



MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Troy Franzen
Ms. Megan Williams

STAFF PRESENT:

Ms. Cindy Minter, Director
Mr. Matt Smith, Legal Council
Ms. Sally Bauer, Administrative Assistant

1 Mr. CJ Peters calls the meeting to order at 6:30 pm. Following the pledge of allegiance,
2 Ms. Bauer calls the roll. A quorum is found.

3
4 Mr. Peters presents the meeting minutes from February 11th, 2025. Mr. Schuchter
5 motions to approve them. Seconded by Mr. Williams. Mr. Peters, Mr. Bass, Mr.
6 Williams, Mr. Verst, Mr. Schuchter, Mr. Haynes are in favor. The minutes are passed.

7
8 Mr. Peters presents the meeting minutes from May 13th, 2025. Mr. Verst motions to
9 approve them. Seconded by Mr. Williams. Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst,
10 Mr. Schuchter, Mr. Haynes are in favor. The minutes are passed.

11
12 Mr. Peters presents the meeting minutes from July 8th, 2025. Mr. Williams motions to
13 approve them. Seconded by Ms. Haynes. Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst,
14 Mr. Schuchter, Mr. Haynes are in favor. The minutes are passed.

15
16 Mr. Peters presented the meeting minutes from August 12th, 2025. Mr. Williams
17 motioned to approve them. Second by Ms. Haynes. Mr. Peters, Mr. Williams, Mr. Verst,
18 Mr. Haynes were in favor. Mr. Bass and Mr. Schuchter abstain. The minutes are
19 passed.

20
21 Mr. Peters turns discussion over to staff.
22

23 CASE: PZ-25-050

24 APPLICANT: City of Southgate, Kentucky

25 REQUEST: Zoning text amendment relate to vape stores and tobacco stores

1 Ms. Minter presents case PZ-25-050 highlighting Southgate's desire to add zoning text
2 specific to Vape Stores.

3
4 The staff and board discuss regulations concerning minors inside the vape stores. Ms.
5 Haynes questions how establishments with alcohol are regulated. The board then
6 discussed zoning and definitions.

7
8 Mr. Peters opens the floor for public comment. Closed with no public comment.

9
10 Mr. Peters opens to commission members. Mr. Verst pushes to add regulations instead
11 of sending it back to the city for more information. Specifically separating the electronic
12 pieces from tobacco.

13
14 The board discusses vaping zoning, children's safety, and who patrols vape shops.

15
16 Mr. Minter discusses similar zoning and ask to pause this case until next month to allow
17 for further feedback from the City.

18
19 Mr. Williams motions to continue this case later. Second by Mr. Turner. Mr. Peters, Mr.
20 Bass, Mr. Williams, Mr. Verst, Mr. Schuchter, Mr. Haynes were in favor. Motion is
21 passed.

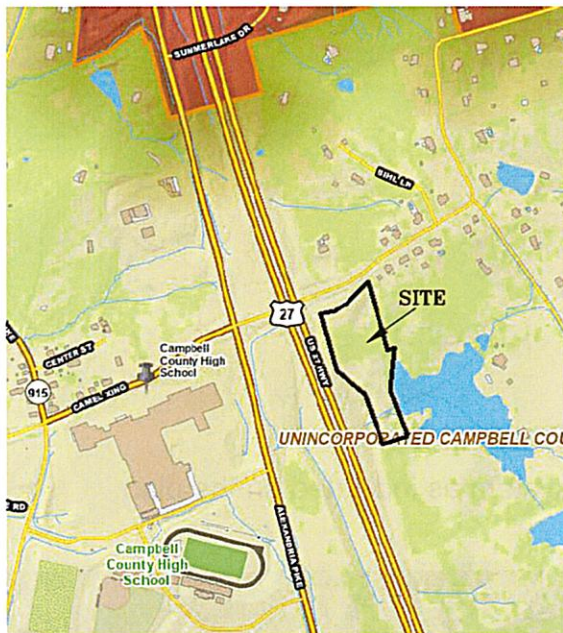
22
23 Ms. Minter presents cases PZ-25-038 and BA-25-009
24

CASES: PZ-25-038, PZ-25-052, BA-25-009

APPLICANT: Rodney Goins

LOCATION: 1039 Lickert Road,
Unincorporated Campbell
County

REQUEST: Zone Change from Rural
Residential Estate (R-RE) to
Rural Commercial (RC),
variances related to pavement
requirements and front yard
setback



VICINITY MAP

to construct a self-storage facility that also includes recreational vehicle and contractor storage.

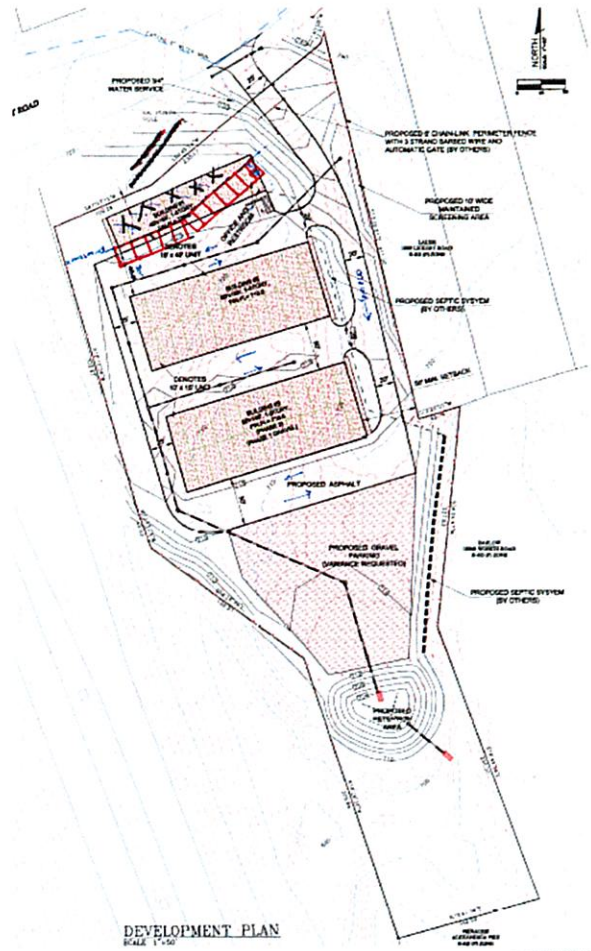
The area under review consists of nine (9) acres in Unincorporated Campbell County at the intersection of Alexandria Pike (US 27) and Lickert Road.

The applicant is also requesting a variance of the off-street parking regulations to pave the large vehicle storage areas with gravel.

Note: The applicant modified the site plan to avoid the need for a previously requested setback variance.

Zone Map Amendment Considerations:

1. The development site is approximately 4.7 acres.
2. Article XVII, Section 17.0 of the Campbell County Zoning Ordinance states that:
"For the purpose of computing the total size of an area to be rezoned for compliance



Overview:

The applicant is requesting a zone change to Rural Commercial (RC). The applicant intends

herewith, there shall be added to such area: (1) the area of public rights-of-way interior to the area being changed: (2) one-half the area of public rights-of-way abutting the area being changed: . . .”

The total size of the new zone is approximately nine (9) acres by this calculation.

3. Section 17.0 also 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.”

The proposed zone change exceeds this minimum.

4. The parcel is currently zoned Residential-Rural Estate (R-RE) as defined in the Campbell County Zoning Ordinance, Article X. The adjoining parcels in all directions are also zoned R-RE. Diagonally across US 27 is property zoned Highway Commercial (HC).

5. The zone indicates that public utilities (P) are in the vicinity of the site. The site has water available at the site. The site is within the urban service boundary for stormwater management. However, sanitary sewer connections are located over 2,000 feet from the site via the Pond Creek Subdivision and under US 27 or over 2,800 feet along US 27.



