



MEMBERS PRESENT:

Mr. CJ Peters - Chair
Mr. Dennis Bass
Mr. Justin Verst
Mr. Jeff Schuchter
Ms. Sharon Haynes
Mr. Mark Turner
Mr. Troy Franzen

MEMBERS ABSENT:

Ms. Megan Williams
Mr. Michael Williams

STAFF PRESENT:

Ms. Cindy Minter, Director
Mr. Matt Smith, Legal Council
Mr. Kirk Hunter, Principal Planner
Ms. Sally Bauer, Administrative Assistant

Mr. CJ Peters called the April 14, 2026 Planning Commission meeting to order at 6:30 pm. Following the pledge of allegiance, Ms. Bauer called the roll. Mr. Peters, Mr. Bass, Mr. Franzen, Mr. Verst, Mr. Schuchter, Ms. Haynes and Mr. Turner are present. A quorum is found.

Mr. Peters presented the meeting minutes from February 10th, 2026. Ms. Haynes motions to approve them. Seconded by Mr. Verst. Mr. Peters, Mr. Franzen, Mr. Verst, Mr. Schuchter, Ms. Haynes are in favor. Mr. Bass abstains. The minutes are passed.

Mr. Peters presented the meeting minutes from March 10th, 2026. Mr. Verst motions to approve them. Seconded by Mr. Bass. Mr. Peters, Mr. Franzen, Mr. Verst, Mr. Franzen are in favor. Mr. Schuchter and Ms. Haynes abstain. The minutes are passed.

Mr. Peters reviewed the process related to the public hearings. He asked for questions related to the process. No questions were asked.

Welcome to the Campbell County & Municipal Planning and Zoning Commission Meeting

Public Hearings are held during the course of the meeting and following this basic outline:
A. Planning Staff will present facts and make a recommendation based on their investigations.

Commission members may pose questions to Staff to clarify their facts and recommendations.

B. The Commission will then take testimony from the Applicant.

Commission members may pose questions to either the Applicant and/or Staff to clarify the information provided.

C. The Commission will then take testimony from the Public.

Only those persons that have registered to speak prior to the start of the meeting may do so unless otherwise permitted by the Chair. We welcome any comments, questions, or cross examination you may have. You may do so only during your time to speak.

D. The Chair will provide the Applicant and Public time to rebut comments made, address concerns raised, answer questions asked, or provide cross examination.

In order to preserve time, prevent actions designed to disrupt the progress of the hearing and ensure the orderly flow of the hearing, if more than one person is present in support or opposition to the party with the floor, it is encouraged that one person should represent the group although not required.

E. The Commission will then recess the hearing for discussion among the Commission Members.

Comments or questions from the audience will not be permitted while the public hearing is in recess.

F. The Commission will then reopen the hearing to ask for clarifications from staff or anyone who gave testimony.

G. The Commission will then close the hearing and proceed toward a motion, a second, and a vote.

Thank you for joining us. This process works because citizens like you step up and participate.

Everyone's comments are welcome.

Please register to speak.

Plan review, variance and waiver decisions are made by the planning commission.

Text and map amendment decisions which are sent on to elected officials in the jurisdiction where the site is located.

If you have any questions about our processes, please don't hesitate to ask.

Mr. Peters asks staff to present the case.

1 Mr. Hunter presents the staff report for

2
3 CASE: PZ-26-002 and 003

4 APPLICANT: Shawn Foster

5 LOCATION: 10432 Pleasant Ridge Road, Unincorporated Campbell County, KY

6 REQUESTS: Waiver of Subdivision Regulations for the number of flag lots, and
7 approval of Final Plat for one additional lot division.

8
9 Mr. Hunter confirms that a notice was published in LINK Reader on March 24, 2026.

10 Notice was also mailed to adjacent property owners. This case was rescheduled from
11 the prior month.

12
13 The applicant intends divide the property into one additional building lot. This lot counts as the sixth
14 division from the parent tract, which makes it a major subdivision. Up to five divisions may be staff-
15 approved, however, six or more are required to be reviewed by the Planning Commission.

16 The area under review consists approximately six and one half (6-1/2) acres in Unincorporated
17 Campbell County on Pleasant Ridge Road near the intersection of Goldeneye Drive. The parcel is
18 currently zoned Residential Rural Estate (R-RE). The site abuts the Pond Creek Subdivision.

19 The applicant is also requesting a waiver of subdivision regulations for the number of flag lots for
20 this division.

21 **Considerations:**

22 The applicant is requesting a waiver to of subdivision regulations to increase the number of
23 allowable flag lots in a subdivision.

24 The proposed division is the sixth conveyances from the parent tract, qualifying as a "major division"
25 of land.

26 As per SECTION 415 Lot Arrangement and Sizes:

27 D) Flag Lots - Flag lots shall only be permitted in those locations where because of existing
28 geometric, topographic, or other natural features, it would be impractical to extend a public
29 street as determined by the Planning Commission or Planning Commission's Staff. Flag lots
30 shall have a panhandle extending directly to a publicly dedicated street for the purpose of
31 access.

32 All flag lots in residential zones shall meet the following standards:

33 Each flag lot shall have a minimum of twenty-five feet (25') of frontage on a publicly
34 dedicated street for the purpose of access. Flag lots shall have a panhandle with a
35 uniform and consistent width with a maximum length of three-hundred fifty feet
36 (350') from a publicly dedicated street.

37 The area constituting the access strip, or panhandle, shall be excluded from the
38 calculation of minimum lot size.

39 For minor divisions of land, the maximum number of flag lots permitted shall not
40 exceed two lots within the subdivision.

Also, the driveway for a flag lot shall be located at a minimum of five (5') feet from each lot line, unless otherwise approved by the Planning Commission and/or its Administrative Official.

Considerations/Findings of Fact:

- The proposed land division is approximately 5.7 acres.
- The site is currently zoned Residential Rural Estate (R-RE) as defined in the Campbell County Zoning Ordinance, Article X.
- Adjacent zoning is Residential-Rural Estate (P) and Residential One-C (R-1C)
- Adjacent land uses are predominantly residential with areas of agriculture nearby.
- The 2008 Campbell County Comprehensive Plan specifies the future land use *Higher-Density Residential*.

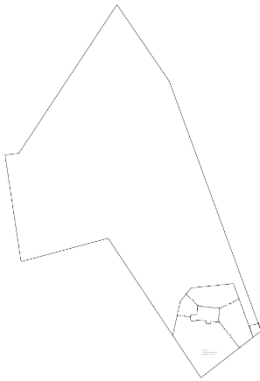


- The Campbell County Zoning Ordinance defines the dimensional requirements for the R-1C zone:

<u>Zone Requirements</u>	<u>R-RE</u>
Minimum Lot Area	1 Acre
Minimum Lot Width	100 Feet
Minimum Front Yard Depth	50 feet
Minimum Side Yard Depth	Total - 25 feet One side - 10 feet
Minimum Rear Yard Depth	25 feet

<u>Requirements specific to Flag Lots</u>	
Maximum Access Strip (Flag stem) Length	350 Feet
Minimum lot size calculation excludes the area of the access strip	

- The applicant has provided a diagram of the proposed land division.
- The diagram indicates the existing home site to be resurveyed into a smaller parcel, resulting in a new building lot.
- The new building lot is accessed by a 25 foot by approximately 140-foot flag stem.
- The plans do not indicate a driveway at this stage.
- No public improvements are proposed.



Supporting Information

As per SECTION 140, Waiver of Subdivision Regulations:

Upon request to the Administrative Official, an applicant, developer or property owner may seek a waiver of any subdivision regulation in this document based upon a written request (including a completed application and related fees). The Administrative Official shall review the individual request and may grant a waiver under unusual or extreme circumstances or refer the request to the Planning Commission for action. An action must make a finding of facts to support the granting of the waiver. This finding of facts must include:

1. a) The waiver is not in conflict with the intent and purpose of these Subdivision Regulations, the zoning ordinance and the adopted comprehensive plan; and,
- b) The waiver will not be detrimental to the public welfare.

