

# ***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-072 Rezoning from A2 to B2

Applicant/Owner: David Padgett  
Subject Property's: 180 Kirchdorfer Rd Brandenburg, KY 40108  
093-00-00-080.33

Current Zoning: A-2  
Requested Zoning: B2

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 BE DENIED.

The Motion was seconded by Commissioner Mattingly 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 A-2 Agricultural to Highway Business (B-2) zoning.
2. The Application identifies the use that will be conducted on the property as permanent RV Park.
3. The Applicant stated during public hearing that “the current zoning classification is inappropriate” because there are other business zones in the area.
4. Testimony from several individuals in the public hearing indicated a particular concern with property values, traffic issues, noise, sewage, and trash, and the potential for such impacts occurring on the agricultural properties that abut the tract proposed for zoning reclassification to B-2. Numerous concerns were expressed by those giving testimony.
5. 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.
6. The property for which a zoning change has been requested are primarily zoned as A-2. Section 3.6.2. of the Meade County Zoning Ordinance (MCZO) defines the purpose of the “A-2 Agricultural” zoning district as being “to protect agricultural uses, and to allow for single-family residential uses in conjunction with the operation of a working farm.”



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7. "Agricultural use" is defined by the MCZO Section 1.8-9 as "the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public."
8. Pursuant to MCZO 3.6.2.a., permitted uses in an A-2 Agricultural Zone include those identified in paragraph 3.6.1.a. for A-1 Agricultural Zones.
9. The Commission finds that the requested change in zoning for these properties to B-2 is not in agreement with the Comprehensive Plan's future land use map.
10. The Commission finds that the proposed rezoning is not in agreement with the adopted comprehensive plan.
  - a. The Vision Statement for the Meade County Kentucky Comprehensive Plan 2021 (MCCP2021) states in part that "Meade County will continue to evolve throughout the next twenty years while maintaining the quality of life our citizen's value. We will embrace our rural and agricultural heritage through preservation of prime farmland, water ways and built environments to showcase the natural beauty of the county. We will also strategically seek out needed industry to provide and sustain growth and progress[.]"
  - b. The proposal to change zoning classification the parcel, including those that would be visible from roads and highways with no identification of areas that will be dedicated to screening and/or buffering to minimize the visibility of the proposed permanent RV park use, is not in agreement with Land Use Goal 1 and Objective 5. Such a zoning classification change does not maintain the rural character of Meade County and does not manage growth in order to minimize visibility of industrial areas. Nor does the lack of any identified buffer zones or properties comport with Objective 1 of protecting any "significant agricultural or rural views along the roadway."
11. 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.

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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 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