The applicant is proposing the use of a septic system as indicated on the plan.

6. Adjacent land uses include large lot homes to the north across Lickert Road. A home to the east along Lickert Road. A home with acreage to the south east and a vacant lot to the south. Campbell County High School lies to the west across US 27. A vacant commercial parcel is diagonally across US 27.

To the south and east there is an approximately 29-acre, residential-zoned parcel, which is currently listed for sale.

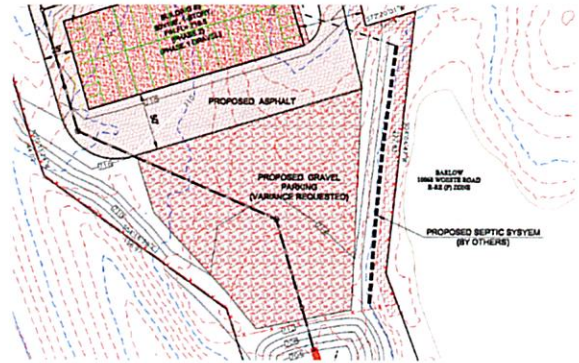


(comparison of 2016 to 2018)

7. The 2008 Campbell County Comprehensive Plan specifies the current land use as single family residential. The property consisted of 3 lots. Two were vacant. The third lot had a single family home and accessory building.

In 2016, the home and outbuilding on the third parcel were demolished.

The property owner at that time placed unpermitted fill on the southern portion of the property. We have no record of this fill being compacted. A stop work order for the fill placement was issued in 2019.



In 2025, the three parcels were acquired by the applicant and consolidated into one parcel. The site was cleared to assist with its assessment and surveying.

8. The 2008 Campbell County Comprehensive Plan identifies the future land use category for the site is identified as



Mixed Office / Industrial with the adjacent areas as rural mixed use. (Note: The Realignment of US 27 is not depicted on the 2008 maps).

The Campbell County Zoning Ordinance defines the following permitted and conditional



Future Land Use Category

Land Use Category

- Lower Density Single Family Residential
- Higher Density Single Family Residential
- Multi-Family Residential
- Neighborhood Retail
- Campus Style Office
- Mixed Office / Industrial
- Urban Mixed Use

Mixed Office/Industrial – A development on a tract of land containing office buildings used for conducting the professional affairs of businesses, services, industries or government constructed and managed on an integrated and coordinated basis as well as light industrial type uses that include any type of manufacturing, assembly, warehousing, distribution or similar operation that can conduct its activity without creating significant nuisances for surrounding parcels. Typically, research and development type industrial uses or warehousing/distribution are predominate in a mixed office/industrial type environment.



uses for the Residential Rural Estate, Section 10.2 and RC Rural Commercial zones, Section 10.22 respectively.

Permitted Uses

R-RE

1. Single family dwellings, detached.
2. Horse related uses, including riding and boarding stables for personal use with minimum lot area of 4 acres.
3. Greenhouse, nurseries or gazebo for personal use with minimum lot area of 4 acres.

Conditional Uses

R-RE

1. Cemeteries.
2. Churches and other accessory buildings
3. Institutions for higher education
4. Nursery schools.
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
8. Institutions for human medical care-hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged
9. Police and fire stations
10. Essential services and public utility stations.
11. Noncommercial structure without a detached single-family
12. Accessory Dwelling Unit (ADU)

Permitted Uses

RC

1. Auto repair shops
2. Bakery
3. Bank
4. Barber and beauty shops
5. Drug store
6. Restaurants and taverns excluding drive-ins
7. Farm Equipment- sales and service
8. Food stores
9. Grain, Feed and Seed stores, including sales of fertilizers, garden supplies, etc.
10. Hardware store
11. Lumber companies
12. Offices
13. Paint and wallpaper store
14. Plumber's office and sales of fixtures
15. Police and fire station
16. Post office
17. Tobacco warehouses
18. Contractor's offices and storage areas
19. Service stations

- 20. Veterinarian offices including small and large animal clinics.
- 21. Flea market.
- 22. Single- and two-family residential uses, provided that such uses occupy the second or third floor or attached to the rear of a commercial use
- 23. Automotive repair and sale of new parts.
- 24. Mini Warehousing.

Conditional Uses

RC

-
- 1. Automobile Sales, New and Used.
 - 2. Self Service Car Wash.

9. The Campbell County Zoning Ordinance defines the zone requirements for the A-1 zone (section 10.1) and Rural Commercial (RC) zone (section 10.22):

<u>Zone Requirements</u>	<u>R-RE</u>
Minimum Lot Area	One (1) Acre
Minimum Lot Width	One Hundred (100) feet
Minimum Front Yard Depth	Fifty (50) feet
Minimum Side Yard Depth	Total – Twenty-five (25) feet One Side - Ten (10) feet
Minimum Rear Yard Depth	Thirty-five (35) feet
Maximum Building Height	Thirty-five (35) feet

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except with the enclosed approved containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any residential zone.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty(50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking, loading, or unloading areas.
7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.

<u>Zone Requirements</u>	<u>RC</u>
Minimum Lot Area	One (1) acre
Minimum Lot Width	One Hundred (100) feet
Minimum Front Yard Depth	Fifty (50) feet
Minimum Side Yard Depth	Restrictions when adjacent to a street or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. A side yard is never to be less than fifteen (15) feet.
Minimum Rear Yard Depth	Forty (40) feet
Maximum Building Height	Forty (40) feet

Notes: Outdoor storage, including contractor storage must be inside a unit or vehicle.

This site has a double frontage along US 27 and Lickert Road. The front yard setback minimums are applicable to both frontages.

This site abuts a residential zone to the east. It will require a 50 foot sideyard

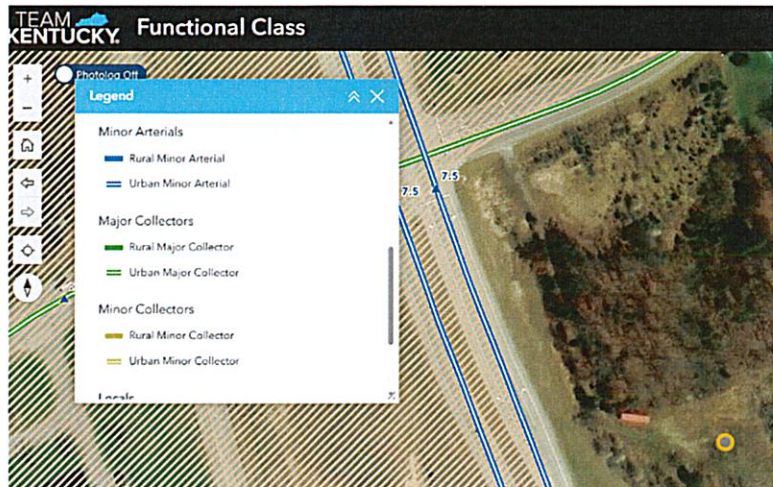
setback on the east side and 10 feet of screening.

10. The site is located along US 27, an *Urban Minor Arterial* and Lickert Road, an *Urban Major Collector* as classified by KYTC.

Lickert road is County-maintained road CR 1202.

KYTC was requested to review the preliminary driveway location. The location was generally acceptable.

No traffic impact study was requested by KYTC. No curb cut is permitted along US



SECTION 9.19 SITE PLAN REQUIREMENTS:

- A. The existing and proposed finished topography
- B. All housing units on the subject property
- C. Location, height, arrangement and identification of all nonresidential buildings and uses
- D. All common open space areas
- E. Landscaping features including type and height of walls and fences.
- F. Locations of signs indicating their orientation, size and height.
- G. All utility lines and easements:
- H. Location of all off-street parking, loading and/or unloading, and driveway areas
- I. Circulation System
- J. Provisions for control of erosion
- K. A schedule of development

11. The applicant has provided a conceptual site plan indicating the following:

- A. Existing and proposed grading. Plans were submitted electronically.