AND at least one of the following:

2. a) Unusual topographic or exceptional physical conditions exist on the proposed site that are or were not created by actions of the subdivider or anyone on his/her behalf; OR
- b) Strict compliance with these Subdivision Regulations would deprive the subdivider of reasonable use of the land; OR,
- c) The waiver will provide for an innovative design layout of the subdivision.

Staff Comments:

The existing lot is more than six times the minimum lot size for the existing zoning designation. The current lot has approximately 198 feet of road frontage. To divide a second lot off of that without a flag stem would only require a variance of two feet to meet the minimum lot width. However, because of the position of the existing house that property line would go right through the house. The solution to this is to design the lot with a flag stem.

Summary of Applicants Request:

The applicant is requesting:

1. A waiver from **Section 140** to create a third flag lot; and
2. approval of a major subdivision with no public improvements

Staff Recommendation:

PZ-26-002 Waiver

To approve the applicant's request for a waiver of subdivision regulations

Basis for Recommendation

7. The waiver is not in conflict with the intent and purpose of these Subdivision Regulations, the zoning ordinance and the adopted comprehensive plan;
8. The waiver will not be detrimental to the public welfare.
9. Unusual topographic or exceptional physical conditions exist on the proposed site that are or were not created by actions of the subdivider or anyone on his/her behalf.

- 1 10. Strict compliance with these Subdivision Regulations would deprive the subdivider of
2 reasonable use of the land;
- 3 11. The waiver will provide for an innovative design layout of the subdivision.

4 **PZ-26-003 Final Plat**

5 Approve the Final Plat with the following condition:

- 6 1. A final plat be prepared and printed on mylar;
- 7 2. Final plat shall not differ substantially from the conceptual plat presented;

8 **Bases for Recommendation:**

9 The proposed subdivision is in conformance with the applicable requirements of the Zoning
10 Regulations and the Subdivision Regulations.

11
12 Mr. Verst and Mr. Hunter discuss subdivision regulations.

13
14 Mr. Peters invites the applicant Mr. Foster is 747 Coot Court. Mr. Foster shares his plan
15 is to keep those six acres private as they back up to his home.

16
17 Mr. Verst verifies that Mr. Foster wants to separate in two lots and make one
18 unbuildable.

19
20 Mr. Peters opens the floor to public comment.

21
22 Kirk reads off the public comments that were sent in.

23
24 My property is adjacent to Foster's development. Though I can't be certain how this affects me
25 without access to his plat plan, which was not provided in the notice letter, I am opposed to any
26 development directly behind my property in the line that connects my home (765 Coot Ct) with the
27 white house at 10352 pleasant ridge rd.

28 There are 3 newly built houses in Foster's subdivision (legacy), and I think only one more close
29 beside Deron hitch's house will be THE LIMIT.

30 Thanks,

31 Sarah Tirey, 765 Coot Ct, Alexandria KY 41001

32 TO: Whom It May Concern

33 FROM: Kevin & Angela McChord, 10352 Pleasant Ridge Rd, Alexandria, KY 41001 (Adjacent
34 property owners to applicant Shawn Foster)

35 CASE: PZ-26-003

36 COMMENTS: As a resident to the neighborhood for 50+ plus years, we STRONGLY OPPOSE
37 Mr. Foster's request to Campbell County Planning and Zoning Dept for a waiver of subdivision
38 regulations for the number of flag lots, and approval of final plat for one additional lot division for

1 the following reasons:

- 2 1) Waiving subdivision regulations diminishes the effectiveness and requirements Planning
3 and Zoning put into place to begin with. These regulations exist for a reason, and if Mr.
4 Foster's request is approved, then every other applicant with these requests should be
5 granted the same outcome.
- 6 2) If Mr. Foster's request is approved, it would create significant public safety and
7 emergency access hazards, making it very difficult and dangerous for ambulances, fire
8 trucks, and police to locate and access the flag lot properties quickly. Lack of proximity to
9 a readily accessible fire hydrant presents an obvious concern for extinguishing a
10 structure fire. Additionally, if the driveway is not properly engineered for the width and
11 weight of emergency vehicles, it creates a significant safety risk. Further, lack of proper
12 turnarounds on long driveways to flag lots would require vehicles to back out into the
13 main road, which would undoubtedly increase accident risks on a road where drivers
14 already exceed the speed limit on a daily basis.
- 15 3) Flag lots are not compatible with our community or neighborhood's character. They do
16 not integrate well with adjacent properties and lot layouts, and create a haphazard look
17 which could reduce overall property values in the area.
- 18 4) If Mr. Foster's request is approved, both the flag lot property owners and the surrounding
19 neighbors will undoubtedly experience reduced privacy due to the layout of the flag lots.
20 The present flag lot layout has already produced a plat of overcrowded homes without
21 regard to privacy from neighbors.
- 22 5) During previous home construction at the same location, Mr. Foster has conducted open
23 burning of waste materials, without consideration for the general health and safety of
24 neighbors. Clouds of acrid, toxic smoke have smothered adjacent properties for days at a
25 time, resulting in health hazards to residents. Solid waste residue then remains after
26 burning and washes into nearby streams.
- 27 6) Debris from Mr. Foster's previous construction projects has blown into our lake, which is
28 adjacent to the flag lots in question. This presents a nuisance to us as property owners
29 and a hazard to wildlife inhabiting the lake.

30 Finally, If Mr. Foster's request is approved, then the precedent would be set for future requests
31 making it difficult and/or impossible for the planning commission to deny future requests from any
32 and all applicants.

33 We appreciate the opportunity to express our concerns, and we trust that the Planning and
34 Zoning committee will make the right decision for our community.

35 Respectfully submitted,

36 Kevin and Angela McChord

37
38 Mr. Foster response to the public comment about open burns. He clarifies that his open
39 burns have only been wood material and permitted by southern Campbell Fire
40 department and it only lasted the day.
41

1 Mr. Peters opens for discussion among Commission members.

2
3 Mr. Verst ask for a topography map of the property. [A topographical map was
4 displayed form LINK GIS.org].

5
6 The Commission discuss the topography map.

7
8 Mr. Verst motions to approve the wavier of the Subdivision Regulations for the number
9 of flag lots as presented. The basis for the recommendation is based upon the staff
10 report and information presented during the meeting. Second by Mr. Turner. Mr. Peters,
11 Mr. Verst, Mr. Franzen, Mr. Turner, Mr. Bass, Ms. Haynes, Mr. Schuchter approve.
12 Motion passed.

13
14 Mr. Verst motions to approve the final plat to add one additional lot to the subdivision.
15 The basis for the recommendation is based upon the staff report and information
16 presented during the meeting. Second by Mr. Turner. Mr. Peters, Mr. Verst, Mr.
17 Franzen, Mr. Turner, Mr. Bass, Ms. Haynes, Mr. Schuchter approve. Motion passed.

18
19 As requested by Mr. Peters, Mr. Hunter presented a continuation of a text change case:

20
21 CASE: PZ-25-050 (continuation)

22 APPLICANT: City of Southgate, Kentucky

23 REQUESTS: Zoning text amendments to the Southgate Zoning Ordinances related to
24 vape stores, and tobacco stores.

25
26 Mr. Hunter confirms that a notice was published in LINK Reader on March 24, 2026.
27 Notice was also mailed to adjacent property owners.

28
29 The City is requesting approval of zoning text amendments to the following sections of
30 the Southgate Zoning Ordinance : Article VII, Section 7.0 and Article X, Section 10.13.
31 Ms. Minter clarifies that this was discussed with Southgate.

