



CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE OCTOBER 28, 2021 MEETING

MEMBERS PRESENT:

Mr. Larry Barrow, Vice Chair
Mr. Mark Turner
Mr. Justin Verst, TPO
Mr. CJ Peters, Chair
Mr. Roger Mason
Ms. Sharon Haynes
Mr. Dennis Bass

MEMBERS ABSENT:

STAFF PRESENT:

Mr. Kirk Hunter, Principal Planner
Mr. Matt Smith, Legal Counsel
Ms. Cindy Minter, Director
Ms. Emily Woodward, Secretary

Mr. Peters called the meeting to order to 6:02 pm. Following the pledge of allegiance, the clerk called the roll. With Mr. Bass, Mr. Barrow, Ms. Haynes, Mr. Mason, Mr. Peters, Mr. Turner and Mr. Verst in attendance. Mr. Williams was noted as absent with Mr. Peters noting that Mr. Williams intended to be present and was in traffic en route from work in a neighboring city. Mr. Williams did in fact arrive at 6:21 PM.

Mr. Peters then turned the commission's attention to the previous meeting's minutes. With no comments or corrections, Mr. Verst made a motion to approve. Seconded by Mr. Turner a roll call vote found Mr. Barrow, Mr. Bass, Mr. Mason, Mr. Peters Mr. Turner and Mr. Verst in favor with Ms. Haynes abstaining. The motion passed and the minutes were approved as submitted.

Ms. Minter then made note that earlier in the day staff had received public comment from representatives of the Listerman family expressing objection to Mr. Barrow hearing this case. It was later stated that the Listerman family had since withdrawn that objection and Ms. Minter requested that the family confirm this withdrawal before beginning. Mr. Mike Listerman acknowledged that the family had no objection to Mr. Barrow's hearing the case.

Ms. Minter then began staff's presentation by directing the commission outside to view two relevant pieces of equipment. This viewing was done at this time to allow for observation of the equipment prior to sundown. She asked that the commission hold all comments or questions until the equipment was discussed later in the meeting.

When back in the room, Ms. Minter presented the staff report as follows:

CASE NUMBER: PZ-21-026

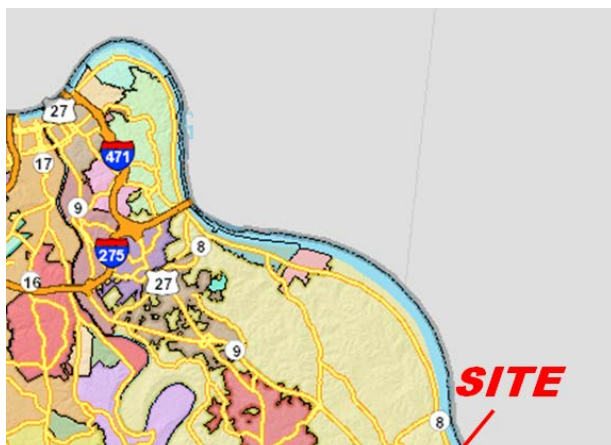
APPLICANT: Martin Solutions, LLC

LOCATION: An approximately 10-acre site located at the intersection of Carthage Road and the AA Highway, Unincorporated Campbell County, KY

REQUEST: Zone Change from Agricultural One (A-1) to Institutional (INST) for the purpose of developing a technical/trade school

Overview:

The area under review consists approximately ten (10) acres in unincorporated Campbell County at the intersection of Carthage Road (KY1996) and AA Highway (KY9).



The applicant is requesting a zone map amendment to modify a ten (10) acre parcel owned by Mr. David Martin and adjacent rights-of way for a total of approximately 18.5 acres from Agricultural One (A-1) zone to Institutional (INST) zone. The purpose of this

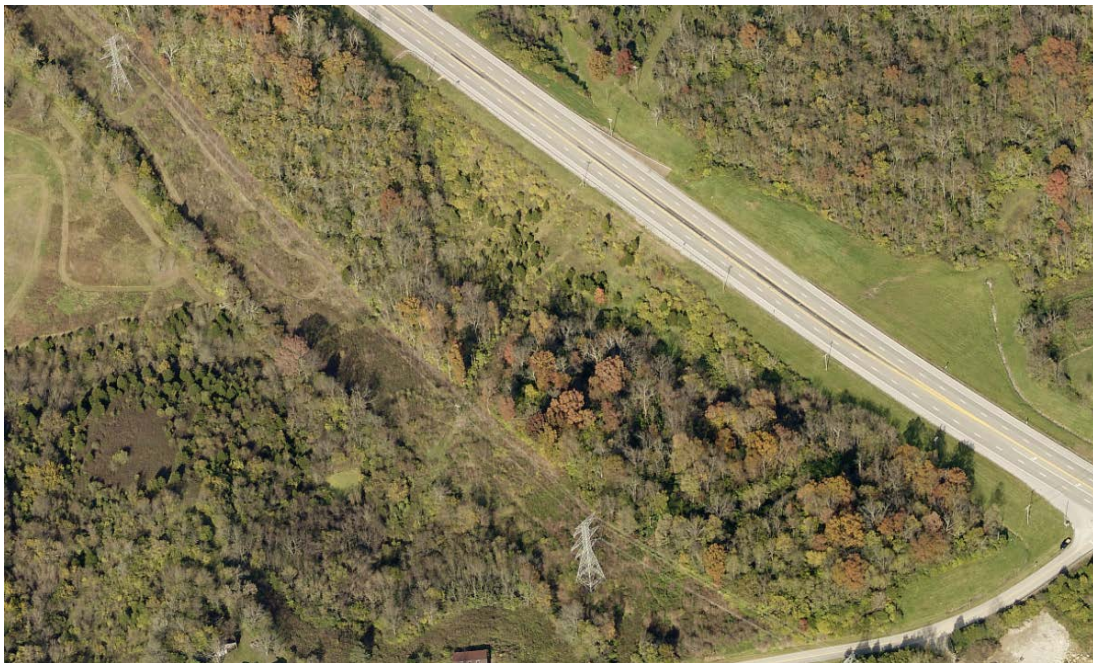
Considerations of Zone Map Amendment

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- This is a historical map of the Carthage, Arkansas area. The map shows various land parcels with names and acreage. A green shaded area is labeled 'SITE' with a red arrow pointing to it. The map includes names like Catherine Truitt, Maddy, Arkenow, F. Schop, Matt Neal, Nagel, and Carthage. It also shows 'TWELVE MILE' and 'CARTHAGE & NEW RICH'.

- Page 3 of 28



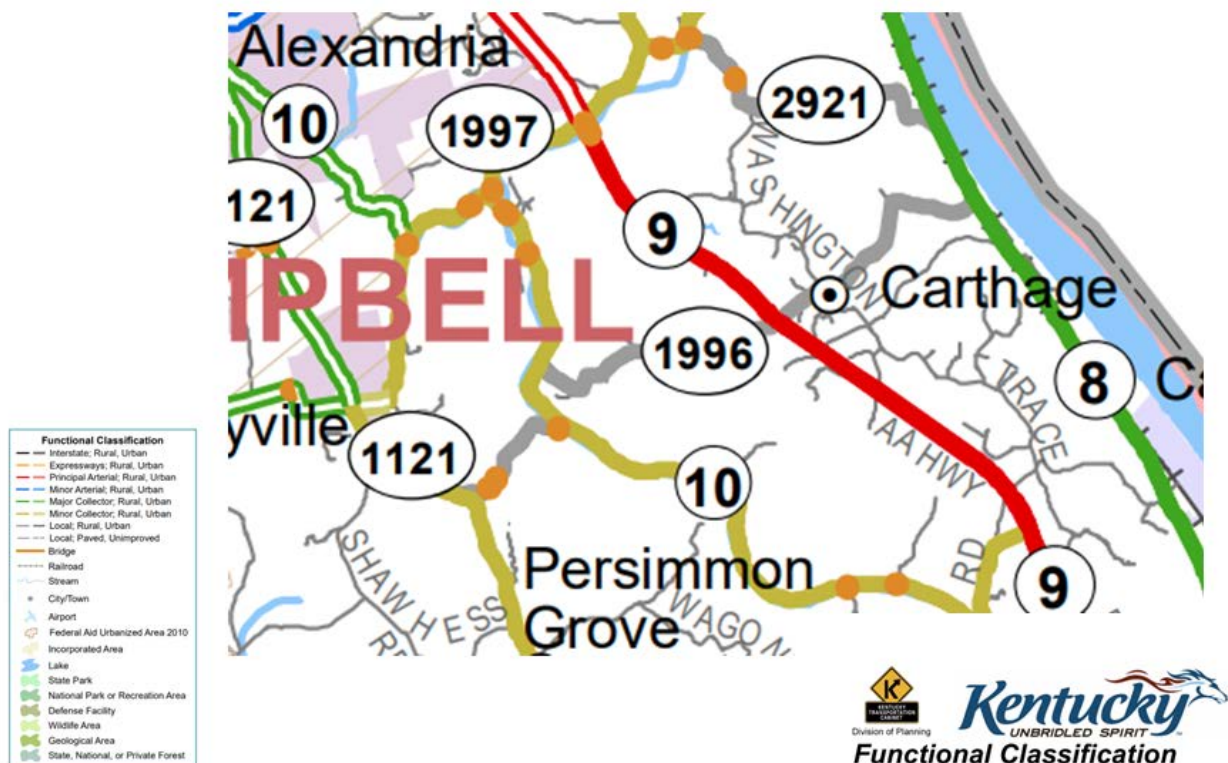
3. The use at the site is currently vacant.



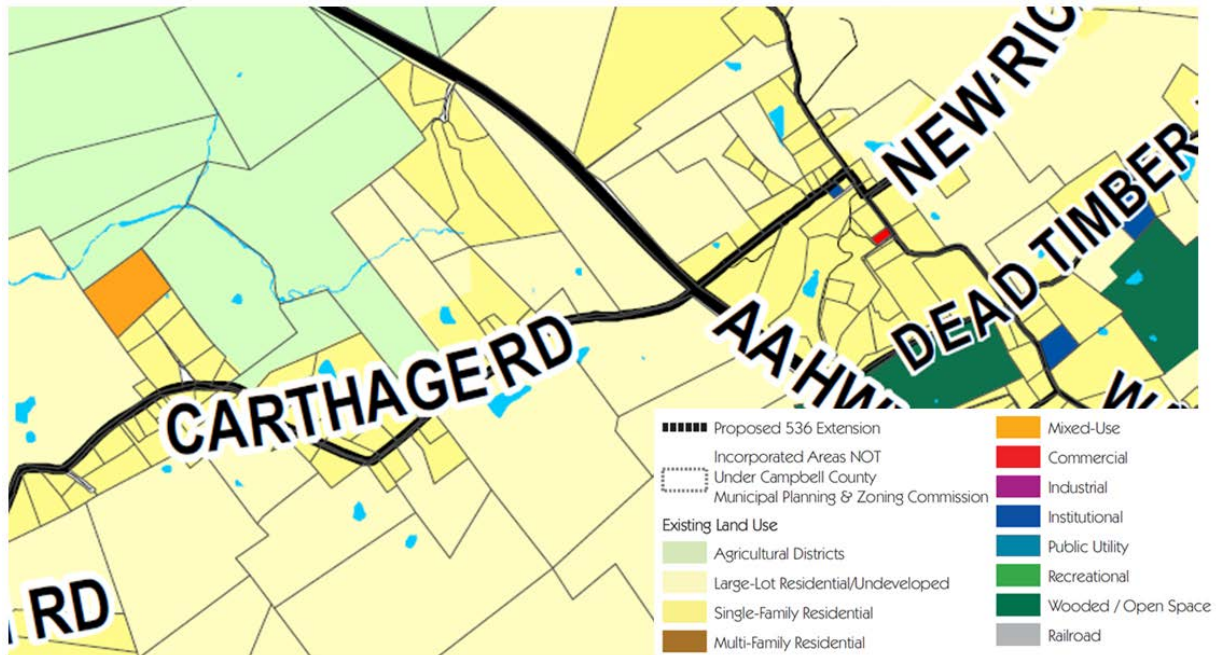
4. The current zoning for the site and surrounding areas is Agricultural-One (A-1). The land uses surrounding the property consist of both residential and agricultural land. The rural community of Carthage is across the AA Highway from the site.



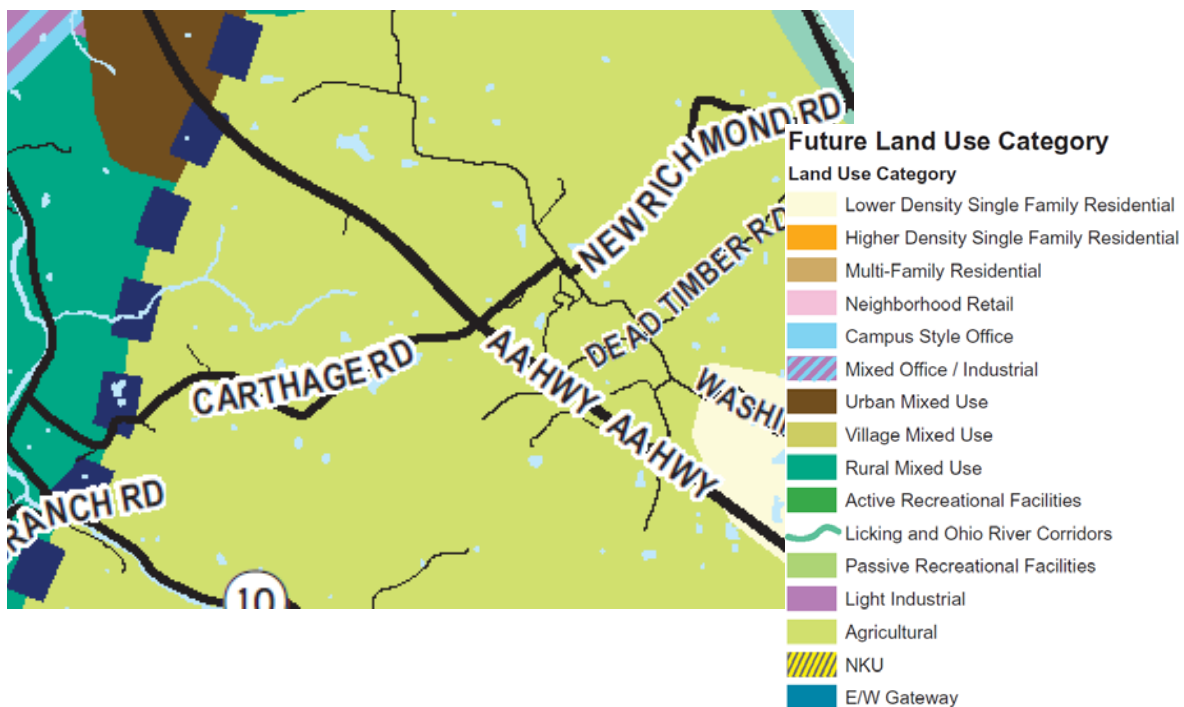
5. The Kentucky Transportation Cabinet identifies AA Highway (KY9) as a Principal Arterial and Carthage Rd (KY1996) as a Local Rural Road in their functional classification.



6. The 2008 Campbell County Comprehensive Plan identifies the current land use as large-lot residential/undeveloped;



7. The future land use category for the site is identified as Agricultural in the Campbell County Comprehensive Plan.



8. In many zones, the institutional land uses are conditional uses. Because the majority of institutional land uses are conditional uses, the future land use map does not identify the location of anticipated institutional uses. They are typically

isolated but complementary uses within a zone that is not specifically *institutional* (INST). The only exception to this is NKU, which has its own land use category.

Institutional uses are most often approved as conditional uses without need for a zone change. There are multiple institutional uses, including public and parochial schools, in the vicinity that are situated within the A-1 zone. The specific use as a *vocational or trade school* is not listed as a conditional use in the A-1 zone. A zone map amendment is necessary to allow the proposed use.

9. Consider these definitions from Article VII of the Ordinance:

- NURSERY SCHOOL: Any building used for the daytime care of education of preschool age children with or without compensation, and including all accessory buildings and play areas. Those establishments must be approved by the appropriate State departments.
- SCHOOLS, PAROCHIAL: An institution or a place for instruction or education belonging to and maintained by a religious organization.
- SCHOOLS, PRIVATE: An institution or a place for instruction or education belonging to and maintained by a private organization.
- SCHOOLS, PUBLIC: An institution or place for instruction or education belonging to and maintained under public authority and open to the public for their attendance.
- SCHOOLS, BUSINESS: An institution or place for instruction or education, specifically in courses of bookkeeping, business administration, operation of business machines, shorthand and typing, and related courses, operated for an intended profit. For the purpose of this ordinance, business colleges shall be included in this definition.
- SCHOOLS, TRADE: An institution or place for instruction or education, specifically in one or more of the general trades such as: welding, carpentry, electrical, etc.

10. Several *conditional* uses within the A-1 zone are *permitted* uses in the INST zone:

Conditional Uses in A1	Permitted Uses in INST
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1	Cemeteries.	1	Churches and other buildings for the purpose of religious worship.
2	Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.	2	Dormitories and fraternity and sorority houses, when associated with a permitted use located in this zone
3	Nursery school.	3	Educational and medical related research facilities.
4	Police and fire stations provided they are located adjacent to an arterial street.	4	Institutions for higher education
5	Public and parochial schools.	5	Institutions for human medical care - hospitals, clinics, sanitariums, convalescent homes, nursing homes, and homes for the aged.
6	Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.	6	Libraries
7	Recreational uses, other than those publicly owned and/or operated as follows: a. golf courses b. country clubs c. semi-public swimming pools d. tennis courts/clubs e. fishing lakes f. gun clubs and ranges g. boat harbors and marinas	7	Medical offices
8	Hospitals for human care, clinics, sanitariums, homes for the aged, religious and charitable institutions, not including penal or correctional institutions; provided that any building for patients shall be distant at least two (200) hundred feet from every adjoining lot in any Residence Zone, and that the area of the parcel of land so occupied shall be no less than ten (10) acres.	8	Governmental buildings

9	Essential services and public utility stations.	9	Museums or art galleries
10	Sanitary landfills as regulated by Section 9.25 of this ordinance.	10	Nursery schools and day care centers
11	Commercial confined animal feed operations provided that any lot or tract of land in such use shall be not less than ten (10) acres and that any building or enclosure in which animals are kept shall be distant at least four hundred (400) feet from any lot in any Residence Zone, or any lot occupied by a dwelling other than a farm dwelling, or by any school, church or any institution for human care.	11	Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers and swimming pools
12	Sawmills.	12	Recreational uses other than publicly owned and/or operated, as follows: golf courses, swimming pools, tennis courts.
13	Plants for the processing and storage of agricultural products.	13	Police and fire stations
14	Boat harbors, and marinas, for the use and transport of products that are raised, produced, and processed on the premises.	14	Public and parochial schools
15	Kennels.	15	Vocational, trade schools, or other specialized educational facilities
16	Bed and breakfast establishments.		
17	Event facilities.		
18	Restaurants.		

11. The Campbell County Vision Statement and Goals and Objectives as updated in 2016 highlight the importance of Economic Development, Employment and Education. 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 promotes lifelong learning through strong public and private educational programs. We capitalize on the strong partnership with our schools, community colleges, university, and library system to use education and knowledge-based enterprises to leverage our economic growth.*

Goal: Economic Development and Employment

- Evaluate and encourage compatible investments, which will increase quality employment opportunities for the residents of the County and its Cities.
- Identify and support opportunities to attract high quality office, technology-related, education, research, and light industry balanced with infrastructure, transportation, and compatible land uses.
- Support programs that facilitate entrepreneurship, business incubators / accelerators, and expansion of existing operations, particularly in fields identified as emerging economic development opportunities.
- Support quality educational and workforce training, such as those provided by Northern Kentucky University, Gateway Community College and Campbell County Area Technology Center, thereby strengthening an employee talent pool that is well prepared to meet the County and regional employment needs.....
- Stream the development process and minimizing barriers to implementation to foster high-value growth in the construction industry.

Goal: Educational Opportunities

- Attract, enhance, and maintain quality, comprehensive, and innovative educational opportunities within the County.
- Support the implementation of initiatives for achievement by providing a variety of educational opportunities to serve the unique needs, desires, and interests of the population.
- Increase public awareness of the rich variety of educational resources available through regional training and enrichment programs, as well as its formal educational resources.
- Facilitate communication and coordination amongst our centers of learning, including school providers, libraries, healthcare, and recreation facilities.
- Support and balance development patterns with investments and initiatives in our public and private educational facilities.

12. A review of public records indicates that a Board of Adjustments case was initiated for the site in 2021 but withdrawn by the applicant before the case was heard.
13. The Campbell County Zoning Ordinance defines the following permitted and conditional uses for the A-1 (section 10.2) and INST (section 10.15) zones respectively.

Permitted Uses

A-1

1. Agricultural uses.
2. Single family dwellings (detached).
3. Mobile homes subject to the requirements of Section 9.28 of this ordinance and KRS 100.203 (4).
4. Stands for sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any street.
5. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises.
6. Stables and riding academies both public and private.
7. Taxidermy and other related wildlife resources and service, with sales portion not to exceed 10% of the gross floor area of the operations.
8. Animal Hospitals and Veterinary Clinics.
9. Agritourism uses.
10. Butcher/meat processing in connection with other agricultural activities.

Accessory Uses

A-1

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article XIII of this ordinance.
3. Home-Based Businesses subject to the restrictions and limitations established in Section 9.11 of this ordinance.
4. Signs as regulated by Article XIV of this ordinance.
5. The keeping of not more than four (4) roomers or boarders by a resident family.
6. Living quarters for persons employed on a farm.

Conditional Uses

A-1

1. Cemeteries.
2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. Nursery school.
4. Police and fire stations provided they are located adjacent to an arterial street.
5. **Public and parochial schools.**
6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
7. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs

- c. semi-public swimming pools
 - d. tennis courts/clubs
 - e. fishing lakes
 - f. gun clubs and ranges
 - g. boat harbors and marinas
8. Hospitals for human care, clinics, sanitariums, homes for the aged, religious and charitable institutions, not including penal or correctional institutions; provided that any building for patients shall be distant at least two (200) hundred feet from every adjoining lot in any Residence Zone, and that the area of the parcel of land so occupied shall be no less than ten (10) acres.
 9. Essential services and public utility stations.
 10. Sanitary landfills as regulated by Section 9.25 of this ordinance.
 11. Commercial confined animal feed operations provided that any lot or tract of land in such use shall be not less than ten (10) acres and that any building or enclosure in which animals are kept shall be distant at least four hundred (400) feet from any lot in any Residence Zone, or any lot occupied by a dwelling other than a farm dwelling, or by any school, church or any institution for human care.
 12. Sawmills.
 13. Plants for the processing and storage of agricultural products.
 14. Boat harbors, and marinas, for the use and transport of products that are raised, produced, and processed on the premises.
 15. Kennels.
 16. Bed and breakfast establishments.
 17. Event facilities.
 18. Restaurants.

Permitted Uses

INST

1. Churches and other buildings for the purpose of religious worship.
2. Dormitories and fraternity and sorority houses, when associated with a permitted use located in this zone
3. Educational and medical related research facilities.
4. Institutions for higher education
5. Institutions for human medical care - hospitals, clinics, sanitariums, convalescent homes, nursing homes, and homes for the aged.
6. Libraries
7. Medical offices
8. Governmental buildings
9. Museums or art galleries
10. Nursery schools and day care centers
11. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers and swimming pools

12. Recreational uses other than publicly owned and/or operated, as follows:
golf courses, swimming pools, tennis courts.
13. Police and fire stations
14. **Public and parochial schools**
15. **Vocational, trade schools, or other specialized educational facilities**

Accessory Uses

INST

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. Uses as listed below provided in conjunction with a permitted use,
5. primarily as a convenience to its occupants, its customers, patients, and employees, and located within the same building as the permitted use:
 - a. Restaurant or Cafeteria
 - b. Book store
 - c. Gift Shop
 - d. Florist
 - e. Medical & educational supply store
 - f. Pharmacy

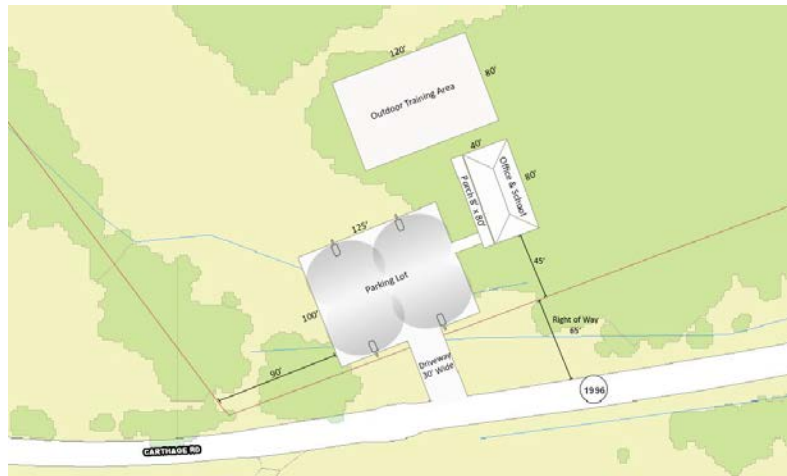
8. The Campbell County Zoning Ordinance defines the zone requirements for the A-1 zone (section 10.1):

<u>Zone Requirements</u>	<u>A-1</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

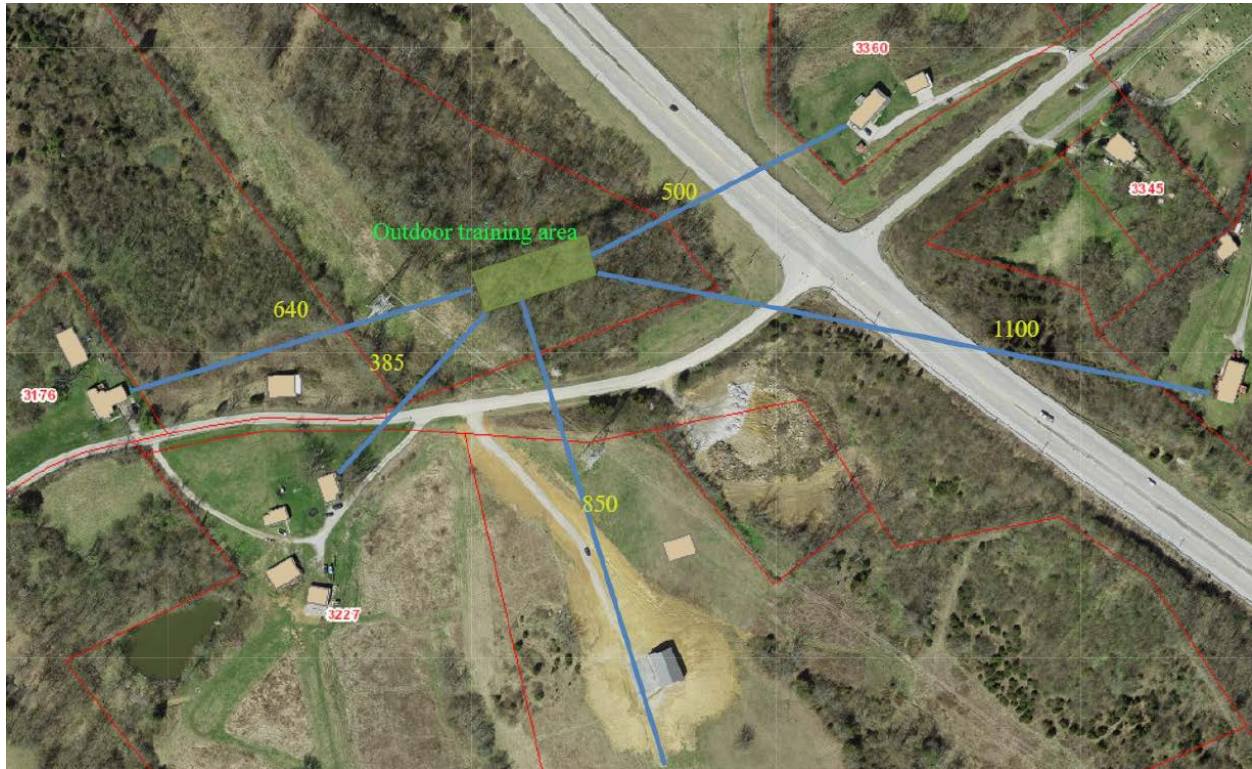
9. The Campbell County Zoning Ordinance defines the zone requirements for the Institutional (INST) zone (section 10.15):

<u>Zone Requirements</u>	<u>INST</u>
Minimum Lot Area	Requirements shall be in accordance with the approved Site Plan, as provided for in Section D, 4, below and Section 9.19. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot.
Minimum Lot Width	
Minimum Front Yard Depth	
Minimum Side Yard Depth	
Minimum Rear Yard Depth	
Maximum Building Height	

10. Article 17 of the Campbell County Zoning Ordinance 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.
- Staff notes that the site of the proposed zone map amendment will not create a freestanding zone of less than five (5) acres. The lot itself is 10 acres, and the total area including half of the adjacent street rights-of-way is approximately 18 acres.
11. The applicant has submitted a preliminary site plan showing the proposed use as a trade school at the site.



