



Oldham County Planning & Development Services

Ryan Fischer, Director

100 West Jefferson Street
Suite Three
La Grange, Kentucky 40031

Monthly Report December 2025

Phone: (502) 222-1476
www.oldhamcountky.gov

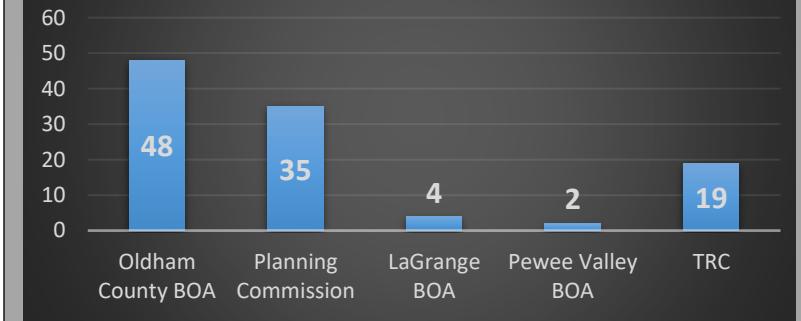
Applications / Hearings	Dec. 2025	Dec. 2024	2025 Total
Technical Review Committee	1	3	19
Oldham County Board of Adjustments	3	6	48
La Grange Board of Adjustments	0	0	4
Pewee Valley Board of Adjustments	0	0	2
Oldham County Planning Commission	2	1	35

Staff Reviews / Tasks	Dec. 2025	Dec. 2024	2025 Total
Site Plans	2	0	8
Community Facility Reviews	0	0	0
Landscape Plans	1	0	14
Lighting Plans	1	0	14
Minor Plats	5	2	74
Recorded New Subdivision Lots	1	0	175
Zoning Map Amendments	0	0	2
Preliminary Subdivision Plans	0	-	6
Open Records Request	5	4	82

OLDHAM COUNTY FISCAL COURT'S ANNUAL HOLIDAY FOOD DRIVE WAS A HUGE SUCCESS!!! PLANNING & DEVELOPMENT ROCKED IT!!!!
THANK YOU TO EVERYONE WHO DONATED!



Cases per Board



A Look At The New Year



PLANNING COMMISSION – January 27, 2026 (9:00 A.M.)

DOCKET PZ-26-001 – An application has been filed by MPP Ventures, LLC requesting a Waiver to allow residential use in an Industrial District on property located at 303 E. Jefferson Street, La Grange. The property is 0.214-acres and zoned I-1, Light Industrial District.

DOCKET PZ-26-002 – An application has been filed by Oldham Farms Development, LLC for a Preliminary Subdivision Plan with sixty-six (66) lots on property located at 2800 S. Camden Lane, Crestwood. The property is 131.2 acres and zoned R-1, Residential District, AG-1, Agricultural District, and CO-1, Conservation District.

- Oldham County Public Schools will present their annual school capacity standards.

LA GRANGE BOA SPECIAL MEETING– January 14, 2026 (9:00 A.M.)

LG-26-001 – An application has been filed requesting a Rear Yard and Side Yard Setback Variance for a property located at 303 E. Jefferson St., La Grange.

OLDHAM COUNTY BOA – January 15, 2026 (9:00 A.M.)

OC-26-001 – Administrative Hearing on the Revocation of a Previously Issued Conditional Use Permit at 1112 Evondale Way, Goshen.

OC-26-002 – An application has been filed requesting a Road Frontage Variance for property located at 1815 Dawkins Rd., La Grange.

OC-26-003 – An application has been filed requesting a Road Frontage Variance for property located at 2900 Eighteen Mile Creek Rd., Westport.

OC-26-004 – An application has been filed requesting a Location Variance for an Accessory Structure for property located at 2310 Ridge Rd., Pendleton.

OC-26-005 – An application has been filed requesting a Location Variance for an already existing Accessory Structure for property located at 5300 Block of Perry Neal Rd., Crestwood.

PEWEE VALLEY BOA – January 16, 2026 (6:00 P.M.)

PV-26-001 - An application has been filed requesting a Conditional Use Permit for a Detached Accessory Dwelling Unit for property located at 8719 Ash Ave., Pewee Valley.