32
33 Under ARTICLE VII DEFINITIONS SECTION 7.0 WORDS AND PHRASES, the
34 following definitions should be added:

35 ELECTRONIC SMOKING DEVICE: Any device that can be used to deliver
36 aerosolized or vaporized nicotine to the person inhaling from the device,
37 including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-
38 hookah. "Electronic smoking device" includes any component, part, or accessory
39 of such a device, whether or not sold separately, and includes any substance
40 intended to be aerosolized or vaporized during the use of the device. "Electronic
41 smoking device" does not include drugs, devices, or combination products
42 authorized for sale by the U.S. Food and Drug Administration, as those terms are
43 defined in the Federal Food, Drug and Cosmetic Act.
44

1 ELECTRONIC SMOKING RETAIL STORE. A business operation with at least
2 85% of sales dedicated to the sale of electronic smoking devices, accessories,
3 and/or products.

4
5 VAPE SHOP: See Electronic Smoking Retail Store.

6
7 Under ARTICLE X ZONE REGULATIONS, SECTION 10.9 (GC) GENERAL
8 COMMERCIAL ZONE the following text should be added:

9 C. CONDITIONAL USES:

- 10 1. Electronic Smoking Retail Store with the following conditions
11 a. Shall not be located within twelve hundred (1200) feet of any school or
12 day care center
13 b. Shall not be located within six hundred (600) feet of another electronic
14 smoking retail store
15 c. Shall not allow any unaccompanied minors in the building
16 d. Shall not sell alcoholic beverages
17 e. Shall not be licensed as a Food Service Establishment
18 f. Shall not have an entrance that opens to a common area with other
19 retail establishments.
20 g. Business shall not be transacted via drive-up window, or drive-through.
21 h. The hours of operation shall be no earlier than six (6) AM, and no later
22 than ten (10) PM, seven (7) days a week

23
24 Previous Section C. should be renumbered to Section D. AREA AND HEIGHT
25 REGULATIONS

26
27 Previous Section D. should be renumbered to Section E. OTHER DEVELOPMENT
28 CONTROLS

29
30 Staff Recommendation is to approve the text amendments to Articles 7 and 10 of the
31 Official Zoning Ordinance, and forward the recommendation to City Council for
32 adoption.

33 Bases for Staff Recommendation:

- 34 1. Per Kentucky Revised Statutes KRS 100.207 and KRS 100.211, the Planning
35 Commission has the authority to recommend the adoption of text changes to the
36 City.
37 2. Proper notice of the public hearing has been given in accordance with KRS 424
38 and Article XVII Amendment Procedure.

39
40 The Commission discusses the definition ELECTRONIC SMOKING RETAIL STORE
41 relative to 85% of sales.

42
43 Ms. Minter explains her understanding of the regulations that the City of Southgate
44 desires.

45
46 Mr. Peters opens up floor for applicant and public comment.

1
2 Mr. Hunter reads off public comment from Karen Finan of One NKY Alliance.

3
4 Thank you for the opportunity to add comment to the proposed text change for Southgate
5 ordinance. Separately we are also working on a county model ordinance for your consideration.

6 Attaching the Interact for Health Retail Licensing Report that may be of interest.

7 Question: This may be in another section - but how will enforcement be handled? Fines and other
8 penalties?

9 Relevant to Southgate:

- 10 • Include tobacco stores in the zoning as well; don't limit to electronic smoking retail stores.
- 11 • Cap retailers at no more than 3.
- 12 • Increase the distance between any other stores to at least 1200 feet (keeps consistent
13 with school and day care center).
- 14 • Add youth focused agency, to "Shall not be located within twelve hundred (1200) feet of
15 any schools or day care center" .
- 16 • Electronic smoking products are sold at gas stations, pharmacies, etc. Add prohibitions
17 for these establishment.
- 18 • Since several communities in Campbell County have defined electronic smoking devices
19 in their code of ordinances, you might consider using the same definition for consistency
20 and ease of interpretation.
 - 21 o "Electronic Smoking Device" means any product containing or delivering nicotine
22 or any other substance intended for human consumption that can be used by a
23 person in any manner for the purpose of inhaling vapor or aerosol from the
24 product. The term includes any such device, whether manufactured, distributed,
25 marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, dab rig or vape
26 pen, or under any other product name or descriptor.
- 27 • Many definitions of tobacco or vaping retailers include both a threshold of gross sales at
28 a minimum of 75% as well as a proportion of floor and display area devoted to
29 tobacco/vaping. This could look something like, "A business operation that either devotes
30 20% or more of floor area or display area to, or derives 75% or more of gross sales
31 receipts from the sale or exchange of electronic smoking devices, accessories, and/or
32 products."
- 33 • In addition to schools and daycares, some jurisdictions limit tobacco retail proximity to
34 public playgrounds, youth centers, recreational facilities, parks and libraries.
- 35 • Some jurisdictions also choose to limit retail proximity to residentially zoned areas,
36 especially when commercial and residential zones border each other or overlap in mixed-
37 use districts. These buffers can reduce visibility and convenience of vaping retailers near
38 homes, helping to de-normalize tobacco use and protect residents from exposure to retail
39 marketing.

Mr. Peters opens to commission to discuss. The Commission continues to discuss the the lowering of the 85%. It was concluded that the definition should reflect “at least 70% of gross sales”.

The Commission discusses adding and expanding the distance to include youth focused areas.

Mr. Verst motions to approve the following text changes to the Southgate Zoning Ordinance as modified at the meeting:

ARTICLE VII DEFINITIONS SECTION 7.0 WORDS AND PHRASES:

ELECTRONIC SMOKING DEVICE: Any device that can be used to deliver aerosolized or vaporized nicotine to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah. “Electronic smoking device” includes any component, part, or accessory of such a device, whether or not sold separately, and includes any substance intended to be aerosolized or vaporized during the use of the device. “Electronic smoking device” does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act.

ELECTRONIC SMOKING RETAIL STORE: A business operation with at least 70% of gross sales from electronic smoking devices, accessories, and/or products.

VAPE SHOP: See Electronic Smoking Retail Store.

ARTICLE X ZONE REGULATIONS SECTION 10.9 (GC) GENERAL COMMERCIAL ZONE

C. CONDITIONAL USES:

- 1. Electronic Smoking Retail Store with the following conditions**
 - a. Shall not be located within twelve hundred (1200) feet of any school, day care center, youth-focused entity or playground
 - b. Shall not be located within six hundred (600) feet of another electronic smoking retail store
 - c. Shall not allow any unaccompanied minors in the building
 - d. Shall not sell alcoholic beverages
 - e. Shall not be licensed as a Food Service Establishment
 - f. Shall not have an entrance that opens to a common area with other retail establishments
 - g. Business shall not be transacted via drive-up window, or drive-through
 - h. The hours of operation shall be no earlier than six (6) AM, and no later than ten (10) PM, seven (7) days a week

C D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations.

D E. OTHER DEVELOPMENT CONTROLS:

The motion was seconded by Mr. Franzen. Mr. Peters, Mr. Verst, Mr. Franzen, Mr. Turner, Mr. Bass, Ms. Haynes, Mr. Schuchter approve. Motion passed.