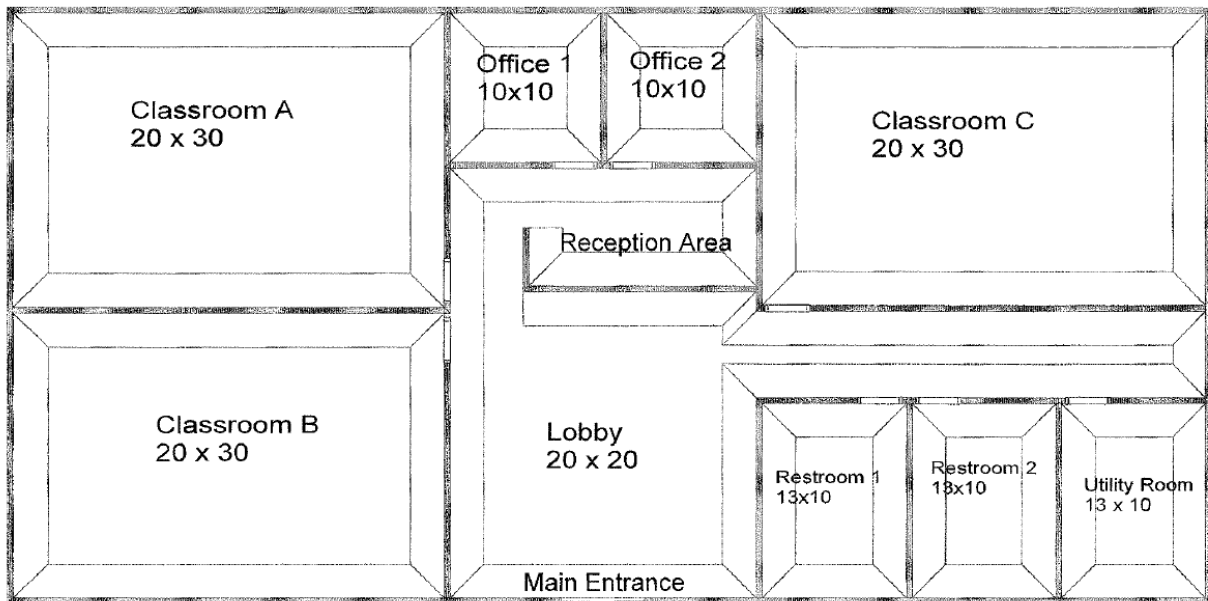
12. A site plan showing was submitted showing:
- Proposed building
 - Proposed outdoor training area
 - Lighting on parking area
 - Setbacks
13. A diagram indicating the proximity of the outdoor training area to nearby residential structures has been included with the application.



14. The applicant has submitted a rendering of the facility showing the main building, outdoor training area and parking lot. The applicant has indicated that the outdoor training area will initially be open; however, it will ultimately be covered with a canvas roof similar to the one in the image.



15. The applicant has submitted a floor plan for the interior of the proposed pole building.



16. The proposed trade school will operate on a semester basis. There will be three (3) semesters a year. Each class will have between fifteen (15) and thirty (30) students at a time. The school will operate from 8:00 AM to 9:00 PM offering day and evening classes.
17. The proposed parking area does not show individual spaces nor a parking count. The area is shown as one hundred and twenty five (125) feet by one hundred (100) feet.

SECTION 11.1 SPECIFIC OFF-STREET PARKING REQUIREMENTS, specifies the following parking requirements:

- Paragraph G, "**Commercial or trade schools**"
 - One (1) parking space for each two (2) students based on design capacity of school plus one (1) parking space for each employee.

By this calculation, the required parking minimum should be approximately sixteen (16) to eighteen (18) spaces. Staff estimates the proposed parking area is large enough to accommodate approximately thirty (30) standard-size parking spaces including ADA compliant spaces.

From the Applicant:

"The Applicant has attached several letters from businesses in the community who affirm that the technical skill training provided by the proposed school will offer potential employees an opportunity to obtain skills which can be put into practice with various

employers. The training will open the door for many individuals to obtain employment which is a service that will contribute to the general well-being of the community.

The property is located in a rural area. The training provided on site will not be detrimental to the health, safety, or overall welfare of individuals residing or working in the area. It certainly will not be injurious to property or improvements in the area as those are minimal.

It is Applicant's position that the use will comply with regulations in the Zoning Ordinance as it will operate as a technical school offering training to individuals so that they may enter or re-enter the workforce.

The Applicant has attached a five year business plan which reflects the type of training that will be provided by the school, the marketing strategy, and development plans with regard to the property. The Applicant has also attached the Master Trainer Certification issued to James Joseph Wilbers who has been employed by the Campbell County School District for many years. Mr. Wilbers will be employed by Martin Solutions to provide training and assist with the structure of each training program. The Applicant has also attached the facility schematics for the building which it will be constructed on site for the training to be performed. The building is approximately 40' x 80'. It will contain three classrooms, two offices, restrooms, a reception area, a lobby, and a utility room. The property itself is 26.2684 acres."*

*Staff notes that the parcel on which the proposed use is to be located has been subdivided and is ten (10) acres in area.

18. AA Highway (KY 9) and Carthage Road (KY1996) State-maintained road. A residential encroachment permit had been issued by KYTC in March 2021 for access from Carthage Road. This permit is under evaluation by KYTC to upgrade to a commercial encroachment permit.



Kentucky Transportation Cabinet
Department of Highways
Division of Maintenance
Permits Branch

TC 99-1 (B)
07/2016
Page 1 of 1

ENCROACHMENT PERMIT

KYTC KEPT #:	06-2021-00129
Permittee:	David Martin
Permit Type / Subtype:	Entrance / Private
Work Completion Date:	2/19/2022

19. 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.

Staff Comment(s):

1. The zone map amendment is in agreement with the adopted comprehensive plan.

Staff Recommendation - Zone Map Amendment

To approve the request for a zone map amendment from A-1 to INST and forward the recommendation to the Campbell County Fiscal Court for adoption.

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 Ordinance.

Additional notes to applicant

1. A commercial encroachment permit from KYTC is required.
2. A full site development plan will be required to be submitted to the Planning Commission.

Mr. Mike Williams arrived during Ms. Minter's presentation at approximately 6:21 PM. Concluding her staff presentation Ms. Minter turned the discussion to the board for any questions for staff. Ms. Haynes asked for clarification of the uses on the adjoining parcels. Ms. Minter explained the uses referencing the maps and aerials within her presentation.

Mr. Verst inquired about the types of equipment indicated in the business plan as it compares to the equipment brought this evening. Ms. Minter referred that question to

the applicant. Ms. Haynes inquired about the size of the class as it compares the proposed parking lot. Ms. Minter clarified the lot size requirement, and noted that the applicant was proposing a parking lot larger than the minimum required. Mr. Turner discussed the possibility of a traffic light. Ms. Minter acknowledged that while that was noted in the public comments, that was not of discussion with the state or applicant.

Mr. Peters then called the applicant to speak. Mr. David Martin and his legal counsel Mr. Stacy Graus then spoke. They offered some clarification on their request and how it fits with the Campbell County vision statement. They also clarified what types of jobs this training center will prepare students for, and explained potential desired future partnerships with other local schools and businesses as well as the accreditation of the training program itself. Mr. Graus also detailed the size of the classes and the number of classes in a day as well as the difference between the classroom and training areas. Mr. Graus then addressed some of the concerns expressed in public comments such as noise, traffic, parking, dust and neighboring homes. The applicant noted that existing trees will remain along the road as a buffer.

Mr. Graus then read into the record a statement from Brandon Bray of Bray Trucking as he was not able to attend the hearing. The statement is attached in its entirety along with all other public comments submitted in advance of the meeting.

Following Mr. Bray's statement Mr. Martin clarified that the intent was for 18 students, which would mean at maximum the facility would house 54. He also explained that this program is only for light industrial equipment, not large heavy equipment or off-site training. The school is meant as an initial training from which students could go on to higher training elsewhere if they desire.

Mr. Williams asked of the applicant if it would be possible to stagger the release times when classes end. Mr. Martin confirmed that this was his intent. Mr. Verst asked for clarification on when the covering structure would be installed, Mr. Martin explained that the enclosure would be installed prior to any classes being conducted. The commission discussed whether the applicant had looked at other properties, why he had chosen this one, and how the outdoor structure would be noise dampening.

Mr. Jim Wilbers who holds the training certification then spoke and offered clarifications on the certification the instructors would hold and the types of equipment the students would be using. He shared that most larger construction equipment could not be accommodated by the terrain on the site. He acknowledged that he lives in the area, and noted the location of similar programs.

Mr. Peters then began the public comment portion of the meeting noting a proposed recess at 8 pm.

Beginning with those in favor Mr. Steve Bertram of 9008 Osborn Rd. spoke, he noted a career in the field and a need for new equipment operators as others retire. He added

that in his opinion the proposed equipment would not be detrimental from an environmental standpoint.

Mr. Joe Harris of 11541 Burns Road spoke to the applicant's character and the quality of his work. He expressed his support of the zone change.

Mr. Daniel Franzen the principal of the local technical school noted a large need for skilled labor, explained the curriculum currently offered and that proposed by Mr. Martin, and added that it could be an opportunity for his students to transition between the programs.

Mr. Adam Rust of 8778 Stonehouse Road referenced the cost benefit analysis of a local training facility and discussed misinformation being spread as it pertains to property tax changes based on the proposed zone change. He echoed support for the change.

Mr. Hunter Parnell of 109 Elm Street shared his personal journey in the construction field and expressed that if a program such as the one proposed had existed in years prior he could have found his way much easier.

Mr. Bruce Moore of 3582 New Richmond Road stated that he is in favor of the technical school because it is difficult to find qualified employees and that it would provide a needed opportunity for young people to enter the work force.

Mr. Josh Erb of 3942 Dead Timber told of his experience learning from Mr. Martin through on the job training. He explained how he was able to advance in his career because of the basic training and certifications he earned with Mr. Martin. He referenced the importance of well-educated equipment operators when it comes to safety.

Mr. Brady Wells of 150 Lake Park Drive discussed his path to his current career and shared that if this program had existed he could have entered the workforce more quickly. He also stated the important safety benefits of educating operators before entering work sites.

Mr. Cody Gabelman of 135 Morris Street discussed the opportunity that a technical school offers over a traditional apprenticeship program in which you must be exclusively offered entrance. He also spoke to Mr. Martin's character and his investment in his employees.

Mr. Sean Cohen of 608 Signalpointe Court spoke about the need for workforce development. He noted his desire to aid in this effort and cited that as a resident he would be proud to have a facility in Campbell County that could help with workforce development.

Mr. Dan Moore explained that he is the owner of a cattle farm, and that he needs trained laborers such as this to repair his agricultural equipment. He expressed support for the proposed change.

Ms. Jamie Shoemaker of 3077 Daniel Road spoke to Mr. Martin's character. He also added that it is beneficial for students to learn in this capacity with knowledgeable educators rather than on the job with people who may not be as knowledgeable.

Ms. Carrie Jagers of 9535 Washington Trace Rd. stated that she lives nearby, and comes from a family of educators. She noted her support of a technical school and expressed confusion as to how the zone change would affect farms as some opposed he stated.

With no other comments in favor Mr. Peters opened the floor to a motion for a recess. Mr. Verst made the motion, seconded by Mr. Turner. An oral vote found all in favor and the commission omission broke for a 5-minute recess.

At 8:10 Mr. Peters called the meeting back to order and resumed public comment.

The first to speak in opposition to the zone change was Ms. Emalee Ridgeway of 7969 Huntersknoll Court. She submitted documents into the record (attached), and to the commissioners for review. She spoke on her qualifications, and asked for the denial of the zone change. She noted the lack of a Stage I development plan. She referenced previous cases and cited specifics within the zoning ordinance that she felt should be grounds for denial.

Mr. Eric Biehle of 3227 Carthage Road stated that he resides next door and expressed his belief that the property was PRDA and thus should not be developed. He also cited concerns about lighting particularly within the parking lot. He also spoke about the noise and how it will carry through the valley and concerns about odor smoke and dust. He submitted photo into the record (attached).

Ms. Susan Ortlieb Turner of 2320 Carthage Road spoke about the agricultural district in the area and how it encourages and protects commercial agriculture. She referenced a memo submitted on behalf of her family prior to this meeting which is included in the attached public comments.

Ms. Donna Holtz of 9565 Flagg Springs Pike noted her opposition based on concerns of spot zoning.

Ms. Sue Walters of 3687 New Richmond Road spoke of the agricultural uses in the area and referenced the urban service boundary and the sites existence outside this boundary. She also mentioned her belief that this zone change would be spot zoning. She discussed concerns with Mr. Martin's currently operating business at a separate location.

Ms. Freida Blair of 2821 Carthage Road noted that the area had not changed in 18 years, citing the types of farm use she witnesses and the wildlife in the area. She expressed concern about environmental changes, traffic, and safety.

Ms. Jennifer Holley of 2692 Carthage Road expressed opposition to the zone change, echoing concerns over traffic and safety.

Mr. Brant Walters of 3687 New Richmond Road stated his opposition to the zone change based on his feeling that the use is not consistent with the rest of the area.

Mr. Bob Holtz of 9565 Flagg Springs Pike expressed his opposition to the zone change noting other schools within the county that have closed, as well as concerns regarding traffic safety.

Mr. Mike Listerman of 3000 Carthage Road noted that similar equipment is available for rent without licensing, and discussed concerns about Mr. Martin's ability to disable the backup alarm on the equipment and expressed confusion surrounding terminology and the acreage of the property. Mr. Listerman then echoed concerns regarding traffic safety and inconsistencies with the existing surrounding uses. He also made mention of a blue line stream on his property that he believes begins on the property referenced. Mr. Listerman discussed his previous career and how he felt that pertains to the proposed change.

Mr. Kyle Hall of 3184 Carthage Road echoed concerns regarding noise, and dust as well as traffic and wildlife effects.

Mr. Andy Listerman of 809 Heavenly Lane discussed his career background and inquired about the out of pocket costs for courses at the proposed school as opposed to publicly funded schools in Ohio.

Mr. Peters then called for a Mr. Eric Cobb who did not respond Mr. Peters noted that they would attempt to collect his comments again at the end of the comment period.

Mr. Gary Reinhart of 144 Bonnie Lynn expressed concerns over noise.

Mr. Eric Paxton also did not respond.

Mr. Cody Nelson of 9999 Flagg Springs Pike again referenced spot zoning, and expressed concern about traffic safety.

Ms. Stacy Hall of 910 Rockledge Court stated her opposition.

Mr. Dan Hull of 9538 Barrs Branch Road referenced Mr. Mike Listerman's comments and discussed the potential cost of tuition. He also questioned the possibility of a retention pond to help with runoff from grading and echoed concerns about traffic and safety.

Ms. Kimberly Richardson of 8751 Washington Trace Road noted her opposition to the zone change.

Ms. Nikki Biehle of 3227 Carthage Road stated her opposition.

Ms. Kimberly Usleaman of 9232 Washington Trace Road echoed concerns about traffic and safety, referring to issues with GPS navigation to the site. She also raised questions about fuel storage as well as water contamination.

Mr. Joe Sorgenfry of 2907 Country Lake Drive explained his property's proximity to the proposed zone change. He expressed his opposition based on the current agricultural nature of the surrounding properties.

Mr. Travis Rowlette of 2961 Country Lake Drive shared his background in the construction field. He expressed the need for a trade school in the county but stated his opposition for this project at this location based on the surrounding agricultural uses.

Mr. Larry Hall of 3176 Carthage Road stated his opposition referencing spot zoning and concern with noise and traffic.

Ms. Caitlin Rowlette of 2961 Country Lake Drive stated that she was in support of the idea of the school but opposed to the location. Again, she expressed concerns about traffic, noise and lights and raised issue with the potential change to property values. She questioned what would happen to the property should the school close down in the future.

Ms. Edna Hancock of 3070 Carthage Road expressed concerns regarding the potential noise in relation to the nearby cemetery.

Mr. Justin Newberry of 9646 Alexandria Pike stated his opposition.

Mr. Teddy Sinclair of 6 Apple Blossom Lane deferred his opportunity for comment.

Mr. Mark Moore of 3142 Carthage Road stated his opposition due to the visibility of the structure from his home.

Ms. Jean Listerman of 3000 Carthage Road stated her opposition due to the proposed uses lack of fit with the comprehensive plan and added that there are 506 signatures in the documents submitted by Ms. Emalee Ridgeway (attached).

Mr. Kevin Listerman stated that he believes the mission of the project is correct but that the site is not.

Mr. Tyler Nelson of 505 Brookwood Drive noted no concern with Mr. Martin or his plans, but again expressed issue with traffic safety at the main intersection as well as noise. He raised question about the noise prevention in the canvas roof building and whether or not the equipment manufacturer can approve turning off the backup alarms.

Ms. Teri Carson of 9762 Flagg Springs Pike stated her opposition.

Ms. Odie Hall of 3176 Carthage Road stated her opposition due to the potential noise and dust.

Ms. Brittany Mullman of 9355 Jerry Wright Road noted her opposition based on the location choice.

Ms. Kathleen Fischer of 2989 Carthage Road stated her opposition.

Ms. Christina Usleaman of 2842 Carthage Road expressed her opposition.

Mr. William Willard of 2842 Carthage Road was noted as having left before offering his statement.

Mr. Colton Price of 330 Brookwood Drive echoed concerns regarding traffic safety. Referencing the slideshow, he noted that the photos didn't properly show traffic conditions at the intersection. He also shared concerns about runoff from parking facilities.

Ms. Virginia Zappa of 3116 Carthage Road stated her opposition.

Ms. Alicia Brossart of 2899 Carthage Road explained her proximity to the proposed site and stated her opposition.

Ms. Alicia West of 2899 Carthage Road stated her opposition.

Mr. Jack Turner of 2982 Carthage Road echoed concerns about traffic and noise.

Mr. David Reinhardt of 3442 Carthage Road stated his feeling that this project was not a fit for this location. He shared his experience with on the job training and reiterated concerns regarding traffic safety.

Ms. Cheryl Reinhardt also stated her opposition.

Mr. Mark Berkemeyer of 2900 Country Lake Drive stated concern regarding runoff, noise and air pollution. He cited his personal experience with the AA highway and its safety.

Mr. Ryan Moore and Mr. Douglas Moore were noted as having left before offering comment.

Mr. Josh Crawford of 3239 Carthage Road echoed opposition stated by others and added that he believed that two sides of the enclosed structure would in fact be open.

Mr. Daniel Labanz of 233 East 3rd Street stated his opposition.

Ms. Kendall Tallon of 3239 Carthage Road raised concern about the driveway location. She described the other possible structures or businesses allowed in the Institutional zone should the change be approved. She again brought up the topic of the physical restrictions of the site, the urban service boundary, and issues with the description of the enclosed training facility.

Ms. Vanessa Stegel of 9065 Washington Trace Road echoed concerns regarding traffic and effects on wildlife.

Ms. Lisa Schertler of 3144 Carthage Road expressed opposition based on traffic safety concerns.

Mr. Randy Brossart of 2899 Carthage Road noted concern about traffic citing his childhood history driving the roads in the area in high school. He echoed concern with noise. He shared other schools and businesses that he believes offers these comparable courses.

Mr. Peters called out for those who did not respond when called prior.

Ms. Tammy Moore of 3142 Carthage Road echoed concern regarding the peace and quiet in the area.

Mr. Brad Hoskins of 2732 Carthage Road stated his opposition based on the scale of the project and size of the property as well as the traffic and noise.

Ms. Ronnie Seitz of 2989 Carthage Road stated her opposition based on the existing agricultural uses in the area.

There being no one else wishing to speak in opposition Mr. Verst made a motion for a ten-minute recess seconded by Mr. Williams, an oral vote found all in favor, and the commission broke for a recess.

Mr. Peters called the meeting back to order at 10:34pm.

Mr. Hunter read into the record a comment in opposition that came in late (attached), and summarized the comments taking place on the Facebook live, which were consistent with the opinions expressed by the members of the public in attendance and offered no new information.

Mr. Peters then offered the applicant a chance for rebuttal. The applicant's representative offered some clarification regarding misinformation being shared regarding the proposed project. He clarified that they do not feel the site is physically restrictive, and that this change is not spot zoning. He spoke on the proposal's consistency with the comprehensive plan.

Mr. Peters asked if there was a representative for those opposed that wished to speak. A representative did not step forward.

He then turned the floor to the commission for discussion. He asked staff to clarify the references to the Urban Service Boundary, PRDA and spot zoning. Ms. Minter clarified that the Urban Service Boundary pertains only to the Sanitation District Number One service of storm water in the area. She clarified that though there are spots on the site that do have a steep grade, there are also areas that are completely buildable. With regard to the requirement for a Stage I plan Ms. Minter noted that while a site plan was required a full Stage I plan was not required prior to this meeting.

The commission and staff discussed that many of the questions brought forward this evening would pertain more to later stages of development and could be brought up then.

Mr. Verst asked if the representative from the equipment manufacturer could clarify if the backup alarm is physically or legally able to be turned off. The representative noted that there are options to adjust decibel readings but he was unsure at this time if it would be possible, and could look into it further should the commission request that.

Mr. Peters asked the applicant to clarify the properties of the enclosed structure. Mr. Martin stated that it would be walled on three sides with the open side facing the AA highway.

Mr. Verst and Ms. Minter discussed that trade schools are only permitted within the Institutional zone. Mr. Verst noted that there is nowhere in the county that is already correctly zoned for this use.

Mr. Williams asked if the applicant had any comment regarding the concerns about the intersection. Mr. Graus expressed limitations based on the highway being a state roadway.

Ms. Minter clarified that schools for industrial or business use are permitted in the industrial and I-2 zones and submitted the relevant pages of the zoning ordinance to the commission for review, and for addition to the record (attached).

Mr. Williams commented that it is apparent to him that there is no question that an educational institution is supported by the comprehensive plan and that this school is consistent with that goal. He also noted that he didn't feel that the small area occupied by this business would critically damage this whole region as implied by those who spoke in opposition.

Mr. Verst shared with the commission his feelings that this is a desirable use, but feelings of uncertainty regarding this specific site location. He noted that the issues with the sound as being his biggest concern.

Ms. Haynes agreed and added that she is also giving consideration to the safety of the students.

Mr. Turner also noted concerns regarding the noise.

Mr. Verst circled back to the question of whether the project is a beneficial or desirable use for the community. Mr. Turner reiterated the sense of community in the area. Mr. Williams agreed with the sense of community in the neighborhood but stated again that he did not feel that this project would be a huge detriment to that community.

The commission discussed in further detail the weight of whether the proposal is consistent with the comprehensive plan. Mr. Verst referenced the sound limitations outlined for the industrial zones. He provided these to the applicant and noted that if the applicant we're willing to comply with these standards he would feel better about the proposed use.

Mr. Graus stated that they are prepared to adhere to those residential decibel standards as outlined in the Industrial Zone regulations.

Mr. Verst made a statement on record that it would be prudent to take a sound measurement at the nearest house. After some discussion Mr. Verst noted that he feels the use is consistent so if they are agreeable to a condition to adhere to those performance standards he would feel more comfortable with approval.

Mr. Verst proposed a recommendation to the commission if the applicant is agreeable to adhere to the industrial zone performance standards.

Ms. Minter noted that per the Zoning Ordinance if there is no action on the site within 12 months the Fiscal Court can request that the Planning Commission hold a hearing to revert the site back to its original zone.

The representative of the applicant stated that they agreed that they could adhere to the performance standards.

With no further discussion Mr. Verst made a motion to approve the case with the condition that the property adhere to the performance standards of the I-1 zone. Seconded by Mr. Williams. A roll call vote found Mr. Barrow, Mr. Peters, Mr. Verst and Mr. Williams in favor and Mr. Bass, Ms. Haynes, Mr. Mason and Mr. Turner opposed, resulting in a tie vote. Mr. Smith clarified that in the instance of a tie vote, the commission must attempt to vote again. If no resolution can be found, the commission will need to pass along the case to the Fiscal Court with no recommendation.

