

**CAMPBELL COUNTY & MUNICIPAL BOARD OF ADJUSTMENT
MINUTES OF THE
APRIL 21, 2026
MEETING**

MEMBERS PRESENT:

Mr. Justin Verst - Chair
Mr. Mike Williams
Mr. John Fessler
Ms. Patti Dischar
Mr. Hutch Johnson
Mr. Frank Twehues
Mr. Jim Osburg

MEMBERS ABSENT:

STAFF PRESENT:

Mr. Kirk Hunter, Principal Planner
Ms. Sally Bauer, Administrative Assistant

1 Mr. Verst called the April 21, 2026 Board of Adjustments meeting to order at 6:30pm.
2 Following the pledge of allegiance, Ms. Bauer called roll. Mr. Verst, Mr. Williams, Mr.
3 Fessler, Mr. Johnson, Ms. Dischar, Mr. Osburg, Mr. Twehues are present. A quorum is
4 found.

5
6 Mr. Verst shares meeting minutes from September 16, 2025.

7
8 Typo was found on line 161, the spelling of Twehues was incorrect.

9
10 Mr. Williams motions to approve with corrections of line 161 with the correct spelling.
11 Second by Mr. Fessler. Mr. Verst, Mr. Williams, Mr. Fessler, Mr. Johnson, Mr. Twehues
12 approve minutes. Ms. Dischar, Mr. Osburg, Mr. Johnson abstain. Minutes passed.

13
14 Mr. Hunter presents case BA-26-005

15
16 **Campbell County & Municipal Board of Adjustments**

17 **Campbell County Staff Comments, Findings, and Recommendations**

18 **Issue to be heard: April 21, 2026 at 6:30 PM at the Campbell County Fiscal Court Chambers,**
19 **1098 Monmouth Street in Newport, KY.**

20 File Number: BA-26-005

21 Applicant: Kevin Bezold

22 Request: Variance for gravel service lot

23 Location: 11416 Alexandria Pike, Unincorporated Campbell County

24 **Overview:**

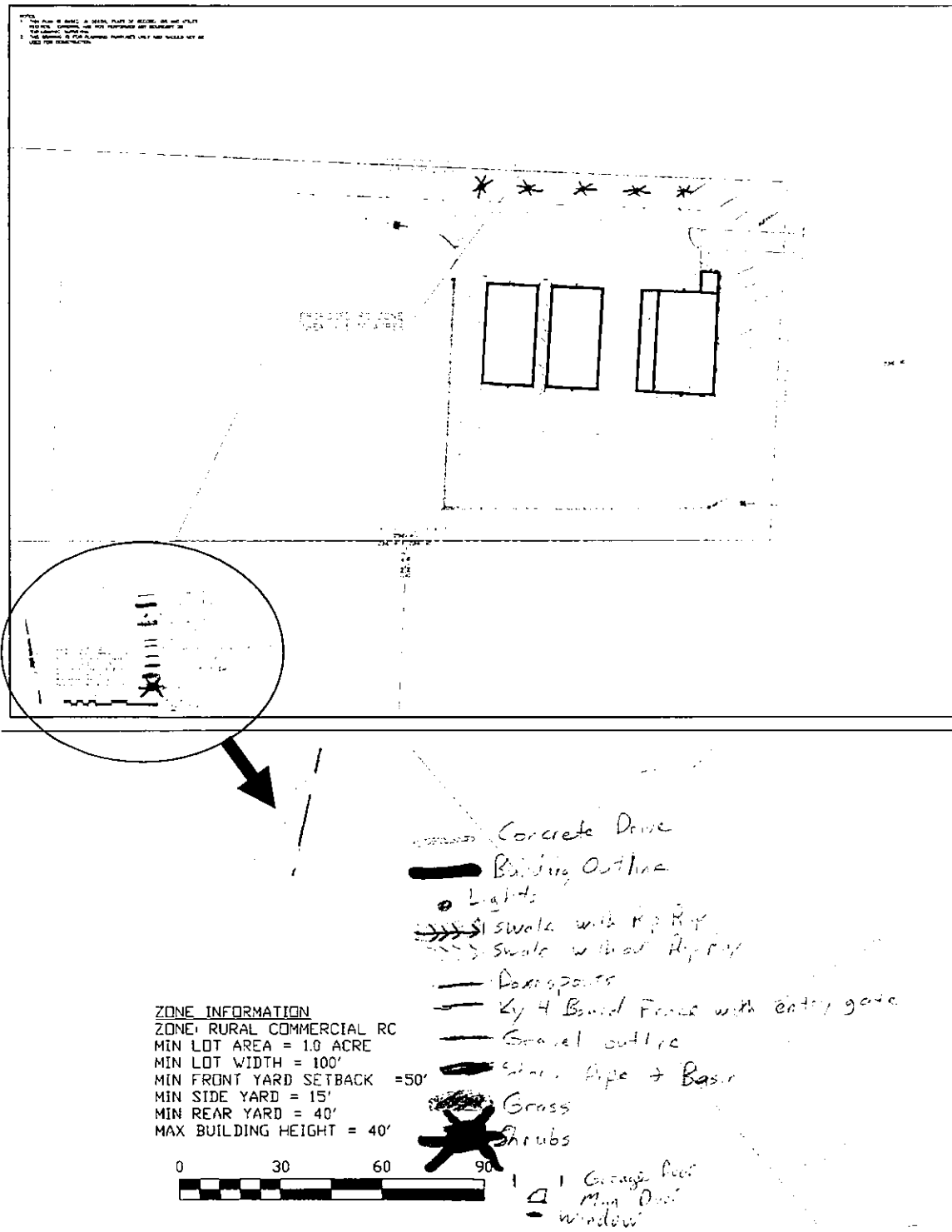
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- 25 The applicant intends to relocate a business to the location that will include contracting,
26 hauling and bulk material sales.