1 Ms. Minter presents case PZ-26-035.

2 CASE: PZ-25-035

3 Applicant: Hill Tide Ventures LLC

4 LOCATION: 27 Moreland, Unincorporated Campbell County, KY

5 Request: Zone Map Amendment from R-1A, RC and I-2 to R-3 and Site
6 Development Plan for The Spilman Multi-Family Apartments
7

8 Mr. Minter confirms that a notice was published in LINK Reader on March 24, 2026.

9 Notice was also mailed to adjacent property owners and a sign was place on site.
10
11



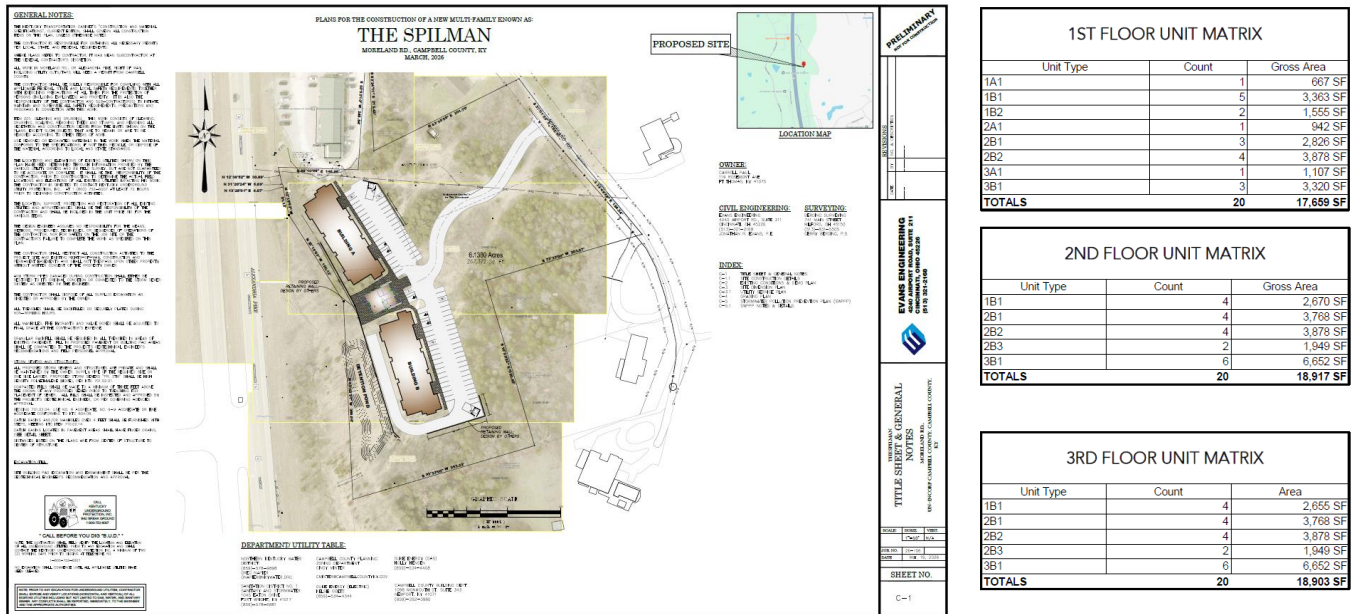
12
13
14 **Overview:**

15 The area under review consists of 6.138 acres in unincorporated Campbell County on Moreland Road.
16 Moreland Road is just outside of Alexandria City limits between Creektrace Road (KY536) and
17 Summerlake Drive. It is currently comprised of three (3) parcels.
18

19 The request is for a zone map amendment and approval of a Stage I Plan to accommodate a proposed
20 multi-family residential development.

21 The proposed design includes two 30-unit buildings and a community building.

- 1 This design consists of a total of sixty (60) units. The units are a blend of one-, two, and three-bedroom
- 2 layouts.



- 3
- 4 **Considerations of Zone Map Amendment**
- 5 The three parcels are mostly within a Residential One A (R-1A) zone. There are portions of the subject
- 6 area that cross into an I-2 zone to the southwest and RC zone to the north east. The request is to rezone
- 7 the entire 6-acre project area to Residential Three (R-3).
- 8 The Campbell County Zoning Ordinance Section 10.12 Residential-Three (R-3) Zone outlines the
- 9 applicable details for the zone.

Permitted Uses:	- Multi Family Dwellings - Two-Family Dwellings
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

- 11 A zone map amendment requires a development plan as a condition to establish the new zone district.
- 12 Section 9.20 Plan Requirements outlines the information required. The plans were submitted
- 13 electronically to assist in the review. (see attached)
- 14 Relevant details are summarized as follows:

1. The total acreage consists of three parcels under contract by the developer, Hill Tide Ventures, LLC. The parcels, approximate acreage, and owners are as follows:

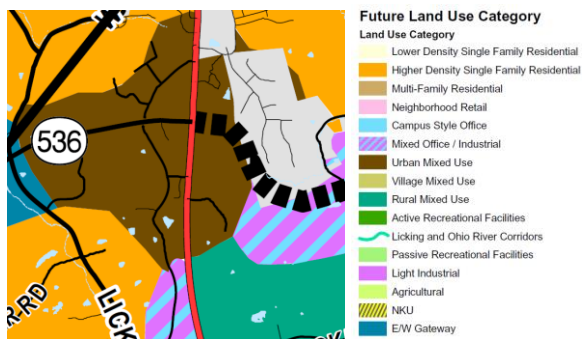
PIDN	Approximate Acreage	Owner
999-99-23-234.00	1.3	Paul Carroll
999-99-23-242.01	.8	Paul Carroll
999-99-23-233.00	3.7	Paul Carroll
<i>Approximate Total</i>	6	



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.

Zone boundaries extend into the public rights-of-way to the centerline of the road. The total area, including those rights-of-way is approximately eight (8) acres.

- The existing acreage is unimproved.
- The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use plan for the area as “Urban Mixed-Use.”



Urban Mixed Use – The development of land, building or structures that includes a variety of complementary and integrated uses such as, but not limited to, higher density single family and multi-family residential, office, manufacturing, retail, public, or entertainment uses in a compact, dense form.



- 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.

5. 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.

6. The acreage is currently zoned R-1E/PUD and R-3. Details from the current PUD overlay for this area not known. The parcel currently zone R-1E/PUD was not indicated to be part of the adjacent existing condominium development and it under separate ownership. The surrounding zones include R-1A, R-RE, R-1E, P-1B/PUD and R-1E/PUD.

7. The current zoning of the project area does not permit multi-family dwellings.

8. The proposed plan shows the two apartment buildings and the community center

9. No public infrastructure is proposed.

10. The plan indicates an overhead power line crossing the subject area.

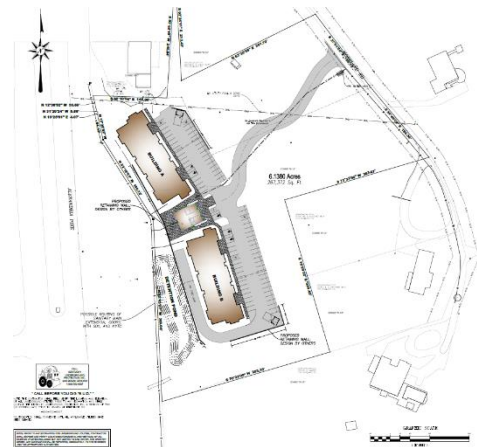
11. Soil Conditions – Soil data from the United States Department of Agriculture (USDA) Natural Resources Conservation Services was reviewed.

Ok – Kope Formation: shale | limestone

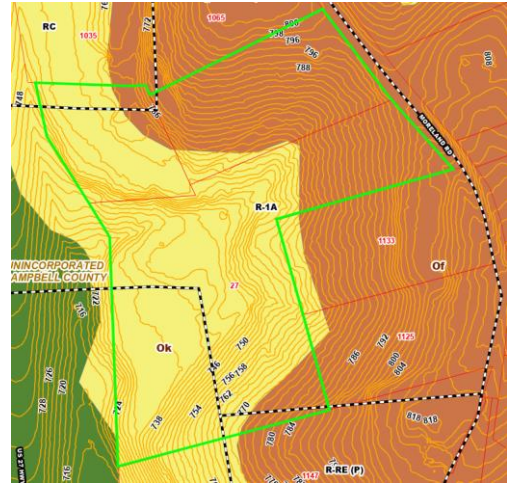
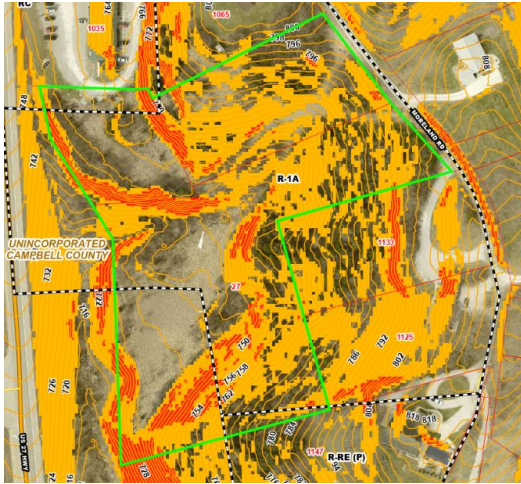
Of – Fairview Formation: limestone | shale

The site as NOT classified a prime farm land.

