

MEADE COUNTY, KENTUCKY
ZONING MAP AMENDMENT NO. 2024R-075

ZONING MAP AMENDMENT – TRANSMITTAL OF MOTION AND FINDING OF FACTS

REQUEST ID: 2024R-075

APPLICANT/OWNER: CAROL CUNDIFF

SUBJECT PROPERTY: 1485 GUSTON RD., GUSTON KY 40142

PARCEL 088-00-00-035

CURRENT ZONING: R1 REQUESTED ZONING: R4

This Zoning Map Amendment No. 2024R-075 passed with a unanimous vote on September 3, 2024, by the Planning and Zoning Commission.

The full version of this zoning map amendment can be obtained in the Meade County Planning and Zoning Office at the Meade County courthouse, 516 Hillcrest Drive, Brandenburg, KY 40108.

Given First Reading on the 10th day of September, 2024, and approved by at least a majority of the fiscal court members.

This zoning map amendment will be read again, considered again, and possibly adopted by the Meade County Fiscal Court in the main courtroom of the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, Kentucky, on the 8th day of October, 2024.

First Reading posted to Website:
9/30/24

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-075 Rezoning from R-1 to R-4

Applicant/Owner: Carol Cundiff
Subject Property's: 1485 Guston Rd., Guston, KY 40142
088-00-00-035

Current Zoning: R-1

Requested Zoning: R-4

The Meade County Planning and Zoning Commission met in a Regular Meeting on September 3, 2024, to consider this request for zoning map amendment.

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

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

This recommendation is based upon these findings as follows:

1. The Application requested rezoning of land identified in the application as currently zoned as R-1 Residential to Residential R-4 zoning.
2. The Application identifies the use that will be conducted on the property is to place a single wide manufactured home.
3. Requests for zoning map amendments presented by an owner of property to this Commission are governed by KRS Chapter 100 and by ordinances adopted by Meade County Fiscal Court. Pursuant to KRS Chapter 100, a Comprehensive Plan has been adopted for Meade County, as has a zoning ordinance.
4. The property for which a zoning change has been requested are primarily zoned as R-1. Section 3.6.3. of the Meade County Zoning Ordinance (MCZO) defines the purpose of the "R-1 Residential" zoning district as being "to permit the establishment of single-family uses with lot size sufficient for individual water and sewer facilities."
5. Pursuant to MCZO 3.6.3.a., permitted uses in an R-1 Residential Zone include
 - a. On-site constructed houses.
 - b. Schools for academic instruction and associated facilities.
 - c. Government operated parks and playgrounds.



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- d. Churches, Sunday Schools and parish houses, including accessory kindergartens, nursery schools and childcare centers. A fence and play area shall be provided which shall contain not less than twenty-five (25) square feet per child.
 - e. Cellular Telecommunication Facility.
6. The Commission finds that the proposed rezoning is in agreement with the adopted comprehensive plan.
- a. Goal 2: Allow for the creation of a range of quality housing choices.
 - i. Objective 6: Provide multiple housing types, such as single-family, multifamily, low-income, and senior living options
7. The Commission finds that no land use restrictions were proposed by the Applicant to address or alleviate the concerns raised.

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.
- b. The Planning Commission made all required notices, via first class mail to all 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