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OLDHAM COUNTY BOARD OF ADJUSTMENTS – December 18, 2025

OC-25-049 – An application has been filed requesting a Conditional Use Permit for a Short-Term Rental Property located at 6000 S. Hwy 53, Smithfield. **APPROVED WITH CONDITIONS**

OC-25-050 – An application has been filed requesting a Rear Yard Setback Variance for property located at 3604 & 3608 W. Highway 146, La Grange. **APPROVED WITH CONDITIONS**

OC-25-051 – An application has been filed requesting a Conditional Use Permit for an Event Venue for property located at 1222 Cliffwood Drive in Goshen. **APPROVED WITH CONDITIONS**

OLDHAM COUNTY PLANNING COMMISSION – December 9, 2025

DOCKET PZ-25-025 – An application has been filed by Gulf Stream Development / Tri Star Construction and Development Group, LLC for a Zoning Map Amendment and Development Plan on property located at the 1000 block of Commerce Parkway, La Grange. The applicant has also filed a Waiver of Section 5.5 of the Subdivision Regulations (sidewalk requirement). **APPROVED WITH BINDING ELEMENTS AND RECOMMENDED TO CITY OF LA GRANGE.**

DOCKET PZ-25-033 – An application has been filed by Key Homes, LLC for a Zoning Map Amendment and Development Plan on property located at the 3604 & 3608 W. Highway 146, La Grange. **APPROVED WITH BINDING ELEMENTS AND RECOMMENDED TO FISCAL COURT.**

Quote of the Month



"Popcorn is prepared in the same pot, in the same heat, and in the same oil...yet the kernels don't pop at the same time. Don't compare yourself to others, your time to pop is coming."

Author Unknown

TRC – January 21, 2026 (1:00 P.M.)

TRC-26-001 Buckner Crossings Commercial Development, 2000 Block of South Highway 393

Site Plan

Applicant – Prime Property Development Co., LLC

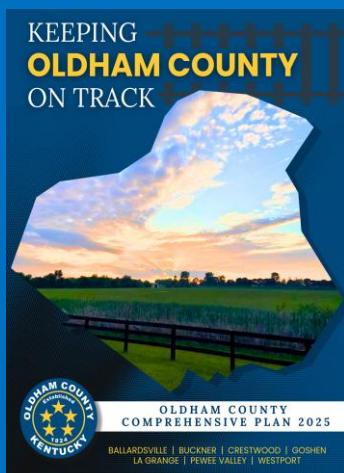
Engineer – Land Design and Development, Inc.



SHORT-TERM
RENTALS

TIS THE SEASON for short-term rental renewals. All 2025 permits must be renewed prior to January 31, 2026, or risk losing their permit. To date, we have issued 53 short-term rental permits for 2026 and almost 83% of the 2025 permits have renewed. For more information on short-term rentals, please visit [https://www.oldhamcountky.gov/planning-development](http://www.oldhamcountky.gov/planning-development).

The 2025 Oldham County Comprehensive Plan FINAL DRAFT version was heard before the various legislative bodies of the county in November and December. The proposed Final Draft Plan, Goals and Objectives and Future Land Use Maps were approved by Oldham County Fiscal Court, City of La Grange, and City of Crestwood. A vote will be taken at the City of Pewee Valley on January 7, 2026 at 6:30 P.M.



Comprehensive Plan 2025 Update





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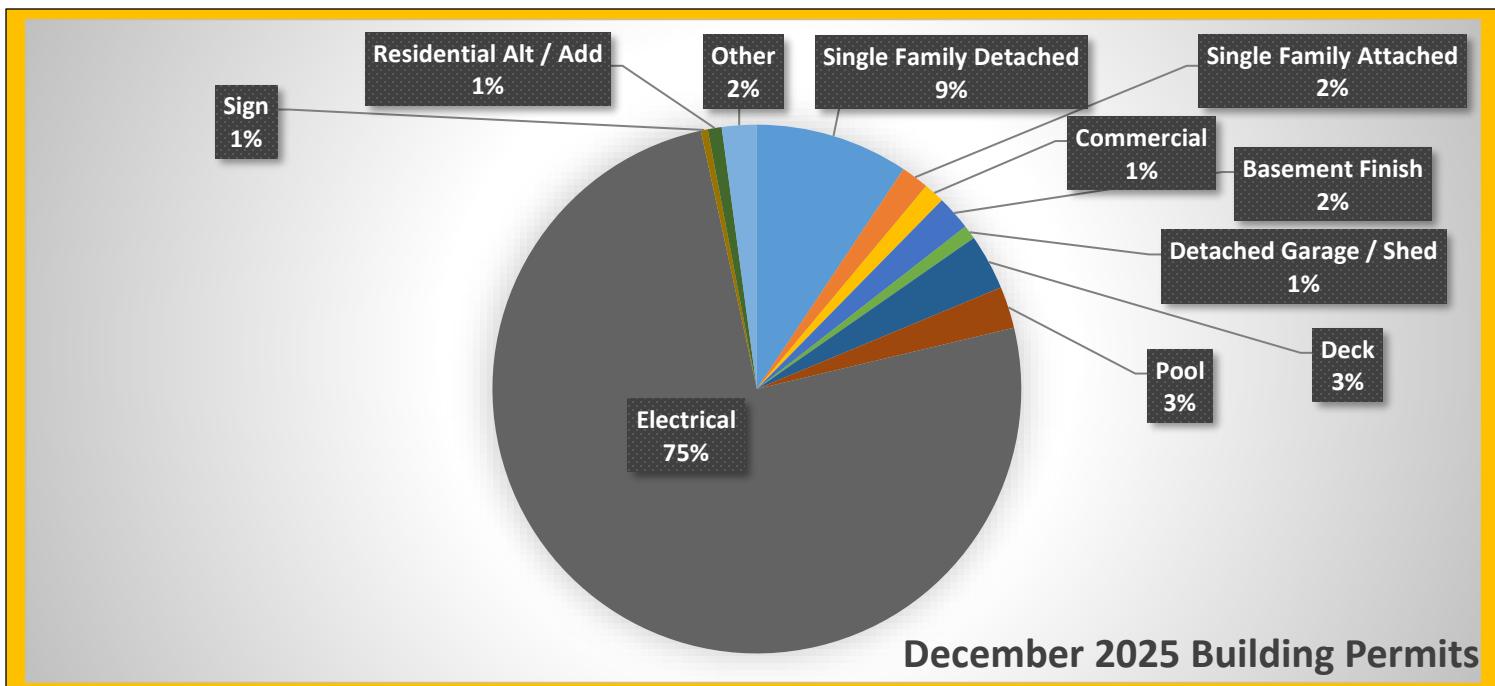
Building & Inspections Monthly Report December 2025

