

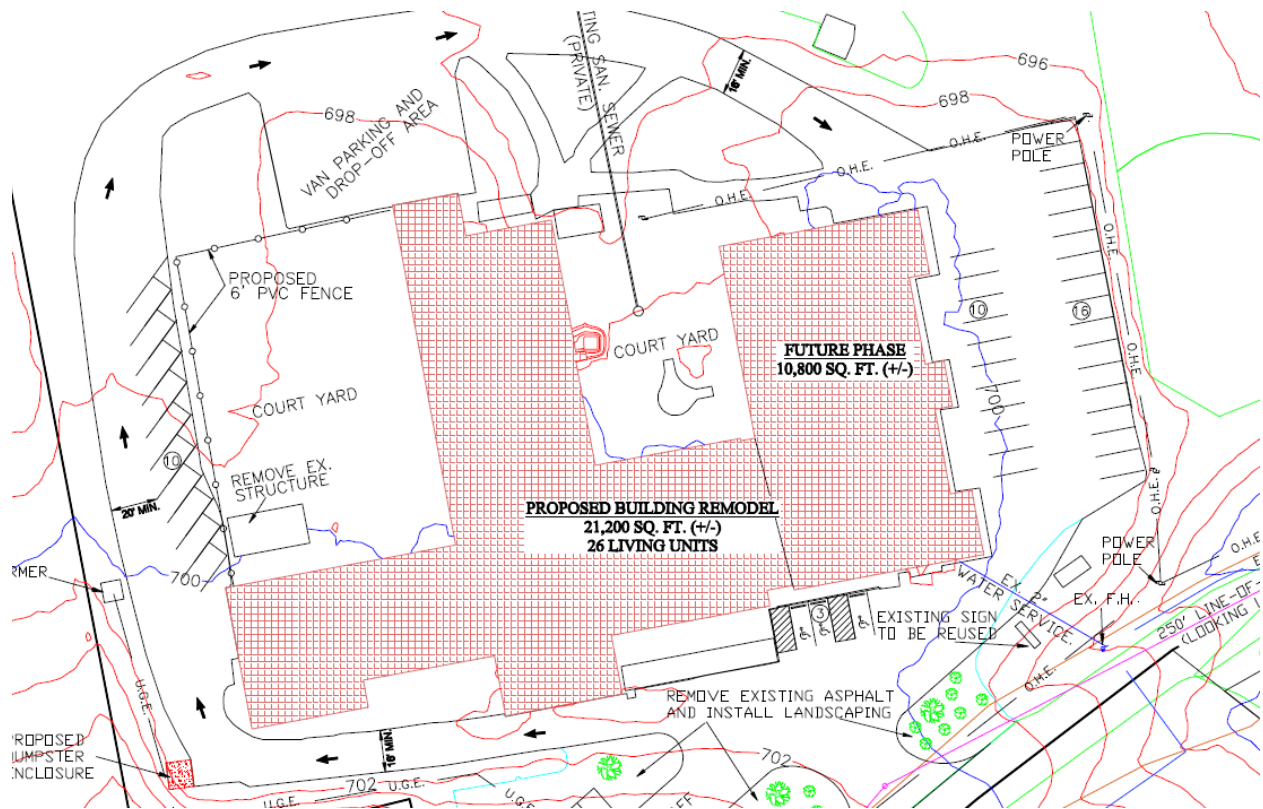
The Senior Living Facility is a Conditional Use in the R-3 Zone, which requires separate approval from the Board of Adjustments. A Board of Adjustments hearing is scheduled for August 18, 2026

The site consists of two largely two attached buildings. The original structure was built in 1936 with an addition in 1958. A second structure was constructed in 1990. The campus is served by a private sewage system.

The proposed design focuses on the existing building constructed in 1990. The plan involves remodeling 21,200 square feet of the building into 26 living units. The existing kitchen and cafeteria will serve as dining area and senior-community gathering space,



The oldest building consists of a 10,800 square foot building. The plans for this structure are to be determined as part of a future phase(s).



