission Member Items
9. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
FEBRUARY 25, 2025**

A meeting of the Elizabethtown Planning Commission was held on February 25, 2025 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

**Commission members present:**

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

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

**Staff members present:**

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2025**

**APPROVAL OF MINUTES**

**FEBRUARY 11, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES**

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

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on February 11, 2025.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

**PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2025**

**CONTINUATION OF DEVELOPMENT PLAN AND PARKING WAIVER for 310 College Street**

Request: Development Plan and Parking Waiver  
Project Name: Olive and Oak The Still Group  
Location: 310 College Street  
Owner: Brown Funeral Home  
Applicant: Olive and Oak The Still Group

**Agency Testimony:**

The Chairperson introduced the agenda item. A development plan for this site was brought to the Planning Commission, alongside an initial map amendment request to C-2, Neighborhood Commercial, with waiver requests for landscaping and parking on December 10th, 2024. This plan was tabled and approved on January 14th, 2025. Upon approval of a map amendment for this site from R-4, Urban Residential, General, to C-1, Neighborhood Office, made by the Elizabethtown City Council on February 3, 2025, the required number of parking spaces for this development has changed from a total of thirteen to a total of eight. No changes are proposed to the previously approved development plan. The number of parking spaces provided will remain as seven. Staff recommends approval of the development plan with conditions.

One waiver is being requested. Section 154.062(H) – Parking, C-1 Zone, to reduce the required number of parking spaces from 8 to 7 (a waiver of 1 parking space). Staff recommends approval of the parking waiver with no conditions.

The Commission had no questions.

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

No one spoke in favor of the request.

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

No one spoke in opposition to the request.

**Those in attendance asking questions of the request:**

Carol Dupin, 8 Audubon Court, Elizabethtown, KY 42701

**Summary of Questions:**

Carol Dupin asked for clarification on the conditional approval recommended by staff to minimize runoff to 312 College Street when she believes the stormwater runoff issue is at 314 College Street. Mr. Reverman stated this was addressed at the previous meeting and that the property owner is only obligated to control the runoff from the site to 312 College Street, which will alleviate additional runoff to 314 College Street.

**PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2025**

**Parking Waiver for 310 College Street**

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

**Waiver of Section 154.062(H) – Parking, C-1 Zone**

**WHEREAS**, the use of this site as a real estate office provides special circumstances in that the real estate industry has shifted in the last decade to become primarily online. A result of this shift is that this office will not generate the client traffic that another office type may; and

**WHEREAS**, the proposed location of this office within a structure initially built as a single-family residence provides a desire for the applicant to prioritize maintaining the look and feel of the surrounding residential neighborhood by not increasing the paved area for parking more than what is necessary; and

**WHEREAS**, a smaller parking area will provide a transition between the surrounding single-family residences and the funeral home, which has 80 parking spaces.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby APPROVE the Parking Waiver for property located at 310 College Street, to reduce the required number of parking spaces from 8 to 7.

**The vote was as follows:**

**YES:** Commissioners Rice Dozer, McCrary, Young, and Souleyrette

**Development Plan for 310 College Street**

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

**RESOLVED**, that the Elizabethtown Planning Commission does hereby APPROVE the Development Plan for property located at 310 College Street, with the following condition:

1. The property owner shall work with the Elizabethtown Stormwater Department to properly channel stormwater runoff to the rear of the property and minimize runoff to 312 College Street.

**The vote was as follows:**

**YES:** Commissioners Dozer, McCrary, Young, and Souleyrette

**NOT PRESENT:** Commissioner Rice

**PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2025**

**Director's Report:**

The Chairperson introduced the agenda item. Mr. Reverman reviewed the upcoming agenda items for the March 11 and March 25 meetings. Council Member Fulkerson asked staff to post on the City's social media page to inform citizens of the upcoming proposed residential text amendments that will be on the March 25 agenda. Mr. Reverman discussed the Downtown Master Plan noting staff is beginning to interview consultants. Commissioner Souleyrette asked for the status on the permitting software. Mr. Reverman stated several applications from different departments have been processed and certain areas of the software are ready for testing by staff. Commissioner Young brought to staff's attention that on the City's main webpage it still states all meetings are held at City Hall. Mr. Reverman stated staff would let the appropriate personnel who control that part of the website know that needs to be updated.

**Commission Member Items:**

The Chairperson introduced the agenda item. Vice Chairperson Dozer asked for an update on Scooter's coffee shop regarding unapproved building materials being used. Mr. Hawkins stated due to building code issues, all siding had to be removed to correct those issues, and the contractor is replacing the siding with the approved Hardie Board. Commissioner McCrary asked about the status of placing FAQ's on the website to better educate the public on the purpose of the Commission. Mr. Reverman stated staff are actively working on that. Chairperson Rice asked staff to provide the Commission with an update on continuing education at the next meeting.

**Adjournment:**

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner McCrary. The Vice Chairperson declared the meeting adjourned at 6:28 p.m.

Prepared by:

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

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

\_\_\_\_\_ day of \_\_\_\_\_, 2025

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



## Public Hearing 2025-PC-02

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### Annexation Zoning Assignment 320 Pear Orchard Road NW



## Staff Report

Elizabethtown Planning Commission

March 11, 2025

### 2025-PC-02

#### REQUEST

Zoning Assignment for proposed Annexation

#### APPLICANT

City of Elizabethtown

#### OWNER

Omni Land and Development LLC

#### PROPERTY INFORMATION

##### **Parcel Numbers:**

200-00-00-027

200-00-00-027.01

200-00-00-027.02

200-00-00-027.03

200-00-00-027.04

**Size:** 25.825 Acres



#### SUMMARY

This application is prepared in anticipation of annexation of land on the north side of Pear Orchard Road Northwest, approximately 140 feet east of Crossfield Drive, known as 320 Pear Orchard Road Northwest, consisting of Lots 1 through 5 of DS Acres Subdivision as recorded in file 7353 with the Hardin County Clerk, containing approximately 25.825 acres, and being owned by Omni Land and Development LLC.

#### RECOMMENDATION

A zoning district classification of R-2, Suburban Residential, is appropriate for this property based on existing land uses and the Envision Elizabethtown 2040 Comprehensive Plan. However, a higher density, urban residential zoning district may be appropriate when a plan for development is ready and can demonstrate the mitigation of potential adverse impacts to nearby properties and roadways.

#### COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Land Use Plan for the City of Elizabethtown, Envision Elizabethtown 2040 (The Plan), guides growth and development of the City through the identification of goals, objectives and action steps. The Plan provides a step review process to guide the assignment of appropriate zoning districts of properties. The Plan provides detailed guidance for 13 SubAreas of the City, and even more detailed guidance for certain Target Areas within each SubArea. Following is an analysis for assignment of a zoning district of property in this annexation using The Plan's step review process.