After a brief discussion Mr. Verst again made the motion to approve with the condition described as it pertains to noise level adherence. Mr. Williams seconded. A roll call vote found Mr. Barrow, Mr. Peters, Mr. Verst and Mr. Williams in favor and Mr. Bass, Ms. Haynes, Mr. Mason and Mr. Turner opposed, again resulting in a tie vote.

Staff and commission discussed next steps. With no additional discussion or questions Mr. Verst made a motion to adjourn, seconded by Mr. Turner. An oral vote found all in favor and the meeting was adjourned at 12:03 AM.

Respectfully Submitted,

Approved:

Cindy Minter
Director

Sign

Print

FILE COPY

#1

From: PZ Admin
To: Minter, Cindy; Hunter, Kirk
Subject: FW: zone change on Carthage Road
Date: Wednesday, September 8, 2021 9:37:16 AM

From: Niki Biehle < >
Sent: Tuesday, September 7, 2021 9:40 PM
To: PZ Admin <pzadmin@campbellcountky.gov>
Subject: zone change on Carthage Road

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To Whom It May Concern:

I am writing to you in regards to the request for zone change from Agricultural One (A-1) to Institutional at the intersection of Carthage Road and the AA Highway. I believe this is a very bad idea for this particular location. I own property near this location, and I have many concerns. First, I believe it will cause disturbance issues. Most people in this area bought their property for the privacy and the quietness of the area. They wanted to get away from the noises of cities and businesses. Listening to trucks running and backing up for several hours a day does not exactly seem peaceful to me.

Secondly, the trade school training will cause dust issues in the area. Noone wants their kids running around breathing in the dusty air that the trucks will create. There goes all the fresh air.

On another note, the school will also create tons of traffic on a country road that definitely doesn't need more vehicles passing each other, especially large commercial vehicles. There is no light at the end of the street, and I believe that more traffic will cause more accidents especially when trying to turn onto the AA Highway.

Safety for everyone is a serious concern of mine. I think there are more suitable locations for a trade school. Keep businesses in the business district. Please deny the request for the zone change to Carthage Road. Keep our agricultural areas! Thank you for your time and consideration.

--
Niki Biehle
3227 Carthage Road
California, KY 41007

FILE COPY

From: Freida Blair
To: Minter, Cindy
Subject: Zoning Change for property on Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:34:20 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

September 13, 2021

RE: Zoning Change for property on Carthage Road and AA Highway

Dear Campbell County Planning and Zoning members,

I live at 2821 Carthage Road, California, KY 41007. I am against the proposed zone change to the property at the intersection Carthage Road (1996) and the AA Highway. Please include this e-mail as part of the record for the minutes of the Zoning hearing.

Sincerely,
Freida Blair
2821 Carthage Road
California, KY

(cell)
(home phone) – press # when prompted

From: Freida Blair
To: PZ Admin
Subject: Zoning Change for property on Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:38:31 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

September 13, 2021

RE: Zoning Change for property on Carthage Road and AA Highway

Dear Campbell County Planning and Zoning members,

I live at 2821 Carthage Road, California, KY 41007. I am against the proposed zone change to the property at the intersection Carthage Road (1996) and the AA Highway. Please include this e-mail as part of the record for the minutes of the Zoning hearing.

Sincerely,
Freida Blair
Carthage Road
California, KY

(cell)
(home phone) – press # when prompted

From: Julie Carr <>
Sent: Sunday, September 12, 2021 10:56 PM
To: Hunter, Kirk <khunter@campbellcountyky.gov>
Cc: Julie Carr <>
Subject: PlanningZoning letter 091421 AA_Carthage Road.docx

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Please accept this letter for the meeting on Tuesday regarding the zone change.

Julie

+

September 10, 2021

Re: Zoning change for the property located at the corner of Carthage Road and AA Highway in California, Ky.

To Whom It May Concern:

I am a life long resident on Carthage Road/Washington Trace. When I first heard the rumor of a school being built on that land I thought it was a great idea! As time passed, and more information was provided, my opinion never changed.

This school is such a positive add to our community. It is an opportunity for Business' and Individuals in our County as well as anywhere in the Tri-State to learn how to properly run heavy equipment and earn certifications that can be provided to employers to potentially earn better pay. This is a chance for our teenagers and graduates of high school that are not wanting to go to college to get excited about learning a trade and getting hands on experience!

How impressive it will be for a local resident to say you earned your certifications in the same county you grew up in and taught by a guy that at one time was just like you!

I know that most of the drama flying all over the county whether on Facebook or at the fair is around the location of the school, not necessarily the school itself.

If no risks were taken in life, where would we be?

I'm only talking about in our small area of Campbell County.....

1. The AA HWY, the road you drive on every day. Think of all the challenges with that! Cutting thru farms, removing old country roads, causing residents to complain about how loud it was going to be if they lived next to highway, etc. etc. This was a huge risk that is such a reward for all of us around here. We no longer have to go down Carthage to Rte. 10 up to Alexandria.
2. We are 5 minutes away from California Marketplace which is a stopping point for just about everyone out here. It was built on farmland and has since thrived in that location.
3. What about Campbell Ridge Elementary? It was built right over top of my friends home on that hill. It took out other homes too. Think of the traffic that is seen for those residents in the row of houses going to the school. Yet the majority of them are the same ones living there when the school was originally built. Yes, its busy and yes, it is loud at times but the school is a wonderful place for OUR kids to learn!

If the concern is around being able to see while turning on the AA from Carthage Road, its clear as can be from that side. I do think adding a stop light on the AA/Carthage Road intersection with caution lights to stop ahead when flashing, would be a positive add for all of us. It would help ease some of the concern that everyone keeps talking about.

Again, I say, as a life long resident, a Professional Business Woman, a mom of teenagers who could benefit from such a school, and a neighbor with huge respect for the person with the idea and ambition to make a dream come true, I am 110% in support of the location and the school! I hope you see the positive behind all the hard work that has been done so far!

Thank you for the opportunity to share my opinion,

Julie Carr

From: Joann Chauvin
To: PZ Admin
Subject: Campbell County Zone Change
Date: Monday, September 13, 2021 12:01:00 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Joann Chauvin
Northern Kentucky University '15 Informatics Graduate
NKU Sports Club Equestrian Team '14-15 President
NKU Sports Club Equestrian Team '13-14 Safety Officer
NKU Sports Club Equestrian Team '11-15 Member
NKU Sports Club Badminton 13-15 Secretary and Member
E-Board for Sports Club 14-15 President
E-Board for Sports Club 13-15 Member
Girl Scout Life Time Member

From: Joann Chauvin
Sent: Monday, September 13, 2021 11:59 AM
To: cminter@campbellcountky.gov <cminter@campbellcountky.gov>
Subject: Campbell County Zone Change

To Whom it may concern,

I am not in favor of accepting the zone change on Carthage Road. Making the change from agricultural to institutional would disrupt the community's long history of being a rural community. With a zone change would come new complications that would be hurtful to the Campbell County Community. The traffic that would now travel on that road everyday would cause concern for the local citizens. Children play along that road which would cause parents to worry about vehicles traveling too close to their children. It would ruin the view lines that the locals currently enjoy. Instead of seeing vast forest you would replace it with a building ruining the line of site. We are not in need of a school out in this part of the county. Again, I am not in favor of the zone change.

Joann Chauvin
Northern Kentucky University '15 Informatics Graduate
NKU Sports Club Equestrian Team '14-15 President
NKU Sports Club Equestrian Team '13-14 Safety Officer

NKU Sports Club Equestrian Team '11-15 Member

NKU Sports Club Badminton 13-15 Secretary and Member

E-Board for Sports Club 14-15 President

E-Board for Sports Club 13-15 Member

Girl Scout Life Time Member

From: Joann Chauvin
To: Minter, Cindy
Subject: Campbell County Zone Change
Date: Monday, September 13, 2021 12:00:00 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To Whom it may concern,

I am not in favor of accepting the zone change on Carthage Road. Making the change from agricultural to institutional would disrupt the community's long history of being a rural community. With a zone change would come new complications that would be hurtful to the Campbell County Community. The traffic that would now travel on that road everyday would cause concern for the local citizens. Children play along that road which would cause parents to worry about vehicles traveling too close to their children. It would ruin the view lines that the locals currently enjoy. Instead of seeing vast forest you would replace it with a building ruining the line of site. We are not in need of a school out in this part of the county. Again, I am not in favor of the zone change.

Joann Chauvin
Northern Kentucky University '15 Informatics Graduate
NKU Sports Club Equestrian Team '14-15 President
NKU Sports Club Equestrian Team '13-14 Safety Officer
NKU Sports Club Equestrian Team '11-15 Member
NKU Sports Club Badminton 13-15 Secretary and Member
E-Board for Sports Club 14-15 President
E-Board for Sports Club 13-15 Member
Girl Scout Life Time Member

From: [kathy fischer](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Zoning at Carthage road
Date: Monday, September 13, 2021 11:04:21 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Please make this email part of the official record for public comments on the proposed zoning change at the intersection of Carthage road and AA highway.

I am opposed because of the amount of traffic that will increase

From: [Hall, Kyle](#)
To: [Minter, Cindy](#)
Cc: [PZ Admin](#)
Subject: Carthage RD Zoning Change
Date: Monday, September 13, 2021 9:40:24 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Good Morning ,

I hope all is well! I am opposed to the zoning change at the end of Carthage road. There are numerous reasons this is a terrible location as anyone could see if they come and physically look at the land of the proposed change. This will have a negative impact on the community and all of the citizens of California. We strongly urge you to do the proper research on this matter being it will affect so many lives. I appreciate your time!

Thank you ,

Kyle Hall
Cincinnati Bell
MDU Fioptics Sales Specialist
Direct:
Office: (option 1)



From: Andrew Listerman
To: Minter, Cindy; PZ Admin
Subject: Zoning Change at AA Highway & Carthage Road
Date: Sunday, September 12, 2021 10:29:08 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Ms. Minter and Planning and Zoning Committee Members,

I am respectfully asking you to vote against the proposed zoning change at the intersection of the AA Highway and Carthage Road in southern Campbell County. It is not in compliance with the Campbell County Comprehensive Plan. I wish to have my opposition to this proposal entered into the official record.

Property along the AA Highway is the one of the few only remaining rural areas of Campbell County. I grew up here. This land, this lifestyle, and these people in this part of the county, helped shape me. I'm proud to say I'm from this rural part of Campbell County and proud that I helped bring the area recognition as a member of the NKU Men's Basketball teams that played for back-to-back NCAA Division II National Championships on CBS Television. You don't know how many people have told me over the years, how proud they were to see California, Kentucky on their television screens. It really meant something to people. You can see it in their eyes and hear it in their voices. This land and rural community mean even more to the people. It's their identity. You change the zoning and go against the comprehensive plan, you not only change the land, you change the people and not for the better. People will lose their identity and go from having neighbors and community to having faceless businesses and corporations as the folks next door. The AA Highway will look like US27 in Cold Spring, Highland Heights, Alexandria, or even worse 747 in Cincinnati.

I return to my family's property when I need to recharge, re-center myself, reconnect with my kids and family and get away from the hustle of our world and return to a slower, more natural pace of life. My wife and I bring our children to 3000 Carthage Road to experience what I had growing up and to do the aforementioned things. This would no longer be possible if these proposed changes are approved for industrial property nearby. My wife and I plan to eventually move home to Campbell County and the property on Carthage Road but those plans would definitely change if these changes are approved. We wouldn't have a home any more in the part of Campbell County that the land and rural life means so much to people and me.

Thank you,

Andrew M. Listerman, 809 Heavenly Lane, Cincinnati, OH 45238, an heir to the property at 3000 Carthage Rd.

From: Ethan A. Listerman
To: Painter, Brian; Lampe, Tom; Pendery, Steve (County Judge-Executive); Besecker, Geoff; Minter, Cindy; PZ Admin
Subject: Zoning Change at AA Highway & Carthage Rd.
Date: Sunday, September 12, 2021 9:52:51 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Ms. Minter and Planning and Zoning Committee Members,

I am respectfully asking you to vote against the proposed zoning change at the intersection of the AA Highway and Carthage Rd in southern Campbell County. It is not in compliance with the Campbell County Comprehensive Plan. I wish to have my opposition to this proposal entered into the official record.

Ethan Listerman, 809 Heavenly Lane, Cincinnati, OH 45238, an heir to the property at 3000 Carthage Rd.

Sent from Mail for Windows

From: [Kelsey Listerman](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Zoning Change at AA Highway & Carthage Road
Date: Sunday, September 12, 2021 10:32:09 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Ms. Minter and Planning and Zoning Committee Members,

I am respectfully asking you to vote against the proposed zoning change at the intersection of the AA Highway and Carthage Rd in southern Campbell County. It is not in compliance with the Campbell County Comprehensive Plan. I wish to have my opposition to this proposal entered into the official record.

Thank you,

Kelsey Listerman



From: Kristen Listerman
To: Minter, Cindy; PZ Admin
Subject: Zoning Change at AA Highway & Carthage Road
Date: Sunday, September 12, 2021 9:47:57 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Ms. Minter and Planning and Zoning Committee Members,

I am respectfully asking you to vote against the proposed zoning change at the intersection of the AA Highway and Carthage Rd in southern Campbell County. It is not in compliance with the Campbell County Comprehensive Plan. I wish to have my opposition to this proposal entered into the official record.

Property along the AA Highway is the only remaining rural area of Campbell County. I grew up on Neltner Drive in Cold Spring and have extremely fond memories of what that area used to be. My memories are filled with a childhood of running through the pasture that separated my backyard from the lake at Lakeside, sled-riding down the hills behind Newport Elks, and building forts and hunting for fossils in the woods behind the ball fields. Now those areas are a shopping center, fast food restaurants, furniture stores, and condominiums. My husband and I bring our children to 3000 Carthage Road to experience a bit of what we had growing up. But how safe will it be for our children to roam the woods if mere yards away will be industrial property? What reason would there be to eventually move home to Campbell County and the property on Carthage Road if it will soon resemble what US-27 looks like now?

Our world is constantly growing but most adults long for their children to spend more time outside and more time with others. How is this possible as the spaces for children become overrun with the next big neighborhood or factory or storage facility? Please keep in mind what is best for the families of Campbell County. Please keep what few spaces remain untouched from consumerism exactly that way.

Thank you,

Kristen (Clark) Listerman, 809 Heavenly Lane, Cincinnati, OH 45238, an heir to the property at 3000 Carthage Rd.

From: [Kevin Listerman](#)
To: [Minter, Cindy](#)
Subject: Zoning Change at Carthage Road
Date: Sunday, September 12, 2021 5:19:03 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Ms. Minter,

I respectfully ask that this email be included in the record, that I am ardently opposed to the proposed zoning change of the property at the corner of Carthage Road and the AA Highway. As an heir to property located at 3000 Carthage Road, which is less than half a mile from the proposed location of this business. I oppose the zoning change for the following reasons;

1. It will disrupt the current agriculture and rural environment that all of the property owners sought when they built their homes and started their farms in this area.
2. The environmental impact of destroying acres of woods and fields and replacing them with concrete parking lots and allowing large construction vehicles to reshape the natural landscape.
3. The increased noise pollution, which will disrupt the peaceful surroundings which we now enjoy.
4. It does not appear appear to meet the most recent Campbell County comprehensive plan for land use.

Thank you for your time, including this in your records, and for listening to the voice of the people.

Respectfully,
Kevin M. Listerman

From:
To: Minter, Cindy; PZ Admin
Subject: Carthage Rd Zoning Change
Date: Sunday, September 12, 2021 8:35:30 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Please include this email as part of the official record of our opposition to the requested change in zoning at the intersection of AA Highway and Carthage Rd. We will explain our reasons for our opposition at the meeting on Tuesday evening.

Sincerely,
Michael & Jean Listerman
3000 Carthage Rd
California, KY 41007

September 9, 2021



To: Campbell County & Municipal Planning Commission
Campbell County, Kentucky

Dear Commission Members:

We are writing in SUPPORT of re-zoning the parcel at the corner of the AA Highway and Carthage Road to Institutional as requested by David Martin.

We believe that the Technical Trade School planned for the site is an excellent use for that parcel. There is easy access to the location for students and staff via the AA Highway. The location on the highway already has significant traffic, so a school with 15 – 30 students will not create any traffic issues for the community.

Likewise, the AA Highway has significant commercial truck traffic on it already, which can be noisy, especially as it pulls up the long grade coming from north to south on the highway adjacent to the site. The operation of “small construction/industrial equipment” should not add unduly to noise in the area. The tree cover on the parcel will help absorb sound from the equipment. The canvas cover for the outside training lot that is planned will further absorb the sound when it is installed.

A technical trade school is in line with the Campbell County Vision Statement in several ways. It will provide new educational opportunities in a field that pays skilled workers well. It will provide certified equipment operators to work in various construction projects, including residential, commercial and infrastructure projects in the area.

Personally, we have hired Mr. Martin’s company, Martin Solutions, to perform several projects for us on our property over the past 10 years. He operates his business in a completely professional manner. He and his employees have always delivered quality work. Mr. Martin always makes sure we are fully satisfied with the job before leaving the site. We have reviewed his business plan for the school and are impressed with how thorough it is. We believe he will be able to establish a quality trade school that will benefit Campbell County residents for many years to come.

For these reasons we heartily support the re-zoning request and encourage the Commission to approve it.

Respectfully submitted,

Carlos & Cindy Mincks
8199 Solitude Lane
California KY 41007

From: [mitch](#)
To: [PZ Admin](#)
Subject: Opposed to Zone Change at Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:48:25 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the proposed zone change at Carthage Road and AA Highway.

From: [sah](#)
To: [Minter, Cindy](#)
Subject: Opposed to Zone Change at Carthage Road & AA Highway
Date: Monday, September 13, 2021 9:47:58 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the zone change at Carthage Road and AA Highway.

Sent from my Verizon, Samsung Galaxy smartphone



08/31/2021

Campbell County Administration Building
1098 Monmouth Street
Suite 343
Newport, KY 41071

Dear Kirk Hunter,

I am writing to enthusiastically support the Vocational Training School currently being developed by David Martin, owner and operator of Martin Solutions. Martin Solutions is a successful one-stop shop for small heavy equipment operation, excavation, debris removal, site preparation and maintenance, among other things.

Dave's plan for vocational training will fill a great need in our region. As we have seen nationwide, we need qualified workers to build, repair and maintain our nation's infrastructure. The demand for skilled labor, Bobcat Compact Track Loader operators and Bobcat Mini Excavators continues to grow. David will ensure his graduates earn competitive wages, while operating heavy equipment safely, effectively, and efficiently.

As a life-long proponent of education, I have worked at Northern Kentucky University for many years. I have seen firsthand a multitude of students who found "traditional" higher education was not for them. Often, these students leave universities and local community colleges with nothing to show for their collective efforts but student debt. Dave Martin's vocational training initiative offers options for many seeking alternative educational pathways. His students' successes equal success for our local economy and interconnected communities.

This educational/training experience will give both new and continuing learners an opportunity to grow professionally. Dave Martin is offering a hands-on program, conducted in an environmentally friendly in-door training facility, with accreditation sponsored by the National Center for Construction Education and Research (NCCER).

Dave's desire to help, educate and train members of our community is a boon for our region!

Sincerely,

Wayde R. Shanks

From: [Shirley Scharf](#)
To: [Minter, Cindy](#)
Subject: zone change at Carthage and AA highway
Date: Monday, September 13, 2021 10:15:26 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am writing to you to ask that the zone change does not happen at Carthage and AA highway. There are a lot of houses around there already and people who have bought property to build houses on. This zone change would allow a business right in the middle of them all which will depreciate the value of their homes. There are enough areas with the zone they need and would allow them to put their business at without changing the zone change at this address and put it there where people already live and have bought property. They can get property in a lot of other areas zoned as they would need. They just want this because it is cheap to buy. He is also only trying to make it a technical school because he wants it approved and this is a way he can do it. Is he qualified to be a teacher? Not to my understanding. So how can he be permitted to teach????

PLEASE DO NOT APPROVE THIS ZONE CHANGE

Shirley Scharf and Gerald Scharf

Learn from yesterday.

Live for Today.

Hope for Tomorrow.

From: [Cody Smith](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Zoning Change at AA and Carthage
Date: Monday, September 13, 2021 9:47:21 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Hello,

I am a resident that lives on Washington Trace road near the site of a proposed zoning change. I want to make it known that myself and everyone I know is vehemently opposed to this zoning change proposal. The appeal to this area is to be away from things like this. Any commercial buildings alone would only be a negative. When you are talking about a never ending construction site and include the added dust, noise, and additional traffic it makes things even worse. This is not the place for the proposed business and as far as I know every single resident nearby agrees. It's time to look for another location to build a Technical School.

Thanks,
A Very Worried Citizen

From: Kendal Tallon
To: PZ Admin
Subject: Carthage Rd and AA Highway
Date: Monday, September 13, 2021 11:59:28 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Campbell County Planning and Zoning Commissioners,

My name is Kendal Tallon, and I am currently in the process of building a home with my fiancé, at 3239 Carthage Rd (1996) in California, Kentucky. We are directly across the street from the property up for a zone change. The applicant, Mr. David Martin is asking that his property be changed from Agricultural 1 to Institutional for the purpose of building a privately owned for-profit trade school. The surrounding properties including ours are all Agricultural 1. My fiancé and I have looked at many documents. Such documents include: the application submitted by Mr. Martin, the staff report submitted by Campbell County Planning and Zoning, outside information as to the company that Mr. Martin owns and operates, and documents posted by Campbell County. After going over all the information, we still feel as though the property and location up for a zone change for the purpose of a trade school is not the proper location.

In the "Campbell County Zoning Ordinance" (Article X, Section 10.15) the following are permitted uses in an Institutional Zone: churches and other worship building; dormitories and fraternity and sorority houses; educational and medical related research facilities; institutions for higher education; institutions for human medical care; libraries; medical offices; governmental buildings; museums and art galleries; nursery schools and day cares centers; publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, and swimming pools; recreational uses other than publicly owned and/or operated, as follows: golf courses, swimming pools, tennis courts; police and fire stations; public and parochial schools; vocational, trade schools, or other specialized educational facilities.

The current population does not support the majority if any of these permitted uses for the area in which is being looked at for a zone change. Below I have listed reasons as after contacting facilities questioning these very permitted uses to see if there was a need. They are:

- There are 5 churches alone in California, KY not counting the churches within the neighboring communities. The population has not grown enough for there to be additional needs for churches or other worship buildings.
- Alexandria had a public library built at 8333 Alexandria Pike that is still open today only 11 minutes away from Mr. Martins' property. According the "Campbell County Comprehensive Plan Update" (page 75) this library will serve the residents of southern Campbell County which would in fact include the residents of Carthage Rd.

After reaching out to Alexandria Fire Department, District 1 Fire Department, and the Campbell County Police Department I was informed by both fire districts that there is no need for a new fire department to be built in the area. District 1 that has 3 departments and Alexandria Fire Department would both respond to Carthage Rd. According to the police department, there are 12 departments within Campbell County meaning there is no need for additional departments to be development, if anything they would look to combined current departments.

- Carthage Rd. is also 17 minutes from Northern Kentucky University (11.8 miles) and after speaking with the housing department for NKU, I was informed that they are not currently looking in this area (California, KY) to build additional housing. They had explained that there is nothing in close proximity such as restaurants that students need access too when living in dormitories or fraternity or sorority housing facilities.
- All of the other permitted uses would all be on a population driven need. With no huge increase in population in California, KY, there would be no need to build any of the following listed above at that property. When looking at the Census for California, KY in 2019 there was only 91 people.

While looking over the application we found some things that did not match up to what Mr. Martin had submitted. At the beginning of his application, he states he will have a "canvas agricultural hoop building for environmentally controlled indoor training" but then as you continue to read, he also states in the Midwest Contracting and Training Five Year Business Plan in the Contingency Plans that "The facility is located on ten acres, which will be used as outdoor classroom space". The two pieces of equipment he has listed, the one is not even an actual piece of equipment. There is no such thing as a Bobcat Compact Track Loader E62 which is what he has listed. Also, within his application he states "The driveway to the technical school does not pass any existing driveways on 1996/Carthage Road" which is not correct when you look at the staffing report from the county. The provided a picture of where the building will be placed as well as the driveway which is past the first driveway on the left and then directly across the street from my driveway.

I began to look more into martin Solutions, LLC which is the company that Mr. Martin operates and owns. Mr. Martin currently operates him commercial business out of 3652 new Richmond Rd. which in fact is an Agricultural 1 zone. That means that he is not in compliant with his current zone already. That brings up a lot of questions for me as to what would keep him compliant with this property. According to public records, he pulled one permit (BP-18-0171) for his business site, and it strictly says, "cannot be used for commercial use". He never asked for a conditional use permit, or a zone change and after talking to several neighbors of his, he has destroyed the piece and quite of the neighborhood. With him already being in compliant with his current zone, I looked into his NCCER Accreditation for the school and found out that he is also out of compliant for that as well. He uses the commercial address at 3652 New Richmond Rd. which again cannot be a commercial business.

This zone changes and school being built would cause harm to all the residents and to the community in which it surrounds.

**Thank you,
Kendal Tallon**

From: [Wanda Turner](#)
To: [Minter, Cindy](#)
Subject: Planning & Zoning Meeting 09/14/2021 - CCPZ 21-026 Carthage Rd ZMA
Date: Sunday, September 12, 2021 8:44:18 PM
Attachments: [Signed Zoning letter.pdf](#)

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Good Morning, Miss Minter,
Please include this letter as part of the official record of this meeting.

Thank you for your help.

Sincerely,
Anthony Turner

To the Members of the Planning and Zoning Board,

Thank you for taking the time to read this letter. My name is Anthony Turner. I'm writing this letter on behalf of my Mother, Wanda Turner, my Brother, Jamie Turner and myself. We have lived at 2982 Carthage Road for just over 40 Years. We are opposed to the zoning change being considered for our road. Although we live in a part of the county zoned as agricultural, this road is more like a neighborhood and less like farmland. There are over 50 households on an approximately two mile piece of road. We have neighbors who were living here when my parents bought the house we live in. Some of those neighbors have given pieces of land to their children to build their own homes. Before the AA Hwy, this was literally the kind of road where you borrow a couple of eggs or a cup of sugar from a neighbor when you accidentally ran out. People share tools, produce from their gardens and are even willing to lend a helping hand when you need it. This is a state-maintained road with no sidewalks. Nevertheless, this is the kind of road where you see kids walking or biking to one another's houses after school and during the summer. Cyclists use this road to go to Route 10. We even occasionally see people on horseback or taking their dog for a walk.

