

Zoning Map Amendment

All land in Oldham County is classified by one or more zoning districts. 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 Oldham County 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. This document is available for review in the Oldham County Planning & Development office or on our department's website.

Development Plan:

All Zoning Map Amendment requests must be accompanied by a Development Plan. The Development Plan demonstrates to the Planning Commission the character and objectives of the proposed development, allowing the Commission to evaluate the effect the proposed development could have on the community.

About Planning & Development Services:

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

Mission Statement:

The Oldham County Planning and Development Services 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 AMENDMENTS



OLDHAM COUNTY PLANNING & DEVELOPMENT SERVICES

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Applying for a Zoning Map Amendment:

Steps for Applying:

1. Pick up an application from the Planning and Services Office or from the department's website.
2. Attend a Pre-Application meeting with staff.
3. Conduct your neighborhood meeting with adjoining property owners and obtain soil survey from Natural Resource Conservation Service.
4. Submit plans and take proposal before the Technical Review Committee (TRC).
5. Complete all changes recommended during the TRC meeting.
6. Submit a Zoning Map Amendment application and take proposal before the Oldham County Planning & Zoning Commission.
7. The Planning Commission's recommendation is forwarded to the legislative body for final review.

Deadlines: The filing deadline is typically the third Wednesday of each month. For example, if you wanted to submit an application to be heard in March then the submittal deadline would be the third Wednesday in February. Filing deadlines may vary due to the calendar & holidays.

Meeting Dates: The Technical Review Committee typically meets the third Wednesday of each month at 1:00 p.m.

The Oldham County Planning & Zoning Commission typically meets the fourth Tuesday of each month at 9:00 a.m.

Public Notice: All adjoining property owners will receive notification through U.S. Postal Mail and public notice is advertised in The Oldham Era.

Recommendation: The Planning Commission makes a recommendation to one of four legislative bodies with zoning authority: Oldham County Fiscal Court, LaGrange, Crestwood or Pewee Valley. These legislative bodies may accept or reject the Planning Commission's recommendation.

Appealing the Decision: All decisions may be appealed to Circuit Court within thirty days of the decision.

Application Fees:

Zoning Map Amendment:	< 2 acres	2-5 acs.	5-10 acs.	10-20 acs.	20-50 acs.	50+ acs.
AG-1, CO-1, R-1, R-1A, R-2, R-2A, R-3	\$450	\$575	\$700	\$1,200	\$1,800	\$2,400
R-4A, R-4, C-N, O-1, O-2, C-2, C-3, C-4, I-1, I-2	\$700	\$950	\$1,200	\$1,800	\$2,400	\$3,600

* additional \$5.00 per adjoining property owner for notices also applies.

Technical Review Committee - \$300
Waivers - \$250

Variances:
Residential Detached - \$200
Residential Attached - \$300

The Planning & Zoning Commission Public Hearing:

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

Public Hearing Process:

1. Introduction of the application by staff and questions by the Commission (20 minutes*).
2. Testimony by the Applicant or representative and others in support of the applications (50 minutes).
3. Testimony by those opposing the application (50 minutes).
4. Questioning of those testifying by the Commission (30 minutes).
5. Rebuttal of the applicant and/or those in favor of the application (10 minutes).
6. Rebuttal of those opposing the application (10 minutes).
7. Final statement by those opposing the application (5 minutes).
8. Final statement by the applicant and/or those in favor of the application (5 minutes).
9. Commission discussion and Final Decision.

*maximum allotted times

Please note there are appropriate times to ask questions and to give testimony. Legal counsel may be present to represent the applicant and the opposition. The Planning Commission will typically make its decision or recommendation immediately following the public hearing.