

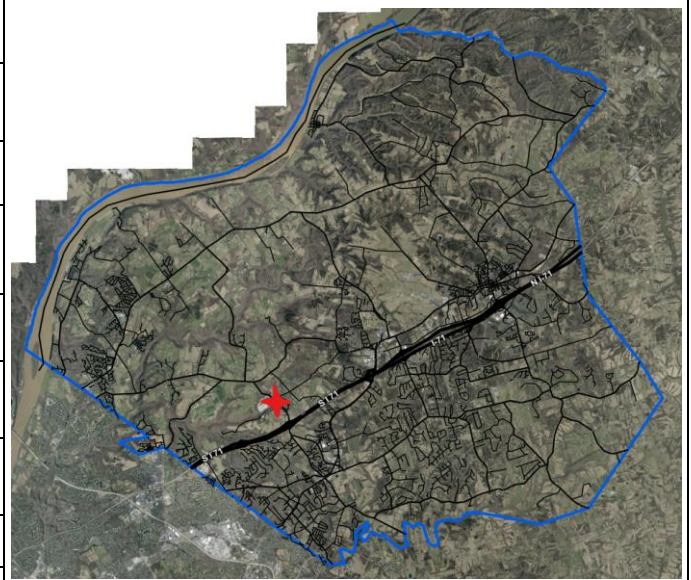


OLDHAM COUNTY PLANNING COMMISSION

August 25, 2026

Summary of Application:

Docket:	PZ-26-020
Request:	Zoning Map Amendment and Development Plan
Applicant:	Straight Grain LLC
Location:	7511 HWY 329
Existing Land Use:	Retail
Existing Zoning:	C-2, Community Business District
Proposed Zoning	C-3, General Business District
Total Site Size:	1.2383-acres
Tax Parcel:	15-15A-03-2&3



Surrounding Zoning:

North – Land Use: Institutional, Residential
Zoning: C-2, R-2

West – Land Use: Mixed Use
Zoning: C-2, R-2, I-1

South – Land Use: Mixed Use
Zoning: C-3, R-2

East – Land Use: Residential
Zoning: R-2, R-2A

Planning Commission Action:

DOCKET PZ-26-020 – An application has been filed by Straight Grain LLC for a Zoning Map Amendment and Development Plan on property located 7511 HWY 329, Crestwood. The property is 1.2383-acres and zoned C-2, Community Business District with a proposed zoning of C-3, General Business District.

Site History:

On July 24, 2012, Oldham County Planning Commission recommended postponement of the Zoning Map Amendment change from R-2 to C-2 subject to the conditions of approval / binding elements recommended by the Planning Commission. (PZ-12-011) **The motion carried.**

On July 24, 2012, Oldham County Planning Commission recommended postponement of the Development Plan subject to the conditions of approval / binding elements recommended by the Planning Commission. (PZ-12-012) **The motion carried.**

On August 28, 2012, Oldham County Planning Commission recommended approval of the Zoning Map Amendment change from R-2 to C-2 subject to the conditions of approval / binding elements recommended by the Planning Commission. (PZ-12-011) **The motion carried unanimously.**

On August 28, 2012, Oldham County Planning Commission approved the Development Plan subject to the conditions of approval / binding elements recommended by the Planning Commission. (PZ-12-012) **The motion carried unanimously.**

On October 16, 2012, Oldham County Fiscal Court approved the Zoning Map Amendment change from R-2 to C-2 subject to the conditions of approval / binding elements recommended by the Planning Commission. (Ordinance No. KOC 12-920-151) **The motion carried.**

Case History:

Pre-Application Meeting: 3/25/2026

Neighborhood Meeting: 5/6/2026

Technical Review Committee: 7/15/2026

Posted to County Website: 7/30/2026

Adjoining Property Owner Notices Mailed: 8/5/2026

Public Notice Appeared in Oldham Era: 8/6/2026

Sign Posted on Property: 8/5/2026

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the tract will be Commercial.

Conformance with Zoning Ordinance:

The proposed plan meets all standards in the Oldham County Zoning Ordinance.

Agency Comments:

See TRC comments in the staff packet.

Notes:

1. The applicant is requesting a Zoning Map Amendment from C-2, Community Business Development District to C-3, General Business District to facilitate reuse and addition to the existing building. The intended use is a contractor shop.
2. The applicant is seeking approval of a Development Plan to add an extension of the current building, a restructuring of the current parking lot, and creation of a new parking lot.
3. According to Oldham County Comprehensive Zoning Ordinance Section 170-010, the C-3, General Business District is intended to provide appropriate locations for a wide variety of businesses, commercial, mass merchant and miscellaneous service activities, but does not include land uses characterized by extensive warehousing or frequent heavy trucking activity.
4. The applicant has stated the current C-2 zoning will not allow for its desired use of woodworking and milling, which would be a permitted use in C-3.
5. The applicant has submitted a consolidation plat as required by the binding elements and will be approved prior to construction plan approval.