We feel that even though the school would be located at the end of the road, close to the AA Highway, it's unrealistic to think that this won't lead to an increase in traffic. Not everyone who comes to the school or leaves it will be using the AA Highway. The distance between the projected driveway for the school is not far from the AA. When classes are over, or the students are leaving for a meal break, we don't feel that they will be willing to wait, if it seems that traffic is not moving. The plan for the school that was submitted previously didn't appear to show any kind of cafeteria or place to eat which means that students will need to leave the grounds to get a bite to eat. With three classrooms offering day and evening classes, this could be happening as many as six times a day, if class start times are staggered. There are limited options for eating out close to our road and very limited food delivery options. Students going out for meals would be under time constraints. This leads to the possibility of careless driving and additional litter if they decide to eat in the car on the way back to class. Also, as classes are dismissed, this could lead to traffic back-ups. There is only a flashing caution light for Carthage Rd and the AA and at certain times of the day, it may take a while to get an opportunity to pull out. People eager to leave the campus will turn right onto Carthage if they feel the wait will be too long to turn left. The speed limit on Carthage is 35 miles an hour. We have some turns and some hidden driveways that people who don't travel this road regularly will not be familiar with.

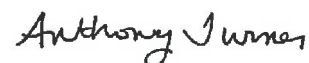
We also have a concern that the change is asking for the property to be zoned Institutional. On the original proposal, the applicant said that this would be a school for training people in the use of light equipment. We took that to mean bulldozers, track hoes, and equipment of that nature. I did a search on Google to see what kinds of pieces of equipment are considered light duty, because we have a concern about the noise levels. Although we live about a quarter of a mile from the AA, we routinely hear traffic on the AA, when we're outside. This includes everything from the sirens of emergency vehicles to tractor trailers. We felt the use of the equipment at the school would mean that we would be able to hear some of that. If that training is going on from early in the morning until almost dark, year-round, we feel it would diminish the enjoyment of spending time outdoors. My Dad worked two jobs and my Mom worked one to pay for this place and make a home for us. My Dad is gone now and she

retired a few years ago on disability. One of my Mom's favorite things to do is enjoy a cup of coffee, sitting on our porch. She'll be 74 years old on September 30th, and I think she's earned the right to do that, peacefully. I noticed in the Zoning regulations that property zoned I-1 can also be used for a school. We think that the applicant may be applying to have the property zoned Institutional in an effort to avoid the Performance Standards relating to noise ordinances that the school would be subject to, if the property was zoned Industrial-1. I looked up a couple of trade and vocational schools online and virtually every program they offer training in takes place indoors, in a classroom setting. Students learning to use this light duty equipment will be spending much more time outside a classroom than inside one. The I-1 zoning makes more sense, since one of the permitted uses is for a school offering industrial training, but that would put the activities under more restrictions. According to the Federal Highway Administration website, on a page labeled Construction Noise Handbook, Part 9, Construction Equipment Noise Levels and Ranges, virtually every piece of equipment, including graders, scrapers, rollers, tractors, backhoes, excavators, front end loaders and compactors run at 80 decibels or higher. In addition to that, there would be the constant warning beeps of equipment being moved in reverse. Again, in our opinion, applying to have the property zoned as Institutional instead of Industrial appears to be a way to eliminate any potential actionable complaints about the school violating noise ordinances.

While a trade school teaching this type of skill might be beneficial to the community and maybe the larger local area, this location doesn't appear to be the most ideal. It's remoteness to population centers and its proximity to these houses suggest that. Also, after reading some of the letters submitted with the applicant's original application regarding the lack of trained individuals, we wonder if that has less to do with limited training opportunities and more to do with a lack of interest in these kinds of jobs. We would think that most businesses who need people train them to do what they need. If the school opens and then has to close because of a lack of enrollment, what happens? Can the applicant use the property for any other of the permitted uses without restrictions? Can the property be re-zoned again?

We have seen many changes over the years, which is of course, inevitable. However, people who live in rural areas like this do so for a reason, the same as those who live in the hearts of the busiest cities. We ask that you please allow us to preserve, as much as possible, the things that drew us to this area and compelled us to stay for so long.

Sincerely,

A handwritten signature in cursive script that reads "Anthony Turner".

Anthony Turner

From:
To: [PZ Admin](#)
Subject: Zoning change
Date: Monday, September 13, 2021 11:28:07 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

My husband and I are totally Against zoning change at Carthage Road and AA highway

Jeff and Kim Usleaman



From:
To: [Minter, Cindy](#)
Subject: Zoning change
Date: Monday, September 13, 2021 11:25:50 AM


[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

My husband and I are totally against the zoning change on Carthage Road and AA highway

Jeff and Kim Usleaman



John Wade
40 Viewpoint Drive
"I oppose the re-zoning of 1996"
~voicemail 9/1/2021



From:

To:

Subject:

Date:

Minter, Cindy; Pendery, Steve (County Judge-Executive); Painter, Brian; Besecker, Geoff; Lampe, Tom
Proposed Zoning Change in Carthage Road
Monday, September 13, 2021 7:56:23 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To: Campbell County Planning and Zoning Commission, County Commissioners and Judge Executive

Re: Opposition to the Proposed Zoning Change for Carthage Road Submitted by David Martin

Please make this document part of the official record for the proposed Carthage Rd zone change.

My name is Brent Walters, and I live at 3687 New Richmond Road (also known as State Route 1996) in California Kentucky. I am writing to state my strong opposition to the proposed zoning change for the property located on the northwest quadrant of Carthage Road (also SR 1996) and the AA Highway from A-1 Agricultural to Institutional. This is out of harmony with the rest of the area and would serve to benefit only one property owner to the detriment of many others. My specific reasons for this opposition are as follows:

1. Not an Appropriate Location for a School
 - a. There are no properties nearby that have similar zoning.
 - b. There are many more suitable sites available that are closer to higher density population areas to draw students from, and which that are also near schools or other construction related businesses, such as property directly across from Campbell County High School, and at other areas on the AA highway near Poplar Ridge.
 - c. I am not aware of any nearby construction businesses other than Mr. Martin's that have a need for the graduates of the program being offered. While Mr. Martin provided a few letters in support of the school, not a single one of the businesses was located in Campbell County.
 - d. There have been no significant changes in the area since the comprehensive plan was developed, so the only rationale for a zoning change is that Mr. Martin recently purchased the property in question, which doesn't justify such a change.
2. Major traffic issues
 - a. The intersection of Carthage Road and AA highway is a dangerous intersection involving many serious accidents including fatalities.
 - b. The location of the proposed isolated site is south of the major population centers where students would come from. To return to those areas via the AA Highway, they would need to cross at least 3 lanes of traffic to turn northbound with no signal, and cross traffic traveling at 55+ MPH.
 - c. The topography of the location involves traffic coming up-hill both directions, plus a bit of a curve, which limits visibility and increases the danger of crossing multiple lanes to access the AA highway.
3. Additional Traffic and Roadway Concerns
 - a. Mr. Martin's construction company is headquartered at 3652 New Richmond Rd, where his construction equipment is stored. I expect that equipment will need to be transported back and forth from his current location to the new site, which

would mean crossing the full AA highway at the same intersection.

- b. After Mr. Martin recently cleared the area and built the commercial buildings needed to locate his construction company, the increased traffic of dump trucks and heavy equipment loaded onto trailers has significantly degraded the roadway.
- c. Both sections of 1996—Carthage and New Richmond roads are very narrow, and on the New Richmond section the trucks regularly run off the road or run other vehicles off the road damaging the shoulder and creating drainage problems including icy areas in winter.

4. Noise Levels

- a. The new location would essentially be putting nearby residents in a perpetual construction zone including reverse beeping of equipment, general equipment noise, dust from dirt being disturbed and exhaust fumes. Based on the filing, the school would run from 8 AM to 9 PM, so the nearby residents would be subjected to continual construction noise all day long and well into the evening.
- b. While his filing states that at some point he would cover the area used for the training, it would only be with a canvas covering, which would have minimal sound impact.
- c. Mr. Martin's company website currently advertises training, which we expect is happening at his current location directly across the street from me. We know firsthand what this noise is like, as my wife and I can no longer sit on our porch and enjoy the quiet evenings we moved to the country for when the equipment is operating, due to the noise.

5. Future Impacts

- a. If this zoning change is approved and Mr. Martin is allowed to build his business, it will create the potential for other businesses to use this as a precedent to purchase low-cost farmland in the area, and request additional zoning changes, resulting in increased traffic, congestion, noise, and other impacts that would have a significant negative impact on the area.

It is painfully clear what Mr. Martin is attempting to do. There are many commercial sites available in much more suitable locations for such a business as I noted previously. However, these sites are also more expensive as they are already zoned commercial. Similar sites zoned commercial are currently listed between \$300,000 and \$1,250,000, and range in size from 3.5 to 26 acres. Instead, Mr. Martin is attempting to purchase isolated farmland at a much lower cost—per the PVA site, he paid \$90,000—and then get it rezoned, thus increasing the value significantly. This would financially benefit him, but to the detriment of the quality of life for all the nearby residents.

I certainly support providing educational opportunities and have no issue with Mr. Martin setting up a school to enable individuals to upgrade their career potential. I also recognize the need and benefits for garbage dumps, power plants, incarceration facilities, sewage treatment plants, sports stadiums, etc. However, the reason zoning laws and plans exist is to ensure that these facilities are located in appropriate areas based on a comprehensive plan vs. simply finding the cheapest land available and locating them there. To allow this zoning change to go forth would be a clear violation of the purpose of those laws and the Comprehensive Plan to protect the rights of agricultural establishments against noise, odor, and other complaints. Each of these areas would be negatively impacted if this zoning change is allowed to go through. For these reasons, I ask that this application be rejected. Thank you.

Brent Walters

From: [Sue Walters](#)
To: [Minter, Cindy](#)
Subject: ZONING CHANGE ON CARTHAGE ROAD - OPPOSE
Date: Sunday, September 12, 2021 5:16:32 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Ms. Minter: Please add this to the records for the Carthage Road rezoning packet for the Planning & Zoning meeting on September 14, 2021. I emailed this separately to the Commissioners, but didn't have your email at the time. Thank you.

To Planning & Zoning:

This letter serves to oppose the zoning change on the Northwest corner of Carthage Rd (State Rte 1996) and the AA Highway (State Rte 9). An application was submitted by David Martin, who recently purchased the property, to change the zoning on that property from Agriculture A-1 to INST (Institutional). He is making this change so that he can construct a "for-profit" school to train students on industrial construction equipment.

I do not live on Carthage Road in California, Ky, but I do live directly off the AA Highway on New Richmond Rd. in California, Ky. I am writing in support of my neighbors on Carthage Road. The reason that I am supporting this effort to obtain a denial to the zoning change is because I have been directly affected by a business that is currently being conducted by David Martin at 3652 New Richmond Rd, directly across from my house, so I have a good idea of what they expect if the zoning change is made.

As background, in 2010, my husband and I purchased a property of 10 acres at 3687 New Richmond Rd. Our intention was to build a house on the property, which we did in 2015. We moved to California, Ky to get away from the city, the noise, the crowds, and all the buildings around us. We moved to a place that was serene and peaceful and beautiful, with views of hills and valleys and trees, and cows for neighbors. The country! We were told by our neighbors that the man (Bruce Moore) who owned much of the acreage across from us, would NEVER sell and that we should have no fears of subdivisions and businesses building around us. Country folk here take care of each other and everyone is very friendly, kind and caring. We love our neighbors and love living here in California.

But then, in March 2018, we heard that the "one who would never sell", did just that. He sold 17 acres (and then more later) to David Martin. We knew of David. He did work around the neighborhood, even did a few things for us. This was prior to 2018.

We heard rumors about the property being sold, but neighbors weren't talking about it. Not a whisper. We asked around and no one seemed to know what was happening on those 17 acres (or no one wanted to share). We heard construction

equipment, and thought David was building a house. There was burning of trees and brush at the time, lots of soot and dust flying around the neighborhood, landing on our house and cars, and a ton of noise. We finally found out that David had built a couple pole barns, then an office and other buildings to run a construction business....and directly across from our newly-built house, where there had been peace and quiet and beautiful views. David was, apparently, not interested in how the neighbors felt about a construction business being built and operated in their neighborhood, as he didn't inform anyone, except maybe Bruce Moore, of his intentions.

I'm a porch-sitter. Love the country. Love the outdoors. However, NOW when I sit on my porch, what I see and hear is construction building, heavy-load trucks going in and out of the site, running up and down the road, dumping, backing-up beepers, disturbing the peace. His trucks race up and down New Richmond Rd. at high speeds. They run cars off the road (I've personally been run off the road). New Richmond Rd. was not constructed to withstand these heavy-loaded trucks. The blacktop is breaking down because of his vehicles. There are ditches created on the side of the road because the road is narrow and the trucks run off.

We never really checked into David's business and the land on which it sits, as we figured there was nothing that could be done about it now that it's been done. We knew that all the land around here was zoned Agriculture and we questioned (to ourselves) about a business being run on an Agriculture-zoned site. We were unaware he built a commercial office, until recently.

So, this is how I got to the point of supporting my neighbors on Carthage Rd. They contacted me and I was happy to help them where I could. These folks are NOT happy about David Martin coming in and turning their worlds upside down with his FOR-PROFIT business in their backyards and front yards. Many families have lived there for many years in their quiet neighborhood, some properties passed down through the generations. They enjoy the country life, the farming life, the nature all around them. And there are those who recently moved there to be in the country, building new homes in this quiet community of Carthage away from the hustle and bustle and noise of the city and businesses. So, as you can imagine, they weren't happy to discover that David Martin has plans to build a trade school right next to them, with heavy equipment running day in and day out.

They have gathered much information and held many meetings. They recently discovered that he is in zoning violation on New Richmond Rd., running a commercial business on property zoned as Agriculture. They also found out that he doesn't have the proper permits for some of the buildings there. I'm sure they are gathering more information as I write this letter.

In summary, they are moving forward straightaway with opposing the Carthage Rd. zoning change. In support of my neighbors in California, Ky, I ask that you reject David Martin's application for a zoning change on his property on Carthage Rd. He is currently in violation of zoning laws on New Richmond Rd. and should not be granted approval to build another business, on another site, while in violation.

Susan Walters

From: [PZ Admin](#)
To: [Minter, Cindy](#); [Hunter, Kirk](#)
Subject: FW: OPPOSITION TO ZONING CHANGE ON CARTHAGE RD - CALIFORNIA, KY
Date: Tuesday, September 7, 2021 1:34:33 PM

From:

Sent: Tuesday, September 7, 2021 11:52 AM

To: PZ Admin <pzadmin@campbellcountyky.gov>; Painter, Brian
<BPainter@campbellcountyky.gov>; gbesecker@campbellcountyky.gov; Lampe, Tom
<tlampe@campbellcountyky.gov>; Pendery, Steve (County Judge-Executive)
<SPendery@campbellcountyky.gov>

Subject: OPPOSITION TO ZONING CHANGE ON CARTHAGE RD - CALIFORNIA, KY

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To The Planning & Zoning Commissioners and Judge/Executive:

This letter serves to oppose the zoning change on the Northwest corner of Carthage Rd (State Rte 1996) and the AA Highway (State Rte 9). An application was submitted by David Martin, who recently purchased the property, to change the zoning on that property (PIDN #999-99-29-320.08) from Agriculture A-1 to INST (Institutional). He is making this change so that he can construct a "for-profit" school to train students on industrial construction equipment.

I do not live on Carthage Road in California, Ky, but I do live directly off the AA Highway on New Richmond Rd. in California, Ky. I am writing in support of my neighbors on Carthage Road. The reason that I am supporting this effort to obtain a denial to the zoning change is because I have been directly affected by a business that is currently being conducted by David Martin at 3652 New Richmond Rd, directly across from my house, so I have a good idea of what they might expect if the zoning change is made.

As background, in 2010, my husband and I purchased a property of 10 acres at 3687 New Richmond Rd. Our intention was to build a house on the property, which we did in 2015. We moved to California, Ky to get away from the city, the noise, the crowds, and all the buildings around us. We moved to a place that was serene and peaceful and beautiful, with views of hills and valleys and trees, and cows for neighbors. The country! We were told by our neighbors that the man (Bruce Moore) who owned much of the acreage across from us, would NEVER sell and that we should have no fears of subdivisions and businesses building around us. Country folk here take care of each other and everyone is very friendly, kind and caring. We love our neighbors and love living here in California.

But then, in March 2018, we heard that the “one who would never sell”, did just that. He sold 17 acres (and then more later) to David Martin. We knew of David. He did work around the neighborhood, even did a few things for us. This was prior to 2018.

We heard rumors about the property being sold, but neighbors weren't talking about it. Not a whisper. We asked around and no one seemed to know what was happening on those 17 acres (or no one wanted to share). We heard construction equipment, and thought David was building a house. There was burning of trees and brush at the time, lots of soot and dust flying around the neighborhood, landing on our house and cars, and a ton of noise. We finally found out that David had built a couple pole barns, then an office and other buildings to run a construction business....and directly across from our newly-built house, where there had been peace and quiet and beautiful views. David was, apparently, not interested in how the neighbors felt about a construction business being built and operated in their neighborhood, as he didn't inform anyone, except maybe Bruce Moore, of his intentions.

I'm a porch-sitter. Love the country. Love the outdoors. However, NOW when I sit on my porch, what I see and hear is construction building, heavy-load trucks going in and out of the site, running up and down the road, dumping, backing-up beepers, disturbing the peace. His trucks race up and down New Richmond Rd. at high speeds. They run cars off the road (I've personally been run off the road). New Richmond Rd. was not constructed to withstand these heavy-loaded trucks. The blacktop is breaking down because of his vehicles. There are ditches created on the side of the road because the road is narrow and the trucks run off.

We never really checked into David's business and the land on which it sits, as we figured there was nothing that could be done about it now that it's been done. We know that all the land around here is zoned Agriculture and we questioned (to ourselves) about a business being run on an Agriculture-zoned site. We were unaware he built a commercial office, until recently.

So, this is how I got to the point of supporting my neighbors on Carthage Rd. They contacted me and I was happy to help them where I could. These folks are NOT happy about David Martin coming in and turning their worlds upside down with his FOR-PROFIT business in their backyards and front yards. Many families have lived there for many years in their quiet neighborhood, some properties passed down through the generations. They enjoy the country life, the farming life, the nature all around them. And there are those who recently moved there to be in the country, building new homes in this quiet community of Carthage away from the hustle and bustle and noise of the city and businesses. So, as you can imagine, they weren't happy to discover that David Martin has plans to build a trade school right next to them, with heavy equipment running day in and day out.

They have gathered much information and held many meetings. They recently discovered that he is in zoning violation on New Richmond Rd., running a commercial business on property zoned as Agriculture. They also found out that he doesn't have the proper permits for some of the buildings there. I'm sure they are gathering more

information as I write this letter.

In summary, they are moving forward straightaway with opposing the Carthage Rd. zoning change. In support of my neighbors in California, Ky, I ask that you reject David Martin's application for a zoning change on his property on Carthage Rd. He is currently in violation of zoning laws on New Richmond Rd. and should not be granted approval to build another business, on another site, while in violation.

Susan Walters
3687 New Richmond Rd.
California, Ky 41007

From: [Deborah Walton](#)
To: [Minter, Cindy](#)
Date: Sunday, September 12, 2021 4:42:53 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I want to be on record my objection to the zoning change for Carthage Road, California, KY.
Thank You, Deborah Walton, 2785 Carthage Road, California KY, 41007.

From: [Deborah Walton](#)
To: [Minter, Cindy](#)
Subject: Zoning change
Date: Monday, September 13, 2021 10:24:09 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed and would like to be on record as part of the minutes for the zoning change hearing on Carthage Road, California KY.

Thank you,
Deborah Walton
2785 Carthage Road
California, KY 41007

From: [Deborah Walton](#)
To: [Minter, Cindy](#)
Subject: zoning change on Carthage Road
Date: Monday, September 13, 2021 10:07:03 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

We would like to object to the zoning change and be on record as part of the minutes for the zoning change hearing for Carthage Road.

Thank You,
Rodney and Deborah Walton
2785 Carthage Road
California, KY 41007

Sent from [Mail](#) for Windows 10




From: Deborah Walton
To: Minter, Cindy
Subject: Zoning change
Date: Monday, September 13, 2021 10:30:45 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am against the zoning change on Carthage Road California KY and would like to be on record as part of the minutes for the zoning change.

Deborah Walton
2785 Carthage Road
California KY 41007



From: [mitch](#)
To: [Minter, Cindy](#)
Subject: Opposed to Zone Change at Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:47:19 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the proposed zone change at Carthage Road and AA Highway.



Minter, Cindy

From: PZ Admin
Sent: Tuesday, September 7, 2021 1:35 PM
To: Minter, Cindy; Hunter, Kirk
Subject: FW: Zoning changes

-----Original Message-----

From: Daniel Moore < >
Sent: Tuesday, September 7, 2021 11:13 AM
To: PZ Admin <pzadmin@campbellcountky.gov>
Subject: Zoning changes

+

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

N. Ky Zoning:

I am writing to express my support in favor of a zoning change proposed by Mr. David Martin on Carthage Road in Southern Campbell County.

My 27 acre farm is located at 3083 New Richmond Road which is also known as Carthage Road. I understand that David wants to create a location to train others to operate equipment.

When I purchased this farm 12 years ago it was run down and in disrepair. David used his equipment and skill to help me restore this land to a working farm. I, along with many others in the community of Carthage, depend on David for his expertise with his knowledge and skills. I applaud his desire to train the next generation.

David is generous and helpful in a crisis. I've known him to use his equipment to remove fallen dead ash trees from Carthage Road so the school bus could get through. He helps us all with snow removal after a big snow. In reality, I could not farm without his genius and availability.

He is extremely considerate of the rural surroundings. If you visit the section of Carthage Road north of Washington Trace along where my farm is located across from David's property you will see pink tape on various trees along the property so the state won't spray herbicide and kill them. The weekend cyclist appreciate a little shade as they pass.

I have been approached by builder/developers to buy my farm. People who oppose a zoning change don't realize that without the next generation of young people able to do what he does, that the rural farm doesn't exist. Now you pass in the Spring and see calves by the fence along the road. This is possible because David has equipment and knows how to use it. He has a vision to pass on his knowledge.

Please consider this Zoning change.

Thank you,
Dan Moore

Sent from my iPhone

From: [Juanita Nelson](#)
To: [Hunter, Kirk](#)
Subject: Fwd: Concerning Case Number PZ-21-026
Date: Thursday, September 9, 2021 3:44:15 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

----- Forwarded message -----

From: **Juanita Nelson** < >
Date: Thu, Sep 9, 2021 at 12:09 PM
Subject: Concerning Case Number PZ-21-026
To: <Khunter@campbellcounty.ky.gov>
CC: Juanita Nelson < >

Dear Mr. Hunter,

+

I would like to speak in favor of the change in zoning (from A-1 to INST) at Carthage Rd and AA Highway requested by David Martin. I am unable to attend the meeting on Tuesday evening, due to my work schedule.

David Martin's current company, Martin Solutions, is located on the same road as my residence. When I heard that this business was being built in my neighborhood, I was concerned that a business using construction equipment would "disturb" my mostly quiet neighborhood. As it was built, the noise was minimal and temporary. Now that it is finished, you don't even know that there is a business on that property. The natural tree line along the road was left, making it well hidden. All you see is a gravel drive going off the main road. It looks like a residential drive, the same as most **houses** currently on the road. The noise is no different than other traffic that regularly uses this road.

In looking at the presented report which includes drawings of the educational center and talking with David Martin, I believe the school will be built along the same principles as his current business by keeping with the natural look of the area, as quiet as possible and hidden by the natural tree line where possible. It is planned to enclose the outdoor training center when possible to reduce what noise may be created. Also, his intentions are, as much as possible, to do training on job sites.

Martin Solutions has been doing some home improvement work for me over the past year and a half. They added a garage with a concrete floor and entry drive; put on a new roof/gutters/downspouts; cleared rocks, framed, poured and finished a patio in the back of my house to stop water getting into the basement. During this project, they used different pieces of equipment....none of which were overly noisy. (Well, maybe the jack hammer breaking up old concrete.). So, as far as noise, the equipment will blend in with the regular noise of the AA highway. While I don't like the noise of the AA highway, I DO appreciate the value, convenience and speed of travel the AA highway has brought to our area.

My family has known David since he was in high school. He often worked with my father in the evenings repairing cars. He is a hard working young man with a mind for good business while caring about this rural area we call home....after all, it has been David's home for many years.

What this school will do is provide opportunities for our young people and those in surrounding counties to be educated near home rather than driving two hours away. Why would we NOT want to invest in our future in a positive way through education for employment and contribution to our community?


I sincerely thank you for your time,
Juanita Nelson

From: [Brian Noble](#)
To: [PZ Admin](#)
Subject: Carthage road
Date: Monday, September 13, 2021 11:28:19 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed for the zone change on Carthage road, California KY

Sent from my iPhone




From: Brian Noble
To: Minter, Cindy
Subject: Carthage road
Date: Monday, September 13, 2021 11:29:29 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the zone change on Carthage road California KY

Sent from my iPhone



From:
To: [Minter, Cindy; PZ Admin](#)
Subject: Zoning change
Date: Monday, September 13, 2021 11:29:49 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

My father is totally against the zoning change at Carthage and AA highway I am his daughter and POA but he doesn't have an email so I'm sending this on his behalf

James Pape




From: [Emalee Ridgway](#)
To: [Minter, Cindy](#)
Cc: pzadmin@campbellcountyky.gov
Subject: David Martin Property Case # PZ-21-026
Date: Sunday, September 12, 2021 6:50:26 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Good Afternoon,

My name is Emalee Ridgway. I am an inheritor of the property of Mike and Jean Listerman at 3000 Carthage Rd. California, Ky. I disapprove of the request by Mr. David Martin to change the current zoning of his property at Carthage Rd. from an A-1 to INST zoning. This request is not compliant with the 2008 Comprehensive Plan.

Sincerely,
Emalee Ridgway



From: Nick Roth
To: Hunter, Kirk
Subject: RE: Campbell County Planning and Zoning Case September 14
Date: Tuesday, September 7, 2021 4:47:47 PM
Attachments: [image001.png](#)
[image002.png](#)

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Thanks Kirk. See below.



