



Christian County Planning & Development Dept. Staff Report

DATE: June 25, 2026
CASE NUMBER: 2025-0187
APPLICANTS: Tatyana Osenniy / Creative Homes LLC

On May 29, 2026, Judge Gross issued an Order remanding Case No. 2025-0187 back to the County Commission for a rehearing and determination of whether to grant an approval of the applicants request to rezone the subject property from A-1 to A-R. The Order specifically instructs the Commission to include consideration of the Popesku case (2025-0196) and additional evidence.

The Order goes on to define “additional evidence” as:

1. Any discrepancies between the staff report provided to the Christian County Commission in the Creative Homes Matter (the "Creative Homes Staff Report") and concerns expressed by members of the public at the public hearing on the Creative Homes Matter; and
2. Comparison between the findings of the Christian County Commission in the Creative Homes Matter and Popesku Matter, including comparison of the Creative Homes Staff Report and the staff report provided to the Christian County Commission (the "Popesku Staff Report"), in the context of, and in comparison to, the Christian County Comprehensive Plan.

The analysis which follows is an attempt to provide the “additional evidence” called for in the Judge’s Order.

1. Discrepancies between the staff report provided to the Christian County Commission in the Creative Homes Matter and concerns expressed by members of the public at the public hearing

The staff report addresses the issues of Land Use and Compatibility as follows:

Land Use Plan:

Christian County’s future land use plan shows this tract appropriate for agriculture and dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses. Potential land uses allowed for in the A-R district do not appear to create any significant concerns with surrounding existing uses and zoning.

Concerns expressed by members of the public at the hearing offered a much different view. The comments made suggest that 3 – 5 acre residentially developed parcels would be incompatible and out of place with the existing pattern of development. Comments were also made regarding the impact the change in zoning would have on the availability of agricultural land in the county.

Staff offers the following information to support the statements made within the staff report:

Exhibit A is the Future Land Use Map taken from the 2022 Christian County Comprehensive Plan. This map, which is general in nature, represents the type and location of future development anticipated. The plan itself is an agreed expression of the desires of the community and was accepted and adopted by Order of the County Commission. The subject property in the Creative Homes, LLC case is clearly located in an area marked as future agriculture and dispersed residential.

Exhibits B and C provide information related to compatibility with surrounding properties as well as comparisons between the Creative Homes, LLC request and the Popesku request.

Exhibit B looks at a square mile surrounding the subject Creative homes property and gives an idea of the parcel makeup in the area along with the presence of multiple platted residential subdivisions nearby. A similar square mile surrounding the Popesku property is shown side by side. The various characteristics shown on these maps are very similar including access to a state highway for both properties.

Exhibit C shows a closer look at the area surrounding the Creative homes property. In this map, the various surrounding parcels are categorized by acreage and represented by various colors. The map also includes two radius circles of 1000 feet and ½ mile to give a distance perspective. A similar map of the area surrounding the Popesku property is also included for comparison. Both maps show a similar mix of parcel sizes. It could be argued, however, that the Popesku request was approved in an area where there seems to be a greater amount of large agriculture parcels nearby. This could be seen as a conflict, if the “loss of agriculture land” concern was a basis for the Creative Homes denial.

Staff maintains that in both requests, the rezoning of property to A-R in these areas is compatible. The requested zoning change simply modifies the owners existing ability to lawfully subdivide their land to parcels as small as 3 acres. This change would not prohibit them from engaging in various agriculture activities if they choose to do so. This is not unlike the existing pattern of development or the rights enjoyed by neighboring property owners.

2a. Comparison of the staff reports for the Creative homes and Popesku cases

The staff analysis provided in both reports is very similar with identical summary statements regarding multiple topics. This reflects just how similar the two requests were viewed by the planning staff.

The details related to connectivity and access identifies some small differences between the two sites. Both reports do, however, identify access available to an adjoining state highway.