Considerations of Zone Map Amendment

The site is currently within an Agricultural-One (A-1) Zone. The surrounding area is also A-1 Zoning. Aside from the church across the street, the surrounding land uses are residential and agricultural.

The Campbell County Zoning Ordinance Section 10.12 Residential-Three (R-3) Zone outlines the applicable details for the zone.

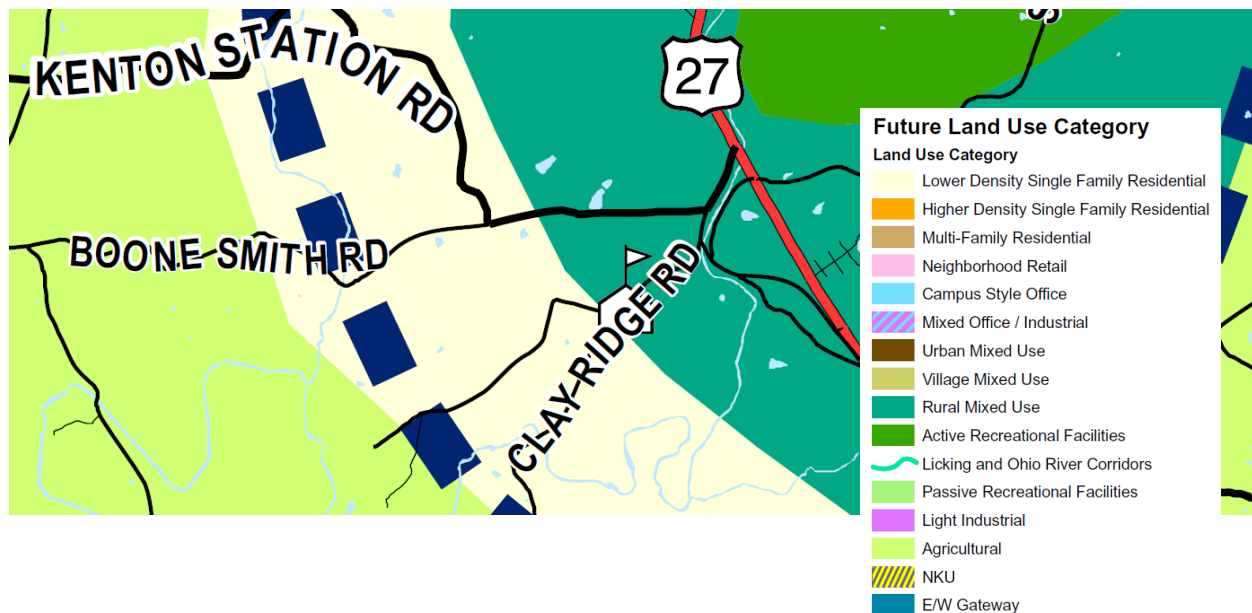
Permitted Uses:	1. Multi Family Dwellings 2. Two-Family Dwellings
Conditional Uses	1. Cemeteries. 2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street. 3. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located adjacent to an arterial street. 4. Nursery school. 5. Public and parochial schools.

	6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools, and libraries. 7. Recreational uses other than those publicly owned and/or operated as follows: a. golf courses b. country clubs c. semi-public swimming pools 8. Police and Fire Stations. 9. Clubs, fraternities, and sororities.
Minimum Lot Area	Two-Family – Twenty-two thousand (22,000) square feet; two thousand (2,000) square feet for each additional dwelling unit Multi-Family – Twenty-two thousand five hundred (22,500) square feet for the first four (4) dwelling units; two thousand (2,000) square feet for each additional dwelling unit
Minimum Lot Width	One hundred (100) feet
Minimum Front Yard Depth	Forty (40) feet
Minimum Side Yard Width	Ten (10) feet
Minimum Rear Yard Depth	Thirty (30) feet
Maximum Building Height	Forty (40) feet
Minimum Lot Area for Conditional Uses	Twenty-two thousand (22,500) square feet; two thousand
Minimum Lot Width	One hundred (100) feet
Minimum Front Yard Depth	Fifty (50) feet
Minimum Side Yard Width	Twenty-five (25) feet
Minimum Rear Yard Depth	Twenty-five (25) feet
Maximum Building Height	Forty (40) feet

