

Meade County Planning and Zoning

516 Hillcrest Drive, Brandenburg, Kentucky 40108

PHONE: 270-422-4676 FAX: 270-422-4845

Zoning Map Amendment – Transmittal of Motion and Findings of Fact

Request ID: 2024R-071 Rezoning from A-1 to R-1

Applicant/Owner: Daniel & Tarrah Hardin
Subject Property's: 1500 Sandy Hill Rd. Guston, KY 40142
078-00-00-041

Current Zoning: A-1
Requested Zoning: R-1

The Meade County Planning and Zoning Commission met in a Regular Meeting on May 2, 2024 to consider this request for zoning map amendment.

Motion was made by Commissioner Doman to forward the request to Meade County Fiscal Court with a recommendation that the amendment APPROVED.

The Motion was seconded by Commissioner LaTondress and passed by the Commission with a unanimous vote.

This recommendation is based upon these findings as follows:

1. The Application requested rezoning of property, with the tract of land identified in the application as currently zoned as A-1 Agricultural to R-1 Residential.
2. The Application identifies the land will be subdivided to sell to his neighbor for farming.

That the requested zoning change for Map/Parcel 078-00-00-041 is consistent Land Use Goal 1, Objective 1.

- Goal 1: Maintain the small town and rural character of Meade County while managing growth within the community.

- Objective 1: Protect significant agricultural and rural views along roadways

These Findings and Recommendation are based on evidence in the record of this zoning map amendment, consisting of the Application and supporting materials filed by the Applicant, and the evidence presented at the public hearing, including:

- a. A presentation by or on behalf of the applicant.
- b. Statements and testimony given by the public.

With this recommendation, the Planning Commission makes the following assurances to the authorizing legislative body;

- a. The applicant has filed all required materials for a map amendment and paid all fees.



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- b. The Planning Commission made all required notices, via first class mail to 10 adjoining property owners, signage posted on the subject property, and the notice of the Planning Commission Open Meeting was provided as required by KRS Chapter 424.
- c. That a public hearing was held at an open meeting of the Planning Commission.
- d. That all attending were given the opportunity to be heard on the application.
- e. That this recommendation is made in the spirit of promoting the Goals and Objectives of the Comprehensive Plan, and is intended to promote harmonious and sustainable growth for the County.

Respectfully submitted,

Chris Kincade
P & Z Administrator