**Step 1: Compliance with the Community-Wide Development Policies**

The policies recommend development to occur in areas where utility and services from public agencies can meet the additional demand, and for developers and property owners to be responsible for necessary extensions. Utilities are currently available to this property through adjacent rights-of-way, and the property owner will be responsible for extensions necessitated by future development.

**Step 2: Compliance with the Recommended Land Use Plan**

The property is located in Sub Area 3, Outer Ring Road East, of the recommended land use map. This property is recommended for Suburban Residential.

**Step 3: Compliance with the Community-Wide Guidelines**

These guidelines are applicable to the development stage of a project, not necessarily at annexation. However, the recommended zoning of R-2, Suburban Residential is compatible with surrounding properties, will provide an appropriate scale of development and transition to adjacent properties. Utilities are also available to the property.

**Step 4: Compliance with the Sub Area Guidelines**

Future development of the property should be evaluated to ensure adequate vehicular access and potential connectivity to adjacent properties. Access is available from Pear Orchard Road Northwest, and connectivity will be evaluated with future development.

Annexations are encouraged where utilities are able to be extended as fiscally appropriate. Utilities are available to the property and the property will be required to extend utilities as necessary for future development.

Non-residential developments may be appropriate in parts of this sub area at major intersections or major arterials and collector level roadways. Residential development would be most appropriate for this property.

Open space may be appropriate with future development to serve the residents of the area.

Future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

**Step 5: Compliance with Targeted Planning Area Guidelines**

The property is not within a targeted planning area.

**PROPOSED FINDINGS OF FACT**

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds that Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; and

**WHEREAS**, the Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure; and

**WHEREAS**, the Commission finds that Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

**WHEREAS**, the Commission finds that the annexation was requested by the property owner, and all proper notification was provided to nearby property owners; and

**WHEREAS**, the Commission finds the Hardin County Government was provided proper notification of the proposed annexation; and

**WHEREAS**, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan; and

**WHEREAS**, the Commission finds that the property is located in Sub Area 3, Outer Ring Road East, of the recommended land use map of the Plan; and

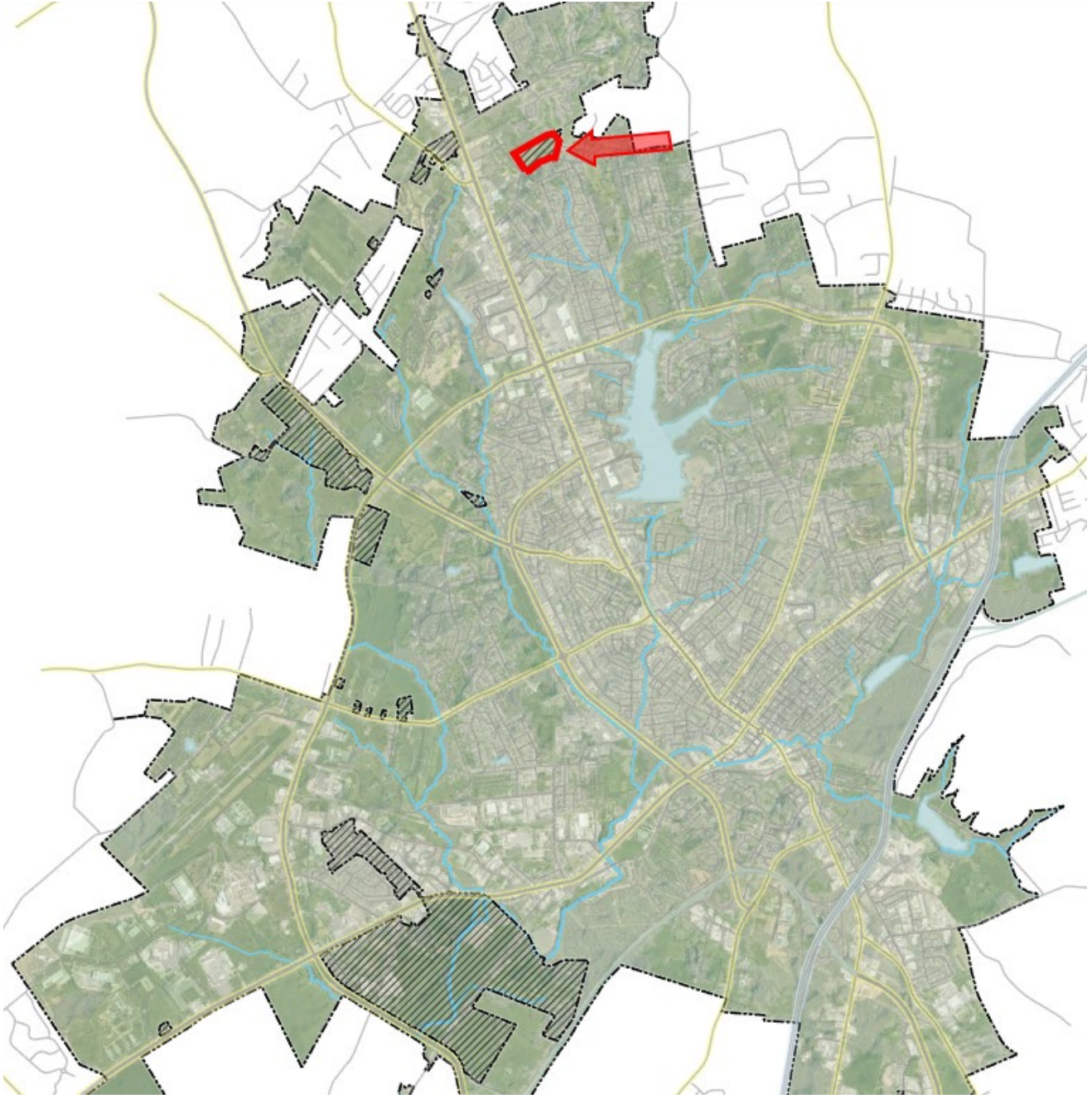
**WHEREAS**, the Commission finds that the property is not located within a targeted planning area within Sub Area 3; and

**WHEREAS**, The Commission finds that the recommended zoning of R-2, Suburban Residential, is compatible with surrounding properties, and will provide an appropriate scale of development and transition to adjacent properties; and

**WHEREAS**, The Commission finds that future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of R-2, Suburban Residential for the proposed annexation area be **APPROVED**.