A zone map amendment requires a development plan as a condition to establish the new zone district. Section 9.20 Plan Requirements outlines the information required. The plans were submitted electronically to assist in the review.

Relevant details are summarized as follows:

1. The property is currently owned by the Campbell County School District Finance Corp.
2. Article 17 of the Campbell County Zoning Ordinance states that the zoning map or maps shall not be amended, changed, or modified in such manner as to create a freestanding zone of less than five (5) acres.
3. The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use plan for the area as "Rural Mixed-Use"



4. From the Comprehensive Plan:

Grants Lick Ridge – Rural Mixed Use

Since 1790, Grants Lick Ridge has been located on what is now the extreme southern portion of the expanded urban services area along U.S. 27 near Clay Ridge Road. The community was named from John Grant's Grant Company Salt Works when salt was discovered underground in the area in 1793 by Samuel Bryan, a nephew of Daniel Boone. A plaque commemorating the salt lick is located in the front yard of the Grants Lick-Cooper Funeral Home on Clay Ridge Road. Grants Lick was also the location of the first Campbell County Court session, held in John Grant's home. The Town was finally laid out in 1874, almost 100 years after settlement.

The Grants Lick area, to this day, is largely undeveloped and continues to exhibit the characteristics of a highly rural region: mature woodlands, limited large lot residential housing located along the rural roadway network and sporadic agricultural farmsteads. Only one large residential subdivision, located on Hillview Road, exists in this area. The southern portions of this rural mixed-use area wrap around the western and southern sides of AJ Jolly Park. In order to continue to promote the preservation and rural character of this area, the following planning recommendations are suggested for the Grants Lick Ridge Rural Mixed- Use Area:

- As the mixed office/industrial area reaches build out directly to the north of this area, consider a potential expansion area in the northern portions of this Rural Mixed-Use area along South Licking Pike, north of Craft Road since this area is located within the expanded urban service area.*
- Service uses such as a hotel/motel or lodge and restaurants should be considered as support uses for the areas on U.S. 27 near AJ Jolly Park. The establishment of a compact service type district should be limited to the area south of Race Track Road, adjacent to the entrance to the regional park. Frontage roads should be used to limit access to U.S. 27.*

• *Protect and preserve rural open spaces and green spaces through significantly larger lot zoning than what presently exists in the County Zoning Code. Consider the development of a new zoning district that requires larger minimum lot sizes (e.g. 10 acres) or a rural housing overlay district that establishes lot sizes of multiple acres (e.g. 0.1 dwelling units per acre).*

• *Discourage individually planned and sited retail and service uses that directly front on U.S. 27, south of the entrance to AJ Jolly Park, unless as part of a proposed larger planned development. If a planned commercial development is proposed, consider the requirement of frontage roads, design guidelines, extensive integrated open spaces and a market feasibility assessment of the development to understand the full impact on the rural area.*

5. The Campbell County & Municipal Vision Statement and Goals and Objectives as updated in 2016 highlights the importance of a variety of quality housing options. Excerpts from this document include:

Vision

Campbell County is a dynamic community that provides meaningful opportunities for all people in which to live, learn, work, play, worship, and achieve their goals. The County promotes lifelong learning, innovative enterprises, quality neighborhoods, agricultural heritage, diverse recreational opportunities, environmental balance, and participatory governance. We draw from the strength of our rich history of values, creativity, and decisions to realize the vision for Campbell County.....