Matthew Dunaway, Chief Building Inspector

Phone: (502) 222-1476
www.oldhamcountky.gov

	Dec. 2025	2025 YTD	Dec. 2024
Total Permits	235	2662	176
Commercial Permits	3	42	-
Single Family Residential	22	268	22
Multi-Family Residential	0	2	0
Basement Finish	5	56	-
Detached Garage / Shed	2	49	-
Deck	8	95	-
Pool	6	100	6
Electrical	177	1756	128
Sign	1	58	1
Demolition	0	24	-
Residential Alterations / Additions	2	111	-
All Other	5	91	19

PERMIT INSPECTIONS ACTIVITY REPORT	
Type of Permit	Totals
Commercial	
Demolition	1
Electrical & Solar	3
Electrical Commercial and Solar	8
New	5
Remodel/Repair	1
	Totals
	18
Multi-Family	
New	1
	Totals
	1
Single Family	
Addition	5
Basement Finish	6
Deck	13
Demolition	1
Detached Garage	7
Electrical & Solar	224
Electrical Commercial and Solar	4
New	101
Other Farm Structure	1
Other Nonfarm Structure	10
Pool	2
Remodel/Repair	8
Retaining Wall	1
Shed	3
Shell Only	2
	Totals
	388
	Grand Totals
	407





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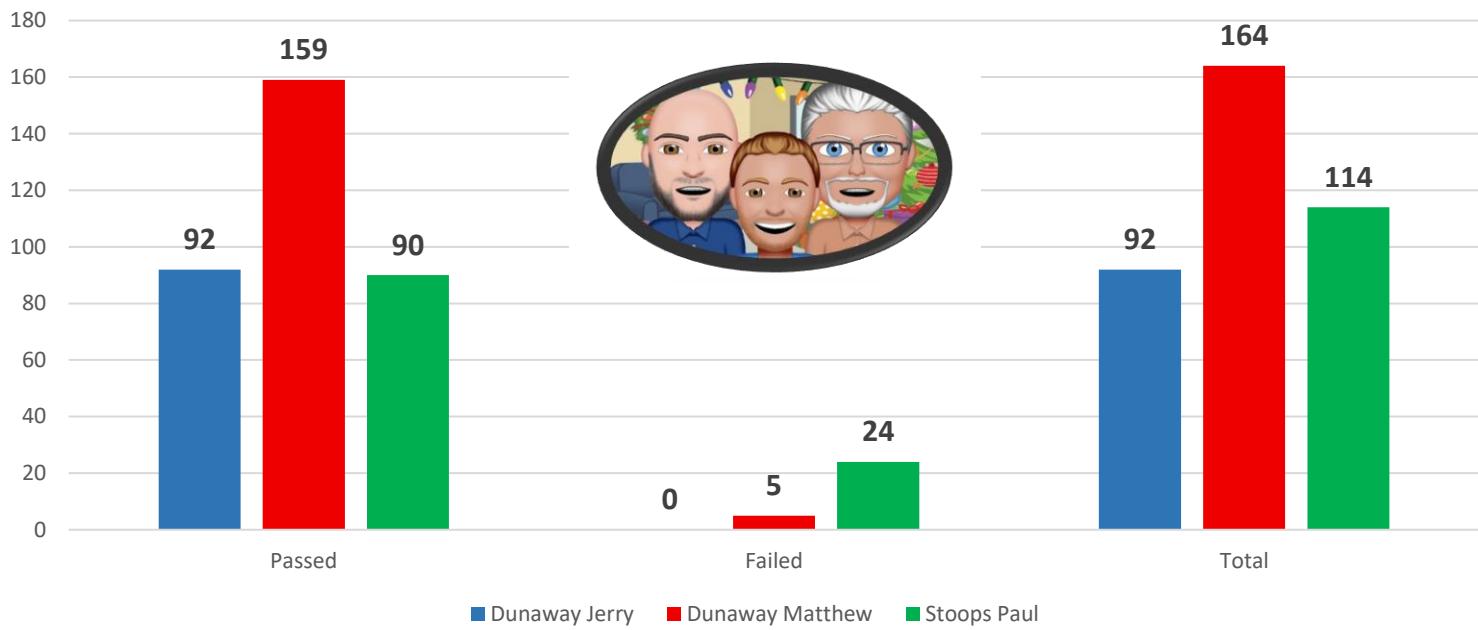
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Inspector Summary - December 2025