Note 2 indicates that “the subsurface conditions... be identified and evaluated by a geotechnical engineer”. **Areas of unpermitted fill from the prior owner will require remediation to be structurally used.**

- B. No housing units are planned.

- C. Location of storage buildings, office and storage lot. Three storage buildings are proposed

- Building #1 – Originally proposed to be a 1-story, 40' by 165' building, this building size and location has been modified to meet the required setback. This building includes a proposed office and restroom.

- Building #2 - 1-story, 80' by 195' building.
- Building #3 - 1-story, 80' by 160' building.

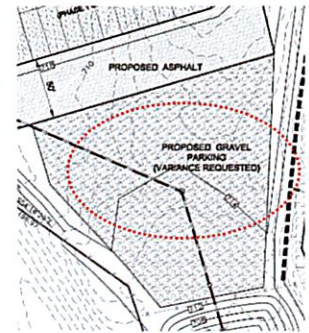
SPECIAL NOTES:

1. ALL SITE AND SECURITY LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT R/W AND ANY RESIDENTIAL ZONE. APPROVAL AT STAGE TWO REVIEW.
2. NO USE PRODUCING OBJECTIONABLE ODORS, NOISE, OR DUST SHALL BE PERMITTED.

NOTES

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE CAMPBELL COUNTY PLANNING AND ZONING REGULATIONS.
- 2) THE SUBSURFACE CONDITIONS AT THE PROPOSED WORK AREA SHALL BE IDENTIFIED AND EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL OF THE EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION.
- 4) THE EXISTING ZONING OF THE SITE IS "RESIDENTIAL RURAL ESTATE" (R-RE). PROPOSED ZONING IS "RURAL COMMERCIAL" (RC).
- 5) WATER SERVICE IS PROVIDED BY THE EXISTING WATER MAIN ON LICKERT ROAD. SANITARY SEWAGE SERVICE IS PROVIDED BY THE EXISTING SEWER ON THE PROPERTY.
- 6) THE PROJECT WILL MEET ALL APPLICABLE "BASAL" AND LANDSCAPE RULES AND REGULATIONS.
- 7) SEPTIC SYSTEM WILL BE BY SEPARATE PERMIT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 8) THE BOUNDARY INFORMATION SHOWN IS AS PER SURVEY BY BILL REIS, PLS OF CALIFORNIA, KY. TOTAL LOT AREA=4.7 ACRES.
- 9) RURAL COMMERCIAL, PERMITTED USE, MINI WAREHOUSING AND STORAGE AREAS:

A storage lot for oversize vehicles such as recreational vehicles or contractor vehicles is proposed. This lot is proposed as a gravel surface. **A variance is required for the pavement type on the storage lot.**



- D. There are no common or open spaces proposed.
- E. A 10-foot screening area is proposed along the eastern border of the property. Note 6 indicates that the project will meet all applicable "basal" and landscaping requirements.
There is no fencing indicated between the gravel parking lot and storage unit area.

A perimeter fence is proposed as a 6-foot chain link with 3 stands of barb wired and automatic gate. **The fence may not exceed 96 inches.**

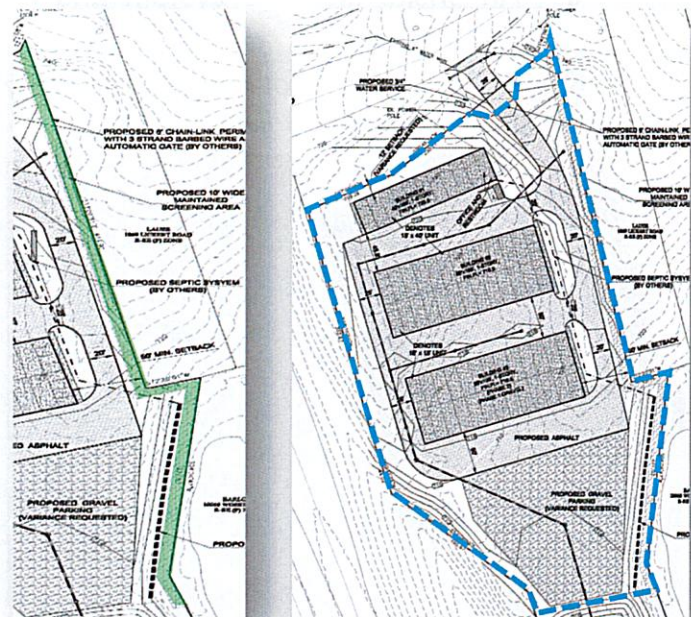
F. There are no signs indicated on the plan. Signage would need to be reviewed separately.

G. An existing 8' inch water main along Lickert Road is indicated. The site is proposed to be served by a 3/4 inch line. A septic system is proposed. The area is serviced by Duke Energy and Alta Fiber.

H. The entrance driveway is indicated at 25 feet wide. It is estimated that there is about 85 feet clearance from the road to the automatic entrance gate. Within the site drive aisles range from 20 feet, 25 feet, 45.8 and 50 feet.

Access drives or aisles shall be laid out with a width of at least 12 feet for one-way circulation and at least 24 feet for two-way circulation.

Conceptual pavement details were provided.



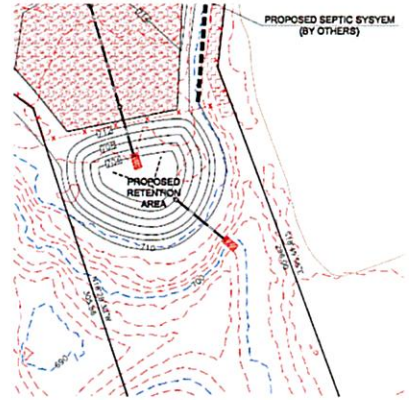
Two parking stalls are indicated by the office. **No sidewalks or pedestrian walkways are indicated.**



I. A draft circulation pattern was indicated based upon the width of the drive aisles.

J. An onsite drainage system and retention area is indicated.

The plan does not note the proximity of the dam for the lake on the adjacent parcel.



K. A development schedule will be provided pending approval of the zone change.

Article XVII, Section 17.0 Amendment of Maps and Zones:

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 for the County 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.

In regards to the zone change, staff finds that the existing zoning classification of the property is inappropriate due to the location of the property at the intersection of US 27 and Lickert Road, classified by KYTC as an *Urban Minor Arterial* and *Urban Major Collector* respectively.

The 2008 Comprehensive Plan recognized the evolution this area due the major widening and realignment of US27. Other major construction in the vicinity included Campbell County High School relocation 1999, Pond Creek Subdivision 1999, and Summerlake Subdivision 2007.

The proposed zoning classification as Rural Commercial (RC) is appropriate for this area.

Staff Recommendations:

To approve a Zone Map Amendment from Rural Residential Estate (R-RE) to Rural Commercial (RC) and to refer these recommendations to the Campbell County Fiscal Court for further action.

Bases for Recommendation:

1. Notice has been given regarding the Zone Map Amendment consistent with Article 17 of the Campbell County 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 has been reviewed for consistency with the recommendations of the 2008 Campbell County Comprehensive Plan Update, the Campbell County Subdivision Regulations and Campbell County Zoning

VARIANCES: Before any variance is granted, the Board of Adjustment 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 nuisance to the public. Such variance shall not be granted by the Board of Adjustment unless and until:

- a. *That the requested variance arises from special existing circumstances which do not generally apply to land in the general vicinity.*
- b. *That the manner in which the strict application of the provisions of the Zoning Ordinance would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant;*
- c. *That the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*
- d. *Reasons that the variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.*
- e. *That granting the variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone.*

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.

Ordinance.

