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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 25, 2025
6:00 p.m.
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – March 11, 2025
3. Amended Development Plan with Commercial Design Review for Dixie Business Center, Phase 3
Location: 4601 North Dixie Avenue
4. Public Hearing 2025-PC-05
Zoning Map Amendment from C-3 to R-6, with Development Plan and Sidewalk Waiver
Location: 475 Hodgenville Road
5. Public Hearing 2025-PC-06
Zoning Map Amendment from R-1 to R-6 and C-3, with Conceptual Development Plan
Location: 707 Saint John Road
6. Public Hearing 2025-PC-07
Residential Zoning Text Amendments
7. Commission Member Items
8. Adjournment



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

A meeting of the Elizabethtown Planning Commission was held on March 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
Kyle Souleyrette
Mika Tyler, City Council Representative (non-voting member)

Commission Members absent:

Maurice Young

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
MARCH 25, 2025**

APPROVAL OF MINUTES

MARCH 11, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

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

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES for 4601 North Dixie Avenue

Request: Development Plan & Commercial Design Guidelines
Project Name: Dixie Business Center, Phase 3
Location: 4601 North Dixie Avenue
Owner: TDA Properties, LLC
Applicant: Keyes Architects and Associates

Agency Testimony:

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to construct ten new buildings on this site as the final phase of the business center. Access will come from one existing point on North Dixie Avenue and one proposed off South Wilson Road, which will be shared with the adjoining property owner to the north. Stormwater will be handled with the detention basin that is on site. Utilities exist and are available. A landscape plan has been submitted and is currently under review. No waivers are being requested. Staff recommends approval of the development plan with conditions.

Ms. Drake reviewed the commercial design guidelines describing materials, color scheme, and elevations. These buildings are proposed to match the existing building on site. The top portion of each building is proposed to be ribbed vertical metal panels, which will be fox gray in color, and bottom portion of each building will be ribbed horizontal metal panels which are charcoal gray in color. Black canvass awnings will be located above each entrance.

Three waivers are being requested. Section 154.134(A)(1) - Materials and Colors, to allow ribbed metal panels as the predominant material of the proposed building facades. Section 154.134(B)(2) - Facades and Exterior Walls, to allow a lack of wall projections on all facades and a lack of animating features on the sides and rear facades of each building. Section 154.134(D)(2) - Roofs, to allow a lack of roofline variations on each building. Staff recommends approval of the commercial design guidelines with requested waivers.

Commissioner McCrary asked staff if there were any discussions with the applicant about using more appropriate materials on the buildings facing North Dixie Avenue and South Wilson Road. Ms. Drake stated while there were no discussions on changing the materials for those buildings, the applicant will be required to have additional landscaping due to their visibility from the road.

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.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

Commercial Design Guidelines for Dixie Business Center, Phase 3, located at 4601 North Dixie Avenue

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

Waiver of Section 154.134(A)(1) - Materials and Colors

Waiver of Section 154.134(B)(2) - Facades and Exterior Walls

Waiver of Section 154.134(D)(2) – Roofs

WHEREAS, there are special circumstances with the requested waivers because the first building was not required to go through commercial design review, and the second building was granted these exact waivers in order to match the appearance of the first; and

WHEREAS, the proposed buildings 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 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 more uses could be considered that complement or are compatible with regional commercial uses.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Dixie Business Center, Phase III, with the following waivers:

- Waiver of Section 154.134(A)(1) - Materials and Colors, to allow ribbed metal panels as the predominant material of the proposed building facades.
- Waiver of Section 154.134(B)(2) - Facades and Exterior Walls, to allow a lack of wall projections on all facades and a lack of animating features on the sides and rear facades of each building.
- Waiver of Section 154.134(D)(2) - Roofs, to allow a lack of roofline variations on each building.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

Development Plan for Dixie Business Center, Phase 3, located at 4601 North Dixie Avenue

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for the Dixie Business Center, Phase 3, located at 4601 North Dixie Avenue, with the following conditions:

1. No access shall be permitted to South Wilson Road until such time as access is shared and combined with 6796 South Wilson Road.
2. Work with staff to finalize landscape plan to comply with requirements of the Elizabethtown Zoning Ordinance.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

PUBLIC HEARING No. 2025-PC-05

Request: Zoning Map Amendment, C-3 to R-6, Development Plan, and Sidewalk Waiver
Project Name: Roanoke Apartments Zone Change
Location: 475 Hodgenville Road
Owner: Roanoke Co, LLC
Applicant: Grady Stewart