**Subject Property Location**



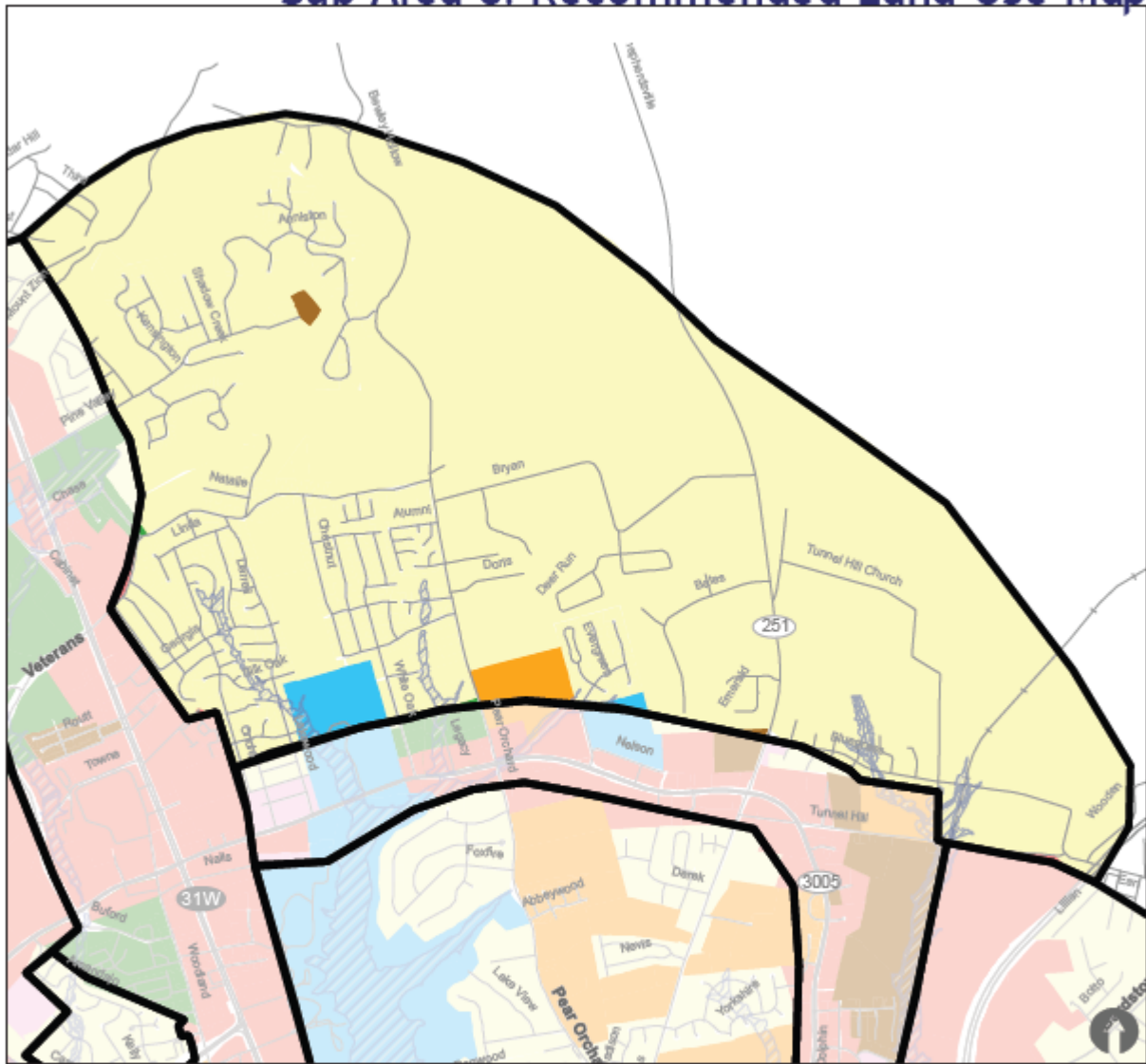
**Subject Property Location**



**Envision Elizabethtown 2040 Comprehensive Plan**

Sub Area 3: Recommended Land Use Map

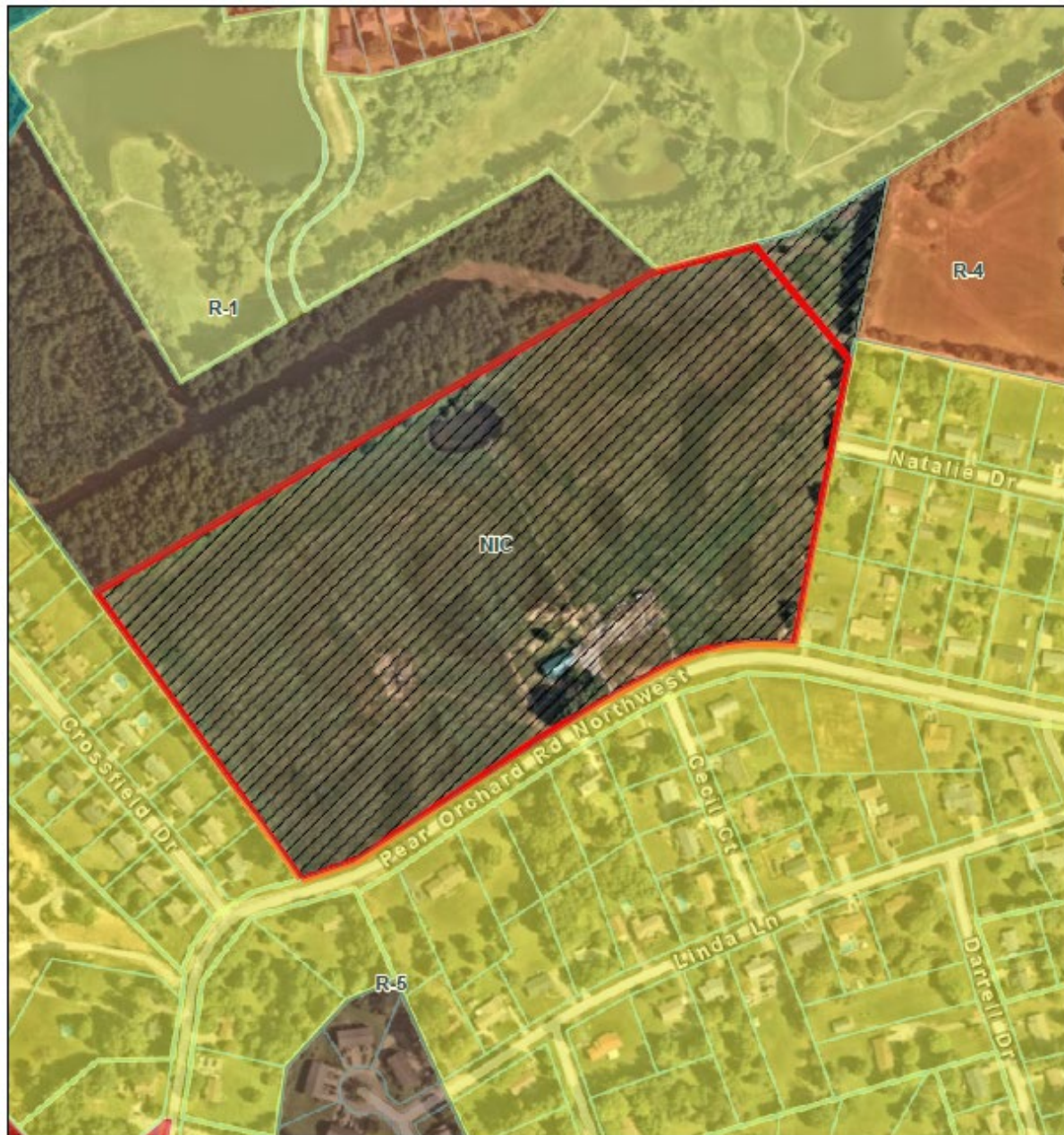
**Sub Area 3: Recommended Land Use Map**