Site Plan Consideration and Variance:

In reviewing the site plan as part of the zone map request, staff notes the following items:

- Areas of unpermitted fill from the prior owner will require remediation or be delineated and labelled as a non-buildable area.
- Sufficient screening to the east property in the form of a privacy fence or landscape buffer be required.
- Additional landscaping of the site should be recommended along the perimeter.
- The updated building locations and setback from the property line to building structures are required with the next phase of the plan.
- The design of the retention system shall include the location of the lake dam.
- A variance is required for the pavement type on the storage lot. If a pavement type variance is approved, a barrier between the two surface types is recommended.
- Access drives or aisles should be noted one-way and two-way circulation.
- A pedestrian walkway should be noted in front of the office near the parking spots.

VARIANCE REQUEST #1: The applicant is requesting a variance for the construction of a gravel surfaced related to a large vehicle storage lot as part of a new self-storage facility.

- Contractor parking and recreational vehicle parking should be delineated separately.
 - The proposed gravel parking area is intended for long-term storage of recreational vehicles. It will not be used for normal in-and-out business activity. Due size and weight of the vehicles a gravel lot is easier to maintain.
 - Contractor vehicle storage areas should be limited to road ready vehicles. The outdoor storage of construction equipment shall be prohibited. This area is likely to be used for normal today business activity and should be paved.
- 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 language of the ordinance does not distinguish from “parking” and long-term storage of vehicles.
- The strict application of the provisions of this Ordinance would create unnecessary hardship on the applicant. The requirement to pave all of these areas will add significant cost to the project.
- The applicant is requesting this variance subsequent to the approval of these regulations.
- The essential character of the neighborhood is commercial and agricultural and this action is compatible with those uses.
- This variance would not be granting the applicant a special privilege.

Summary of Applicants Request:

The applicant is requesting variance from ***Article XI, Section 11.0, Paragraph M: Paving of New Off-Street Parking*** to construct a gravel-surfaced storage lot.

Staff Recommendation:

To approve the applicant’s request for a pavement variance for the recreational vehicle

storage area with the following conditions:

1. That the applicant complies with all Campbell County ordinances, regulations and building codes.
2. That the applicant applies for applicable building and fence permits including a fence or barrier between building storage area, contractor vehicle storage and recreational vehicle storage areas.

This variance of pavement regulations shall not be applied to the loading and unloading areas, driveway and contractor parking areas.

Basis for Recommendation

1. In accordance with Section 18.2 of the Campbell County Zoning Ordinance, notice of public hearing was given.
2. In accordance with KRS 100.241 Variances, 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.
3. The evidence presented by the applicant and staff is such as to make a finding that:
 - a. The requirements for a variance have been met by the applicant for a variance and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - b. The variance requested will not adversely affect the public health, safety, or welfare, will not adversely alter the essential character of the general vicinity, and will not cause a hazard or nuisance to the public and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board considered whether:
 - i. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - ii. 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
 - iii. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - iv. The variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.
 - v. The variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone.

Site Development Plan: In consideration of the zone change and variances, the applicant is seeking approval of the conceptual site development plan before proceeding with detailed design.

Staff Recommendations:

To approve a site development plan subject to the following the approval of the zone change by the fiscal court and the following conditions to be included in future design plans:

1. A grading plan and stormwater management plan be submitted for review and approval to Sanitation District #1. The plan shall note the proximity of the dam for the lake on the adjacent parcel.
2. Areas of unpermitted fill be remediated and/or be delineated and labelled as a non-buildable area.
3. Sufficient screening to the east of the property in the form of a privacy fence or landscape buffer be required.
4. Additional landscaping of the site be added surrounding the entrance along Lickert Road.
5. The updated building locations and setback from the property line to building structures are required with the next phase of the plan.
6. A fence or barrier be placed between the two surface types.
7. Access drives or aisles should be modified and directionally signed with a width of at least 12 feet for one-way circulation, and at least 24 feet for two-way circulation.
8. A pedestrian walkway be added in front of the office near the parking spots.

Bases for Recommendation:

1. Notice has been given regarding the site development plan consistent with the Campbell County Zoning Ordinance.
2. The proposed plan has been reviewed for consistency with the recommendations of the 2008 Campbell County Comprehensive Plan Update, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

- 1
- 2
- 3 Mr. Minter highlights that public comments were received and are included in the Planning
- 4 Commission packets. These comments covered a variety of topics including: property
- 5 values, viewshed at intersection, acreage needed for zone change, fence/separation
- 6 barriers, location of adjoining dam / lake, retention pond, length and maneuverability of
- 7 vehicles (RV and Trucks), location of Lickert Road (Blind spot), aesthetics, signage,
- 8 safety noise and security, hours of operations, gravel lot, nuisances (trash, loitering,
- 9 occupancy), drainage / runoff, landscaping, and maintenance of landscaping
- 10
- 11 Staff and Board discuss visibility and driveway location.
- 12
- 13 Mr. Peters invites the applicant to the floor.

1
2 The applicant's attorney Jim Morgan presenting for Rodney Goins. Who is also present
3 with Rick Carr who is the engineer.

4
5 Mr. Morgan starts of by thanking the staff and asking the board to follow staff
6 recommendation.

7
8 Mr. Morgan calls up Mr. Carr to talk more about the entrance is. Mr. Carr discussed the
9 line of sight.

10
11 Mr. Morgan asks if the board would change to zone from rural residential to rural
12 commercial. Mr. Morgan also addresses that this case was on December's meeting but
13 they decided to push the case back so they could address any concerns the staff had.

14
15 Mr. Verst asks if the Health Department approved the placement of the leach field. Mr.
16 Morgan confirms the approval.

17
18 Mr. Peters inquiries about how the landscape will look. Mr. Morgan calls for Mr. Goins to
19 specify. Mr. Goins explains that he hired a professional company to do the landscaping
20 but he doesn't know the specific plans at this time.

21
22 Ms. Minter clarifies that there is a landscape buffer on the plans.

23
24 Mr. Schuchter inquires if the detention pond is shared with the dam. Mr. Carr clarifies
25 that they will be building a separate pond, with matching grades. Mr. Schuchter and the
26 applicant discuss saturation of the dam.

27
28 The Board and Ms. Minter discuss the location of the pond and the uncompacted fill that
29 was placed on the parcel in the past.

30
31 Mr. Carr states again that he matched the grade the existing pond.

32
33 Mr. Peters opens the floor to the public.

34
35 Wilma Lauer who lives at 1069 Lickert Rd takes the floor. She explains that she owns
36 the property adjacent and is concerned about how the storage facility could affect her
37 property value if she chooses to sell it in the future and that the surrounding community
38 has no use for more storage units considering there's more around the area. Ms. Lauer
39 also shares that part of her land was seized for the expansion of the road, which also
40 pushed the utility pole closer on her land. The utility pole next to her already existing
41 trees caused a fire, so she had to have the trees next to the pole removed. Mr. Lauer
42 also voiced concerns with how dangerous the road is during school traffic.

43
44 Robert Feinauer who lives at 3631 Walnut Park Dr. takes the floor. He raises concerns
45 over the blind spot and how accidents could become more often and the structure and
46 integrity of the lake and dam. Mr. Feinauer explains that his family has owned a lot of

1 the property in the neighborhood since he was little. He also talks about the commercial
2 eyesores in the area and how it will lower his property value.

3
4 Mr. Peters calls for anyone else that would like to talk against this development. There
5 is none.

6
7 Mr. Peters calls for anyone else that would like to talk in favor of this development.
8 There is none.

9
10 Mr. Peters calls for anyone else that would like to talk who is neither in favor of or
11 against this development.

12
13 David Barone who lives at 1917 Lickert Rd. He clarifies that he wasn't going to originally
14 speak and that he is neutral. Mr. Barone also explains the demand for storage units
15 and how he owns some himself. He urges people when property is for sale buy it or
16 someone else is will.