Campbell County offers a variety of housing options for people in all life phases spanning a wide income level. We have a diversified mix of high-quality housing to support the educational and economic objectives of our community.

Goal: Land Use - Balance existing and future land use patterns to provide various well-planned, high quality, and effective developments.

Cultivate future development and redevelopment, which reinforces the County's high quality natural and livable environment through its buildings, site development, traffic patterns, signage, and landscaping.....

Evaluate and implement strategies to balance development and mitigate risk to public infrastructure, private property and environmental degradation within unstable soils and special flood hazard zones.

Goal: Residential Development - Foster a safe, healthy, attractive and life-long residential environment for Campbell County's residents.

Encourage a variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high-quality environment.

Facilitate neighborhood-scale and mixed-use developments that promote a sense of community and provide housing, employment, recreation, community gathering, educational, and service options.....

Utilize performance standards for housing development that incorporate the effects on water and sanitary sewer needs, traffic congestion, and open space preservation.

6. The Zoning Ordinance Article VII provides the following relevant definitions:
DWELLING, MULTI-FAMILY: A residential building having three (3) or more dwelling units, as separate housekeeping units. This type of dwelling shall be inclusive of apartment buildings and group house dwellings.
DWELLING, TWO-FAMILY: A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.
DWELLING UNIT: A building or portion thereof providing complete housekeeping facilities for one (1) person or one (1) family.
REST HOME: Any building, institution, residence, or home used as a place of abode for the reception and care of three (3) or more persons, who by reasons of age, mental, or physical infirmities, are not capable of properly caring for themselves.
7. The current zoning of the project area does not permit multi-family dwellings.
8. The proposed plan shows the school building in its current footprint. The circulation pattern is unchanged.
9. No public infrastructure is proposed.
10. The plan indicates existing utilities.
11. The waste water treatment facility is shown
12. The sign will be retained and rebranded.
13. Portions of the existing front parking lot will be removed, replacing the asphalt with landscaping.
14. There are no flood zones on the subject area.
15. Clay Ridge Road is a county-maintained road.
16. Off-street parking regulations require one (1) parking space for every one (1) bedroom dwelling unit and two (2) parking spaces for every dwelling unit with two or more bedrooms. For convalescent or nursing homes, one (1) parking space for every two (2) beds is required plus one (1) parking space for each two (2) employees, plus one (1) space per doctor.

A total of fifty-three (53) spaces are proposed, including three ADA accessible. It is unclear how many of the apartments will be one-bedroom or two-bedroom. However, the proposed 53 spaces are more than enough to satisfy the requirements.

17. The plans include an enclosed dumpsters at the west end of the parking lot.
18. The plans do not include a timeline for development.

In summary, the applicant is requesting:

- A zone map amendment of approximately six (6) acres at Clay Ridge from A -1 to R-3 Multi-Family Residential.
- Approval of the Stage I Plans for a senior living facility.

Article XVII, Section 17.0 Amendment of Maps and Zones indicates the FINDINGS NECESSARY FOR MAP AMENDMENT:

Before any map amendment is granted, the Planning and Zoning Commission, or legislative body, must find that the amendment is in agreement with the adopted comprehensive plan by the Planning and Zoning Commission or in the absence of such a finding, that one or more of the following apply, including the making of a written report, setting forth explicitly, the reasons and substantiation as to how each would apply, and such finding and report shall be recorded in the minutes and records of the Planning and Zoning Commission or legislative body.

1. That the original zoning classification given to the property was inappropriate or improper; and
2. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the comprehensive plan and which have substantially altered the basic character of such area.

Staff Comment:

As evidenced by the discernable difference in focus between the 2008 and 2016 update, the comprehensive plan is shifting toward more housing options. The zone change would allow multi-family housing by right; however, the intention of this zone change is to build a senior living facility.

