

COMMONWEALTH OF KENTUCKY
OLDHAM COUNTY
ORDINANCE NO. KOC 26-920-5

AN ORDINANCE REPEALING AND REPLACING CERTAIN SECTIONS OF THE EXISTING OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE.

WHEREAS, the Oldham County Fiscal Court has the authority pursuant to the provisions of KRS Chapters 67, 100, and other applicable law to adopt and amend ordinances; and,

WHEREAS, Oldham County Joint Planning and Zoning Commission did conduct an advertised public hearing on May 26, 2026, on the issue of amending certain sections of the Oldham County Comprehensive Zoning Ordinance to include the attached and revised sections, and at the conclusion of said hearing, did recommend to the Oldham County Fiscal Court that certain sections of the Oldham County Comprehensive Zoning Ordinance be amended to include the revision; and,

WHEREAS, Oldham County Fiscal Court did advertise and conduct a public hearing on the recommended Oldham County Comprehensive Zoning Ordinance changes attached hereto, and the said Fiscal Court having voted to adopt said revisions to sections at its regular meeting conducted July 21, 2026.

“Added” are the Affected Sections:

Sec. 280-080 Qualified Manufactured Homes, Non-Qualified Manufactured Homes, and Manufactured Homes Supporting Agricultural Uses

Sec. 260-210 Golf Driving Ranges

Sec. 260-400 Self-Storage Facilities

Sec. 250-050 Short-Term Rental Property

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF OLDHAM,
COMMONWEALTH OF KENTUCKY, THAT:

1) The attached language is to replace, amend or add the Sections and Divisions described above of the Oldham County Zoning Ordinance and Subdivision Regulations adopted by ordinance KOC 06-920-473, passed 12-19-2006; Ord. KOC 08-920-787, passed 10-21-2008; Ord. KOC 10-920-900, passed - -2010; Ord. KOC 10-920-873, passed 6-1-2010; Ord. KOC 11-920-054, passed 5-17-2011; Ord. KOC-16-920-345, passed 09-06-

2016; Ord KOC-18-920-447, passed 03-20-2018; Ord. KOC-19-920-11, passed 09-17-2019; Ord. KOC-23-920-343, passed 06-20-2023; Ord. KOC 23-920-391, passed 10-03-2023; Ord. KOC-24-920-074, passed 11-19-2024.

This ordinance shall become effective upon its passage and advertisement according to law.

Dated this ____ day of _____, 2026.