**LEGEND**

— Road Centerline	▨ Flood Zone	■ Downtown Mixed-Use	■ General Service Commercial
— Railroad	■ Suburban Residential	■ Mixed-Use Area	■ General Industrial
▭ Sub Areas	■ Urban Residential	■ Neighborhood Commercial	■ Regional Industrial
	■ High-Density Residential	■ Regional Commercial	■ Community Facilities

**Current Zoning Map**



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Zoning with Labels - Zone

█ C-3 Regional Commercial

  NIC Not in City

  PNC Planned Neighborhood Commercial

  R-1 Suburban Residential, Limited

  R-2 Suburban Residential, General

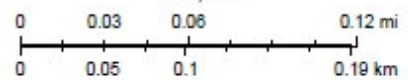
  R-4 Urban Residential, General

  R-5 Urban Residential, Mixed

  Subdivision

  Parcel

1:4,514



City of Elizabethtown GIS



## Public Hearing 2025-PC-03

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# Annexation Zoning Assignment 204 Jackie Street



## Staff Report

Elizabethtown Planning Commission  
March 11, 2025

**2025-PC-03**

### **REQUEST**

Zoning Assignment for proposed Annexation

### **APPLICANT**

City of Elizabethtown

### **OWNER**

Brantingham Living Trust

### **PROPERTY INFORMATION**

**Parcel Number:** 200-00-00-027.05

**Size:** Approximately 0.571 Acres



### **SUMMARY**

This application is prepared in anticipation of annexation of land near the northern edge of the corporate boundary of the City of Elizabethtown, being approximately 1,000 feet west of Jackie St., and approximately 800 feet north of Pear Orchard Rd Northwest, containing approximately 0.571 acres, and being property known as Parcel Number 200-00-00-027.05 owned by Brantingham Living Trust.

### **RECOMMENDATION**

A zoning district classification of R-4, Urban Residential, General is appropriate for this property based on existing land uses and the Envision Elizabethtown 2040 Comprehensive Plan.

### **COMPREHENSIVE PLAN ANALYSIS**

The Comprehensive Land Use Plan for the City of Elizabethtown, Envision Elizabethtown 2040 (The Plan), guides growth and development of the City through the identification of goals, objectives and action steps. The Plan provides a step review process to guide the assignment of appropriate zoning districts of properties. The Plan provides detailed guidance for 13 SubAreas of the City, and even more detailed guidance for certain Target Areas within each SubArea. Following is an analysis for assignment of a zoning district of property in this annexation using The Plan's step review process.

#### **Step 1: Compliance with the Community-Wide Development Policies**

The policies recommend development to occur in areas where utility and services from public agencies can meet the additional demand, and for developers and property owners to be responsible for necessary extensions.



**Step 2: Compliance with the Recommended Land Use Plan**

The property is located in Sub Area 3, Outer Ring Road East, of the recommended land use map. This property is recommended for Suburban Residential, which primarily includes single-family residential uses. However, there have been other zoning amendments in the area since adoption of the Plan that justify a higher intensity zoning district. This property is part of a development that received prior zone change approval for R-4.

**Step 3: Compliance with the Community-Wide Guidelines**

These guidelines are applicable to the development stage of a project, not necessarily at annexation. However, these guidelines are intended to provide broad guidance when evaluating compliance with the Recommended Land Use plan.

The recommended zoning of R-4, Urban Residential, General is compatible with the remaining portion of this development, and will provide an appropriate scale of development and transition to adjacent properties. Utilities are also planned for extension to the development as a whole.

**Step 4: Compliance with the Sub Area Guidelines**

Future development of the property should be evaluated to ensure adequate vehicular access and potential connectivity to adjacent properties. Access is available from Jackie Street via a new city street proposed for the previously approved development on the remainder of this property.

Annexations are encouraged where utilities are able to be extended as fiscally appropriate. Utilities are available to the property via the proposed utility extensions for the new development.

Non-residential developments may be appropriate in parts of this sub area at major intersections or major arterials and collector level roadways. Residential development would be most appropriate for this property.

Open space may be appropriate with future development to serve the residents of the area.

Future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

**Step 5: Compliance with Targeted Planning Area Guidelines**

The property is not within a targeted planning area.

**PROPOSED FINDINGS OF FACT**

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds that Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; and

**WHEREAS**, the Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure; and

**WHEREAS**, the Commission finds that Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

**WHEREAS**, the Commission finds that the annexation was requested by the property owner, and all proper notification was provided to nearby property owners; and

**WHEREAS**, the Commission finds the Hardin County Government was provided proper notification of the proposed annexation; and

**WHEREAS**, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan; and

**WHEREAS**, the Commission finds that the property is located in Sub Area 3, Outer Ring Road East, of the recommended land use map of the Plan; and

**WHEREAS**, the Commission finds that the property is not located within a targeted planning area within Sub Area 3; and

