

## *What is a Zoning Map Amendment?*

### **DEFINITION**

All land in Oldham County is classified by one or more zoning district. Only certain types of land use activities are allowed in each zone. If a property owner wishes to use their land for a use not allowed under the current zoning classification, then a Zoning Map Amendment may be appropriate. The Planning & Zoning Commission conducts a public hearing on the request, and makes a recommendation to the local legislative body for final action.

### **JUSTIFICATION**

All Zoning Map Amendment requests must include a demonstration of appropriateness based on the Oldham County Comprehensive Plan: Outlook 2020. This document is available for review in the Oldham County Planning and Zoning office and on the World Wide Web. Please contact the Planning and Zoning office for further information.

### **DEVELOPMENT PLAN**

All Zoning Map Amendment requests must be accompanied by a Development Plan. The development plan demonstrates to the Planning & Zoning Commission the character and objectives of the proposed development. This allows the Commission to evaluate the effect the proposed development would have on the community and determine what provisions, if any, should be binding on the use and development of the subject property.

About the Planning & Zoning Office:

The Oldham County Planning & Zoning office is a land use agency created by local government to guide the county's physical development. To achieve this, the Planning & Zoning office prepares long range plans to provide for balanced growth. It reviews development proposals for compliance with locally adopted plans and regulations. It monitors development activity and requires conformance through property code enforcement.



Mission Statement:

The Oldham County Planning and Zoning Department provides exceptional customer service while furnishing advice and technical expertise to assist:

- Citizens
- Public Agencies; and
- Elected and Appointed Officials

Our department serves the community with integrity and high ethical and professional standards.

Our department focuses our efforts on a long term commitment to:

- Economic Vitality
- Environmental Integrity; and
- Quality Design and Development

## *Zoning Map Amendment*



## *Oldham County Planning and Zoning*

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## *How do I Apply for a Zoning Map Amendment?*

1. Complete and submit an Oldham County Pre-Application form.
2. Attend a Pre-Application meeting.
3. Complete and submit an Oldham County Technical Review Committee (TRC) application.
4. Attend a public hearing before the Technical Review Committee.
5. Complete all necessary changes recommended during the TRC Meeting.
6. Complete and submit an Oldham County Zoning Map Amendment application.
7. Attend a public hearing before the Oldham County Planning & Zoning Commission.
8. If approved, the Zoning Map Amendment request must be approved by the appropriate legislative body.

## *What Other Information Should I Know?*

### **Deadlines:**

Deadlines are approximately three weeks before the meeting date.

### **Meeting Dates:**

The Oldham County Planning & Zoning Commission generally meets on the fourth Tuesday of each month.

### **Public Notice:**

Public Notice is posted in the Oldham Era. All adjoining property owners will receive notification through U.S. Postal Mail.

### **Approval:**

If approved, the Planning & Zoning Commission's decision is not formalized until the meeting minutes are approved at the following month's hearing.

### **Appeal:**

All administrative decisions may be appealed to the Circuit Court within thirty days of the decision.

\* Detailed Information about the steps and processes outlined in this document may be found in the Oldham County Zoning Ordinance.

## *What Happens at a Public Hearing before the Planning & Zoning Commission?*

The Planning and Zoning Commission serves as an instrument of local government in making decisions and recommendations concerning certain development issues.

The procedure is structured in the following manner:

1. Staff comments and questioning by the Commission – maximum 20 minutes.
2. Presentation by the applicant and others in support of the application – maximum 50 minutes.
3. Questioning of the Applicant by the Commission – maximum 15 minutes.
4. Testimony and questions by those opposing the application – maximum 50 minutes.
5. Questioning of those opposing the application by the Commission – maximum 15 minutes.
6. Rebuttal evidence by the Applicant – maximum 10 minutes.
7. Rebuttal evidence by the Opposition – maximum 10 minutes.
8. Final statement of the Opposition – maximum 5 minutes.
9. Final statement of the Applicant – maximum 5 minutes.