DAVID VOEGELE

Oldham County Judge/Executive

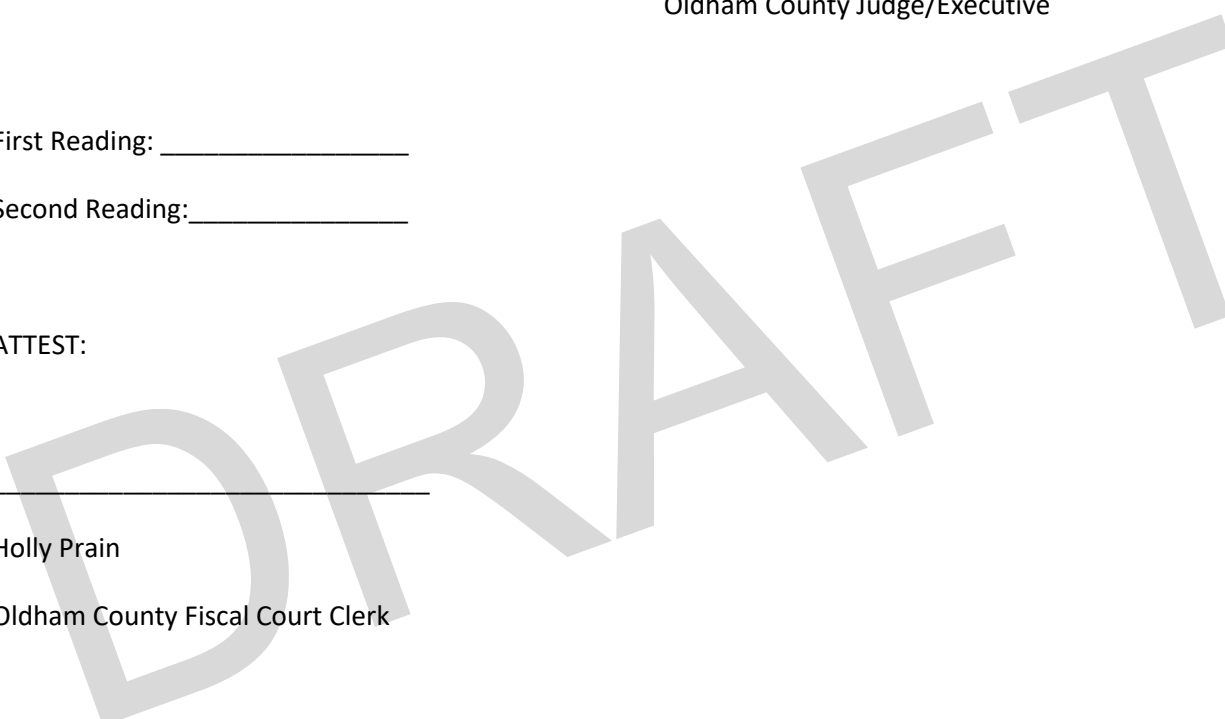
First Reading: _____

Second Reading: _____

ATTEST:

Holly Prain

Oldham County Fiscal Court Clerk



Manufactured Home Ordinance Update

Section 250-280

Qualified Manufactured Homes

Qualified Manufactured Homes may be placed on a lot zoned for residential use in accordance with applicable zoning district requirements and provided that the standards of this section are met.

A Qualified Manufactured Home means a manufactured home meets all of the following criteria, as referenced in KRS 100.348:

1. Is manufactured on a date not to exceed five (5) years prior to the date of installation and has all parts that operate only during transport removed;
2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. Has a width of at least twenty feet (20') at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street.
4. Has a minimum total living area of nine hundred (900) square feet.

Permanent foundation means a system of supports that is:

1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure and complies with KRS 227.570;
2. Constructed with materials that are compatible with surrounding residential structures so long as the materials do not compromise the structural engineering of the home in conflict with KRS 227.570; and
3. Placed at a depth below grade adequate to prevent frost damage, in accordance with the manufacturer's installation requirements and KRS 227.570.

A manufactured home that does not meet the minimum width of twenty (20) feet or minimum total living area of nine hundred (900) square feet needed to be considered a qualified manufactured home may be treated as a qualified manufactured home if determined by the zoning administrator/Planning Director that the house meets the following conditions:

1. The setback requirements or lot dimension would not reasonably accommodate a home meeting these minimum dimensions;
2. The home is the maximum width and square footage that could reasonably fit on the lot while complying with all applicable setback requirements and other zoning regulations;
3. The home otherwise meets all other requirements of a qualified manufactured home under this section.

Non-Qualified Manufactured Home

A non-qualified manufactured home (NQMH) is a manufactured home that does not meet KRS 100.348. A Conditional Use Permit is required for an NQMH. These can be located in AG-1, AG-2, CO-1, R-1A, R-1, and R-2 zoning districts with a Conditional Use Permit, approved by the appropriate Board of Adjustments and Appeals.

1. Applies to all manufactured homes (excluding qualified manufactured homes) proposed to be located on lots outside of the T Manufactured Home District and agricultural land use of not less than five acres.
2. Time of use exceeds twelve (12) months.
3. Required water and sanitary facilities must be provided.
4. The manufactured home must bear either a HUD Label if new or a B1 Seal if pre-owned.
5. The manufactured home should be compatible with or exceed its surrounding homes in terms of architectural style, size, exterior materials, and assess value.
6. Structural additions or alterations shall be subject to the same building code regulations as apply to additions or alterations to a conventionally built house. Any other alteration or conversion of the manufactured home must be performed in accordance with KRS 227.550 et seq., 815 KAR 25:050, Section 2 and 42 USC Chapter 70.
7. An adequate guttering and roof drainage system shall be installed.
8. If located in a preservation district, additional standards may apply.

