

# **CITY OF WILDER, KENTUCKY**

## **ORDINANCE NO. 25-0101**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING TEXT OF THE CITY OF WILDER ZONING ORDINANCE DEFINITIONS, ALL COMMERCIAL AND INDUSTRIAL ZONES TO PERMIT OR RESTRICT MEDICINAL CANNABIS USES IN VARIOUS ZONES. ALSO, TO REMOVE VIDEO SALES AND RENTAL FROM TC AND BPD ZONE AND PERMIT DRIVE IN FACILITIES IN TC ZONE PER ATTACHED FINDINGS OF FACT FROM PLANNING COMMISSION.**

**WHEREAS**, based on a request by the Wilder City Council, the Wilder Planning Commission conducted a public hearing on December 16, 2024 to consider the issue of a zoning text amendments addressing medicinal cannabis, video rental and sales and drive in facilities in the TC Zone; and,

**WHEREAS**, the Wilder Planning and Zoning Commission conducted a public hearing on December 16, 2024 to consider the issue of medicinal cannabis uses in the city that was voted on by the voters in the general election in November 2024. After hearing facts from staff, the city attorney and members of the planning commission with no others offering testimony and considering the issue have made a recommendation to the Wilder City Council; and,

**WHEREAS**, by a vote of 6 in favor, 0 opposed, the Wilder Planning and Zoning Commission's recommendation was to approve zoning text amendments for Section 7 Definitions, and all commercial and industrial zones concerning medicinal cannabis. Removal of video sales and rental in the Town Center and Business Park Development Zones. And permitting Drive in facilities in the Town Center Zone as shown on the attached copy of findings of fact.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDER, CAMPBELL COUNTY, KENTUCKY AS FOLLOWS:**

### **SECTION ONE**


That the recommendation of the Wilder Planning and Zoning Commission to make changes to Official Wilder Zoning Ordinance be adopted. Said changes are outlined on the Findings of Fact and recommendations of the Commission which are attached and made a part hereof.

**SECTION TWO**

That this Ordinance be read on two separate occasions, shall be signed by the Mayor, attested by the City Clerk and published in accordance with law and made a part of the records of the City of Wilder. Same shall be in effect at the earliest time provided by law.

**READ AND PRESENTED AT FIRST READING this 8th day of January 2025.**

**READ AND PASSED AT SECOND READING this 3rd day of February 2025.**

  
VALERIE A. JONES- MAYOR

**ATTEST:**

  
JUANITA SCHULTZ - CITY CLERK/TREASURER

Published in LINK NKY in summary form on this 11 day of February 2025.

**WILDER PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATIONS  
December 16, 2024  
ZONING TEXT AMENDMENT  
DEFINITIONS AND ALL INDUSTRIAL AND COMMERCIAL ZONES  
PERMITTING/RESTRICTING MEDICINAL CANNABIS USES  
REMOVING VIDEO SALES AND RENTAL IN TC AND BPD ZONES  
AND PERMIT DRIVE IN FACILITIES IN TC ZONE**

**Whereas,** current city zoning ordinances do not include any type of medicinal cannabis use by definition or use in any zone within the city; and,

**Whereas,** during the November 2024 election, the voters of Wilder elected to permit medicinal cannabis uses within the City of Wilder; and,

**Whereas,** the Wilder Planning commission advertised and conducted a public hearing on the subject of amending the Wilder Zoning Ordinance definitions, all commercial and industrial zones to include or restrict medicinal cannabis operations within the City of Wilder permit drive in facilities in the TC zone and remove video sales and rental from TC and BPD Zones; and,

**Whereas,** advertisements of said public hearing was made in the paper in accordance with KRS 424 and KRS 100; and,

**Whereas,** the Wilder Planning Commission held a public hearing on December 16, 2024 at 6:30 p.m. at the Wilder City Building, 520 Licking Pike; and,

**Whereas,** after hearing from the commission members the city attorney and staff, with no other interested parties offering testimony, the commission decided to recommend the following attached text amendments to the Wilder Zoning Ordinance.

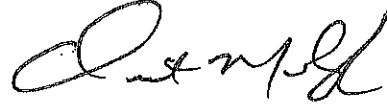
**Now therefore be it recommended by the Wilder Planning Commission to the Wilder City Council as follows:**

That the Wilder Planning and Zoning Commission recommends approval of various zoning text amendments to the following sections:

SECTION	ZONE	PROPOSED AMENDMENT
ARTICLE 7	DEFINITIONS	ADD ALL DEFINITION OF USES
10.9	GC GENERAL COMMERCIAL	EXCLUDE IN DRUG STORES
10.10	HC HIGHWAY COMMERCIAL	ADD DISPENSARIES AS PERMITTED USE
10.11	NSC NEIGHBORHOOD COMMERCIAL	EXCLUDE IN DRUG STORES
10.12	PO PROFESSIONAL OFFICE	EXCLUDE SAFETY COMPLIANCE FACILITIES
		EXCLUDE IN PHARMACIES
10.13	IP INDUSTRIAL PARK	ADD ALL USES EXCEPT DISPENSARIES
10.14	I-2 INDUSTRIAL TWO	ADD ALL USES EXCEPT DISPENSARIES
10.15	MLU MIXED LAND USE	EXCLUDE DISPENSARIES IN PHARMACY
10.16	TC TOWN CENTER	EXCLUDE DISPENSARIES IN DRUG STORE
		PERMIT DRIVE IN FACILITIES
		REMOVE VIDEO SALES AND RENTAL

SECTION	ZONE	PROPOSED AMENDMENT
10.17	BPD BUSINESS PARK DEVELOPMENT	EXCLUDE DISPENSARIES IN PHARMACY
		REMOVE VIDEO SALES AND RENTAL
		ADD ALL USES EXCEPT DISPENSARIES

The planning commission hereby finds that the proposed changes are in conformity with the Wilder Zoning Ordinance zone designations and will not be a detriment to other uses in the zone. Further, the commission finds that the use is compatible with other uses and the intent of the amended zones and would therefore be in compliance with the Comprehensive Plan.




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Orest Melnyk - Chairman