



OLDHAM COUNTY PLANNING COMMISSION

September 22, 2026

Summary of Application:

Docket:	PZ-26-023	An aerial photograph of a rural area with a network of roads and fields. A blue line outlines a specific area, and a red star marks the location of the property being discussed in the application.
Request:	Zoning Map Amendment & Development Plan	
Applicant:	Wescott Development	
Location:	2706 S Hwy. 393	
Existing Land Use:	Undeveloped/ Single Family	
Existing Zoning:	I-2, Heavy Industrial	
Proposed Zoning	C-2, Community Business District	
Total Site Size:	3.98-acres	
Tax Parcel:	31-00-00-8F, 31-00-00-8J, 31-00-00-8A	

Surrounding Zoning:

North – Land Use: Residential
Zoning: I-2

West – Land Use: Industrial
Zoning: I-2

South – Land Use: Industrial/ Commercial
Zoning: I-2, IPD

East – Land Use: Industrial
Zoning: I-2, IPD

Planning Commission Action:

DOCKET PZ-26-023 – An application has been filed by Wescott Development for a Zoning Map Amendment and Development Plan on property located at 2706 S Hwy. 393, La Grange. The property is 3.98-acres and zoned I-2, Heavy Industrial District, with a proposed zoning of C-2, Community Business District.

Site History:

In May 2025, Technical Review Committee reviewed a Category 2 Development Plan for two 200,000 square foot warehouse buildings in Buckner Industrial Park. The plan was subsequently approved at staff level as it did not meet the trip generation requirement necessary for Planning Commission review.

Case History:

Pre-Application Meeting: 7/2/2026

Neighborhood Meeting: 7/16/2026

Technical Review Committee: 8/19/2026

Posted to County Website: 8/31/2026

Adjoining Property Owner Notices Mailed: 9/1/2026

Public Notice Appeared in Oldham Era: 9/3/2026

Sign Posted on Property: 9/8/2026

Conformance with Comprehensive Plan:

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

Conformance with Zoning Ordinance:

The proposed plan appears to meet all standards in the Oldham County Zoning Ordinance and Subdivision Regulations.

Agency Comments:

See TRC comments in the staff packet.

Notes:

1. The applicant is seeking a Zoning Map Amendment from I-2, Heavy Industrial District, to C-2, Community Business District, to create multiple commercially zoned lots.
2. According to Oldham County Comprehensive Zoning Ordinance Section 170-010, 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.
3. The plan proposes reconfiguring the existing lots to create five (5) lots with three (3) quick service restaurants.
4. The existing single-family residence at 2706 S Hwy. 393 is to be removed.
5. Two of the commercial lots will take access from both Old 393 and the proposed private road while the third commercial lot will take access from the proposed private road only.

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

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 of an 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 of an 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 July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. 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. Preliminary 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 July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. 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.
4. The applicant must obtain all necessary permits and inspections from the relevant agencies.
5. A Landscape and Lighting Plan will be required at time of construction plan approval.
6. A consolidation plat will be required before construction plan approval

DIVISION 200 I-2 HEAVY INDUSTRIAL DISTRICT

Sec. 200-010 I-2 Heavy Industrial District: Intent

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing such uses are not obnoxious by reason of excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.

Sec. 200-020 I-2 Heavy Industrial District: Development Regulations

Minimum Lot Area:

- 10,000 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:

- 150 feet

Maximum Density/Intensity:

- 1.5 Floor Area Ratio

Maximum Structure Height:

- 50 feet (agriculture structures are exempt)
- An additional 5 feet (or fraction thereof) is allowed for every 5 feet of additional front, side and rear yard setback increase

Minimum Front Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Side Yard Setback:

- 35 feet; or
- 75 feet required when abutting a residential district

Minimum Street Side Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

Minimum Rear Yard Setback:

- 25 feet

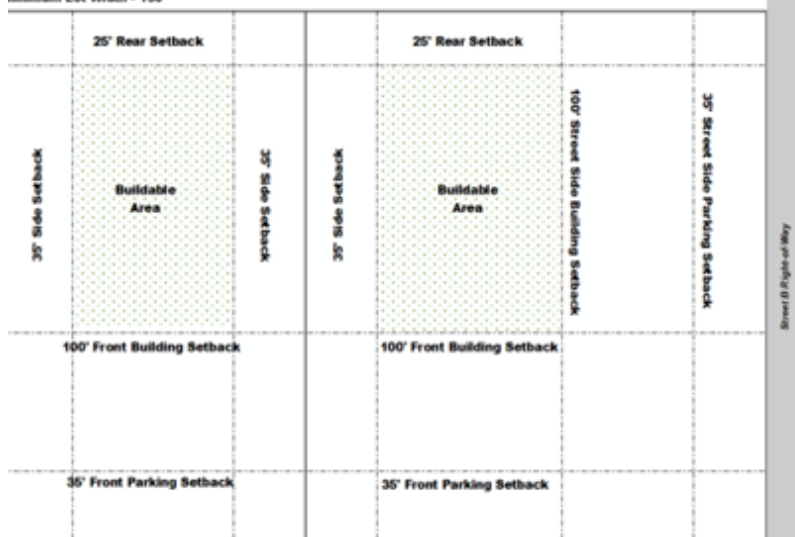
Maximum Lot Coverage for Structures:

- 75 percent of the lot area

Maximum Impervious Surface Including Structures:

- 90 percent of the lot area

Minimum Lot Width - 150'



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
- Flood.....Division 200

**Sec. 200-030 I-2 Heavy Industrial District:
Permitted Uses**

Agricultural Uses

- Agricultural Uses
- Riding Academies and Stables

Commercial

- Adult Entertainment Establishments
- Commercial Schools, Colleges and Art Studios
- Funeral Homes and Mortuaries
- Household Services
- Retail and Personal Service Establishments
- Vehicular Repair of Any Kind Veterinary Hospitals and Kennels

Community Facilities

- Schools, Parks, Playgrounds, Community Centers, and Similar Uses

Eating Establishments

- Eating Establishments of Any Kind

Heavy Industrial

- Canneries and Agricultural Processing
- Ice Manufacturing and Cold Storage Manufacturing or Assembly of Products Which Require the Use of Heavy Machinery
- Storage Elevators

Light Industrial

- Aircraft Factory or Hangar, not including Wind Tunnel and Testing Field
- Blacksmith Shop or Horse Shoeing Establishment
- Boat Building, Boat and Marine Supplies
- Bottlers, Breweries, Distilleries, and Wineries
- Box Factory
- Lumber Storage, Millwork, and Sales
- Mini-Warehouses/Self Storage Facilities

Public Parks and Recreation

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

Religious Institutions

- Churches and Other Religious Institutions

Utilities

- Public Utility Buildings and Facilities

**Sec. 200-040 I-2 Heavy Industrial District:
Conditional Uses**

Community Facilities and Services

- Hospital, Only with Emergency Facilities Incident to an Industry
- Marinas or Boat Rental

Health Services

- Hospitals and Institutions

Heavy Industrial

- Asphalt Processing
- Concentrated Animal Feed Operations
- Concrete, Central Mixing and Batching Plant Fertilizer Incineration or Reduction Products
- Freight Terminals/Similar Enterprises
- Slaughter Houses
- Recreational Vehicle Parks and Campgrounds

Recreation

- Amusement Parks, Circus and Carnival Grounds
- Aviaries and Zoos
- Commercial Outdoor Recreation, Uses such as Lodges, Drive-in Theatres, Rental Cottages
- Swimming Pools, Tennis
- Courts and Similar Enterprises
- Commercial Rifle, Pistol and Skeet Ranges, Indoor and Outdoor
- Private Clubs, Country Clubs
- Driving Ranges
- Sports Arenas

Special

- Airports, Heliports, and Other Airship or Flying Machine Take-off or Landing Facilities
- Borrow Pits, Quarry, Gravel Pit, or Stone Mill Cemeteries, Mausoleums and Crematories
- Commercial Lake
- Extraction and Development of Natural Resources

Utilities

- Private Utility Buildings and Facilities

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:

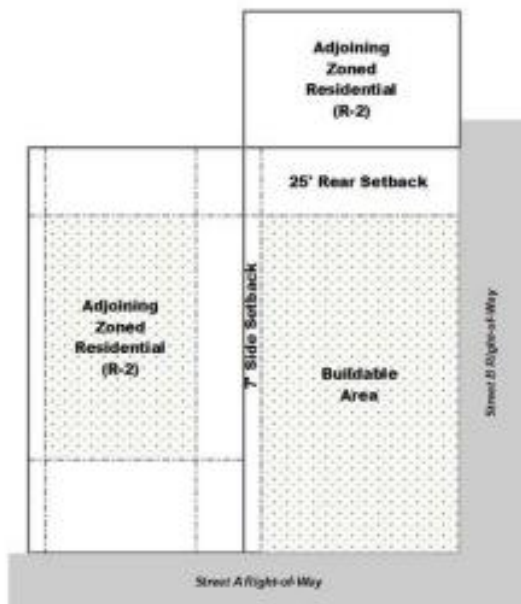
- None except when abutting a residential district (shall take on that of the abutting district)

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