Motions and Findings:

Every motion to approve a Zoning Map Amendment 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. These are procedural due process requirements for all cases before the Commission.

Suggested motions to approve or deny are set out below.

1. Zoning Map Amendment 7511 HWY 329

Motion to recommend **approval to the Oldham County Fiscal Court** of the zoning map amendment because (any or all of the following):

- a. It complies with objectives _____ of the comprehensive plan because _____; and/or
- b. The existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because _____; and/or
- c. There have been major changes in the economic, physical or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area. The major changes are _____ and the basic character has changed from _____ to _____.

Motion to recommend **denial to the Oldham County Fiscal Court** of the zoning map amendment because (any or all of the following):

- a. It does not comply with the comprehensive plan because _____; and/or
- b. The existing zoning classification given to the property is appropriate and the proposed zoning is inappropriate because _____; and/or
- c. There have *not* been major changes in the economic, physical or social nature within the area involved, which were not anticipated in the adopted Comprehensive Plan, and which have substantially altered the basic character of such area in that _____.

Proposed Binding Elements:

1. The approval applies only to the plan presented at the August 25, 2026, Oldham County Planning Commission public hearing.
2. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.

2. Development Plan

Motion to **approve** the preliminary plan because:

- a. It complies with objectives _____ of the comprehensive plan, the zoning ordinance and the subdivision regulations.
- b. _____ (any additional reasons).

The approval is contingent upon the strict adherence to the binding elements/conditions of approval listed above.

Motion to **deny** the preliminary plan because:

- a. It does not comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the Regulations because _____; (such as too many unreasonable or unnecessary waivers are being requested).
- c. _____ (any additional reasons).

Proposed Binding Elements:

1. The approval applies only to the plan presented at the August 25, 2026, Oldham County Planning Commission public hearing.
2. The applicant shall obtain all necessary permits and inspections from the appropriate agencies.
3. The applicant shall complete a consolidation plat prior to construction plan approval.

DIVISION 160 C-2 COMMUNITY BUSINESS DISTRICT

Sec. 160-010 C-2 Community Business District: Intent

The purpose of the C-2 Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.

Sec. 160-020 C-2 Community Business District: Development Regulations

Minimum Lot Area:

- 6,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 50 feet; or
- 150 feet without sanitary sewers

Maximum Density/Intensity:

- 1.0 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

None

Minimum Side Yard Setback:

None except when abutting a residential district
(shall take on that of the abutting district)

Minimum Street Side Yard Setback:

None except when abutting a residential district
(shall take on that of the abutting district)

Minimum Rear Yard Setback:

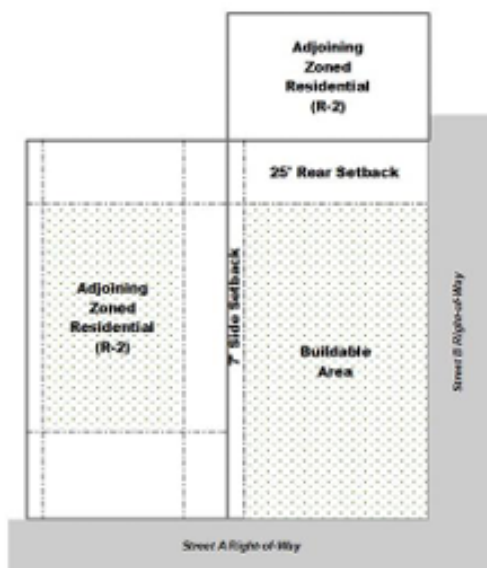
None except when abutting a residential district
(shall take on that of the abutting district)

Maximum Lot Coverage for Structures:

40 percent of the lot area

Maximum Impervious Surface Including Structures:

65 percent of the lot area



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist.Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

Oldham County Comprehensive Zoning Ordinance
Division 170 C-3 General Business District

Sec. 160-030 C-2 Community Business

District: Permitted Uses

Agricultural Uses

Agricultural Uses
Farmers Market
Riding Academies and Stables

Commercial

Adult Entertainment Establishments
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Retail and Personal Establishments with a gross floor area < 50,000 square feet
Vehicle Repair including service stations
Vehicle Washes
Vocational Schools

Community Facilities

Adult Day Centers
Colleges and Schools, not for profit (CF)
Nursery Schools, Day Nurseries, and Child Care Centers
Parks, Playgrounds, Community Centers, and Similar Uses