Additional geotechnical reviews are expected as part of the Stage II plans.



1



2
3
4
5

12. Topography and Slopes – A review of the topographical contours identifies two large flat areas that are suitable for development within the site. However, areas of increasing slopes exist particularly to east side of the property toward Moreland. These are proposed to remain as open space.

6

13. There are no flood zones on the subject area.

7

14. Moreland Road is a County-maintained road.

8

15. A sanitary sewer capacity reservation has been made with and verified by SD1.

9

10

16. SD1's storm water boundary focuses on the urbanized areas of Northern Kentucky. This site is within the SD1's stormwater boundary.

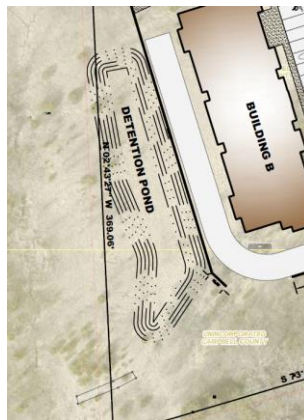
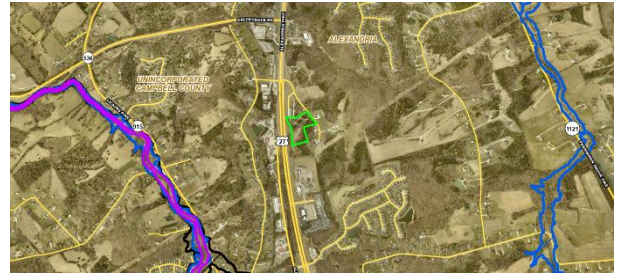
11

12

13

17. A detention pond is indicated on the western side of the property.

14



15

16

18. 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.

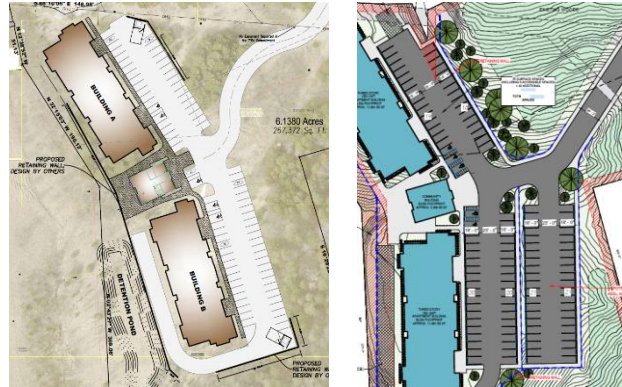
17

18

	Qty	Space(s) Required	Total Required
1-Bedroom Units	16	1	16
2- and 3-Bedroom Units	44	2	88
Total Units	60		104

1 A total of one hundred and seventeen (117) spaces are proposed.

2 The plans show two parking layouts: One
3 indicates a total of seventy-five (75) parking
4 spaces, five (5) of which are ADA compliant.
5 A second shows the potential for an
6 additional forty-two (42) spaces.



7
8 19. The plans include two (2) enclosed dumpsters
9 at opposite ends of the parking lot.

10 20. The plans do not include a timeline for
11 development.

12 In summary, the applicant is requesting:

- 13 • A zone map amendment of approximately eight (8) acres at Moreland Road from R-1A, RC, and
14 I-2; to R-3 Multi-Family Residential.
- 15 • Approval of the Stage I Plans for a multi-family residential development.

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

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

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

28 **Staff Comment:**

29 The amendment is in agreement with the adopted comprehensive plan. The “Urban Mixed-Use”
30 designation of the future land use map encourages, among other things, *higher density single family and*
31 *muti family residential*.

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

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

37 Staff adds that, while the proposed development doesn’t fulfill the entirety of the “Urban Mixed Use”
38 designation, it represents evidence that that “*there have been major changes of an economic, physical, or*
39 *social nature within the area involved which were not anticipated in the comprehensive plan and which*
40 *have substantially altered the basic character of such area*.” The location has not attracted the mix of
41 uses identified in the 2008 plan reflecting the shift in land use needs in the County, which will be a factor
42 in the new Comprehensive Plan that is nearing completion.

43 **Staff Recommendation - Zone Map Amendment**

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

46 **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 conditions:

1. The three parcels be consolidated into one;
2. Moreland Road will need to be widened to meet the needs of the development. The Spillman's proposed access to Moreland is located in the single lane portion. At a minimum Moreland will need to be widened to accommodate two lanes from mile point 0.12 continuing 150' past the Spillman curb cut. The road must be completely replaced between these two points.
3. The widening of Moreland to two lanes must be built to current Campbell County Planning and Zoning Subdivision Specifications for a local street.
4. Moreland Road is currently asphalt and may remain asphalt.
5. Curb and Gutter will be added from US 27 to the location 150' past the proposed access. New storm sewer must meet all specifications of Sanitation District No. 1 (SD1) as the property and Moreland Road are within the SD1 storm water boundary.
6. Moreland Road must receive final surface course of 1.5" asphalt overlay from US27 intersection to 150' past proposed access. The final course will meet grade of new curb and gutter and be installed after development construction.
7. Any damage to Moreland Road as a result of The Spillman development will be the responsibility of the Developer to correct.
8. The project must be connected to sanitary sewer.

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;

Ms. Haynes asks if the applicant is paying for the road and sewage changes.

Ms. Minter confirms that it is part of the conditions.

Ms. Haynes asks about how many apartments are in the building next to the development. Ms. Haynes asks if there's anything family oriented in this development.

Ms. Minter explain that there are apartments in the building next store and a couple of business on the lower level. Ms. Minter directs the family-oriented question to the applicant.

Mr. Peters invites the applicant up.

1 Mr. Taylor Koch, Hill Tide Partners, introduced himself. Mr. Koch highlighted the
2 development's purpose. The proposed development has received a \$15 million award
3 from the Kentucky Housing Corporation to provide workforce housing. He said rents
4 would range from about \$1,000 for a one-bedroom unit to about \$2,000 for a three-
5 bedroom unit. He said the apartments would target the \$50,000 to \$93,000 annual
6 income range. It will consist of two primary structures containing a total of 60 apartment
7 units.

8
9 The Commission discuss the site conditions, including sewer access and roadway
10 access.

11
12 Ms. Haynes asks if there's anything family oriented in this development.

13
14 Mr. Koch shares there is a community room and they are happy to provide a
15 playground.

16
17 Mr. Peters opens the floor to the public.

18 Earl Woeste who resides at 1126 Moreland Rd shares that this will affect everyone on
19 Moreland and cause property value to go down. Mr. Woeste also shares that the
20 development should get a curb cut on US 27.

21
22 Bryson Lehman who resides at 1147 Moreland Rd, shares that he feels like this
23 development is an out-of-state cash grab and it hurts the people that have lived in
24 Campbell County all their life. Mr. Lehman shares that his mother bought the property
25 near them to build her retirement home. Mr. Lehman urges the Commission to
26 disapprove until they have sewage. Mr. Lehman shares that he would not like a sewage
27 line run though his property. Mr. Lehman shares his concern getting in and out of the
28 street when they are widening it. Mr. Lehman also talked about the potential of hill
29 movement and how with excavating it might cause damage to his house. Mr. Lehman
30 also shares his concern for people running rapid and squatters because they are land
31 locked.

