

**HARDIN COUNTY FISCAL COURT  
ORDINANCE No. 334, Series 2023**

**AN ORDINANCE AMENDING ORDINANCE No. 269, Series 2009  
ESTABLISHING THE ZONING MAP OF UNINCORPORATED HARDIN COUNTY**

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**WHEREAS**, the Hardin County Fiscal Court desires to operate a planning program and comply with all statutes and laws relating to the operation of a planning program for the unincorporated area of the County;

**WHEREAS** the existing Zoning Map of Hardin County is contained within Ordinance 269, Series 2009;

**WHEREAS** an application to amend the existing Zoning Map to change approximately 1030 acres located along Leitchfield Rd. and West Glendale Hodgenville Rd. from Rural Residential (R-2) and Convenience Commercial (C-1) to Heavy Industrial (I-2) was made by Stonefield Solar Project to the Hardin County Planning Commission on November 3, 2022;

**WHEREAS**, the Hardin County Planning Commission held a public hearing on this Map Amendment request on May 2, 2023, at which time the Planning Commission adopted Hardin County Planning Commission Resolution 2023-008 which recommended that the application for the Map Amendment be denied;

**WHEREAS**, the Hardin County Fiscal Court, in special-called meetings held on June 20, 2023 and June 21, 2023 held a hearing at which it reviewed the recorded sworn testimony and all exhibits introduced into the record from the May 2, 2023 Planning Commission hearing;

**NOW THEREFORE, BE IT ORDAINED** that the application by Stonefield Solar Project to amend the existing Zoning Map contained in Ordinance 269, Series 2009 to change approximately 1030 acres located along Leitchfield Rd. and West Glendale Hodgenville Rd. from Rural Residential (R-2) and Convenience Commercial (C-1) to Heavy Industrial (I-2) is **APPROVED**.

**AND BE IT FURTHER ORDAINED** that the approval of the above Map Amendment application is proper due to Hardin County Fiscal Court finding that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area.

More specifically, Hardin County Fiscal Court finds the following:

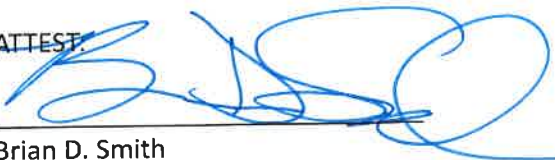
1. That Blue Oval SK has located in Hardin County since the adoption of the current Comprehensive Plan and is within proximity to the application site.
2. That since the announcement of the siting of Blue Oval SK, additional supportive industries and other commercial and industrial development has located in Elizabethtown and Hardin County which has decreased and will continue to decrease the amount of available land zoned for industrial purposes in Hardin County.


3. That it is sound public policy to make additional Heavy Industrial (I-2) property available to sustain economic growth and development in Hardin County.
4. That adjoining property, which is also owned by the property owners of this application and leased to Vulcan Materials, is currently zoned and/or permitted for Heavy Industrial use (Applicant Exhibit 1, Attachment 1; Page 1 of Planning Commission Map Amendment Summary Report; Page 50 of Planning Commission Power Point Presentation).
5. That the subject property is located less than 1 mile from existing property zoned for industrial use (City of Elizabethtown official zoning map June 22, 2023).
6. That the subject property is in close proximity to the existing Elizabethtown Industrial Park and the Elizabethtown/Hardin County Industrial Foundation has expressed an interest in purchase of the applicant property by letter December 26, 2018 (Exhibit LL).
7. That the subject property is located upon the major roadway of U.S. Highway 62 and near the Western Kentucky Parkway and Interstate 65 and has railway access with adequate transportation infrastructure for industrial use (Applicant Exhibit 1, Attachment 2).
8. That the neighboring Hardin County school expressed support of the application (Applicant Exhibit 1, Attachment 2; See also May 2, 2023 testimony of Hardin County Schools Chief Operating Officer, John Stith, at approximately 2:48).
9. That a joint work session of the Hardin County Planning Commission and the Elizabethtown Planning Commission was held on July 19, 2022, at which the Commissions discussed the importance of the area in which the applicant property is located to continued development and the economic health of the community (Applicant Exhibit 1, Attachment 2).

**AND BE IT FURTHER ORDAINED**, that this Ordinance has had First Reading this **27<sup>th</sup>** day of **June, 2023**, and shall now be advertised for Second Reading to be held on the **25<sup>th</sup>** day of **July, 2023** and will become effective upon adoption.

  
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Keith L. Taul  
Hardin County Judge/Executive

ATTEST

  
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Brian D. Smith  
Hardin County Clerk

Prepared:  
  
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Jennifer B. Oldham  
Hardin County Attorney