Because the project is an adaptive reuse of an existing institutional facility, it does address the original 2008 plan in relation to the its directive to *"Protect and preserve rural open spaces and green spaces"*. . While the County hasn't followed through with *"a new zoning district that requires larger minimum lot sizes"*, the affect is similar in that this project doesn't sacrifice any open space.

The 2016 Comprehensive Plan Update further emphasizes that the County offer a *"variety of housing options for people in all life phases spanning a wide income level."*

The plan's *Residential Development Goal* encourages a *variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high-quality environment.*

Staff adds that, while the proposed development doesn't fulfill the entirety of the "Rural Mixed Use" designation in its 2008 iteration, it does embody the spirit of the 2016 updates.

Staff Recommendation - Zone Map Amendment

To approve the request for a zone map amendment and forward the action the Fiscal Court for consideration.

Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 17 of the Zoning Ordinance.
2. As defined in Article 17, the Planning Commission has the authority to review such Zone map Amendments and provide recommendations to the legislative body.
3. The proposed Zone Map Amendment and associated Stage 1 Plan has been reviewed and found to be consistent with the recommendations of the 2008 Campbell County & Municipal Comprehensive Plan Update, the Goals and Objectives as adopted in 2016, the Campbell County & Municipal Subdivision Regulations and Southgate Zoning Ordinance.

Staff Recommendation – Stage I Plans

To approve the Stage 1 Plans

Bases for Recommendation:

1. Evidence was presented and/or heard which confirms that the project complies with the County Zoning Ordinance including Section 9.20 - Site Plans.
2. Proper notice has been given in accordance with the Zoning Ordinance Article XVII, Section 17.0 D.
3. The proposed development is consistent with the recommendations of the Comprehensive Plan Update, Subdivision Regulations and Zoning Ordinance;

Case: PZ-26-029
Applicant: Paul Dennis representing Compass Leasing LLC
Owner: City of Silver Grove, Compass Leasing LLC, Ollberding Investments LLC
Location: 101 W 3rd St, 308 Oak St, 101 E 3rd St, Silver Grove
Request: Zone Change From R-1E To NC

Overview:

The area under review consists of approximately 4.7 acres in Silver Grove along 3rd Street.



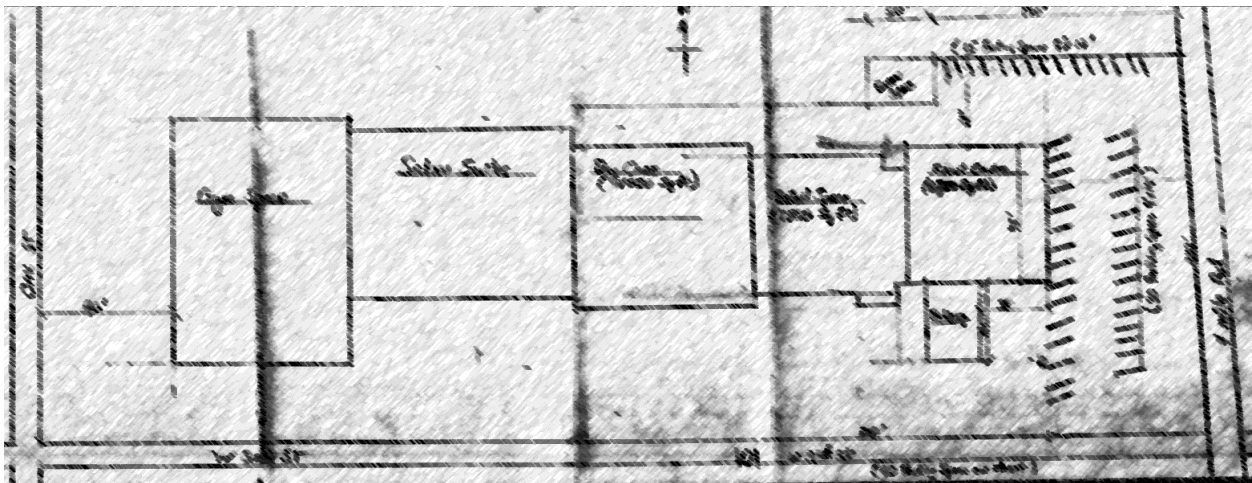
The request is for a zone map amendment and approval of a Stage I Plan to accommodate a proposed mixed-use adaptive re-use of the Silver Grove School. The request also includes the City Building at 308 Oak Street and a building at 101 E. 3rd Street. The building at 101 E 3rd is a mixed use commercial building, which is a pre-existing legal non-conforming use (grandfathered-in).