I am in support to this zoning change to allow the recipients of Campbell County as well as neighboring counties the opportunity to educate themselves and better their well being. This initiative should not be solely based on the thought of it being a business venture, it should be looked at as an educational source at a time when individuals are being pulled away from manual labor positions due to the lack of experience and education. Carthage has and always will be a farming community, it is the hard work and determination of these farmers that provided their living, I have a hard time believing that those same farmers would oppose the thought of teaching young men and women how to operate heavy equipment so they can better the lives of their families.

Nick Roth

From: Hunter, Kirk <khunter@campbellcountky.gov>
Sent: Tuesday, September 7, 2021 4:22 PM
To: Nick Roth <>
Subject: Campbell County Planning and Zoning Case September 14

CAUTION: External Email. Do not click links or open attachments unless you recognize the senders address and are certain the content is safe.

Nick,

Please respond to this email with your comments for the upcoming zone change request. We will read them in to the record at the hearing next week.

Let me know if you need anything else,

Kirk Hunter, AICP
Principal Planner
Campbell County Planning, Zoning & Building Department
1098 Monmouth Street
Suite 343
Newport, Kentucky 41071
O: 859-292-3880 · F: 859-547-1868
<http://www.campbellcountky.gov>

From: Stacey
To: Minter, Cindy; PZ Admin
Subject: Carthage Road zoning change
Date: Monday, September 13, 2021 9:44:04 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Good morning,

This email is to voice my opposition to the proposed zone change at Carthage Road and the AA highway in California, Kentucky.

Thank you,
Stacey Hall

Sent from my T-Mobile 4G LTE Device

From: [shearld](#)
To: [PZ Admin](#)
Subject: Opposed to Zone Change at Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:40:18 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the proposed zone change at Carthage Road and AA Highway.

Sent from my Verizon, Samsung Galaxy smartphone



From: [shearld](#)
To: [Minter, Cindy](#)
Subject: Opposed to Zone Change at Carthage Road and AA Highway
Date: Monday, September 13, 2021 10:38:00 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the proposed zone change at Carthage Road and AA Highway.

Sent from my Verizon, Samsung Galaxy smartphone



Date: September 10, 2021

To: Planning and Zoning Administration


From: The Owner, Heirs and 2nd Generation Heirs of the farm at 2570 Carthage Rd

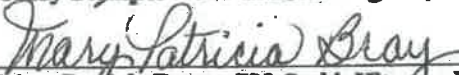
This is to inform you that we are strongly opposed to the rezoning on the corner of Carthage Rd and AA Hwy.

We share a desire to keep this land a small family farm in agricultural production unimpeded by urban crawl into the future. How quickly we forget the empty grocery store shelves of just a year ago caused by our flawed, frail industrial agriculture food supply.

This is a rural residential and agricultural area and should remain so. The school is far better suited in one of the county's many existing industrial/commercial areas.


Rita Ortlieb -- 2570 Carthage Rd, California, KY 41007


Cindy Schaeper -- 103 Hidden Ridge Ct, Cold Spring, KY 41076


Mary Patricia Bray -- 739 Smith Hitehan Rd, Alexandria, KY 41001


Mary Jane Schultz -- 10631 Persimmon Grove, California, Ky 41007

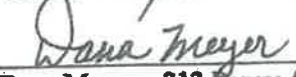

Susan Ortlieb-Turner -- 2320 Carthage Rd, California, KY 41007


Brain Schaeper -- 2120 Brave Hawk Loop, Roseville, CA 95747


Courtney Schaeper -- 5184 Winters Lan, Cold Spring, KY 41076


Micki Humphries -- 640 Marie Dr, Alexandria, KY 41001


Ken Neltner -- 9517 Washington Trace Rd, California, KY 41007


Dana Meyer -- 313 Peggy Ann Ln, Alexandria, Ky 41001


David Schultz -- 187 Pavilion Parkway Suite 163, Newport, KY 41071


From:
To: Minter, Cindy
Date: Sunday, September 12, 2021 4:51:34 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Dear Ms. Minter,

I oppose to the zone change at the intersection of Carthage Road and the AA Highway because we do not need a Training School there. It would benefit more people if it were in the city.

Thank you, Donna Holtz



100

100

From: [Alicia Brossart](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Stop Carthage zone change
Date: Monday, September 13, 2021 1:24:30 PM

#2

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Hello we had planned on attending the meeting to oppose the zone change on Carthage road. There is currently a few households (5 adults) that planned on attending but we have covid so we will not be able to. Please save our farms and keep it agricultural. Thank you

Sent from Yahoo Mail for iPhone

From: [randy.brossart](#)
To: [PZ Admin](#); [Minter, Cindy](#)
Subject: Stop the zone charge are Carthage rd
Date: Monday, September 13, 2021 1:41:12 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Hello my name is Randy Brossart. I'm not for the zone change on Carthage rd at all. I love my county road the way it is. I have been a resident on Carthage rd for all most 14 years now it's quiet and lovely. I have lived in the city. I got away from it because of the noises. I have a few concerns with this zone change which will be addressed with tomorrow from my neighbors on my road as I'm sick with covid and can't be there myself. Please I'm begging of you help us save our quiet and lovely road.

Sent from Yahoo Mail for iPhone



From: JAN HULLEY
To: Minter, Cindy; PZ Admin
Subject: CARTHAGE ROAD ZONE CHANGE
Date: Monday, September 13, 2021 3:14:09 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Hello, I am writing to you to let you know i oppose the zone change at Carthage and AA highway. One of the reasons among other important reasons is the traffic. it is already a problem getting out of Carthage. Even with a light, traffic would be backed up just as it is daily at the AA Highway and where Four Seasons care facility is located in Alexandria.

Sincerely,

Janice Hulley



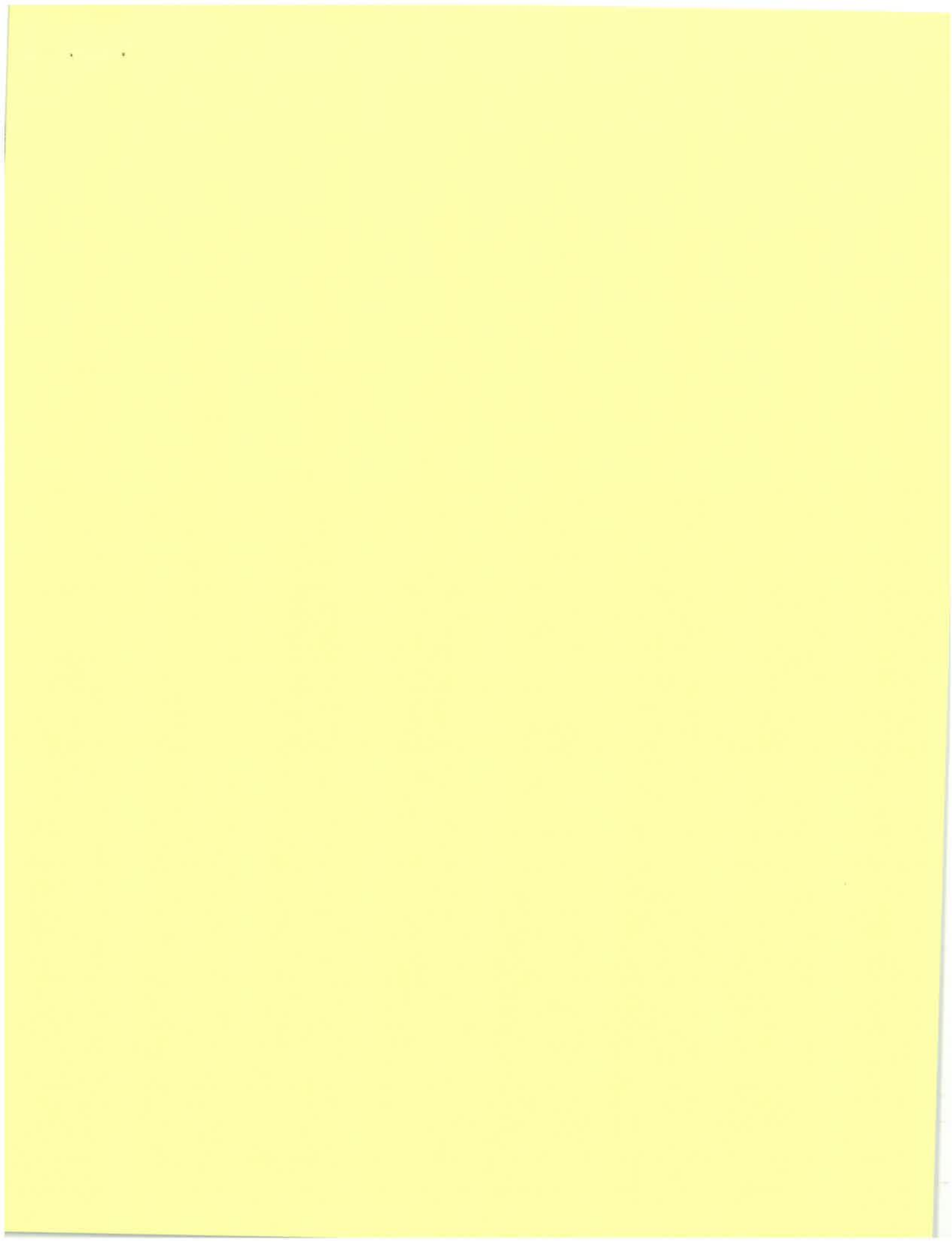
From: [Eric Painter](#)
To: [Minter, Cindy](#)
Subject: Please make this Email part of official record for public comments on proposed zone change at aa high way and Carthage rd. My name is Eric Painter and I live at 2989 Carthage rd. I am strongly apposed do to safety traffic and noise reasons
Date: Monday, September 13, 2021 1:47:52 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

From:
To: [PZ Admin](#)
Subject: Fwd: Request for zone change
Date: Friday, August 27, 2021 9:48:48 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

>
> Planning and Zoning Members:
>
> I am writing in opposition to the request to change the property at the corner of Carthage Road and Route 9 from agriculture to commercial use. My home is in the Makena Estate located approximately one mile from this site. I understand the petitioner would like to establish an educational program for heavy duty equipment operation. This program would cause excessive noise and dust to the entire community. Most of the area in question has been or is available for single family homes. People are locating to the area because of the natural beauty and the escape from noise and congestion of the urban areas.
>
> I urge you to deny the request for a zone change for this type of business. Help us keep rural Campbell County a place where folks can establish homes that are free of the environmental problems the requested use may bring.
>
> Sincerely,
> William Voelker
> 10028 Timbercreek Court
> California, KY 41007
>
> Sent from my iPad



#3

To Whom It May Concern:

+

We have lived in the California area on Dead Timber Rd since 1968. I am writing this in support of the technical school on Carthage road and AA highway. There would be several benefits for this school, first, the proper training to understand and operate heavy equipment will allow for safer operators. Second, the technical school would be close for people and would allow them to seek training close to home and not travel miles away for training. Lastly, it would create more jobs for the community. It is close to the AA highway so that shouldn't bother anyone. The school is on private property and if the owner wants to help improve the area, they should be able to. As for the noise, being directly next to the AA already contributes to road noise. This is private property and if they are wanting to improve it by creating more jobs, and with properly trained employees. I believe the school is a great idea and I 100% support it.

Sincerely,

The Henderson's

From: Alicia Brossart
To: Minter, Cindy; Woodward, Emily
Subject: Re: September 14 - Planning Commission Meeting to be Rescheduled
Date: Tuesday, September 14, 2021 5:27:53 PM
Attachments: image003.png

#4

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

How will we know when the next one will be scheduled?

Sent from Yahoo Mail for iPhone

On Tuesday, September 14, 2021, 2:52 PM, Minter, Cindy <cminter@campbellcountky.gov> wrote:

Thank you for your interest in Planning and Zoning.

Please be advised that the Campbell County Planning Commission will not have enough Commissioners for a quorum at tonight's meeting for

CASE NUMBER: PZ-21-026

APPLICANT: Martin Solutions, LLC

LOCATION: An approximately 10-acre site located at the intersection of Carthage Road and the AA Highway, Unincorporated Campbell County, KY

REQUEST: Zone Change from Agricultural One (A-1) to Institutional (INST) for the purpose of developing a technical/trade school

The meeting is postponed. A special meeting will be called at a later date.

It will be re advertised.

Stay healthy!

Thanks,

Cindy



Cindy Minter AICP CFM

Director of Planning and Zoning

Campbell County Fiscal Court

O: 859-292-3880 · F: 859-547-1868

<http://www.campbellcountyky.gov>

From: PZ Admin
To: Minter, Cindy
Subject: Fw: Martin Solutions - Case # PZ-21-026
Date: Thursday, September 16, 2021 8:05:59 AM

From: Mark Cook [REDACTED] >
Sent: Wednesday, September 15, 2021 5:57 PM
To: PZ Admin; Martin Solutions; Hunter, Kirk
Subject: Re: Martin Solutions - Case # PZ-21-026

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Sent from my iPhone

On Sep 15, 2021, at 16:16, Mark Cook [REDACTED] > wrote:

To: Campbell County & Municipal Planning Commission
Campbell County, Kentucky

+

Dear Commission Members:

We are writing in SUPPORT of re-zoning the parcel at the corner of the AA Highway and Carthage Road to Institutional as requested by David Martin, Martin Solutions, LLC outlined in Case # PZ-21-026.

We believe that the Technical Trade School planned for the site is an excellent use for that parcel. There is easy access to the location for students and staff via the AA Highway. The location on the highway already has significant traffic, so a school with 15 – 30 students will not create any traffic issues for the community.

The operation of “small construction/industrial equipment” should not add unduly to noise in the area. The tree cover on the parcel will help absorb sound from the equipment. The canvas cover for the outside training lot that is planned will further absorb the sound when it is installed. Furthermore, the AA Highway has significant commercial truck traffic on it already, which can be noisy.

A technical trade school will provide new educational opportunities in a field that pays skilled workers and will provide certified equipment operators to work in various construction projects, including residential, commercial and infrastructure projects in the area. We believe this is in direct support of the Campbell County Vision Statement.

Additionally, we have done personal business with Mr. Martin and his Company, Martin Solutions, to perform several projects for us on our property over the past 10 years. He operates his business in a completely professional manner. He and his employees have always delivered quality work. Mr. Martin always makes sure we are fully satisfied with the job before leaving the site. We believe he will be able to establish a quality trade school that will benefit Campbell County residents for many years to come.

For these reasons we heartily support the re-zoning request and encourage the Commission to approve it.

Respectfully submitted,

Mark & Beverly Cook
17 Budde Court
Fort Thomas, KY 41075
& RR1 Box 96A
California, KY 41007
<Zoning Change Support Letter.docx>

From: [REDACTED]
To: [Minter, Cindy](#)
Cc: [PZ Admin](#)
Subject: Re: September 14 - Planning Commission Meeting to be Rescheduled
Date: Tuesday, September 14, 2021 4:36:16 PM
Attachments: [image002.png](#)

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Thank you for the notice, however,
clearly, there are people who are not willing to do their job as members of the Campbell
County
P&Z Board to listen to the constituents of the south eastern part of the county. It appears to us
that something is not on the up and up with such a late notice to cancel a meeting that has been
on the calendar all year.
Very Disappointed in our commissioners and we are not alone.
More Determined than ever!
Thank you and stay healthy,
Sincerely,
Jean & Mike Listerman

S
e

From: "Cindy Minter" <cminter@campbellcountky.gov>
To: "Emily Woodward" <ewoodward@campbellcountky.gov>
Sent: Tuesday, September 14, 2021 2:29:09 PM
Subject: September 14 - Planning Commission Meeting to be Rescheduled

Thank you for your interest in Planning and Zoning.

Please be advised that the Campbell County Planning Commission will not have enough
Commissioners for a quorum at tonight's meeting for

CASE NUMBER: PZ-21-026

APPLICANT: Martin Solutions, LLC

LOCATION: An approximately 10-acre site located at the intersection of Carthage Road and the AA
Highway, Unincorporated Campbell County, KY

REQUEST: Zone Change from Agricultural One (A-1) to Institutional (INST) for the purpose of
developing a technical/trade school

The meeting is postponed. A special meeting will be called at a later date.

It will be re advertised.

Stay healthy!

Thanks,
Cindy



Cindy Minter AICP CFM

Director of Planning and Zoning

Campbell County Fiscal Court

O: 859-292-3880 · F: 859-547-1868

<http://www.campbellcountyky.gov>

From: Sue Walters
To: PZ Admin; Painter, Brian; Besecker, Geoff; Lampe, Tom; Pendery, Steve (County Judge-Executive); Minter, Cindy; Woodward, Emily
Cc: [REDACTED]
Subject: CARTHAGE ROAD RE-ZONING MEETING CANCELLED???????
Date: Thursday, September 16, 2021 7:38:34 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I would like to share my frustration with the Planning & Zoning system when the September 14, 2021 meeting about the re-zoning of a Carthage Rd. property was canceled just 3 hours prior to the start of it.

This was RUDE and disrespectful to the community who showed up in Newport at the meeting time, only to discover the meeting had been canceled, or those of us who saved this day, took off work, rearranged our busy schedules to attend the meeting and find out at a very late hour that it was canceled. And why? Because there were not enough commissioners to attend to make a quorum? How many are needed to make it a valid quorum? I believe there are NINE who "sit at the table"? And how many "called in" and canceled? This is a standing meeting that should have been on each member's calendar, which should be part of their job to attend. It makes us question how seriously they actually take their job.

We were also told that health and safety were the reasons for cancellation. Health and safety of who? And you decided that "health and safety" was a good reason to cancel just 3 hours prior to the meeting? You didn't realize this earlier in the day or days prior? The Fiscal Court meeting was held the very next day (Sept 15) with commissioners and the judge attending in person. Health and safety issues were not a concern the following day?

You know what this looks like to the community who is challenging this zoning change, right? Political pacts done in private? The powers-to-be found out that the room would be FULL of opposition and the back-room deals wouldn't fly? The commissioners weren't up for the challenge? They thought they could rubber stamp whatever a well-connected builder/developer wants to do, ie Mr. Martin? Canceling a meeting is not going to make us go away. Concerned Citizens of Carthage - More determined!

Sue Walters

N/A

From: Todd Adams
To: Minter, Cindy
Subject: Zoning Change
Date: Wednesday, October 27, 2021 12:11:53 PM

#5

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.


Please vote no and stop the zoning change proposal on Carthage road.

—

From: [randy.brossart](#)
To: [Mjinter, Cindy; PZ Admin](#)
Subject: Zone change
Date: Wednesday, October 27, 2021 7:49:15 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Hello my name is Randy Brossart. I moved to Carthage rd 13 1/2 years ago to get away from the city lifestyle and to live the country life. This is my home that I have raised 5 kids at. The city was not a lifestyle for a guy like me. I have just started getting my farm together and started raising farm animals. I have had some of the neighbor kids helping out around farm that is on the farm. They are up and down the road more traffic on the road will jeopardize the safety of our kids come to the farm or to there friends house. Then the traffic from the school would back the road up when it's time for class to let out wracks will increase at the intersection of 1996 & AA hwy. Then the noise from the equipment used outside will be none stop for the home owner around the school. The hours of operation sound a little crazy for a school to just train small equipment. Then we need to to think of safe storage of fuel for the school. What is the school going to do to my property value. Will it make my taxes to up and the value stay the same or so down. I seen in the report this is to benefit my community. I'm still yet to find out how it will do that when the community I like in is farm land. Nothing with the school will benefit my community. Then if the institution is taxed exempt the extra traffic on the road will put all the road repair cost on the community that is will not be benefiting. I believe the school may be a good ideal but not on the corner of 1996 & AA Hwy. we are 9 miles away in either Direction to anything.



Minter, Cindy

From: Stacey Graus [REDACTED]
Sent: Friday, September 17, 2021 12:00 PM
To: Minter, Cindy; Hunter, Kirk
Subject: FW: NCCER Certification Evidence
Attachments: NCCER Certification Evidence.pdf

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Please see attached. I noticed in one of the public comments that she believes the Certification is not valid. This is for your records.

Stacey L. Graus
Adams Law, PLLC
40 W. Pike Street
Covington, KY 41011

Phone: [REDACTED]

Cell Phone:

Fax: [REDACTED]

Email: [REDACTED]



www.adamsattorneys.com

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From: James J. Wilbers <[REDACTED]>
Sent: Friday, September 17, 2021 9:58 AM
To: Stacey Graus [REDACTED]; Martin Solutions <[REDACTED]>
Subject: NCCER Certification Evidence

Please view the attached documentation. One image is the Master Trainer Certificate. The other three images are from the website pertaining to my enrollment and roles.

James J. Wilbers

"Because Jesus lives, I can face tomorrow and all fear is gone."





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<input type="checkbox"/>	Ashley Payne	Class Completed Information for the Training Registration 18614 has been Updated by Training Department	04/15/2021 04:34 PM
<input type="checkbox"/>	James Wilbers	New Master Trainer Certification	04/15/2021 04:34 PM
<input type="checkbox"/>	Accreditation Mailbox	Training Registration 18614 has been approved	02/15/2021 11:01 AM
<input type="checkbox"/>	Accreditation Mailbox	Training Registration 18614 has been submitted for Training Department review	02/15/2021 10:52 AM
<input type="checkbox"/>	James Wilbers	Training Registration Fee Receipt - Application ID: 18614	02/15/2021 10:33 AM

1 - 7 of 7 items



Try Another

Online Verification

James Wilbers,

Card Number: 22859429

I hereby authorize the Accredited Training Sponsor and/or Accredited Assessment Center to release my training and/or assessment records to NCCER. Further, I hereby authorize NCCER to rely upon this information to maintain my training/assessment records in its Automated National Registry. I hereby release and hold harmless NCCER from any and all liability resulting from its reliance on such information provided by the Accredited Training Sponsor and/or Accredited Assessment Center. I confirm my understanding that any and all NCCER credentials and/or certifications I receive may be revoked by NCCER at any time, with or without notice, if it is determined that the organization through which I received them has violated the NCCER Accreditation Guidelines & Program Compliance standards or any other applicable policies and procedures promulgated by NCCER. I also understand and agree that NCCER shall have no legal, financial or other liability to me for the revocation of any certification or credential, and that financial liability for any funds paid to an organization for training, testing, assessment or other services associated with the issuance of such certifications or credentials shall rest solely with said organization.

☒ I understand and accept all conditions outlined in Responsibilities & Liabilities.

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Completed Training

Knowledge Verified

Performance Verified

Completed PV Tasks

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Certification Title

Restrictions

Date Certified ▼

Expiration Date

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1 - 1 of 1 items

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Certification Title

Date Certified ▼

10 items per page

No items to display



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Martin Solutions Inc - AIS Sponsor

Representative

Martin Solutions Inc. - TU Representative

Master Trainer

From: Stacey Hall
To: Minter, Cindy; PZ Admin
Subject: Opposition to proposed zoning change @ AA Highway & Carthage Rd
Date: Wednesday, October 27, 2021 11:33:41 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Good morning,

I am strongly opposed to the proposed spot zoning change at the AA Highway and Carthage Road intersection. This proposed school is not needed as most if not all companies offer on the job training for their new employees. This is very much the case now as most companies are very short-staffed and are offering many employment opportunities and benefits to try to entice people to work for them. The planned location for this school isn't conducive to potential students who may not have transportation as this location is not on a public bus route. This would also cause added traffic to this area.

This is a rural area that should remain as such. The farmland needs to be preserved. This would also cause excessive noise and dust in the area. This is unfair to the residents of this area that are used to living in peace and quiet in the country. This is the wrong location for this planned spot zoning change.

Please deny the request for this spot zoning change at the intersection of the AA Highway and Carthage Road in California, Kentucky.

Thank you for your time and consideration,

Stacey Hall
Concerned Campbell County Resident

From: [REDACTED]
To: [Minter, Cindy; PZ Admin](#)
Subject: Opposed to Zone Change AA Hwy & Carthage Road
Date: Wednesday, October 27, 2021 2:01:43 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the spot zone change at AA Highway and Carthage Road. This will cause unnecessary added traffic, excessive noise and dust. We need to preserve farm land. This school is not needed due to companies offering on site training. Please do not pass the zone change. This will negatively affect families lives.

Thank you,
Stephanie Hearld

Sent from my Verizon, Samsung Galaxy smartphone



From: [Michael Heringer](#)
To: [Minter, Cindy](#)
Subject: Zoning change
Date: Wednesday, October 27, 2021 12:50:25 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.


Good afternoon,

I am writing about the zoning change at the corner of AA and Carthage Rd in California. I am 100% against the change. I have a few things to talk about.

1. The excessive noise coming from said location. Could you imagine living near by and having to listen to it day in and day out.
2. The dust that is going to be flying around from the equipment moving. That's going to get on houses, cars and the local families will have to deal with it for years to come.
3. The added traffic to the AA. There already is enough cars that travel AA and the accidents are just going to go up. You can see North bound but south bound is harder to see when cars are coming.
4. The wildlife/ habitat are going to be pushed out of the area. They are not going to know what do to.
5. Almost all companies nowadays use in-house training for equipment. So i don't understand what the need is for having this facility in this area.

I tried to keep this as short as possible and still just get to the point. Thank you for taking the time to read this. I hope you consider my reasonings for turning down the zoning change.

Thank you,
Michael Heringer



James T Chambers Trucking LLC
13807 Alexandria Pike
Butler, Ky 41006
[REDACTED]

+

To Whom It May Concern

James T Chambers Trucking is in Butler Kentucky. We are always looking for employees with training and experience. It is hard to find employees with the training and experience they need or any place to get advanced training in this area.

If a trade school were available, it would give more opportunity for students to get a better paying job with the training they need. It would also give all businesses around to have the opportunities to get their employees some advanced training they may need. This would be beneficial for all surrounding businesses to grow in every aspect.

We have done business with Dave Martin Solutions for many years. He runs his business with the highest of standards. We support Dave on his new endeavor of getting a trade school opened. This would give so many people the opportunity to succeed in furthering their career paths. This would also enable so many adults who have families and work, the chance to advance in their field of employment.

We look forward to the opportunity of hiring students who have been well trained with the knowledge they need to start working to help improve in our business.

Sincerely,

James T Chambers Trucking LLC



Commercial & Industrial HVAC
Heating
Air Conditioning
Piping
Sheet Metal
24 Hour Service

Great People Serving Great Customers

To Whom It May Concern:

May 10, 2021

+

Titan Mechanical Solutions was established in 2010 to serve the greater Cincinnati area for all HVAC, plumbing, and other mechanical solutions. Titan is located in the Harrison Ohio area and is actively seeking well trained employees with trade experience. One of the hardest struggles to expanding is finding well trained employees ready to work.