2b. Information provided within staff reports in the context of and in comparison, to the Comprehensive Plan

The following information is found on pages 98-99 of the 2022 Christian County Comprehensive Plan.

Future Land Use

Over the next 20 years, Christian County should plan for moderate growth toward municipalities. Future land use designations have been identified and mapped on a future land use map in this plan. These designations were determined based on the current land use, predicted growth patterns, and community input. The future land use designations are as follows:

Agricultural/Rural Residential

Agricultural/Rural Residential designation comprises low-density residential as well as large tracts of agricultural land. Most of these areas rely on septic systems for wastewater treatment and have a limited road network. Land parcels should be located in areas with adequate water and other services but don't require central water and sewer services.

Attached to this report is the Future Land Use Map found on page 100 of the Comprehensive Plan. The approximate location of the two cases are marked on this exhibit for comparative reference.

The areas where each of these properties are located both have a future land use designation of "Agriculture/Dispersed Residential". This matches the information provided within the staff report.

In using the term "dispersed residential" we are differentiating between residential development occurring on 5,000 – 10,000 square foot lots and development which takes place on 3 acre lots and larger. For comparison, the difference could be described as 1(one) house on a 3 acre lot versus 13 houses on that same 3 acre lot.

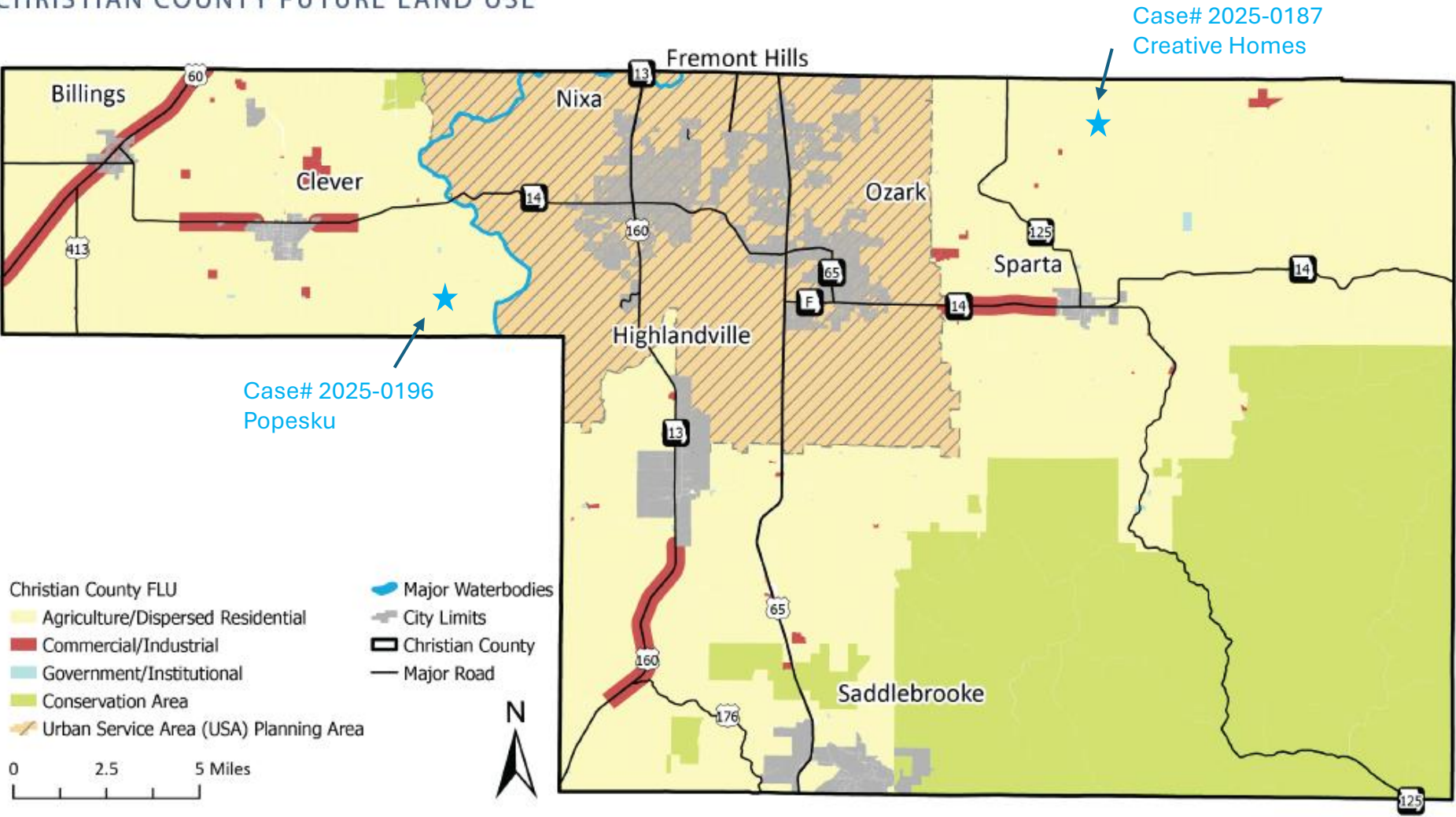
Exhibits Attached



Todd M. Wiesehan, Director
Resource Management Department

Exhibit “A”

CHRISTIAN COUNTY FUTURE LAND USE



Prepared 9/6/2022 by



Exhibit “B”

Comparison of Development Patterns (Cases #2025-0187 & 2025-0196)