Manufactured Homes Supporting Agriculture Uses (no content changes)

Pursuant to KRS 100 (refers to the definition of agricultural uses), any land which is used for agricultural purposes exclusive of land and buildings used for residents, shall have no regulations except that:

1. Setback lines shall be required for the protection of existing and proposed streets and highways as required for the zone in which the use is located.
2. That all buildings or structures in a designed floodway or floodplain or which tent to increase food heights or obstruct the flow of flood waters shall be in accordance with this ordinance.
3. All dwellings to be constructed or provided as part of land use for agricultural purposes shall meet all requirements of the zone in which said use is located and shall meet all other requirements of this ordinance.

Sec. 260-210 Golf Driving Ranges

1. Minimum lot size required shall be twenty (20) acres.
2. All building structures shall be at least thirty (30) feet from all property lines.
3. All drives and parking areas shall be of concrete, asphalt or paver blocks.
4. All driving ranges shall be an adequate distance from any street or highway.
5. Fences, planting, or sufficient areas shall be provided to ensure the safety and protection of persons on all adjacent land.
6. Nets shall be a maximum height of sixty (60) feet.
7. There shall be no commercial uses other than those related to the sale or rental of golf equipment, golf instruction, apparel, food, or beverage.
8. All lighting shall comply with Division 310 Lighting Regulations.

Division 420 Definitions

Golf Course: A tract of land laid out with at least nine (9) holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may also include a clubhouse, restrooms, and shelters as an accessory use. All driving ranges must receive a conditional use permit even if affiliated with a golf course.

Golf Driving Range: An area equipped with distance markers, clubs, balls and tees for practicing golf and putting.

Miniature Golf: A theme-oriented recreational facility where a novelty version of golf is played with a putter and golf ball on a miniature course, typically with artificial playing surfaces, and include obstacles such as bridges and tunnels.

Sec. 260-400 Self-Storage Facilities

1. Self-storage facilities are defined as any real property used for renting or leasing individual storage spaces in which the occupants themselves customarily store and remove their own personal property on a self-service basis.
2. Self-storage facilities are a permitted use in I-1, I-2, and IPD; and they require a Conditional Use Permit in C-3 and C-4.
3. Personal property **is defined as** movable property located within leased space at a self-storage facility and includes, but not limited to, goods, wares, merchandise, motor vehicles, watercraft, and household items and furnishings.
4. Self-storage facilities shall be limited to storage use only. No other commercial, wholesale, or industrial use shall be permitted.
5. Plumbing is prohibited and shall not be extended to individual storage spaces. Plumbing fixtures such as sinks, toilets, and the like shall not be installed **except for areas for employee and customer use during business hours.**
6. **Minimum Lot Size: One (1) acre.**
7. The entire parcel must be surrounded by a fence at least six feet (6') in height with a secure gate at the entrance.
8. **All storage must be contained within buildings. No outdoor storage is permitted.**
9. All exterior lighting and signage shall be installed to minimize light pollution **on** adjacent residential properties and shall be installed in accordance with Division 290, Sign Regulations and Division 310, Lighting Regulations, respectively.

Sec. 250-050 Short Term Rental Property

A. Definitions

The following words & phrases shall have the meaning set forth in this Section.

- **Bedroom:** An area of a Short-Term Rental Property normally occupied for sleeping purposes and being in compliance with the requirements of the Kentucky Building Code.
- **Business Entity:** A corporation, partnership, or other legal entity that is not a person or a personal or family trust.
- **Change Of Property Ownership:** The transfer of property ownership title from one Host to another Host.
- **Change Of Manager:** The transfer of Manager from one individual to another individual.
- **Host:** Any person who is the owner of record of real property who offers a Short-Term Rental Property, or portion thereof, for transient occupancy.
 - **Non-Owner Occupied Host:** Owner of record of the Short-Term Rental Property whose Primary Residence is not located on the same lot or immediately adjacent lot of the Short-Term Rental Property.
 - **Owner Occupied Host:** Owner of record of the Short-Term Rental Property whose Primary Residence is located on the same lot or immediately adjacent lot of the Short-Term Rental Property.