17
18 Mr. Peters asks if there are any further comments. Mr. Peters closed the public
19 comment period.

20
21 Mr. Peters invites applicant back.

22
23 Mr. Verst asks for clarification on the dump station. The applicant confirms that there is
24 no dump station. Mr. Schuchter asks if the septic is for a small bathroom. Mr. Goins
25 clarifies it's for one toilet.

26
27 Mr. Schuchter discusses site distance and speed limits.

28
29 Ms. Minter states that the board is allowed to make a condition that they have to update
30 the line of site in their stage two development plan. She also talks about how the school
31 across the street is the biggest in South Campbell County and the traffic does get bad
32 around peak hours. But those peak times of traffic that most people won't be going to
33 the storage unit. Ms. Minter also goes over the elevation.

34
35 The board and staff discuss traffic, seasons, and flow of traffic.

36
37 The board discussed gravel conditions.

38
39 The board discussed the need for geotechnical work related to the pond dam and fill.

40
41 Mr. Peters reopens the floor to the public. The public has no further comment.

42
43 Mr. Peters opens the floor to commission. Mr. Verst states it meets the comprehensive
44 plan and there is no reason to disapprove.

1 Ms. Minter adds that the existing zoning classification of the property is inappropriate
2 due to the location of the property at the intersection of US 27 and Lickert Road,
3 classified by KYTC as an Urban Minor Arterial and Urban Major Collector respectively.
4 The 2008 Comprehensive Plan recognized the evolution this area due the major
5 widening and realignment of US27. Other major construction in the vicinity included
6 Campbell County High School relocation 1999, Pond Creek Subdivision 1999, and
7 Summerlake Subdivision 2007. The proposed zoning classification as Rural
8 Commercial (RC) is appropriate for this area.

9 The bases for Recommendation includes that notice has been given regarding the Zone
10 Map Amendment consistent with Article 17 of the Campbell County Zoning Ordinance, as
11 defined in Article 17, the Planning Commission has the authority to review such Zone
12 map Amendments and provide recommendations to the legislative body, and the
13 proposed Zone Map Amendment has been reviewed for consistency with the
14 recommendations of the 2008 Campbell County Comprehensive Plan Update, the
15 Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

16
17 Mr. Peters closes hearing.
18

19 Mr. Verst makes a motion to approve PZ-25-038 To approve a Zone Map Amendment
20 from Rural Residential Estate (R-RE) to Rural Commercial (RC) and to refer these
21 recommendations to the Campbell County Fiscal Court for further action.

22 The basis to for the recommendation is the includes that information outlined by staff,
23 information and testimony presented at the meeting and consistency with the
24 Comprehensive Plan.

25
26 Second by Mr. Turner. Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr. Schuchter, Mr.
27 Haynes were in favor. The motion is passed.
28

29 Mr. Verst makes a motion to approve to approve the applicant's request for a pavement
30 variance upon approval of the Zone Change with conditions that the applicant complies
31 with all Campbell County ordinances, regulations and building codes, the applicant
32 applies for applicable building and fence permits including a fence or barrier between
33 building storage area, contractor vehicle storage and recreational vehicle storage areas,
34 and the applicant maintain the gravel area in such a manner to reduce dust and weeds.

35
36 Ms. Minter noted that this variance of pavement regulations shall not be applied to the
37 loading and unloading areas, driveway, and contractor parking areas.

38 The bases for the recommendation are as listed in the staff report, and information and
39 testimony presented at the meeting.
40

41 Second by Mr. Schuchter. Mr. Turner, Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr.
42 Haynes were in favor. The motion is passed.
43

44 Mr. Verst makes a motion to approve the site development plan subject to the following

1 the approval of the zone change by the fiscal court and the following conditions to be
2 included in future design plans:

- 3 1. A grading plan and stormwater management plan be submitted for review and
4 approval to Sanitation District #1. The plan shall note the proximity of the dam for
5 the lake on the adjacent parcel.
- 6 2. A geotechnical engineer evaluate the work to occur within the existing lake dam.
- 7 3. Areas of unpermitted fill be remediated and/or be delineated and labelled as a non-
8 buildable area.
- 9 4. Sufficient screening to the east of the property in the form of a privacy fence or
10 landscape buffer be required.
- 11 5. Additional landscaping of the site be added surrounding the entrance along Lickert
12 Road.
- 13 6. The updated building locations and setback from the property line to building
14 structures are required with the next phase of the plan.
- 15 7. A fence or barrier be placed between the two surface types.
- 16 8. Access drives or aisles should be modified and directionally signed with a width of
17 at least 12 feet for one-way circulation, and at least 24 feet for two-way circulation.
- 18 9. A pedestrian walkway be added in front of the office near the parking spots.
- 19 10. Site Distance for the entrance be evaluated at the Stage II Development Plan.

20
21 The Bases for Recommendation: The Bases for the recommendation are as listed in the
22 staff report, and information and testimony presented at the meeting.

23
24 Second by Mr. Schuchter. Mr. Turner Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr.
25 Haynes were in favor. The motion is passed.
26

27
28 Mr. Peters calls for a recess. Mr. Verst seconds. Mr. Schuchter, Mr. Turner Mr. Peters,
29 Mr. Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in favor. The motion is passed.
30

31
32 The meeting was called back into session.

33 Ms. Minter listed cases PZ-26-004, PZ-26-005, PZ-26-006, PZ-26-007, outlining text
34 changes for the Silver Grove zoning ordinance.
35

36 Robert Yoder, a representative for Silver Grove is present.
37

38 Ms. Minter highlighted the first sections to be added:

FILE NUMBER: PZ-26-004

APPLICANT: City of Silver Grove, Kentucky

REQUEST: Zoning text amendment to add a Residential-Three (R-3) Multi-
Family Zoning District to the Silver Grove Zoning Ordinance

Text amendment additions and renumbering in blue underline and deletions in ~~red strike-out~~.

ARTICLE X ZONE REGULATIONS

SECTION 10.10 R-3 RESIDENTIAL THREE:

A. USES PERMITTED:

1. One- and two-family dwellings, attached or detached
2. Multi-family dwellings

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Articles XIII of this Ordinance.
3. Signs as regulated by Article XIV of this Ordinance.
4. Home occupations subject to the restrictions and limitations of this Ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the Board of Adjustment.

1. Cemeteries.
2. Churches for the purpose of religious worship providing they are located adjacent to an arterial street.
3. Government offices and facilities
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care providing they are located adjacent to an arterial street.
6. Daycare and Nursery schools.
7. Public and parochial schools.
8. Parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.

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

1. Minimum Lot Area
 - a. Single-family – Seven thousand five hundred (7,500) square feet
 - b. Two-family – Eleven thousand five hundred (11,500) square feet
 - c. Multi-family – one (1) acre with a density not to exceed fourteen (14) dwelling units per acre
2. Minimum Lot Width at Minimum Building Setback Line – Sixty (60) feet
3. Minimum Front Yard Depth –Thirty (30) feet

4. Minimum Side Yard Width on Each Side of Lot – Ten (10) Feet.
5. Minimum Rear Yard Depth – Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet or two and one-half (2 ½) stories.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area – Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width at Minimum Building Setback Line – One hundred (100) feet
3. Minimum front, side (on each side of lot) and Rear Yards –Fifty (50) feet
4. Maximum Building Height – Thirty-five (35) feet or two and one-half (2 ½) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and unloading shall be provided in accordance with Articles XI and XII of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be required.

1
2 Mr. Verst makes a motion to approve PZ-25-004 adding an R-3 zone. Second by Mr.
3 Schuchter. Mr. Turner Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in
4 favor. The motion is passed.