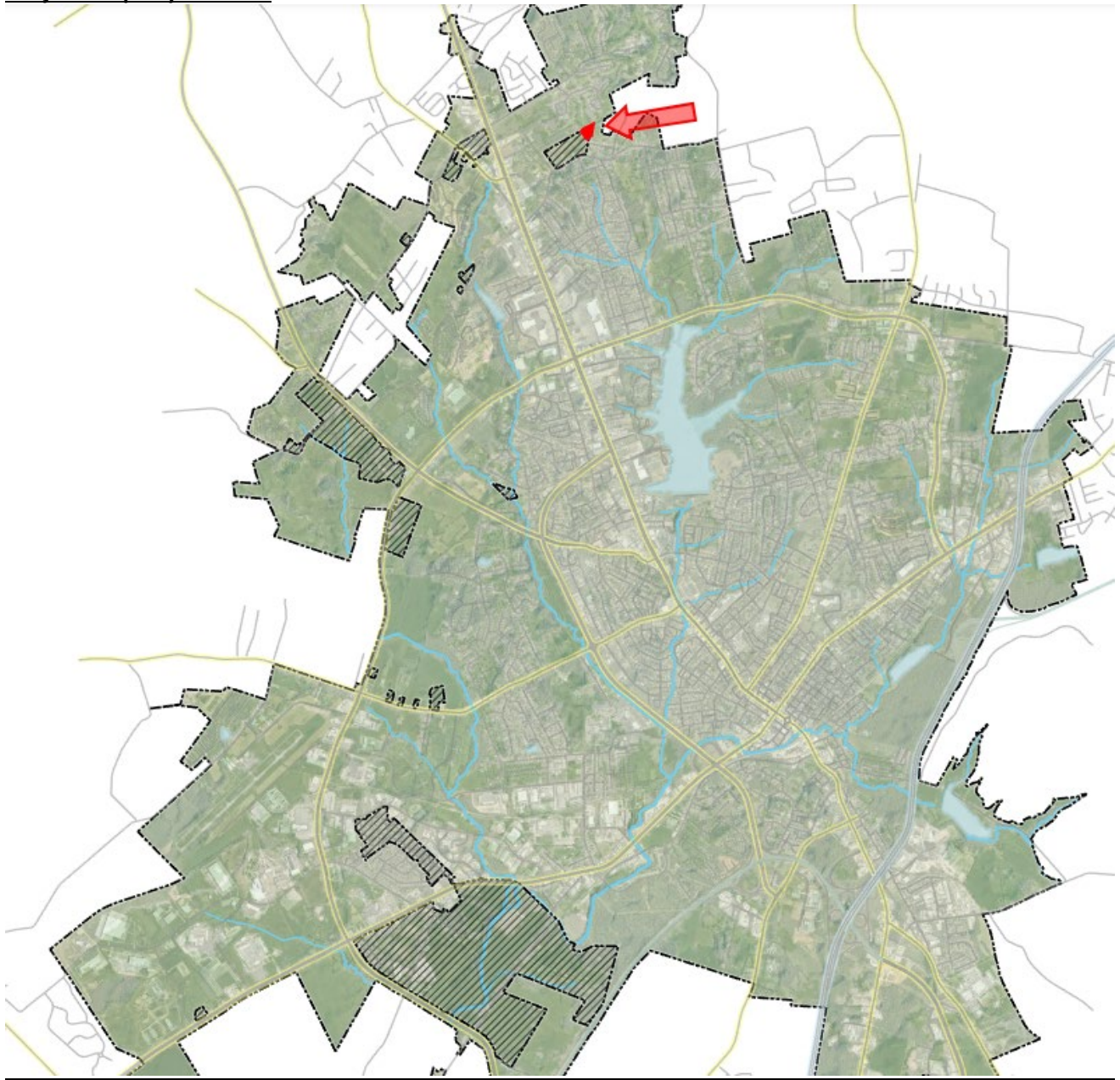
**WHEREAS**, The Commission finds that Jackie St has recently been widened in front of this property, and water and sewer are already available along this section of Jackie St, and the property owner will be responsible for extensions necessitated by future development; and

**WHEREAS**, The Commission finds the recommended zoning of R-4, Urban Residential, General is compatible with the remaining portion of this development, and will provide an appropriate scale of development and transition to adjacent properties

**WHEREAS**, The Commission finds that future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of R-4, Urban Residential, General, for the proposed annexation area be **APPROVED**.

**Subject Property Location**



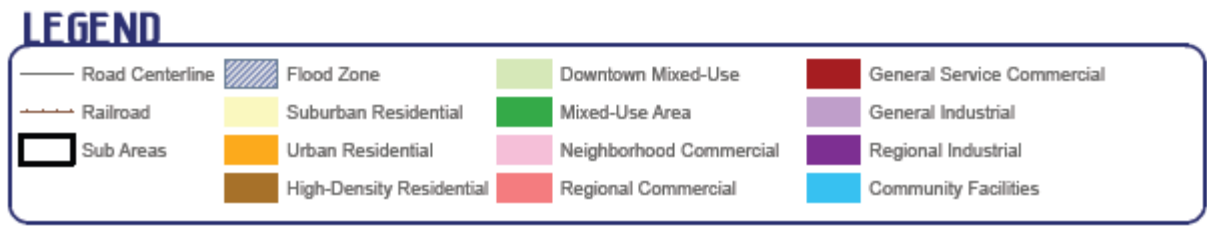
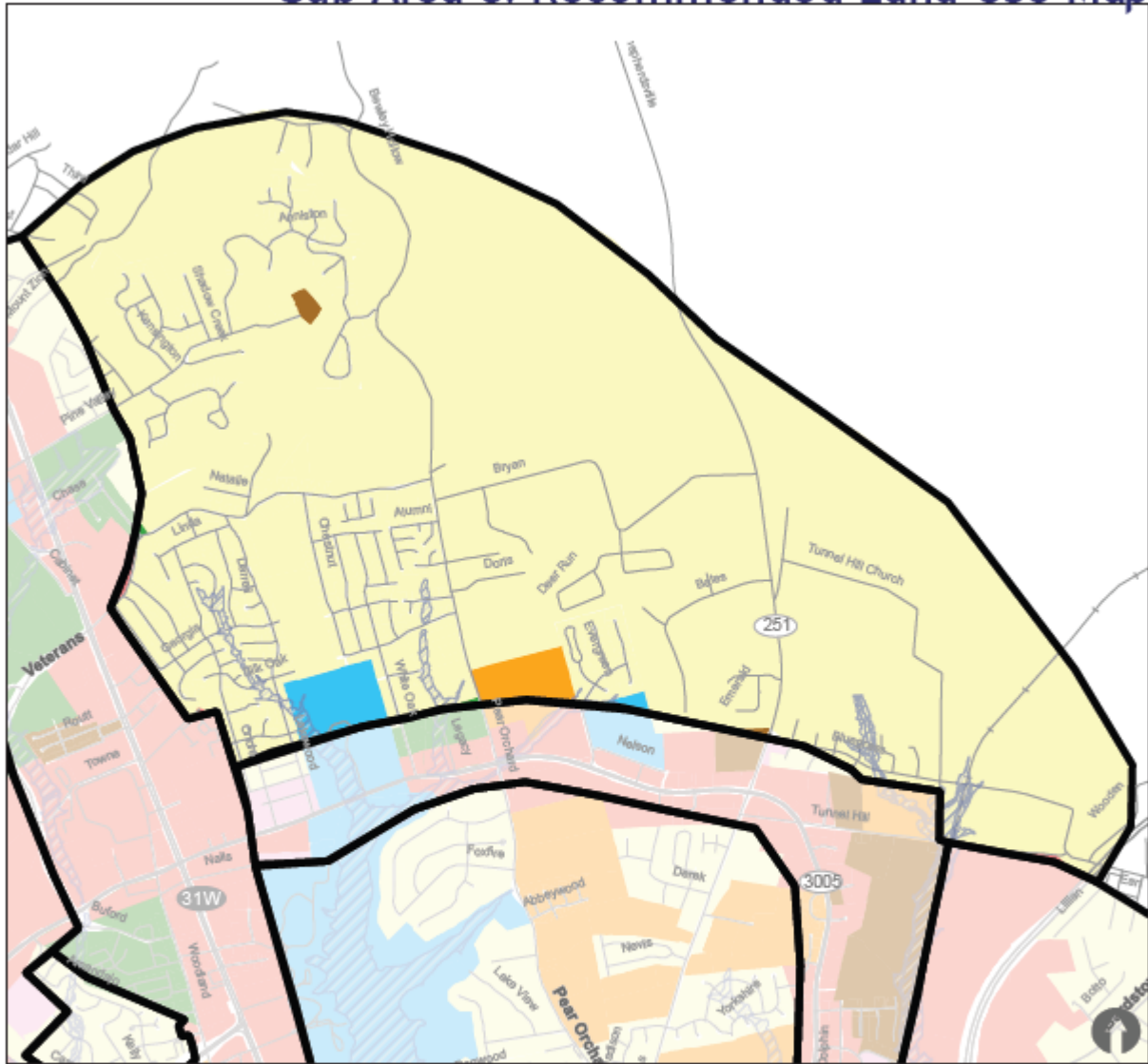
**Subject Property Location**