The Chairperson introduced the agenda item and opened the public hearing at 6:17 p.m. and presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Agency Testimony:

Madeline Drake presented the staff report and accompanying PowerPoint presentation. Ms. Drake oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The request for a change in zoning is to allow a multifamily development to be constructed on the site. The current C-3 zoning designation does not allow residential development as a principal use. Staff recommends approval of the zone change request from C-3, Regional Commercial to R-6, High Density Residential, as it is found to be in compliance with the community-wide development policies and guidelines, the sub area guidelines and the targeted planning area guidelines of the Elizabethtown comprehensive plan.

The development plan shows 11 three-story apartment buildings, with 288 total units. Amenities such as a dog park, clubhouse, playground, pool, maintenance building, and car wash, will also be located on site. Access will come from two points off an existing private street that intersects with Hodgenville Road and Lincoln Parkway. The access street will remain private but officially be named Edwards Street, after the late Allen Edwards, and all buildings in this development will be addressed off it. Parking will line both sides of the internal drive lane. Utilities are available on site. Stormwater will be directed to the regional detention basin to the northeast.

One waiver is being requested. A waiver of Section 154.250(F)(1)(a) – Sidewalk Installation Requirements, to waive the requirement of a sidewalk along Hodgenville Road and Lincoln Parkway.

Staff recommends approval of the development plan and requested waiver with no conditions.

Those speaking in favor of the request:

Nick Pregliasco, 1000 North Hurstbourne Parkway, Louisville, KY 40223
Derek Triplett, 503 Washburn Avenue, Louisville, KY 40222

Summary of those speaking in favor of the request:

Nick Pregliasco representing the applicant, discussed the development, describing the site and amenities that will be offered to renters. Derek Triplett, Land Design and Development, discussed the design and layout of the development and access.

Those speaking in opposition:

No one spoke in opposition to the request.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

Hearing No. 2025-PC-05

Zoning Map Amendment for 475 Hodgenville Road

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

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed zoning map amendment from C-3, Regional Commercial to R-6, High Density Residential complies with the Envision Elizabethtown 2040 Comprehensive Plan (Plan); and

WHEREAS, the Commission finds that the proposed zoning map amendment complies with the Community-Wide Development Policies of the Plan, that the size and scale of a multifamily development would be compatible with nearby commercial developments and multifamily units in the residential developments to the east, that access to the property will come from two points off an existing private street, that water and sewer are available on the property, and that water supply and pressure are adequate for the proposed development; and

WHEREAS, the Commission finds the proposal complies with the Recommended Land Use Plan of the Plan, that the Recommended Land Use Map designates this property as Regional Commercial, that multi-family residential is compatible with, and supports, adjacent and nearby commercial developments, that high density residential would provide an appropriate transition of uses from the adjacent commercial developments to nearby residential developments, that the proposed zoning of R-6, High Density Residential, allows a maximum of 20 units per acre, which would provide an adequate transition from adjacent commercial uses to nearby residential uses; and

WHEREAS, the Commission finds the proposal complies with the Community-Wide Guidelines of the Plan, that the requested zoning map amendment to a residential zoning classification would allow appropriate development of an existing city lot that has public services (water, sewer, gas) nearby, that the size and scale of a high-density multifamily development would be compatible with nearby commercial developments and nearby residential developments, that this development provides a transition from the intense commercial and industrial uses along Lincoln Parkway and Hawkins Drive to the residentially zoned properties to the east, that development of the lot would utilize the existing street network which provides adequate and appropriate connectivity, that a sidewalk will be required to be constructed along the developer's portion of Edwards Street with connections to the development and walkways connecting all buildings within the development, and that water and sewer are available on the property with sufficient capacity; and

WHEREAS, the Commission finds the proposal complies with the Sub Area Guidelines of Sub Area 12 of the Plan, that this development provides a transition from the intense commercial and industrial uses along Lincoln Parkway and Hawkins Drive to the residentially zoned properties to the east; and

WHEREAS, the Commission finds the property is not located within a Targeted Area within Sub Area 12.

RESOLVED, that the Elizabethtown Planning Commission **RECOMMEND** to the Elizabethtown City Council that the zoning map amendment for 475 Hodgenville Road from C-3, Regional Commercial, to R-6, High Density Residential, by **APPROVED**.

