Oak Grove Zoning Committee
Special Session Meeting Minutes
Tuesday, October 6, 2026
Oak Grove Council Chambers

CALL TO ORDER

The Special Session of the Oak Grove Zoning Committee was called to order by Chairperson/Committee member Jean Leavell at 9:30 p.m. on Tuesday, October 6, 2026, in the Oak Grove Council Chambers located at 8505 Pembroke Oak Grove Road, Oak Grove, Kentucky.

REVIEW OF MINUTES-JULY 13, 2026

Motion: Committee Member Edward Cook moved to approve the minutes.
Second: Committee Member Richard Baker
Vote: Voice vote-motion passed

ROLL CALL

The following members were present:

- Chairperson/Committee Member Jean Leavell
- Vice Chairperson/Committee Member Edward Cook
- Committee Member Richard Baker
- Public Works Director Brian Ahart
- Code Enforcement Officer/Zoning Inspector Brendon Wadland
- Deputy City Clerk Lisa L Beckman
- Special Guest Tom Britton, CDS
- Special Guest Beth Richardson, CDS
- Chief of Police, Victor Lynch

No residents were in attendance.

AGENDA ITEMS

Proposed Ordinance- Regulations of RV Parks

Mr. Tom Britton stated that he would like directions to proceed with the drafting of this ordinance. Mr. Britton listed the following questions that he thought should be considered when drafting/amending this ordinance;

1. Setting a time limit on consecutive days to be allowed. The committee agreed to no more than a 30-day stay.
2. Possible location in busier parts of the city. The committee discussed ideas to separate the RV park locations from city congestion.
3. Discussion was held on the condition and size of the roads to be used. The committee agreed that the RV parks should be located on bigger streets and roads.
4. Water/Sewage discussion was held. The committee stated that currently, the water is in place for hook-up, and that the sewer system hook-up would be available. The committee decided that both systems, as a requirement, must utilized the city for these services.
5. Discussion of Density of RV parks was held. The committee decided on the following;
    - No more than ten (10) recreational vehicles, per one (1) acre lot.
    - The recreational vehicles are to be spaced 10' apart, while keeping a 10' clearance from all property lines.
    - RV parks are to have a minimum requirement of a park limited to 1 to 3 acres, with a separation requirement of 500' for any other RV park to locate.
    - Discussion of Zoning areas for RV parks. The committee decided that RV parks would be in the B-2 zones, with a Conditional Use Permit required, through the Board of Zoning & Adjustment Board.
    - Discussion of privacy. The committee decided to use a "mixed" form of landscaping, to include sections of fencing. These sections are to be placed 40' apart from one another, to be cost effective.
    - Discussion of required setbacks. The committee stated that they will use the State of Kentucky requirements.
    - Discussion of road material to be used in all entrance drives, and pads. The committee decided that "all weather material" would be required, and that concrete would not be required.

Data Center Update:
Mr. Tom Britton gave a handout to the committee to review the proposed Data Center draft of the city of Hopkinsville. The committee discussed with Mr. Britton questions and concerns that they had while reviewing this document. Mr. Britton suggested a "Public Hearing" for the citizens after more information is gathered on Data Centers from CDS. The committee agreed.

SUMMARY
Mr. Britton will continue the amendment process regarding RV parks, while implementing the committee's suggestions. The committee asked Public Works Director, Brian Ahart, to contact Mr. Mathew Riddle, the inquiring landowner, to offer an update of the committee discussions thus far.

ADJOURNMENT
Motion: Committee member Richard Baker moved to adjourn the meeting.
Second: Vice-Chairperson/Committee Member Ed Cook
Vote: Voice vote-motion passed
Adjournment: Approximately 2:10 p.m.

APPROVED:

_____ _____
Chairperson/Committee Member Jean Leavell DATE

ATTEST:

_____ _____
Lorelynn Fisher, MMC, CKMC DATE
City Clerk