With the addition of a training program in the greater Cincinnati area it would allow for new and existing employees to get experience and training. One area that is in great need in the industry is experienced operators with all safety courses completed and hours behind the controls, this allows the employee to get directly to work. With the addition of knowing how to run a machine, Dave will teach each student the importance of proper maintenance and safety aspects of each machine.

The addition of this trade school will greatly impact the students who utilize its programs, but in addition the local companies around by giving well trained and diverse set of employees. At Titan Mechanical we look forward to utilizing Dave Martin as a training program for employees and potential hires.

Sincerely,

Creed Holler, Owner
Titan Mechanical

ENVIROFLIGHT®

Sustainable Feed Ingredients



May 7, 2021

To Whom it may Concern,

+

EnviroFlight has worked with David Martin through his business, Martin Solutions, for many years now. He has provided us solutions to many projects at our commercial facility in Maysville and we are excited to hear that he will be starting a technical college here in Kentucky. We rely on trade school graduates to fulfill a number of our roles within our company.

Trade school, or technical college is important for several reasons. Many graduating high school students want to attend a university to earn a bachelor's degree and move into a high paying career, but as Matthew B. Crawford stated in his book, *Shop Class as Soulcraft*, "You can't hammer a nail over the internet." Some students are not after a lengthy and expensive education to earn a bachelor's degree. Some students need the opportunity to enter a technical college to learn a trade that will offer them personal fulfillment, a decent salary potential and job stability. Many trades are in high demand and continued education is important to keep these individuals competitive in their fields. The stability provided by knowing a trade allows individuals to respond to a real and constant need. Many people are results-driven, and find fulfillment in hands-on work, which is typically learned at a technical college.

Trades are defined as professionals like auto mechanics, electricians, carpenters, and plumbers, as well as a long list of specialized trades. At EnviroFlight, we rely on these trades for our maintenance team. These vocational skills also help employees working in other areas of our facility as well. Work life is often overlooked, but if our employees are not happy with their careers, they will likely end up leaving the company as they continue to peruse what does satisfy them. Learning a trade may allow several people to find that work life happiness.

We wish David Martin the best with this new and important endeavor as he embarks on a mission to help the people of Northern Kentucky expand their technical trade skills.

Sincerely,

Levi Burns, EnviroFlight Plant Manager

1118 Progress Way
Maysville, KY 41056
606-956-0269

EnviroFlight is a brand
of Darling Ingredients



Bobcat ENTERPRISES



747 & Muhlenberg Rd.
PO Box 46345
Cincinnati, OH 45226
513.874.8945
Fax 513.874.4227

Rts. 68 & 32
225 Hughes Blvd.
Mt. Orab, OH 45154
937.444.3865
Fax 937.444.3965

3666 Lecon Rd.
Hilliard, OH 43026
614.876.1116
Fax 614.876.3115

182 Humphries Dr.
Mynoldsburg, Ohio 43068
614.863.1300
Fax 614.863.1346

1309 Cahill Dr.
Lexington, KY 40504
859.254.3936
Fax 859.233.1136

13117 Middletown
Industrial Blvd.
Louisville, KY 40223
502.245.1911
Fax 502.245.9919

800.4BOBCAT
(800.426.2228)

bobcatent.com



To Whom It May Concern:

+

My name is Steve Bortman. I have worked for Bobcat Ent for over 40 years. 30+ years I was in field service working on and maintaining construction equipment and now I am in sales selling the equipment. Over the years I have worked with equipment operators on the maintenance and operational aspects of the equipment. I feel with older experienced operators retiring and leaving the work force. There is a need for well trained operators. A school that would train and teach proper and safe use of construction equipment would be a great asset to the job site area, and a great value to the construction industry and for all construction companies. Well trained and experienced operators are key for preparing site utilities, roads and building sites.

Sincerely,

Steve Bortman



*A WHOLLY OWNED SUB OF DARLING INGREDIENTS INC

191 Bradford Rd.

Butler, KY 41006

5/10/21

To Whom It May Concern,

Jay Gee Manufacturing is a metal fabricating shop engaged in the manufacture of custom equipment for our parent company, Darling Ingredients, and related subsidiaries. We know the value of having qualified and experienced tradesmen work for us, as they are truly the folks who get the job done.

We have worked with Dave Martin and his business Martin Solutions for a number of years now. He and his associates have performed a number of construction related jobs for us, including excavation, concrete, building expansion, etc. His workmanship is always first rate, and in the rare instances where the end product didn't meet his expectations, he took it upon himself to get it right. I don't believe we have ever had a complaint with a job he has completed for us. To that end, I have given him several positive references for the work he does and will certainly use him again should the need arise.

That said, we were excited to learn that Dave was embarking on a plan to train people in the construction trades. Not as a classroom endeavor alone, but full hands on training where real-world experience can be gained. I can't stress enough how this just seems to be lacking in this area. And I know from conversations with others that there is just a lack of real, fundamental training for folks looking to be employed in a skilled trade.


When I have given references for Dave, one of the things that I certainly say is that he is a true work-a-holic, and someone that absolutely commits himself to see his work through to completion. He has spoken to me about this educational endeavor on a few occasions. And in typical Dave Martin fashion, he speaks of it with laser focused passion. I am certain he will be successful in providing this much needed educational training to our area.

Respectfully

A handwritten signature in black ink, appearing to read "Joe Harris", written over a horizontal line.

Joe Harris

General Manager - Jay Gee Manufacturing

Sunrise Corporation
133 Industrial Road
Butler, KY 41006


To Whom It May Concern:

Sunrise Corporation is a equipment manufacture and rigging company started in 1995 in Butler Ky. We work with cranes, Manlifts and Forklifts Moving process equipment in and out of rendering facilities. Our biggest challenge is trying to train new people to operate the equipment safely. Most of our training is done on the job, Where mistakes can injure someone or damage a new piece of equipment.

The need for a Technical college like Dave is starting is very important to our industry and others like it. Skilled operators that can run equipment safely and efficient are getting harder and harder to come by. Things have really changed in the last 20 years on safety, regulations and OSHA requirements on operating equipment. No longer can you just give someone a 15 minute crash course on this lever works this and that lever works that and send them to the job site.

What Dave is doing is great, teaching people the safe and correct way to operate equipment. He is a very skilled in this field, One of the best I have ever been around. I know when someone finishes His program they will be a truly skilled operator.

Best regards,
Randy Wolfe
President

From: [Meek, Kimberly](#) on behalf of [PZ Admin](#)
To: [Minter, Cindy](#)
Subject: FW: Zoning change
Date: Wednesday, October 27, 2021 11:53:53 AM

-----Original Message-----

From: Brian Noble [REDACTED]
Sent: Wednesday, October 27, 2021 11:49 AM
To: PZ Admin <pzadmin@campbellcountyky.gov>
Subject: Zoning change

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I live at 13519 peach grove rd. California KY, 41007

I am opposed to the zoning change on Carthage rd...

There is plenty of placing along the double A and 27 for this.. don't need to be changing the country area..

Depending on what happens with this Vote will determine who me and my family vote for on council at election time... Sent from my iPhone

From: Shirley Scharf
To: Minter, Cindy; PZ Admin
Subject: Zoning change at the corner of Carthage and AA
Date: Tuesday, October 26, 2021 3:27:26 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am totally against a zoning change at the corner of Carthage and AA Highway. This is a residential area and should remain that way.

Gerald Scharf


*Learn from yesterday.
Live for Today.
Hope for Tomorrow.*



From: [Eric Todd](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Zone change
Date: Wednesday, October 27, 2021 8:58:38 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

My name is Eric Todd and I'm writing this email to let you know I oppose the zone change on Carthage. Changing the zone would quickly impact the way people live in this area. People move away from the city to get away from noise pollution not to have it right next to where they live. There are plenty of commercially zoned lots that run along the double a already that this would be perfect for. Additionally the added traffic at the intersection of Double A and Carthage would become even more unsafe as there isn't even a traffic light in this area and have a huge blind spot from traffic coming up the hill 55+ mphs.

—

From: [Ashley Deller](#)
To: [Minter, Cindy](#)
Subject: Opposed to zoning change Carthage Road
Date: Wednesday, October 27, 2021 4:59:25 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am opposed to the zoning change at the end of Carthage Road from residential/agricultural to institutional/ commercial. I am opposed because we need to preserve our agricultural land and our community well being. From noise pollution, to soil disruption and degradation, to this affecting future endeavors in our community; if this rezoning goes through it would be with complete lack of regard for what the community wants and for the well being of community members and our natural landscapes.

Sincerely

Ashley Deller

2937 Ten Mile Road Melbourne KY 41059



From: [Steve](#)
To: [Minter, Cindy](#)
Subject: Zoning change
Date: Tuesday, October 26, 2021 10:03:27 AM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

It is unfathomable to think a corporation could just roll in and establish such a noise polluting site in a quiet rural community. Hopefully we can put the same site in the neighborhoods you folks live in

From: Shirley Scharf
To: Minter, Cindy; PZ Admin
Subject: Zoning Change at corner of Carthage and AA
Date: Tuesday, October 26, 2021 3:28:27 PM


[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I am totally against a zoning change at the corner of Carthage and AA Highway. This is a residential area and should remain that way.

Shirley Scharf



*** *"My mission in life is not merely to survive, but to thrive;
and to do so with some passion, some compassion, some humor,
and some style." – Maya Angelou*



From: [Dave Sizemore](#)
To: [Minter, Cindy](#); [PZ Admin](#)
Subject: Carthage Road Zoning Change
Date: Wednesday, October 27, 2021 1:36:54 PM

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To whom it may concern,

Good evening everyone! I am writing you today to bring up the Carthage Road zoning change that will happen out in California Kentucky. I grew up in Campbell county my whole life. It's a great place to raise a family. We always loved the community in the place we call home.

The technical school that is being presented will take that peaceful place we call home and turn it into something we can't recognize. The preserving of the farm land is key to ensuring that the area of Kentucky will prosper for future generations. The amount of wildlife will be disturbed by the loud noises that will be coming from the building. Our kids will be at risk due to the increased traffic flow.

This will be no benefit for our peaceful community. I will hope that you oppse the technical school from being built. This will mean so much to my family and the community.

Thank you so much

Dave Sizemore Jr



246

From: [Brandon Bray](#)
To: [Minter, Cindy](#)
Subject: Martin Zone Change
Date: Thursday, October 28, 2021 11:51:10 AM
Attachments: [0174_001.pdf](#)

#60

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

Cindy,

Please see attached. I would like it to be read at the hearing, if that's not possible let me know and I will try to get someone to attend on my behalf.

Thanks
Brandon Bray

+

From:
Sent: Thursday, October 28, 2021 11:40 AM
To: Brandon Bray
Subject: Attached Image

To: CCP&Z Board

I am a Campbell County resident, a Campbell County business owner, a proponent of education at all levels and serve on the Campbell County board of facilities. I was also on the advisory committee for the current Comprehensive plan that was completed between 2006-2008.

I went to my first planning and zoning meeting over 30 years ago when they were held in the old court house in Alexandria. Over the last 30 years I have been to many, in different states, different county's, different cities, different communities. Some of the same themes have emerged in regards to opposition to various projects which I am sure you will hear the same tonight. 1. Traffic, lucky for us we have the AA Hwy which will probly not be used in full capacity in my or your life time. 2. Sound, there are county and state regulations in regards to sound pollution that can always be remedied. 3. Dust/air pollution, once again there are county and state regulation to this and always a way to remedy this. 4. Property value/taxes, I'm not aware of any educational facility that has been built that decreased neighboring properties or increased taxes on them. 5. NIMB(not in my backyard), people generally want or see the need for community amenities, they just don't want them in their backyard. I'm sure there are more you may hear but, these are the 5 most heard from my experience. They are also all feelings and not facts, let me give you some facts.

Article XVII section 17 amendment of maps and zones

The planning and zoning commission must find that the amendment is in agreement with the adopted comprehensive plan by the planning and zoning commission for the county or that one or more of the following apply.

1. The original zoning was inappropriate or improper.
2. There have been major changes of economic, physical, or social in nature.

So from the above there are 3 ways/reasons to grant a zone change. I will start with why it is in agreement with the comprehensive plan, which I thought staff did a great job of preparing their report. There are references to the need, the want, and the wish to have various forms of education in the county, here are a few. Campbell County promotes lifelong learning thru strong public and private educational programs. Support quality educational and workforce training. Support the implementation of initiatives for achievement by providing a variety of educational opportunities. And my favorite, 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. There are many more references in the comprehensive plan but I think this is enough to show why it is in agreement to the plan.

1.The original zoning was inappropriate or improper. You could make the clam that this is the case since a conditional use in the A-1 allows for public and parochial schools, while the comprehensive plan calls it public and private. Brossart H.S. and martin solutions seem the same to me they both are private with the goal to educate people.

2.There have been major changes of economic, physical, or social in nature. There have been several economic and social changes before and after the adoption of the comprehensive plan. 1) in the 90's KY

education started to push everyone to go to college, we are now seeing the skills gap in our communities that will last for at least another 10 years unless we start educating and training differently. 2) in the late 90's KY had the tobacco buyout, farmers quit farming, their kids and grandkids who used to learn important skills on the working farm no longer have that opportunity. 3) In 2009, we had the housing melt down where many skilled people had to choose other professions and never came back to the trades. 4) Covid 2020, caused a lot of people to retire early or take a more part time roll. You can clearly see that there have been a multitude of social and economic changes that have led not only this county, but the whole country to a skills gap. It's also a great location for a technical school as it is located just 15 minutes from CCHS, 30 minutes from PCHS, 30 minutes from Simon Kenton HS, 35 minutes from Maysville KY, 40 minutes from Brown County OH, 40 minutes to Walton KY, 40 minutes to Lawrenceburg IN, 40 minutes to Sharonville OH, and 40 minutes to Goshen OH, think of all the people located within that 40 min radius.

These are the facts. It is clearly in agreement with the comprehensive plan. Plus it meets at least one of the two alternative ways to approve the zone change. I have also attached a list of the various courses that Martin Solutions is certified with their NCCER credentials to teach, to better understand the educational possibilities in the future.

Thank you


Brandon Bray

Table of Contents



ORDERING AND CUSTOMER SERVICE

Ordering and Customer Service	2
Pearson Contact Information	4

ABOUT NCCER

Subject Matter Expert Thank You	5
NCCERconnect	6
NCCER's Expanded Digital & Customer Service Offerings	7
Module and Craft Identification Numbers	8

CONSTRUCTION ESSENTIALS

Applied Construction Math	10
Care	9
Tools for Success	10

CONSTRUCTION & MAINTENANCE

Boilmaking	11
Cabinetmaking	15
Carpentry	13
Concrete Construction	16
Construction Craft Laborer	18
Construction Technology	20
Drywall	21
Electrical	22
Electronic Systems Technician	25
Heavy Equipment Operations	27
Heavy Highway Construction	29
HVAC	31
Hydroblasting	30
Industrial Coating and Lining Application Specialist	34
Industrial Maintenance Electrical & Instrumentation	35
Industrial Maintenance Mechanic	38
Instrumentation	40
Ironworking	43
Managing Electrical Hazards	24, 121
Masonry	45
Mechanical Insulating	47
Millwright	49
Painting	52
Pipefitting	54
Pipelayer	56
Plumbing	57
Reinforcing Ironwork	60
Roofing	61
Scaffolding	62
Sheet Metal	63
Site Layout	65
Sprinkler Fitting	66
Welding	68

CRANE, RIGGER, AND SIGNAL PERSON

Mobile Crane Operations	71
Rigger/Signal Person	73
Tower Crane Operator	75

GREEN/SUSTAINABLE

Alternative Energy	76
Solar Photovoltaics	77
Sustainable Construction Supervisor	78
Weatherization	79
Wind Energy	82
Your Role in the Green Environment	10, 78

MANAGEMENT

Fundamentals of Crew Leadership	83
Project Management	84
Project Supervision	85

MARITIME

Maritime Industry Fundamentals	86
Maritime Aluminum Welding	87
Maritime Electrical	88
Maritime Pipefitting	90
Maritime Structural Fitter	91
Maritime Welding	93

PIPELINE

Introduction to the Pipeline Industry	95
Pipeline Abnormal Operating Conditions	96
Pipeline Corrosion Control	105
Pipeline Electrical and Instrumentation	97
Pipeline Field and Control Center Operations	103
Pipeline Maintenance and Mechanical	99

POWER

Power Generation Maintenance Electrician	108
Power Generation I&C Maintenance Technician	111
Power Generation Maintenance Mechanic	114
Power Industry Fundamentals	107
Power Line Worker	117
Power Line Worker: Distribution	118
Power Line Worker: Substation	119
Power Line Worker: Transmission	120

Basic Safety (Construction Site Safety Orientation)	9, 122
Fall Protection Orientation	122
Field Safety	121
Safety Technology	123



#7 not
emailed

From: Robin Lang <[REDACTED]>
Sent: Thursday, October 28, 2021 1:30 PM
To: Hunter, Kirk <khunter@campbellcountyky.gov>
Subject: Trade school

+

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

To whom it may concern: I am writing this email to inform you that I am in favor of the zoning change/trade school that is up for discussion this evening. I live almost directly across the AA Hwy from the entrance of Carthage Road (1996) at 3516 Dead Timber Road. I have studied the plan/layout for this proposed facility and I am so impressed with the amount of research that has gone into this process. It has been well documented that it will NOT affect the surrounding neighbors, I am not sure that the folks in opposition to this have actually looked into the plans. David Martin is a self made business owner that has the community's best interest at heart. There are so many people-young men and women-that the school would benefit by teaching them a profession that is becoming more and more in demand. This, in addition, will benefit the whole community by increasing the number of locally productive citizens that will see a bright future for themselves when they graduate from a program such as this. In closing, I ask that you look closely at all of the information gathered concerning this proposal, weigh the pros and cons and make the decision that will benefit our community by providing jobs and futures for the graduates of this trade school. Thank you for your time. Sincerely, Robin Lang

10/28/21, 3:28 PM

I support NKY Trade School

#8 not
emailed

+

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I wanted to tell of my support of the NKY Trade School that will be located on Carthage Rd. I have lived in California on Washington Trace Rd almost my entire life and obviously this community has and remains to be my home. My family has lived and farmed in this area my entire life. I am in FULL support of David Martin's future business of a trade school that is desperately needed in this area. I think this school will provide so many families with education to further their careers and better their lives. My family has always been a part of education and this includes technical schools as well. There have been a few people who are against this zone change stating reasons of losing farms and this is simply not true. I only know of my family as well as a few others that have farmed there for the last 50-60 years and this would not affect those farmers at all. In fact the farmers I know in this area would and do support David as well because they know him and his character. David Martin also grew up in this community and knows it well. Many can speak to his honesty and integrity that he isn't going to create a business in his own community that he doesn't believe is needed. If you have any further questions for myself I would be more than happy to answer them.

Carrie McCormick Jagers

Ken Perry Realty

Kim Wagner

From: Minter, Cindy <cminter@campbellcountyky.gov>
Sent: Thursday, October 28, 2021 4:55 PM
To: Kim Wagner
Subject: Fwd:

Cindy

Begin forwarded message:

From: PZ Admin <pzadmin@campbellcountyky.gov>
Date: October 28, 2021 at 3:39:50 PM EDT
To: "Minter, Cindy" <cminter@campbellcountyky.gov>
Subject: FW:

From: Jeremy Zumwalt <jeremy@luxedesignremodel.com>
Sent: Thursday, October 28, 2021 3:34 PM
To: PZ Admin <pzadmin@campbellcountyky.gov>
Subject:

[Caution] This email originated from outside of the organization. Do not click links or open attachments unless you verify with the sender and know the content is safe.

I oppose the zone change on AA and Carthage road.

Jeremy Zumwalt
Lead Foreman

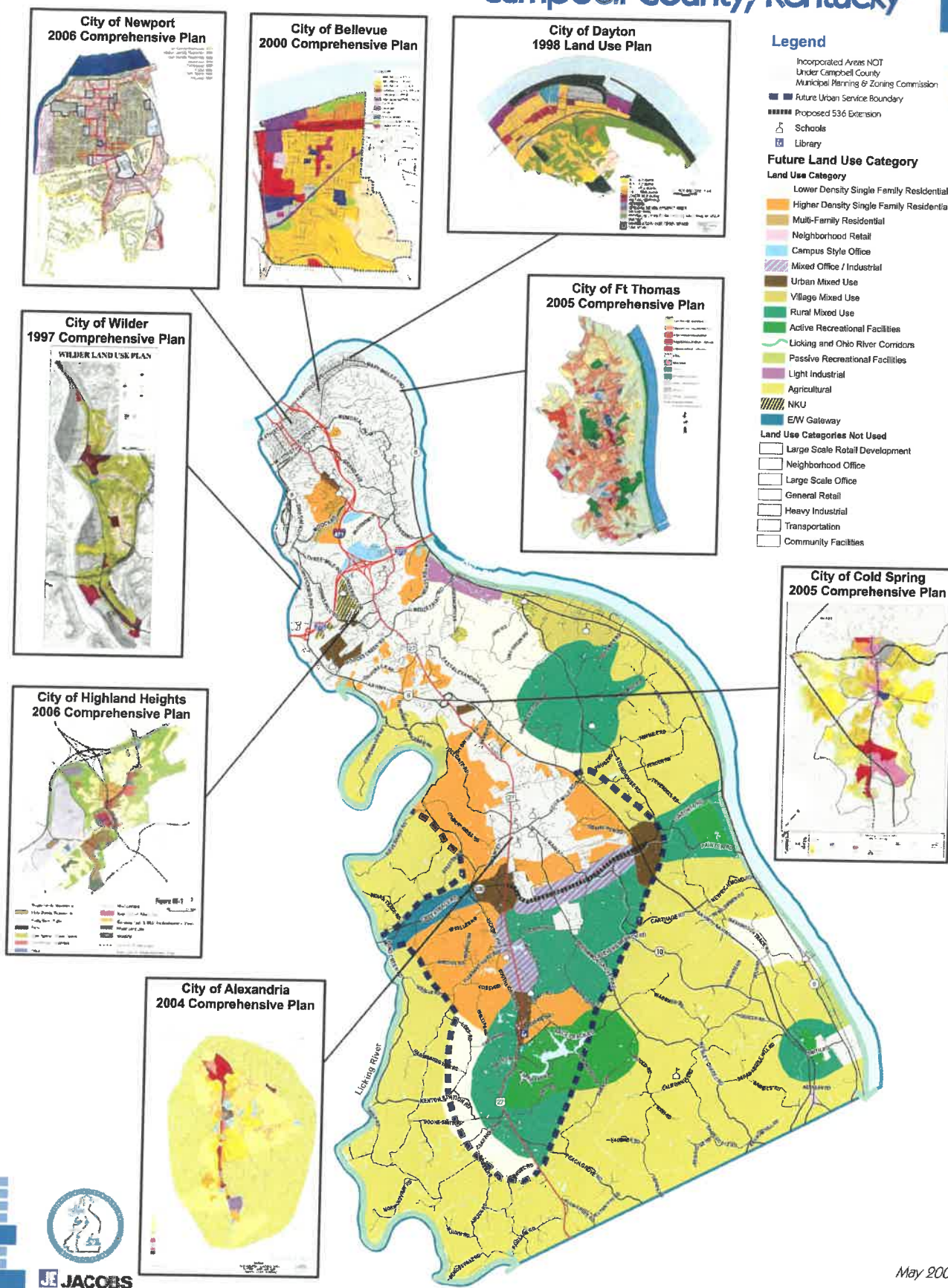
859-620-5801
Jeremy@LuxeDesignRemodel.com
luxedesignremodel.com

[OBJ]

This e-mail is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the proper recipient, then you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please contact the sender.