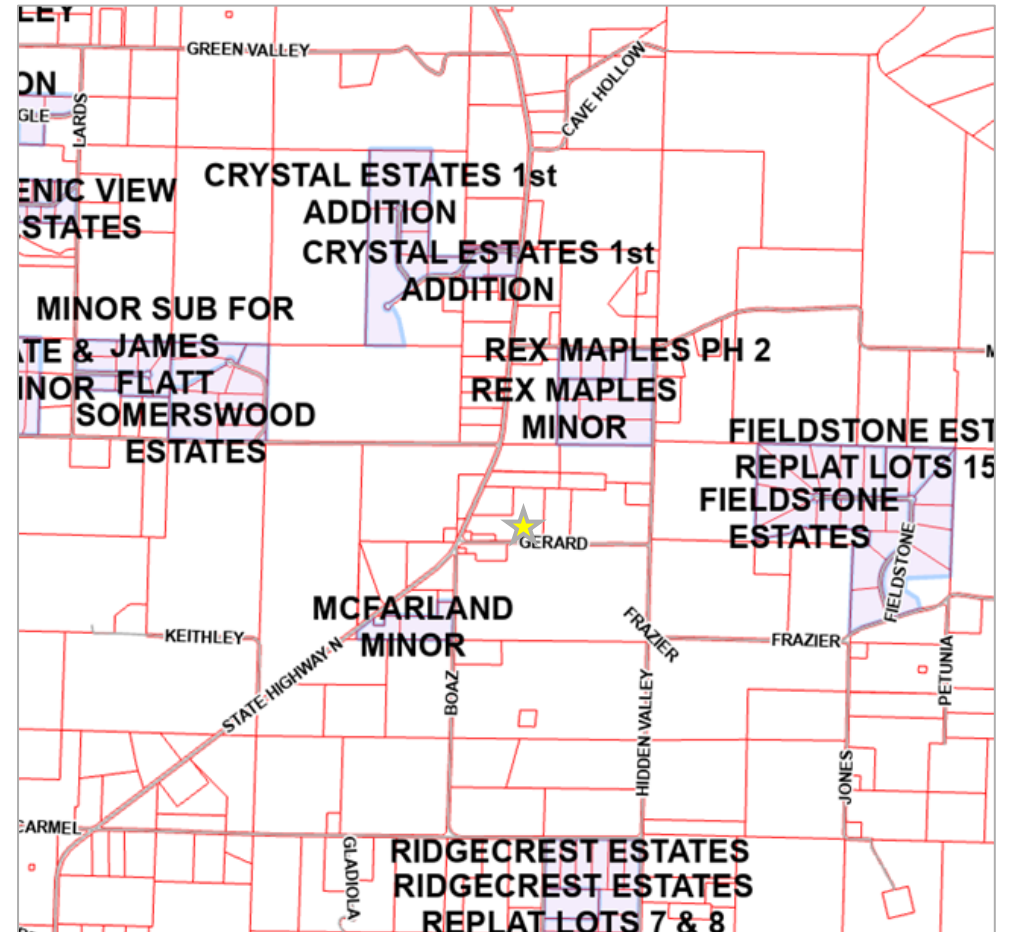