5
6 Ms. Minter Highlighted the need to modernize two commercial zone in the city and
7 presented the next two sections.
8

9 FILE NUMBER: PZ-26-005
10 APPLICANT: City of Silver Grove, Kentucky
11 REQUEST: Zoning text amendments to the Silver Grove Zoning Ordinance to
12 modernize the Neighborhood Commercial (NC) Zone

13 FILE NUMBER: PZ-26-006
14 APPLICANT: City of Silver Grove, Kentucky
15 REQUEST: Zoning text amendments to the Silver Grove Zoning Ordinance to
16 modernize the Highway Commercial (HC) Zone
17

18 Mr. Peters opened the floor for public comment.
19

Paul Dennis asked if neighborhood residential could be changed to allow dog boarding.
The board and staff discuss dog daycare and dog boarding.

The board requested additional changes.

Ms. Minter presented the revised recommendation for the NC Zone.

SECTION 10.6 NC NEIGHBORHOOD COMMERCIAL ZONE:

A. USES PERMITTED: The following retail sales and services businesses supplying commodities and performing services for the residents of the surrounding neighborhood:

1. Apparel shop, including alterations and repair
2. Art ~~Supplies~~, craft, hobby, recreational supply store
3. Bakery and bakery goods store, ~~provided the products are sold exclusively on the premises.~~
4. Banks and other financial institutions. ~~Including savings, loan and finance companies~~
5. Barber and beauty shops
6. ~~Billiard or Pool Hall~~
7. Book, stationary or gift shop
8. ~~Camera and photographic supplies~~
9. Candy store, soda fountain, ice cream-store, excluding ~~drive-ins.~~ drive-through
10. ~~Delicatessen~~ Grocery store
11. ~~Drug Store~~ Pharmacies
12. ~~Dry cleaning and laundry pick-up station~~
13. Eating and drinking places, excluding drive-ins
14. Florist ~~S~~shop
15. ~~Food store and supermarkets~~
16. ~~Furniture store~~
17. ~~Garden Supplies~~
18. ~~Glass, china or pottery store~~
19. ~~Haberdashery~~
20. Hardware and garden supply store
21. Health spas and recreation centers
22. ~~Hobby shop~~
23. Household and electrical appliance store including incidental repair
24. Interior decorating studio
25. Jewelry store, including repair
26. Laundromats ~~and~~ including self-service washing and drying
27. ~~Leather goods and luggage store~~
28. Museum, ~~L~~ibrary
29. Locksmith shop
30. Music, musical instruments and records, including incidental repair

31. Offices, professional
32. ~~Off-street parking lots and/or garages~~
33. Opticians and optical goods
34. ~~Package liquor and wine store~~
35. ~~Paint and wallpaper store~~
36. Pet shop, excluding boarding and outside runs
37. ~~Police and fire stations~~
38. ~~Post office~~
39. ~~Radio and television store (including repair)~~
40. ~~Shoe store with incidental shoe repair~~
41. ~~Sporting goods~~
42. Studios for professional work or teaching of any form of ~~fine~~-arts, crafts, photography, Music, drama, or dance
43. ~~Tailor shop~~
44. Toy store
45. Variety store, ~~including notions and "Five and Ten" stores~~, excluding fireworks

B. ACCESSORY USES:

1. Customary accessory uses.
2. Fences and walls as regulated by Article XIII of this ordinance.
3. Signs as regulated by Article XIV of this ordinance.
4. Attached dwelling unit for the owner and/or operator of the principal use.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

~~1. Service Stations (including auto repairing, providing all repair except that of a minor nature (e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.) is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street as identified in the City's adopted comprehensive plan).~~

1. Government offices and facilities
2. Event facilities
3. Daycare, human
4. Small business incubator
5. Vocational school
6. Offices, contractor

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

- 3
- 4 1. Minimum Lot Area – five thousand (5,000) square feet
- 5 2. Minimum Lot Width at Minimum Building Setback Line - Fifty (50) feet
- 6 3. Minimum Front Yard Depth – twenty-five (25) feet
- 7 4. Minimum Side Yard Width – No Restrictions except when adjacent to a
8 street, road, highway, or other right-of-way when the required width shall be
9 the same as required for a minimum front yard depth in this zone. When
10 buildings abut each other, firewall construction, as required by the city's
11 building code, shall be required. In event a side yard is provided it shall
12 never to be less than fifteen (15) feet
- 13 5. Minimum Rear Yard Depth - Fifteen (15) feet
- 14 6. Maximum Building Height - Forty (40) feet
- 15 7. In the case of this zone, more than one principal building, as defined herein,
16 may be constructed on one lot.
- 17

18 E. OTHER DEVELOPMENT CONTROLS:

- 19
- 20 1. Off-street parking and loading or unloading shall be provided in accordance
21 with Articles XI and XII of this ordinance.
- 22 2. No outdoor storage of any material (usable or waste) shall be permitted in
23 this zone except within enclosed approved containers.
- 24 3. No lighting shall be permitted which would glare from this zone onto any
25 street, road, highway, deeded right-of-way or into any residential zone.
- 26 4. Where any yard of any use permitted in this zone abuts a residential zone,
27 a minimum yard requirement of fifty (50) feet for each side and/or rear yard
28 which abuts said zone shall be provided, ten (10) feet of which shall be
29 maintained by a screening area, as regulated by Section 9.17 of this
30 ordinance.
- 31 5. No use producing objectionable odors, noise, or dust shall be permitted
32 within five hundred (500) feet from the boundary of any residential zone.
- 33 6. All business activities permitted within this zone shall be conducted within a
34 completely enclosed building with the exception of [accessory seating areas](#)
35 [for eating and drinking establishments, and](#) off-street parking and loading
36 and/or unloading areas.
- 37 7. A site plan, as regulated by Section 9.19 of this Ordinance, shall be required
38 for any [change of](#) use permitted in this zone.
- 39

40 Mr. Verst makes a motion to approve PZ-25-005 revisions to the NC zone. Ms. Minter
41 confirmed that these revisions would be subjected to final edits by legal. Second by Mr.
42 Schuchter. Mr. Turner Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in
43 favor. The motion is passed.

44
45 Ms. Minter presented the revised recommendation for the HC Zone.
46

1 The board discussed having the Highway Commercial language match the residential
2 language in Neighborhood Commercial. They wanted to make certain that 2nd floor
3 residential uses over a commercial use were in both the Neighborhood Commercial and
4 Highway Commercial zones.

5
6 Robert Yoder a representee for Silver Grove agrees and shares that it would be helpful.

7
8 Mr. Peters opens the floor for public comment. Closed with no public comment.
9

10 11 **SECTION 10.7 HC HIGHWAY COMMERCIAL ZONE:**

12 13 **A. USES PERMITTED:**

- 14
15 1. Automobile, motorcycle, and truck sales, new or used.
- 16 2. Automotive service and repairs providing that all business activities shall be
17 conducted within a completely enclosed building.
- 18 3. Banks and other financial institutions ~~loan, savings and finance companies,~~
19 ~~with drive-in windows.~~
- 20 4. ~~Boat and other marine equipment sales and service new and used.~~
21 Recreational vehicle sales, rentals (for offsite use) and service.
- 22 5. ~~Bowling alley.~~
- 23 6. Eating and ~~D~~drinking ~~places including drive-ins.~~ establishments.
- 24 7. Hotels and motels.
- 25 8. ~~Mobile home and trailer sales, rental and service (new and used).~~
26 Manufactured home sales (new) and service.
- 27 9. Off-street parking lots and garages.
- 28 10. ~~Police and fire stations.~~
- 29 11. ~~Advertising signs as regulated by Article XIV.~~
- 30 12. Dry cleaner plants and retail facilities
- 31 13. ~~Variety store~~ Food stores and retail sales, excluding outdoor flea markets
- 32 14. Package liquor and wine store, excluding drive-throughs
- 33 15. Daycare, human
- 34 16. Daycare, pet
- 35 17. Museums, library
- 36 18. Health spa and recreation center
- 37 19. Small engine repair shop
- 38 20. Hardware, household and electrical appliance store including repair
- 39 21. Interior decorating studio
- 40 22. Laundromats
- 41 23. Locksmith shop
- 42 24. Music, musical instruments and records, including repair
- 43 25. Offices, professional
- 44 26. Laboratories, medical and dental
- 45 27. Veterinary clinic
- 46 28. Pharmacies and medical clinic