32
33 Ms. Minter reads in the public comment from Bryson and Jessica Lehman. To
34 Whom It May Concern,

35
36 We are the property owners directly south of the proposed development, and we are writing to
37 express our strong opposition to the requested zoning change that would allow the construction
38 of a multi unit apartment complex on the referenced parcel.

39
40 When we purchased our home, the surrounding properties were zoned for single family
41 residential use. We made long term decisions based on that zoning, including encouraging my
42 mother to build her home this year under the same understanding. A sudden shift to high density
43 residential use fundamentally alters the character, safety, and livability of our area.

44
45 1. Inadequate Infrastructure

46 The proposed location is not equipped to support an apartment complex of any size.

- 47 • No turn lane or cutout on US 27: Traffic already backs up during peak hours. Adding dozens
48 of vehicles entering and exiting without proper roadway modifications is unsafe.

- Moreland Road is too narrow: It cannot support the increased traffic volume that an apartment complex would generate.
- No sidewalks on US 27: Residents would have no safe way to walk to nearby businesses or services.
- No public transportation: With no TANK bus service, residents would be isolated and forced to rely entirely on personal vehicles.

This parcel is effectively an island—there is nowhere for residents to safely walk, and no infrastructure to support the density being proposed.

2. Environmental and Wildlife Concerns

The proposed development area includes habitat used by local wildlife, including bat species that are known to be present throughout Campbell County. Several bat species in Kentucky are protected or require special consideration due to declining populations. Disturbing wooded areas, tree lines, or natural corridors without a proper environmental impact assessment could harm these species and other wildlife that rely on the area for shelter and feeding. Before any zoning change is considered, a comprehensive environmental and wildlife evaluation should be required to determine the presence of protected species and assess the ecological impact of clearing and construction.

3. Geotechnical and Slope Stability Risks

We are also concerned about the potential for land movement or slope instability due to the scale of excavation required for this project. The property sits on a hillside, and large scale grading or soil removal could destabilize the slope, affecting drainage patterns, soil integrity, and the safety of neighboring properties—including ours directly to the south. Any significant alteration to the hillside increases the risk of erosion, runoff, and long term structural issues. These risks must be thoroughly evaluated by qualified geotechnical engineers before any zoning change is approved.

4. Sanitation and Sewer Concerns

We are extremely concerned about the lack of available sanitation infrastructure.

As the property owners directly to the south, we do not consent to any sewer line being run through our property. The burden of solving the developer's infrastructure gap should not fall on neighboring homeowners. Without a viable sanitation plan that does not infringe on private property, this project is not feasible.

5. Public Safety and Law Enforcement Impact

With no sidewalks, no public spaces, and no safe pedestrian routes, residents of the proposed complex would inevitably walk across adjacent private properties. This will lead to a significant increase in trespassing incidents and calls for law enforcement intervention. The strain on local resources should be a serious consideration.

6. Property Maintenance and Waste Management

We have concerns about:

- Dumpster placement & Rodent/Raccoon issues
- Frequency of trash collection
- Noise and odor
- Long term upkeep of the property

Poorly maintained multi unit complexes quickly become a nuisance to surrounding homeowners, and there is no clear plan presented to address these issues.

7. Negative Impact on Property Values

A high density apartment complex in the middle of a single family residential area will diminish property values for us and our neighbors. We made substantial financial and personal investments in our homes based on the existing zoning. Changing it now undermines those investments.

1 For all of these reasons, we respectfully request that the Campbell County Planning & Zoning
2 Office deny the proposed zoning change. The infrastructure, environmental, safety, and
3 community impacts are too significant to overlook, and the proposed development is incompatible
4 with the surrounding single family neighborhood.
5

6 Thank you for your consideration. Please confirm receipt.
7

8 Sincerely, Bryson and Jessica
9
10

11 Ron Leick who resides at 1133 Moreland Rd, shares concerns about the traffic on US
12 27 and that during school time it gets very backed up and you can barely get out. Mr.
13 Leick stated that if you are adding more cars trying to get on the highway it will not
14 happen. He also states that he agrees with the other public comments.
15

16 Sandy Smith who resides a 1065 Moreland Rd, shares her concern of the traffic and
17 noise. She stated that she is going to take the brunt of it and she is losing privacy. Ms.
18 Smith is also concerned for her land being seized. Especially because the water
19 department already has a right of way on her property.
20

21 Tim Smith who resides a 1065 Moreland Rd. backs up what his neighbors have said.
22 Mr. Smith asks if the developer has formally requested access from the Kentucky
23 Transportation Cabinet for direct access to US 27. Mr. Smith asks if Alexandria has
24 questions about Alexandria zoning. Mr. Smith asked if there was a traffic study done.
25 Mr. Smith requests that a traffic study and fire access study be done by someone
26 chosen from the town and not the developer.
27

28 Ms. Minter reads in public from Dianne Lehman and Ron Leick.
29

30 I am writing with my concerns about potential rezoning of 27 Moreland to permit The Spilman
31 Multi 👍 -Family Apartments. I am opposed to this change for the reasons sited below:
32

33 This area does not have the infrastructure to support this build. There is no public sanitation.
34 Moreland is not the size needed to support more traffic.
35

36 Police, fire and school systems would all be affected by this many residences. Renters will not be
37 paying property taxes. Will the owner be paying the equivalent tax dollars to support the
38 increased use?
39

40 There is no bus stop, grocery, medical or jobs within walking distance. These would all be
41 necessary should the renters be low income.
42

43 Personally I just received my certificate of occupancy on my new built retirement home on
44 Moreland on April 8. I chose this location rather than a subdivision site because I wanted the
45 peace, quiet, privacy and safety this spot provides. I am not looking forward to construction noise
46 and dirt, increased traffic, strangers within walking distance of my property with the safety
47 concern this brings.
48

49 Again I'd like to repeat I an opposed to this zoning change. Please let my concerns be known at
50 the meeting. I will be out of town so unable to attend. Also please let me know the outcome.
51

1 Dianne Lehman
2 1134 Moreland
3 Alexandria, Ky41001
4

5
6 Esteemed Planning and Zoning members:
7

8 Regarding the proposed (or approved) "low rent" apartment development to go in at the bottom of
9 Moreland Rd, in Alexandria, this is a terrible, extremely unwelcome idea.
10

11 In addition to overwhelming travel infrastructure as well as the school system (making life more
12 miserable for as many people in the city/county as seems possible), this will also destroy healthy
13 wildlife habitat and absolutely desecrate the area for the current residents, some of whom have
14 been living on Moreland Rd - and even operating businesses - for as long as four and a half
15 decades.
16

17 Also, as History has proven unerringly and without exception, this will increase crime in the area
18 at large, especially against those closest to this undesired blight, particularly in danger being the
19 elderly and young children on this dead-end road. (For instance, has anyone even considered
20 requiring a curtain wall or other obstruction for keeping new residents from trespassing on the
21 abutting properties, particularly those most burdened by proximity?)
22

23 To wit, this is unwanted in the utmost, and serves no reasonable purpose other than to make the
24 builders money, and perhaps if one were to be ungenerous as well as cynical, then also to wreck
25 the stability of the area, which it undoubtedly would.
26

27 The ostensible purpose of governments and the bureaucracies that wield them is to protect and
28 where possible improve the lives and communities of those they represent. This nightmare will
29 literally do the opposite. Alexandria does not need - nor want - to become the next Newport or
30 Covington.
31

32 Chris Leick
33 Ronald E Leick, DVM
34 Jonathan Leick
35 1133 Moreland Rd
36 Alexandria, KY 41001
37
38

39 Ron and Nancy Sand reside at 13045 Burns Rd. but own the property across US 27.
40 The Sand's share how they reached out for sanitary sewages improvements and were
41 told no. And that they would like to have access to the improvements. They ask to have
42 transparency on the improvements. They ask what is the sanitary sewer compacity
43 reservation. The Sand's ask to get a specification on what is good for the neighborhood
44 include.
45

46 Mr. Peters calls applicant to answer questions.
47

48 Mr. Verst asks about the curb cut and if a traffic study has been done.
49

50 Mr. Koch explains that they requested a cub cut from KYTC and were denied the curb
51 cut request. Ms. Minter affirmed that this request was aide and denied by KYTC.
52

1 Mr. Koch explained that the traffic study was not be triggered because less than a
2 hundred cars at peak hours. But they would be happy to commission one.