Comprehensive Plan Update

Campbell County, Kentucky



May 2008

Figure 4-2

Future Land Use



JE JACOBS

0 0.5 1 2 3 4 Miles

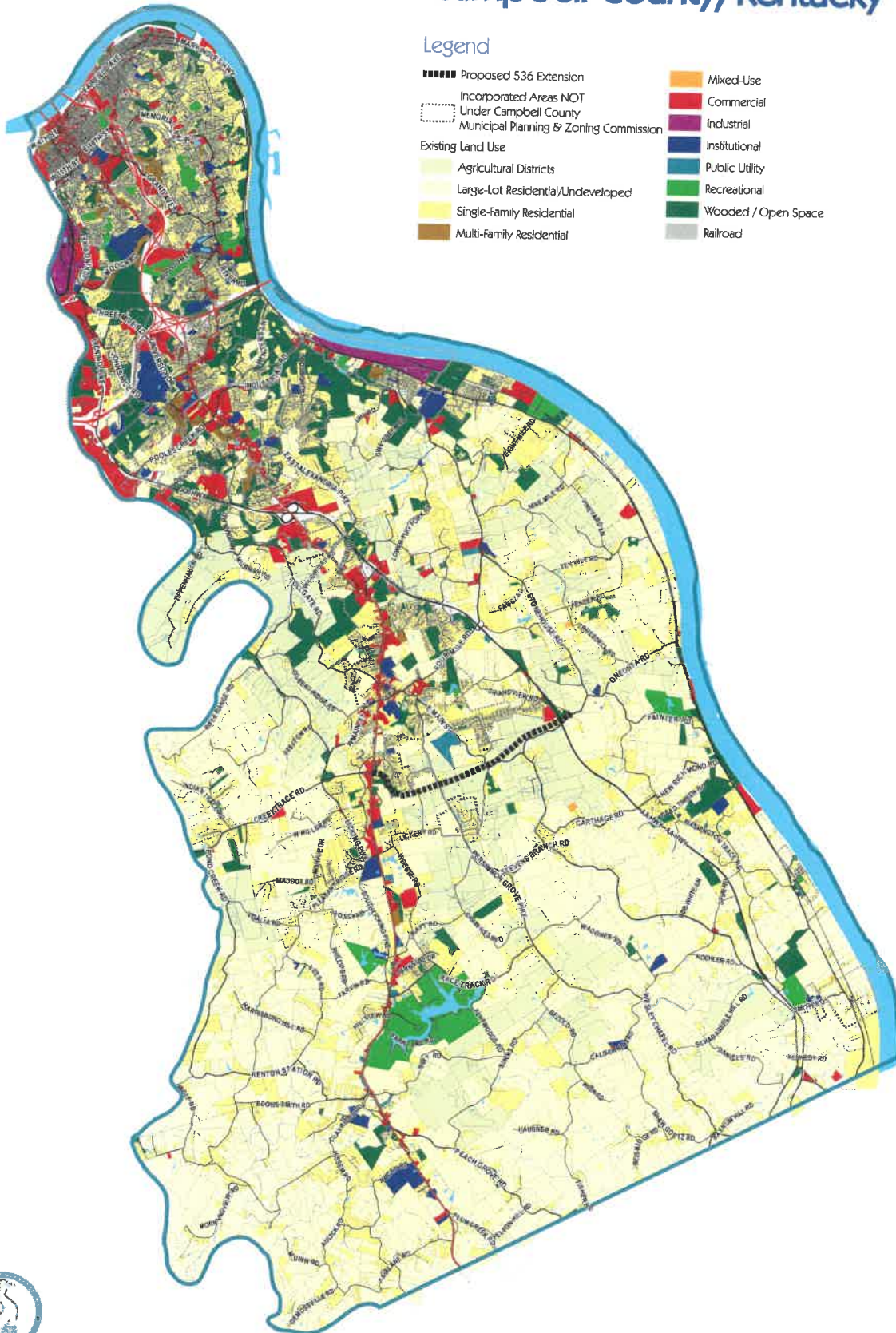
SOURCE: OKI, NKAPC, KYGEONET

Comprehensive Plan Update

Campbell County, Kentucky

Legend

- Proposed 536 Extension
- Incorporated Areas NOT Under Campbell County Municipal Planning & Zoning Commission
- Existing Land Use
 - Agricultural Districts
 - Large-Lot Residential/Undeveloped
 - Single-Family Residential
 - Multi-Family Residential
 - Mixed-Use
 - Commercial
 - Industrial
 - Institutional
 - Public Utility
 - Recreational
 - Wooded / Open Space
 - Railroad



JE JACOBS

0 0.5 1 2 Miles

SOURCE: OKI, NKAPC, KYGEONET



April 2008

Figure 2-9

Existing Land Use

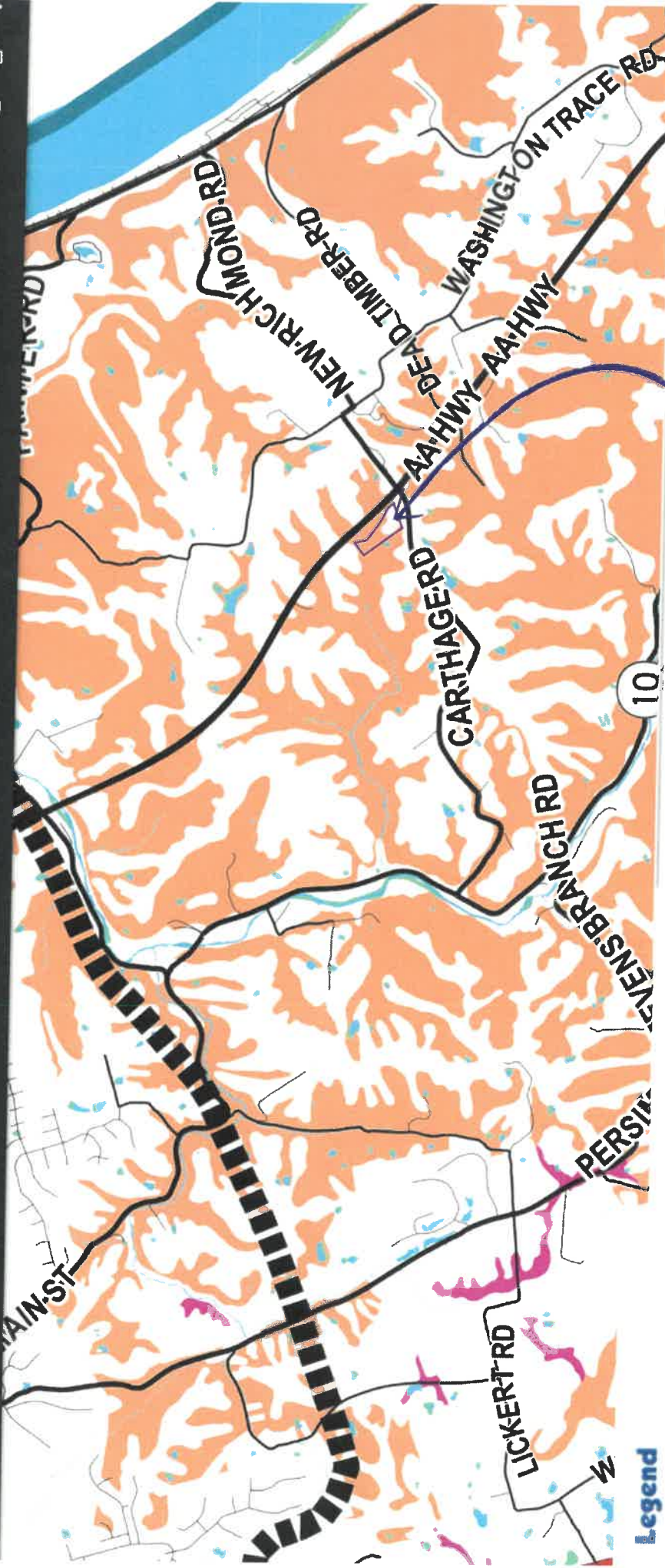
PHYSICALLY RESTRICTIVE DEVELOPMENT AREAS ENLARGEMENT

Microsoft Word - Future Land Use FINAL DRAFT 041108 DOUB...

44 / 189

500%

Icons: Print, Zoom, Navigation

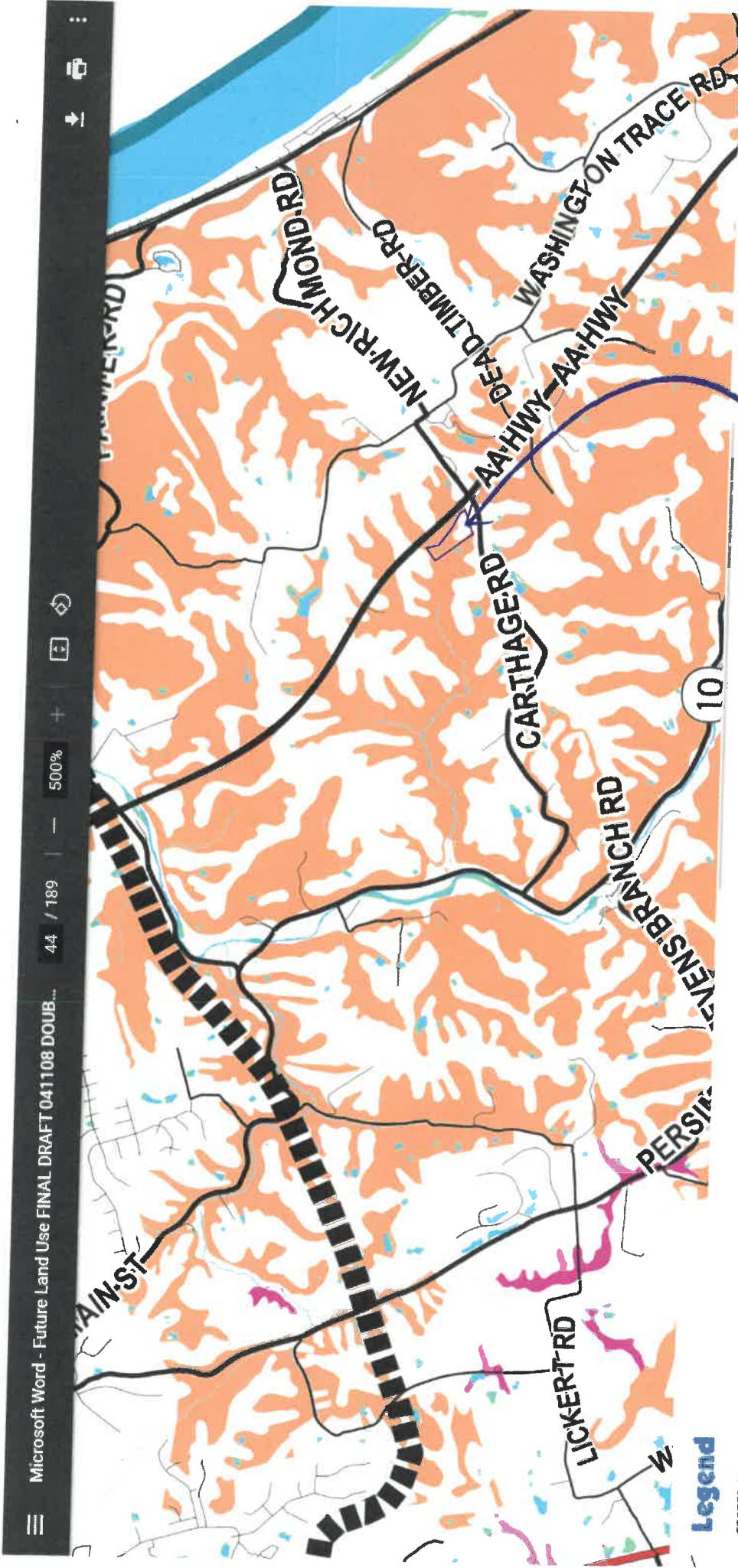


Legend

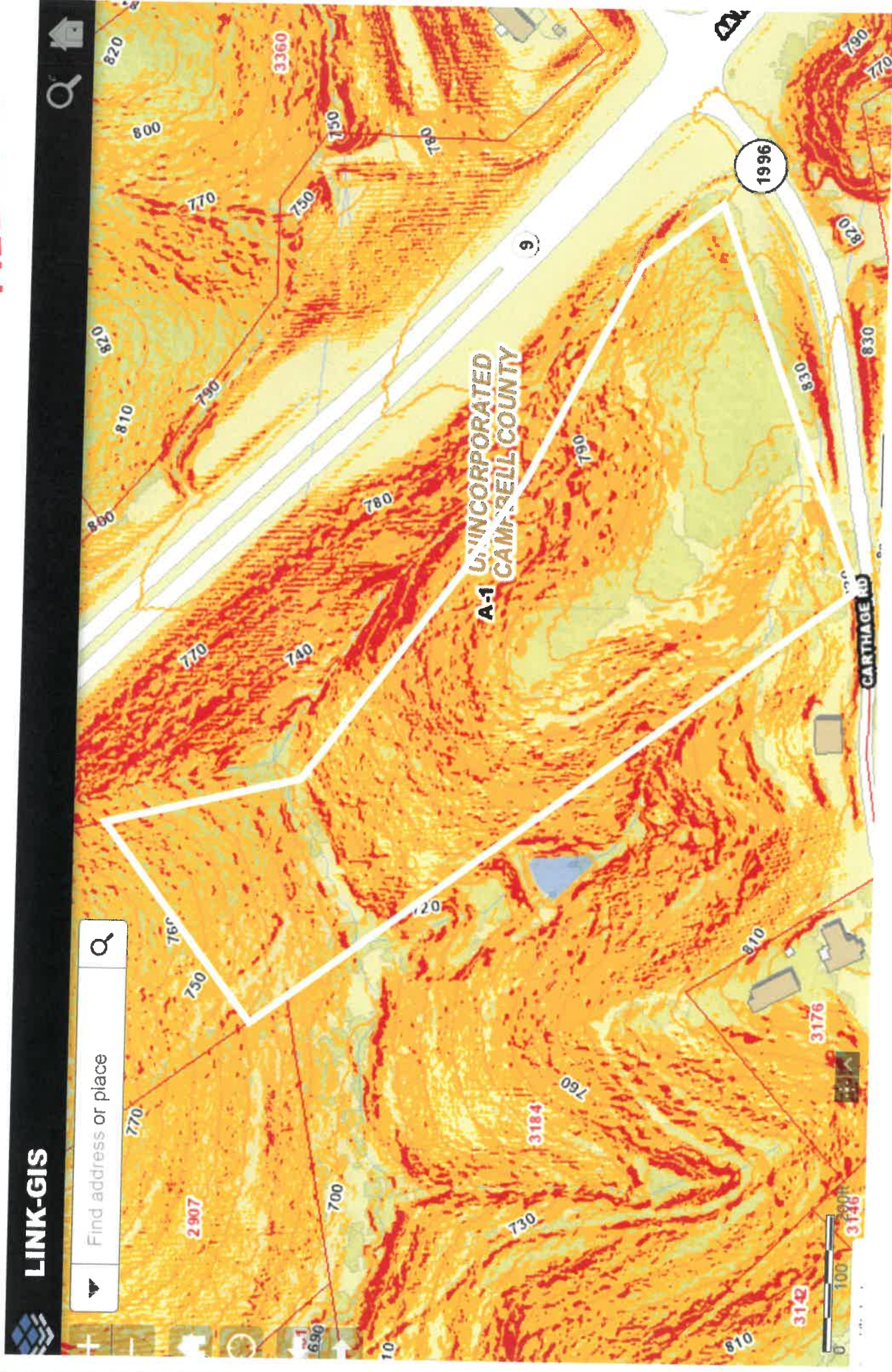
- Proposed 536 Extension
- Incorporated Areas NOT Under Campbell County Municipal Planning & Zoning Commission
- Rivers and Lakes
- Physically Restricted Development Area

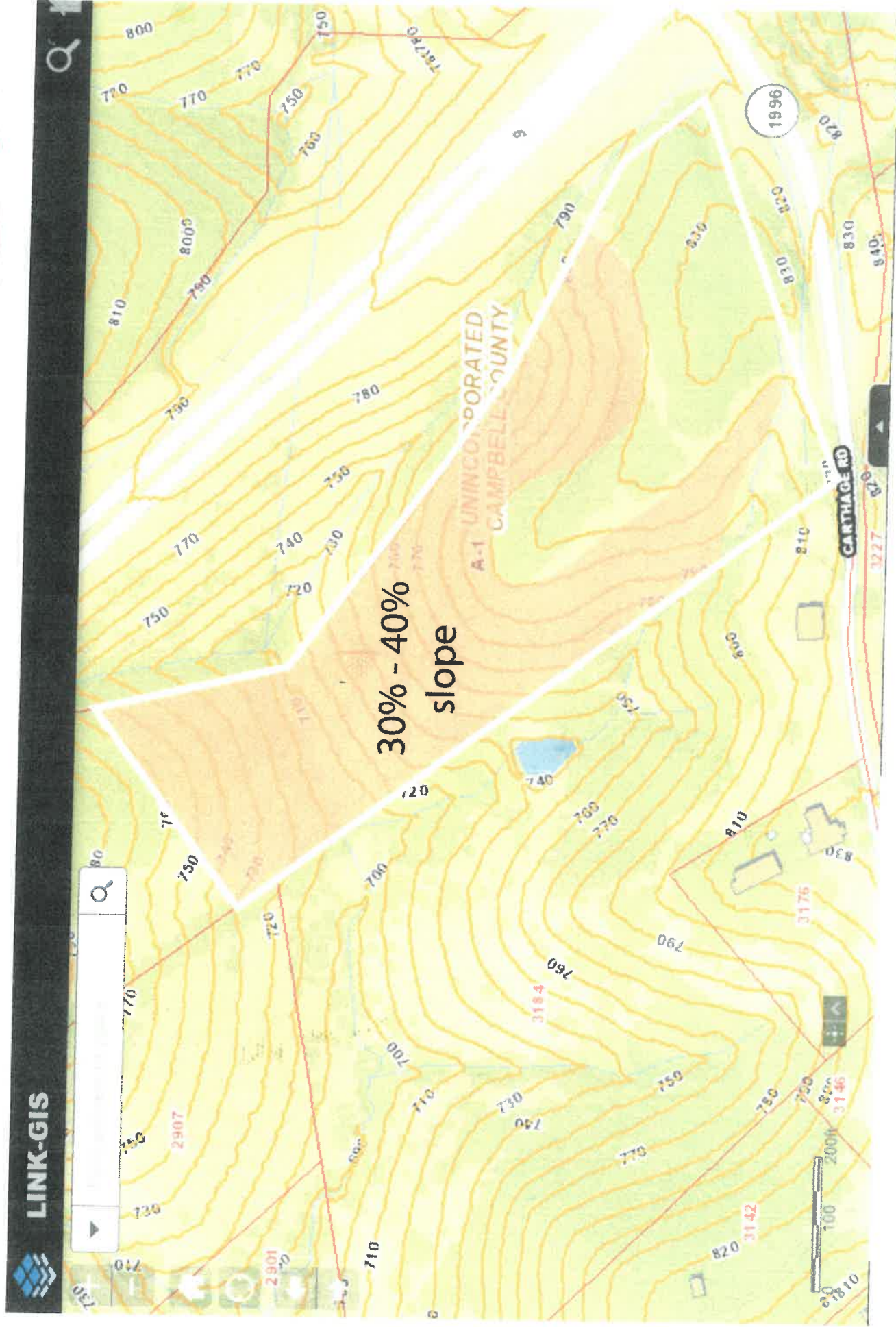
Proposed Development

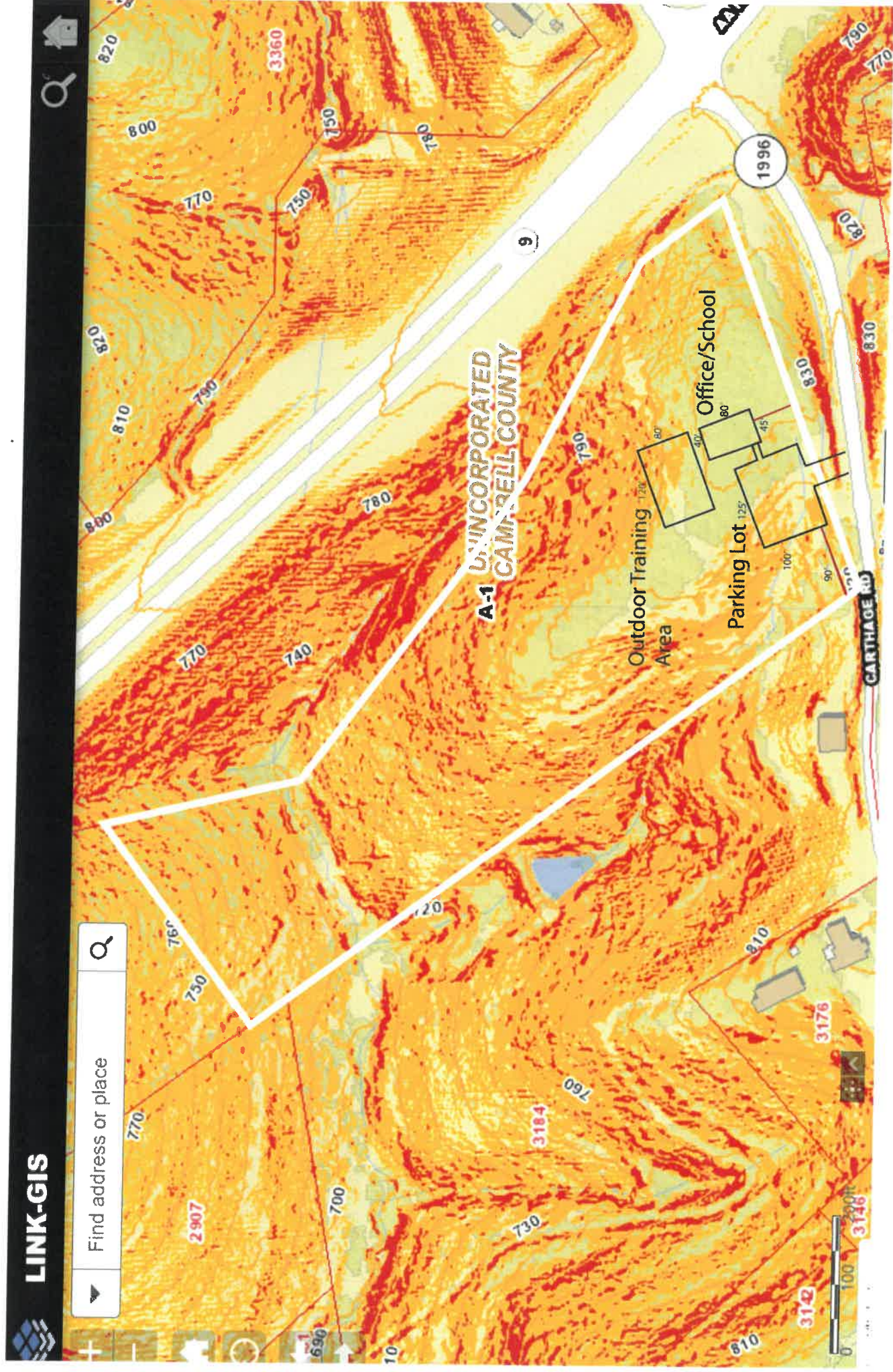
PHYSICALLY RESTRICTIVE DEVELOPMENT AREAS ENLARGEMENT



Proposed Development

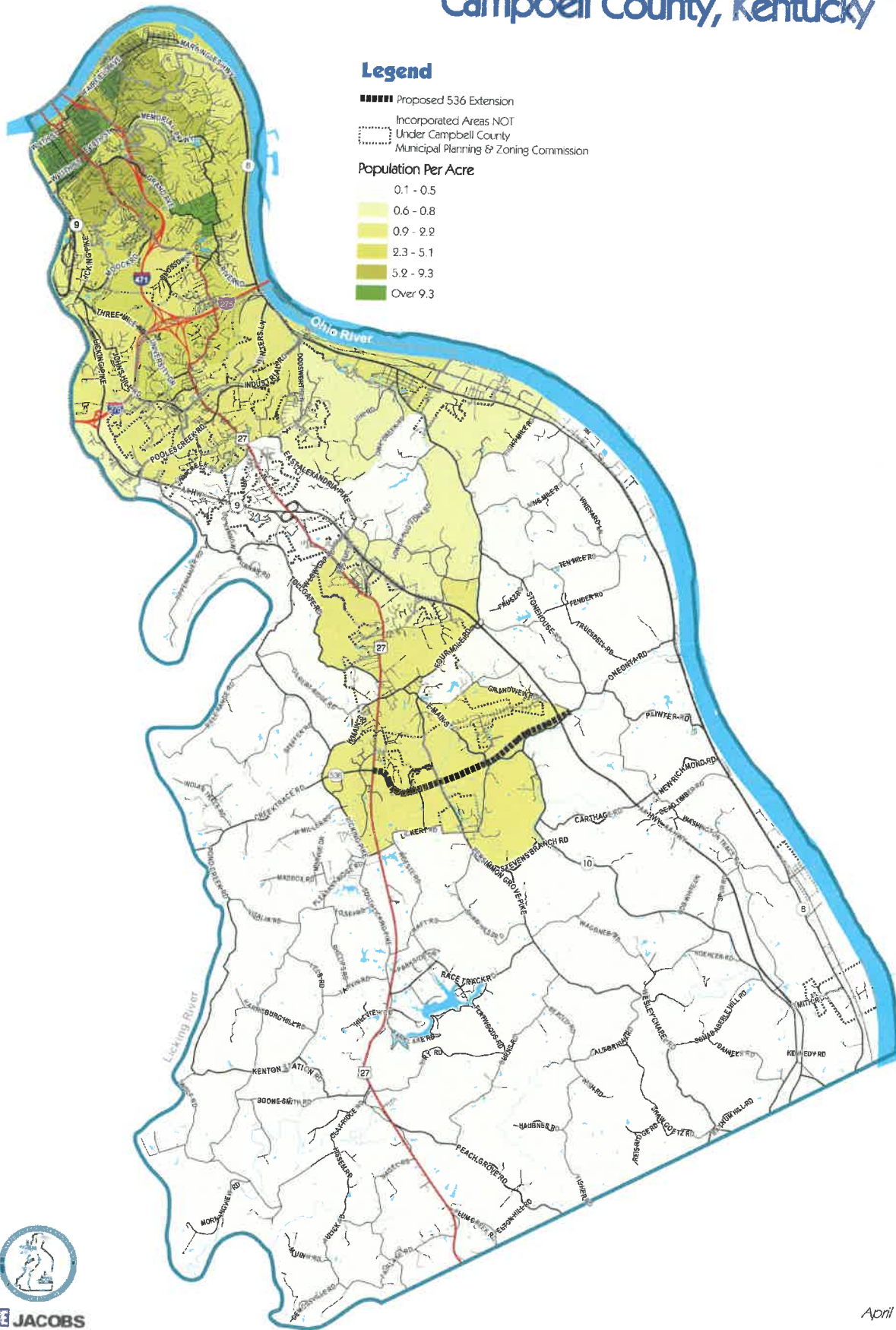






Comprehensive Plan Update

Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles
SOURCE: ORL MAPS, KYGONET