29. Pet shop, excluding boarding and outside runs
30. Studios for professional work or teaching of any form of fine arts, crafts, photography, music, drama, or dance
31. Small business incubator
32. Vocational school

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article XIII of this Ordinance.
3. Signs as regulated by Article XIV of this Ordinance.
- ~~4. Swimming pools, indoor and outdoor in connection with motel or hotel.~~
- ~~5. Uses as listed below included within and entered from within any office building as a convenience to the occupants thereof and their customers providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:~~
 - ~~a. barber shop~~
 - ~~b. beauty shop~~
 - ~~c. news and Confectionery Stands~~
6. Attached Dwelling unit facilities for the owner and/or operator of the "principally permitted" use ~~or "conditionally permitted" use providing said unit is attached thereto.~~

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth on Section 9.14 of this Ordinance.

1. Service Stations (including car washes, auto repairing, providing all repair work except that of a minor nature (e.g., change of belts, carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.) is conducted wholly within a completely enclosed building and providing further that such service station is located on an arterial street).
2. Dwelling unit facilities for the occupancy of tenants holding leases of one month or longer, not to exceed 50% of the building.
- ~~3. Recreational facilities. uses, other than those publicly owned and/or operated as follows:~~
 - ~~a. golf courses, golf driving ranges, miniature and par 3 golf courses~~
 - ~~b. country clubs~~

1 ~~c. semi-public swimming pools~~

2 ~~d. skating rinks~~

3 ~~e. paintball facilities~~

4 4. Contractor's Offices and Storage Areas

5 5. Government offices and facilities

6 6. Event facilities

7 7. Advertising signs as regulated by Article XIV.

10
11 D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally
12 altered hereafter, except in accordance with the following regulations:

13
14 1. Minimum Lot Area – Ten-thousand (10,000) square feet.

15 2. Minimum Lot Width at building Setback Line – Seventy (70) feet

16 3. Minimum Front Yard Depth - Fifty (50) feet

17 4. Minimum Side Yard Width on Each Side of Lot – No restrictions except when
18 adjacent to a street, road, highway, or other right-of-way when the required
19 width shall be the same as required for a minimum front yard depth in this
20 zone.

21 5. Minimum Rear Yard Depth - Fifteen (15) feet

22 6. Maximum Building Height - Forty (40) feet

23 7. In the case of this zone, more than one principal building, as herein defined,
24 any be constructed on one lot.

25
26 E. OTHER DEVELOPMENT CONTROLS:

27
28 1. Off-street parking and loading and/or unloading shall be provided in
29 accordance with Articles XI and XII of this Ordinance.

30 2. No outdoor storage of any material (usable or waste) shall be permitted in
31 this zone except within enclosed containers.

32 3. No lighting shall be permitted which would glare from this zone onto any
33 street, road, highway, deeded right-of-way or into any adjacent property.

34 4. Where any yard of any use permitted in this zone abuts a residential zone,
35 a minimum yard requirement of fifty (50) feet for each side and/or rear yard
36 which abuts said zone shall be provided, ten (10) feet of which shall be
37 maintained by a screening area ~~as regulated by Section 9.17 of this~~
38 ~~Ordinance.~~

39 5. A site plan as regulated by Section 9.19 of this Ordinance shall be required
40 for any change of use in this zone.

41 6. No use producing objectionable odors, noise, or dust shall be permitted
42 within five hundred (500) feet from the boundary of any residential zone.

43 7. Off-street parking and loading and/or unloading areas may be located in
44 front and side yard areas in this zone provided that no off-street parking
45 areas shall be closer than fifteen (15) feet to the street, road, highway or
46 right-of-way line or the boundary line of any adjacent district. This fifteen

1 (15) foot area shall remain open and unobstructed except by items
2 specifically permitted in yard areas in this Ordinance.
3

4 Mr. Verst makes a motion to approve PZ-25-006 with revisions to the HC zone. Ms.
5 Minter confirmed that these revisions would be subjected to final edits by legal. Second
6 by Mr. Turner. Mr. Turner Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr. Haynes
7 were in favor. The motion is passed.
8

9
10 Mr. Minter presented a map related to PZ-26-007 regarding the size amendment.
11

FILE NUMBER: PZ-26-007
APPLICANT: City of Silver Grove, Kentucky
REQUEST: Zoning text amendments to the Silver Grove Zoning Ordinance to
reduce the minimum size of new zones

Board discussed the size of lots.

Mr. Peters opened the floor for public comment. Closed with no public comment.

Ms. Minter repeated the text change:

ARTICLE XVII: AMENDMENT PROCEDURE

SECTION 17.0 AMENDMENT OF MAPS AND ZONES PROCEDURE:

...
F. MINIMUM SIZE OF NEW ZONES: No amendment to this ordinance shall be adopted whereby the zoning classification of an area is changed unless the total area being applied for meets the following requirements as to minimum size. For the purpose of computing the total size of an area to be rezoned for compliance herewith, there shall be added to such area: (1) the area of public rights-of-way interior to the area being changed: (2) one-half the area of public rights-of-way abutting the area being changed: (3) the area of any land which is contiguous to the area being changed (including land located outside a city but contiguous to the County corporation line) and which land already bears the zoning classification sought for the area being changed. For the purpose of this section, neither continuity nor abutment shall be destroyed by the existence of a street, alley, or city's corporation line. Subject to the foregoing laminations, every zone shall be of at least the following size: The zoning map or maps shall not be amended, changed, or modified in such manner as to create a free-standing zone of less than ~~five (5)~~ one (1) acres, except where specific area restrictions are stipulated in this ordinance, or as outlined in the Adopted Comprehensive Plan by the Planning and Zoning Commission.

Mr. Schuchter made a motion to approve PZ-25-007 related to the minim zone size.
Second by Mr. Verst. Mr. Turner Mr. Peters, Mr. Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in favor. The motion is passed.

Ms. Minter opened case PZ-25-058 for an administrative review of the propose Public Safety facility in Southern Campbell County. Mr. Matt Smith provided an overview of the process for an administrative review.

Ms. Minter presented the case.

1
2

Case: PZ-25-058
Applicant: Campbell County Fiscal Court
Location: Race Track Road, Unincorporated Campbell County
Request: Advisory review of new Public Safety Building



Overview:

The Campbell County Fiscal Court has proposed to construct a new Public Safety Campus along Race Track Road in Unincorporated Campbell County. This campus will be within 500 feet of the Southern Campbell Fire station within the Campbell Fire/Rescue District and 800 feet of the Campbell County Transportation Facility.