Eating Establishments

Restaurants with drive-thru facilities

Indoor Recreation

Movie Theatres

Office

Business and Professional Offices including Clinics and Immediate Care Facilities

Public Parks and Recreation

Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Bridle and Bicycle Paths

Religious Institutions

Churches and other Religious Institutions

Special

Lakes (man-made) non-commercial

Utilities

Public Utility Buildings and Facilities

Sec. 160-040 C-2 Community Business

District: Conditional Uses

Commercial

Veterinary Hospitals and Kennels

Community Facilities and Services

Marinas or Boat Rental

Health Services

Hospitals and Institutions

Natural Resource

Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources

Recreation

Aviaries and Zoos
Indoor Sports Facilities
Private Clubs, Country Clubs, Golf Courses except Miniature courses or Commercial Driving Ranges

Residential

Community Residences

Special

Airports, Heliports and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes

Utilities

Private Utility Buildings and Facilities
Sewage Treatment Plants

DIVISION 170 C-3 GENERAL BUSINESS DISTRICT

Sec. 170-010 C-3 General Business District: Intent

The purpose of the C-3 General Business District is to provide for appropriate locations for a wide variety of businesses, commercial, mass merchant and miscellaneous service activities, but does not include land uses characterized by extensive warehousing or frequent heavy trucking activity.

Sec. 170-020 C-3 General Business District: Development Regulations

Minimum Lot Area:

- 6,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

Minimum Lot Width:

- 50 feet; or
- 150 feet without sanitary sewers

Maximum Density/Intensity:

- 1.0 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- None

Minimum Side Yard Setback:

- None except when abutting a residential district
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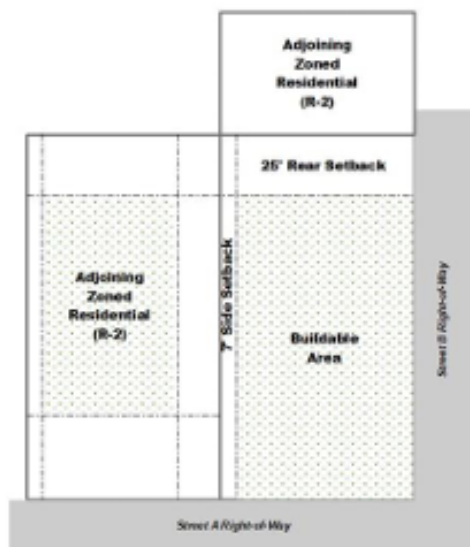
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Maximum Impervious Surface Including Structures:

- 65 percent of the lot area



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- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure.....Division 270
- Highway 53 Overlay Dist.Division 245
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Oldham County Comprehensive Zoning Ordinance
Division 170 C-3 General Business District

Sec. 170-030 C-3 General Business District:
Permitted Uses

Agricultural Uses

Agricultural Uses
Farmers Market
Riding Academies and Stables

Commercial

Adult Entertainment Establishments
Building Material Sales
Firework Sales (Permanent, Ancillary, and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Printing and Lithograph Shops
Retail and Personal Services Establishments with a gross floor area < 100,000 square feet
Vehicle Repair including service stations
Vehicle Sales and Display
Vehicle Wash
Vocational Schools

Community Facilities

Adult Day Centers
Colleges and Schools, not for profit (CF)
Nursery Schools and Childcare Centers
Parks, Playgrounds, Community Centers, and Similar Uses
Public and Government Buildings and Facilities

Eating Establishments

Eating Establishments of any kind

Light Industrial

Boat and Marine Supplies
Building and Related Trades Shops
Lumber Storage, Millwork, and Sales
Storage Facilities for Frozen Products

Office

Business and Professional Offices including Clinics and Immediate Care Facilities

Public Parks and Recreation

Boat Docks and Launching Areas, Recreational Camps, Resorts Public Parks and Forest Preserves

Sec. 170-040 General Business District:
Conditional Uses

Commercial

Auto Auctions
Veterinary Hospitals and Kennels

Community Facilities and Services

Marinas or Boat Rental

Health Services

Hospitals and Institutions

Light Industrial

Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities

Natural Resource

Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources,

Recreation

Aviaries and Zoos
Indoor Sports Facilities

Residential

Community Residences

Special

Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes

Utilities

Private Utility Buildings and Facilities
Sewage Treatment Plants

Oldham County Comprehensive Zoning Ordinance
Division 170 C-3 General Business District

Public Picnic Grounds, Beaches, Bridle and Bicycle
Paths

Recreation

Indoor Movie Theatres
Private Country Clubs, Golf Courses
Miniature Golf Courses
Commercial Driving Ranges

Religious Institutions

Churches and other Religious Institutions

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Lakes (man-made) non-commercial

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Public Utility Buildings and Facilities