PERMIT INSPECTOR SUMMARY REPORT

12/1/2025 - 12/31/2025

Inspector	Passed	Failed	Total
Dunaway Jerry	92	0	92
Dunaway Matthew	159	5	164
Stoops Paul	90	24	114
Grand Totals	341	29	370



Permit applications can be submitted electronically at the following email address:

permitsinspections@oldhamcountky.gov

ELECTRICAL PERMITS BY MONTH





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Code Enforcement Monthly Report December 2025

Adam Bayer, Code Enforcement Officer

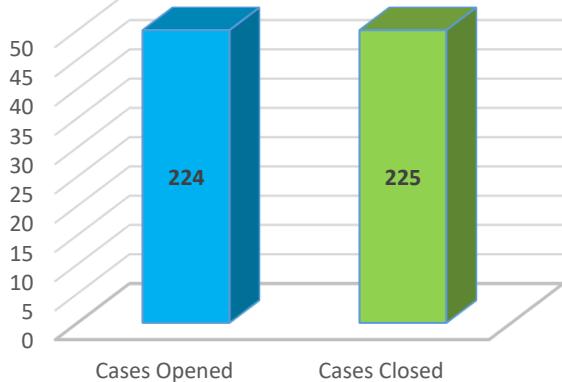
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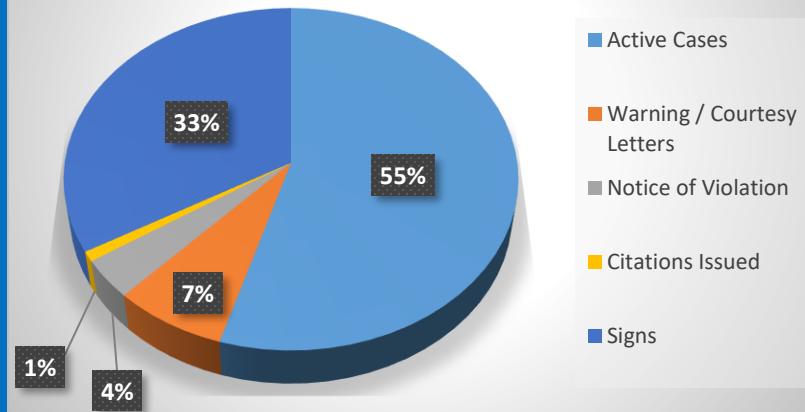
Community Clean Up Days will be back in 2026! For questions about these events, or if your neighborhood or HOA is interested in organizing an event, please reach out to Officer Adam or Caroline Schoenig at 502-222-1476 during normal office hours.

Code Enforcement Activities	Dec. 2025	Dec. 2024	2025 YTD
Cases Opened	13	18	224
Cases Closed	19	19	225
Active Cases	59	-	-
Warning/Courtesy Letters	8	8	124
Notice of Violations Issued	4	7	78
Citations Issued	1	6	32
Resolved Without Action	5	6	59
Signs	36	68	962
Cold Cases	5	-	-

CASES OPENED VS. CLOSED - 2025 YTD



Code Enforcement Activities - December 2025



On October 1, 2025, the state mandated burn ban for Oldham County was LIFTED.

Please call Oldham County Dispatch at 502-222-0111 before you light your fire and once you extinguish your fire to let them know it is out.

Please keep in mind that depending on conditions and Division of Forestry guidelines, the burn ban can be reinstated in any time. Please contact your local fire department or follow Oldham County Emergency Management for the latest information.

- Please make sure your fire is always attended. **NEVER, EVER, EVER LEAVE YOUR FIRE UNATTENDED!!!**
- Always have a garden hose or other water source within reach of your fire.
- Ensure you are only burning natural growth.
- The burning of trash, tires, treated wood, and furniture is prohibited.
- For questions about open burning, contact the KY Division of Air Quality at 502-782-6592 or via email at burnlaw@ky.gov.