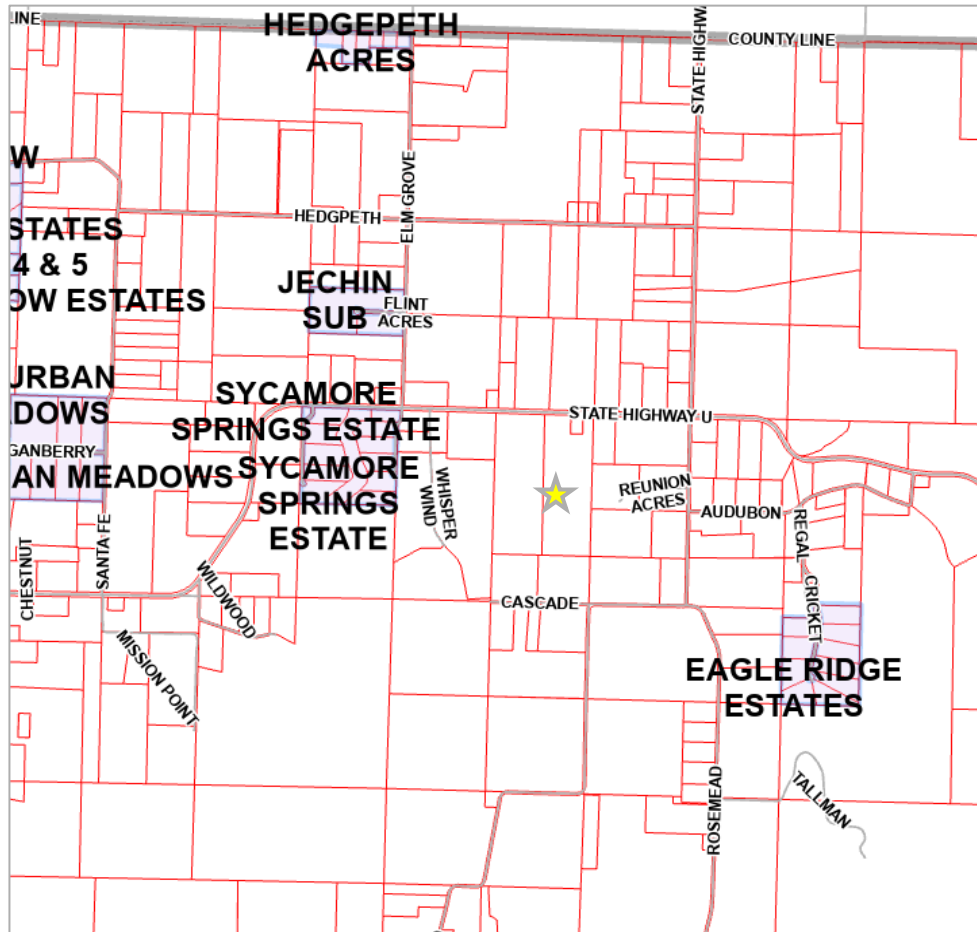