Owner Occupied Host includes a person, personal or family trusts, limited liability partnerships, or limited liability companies all of which must consist solely of persons and not a Business Entity.
- **Hosting Platform:** A person and/or entity that provides a means through which a Host may offer a Short-Term Rental Property, or portion thereof, for transient occupancy. Hosting platforms are typically internet based and enable a Host to advertise the Short-Term Rental Property through a website and/or mobile app.
- **Manager:** An individual with a permanent address located within twenty-five (25) miles, measured by driving distance from the nearest subject structure to the nearest subject structure, of a Short Term Rental Property who is available twenty four (24) hours a day, seven days a week for the purpose of in person responses to complaints regarding the condition, operation, and/or conduct of the Transient Guests of the Short Term Rental Property.

Additionally, the Manager is authorized by the Host to undertake remedial action to address compliance, maintenance, & safety issues.

- **Primary Residence:** The main home of an individual where they reside a minimum of six months on an annual basis.
- **Short Term Rental Property:** A dwelling unit that is used and/or advertised for rent for transient occupancy, in which no meals are served, for a time period less than thirty (30) consecutive days by a Transient Guest.

Any other land use intended for transient occupancy specifically identified elsewhere in the Zoning Ordinance shall NOT be considered as a Short-Term Rental Property. Such other land uses include Bed & Breakfast Establishments, Boarding Houses, Extended Stay Lodging, Hotels, Motels, & Recreational Vehicles.

- **Short Term Rental Property House Rules:** Minimum standards of conduct in which the Transient Guests are respectful of the neighbors & neighborhood in which the Short-Term Rental Property is located.
- **Short Term Rental Property Number of Bedrooms:** Number of bedrooms in a Short-Term Rental Property unit as determined by the official records of the Oldham County Property Valuation Administrator's records.
- **Short Term Rental Property Permit:** A required permit reviewed by Planning & Development Services authorizing the establishment and operation of a Short-Term Rental Property for a defined time period.
- **Short Term Rental Property Maximum Occupancy:** Twice the number of bedrooms plus four to determine the allowable number of Transient Guests at a Short-Term Rental Property.
- **Transient Guests:** A person or persons who exercises transient occupancy or is entitled to transient occupancy of any rooms, lodgings or accommodation at a Short-Term Rental Property for a time period less than thirty (30) consecutive days.

8. Short Term Rental Property Permitted Use & Conditional Use Standards

Zoning District	Owner Occupied Host Short Term Rental Property	Non Owner Occupied Host Short Term Rental Property
AG-1	CU	X
AG-2	CU	X
CO-1	CU	X
R-1	CU	X
R-1A	CU	X
R-2	CU	X
R-2A	CU	X
R-3	CU	X
R-4	CU	X
R-4A	CU	X
T	CU	X
O-1	P	P
O-2	P	P
C-N	P	P
C-1	P	P
C-2	P	P
C-3	P	P
C-4	P	P
I-1	P	P
I-2	P	P
IPD	P	P
SWF-1	X	X
PUD	DS	DS
PRD	DS	DS
PND	DS	DS

CU = Conditional Use P = Permitted Use X = Not Permitted DS = Development Specific

C: Short-Term Rental Property Operating Requirements & Standards

A Host of a Short-Term Rental Property must comply with the Operating Requirements & Standards set forth in this Section.

1. A Host shall not establish, operate, and/or advertise a Short-Term Rental Property without having first obtained & maintained in good standing a Short-Term Rental Property Permit from Planning & Development Services.