**PLANNING COMMISSION MINUTES
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The vote was as follows:

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

NOT PRESENT: Commissioner Young

Development Plan and Sidewalk Waiver of Section 154.250(F)(1)(a) for Roanoke Apartments, 475 Hodgenville Road

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

WHEREAS, the natural topography and vegetation pre-existing the proposed project along Hodgenville Road prevent installation of a functional sidewalk. There is a 30' topographic drop from the edge of the tree-line on this property to the Hodgenville Road right-of-way. Lincoln Parkway is a four-lane controlled-access highway with limited pedestrian activity and transitions into the Western Kentucky Parkway, which is not required to have sidewalks, just west of this property; and

WHEREAS, the steep grade of the area along Hodgenville Road is an exceptional topographic condition that makes installation of a sidewalk infeasible; and

WHEREAS, the location of Lincoln Parkway's transition into a sidewalk-exempted right-of-way, the Western Kentucky Parkway, being just 1200' west of this property's Lincoln Parkway frontage means that any sidewalk installed on this property's frontage would never have a connection to the west.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan and Sidewalk Waiver for Roanoke Apartments, 475 Hodgenville Road, with the following waiver:

- Waiver of Section 154.250(F)(1)(a) – Sidewalk Installation Requirements, to waive the requirement of a sidewalk along Hodgenville Road and Lincoln Parkway

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

The Chairperson closed the hearing at 6:44 p.m.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

PUBLIC HEARING No. 2025-PC-06

Request: Zoning Map Amendment, R-1 to R-6 and C-3, and Conceptual Development Plan
Project Name: Yun Development
Location: 707 Saint John Road
Owner: Hanna Yun
Applicant: Hanna Yun

The Chairperson introduced the agenda item and opened the public hearing at 6:45 p.m. Matt Hess addressed the Commission and those in attendance stating staff discovered an adjoining property owner was omitted from the notification mailing list in error. Mr. Hess recommended the Commission hear the case with testimony, without taking any action and tabling the hearing until a later date so proper notice may be sent to the adjoining property owner. The property owner in question was not present at the meeting.

Agency Testimony:

Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The request for a change in zoning is to allow a mixed-use development. The current R-1 zoning does not allow commercial or multi-family developments as a principal use. Staff recommends approval of the zone change request from R-1, Suburban Residential, Limited to R-6, High Density Residential and C-3 Regional Commercial, as it is found to be in compliance with the community-wide development policies and guidelines, the recommended land use plan, the sub area guidelines and the targeted planning area guidelines of the Elizabethtown comprehensive plan.

The conceptual development plan shows the construction of a roundabout on Saint John Road at the entrance of this development. Access to this development would be limited to a single leg of the proposed roundabout. KYTC has given preliminary approval. Utilities are currently available and have sufficient capacity for this development. Stormwater will be handled at the development plan stage. No waivers are being requested. Staff recommends approval of the conceptual development plan with conditions.

Chairperson Rice asked if there are any plans to close University Drive where it intersects with Saint John Road. Mr. Hawkins stated not at this time.

Those speaking in favor of the request:

Jay Park, 3850 Wilshire Boulevard, Los Angeles, CA 90010
Heric Silva, 40101 Monterey Ave, Rancho Mirage, CA 92270

Summary of those speaking in favor:

Jay Park, architect, discussed the development stating it will be a mixture of commercial and residential uses, with a clubhouse on site. Mr. Park also discussed access to the development, noting discussions are still taking place regarding the roundabout and the possible realignment of University Drive. Commissioner Dozer asked how many rooms are proposed for the hotel. Mr. Park stated the hotel will be split into four separate buildings with a total of 114 guest rooms.

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Questions of those in attendance:

Brett Henson, 110 Deer Grove Court, Elizabethtown, KY 42701

Celia Thomas, 717 Saint John Road, Elizabethtown, KY 42701

Dennis Dvorjak, 597 Rue La Grande, Elizabethtown, KY 42701

Summary of questions:

Brett Henson asked Mr. Park if there were currently any plans for development for the rear portion of the property. Mr. Park stated there are currently no plans for development. Celia Thomas asked for clarification on the location of the hotel buildings, noting one of the buildings is close to a barn that is located on her property. Dennis Dvorjak asked if the proposed project was being built specifically for BlueOval SK employees. Mr. Park responded no, however, the apartments may be occupied by anyone.

