OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

November 19, 2026

Summary of Application:

Docket:	**OC-26-040**
Request:	**Conditional Use Permit - Owner-Occupied Short-Term Rental Property**
Applicant:	William Colwick
Location:	1908 Hunters Trace, La Grange
Existing Land Use:	Residential
Existing Zoning:	AG-1, CO-1
Total Site Size:	5.50 acres
Tax Parcel:	46-10A-01-1



Surrounding Zoning:

North – Land Use: Residential
Zoning: AG-1

East – Land Use: Undeveloped
Zoning: I-2

South – Land Use: Recreational
Zoning: CO-1

West – Land Use: Residential
Zoning: AG-1, CO-1

Board of Adjustments Action:

An application has been filed requesting a Conditional Use Permit for a Short-Term Rental Property permit on property located at 1908 Hunters Trace, La Grange.

Site History:

No site history.

Case History:
Agenda Posted to Planning Website: 11/2/2026
Adjoining Property Owner Notices Mailed: 11/4/2026
Public Notice Appeared in Oldham Era: 11/12/2026

Notes:

1. The applicant is requesting a Conditional Use Permit for an Owner-Occupied Short- Term Rental Property (STRP).
2. Section 250-050, Item A (Definitions) states an Owner-Occupied Short-Term Rental as the owner of record whose Primary Residence is located **on the same lot** or **immediately adjacent lot** of the Short-Term Rental Property and 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.
3. Section 250-050, Item B-1 Short Term Rental Property Permitted Use & Conditional Use Standards states the following: In zoning district R-2, an Owner-Occupied Short-Term Rental property owner is required to obtain a Conditional Use Permit (CUP) by the appropriate Board of Adjustments.
4. If granted the CUP, the owner must also comply with the operating requirements and standards as outlined in the STRP regulations Item C (Operating Requirements and Standards).
5. The short-term rental has one (4) bedrooms and will have a maximum occupancy of twelve (12) based on Section 250-050, Item A (Definitions). The applicant has stated they intend to lock the fifth bedroom, the master bedroom, when renting the property.
6. The short-term rental requires five (5) parking spaces in compliance with Section 250-050, Item C Operating Requirements and Standards, No. 12.

Motions and Findings:
Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

Suggested motions to approve or deny are set out below.

Conditional Use Permit:
The applicant is requesting a Conditional Use Permit for an Owner-Occupied Short-Term Rental Property.

Motions:
Move to **approve** the conditional use because the proposed use is **essential or desirable to the community** and **not in conflict with the elements, objectives and policies** of the Comprehensive Plan based on one or more of the following factors:

[ ] granting the conditional use permit will allow the **proper integration** into the community of a use specifically named in the zoning regulation.

[ ] the **character and objectives** of the proposed use and the **potential impacts** on the community and its surroundings are appropriate.

[ ] the **community or neighborhood has a need** for the proposed use and there are **potential benefits** to the community or neighborhood.

[ ] the proposed use is **compatible with surrounding land uses and the general character of the area**, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.

[ ] the proposed use will not impair the **integrity and character** of the zone if there are specific restrictions on location, size, extent and character of performance.

[ ] there are adequate **public facilities** available, such as, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

The specific conditions or restrictions which must be met in order for the proposed use to be permitted for any of the above reasons are as follows:

Potential Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the February 19, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall comply with all regulations concerning Short Term Rental Properties outlined in Oldham County Zoning Regulations Section 250-050.
3. Conditional Use Permit shall be automatically revoked upon transfer/sale of the property.
4. The applicant shall apply for and be issued a Short-Term Rental Property Permit/ License before renting the property.

Considerations:
* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions_____.

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 accommodations at a Short-Term Rental Property for a time period less than thirty (30) consecutive days.

B. 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
C0-1	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	X	X
0-1	p	p
0-2	p	p
C-N	p	p
C-1	p	p
C-2	p	p
C-3	p	p
C-4	p	p
1-1	p	p
1-2	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 10:00p.m. to 7:00a.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 10:00p.m. to 7:00a.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 – one of which must be government issued state ID, to verify their Primary Residence. 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 and 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.