2. A Short-Term Rental Property shall only be available for Transient Occupancy for a time period less than thirty (30) consecutive days by a Transient Guest.
3. A Short-Term Rental Property shall be limited to a single contractual Transient Guest at a time and simultaneous rental contracts shall be prohibited. Additionally, the Short-Term Rental Property cannot be advertised on a Hosting Platform as concurrently available while under contract with a Transient Guest.
4. The contractual Transient Guest of a Short-Term Rental Property shall be a minimum age of twenty-one (21) years old.
5. The Host shall obtain, continuously maintain, and pay premiums for insurance policies that cover the Short-Term Rental Property as a commercial activity.
6. The Host or Hosting Platform shall be required to collect & remit all applicable room, occupancy, and sales taxes required by federal, state, & local governments.
7. The Host shall be responsible for compliance with current applicable laws and regulations of the federal, state, or local governments, as may be amended from time to time including but not limited to, laws or regulations on nondiscrimination, zoning, building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, mechanical, and other applicable laws.
8. The Host shall use reasonable property management practices to ensure that Transient Guests and visitors of the Short-Term Rental Property do not create noise disturbances, engage in disorderly conduct, and/or violate provisions of federal, state, & local regulations.
9. The Host shall post & maintain a copy of the current Short Term Rental Property Permit on the Hosting Platform and on the inside of the Short-Term Rental Property unit in a conspicuous location near the primary door.
10. The Host shall post & maintain inside the Short-Term Rental Property unit in a conspicuous location the following minimum House Rules, adopted by local ordinance, for the use of the Transient Guests:
 - The name of the Manager, the postal mailing & email addresses of the Manager, & telephone number in which the Manager may be reached on a twenty-four (24) hours a day, seven days a week basis.
 - The name of the Host & telephone number in which the Host may be reached on a twenty-four (24) hours a day, seven days a week basis.
 - Maximum number of Transient Guests authorized to exercise transient occupancy within the Short-Term Rental Property.

- Evacuation routes from the Short-Term Rental Property unit in the event of an emergency requiring withdrawal from the unit.
 - Parking shall be on the same property in which the Short-Term Rental Property unit is located and not on adjoining properties or streets.
 - Trash pickup day and that trash & refuse shall not be stored within public views except in proper containers with a closeable lid.
 - Any device or machine utilized for the amplification of sound shall not be audible at the adjoining property lines.
 - Outdoor & group activities shall not occur during the hours of 10:00 p.m. to 7:00 a.m.
11. Outdoor signage which identifies the Short-Term Rental Property in residentially zoned areas is prohibited and outdoor signage which identifies the Short-Term Rental in non-residentially zoned areas must obtain a sign permit as outlined in Section 290-045 Sign Permits of the Oldham County Zoning Ordinance.
12. Parking shall be provided on the same property in which the Short-Term Rental Property dwelling unit is located. The minimum number of parking spaces for Transient Guests shall be determined by the Maximum Occupancy divided by two & one half (2.5).
13. Trash & refuse shall not be stored within public views except in proper containers with a closeable lid.
14. Any device or machine utilized for the amplification of sound shall not be audible at the property line of the Short-Term Rental Property.
15. Outdoor & group activities shall not occur during the hours of 10:00 p.m. to 7:00 a.m. Such outdoor activities include but are not limited to swimming, hot tubbing, grilling, yard games, campfires, etc.

D. Short Term Rental Property Permit Required

No person, firm, or corporation shall own or operate a Short-Term Rental Property on any premises within Oldham County unless the short-term rental has been registered annually with Planning & Development Services.

1. Applications shall include:

- 1) Payment Of Application Fee.
- 2) Completed Application
- 3) Accompanying Supporting Information Consisting Of:

- The name of the Host, the postal mailing & email addresses of the Host, & telephone number in which the Host may be reached on a twenty-four (24) hours a day, seven days a week basis.
- The name of the Manager, the postal mailing & email addresses of the Manager, & telephone number in which the Manager may be reached on a twenty-four (24) hours a day, seven days a week basis.
- A floor plan of the unit showing number of bedrooms, details of all levels of the dwelling unit and any attached structures, location of windows, doors (interior and exterior), and locations of the required smoke detectors.
- A plot plan of the property showing the shape of the property, location of the dwelling unit, location of all other structures, and location of driveway & required parking spaces.
- Owner Occupied Host must provide proof of Primary Residence and provide two documents to verify their Primary Residence – **one of which must be a government issued photo ID**. Acceptable documents include, but are not limited to, a driver's license, state identification card, vehicle registration, voter registration, utility bills, and work identification or badge. Such documents must be current and show the Host's name & mailing address matching that of the Short-Term Rental Property.
- Proof of insurance policies that cover the Short-Term Rental Property as a commercial activity.
- A written statement that the applicant has confirmed that operating the proposed Short Term Rental Property does not violate any Homeowners Association agreement or bylaws, Condominium Agreement, Covenants, Codes and Restrictions, Deed Restrictions, and/or any other agreement governing & limiting the use of the proposed Short Term Rental Property. If a Homeowners Association exists a written statement from the Homeowners Association must be provided instead of the applicant's written statement.

