

COMMONWEALTH OF KENTUCKY
OLDHAM COUNTY
ORDINANCE NO. KOC 25-920-511

AN ORDINANCE RELATING TO A CHANGE IN THE OLDHAM COUNTY ZONING MAP REZONING A 20.34 ACRE TRACT OF LAND LOCATED AT 2419 SOUTH HIGHWAY 53, LA GRANGE, KENTUCKY FROM THE EXISTING C-1 LOCAL BUSINESS DISTRICT TO C-4 HIGHWAY SERVICE DISTRICT ZONING CLASSIFICATION.

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WHEREAS, the Oldham County Planning & Zoning Commission on application of Chateau Cherise, Inc desires to change the Oldham County zoning map in reference to a 1.066 acre tract located at 2419 South Highway 53, La Grange, Kentucky, and seeks a zoning map change for the 20.34 acres from the existing C-1 Local Business District to C-4 Highway Service District zoning classification; and,

WHEREAS, the Oldham County Planning & Zoning Commission did advertise and conduct a public hearing on the issue of rezoning the hereinafter described 20.34 acres on April 22, 2025 and May 27, 2025 (Docket PZ-25-013), and at the conclusion of said hearing, did find that the map amendment is in agreement with the Comprehensive Plan and recommended to the Oldham County Fiscal Court that said zoning classification on the hereinafter described 20.34 acres be changed as requested; and,

WHEREAS, the Oldham Fiscal Court did advertise and conduct a public hearing on the recommended zoning map change, and Fiscal Court having made the necessary findings and conclusions justifying said zoning map change, and said Fiscal Court having voted to adopt the zoning map change at its regular

meeting conducted August 19, 2025.

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

The Oldham County zoning map controlling the zoning classification of the hereinafter described 20.34 acres from the existing C-1 Local Business District to the C-4 Highway Service District zoning classification located at 2419 South Highway 53, La Grange Kentucky. This zoning map change is accompanied by and contingent upon any and all binding elements to be recorded as restrictions on the land and its usage with the Oldham County Court Clerk at La Grange, Kentucky. Being a certain tract of land in Oldham County, Kentucky, located south of the intersection of S. Highway 53 & Cherry Creek Road and being more particularly described as follows:

BEING a certain parcel of land located on the east side of Kentucky Highway 53, 0.8 miles southeast of Interstate 71 in LaGrange, Oldham County, Kentucky, as recorded in Deed Book 406, Page 407, in the Oldham County Court Clerk's office, and being more particularly described as follows:

BEGINNING at an existing iron rod at the southwest corner of the land of Chick Real Estate Management, LLC as recorded in Deed Book 1214, Page 231, in the aforesaid court clerk's office; thence with the south line of Chick North 81 degrees 14 minutes 49 seconds East 747.88 feet to an existing iron rod at the northwest corner of the land of Carl and Constance Byers as recorded in Deed Book 383, Page 88, in the aforesaid court clerk's office; thence with Byers the following courses and distances: South 07 degrees 14 minutes and 26 seconds East 199.99 feet to an existing iron rod; North 83 degrees 44 minutes 29 seconds East 210.02 feet to an existing iron rod; and North 00 degrees 53 minutes 17 seconds East 212.07 feet to a corner in the south line of Chick; thence with

Chick North 18 degrees 13 minutes 45 seconds East 123.69 feet to an existing iron rod in the south line of the land of B & H Group, LLC as recorded in Deed Book 1117, Page 512, in the aforesaid court clerk's office; thence with B & H South 57 degrees 05 minutes 50 seconds 26.95 feet to an existing iron rod in the west line of Owen and Shirley Whitehouse as recorded in Deed Book 254, Page 360 in the aforesaid clerk's office; thence with the west line of Whitehouse South 09 degrees 00 minutes 16 seconds East 949.02 feet to an iron pipe set in the north line of Cherry Glen Subdivision, Section 1A as recorded in Plat Book 7, Page 65, in the aforesaid county clerk's office; thence with Cherry Glen South 73 degrees 39 minutes 50 seconds West 783.90 feet to an iron pipe set in the east right of way of Kentucky Highway 53; thence with the east right of way the following courses and distances; North 13 degrees 29 minutes 24 seconds West 676.59 feet to an iron pipe set; and North 10 degrees 17 minutes 50 seconds West 350.94 feet to the beginning, containing 20.343 acres per survey performed November 18, 2024, by C. Robert Vinsand, Professional Land Surveyor, being subject to all roadways, easements and restrictions of record.

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

Dated this _____ day of _____, 2025.

DAVID VOEGELE
Oldham County Judge/Executive

ATTEST:

Holly Prain
Oldham County Fiscal Court Clerk