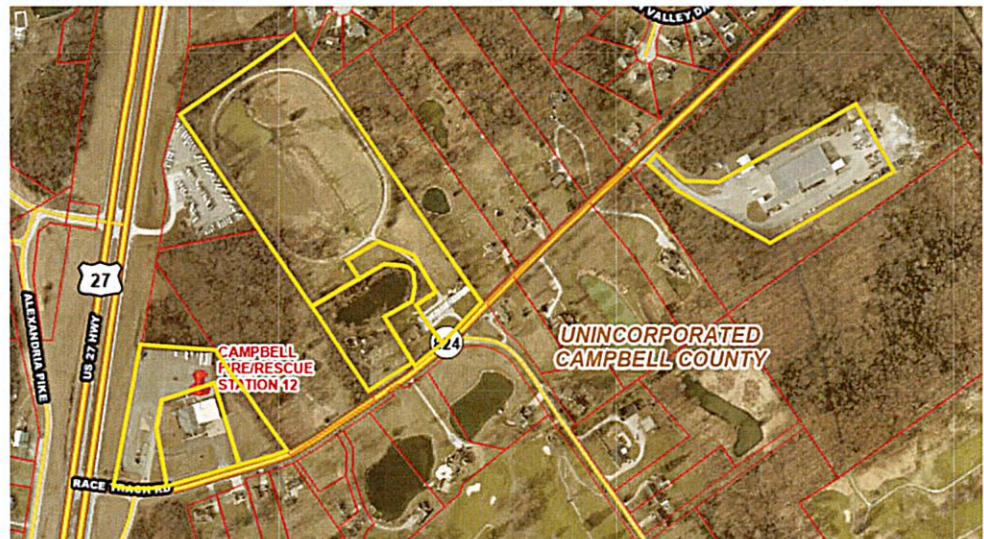
The site consists of 3 parcels in the Agricultural One (A-1) zone:

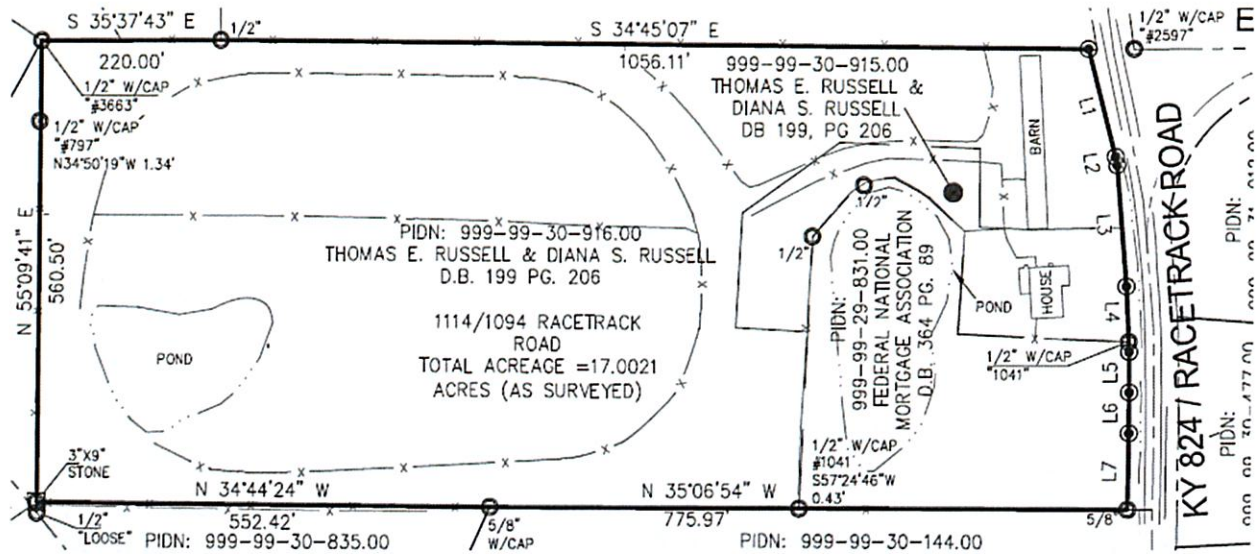
- Parcel 999-99-29-831.00 at 1094 Race Track Road is vacant. In 2025, a deteriorated home was demolished.
- Parcels 999-99-30-915.00 and 999-99-30-916.00 at 1114 Race Track Road are under common ownership.

The total site is over 17 acres.

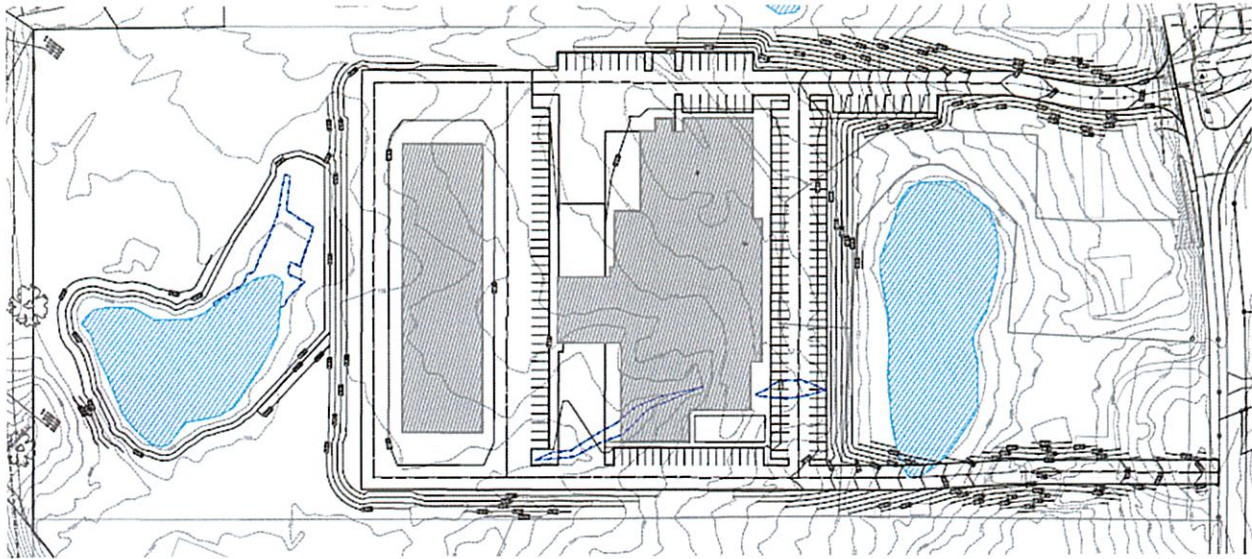
The site is under contract by the Campbell County Fiscal Court.

The site will consist of two primary structures including an office complex and garage facility.





Site Development Plan: A conceptual site development plan has been prepared. The primary entrance will be to the north and align with Eagle View Road. The ponds will remain and serve as both aesthetic and drainage features.



The building is expected to house the Campbell County Police Department, Campbell County Office of Emergency Management, Campbell County Dispatch and facilities for the Campbell County Corner.

A secure garage will be located immediately behind the office complex. A common municipal room will be available for those department residing in the building.

The proposed plan has been reviewed for consistency with the recommendations of the 2008 Campbell County Comprehensive Plan Update, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

1

2 Mr. Peters invites applicant, Matt Elberfeld, County Administrator to speak.

3

4 Mr. Elberfeld clarifies the plan is to align with Eagle View. He also gives more detail
5 about the property. He expects the design to be done in July and construction to begin
6 in September.

7

8 Mr. Schuchter ask Ms. Minter what the original zone was.

9

10 Mr. Minter states that it is an A1 zone and government facilities fit in this zone.

11

12 Staff verifies that neighbors have not had complaints.

13

14 Mr. Peters opens the floor for public comment. Closed with no public comment.

15

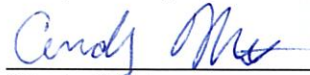
16 Mr. Verst makes a motion to forward on to the county administration comments that
17 were presented. Second by Mr. Turner. Mr. Schuchter, Mr. Turner, Mr. Peters, Mr.
18 Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in favor. The motion is passed.

1
2
3
4 Board discusses who is currently elected.

5
6 Mr. Verst makes a motion for Mr. Peters to be Chair, Mr. Verst to be Vice Chair and Ms.
7 Haynes for TPO. Second by Mr. Williams. Mr. Schuchter, Mr. Turner, Mr. Peters, Mr.
8 Bass, Mr. Williams, Mr. Verst, Mr. Haynes were in favor. The motion is passed.

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10 Respectfully Submitted,

Approved:

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13 Cindy Minter
14 Director



CJ Peters
Chair