**Envision Elizabethtown 2040 Comprehensive Plan**

Sub Area 3: Recommended Land Use Map

**Sub Area 3: Recommended Land Use Map**



**Current Zoning Map**



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Zoning with Labels - Zone

NIC Not in City

R-1 Suburban Residential, Limited

R-2 Suburban Residential, General

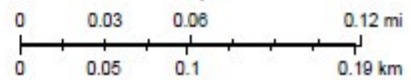
R-4 Urban Residential, General

R-5 Urban Residential, Mixed

Subdivision

Parcel

1:4,514



City of Elizabethtown GIS



## Public Hearing 2025-PC-04

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# Annexation Zoning Assignment 7019 South Wilson Road



## Staff Report

Elizabethtown Planning Commission  
March 11, 2025

**2025-PC-04**

### **REQUEST**

Zoning Assignment for proposed Annexation

### **APPLICANT**

City of Elizabethtown

### **OWNER**

Gloria Compton

### **PROPERTY INFORMATION**

**Parcel Number:** 183-40-01-009

**Size:** Approximately 1.1 Acres



### **SUMMARY**

This application is prepared in anticipation of annexation of land along the southwestern boundary of South Wilson Rd, being property known as Parcel Number 183-40-01-009 owned by Gloria Compton.

### **RECOMMENDATION**

A zoning district classification of C-3, Regional Commercial, is appropriate for this property based on existing land uses and the Envision Elizabethtown 2040 Comprehensive Plan.

### **COMPREHENSIVE PLAN ANALYSIS**

The Comprehensive Land Use Plan for the City of Elizabethtown, Envision Elizabethtown 2040 (The Plan), guides growth and development of the City through the identification of goals, objectives and action steps. The Plan provides a step review process to guide the assignment of appropriate zoning districts of properties. The Plan provides detailed guidance for 13 SubAreas of the City, and even more detailed guidance for certain Target Areas within each SubArea. Following is an analysis for assignment of a zoning district of property in this annexation using The Plan's step review process.

#### **Step 1: Compliance with the Community-Wide Development Policies**

The policies recommend development to occur in areas where utility and services from public agencies can meet the additional demand, and for developers and property owners to be responsible for necessary extensions.

#### **Step 2: Compliance with the Recommended Land Use Plan**

The property is located in Sub Area 2 of the recommended land use map. The parcel proposed for annexation is recommended for a suburban residential zoning district, which primarily includes single-family residential uses. However, there have been other zoning amendments and developments in the



area since adoption of the Plan that justify a higher intensity zoning district. Adjacent land south and north of the subject property along South Wilson are recommended for mixed use zoning, but have since been rezoned to C-3. Land on the northwest corner of South Wilson and Hutcherson has since been rezoned to R-6.

The Plan recommends this general area to serve as a transition from commercial uses to the south and along North Dixie Ave to lighter density residential uses to the north. In general, The Plan supports an increase in residential density if quality-of-life amenities, higher quality aesthetic features, and appropriate transitions are provided. With properties to the south having been rezoned to C-3, and property to the north having been rezoned to R-6, and the proximity of the property to the commercial corridor of North Dixie, a zoning district of C-3 would be appropriate for this property.

### **Step 3: Compliance with the Community-Wide Guidelines**

These guidelines are applicable to the development stage of a project, not necessarily at annexation. However, these guidelines are intended to provide broad guidance when evaluating compliance with the Recommended Land Use plan.

This general area is intended to serve as a transition from commercial uses to the south and along North Dixie Ave to lighter density residential uses to the north. The current uses are a religious institution and single family residential. The Plan places an emphasis on the scale, density of development, transitions between uses, access management and connectivity for all roadway users, and the protection of natural resources. There have been changes of a physical nature through zoning changes and development that were not anticipated in adoption of the Plan that justify commercial zoning for this property.

### **Step 4: Compliance with the Sub Area Guidelines**

The property is located in Sub Area 2 of the recommended land use map. The parcel proposed for annexation is recommended for a suburban residential zoning district, which primarily includes single-family residential uses. However, there have been other zoning amendments and developments in the area since adoption of the Plan that justify a higher intensity zoning district. Adjacent land south of the subject property is recommended for mixed use zoning, but have since been rezoned to C-3. Land on the northwest corner of South Wilson and Hutcherson has since been rezoned to R-6. And areas along North Dixie Ave are recommended for regional commercial zoning. Issues and guidelines for this area include access management and connectivity to address concerns with traffic congestion, and design guidelines for redevelopment of commercial properties.

### **Step 5: Compliance with Targeted Planning Area Guidelines**

The property is not located within a Targeted Planning Area.