3
4 Mr. Verst asks staff if Campbell County follow similar guidelines as KYTC. Ms. Minter
5 confirms that Campbell County follow the same guidelines.

6
7 Mr. Verst asks about the sewer compacity with SD1.

8
9 Mr. Koch explains that they have communicated with SD1 and even has a service letter
10 from them. Mr. Koch explains sewage options.

11
12 Ms. Minter explains that this area is in an underserved area for sanitation. The
13 developer would be responsible for bringing a sanitation connection to the site. Lines
14 within the public right-of-way must be public lines and need to be the right size to serve
15 underserved areas.

16
17 Mr. Verst enquires about how taxes are to be collected.

18
19 Mr. Koch explains it will be taken from rent and it will go to a commercial tax bill. Mr.
20 Koch says it should be around \$58,000 dollars yearly.

21
22 Mr. Verst asks about the public's concern that this development is for low-income
23 housing.

24
25 Mr. Koch shares it will be for work force housing anywhere from 50k to 93k income.
26 This is not free housing. You are expected to pay rent.

27
28 The Commission discussed grants and taxes.

29
30 Mr. Schuchter inquiries about wild life.

31
32 Mr. Koch explains that there are laws preventing tree cutting during specific months. So,
33 they're building plan avoids those times.

34
35 Mr. Schuchter inquiries about geotechnical issues.

36
37 Mr. Koch shares that they will abide by the Hillside Development Controls. They will
38 have geotechnical engineers design the retaining walls.

39
40 Mr. Peters inquiries about landscaping.

41
42 Mr. Koch explains that they are still in the first phase so it doesn't show tree removal at
43 the moment. But they intend on leaving as much woodland as they can.

44
45 Mr. Peters inquiries about a traffic light.

1 Mr. Koch says they have not asked for one, but offers a traffic study. Ms. Minter
2 emphasizes that the traffic volume is unlikely to warrant a traffic signal.
3
4 Mr. Turner enquires about the concern for high density housing.
5
6 Mr. Koch explains that it is medium density and they are below the standard for R3
7 zoning.
8
9 Mr. Peters inquiries about how long this project will take.
10
11 Mr. Koch says eighteen months and that is the normal time it takes for them to build
12 something this size.
13
14 Mr. Franzen asks staff if there's been any conversation about bringing the traffic into the
15 green building [1035 Moreland Road].
16
17 Ms. Minter explains that they would have to go through private property but the
18 applicant may enter into discussions with the owner of that land if they choose.
19
20 The Commission discussed the Campbell County Roadway's request to extend the road
21 150 ft after the driveway entrance.
22
23 Mr. Jonathan Evans, Evans Engineering, stated that he is the civil engineer for the
24 project and that they will have a geotechnical engineer engaged in future plan
25 development phases.
26
27 The Commission discuss the topography map.
28
29 Mr. Schuchter inquiries about the road widening and if current there's enough right-of-
30 way.
31
32 Ms. Minter explains that they will not be able to figure those geometric details until the
33 next phase.
34
35 Mr. Schuchter inquiries about setbacks and what is the front and back.
36
37 Ms. Minter explains its dual facing lot with two frontages.
38
39 The Commission discuss business running off Moreland and its history.
40
41 Ms. Minter goes over the zoning for the area. She emphasizes that this site is in the
42 County and under County Zoning not the City of Alexandria.
43
44 Mr. Peters opens the floor to the public for comment.
45

1 Bryson Lehman asked if zoning can be changed anytime or anywhere. Mr. Lehman
2 shares that he wants to stay in the county and the area is as urban as it gets. He shares
3 his concern for the traffic.

4
5 Ron Leick asked if all the people that are going to be renting working class, how come
6 there's only an estimated 28 vehicles impact.

7
8 Ms. Minter explains the processes of a zone change and traffic studies.

9
10 Mr. Peters opens the floor for the Commission.

11
12 Mr. Verst reviews the Goals of the Comprehensive Plan.

13
14 Mr. Verst requests a condition that the road be finished before the apartment can get a
15 certificate of occupancy.

16
17 Charlie Heritage, with the developer, shares that they want to be a good neighbor and if
18 there's a way to get the opinions of the neighbors on how far down, they want the
19 widening of the road to occur then they will do that. He also shares that they will be
20 putting a fence around the property.

21
22 Ms. Haynes asks if they are going to have walking paths and green spaces.

23
24 Mr. Heritage confirms they will. Mr. Heritage agrees to the new conditions.

25
26 Ms. Minter shares that there has to be some kind of improvement to the road past their
27 property.

28
29 Ms. Minter reviews the edits made to a potential motion

30
31 To approve the Stage 1 Plans with the following conditions:

- 32 1. The three parcels be consolidated into one;
- 33 2. Moreland Road will need to be widened to meet the needs of the development.
- 34 • At a minimum Moreland will need to be widened to accommodate two lanes
 - 35 from mile point 0.12 continuing to up to 150' past the Spillman curb cut. The
 - 36 road must be completely replaced between these two points.
 - 37 • The widening of Moreland to two lanes must be built to current Campbell
 - 38 County Planning and Zoning Subdivision Specifications for a local street.
 - 39 • Moreland Road is currently asphalt and may remain asphalt.
 - 40 • Curb and Gutter will be added from US 27 to the location up to 150' past the
 - 41 proposed access. New storm sewer must meet all specifications of Sanitation
 - 42 District No. 1 (SD1) as the property and Moreland Road are within the SD1
 - 43 storm water boundary.
 - 44 • Moreland Road must receive final surface course of 1.5" asphalt overlay from
 - 45 US27 intersection to up to 150' past proposed access. The final course will

1 meet grade of new curb and gutter and be installed after development
2 construction but prior to building occupancy.
3 • Any damage to Moreland Road as a result of The Spillman development will
4 be the responsibility of the Developer to correct.
5 The project must be connected to public sanitary sewer and provide an opportunity
6 for the adjacent package treatment plant to also connect.
7

8 **Bases:**

- 9 1. Notice has been given regarding the Zone Map Amendment consistent with
10 Article 17 of the Zoning Ordinance.
11 2. As defined in Article 17, the Planning Commission has the authority to review
12 such Zone map Amendments and provide recommendations to the legislative
13 body.
14 3. The proposed Zone Map Amendment and associated Stage 1 Plan has been
15 reviewed and found to be consistent with the recommendations of the 2008
16 Campbell County & Municipal Comprehensive Plan Update, the Goals and
17 Objectives as adopted in 2016, the Campbell County & Municipal Subdivision
18 Regulations and Southgate Zoning Ordinance.
19

20 Mr. Verst motions to approve the edited motion as presented by staff. The basis for the
21 motion is based upon the staff report, testimony heard and received. Second by Mr.
22 Turner. Mr. Peters, Mr. Verst, Mr. Franzen, Mr. Turner, Mr. Bass, Mr. Schuchter
23 approve. Ms. Haynes disapproves. Motion passed.
24

25 The Commission agreed to a brief break.
26

27 Upon return from the break, Mr. Hunter presents the following case:

28 CASE: PZ-26-012 with variance

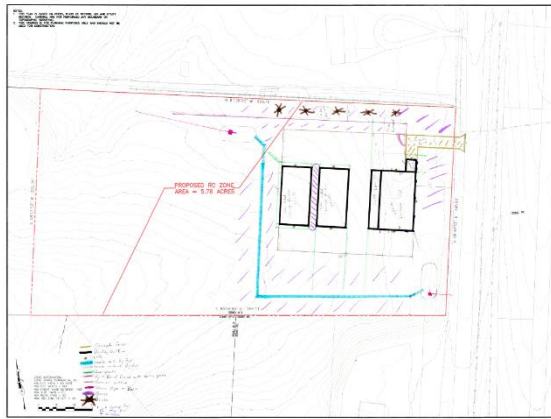
29 Applicant: Kevin Bezold on behalf of Bezold Contracting & Hauling LLC

30 LOCATION: 11416 Alexandria Pike Unincorporated Campbell County, KY

31 Request: Approval of Site Development Plan for Bulk Material Supplier
32

33 Mr. Hunter confirms that a notice was published in LINK Reader on March 24, 2026.
34 Notice was also mailed to adjacent property owners. The variance for this case has
35 been sent to the Board of Adjustments. They are scheduled to meet on April 21, 2026.