- 27
28 Considerations
29 On April 14, the Planning Commission approved the proposed site plan as a Stage I plan. The
30 Commission deferred the review and approval of the Stage II plan to Campbell County Planning
31 and Zoning staff.
32 The site is located at 11416 Alexandria Pike in Unincorporated Campbell County. It is comprised
33 of approximately seventeen acres. Approximately five acres in the front of the property is zoned
34 Rural Commercial (RC). The property fronts "Old Alexandria Pike". A previous site plan for a self-
35 storage facility at this site was approved in 2021 but never materialized. That approval included
36 the zone change to RC.
37 The applicant has provided a site plan of the area.

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- A concrete driveway leading to the office is shown on the plan. Further circulation and parking within the site is comprised of gravel surfacing.

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- For this type of use, the regulations require one (1) parking space for each employee plus one (1) space for each company vehicle operating from the premises. Parking spaces are not delineated on the site plan; however, staff estimates that the site has enough paved area to accommodate the parking demands of this type of business.

Per Section 18, notice of public hearing was placed on LinkNKY Reader and mailed to adjacent property owners. Notice was sent to adjoining and neighboring property owners.

Information concerning these cases is available for review at the Campbell County & Municipal Planning & Zoning Office, 1098 Monmouth Street, Suite 343, Newport, KY. Monday-Friday during normal business hours. A staff report for the case is available on the county website at <https://campbellcountyky.gov/meetings/>.

Kentucky Revised Statutes (KRS) of note include:

- KRS 100.241 provides that the Board shall have the power to hear and decide on applications for variances. The Board may impose any reasonable conditions or restrictions on any variance it decides to grant.
- KRS 100.243 states that before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
 - The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

The applicant is requesting a variance for the construction of a gravel surfaced storage lot.

1. Article XI Off-Street Parking Regulations Section 11.0 General Requirements, paragraph M. paving of new off-street parking states:
"All new off-street parking facilities shall be paved with asphalt concrete or Portland cement concrete and shall be designed and constructed in accordance with the standards and procedure herein established"

Staff Comment

1. The ordinance is not clear on the surfacing of storage areas.

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2. The gravel area is intended for the wholesale materials and hauling business. Because of the nature of the business, very little parking is required. This type of business does not generate a lot of traffic either. As a bulk materials supplier, the typical customer will pick up their materials in heavier vehicles. Paving the area with gravel allows easier and cheaper maintenance on the surface than concrete or asphalt.
3. The requested variance does arise from special circumstances, which exist and do not generally apply to land in the general vicinity or in the same zone. The area is not intended to be utilized as *parking* in the conventional sense. Some parking of vehicles associated with the business will take place, however as a wholesale supplier, very little in and out movement is expected. The typical nuisance associated with gravel parking is dust. The lack of routine traffic within a gravel area would not produce the volume of dust that a busy gravel parking lot would produce.
4. The application of the provisions of this Ordinance would create unnecessary hardship on the applicant. To require the area to be paved with concrete or asphalt would incur a considerable up-front cost increase, and increased routine maintenance costs in the future.
5. The applicant is requesting this variance subsequent to the approval of these regulations.
6. The essential character of the neighborhood is a combination of commercial, residential and agricultural and this action is compatible with those uses.
7. This variance would not be granting the applicant a special privilege.

According to Section 18.6, A., 4., the Board of Adjustment must find that the granting of the variance will be in harmony with the general purpose and intent of the Ordinance as well as the adopted Comprehensive Plan, and will not be injurious to the neighborhood, or otherwise, detrimental to the public welfare. The use of the property is consistent with the adopted 2008 Comprehensive Plan.

Summary of Applicants Request:

The applicant has submitted a request for approval of a variance in the required area to be paved with hard surface to allow for gravel surfacing.

Staff Recommendation:

To approve:

1. A variance to allow a gravel pavement

Basis for Recommendation:

1. The Stage I plan has been reviewed and approved by the Planning Commission
2. Proper notice has been given for a variance.

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3. The variances will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Should you have any questions, please do not hesitate to call our office at (859) 292-3880 for assistance.

Mr. Verst invites applicant to speak.

Michelle Simon who resides at 11095 Shaw Hess Rd. Ms. Simon shares the goals of the company and shares the benefits of having a wholesale materials business close and available year around.

Mr. Verst inquires why they want gravel.

Ms. Simon explains its more affordable and it is going to be able to handle heavy equipment. Ms. Simon shares that there will be a filter fabric underneath so there's no issue with drainage.

Mr. Twehues asks if the front is separated by a fence, and how are they securing the lot.

Mr. Bezold explains where he plans to put a gate and a fence.

The board discusses parking spaces.

Ms. Simon explains Mr. Bezold is the only employee.

Mr. Verst explains the Stage One plans were approved last week and if they approve this variance that the Stage Two will be handled by staff.

Mr. Twehues asks if its outside or inside the SD1 service boundary.

Ms. Simon explains it is outside.

Mr. Williams motions to approve case BA-26-005. Second by Twehues. Mr. Fessler, Mr. Verst, Mr. Williams, Mr. Fessler, Mr. Johnson, Mr. Twehues, Ms. Dischar, Mr. Osburg. The motion is passed.

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Mr. Hunter goes over upcoming meetings.

Mr. Twehues motions to adjourn. Second by Mr. Fessler. Mr. Fessler, Mr. Verst, Mr. Williams, Mr. Fessler, Mr. Johnson, Mr. Twehues, Ms. Dischar, Mr. Osburg. Meeting adjourned.

Respectfully Submitted,


Kirk Hunter
Principal Planner

Approved:


Justin Verst
Chair