## **PROPOSED FINDINGS OF FACT**

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds that Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; and

**WHEREAS**, the Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure; and

**WHEREAS**, the Commission finds that Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

**WHEREAS**, the Commission finds that the annexation was requested by the property owner, and all proper notification was provided to nearby property owners; and

**WHEREAS**, the Commission finds the Hardin County Government and the Kentucky Transportation Cabinet were provided proper notification of the proposed annexation; and

**WHEREAS**, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan; and

**WHEREAS**, the Commission finds that the property is located in Sub Area 2, North Dixie, of the recommended land use map of the Plan; and

**WHEREAS**, the Commission finds that the property is not located within a targeted planning area within Sub Area 2; and

**WHEREAS**, the Commission finds that utilities necessary for development are available for extension, and developers of the property will be required to extend these utilities to serve the property; and

**WHEREAS**, the Commission finds that the property proposed for annexation is recommended for a suburban residential zoning district, which primarily includes single-family residential uses, but that there have been changes of a physical nature through zoning changes and development that were not anticipated in adoption of the Plan that justify commercial zoning for this property; and

**WHEREAS**, the Commission finds that adjacent lands south of the subject property along South Wilson Rd are recommended for mixed use zoning, but have since been rezoned to C-3, Regional Commercial, and that property on the northwest corner of South Wilson Rd and Hutcherson Rd has been rezoned to R-6, High Density Residential; and

**WHEREAS**, the Commission finds that the Plan recommends this general area to serve as a transition from commercial uses to the south and along North Dixie Ave to lighter density residential uses to the north, and that with the changes in zoning and development since adoption of the Plan, a commercial zoning district is appropriate for the property.

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of C-3, Regional Commercial, for the proposed annexation area be **APPROVED**.