E. Expiration, Renewal, & Revocation of Short-Term Rental Property Permit

- Short-Term Rental Property Permits shall be continuously maintained by the Host and ordinarily expire on December 31st of every year.

- If any of these events occur prior to the December 31st renewal date it triggers an expiration of the Short-Term Rental Property Permit and a required renewal application of the Short-Term Rental Property Permit.
 - Change of Property Ownership*
 - Change of Manager*
 - Change of Insurance Policy*
 - Change In the Maximum Number of Bedrooms
 - Change In Status of Any Previously Approved Conditional Use

*A renewal application fee is not necessary for one of these triggering events.

A renewal application grace period of thirty (30) days will be allowed from the date of the triggering event to Planning & Development Services' review of a renewal application.

- Short Term Rental Property Permits shall be subject to revocation by the Planning & Development Services' Director in the event of any of the following occurrences:
 - Failure by the Host to submit accurate & true information with a Short-Term Rental Property application.
 - Failure by the Host to renew an expired Short Term Rental Property Permit by the ordinary December 31st renewal date of every year.
 - Failure by the Host to renew an expired Short Term Rental Property Permit that has been triggered by an event.
 - Advertising on a Hosting Platform an occupancy that exceeds the allowable Short Term Rental Property's Maximum Occupancy.
 - Enforcement action undertaken by Planning & Development personnel regarding the operation of the Short-Term Rental Property.
 - Two (2) or more validated civil and/or criminal complaints regarding the operation of the Short-Term Rental Property and/or conduct of Transient Guests.

In the event of a revocation of a Short-Term Rental Property Permit an administrative appeal may be filed by the Host to the appropriate Board of Adjustment & Appeals.

In the event of a revocation of a Short-Term Rental Property Permit the Host may not make an application for a different Short Term Rental Property Permit on the same property for a period of one (1) year.

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, May 26, 2026**

At 9:00a.m., local time on the above date, this meeting of the Oldham County Planning and Zoning Commission, hereinafter called the Commission, was called to order in the Courtroom of the Oldham County Fiscal Court Building, La Grange, Kentucky, by Chair Katie Nasser.

Other Commission members present were:

Wayne Allen
Thomas Elder
Bob Klingenfus
Sue Ann Thompson

James Allison
Deborah Graham
Debbie Kraus

Iva Davis
Berry Hampton
Skip Miller

Commissioners William Douglas, Allen Hayes, and Tom Marsh were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner John Hine, and Oldham County Engineer Jim Silliman. County Attorney Berry Baxter was present for the meeting and Administrative Assistant Holly Prain was the Secretary for the meeting.

DOCKET PZ-26-009 – Proposed Zoning Text Amendment for the following ordinances:

- Division 250-080 Manufactured Housing
- Division 260-210 Golf Driving Ranges
- Division 260-400 Self-Storage Units
- Division 250-050 Short-Term Rental Properties

Director Fischer explained the proposed zoning text amendment.

Assistant Director Barge gave a summary of the updates for Division 250-080 Manufactured Housing.

Motion was made by Commissioner Kraus and seconded by Commissioner Thompson to recommend that the proposed updated copy of 250-080 Manufactured Housing be sent to the legislative bodies for approval.

Motion carried by unanimous roll call vote.

Planner Hine gave a summary of the updates for Division 260-210 Golf Driving Ranges.

Motion was made by Commissioner Davis and seconded by Commissioner Allison to recommend that the proposed updated copy of 260-210 Golf Driving Ranges be sent to the legislative bodies for approval.

Motion carried by unanimous roll call vote.

Director Fischer gave a summary of the updates for Division 260-400 Self-Storage Units.

Motion was made by Commissioner Thompson and seconded by Commissioner Miller to recommend that the proposed updated copy of 260-400 Self-Storage Units to be sent to the legislative bodies for approval with the following corrections: #8 should be "All storage must be contained within buildings. No outdoor storage is permitted, and #9: should be "minimize light pollution on adjacent residential properties".

Motion carried on a vote of 9-1 by roll call vote with Commissioner Hampton voting no.

Planner Hine gave a summary of the updates for Division 250-050 Short-Term Rental Properties.