No Stage 1 plan is required for 101 3rd Street as the zone change would release the building from its non-conforming status.

As a public body, the City of Silver Grove is exempt from zoning.

The proposed zone map amendment would enable the applicant to create a mixed-use adaptive reuse of the Silver Grove School. The proposal does not involve any substantial new construction. The proposed uses within the building include a gymnasium, beauty salon suites, day care, retail space, event space and a bakery.



Considerations of Zone Map Amendment

The parcels under consideration are mostly within a Residential One E (R-1E) zone. Two of the current uses; City Administration Building, Public School, are conditional uses in the R-1E Zone. The third use within the proposed new zone district is a non-conforming use,

grandfathered in. The proposed uses at the school are not permitted under the existing R-1E Zone.

Earlier in 2016, the city updated the permitted and conditional uses in Section 10.6 NC Neighborhood Commercial Zone:

Permitted Uses:	Apparel shop, including alterations and repair Art, craft, hobby, recreational supply store Bakery and bakery goods store, Banks and other financial institutions Barber and beauty shops Book, stationary or gift shop Candy store, soda fountain, ice cream-store, excluding drive-through Grocery store Pharmacy Eating and drinking places, excluding drive-ins Florist shop Hardware and garden supply store Health spas and recreation center Household and electrical appliance store including incidental repair Interior decorating studio Jewelry store, including repair Laundromats including self-service washing and drying Museum, library Locksmith shop Music, musical instruments and records, including incidental repair Offices, professional Opticians and optical goods Pet shop, excluding boarding and outside runs Studios for professional work or teaching of any form of arts, crafts, photography, music, drama, or dance Toy store Variety store excluding fireworks
Conditional Uses	Government offices and facilities Event facilities Daycare, human Small business incubator Vocational school Offices, contractor

A zone map amendment requires a development plan as a condition to establish the new zone district. Section 9.20 Plan Requirements outlines the information required. The plans were submitted electronically to assist in the review.

1. There are a total of six (6) parcels under consideration. No new development is considered for the City property or for the Ollberding property. The school is comprised of four (4) parcels.
2. The total acreage of the zone change is approximately 4.7 acres. The parcels, approximate acreage, and owners are as follows:

<u>PIDN</u>	<u>Acreage</u>	<u>Owner</u>
999-99-34-890.00	.91	Compass Leasing
999-99-37-520.00	1.67	Compass Leasing
999-99-34-877.00	.25	Compass Leasing
999-99-37-521.00	.28	Compass Leasing
999-99-28-434.00	.54	City of Silver Grove
999-99-28-362.00	.09	Ollberding Investments
	1.0 (Approximate)	Right-of-Way
<i>Approximate Total</i>	4.74	

Article 17 of the Silver Grove Zoning Ordinance states that the zoning map or maps shall not be amended, changed, or modified in such manner as to create a freestanding zone of less than one (1) acre.