**Subject Property Location**



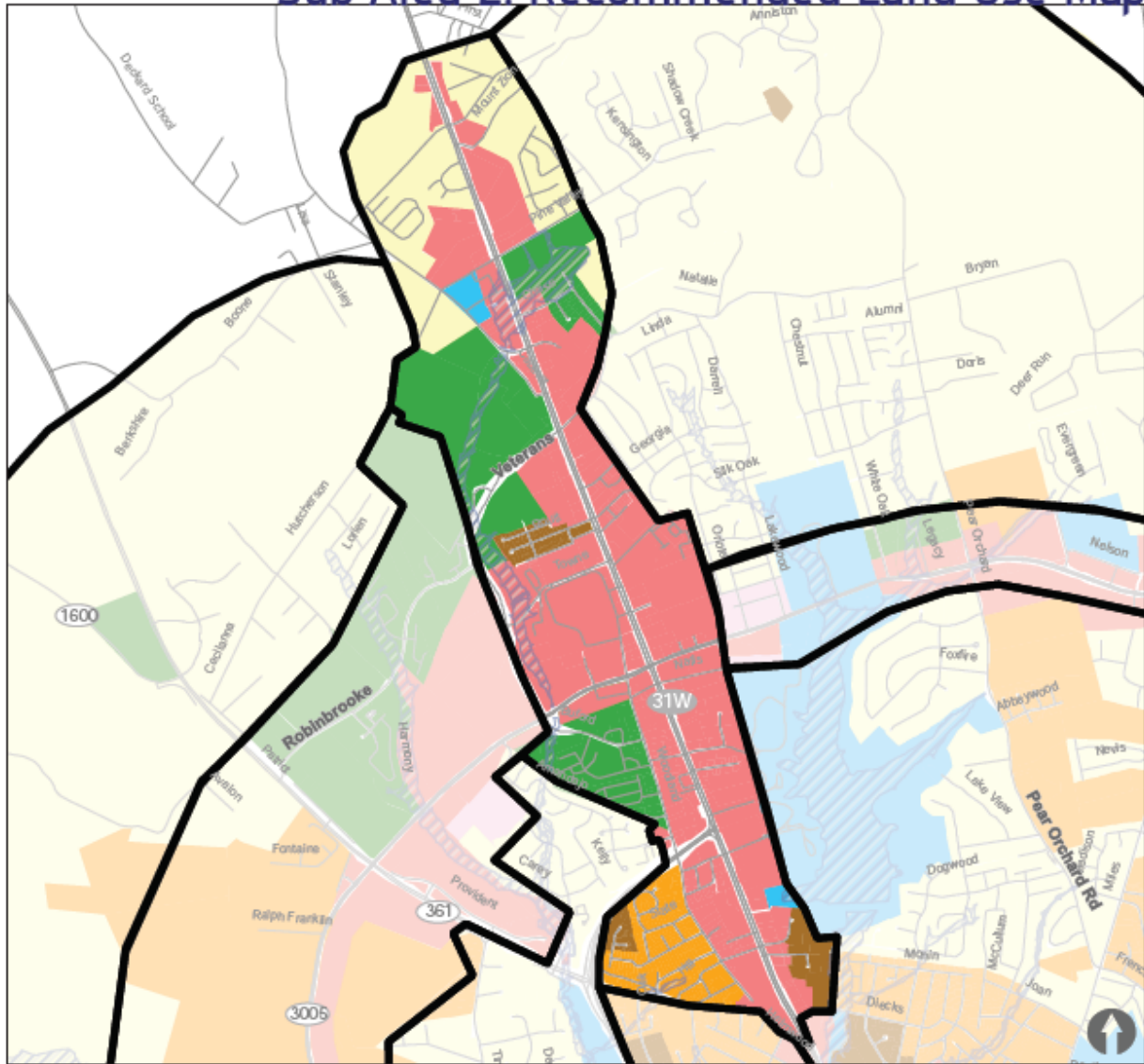
**Subject Property Location**



**Envision Elizabethtown 2040 Comprehensive Plan**

Sub Area 2: Recommended Land Use Map

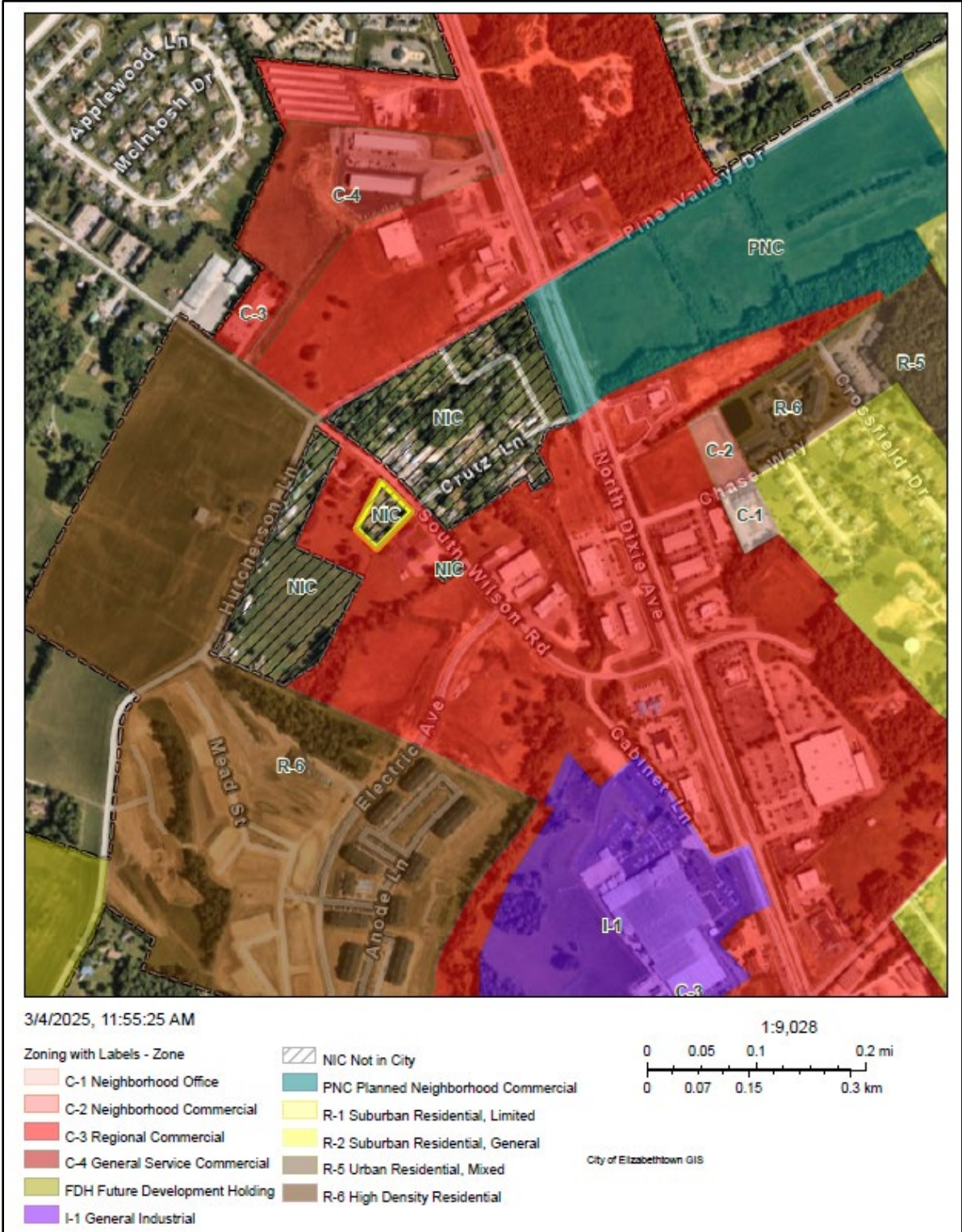
**Sub Area 2: Recommended Land Use Map**



**LEGEND**

— Road Centerline	Flood Zone	Downtown Mixed-Use	General Service Commercial
Railroad	Suburban Residential	Mixed-Use Area	General Industrial
Sub Areas	Urban Residential	Neighborhood Commercial	Regional Industrial
	High-Density Residential	Regional Commercial	Community Facilities

**Current Zoning Map**





# Amended Development Plan and Commercial Design Review

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Chick-Fil-A  
1034 Executive Drive



## Staff Report

Elizabethtown Planning Commission

March 11, 2025

### REQUEST

Commercial Design Guideline for Chik-Fil-A Patio

### APPLICANT

GBC Design, Inc. – Alan Wiley

### OWNER

Chick-Fil-A, Inc. – Todd Williams

### PROPERTY INFORMATION

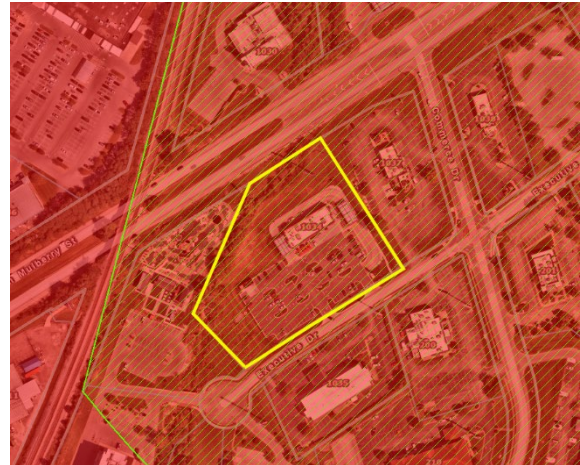
**Address:** 1034 Executive Drive

**Size:** 3.2 Acres

**Current Zoning:** C-3, Regional Commercial/Interstate Highway Service and Business Overzone

**Current Use:** Chick-Fil-A

**Proposed Use:** Chick-Fil-A



### SUMMARY

The applicant is proposing a partial enclosure of the front patio using steel frames with decorative aluminum screening. The enclosure would allow more separation and privacy between the VUA area and the patio. The size of the patio is not proposed to change. An open walkway on the northeast corner of the patio will allow external ingress and egress into and out of the patio. A door directly off the patio will all ingress and egress into and out of the building.

### BACKGROUND

The commercial design guidelines and development plan were originally approved on January 24, 2023. The original Development Plan that was approved by Commission showed a patio, but it was smaller than what was constructed. After approval, the applicant asked if they could remove two parking spaces and enlarge the footprint of the patio. Because that was minor enough of a change, staff approved the request to what was constructed. Construction of this development was completed in November 2023.

### RECOMMENDATION

Approval of the Commercial Design Guideline request.

### COMPREHENSIVE PLAN ANALYSIS

Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan states that Elizabethtown will promote appropriate land use and redevelopment with high quality design. Objective E of Goal 1 is to improve the aesthetics of new development through design guidelines that reinforce the character of each sub area.



The subject property is in the Interstate Sub Area (Sub Area 6) and is not in a transition area. The Sub Area Guideline that is most applicable to this request is:

4. Design Guidelines: Commercial development should be aesthetically pleasing and screened from less intense uses, such as residential.

- As a gateway, durable exterior building materials should include a variety of materials and should be aesthetically pleasing.

The subject property is not located in a Targeted Planning Area so analysis of the targeted planning area is not applicable to this request.

#### Staff Analysis

1. Approving this development in 2023 satisfied both Objective E of Goal 1 of the Comprehensive Plan and the Sub Area Guidelines. Both state that new development should follow design guidelines to improve the aesthetics. The original submittal had approved materials per the Zoning Ordinance and met the requirements of the Commercial Design Guideline Review. The proposed patio enclosure material meets the requirements of the Commercial Design Guideline Review and therefore satisfies the recommendations of the Comprehensive Plan.

#### **COMMERCIAL DESIGN REVIEW ANALYSIS**

This is an existing building comprised of brick on all four sides with accents of dark bronze metal coping and storefront. Proposed changes to the southeast façade (front) will include utilizing steel framing and aluminum screening to partially enclose the patio. The color of each material will be dark bronze to match the coping and storefront. The enclosure will comprise a relatively small portion of the southeast (front) facade. The use of ornate aluminum screening for the enclosure is permitted as an accent material.



Figure 1: Patio enclosure renderings

**RECOMMENDED ACTION**

Staff recommends approval of the Commercial Design Guideline request as the requested material is an approved accent material as allowed by the Commercial Design Guideline Review and follows the recommendation of the Sub Area Guidelines of the Comprehensive Plan.