Motion was made by Commissioner Miller and seconded by Commissioner Allison to recommend that the proposed updated copy of 250-050 Short-Term Rental Properties with the change of removing the word "mailing" from Section D number 1 fifth bullet point down and to replace the ampersands with the word "and" throughout the document, to be sent to the legislative bodies for approval.

Motion carried by unanimous roll call vote.

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, May 26, 2026**

At 9:00a.m., local time on the above date, this meeting of the Oldham County Planning and Zoning Commission, hereinafter called the Commission, was called to order in the Courtroom of the Oldham County Fiscal Court Building, La Grange, Kentucky, by Chair Katie Nasser.

Other Commission members present were:

Wayne Allen
Thomas Elder
Bob Klingenfus
Sue Ann Thompson

James Allison
Deborah Graham
Debbie Kraus

Iva Davis
Berry Hampton
Skip Miller

Commissioners William Douglas, Allen Hayes, and Tom Marsh were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner John Hine, and Oldham County Engineer Jim Silliman. County Attorney Berry Baxter was present for the meeting and Administrative Assistant Holly Prain was the Secretary for the meeting.

Approval of Minutes

Motion was made by Commissioner Hampton and seconded by Commissioner Thompson to approve April 28, 2026; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 1, Under Commission members present remove Commissioners William Douglas, Allen Hayes, Bob Klingenfus, and Debbie Kraus and add Commissioners Tom Marsh and Thomas Elder.

Secretary Holly Prain called and read Docket:

DOCKET PZ-26-006 – An application has been filed by Sunanza, Inc. for a Preliminary Subdivision Plan with twenty-seven (27) lots on property located at 5401 Old Sligo Rd., La Grange. The property is 169.14-acres and zoned AG-1, Agricultural District, and CO-1, Conservation District.

1. Introduction of the new information by staff and questions by the Commission:

Assistant Director Anna Barge presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated May 26, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Jim Silliman, Oldham County Engineer

- The applicant will need to obtain a KYR10 land disturbance permit from the Kentucky Division of Water.
- They will also be required to obtain an Oldham County Storm Water Management and Erosion Control Permit from Oldham County Engineer's Office.
- All the county roads (Henry and Oldham) will be designed to Oldham County Standards.
- The encroachments along the Old Sligo Road will be permitted by the Kentucky Transportation Cabinet.

2. Presentation by the applicant or representative and others in support of the application:

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S. 5th Street, Louisville was present and representing the applicant.

- Proposed 27 lots on 169.14 acres.
- This proposed subdivision has been reworked to reduce the number of homes and have larger lot size.
- The minimum lot size is five acres.
- The development will have two, 20,000-gallon cisterns and some homes will have sprinkler systems.
- Lots 7 through 27 will be required to have a fire protection sprinkler system that will be documented in Declaration of Covenants, Conditions & Restrictions.

3. Testimony and questions by those opposing the application: None

4. Questioning of the applicant and those opposing the application by the Commission:

Commissioner Allison asked, how will this development address the promoting and protecting the natural resources, water courses, existing potential lake sites, and basically the general area, as far as conservation and resources in those areas?

Attorney Ashburner replied, when dealing with subdivision approval, KRS 275 says that subdivision regulations are to be objective standards ministerially applied. It is a fair conclusion that if you are complying with the objective standards in the regulation, you are therefore complying with the intent.

Commissioner Allison asked, for the homes that are required to have sprinkler systems, will there be any documentation provided for the people indicating who is responsible for the unit, inspections, and the maintenance for those systems?

Mark Suna, 16900 Meeting House Road, Fisherville, was present and sworn in prior to replying, yes, the builder that purchases the lot will have to get a building permit and will also have to get a sprinkler permit. The HOA will regulate that sprinkler system and ensure that the homes get an inspection, and the La Grange Fire and Rescue will get a certificate for that inspection.

Commissioner Hampton asked, are there hydrants on the property and why can't they hook into regular water?

Attorney Ashburner replied, there are some hydrants on Old Sligo Road. Henry County Water indicated they do not provide water for fire protection services. In this area of the county, fire department tanker trucks will fill up from a water source and take it to the structure. In this proposed subdivision plan we are bringing the water source to the neighborhood with two cisterns.