3. The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use plan for the area as "Village Mixed-Use".



4. The current zoning of the project area does not permit commercial uses.
5. No public infrastructure is proposed.
6. The subject area is within an AE flood zone.
7. 3rd Street is a city-maintained street.
8. The mix of uses at the site requires a range of off-street parking regulations. The requirements for each proposed use are broken down in the following table:

	Area (approximate)	Space(s) Required
Gymnasium	10,000 ft ²	One (1) parking space for each four (4) seats based on a maximum seating capacity, plus one (1) space for each two (2) employees on shift of largest employment.
Beauty Salon Suites	7,600 ft ²	Two (2) parking spaces per barber and/or shops beauty shop operator.
Day Care	11,000 ft ²	Not specified
Retail Space	7,500 ft ²	Five (5) spaces per 1,000 square feet of gross stores leasable area, four (4) spaces for each additional 1,000 square feet or fraction thereof
Event Space	6,700 ft ²	Not specified
Bakery	2,400 ft ²	140 square-feet of gross floor in a carry out restaurant; 40 square feet of gross floor area or two (2) seating accommodations, based on - maximum seating capacity, whichever is greater, in a combination restaurant; - Two (2) seating accommodations, based on maximum seating capacity in a sit-down restaurant

A total of forty-five (45) spaces are indicated on the site plan. There is also on-street parking along Oak Street and 3rd Street.

The applicant has indicated that additional off-street parking is planned for the site.

9. The plans do not include a timeline for development.

In summary, the applicant is requesting:

- A zone map amendment of approximately four point seven (4.7) acres at 3rd Street from Residential One-E (R-1E) to Neighborhood Commercial (NC)
- Approval of the Stage I Plans for a mixed-use building.

Article XVII, Section 17.0 Amendment of Maps and Zones indicates the FINDINGS NECESSARY FOR MAP AMENDMENT:

Before any map amendment is granted, the Planning and Zoning Commission, or legislative body, must find that the amendment is in agreement with the adopted comprehensive plan by the Planning and Zoning Commission or in the absence of such a finding, that one or more of the following apply, including the making of a written report, setting forth explicitly, the reasons and substantiation as to how each would apply, and such finding and report shall be recorded in the minutes and records of the Planning and Zoning Commission or legislative body.

1. That the original zoning classification given to the property was inappropriate or improper; and

2. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the comprehensive plan and which have substantially altered the basic character of such area.

Staff Comment:

The amendment is in agreement with the adopted comprehensive plan. The comprehensive plan indicates this area as "Village Mixed-Use".

The original zoning classification given to the area was only appropriate insofar as the two of the uses were *conditional* uses. The building on at 101 E. Third is pre-existing non-conforming. None of the current uses within the subject area are *permitted by right*.

The sale of the school leaves an enormous site within a single-family residential zone. Adaptively reusing it in this way not only fulfills the aspirations of the Comprehensive plan, it provides several neighborhood-oriented businesses within walking distance to local residents.

Staff Recommendation - Zone Map Amendment

To approve the request for a zone map amendment and forward the action City Council for consideration.

Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 17 of the Zoning Ordinance.
2. As defined in Article 17, the Planning Commission has the authority to review such Zone map Amendments and provide recommendations to the legislative body.
3. The proposed Zone Map Amendment and associated Stage 1 Plan has been reviewed and found to be consistent with the recommendations of the 2008 Campbell County & Municipal Comprehensive Plan Update, the Goals and Objectives as adopted in 2016, the Campbell County & Municipal Subdivision Regulations and Southgate Zoning Ordinance.

Staff Recommendation – Stage I Plans

To approve the Stage 1 Plans with the following condition:

1. That specific information relevant to the off-street parking regulations be included on the Stage 2 plans including seat counts, number of stylists at the beauty parlor, etc.

Bases for Recommendation:

1. Evidence was presented and/or heard which confirms that the project complies with the County Zoning Ordinance including Section 9.20 - Site Plans.
2. Proper notice has been given in accordance with the Zoning Ordinance Article XVII, Section 17.0 D.
3. The proposed development is consistent with the recommendations of the Comprehensive Plan Update, Subdivision Regulations and Zoning Ordinance;

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Hunter", with a stylized flourish at the end.

Kirk Hunter, AICP
Principal Planner - Campbell County Planning and Zoning