Those speaking in opposition to the request:

Celia Thomas, 717 Saint John Road, Elizabethtown, KY 42701

Mary Jo Young, 719 Saint John Road, Elizabethtown, KY 42701

Jim Shaw, 616 Yale Drive, Elizabethtown, KY 42701

Summary of those speaking in opposition:

Celia Thomas does not believe the proposed project is appropriate for the area. Ms. Thomas also has concerns about noise and light pollution, safety and security, the increase in traffic, and the potential for her property to decrease in value due to the proposed buildings being premanufactured and assembled on-site. Mr. Park stated these are not typical premanufactured buildings and by using these types of buildings it cuts down on construction time. Heric Silva stated the proposed buildings being premanufactured are due to how they are assembled, and the exterior of the buildings and materials used are not related to how they are constructed. Mary Young also does not believe the proposed development is appropriate for the area and has concerns this development could disrupt the greenspace and natural beauty of the area. Jim Shaw shared concerns about light and noise pollution. Mr. Shaw, referencing the Comprehensive Plan, gave reasons why he believes the Plan does not support an R-6 or C-3 zoning designation for this property.

Deliberation:

Vice Chairperson Dozer asked how many acres are remaining undeveloped in the rear of the property. Mr. Park stated approximately 6 acres. Commissioner McCrary has concerns with C-3 being adjacent to R-1. Chairperson Rice shared traffic concerns and is not certain the proposal is appropriate for the area.

Hearing No. 2025-PC-06

Zoning Map Amendment for 707 Saint John Road

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **TABLE** the Zoning Map Amendment for 707 Saint John Road, until the April 22, 2025 meeting.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

Chairperson Rice calls for a recess at 8:06 p.m.

Chairperson Rice calls the meeting back to order at 8:12 p.m.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

PUBLIC HEARING No. 2025-PC-07

Request: Zoning Text Amendment
Project Name: Zoning Text Amendment related to residential development regulations
Applicant: City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 8:12 p.m.

Agency Testimony:

Joe Reverman presented the staff report and accompanying PowerPoint presentation. Upon direction from the Elizabethtown Planning Commission, Planning & Development staff evaluated the zoning ordinance for necessary amendments to align with the Envision Elizabethtown 2040 Comprehensive Plan, and to facilitate development in accordance with the current housing market. The amendments proposed are intended to both implement the goals and objectives of the Comprehensive Plan and accommodate the changing market demand for housing in the region.

A focus group was conducted with key stakeholders in July 2024. Some of the topics discussed at the meeting were the desire for smaller lots, the need for more affordable housing, variety of housing types, and more mixed-use developments.

Mr. Reverman reviewed the text amendments which includes eliminating the definition of “Family” and amending it to “Dwelling Unit”, while also adding definitions such as “Accessory Dwelling Unit” (ADU) and “Recovery Residence”. Other amendments include a reduction in lot sizes in certain zoning districts, allowing ADU’s in all residential zoning districts with provisions, allowing residential development in commercial zoning districts, new development types, and expanding the allowance for Non-Owner Occupied Short Term Rentals.

The Commission discussed conservation developments, open spaces in new developments and who would maintain them, ADU’s and parking requirements, and short term rentals and how they will be allowed and regulated.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition:

No one spoke in opposition to the request.

Those speaking neither for nor against the request:

Todd Edlin, 185 Edlin Lane, Elizabethtown, KY 42701

Summary:

Todd Edlin shared concerns with some of the amendments regarding ADU’s and short-term rentals specifically the 600ft distance requirement between rentals.

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

Hearing No. 2025-PC-07

Zoning Text Amendment related to residential development regulations

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

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **TABLE** the Zoning Text Amendments related to residential development regulations, to the April 8, 2025, meeting.

The vote was as follows:

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

NOT PRESENT: Commissioner Young

**PLANNING COMMISSION MINUTES
MARCH 25, 2025**

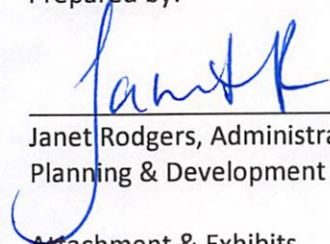
Commission Member Items:

The Chairperson introduced the agenda item. There were no items to discuss.

Adjournment:

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Dozer. The Chairperson declared the meeting adjourned at 9:37 p.m.

Prepared by:



Janet Rodgers, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

8 day of April, 2025



Steve Rice, Chairperson
Elizabethtown Planning Commission