Exhibit "C" pg 1

Parcel sizes surrounding subject property in Case# 2025-0187

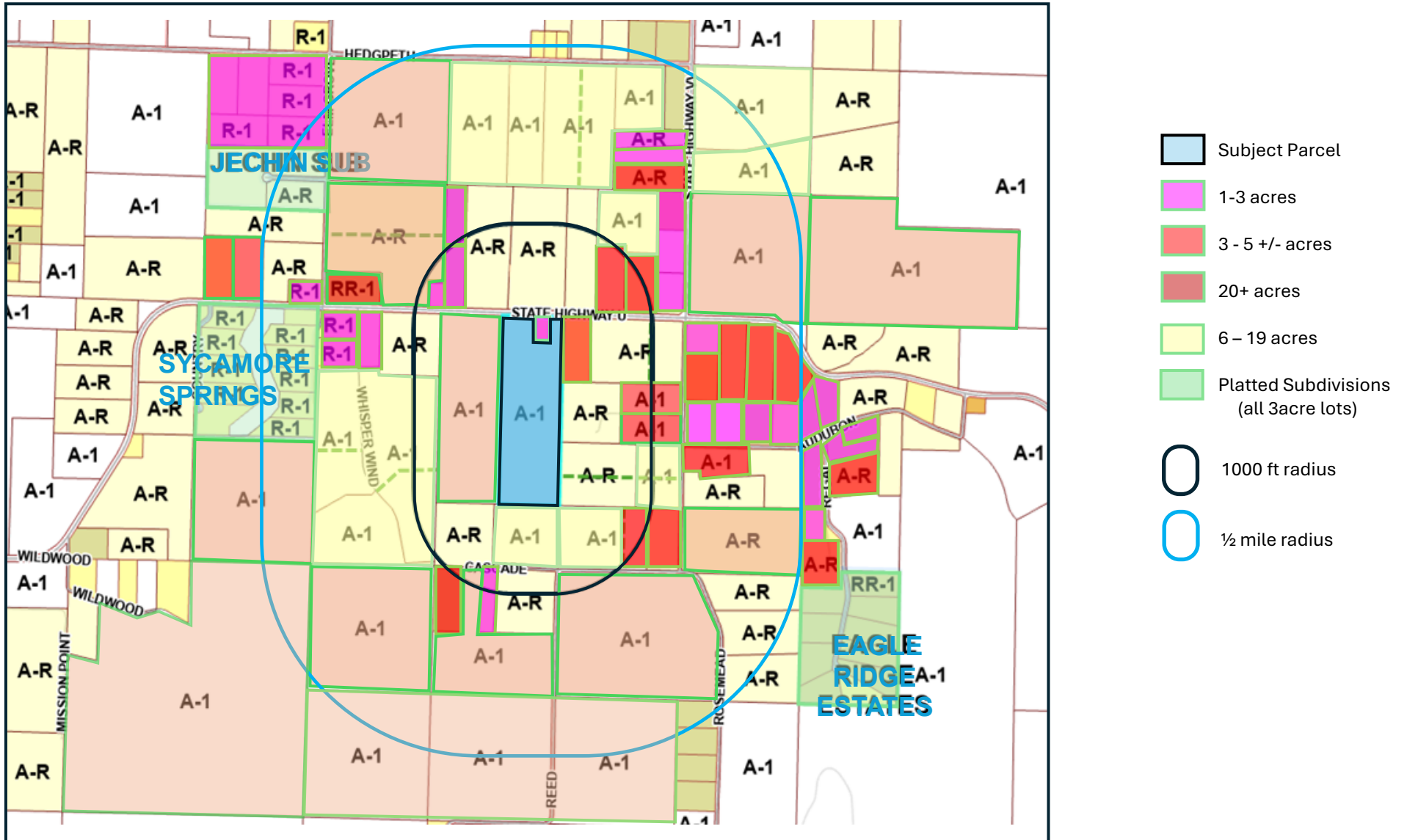


Exhibit "C" pg 2

Parcel sizes surrounding subject property in Case# 2025-0196