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

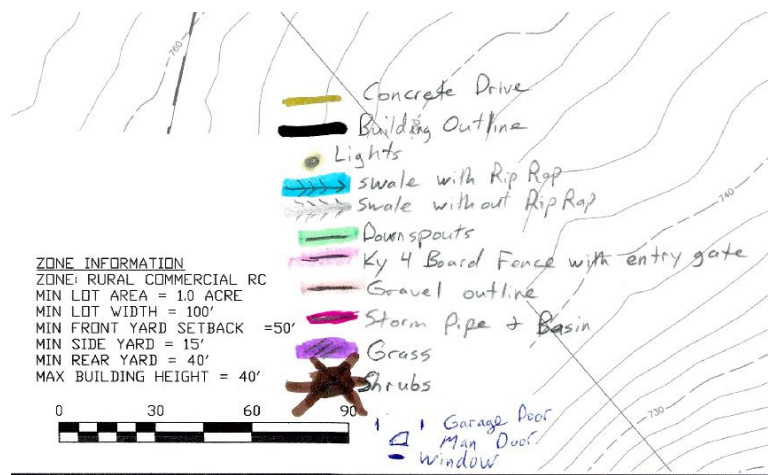


5 **Considerations of Stage I/Stage II Plan**

6 The site is located at 11416 Alexandria Pike in Unincorporated Campbell County. It is comprised of
 7 approximately seventeen acres. Approximately five acres in the front of the property is zoned Rural
 8 Commercial (RC). The property fronts "Old Alexandria Pike". A previous site plan for a self-storage facility
 9 at this site was approved in 2021 but never materialized. That approval included the zone change to RC.

10 The applicant has provided a site plan of the area at a scale one (1) inch to thirty (30) feet. The plan has
 11 been reviewed for compliance with Section 9.19 SITE PLAN REQUIREMENTS. The site plan identifies and
 12 locates, where applicable, the following:

- 13 • The existing topography of the subject property shown by contours with intervals of two (2)
 14 feet;
- 15 • No residential housing units are proposed;
- 16 • Three buildings are shown on the plan.
 - 17 ○ Two 50' X 100' open-ended storage buildings.
 - 18 ○ One 60' X 10' enclosed shop/office with a 15'X100' lean-to on the rear.
- 19 • No lot divisions are proposed at this time.
- 20 • Landscaping is shown indicating grass and shrubs.



- 21 • One wall sign is proposed. No sign variances are needed.
- 22 • On-site septic is proposed

- 1 • A concrete driveway leading to the office is shown on the plan. Further circulation and parking
- 2 within the site are comprised of gravel surfacing. A separate variance will be required for the
- 3 gravel. The applicant is scheduled to appear in front of the Board of Adjustments on April 21 to
- 4 request that variance.
- 5 • For this type of use, the regulations require one (1) parking space for each employee plus one
- 6 (1) space for each company vehicle operating from the premises. Parking spaces are not
- 7 delineated on the site plan; however, staff estimates that the site has enough paved area to
- 8 accommodate the parking demands of this type of business.
- 9 • No new streets are proposed.
- 10 • No lighting is proposed at this stage
- 11 • Erosion and sediment control is not indicated at this stage.
- 12 • No schedule of development is proposed at this time

13 **Summary of Applicants Request:**

14 Approval of Stage I/Stage II plan

15 **Staff Recommendations:**

16 To approve the proposed Stage I/Stage II plan with the following condition:

- 17 1. That the applicant requests a variance from the Board of Adjustment for the amount of parking area
- 18 surfaced with gravel.

19 **Bases for Staff Recommendation:**

- 20 1. The submitted request is appropriate for this site since it is in compliance with the Comprehensive
- 21 Plan, Zoning Ordinance and Subdivision Regulations;
- 22 2. Proper notice of public hearing was given in accordance with KRS Chapter 424 and Zoning
- 23 Ordinance Section 18.

24
25 Mr. Verst asks if this is Stage I or II. Mr. Hunter explains that the request is for a

26 combined Stage I and Stage II. This site was previously reviewed as part of a zone

27 change. That development did not materialize.

28
29 Ms. Minter asks if Commission would consider delegate the review for additional

30 reviews on this site to staff.

31
32 Ms. Minter explain the concepts and the need for specific bulk or raw materials to serve

33 the rural community.

34
35 The Commission briefly discussed the variance request and affirmed that this decision

36 will be done by the Board of Adjustments.

37
38 Mr. Peters invites applicant up.

39
40 Michelle Simon who resides at 11095 Shaw Hess Rd, highlighted the company's

41 mission.

42
43 Mr. Verst asks what portion is proposed gravel and what would be paved.

44

1 Mr. Kevin Bezold, applicant, explains the site plan using the map.

2
3 Ken Bellamy who resides at 11422 Alexandria Pike asks about the variance.

4
5 Ms. Minter explains variance for pavement.

6
7 Mr. Hunter explains parking regulations.

8
9 Mr. Bellamy shares his concerns for his neighbor's health and the gravel dust.

10
11 Paul Carroll who owns the property next door at 982 Golfview shares that he is not
12 concerned by the gravel.

13
14 Michael Hoge 9304 Kemper Grove Ln. shares that the concerns for the air and notes
15 that it's all going to be contained. He thanks, the Commission.

16
17 Mr. Hunter reads in public comment.

18
19 Hi again,

20 I know a lot of homes built before 1980 has as best to send them. Will there be an inspection for
21 asbestos on the house before they tear it down?

22
23 Ken Bellamy

24
25 Hi there

26 I live next door to this property and was wondering what measures they are going to implement to
27 keep the dust down. We all know gravel has a lot of dust in this area is windy.

28
29 Please reply asap.

30
31 Ken Bellamy

32
33 Ms. Minter explains the history of the old house on the property and that a demolition
34 permit has been issued.

35
36 Michell Simon, shares that they got the go ahead from Kentucky Division of Air Quality
37 and Environmental Protection Agency to demolish the house.

38
39 Mr. Verst confirms that they will be approving the stage one plans a delegating stage
40 two to staff.

41
42 Mr. Verst motions to approve the proposed Development Plan with the following
43 condition:

- 44 1. That the applicant requests a variance from the Board of Adjustment for the
45 amount of parking area surfaced with gravel.

1 The bases for the recommendation are the staff report, testimony received and
2 discussions at the meeting. Second by Mr. Bass. Mr. Peters, Mr. verst, Mr. Franzen, Mr.
3 Turner, Mr. Bass, Ms. Haynes, Mr. Schuchter approve. Motion passed.

4
5 Ms. Minter goes over upcoming meetings.

6
7 Ms. Haynes motions to adjourn. Second by Mr. Turner. Mr. Peters, Mr. Verst, Mr.
8 Franzen, Mr. Turner, Mr. Bass, Ms. Haynes, Mr. Schuchter approve. Meeting
9 adjourned.

10
11
12
13
14 Respectfully Submitted,

15 *Cynthia Minter*

16 _____
17 Cindy Minter
18 Director
19

Approved:

Charles Peters

CJ Peters
Chair