

**MEADE COUNTY, KENTUCKY
ZONING MAP AMENDMENT NO. 2024R-076**

ZONING MAP AMENDMENT – TRANSMITTAL OF MOTION AND FINDING OF FACTS

REQUEST ID: 2024R-076

APPLICANT/OWNER: RYAN REDMON

SUBJECT PROPERTY: 189 MARIE LANE, BRANDENBURG, KY 40108

PARCEL 126-00-00-004

CURRENT ZONING: R1 REQUESTED ZONING: B2

This Zoning Map Amendment No. 2024R-076 passed with a unanimous vote on October 1, 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 8th day of October, 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 Fellowship Hall of Weldon Christian Church, 1595 Christian Church Road, Brandenburg, Kentucky, on the 12th day of November, 2024.

First Reading posted: 11/4/24

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-076 Rezoning from R-1 to B-2

Applicant/Owner: Ryan Redmon
Subject Property's: 189 Marie Ln. Brandenburg, KY 40108
126-00-00-004

Current Zoning: R-1

Requested Zoning: B-2

The Meade County Planning and Zoning Commission met in a Regular Meeting on October 1, 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 Neighborhood Business (B-2) zoning.
2. The Application identifies the use that will be conducted on the property as greenhouse/landscaping business.
3. There was no public testimony for this application.
4. 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.
5. The Commission finds that the proposed rezoning is in agreement with the adopted comprehensive plan.
 - a. Goal 5: Encourage industrial and commercial development and recruitment that supports the community's growth by paying a living wage.
 - i. Objective 3: Support and enhance the business marketing plan for Meade County.



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6. 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