5. **Rebuttal evidence and Cross Examination by the Applicant: None**
6. **Rebuttal evidence and Cross Examination by the Opposition: None**
7. **Final statement of the Opposition: None**
8. **Final statement of the Applicant:**

Attorney Ashburner's final Statement:

- This proposed development complies with the Oldham County Subdivision Regulations and Zoning Ordinance.
- This proposed development provides more than the minimum lot sizes.
- This proposed development has met or exceeded the fire protection standards.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS Docket PZ-26-006 Preliminary Subdivision Plan 5401 Old Sligo Road, La Grange

Motion was made by Commissioner Kraus and seconded by Commissioner Hampton to approve the preliminary subdivision plan located at 5401 Old Sligo Road, La Grange because it complies with the objectives in the testimony regarding lot size, fire protection, water issue resolution of the comprehensive plan, the zoning ordinance and the applicant is in compliance with the Oldham County Subdivision Regulations. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at May 26, 2026, Oldham County Planning Commission public hearing.
2. There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
3. The preliminary plan must comply with all established federal, state, and county ordinances and requirements at the time of construction plan approval.
4. The maximum number of building permits per year is 28, per Oldham County Board of Education.
5. All cisterns must be in place prior to the construction of any buildings/residences.
6. Automatic fire sprinkler systems shall be installed in lots 7 through 27 on the preliminary plan located in Oldham County within the subdivision and shall be operational prior to issuance of a Certificate of Occupancy.
7. The Old Sligo Farm Estates Subdivision Association will be required to maintain the cisterns and perform annual inspections for both the cisterns and home fire sprinkler systems in coordination with the fire department having jurisdiction.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Elder, Graham, Hampton, Klingenfus, Kraus, Miller, and Thompson.

NO: None.

ABSTAIN: None

ABSENT: Commissioner Douglas, Hayes, and Marsh.

Motion approved on a vote of 10-0.

DOCKET PZ-26-009 – Proposed Zoning Text Amendment for the following ordinances:

- Division 250-080 Manufactured Housing
- Division 260-210 Golf Driving Ranges
- Division 260-400 Self-Storage Units
- Division 250-050 Short-Term Rental Properties

Director Fischer explained the proposed zoning text amendment.

Assistant Director Barge gave a summary of the updates for Division 250-080 Manufactured Housing.

Motion was made by Commissioner Kraus and seconded by Commissioner Thompson to recommend that the proposed updated copy of 250-080 Manufactured Housing be sent to the legislative bodies for approval. Motion carried by unanimous roll call vote.

Planner Hine gave a summary of the updates for Division 260-210 Golf Driving Ranges.

Motion was made by Commissioner Davis and seconded by Commissioner Allison to recommend that the proposed updated copy of 260-210 Golf Driving Ranges be sent to the legislative bodies for approval. Motion carried by unanimous voice vote.

Director Fischer gave a summary of the updates for Division 260-400 Self-Storage Units.

Motion was made by Commissioner Thompson and seconded by Commissioner Miller to recommend that the proposed updated copy of 260-400 Self-Storage Units to be sent to the legislative bodies for approval with the following corrections: #8 should be "Storage must be contained within buildings. No outdoor storage is permitted, and #9: should be "minimize light pollution on adjacent". Motion carried on a vote of 9-1 by roll call vote with Commissioner Hampton voting no.

Planner Hine gave a summary of the updates for Division 250-050 Short-Term Rental Properties.

Motion was made by Commissioner Miller and seconded by Commissioner Allison to recommend that the proposed updated copy of 250-050 Short-Term Rental Properties with the change of removing the word "mailing" from Section D number 1 fifth bullet point down and to replace the ampersands with the word "and" throughout the document, to be sent to the legislative bodies for approval. Motion carried by unanimous roll call vote.

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Other Business: None

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There being no further business, the Planning Commission meeting adjourned at 10:30 a.m.

The next regular meeting will be on Tuesday, June 23, 2026, at 9:00 a.m. and will be held in the Oldham County Fiscal Court courtroom at 100 W Jefferson Street, La Grange, 40031.

Approved:



Katie Nasser, Chair

Respectfully Submitted:


Christy Edgar, Secretary