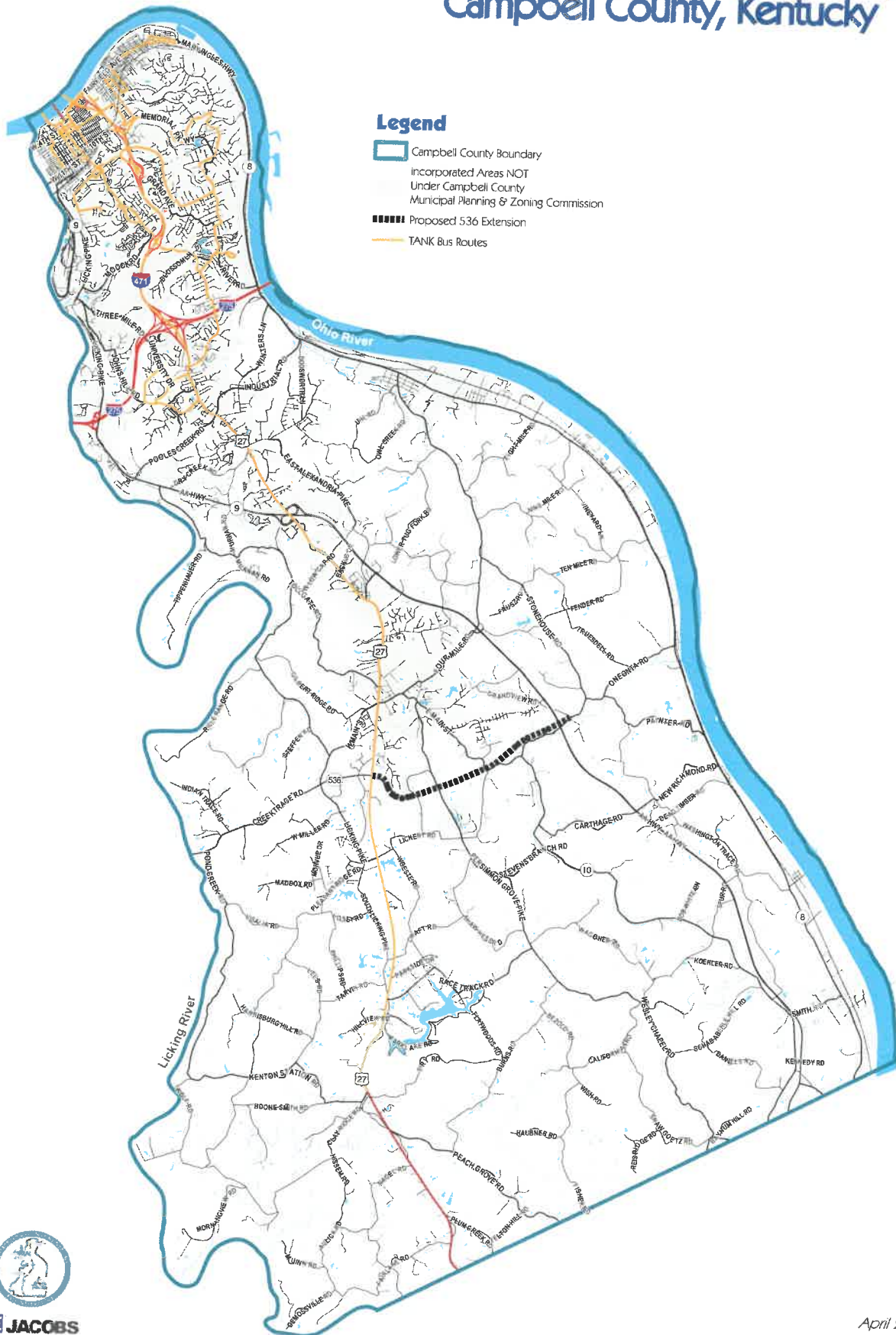
April 2008

Figure 2-2

Population Per Acre

Comprehensive Plan Update

Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles
SOURCE: OIL MAPAC, KYGEONET



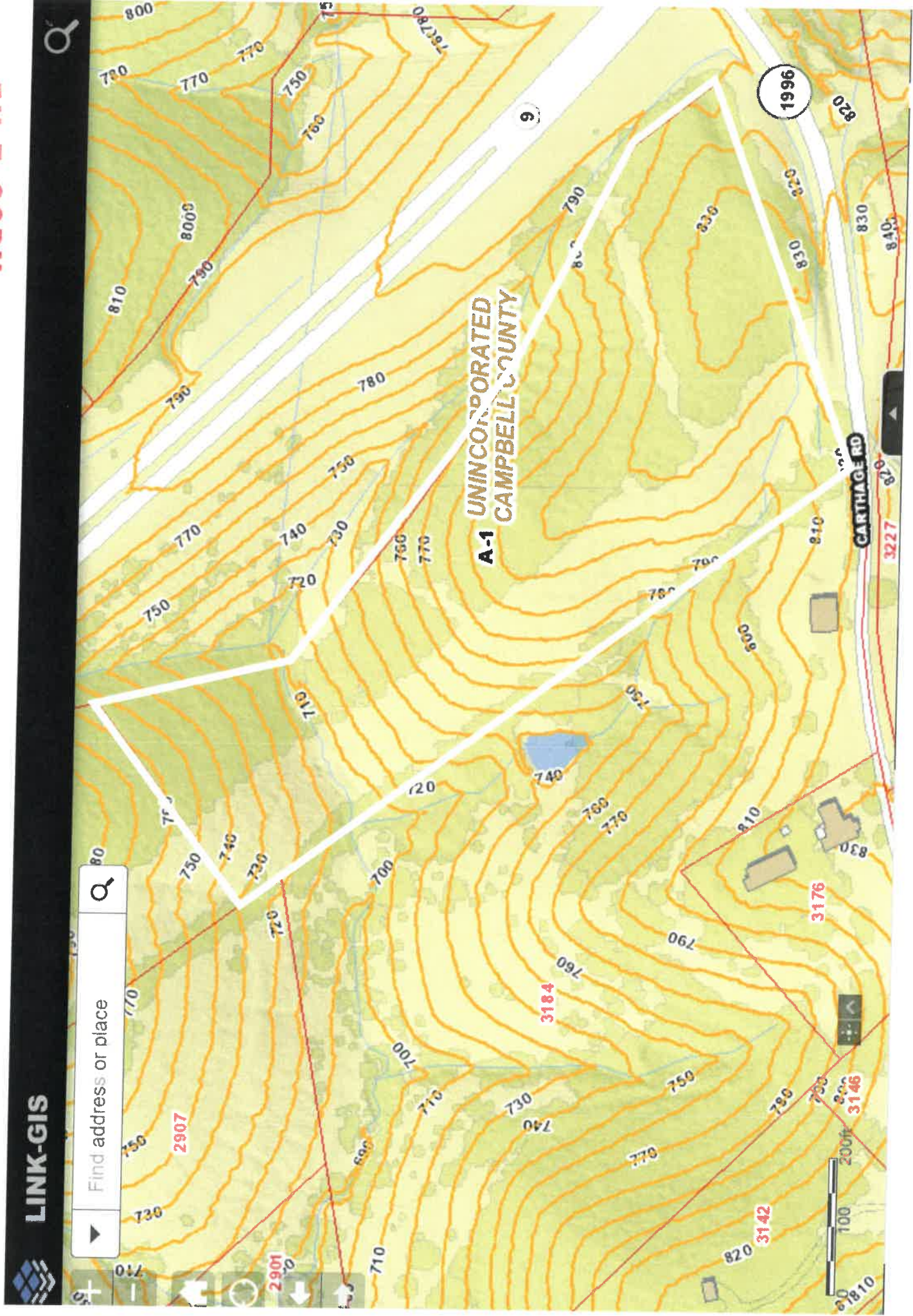
Existing TANK Transit Routes

April 2008

Figure 2-18

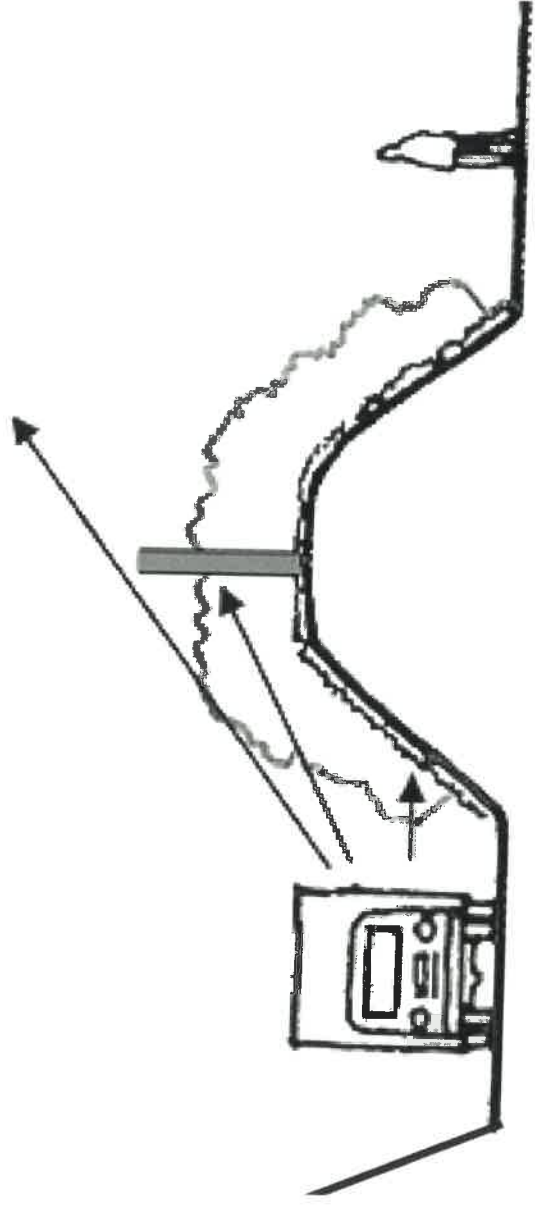
DIGITAL TOPOGRAPHIC MAP 10' INTERVALS

FILE COPY



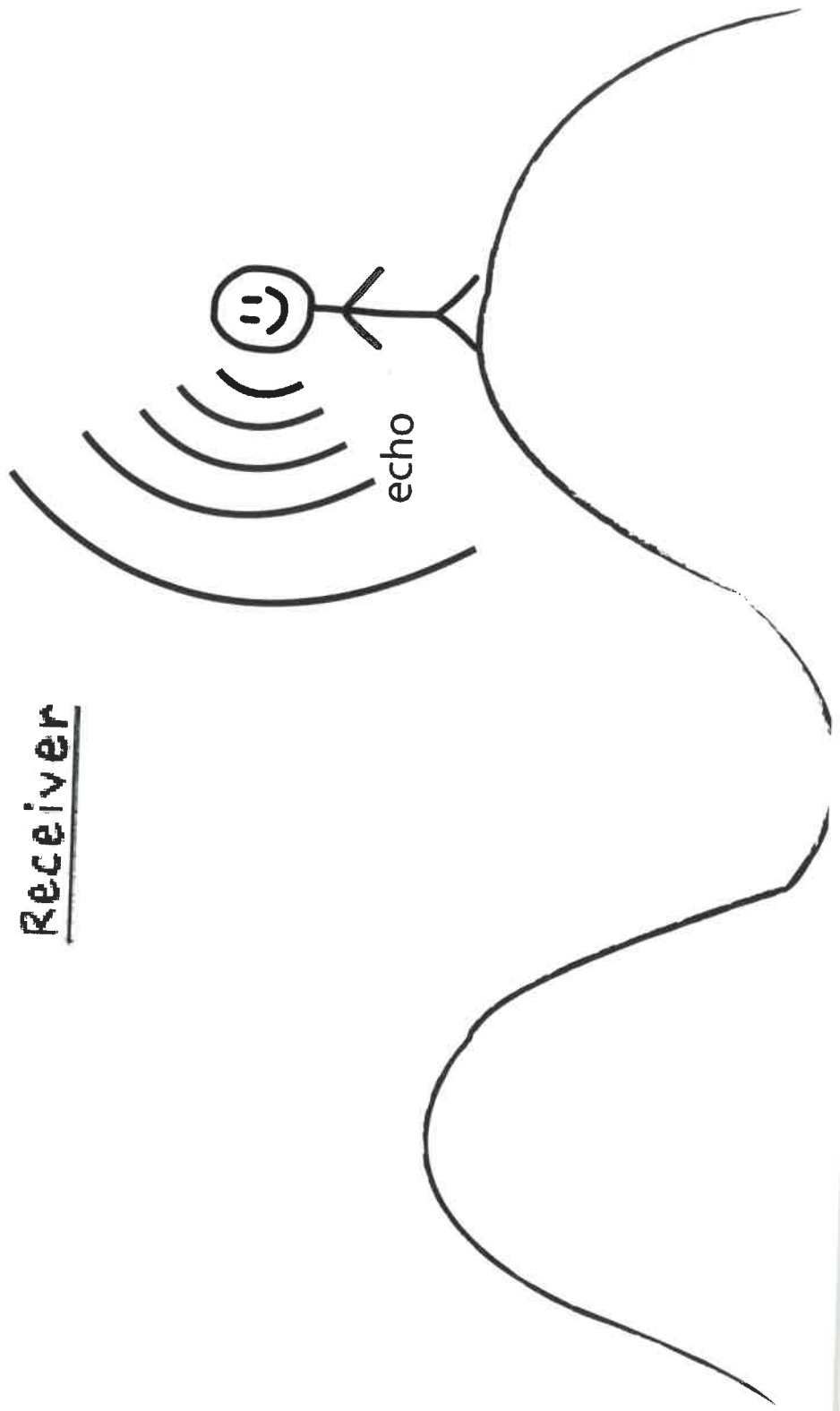
NOISE ABAIEMENT DIAGRAM

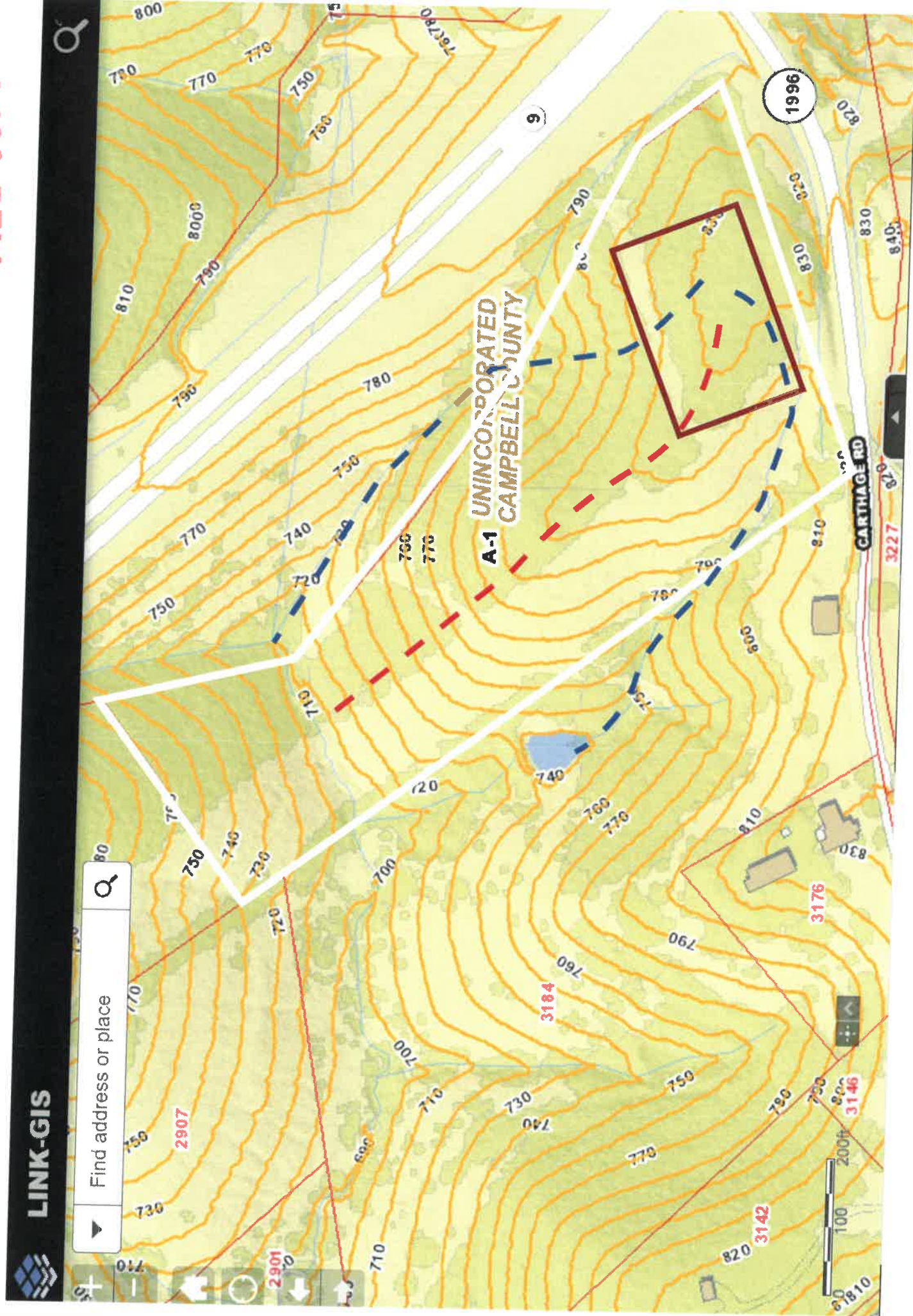
FILE COPY



Source

Receiver





**NOTICE OF PUBLIC
HEARING**

SEPTEMBER 14, 2021 6:00 PM

1098 MONMOUTH ST. NEWPORT, KY

**ZONE CHANGE
A-1 TO INST**

For more information contact Campbell
County Planning and Zoning Department
at (859)292-3880

FILE COPY

VIEWSHED, LIGHT, AND NOISE ANALYSIS BASED ON TOPOGRAPHIC INFORMATION



Save Carthage Road

FILE COPY

Petition to Mr. CJ Peters, Chair of Campbell County Planning and Zoning Commission

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Name	Address & postcode	Signature
Jeffrey Fethers	2734 Carthage Rd. California, Ky 41007	Jeffrey Fethers
Rebecca Whitehead	2720 Carthage Rd California Ky 41007	Rebecca Whitehead
CHARLENE HOSKINS	2730 Carthage California Ky 41007	Charlene Hoskins
DENVER HOSKINS	2730 Carthage Ky 41007	Denver Hoskins
BRAD HOSKINS	2732 Carthage Rd Calif. Ky 41007	Brad Hoskins
Uma Hoskins	2732 Carthage Rd. California Ky 41007	Uma Hoskins
Christina Fethers	2718 Carthage Rd. Calif. Ky 41007	Christina Fethers
Boad Martin	2718 Carthage Rd Calif. Ky 41007	Boad Martin
Cindy McMillan	2702 Carthage Rd " "	Cindy McMillan
Luis Ramirez	2699 Carthage Rd Ky, 41007	Luis Ramirez
Angel Vicente	2699 Carthage rd Calif Ky 41007	Angel Vicente

Save Carthage Road

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Name	Address & postcode	Signature
Wally Scharf	41001	Wally Scharf
Bert Scharf	41001	Bert Scharf
Jocky Steffen	41001	Jocky Steffen
LAURA SCHARF	41076	Laura Scharf
JEFF SCHARF	41076	Jeff Scharf
Jennifer Wade	41007	Jennifer Wade
Joe Wade	41007	Joe Wade
Mally Keith	41001	Mally Keith
Elizabeth Baker	41075	Elizabeth Baker
Mike Scharf	41001	Mike Scharf
Julie Hanning	41071	Julie Hanning
Robert Mullen	41018	Robert Mullen

Save Carthage Road

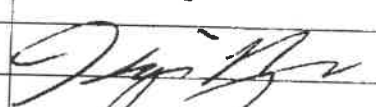
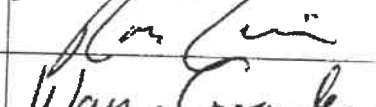
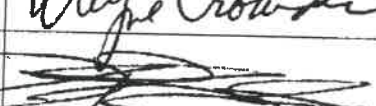

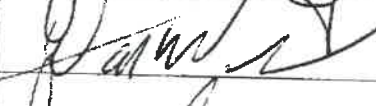
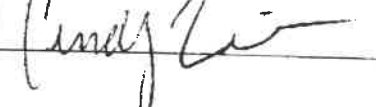

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Name	Address & postcode	Signature
Kevin Baker	41075	
Rob Zion	41071	
Wayne Crowder	41001	
Scott Plunk	41007	
Janet Schan	41076	
DONALD WEBER	41076	
Cindy Zion	41076	

Save Carthage Road

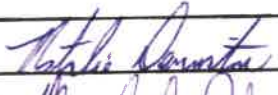
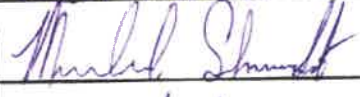





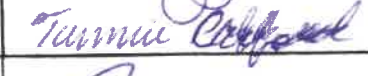


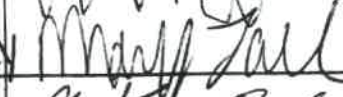
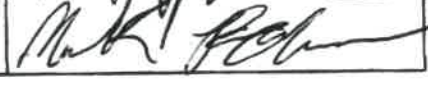
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Name	Address & postcode	Signature
NATALIE DENNISTON	12 HILLSIDE AVE WILDER, KY 41071	
MICHAEL SCHMIDT	12 HILLSIDE AVE WILDER, KY 41071	
Courtney Gosney	419 Wm Ave, Dayton, KY 41074	
Theresa Crawford	419 6th Ave Dayton, Ky 41074	
Bob Crawford	89 W 1st St WPT KY 41071	
Jason Warndorf	34 Haywood Ct. Ft Thomas, KY	
Ashley Hoard	34 Haywood Ct. Ft. Thomas, KY	
Tammie Crawford	147 WARD AVE Bellevue KY 41073	
SCOTT CRAWFORD	147 WARD BELLEVUE KY 41073	
KIT HEERMAN	THOMAS DR DAYTON, KY 41074	
MARY TALLON	SPEERS COURT DAYTON, KY	
Nik pohlgeers	147 ward ave belleuve ky	

Save Carthage Road

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Name	Address & postcode	Signature
Stephanie Hearld	10 whispering Woods Lane Alexandria, KY 41001	Stephanie Hearld
Dave Hearld	10 whispering Woods Ln 41001	Dave Hearld
Charence Hearld	435 west 8th st Newport 41071	Ch W W
Kim Fads	435 west 8th st Newport 41071	Kim Fads
Pat Hearld	435 west 8th st Newport, KY 41071	Pat Hearld
Jay Kerfoot	436 west 8th st Newport Ky 41071	Jay Kerfoot
Jacob Hearld	10 whispering Woods Lane Alexandria, KY 41001	Jacob Hearld
Randy Nelson	5 whispering Woods 41001	Randy Nelson

Save Carthage Road

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Name	Address & postcode	Signature
WEST BERNARD	8 Ashwood Ln Alexandria, KY 41001	West Bernard
KARLA BERNARD	8 Ashwood Ln, Alexandria, 41001	Karla Bernard
JAMES GRANT	4 Ashwood Ln. Alexandria, KY 41001	James Grant
Leah Evans Leah Evans	6 Ashwood Ln Alexandria	Leah Evans
Shirley A Scharf Shirley A Scharf	5 Ashwood Ln Alexandria	Shirley A Scharf
Gerald W Scharf	5 Ashwood Ln Alexandria	Gerald W Scharf
Kathleen Glahn	4 Ashwood Ln Alexandria	Kathleen Glahn
Laura Buck	7 Ashwood Ln Alexandria	Laura Buck

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[illegible]

Save Carthage Road

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Name	Address & postcode	Signature
Mary Noble	10461 Pleasant Rdg Rd. Alex 41001	Mary Noble
Thodor M...	10240 golden eye drive 41001 Alex. Ky	Thodor M...
Robin H. H	9894 man o war Circle	Robin H. H
SARAH BOSCHERT	9700 SECRETARIAT CT. ALEX KY	Sarah Boschert
Sarah Carpenter	812 Wigwag Dr. Alexandria Ky	Sarah Carpenter
MARIETTA KNUELL	2778 FENDER RD MELBOURNE, KY 41059	Marietta Knuehl
Tim Barnes	9972 Man o war Cr. Alex Ky 41001	Tim Barnes
Daniel Lantz	233 E. 3rd 41011	Daniel Lantz
Kyle Arrwood	208 SPRINGWOOD DR. 41001	Kyle Arrwood

Save Carthage Road

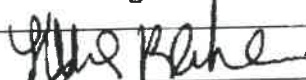
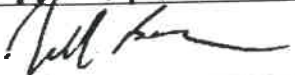


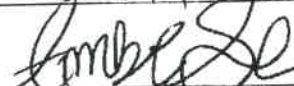
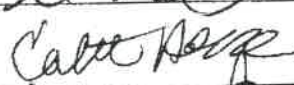
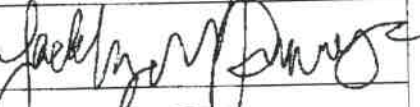


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Name	Address & postcode	Signature
Laura Baker	3078 Nelmer Rd 41007	
Jeff Baker	3078 Nelmer Rd 41007	
Kevin Hughes	6 Spilman dr	
Alex Herrmann	13856 Plum Creek Rd	
Amber Shaw	722 West Miller Rd 41001	
Colten Ackerson	9214 Flag Springs Ave	
JACKYNN POWERS	29 BON JOUR LN 41070	
Randy Brossart	2899 Carthage Rd 41007	
Alicia Brossart	2899 Carthage Rd 41007	

Save Carthage Road

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Name	Address & postcode	Signature
Diane Schuchter	560 Marie Dr. Alexandria	Schuchter
Billie Dunn	9520 Flagg Springs Pk California	Billie Dunn
Bryan Dunn	9520 Flagg Springs Pk California	Bryan Dunn
Andrea Mitchell	9519 Flagg Springs Pk California	Andrea Mitchell
Henry Mitchell	9519 Flagg Springs Pk California	Henry Mitchell
DAVID KREMER	2573 CARTHAGE CALIF.	David Kremer
LARS KREMER	2573 CARTHAGE CALIF.	Lars Kremer
RUTH SCHALK	2617 CARTHAGE CALIF	Ruth Schalk
Laura Schalk	2617 Carthage Rd. Calif KY	Laura Schalk
Jennifer Schalk	2617 Carthage Rd, Calif. KY	Jennifer Schalk

Save Carthage Road

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[illegible]

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Name	Address & postcode	Signature
Carlin Hutchison	2664 Carthage rd California Ky 41007	Carlin Hutchison
Lisa Troendle	2664 Carthage Rd California, Ky.	Lisa Troendle
Jessica Hutchison	2664 Carthage Rd. Cal. F. Ky. 41007	Jessica Hutchison
Shanel Criswell	16 Breckenridge Dr Alexandria, KY 41001	Shanel Criswell
Con-1 Nordwick	16 Breckenridge Dr Alexandria, KY 41001	Con Nordwick
Tony Nordwick	8908 Tollgate RD. 41001	Tony Nordwick
Kari Ferneding	1972 Reis Ridge Rd. California, Ky 41007	Kari Ferneding
Tyler Ferneding	1972 Reis Ridge Rd. California Ky 41007	Tyler Ferneding

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Name	Address & postcode	Signature
MARY TAVIN	3526 DEAD TIMBER 41007	Mary Tavin
DAVID MUELLER	3821 DEAD TIMBER RD.	David Mueller
Shelly Byrne	3811 Dead Timber Rd	Shelly Byrne
William Byrne	3811 Dead Timber Rd	Will Byrne
Alan Sisco	3811 Dead Timber Rd	Alan Sisco
Wayne Jagger	1290 Poplar Ridge 41001	Wayne Jagger

Save Carthage Road

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[illegible]

Save Carthage Road

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[illegible]

DATE LAI MAGS LUNAR

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[illegible]

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Name

Address & postcode

Signature

Susan Walters	3687 New Richmond Rd California, Ky 41007	
Brian Walters	3687 New Richmond Rd California, Ky 41007	

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[illegible]

Save Carthage Road

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Name	Address & postcode	Signature
Tommy Spicer	8552 Stonehouse Rd	Tommy Spicer
Nick Hancock	8208 KILBY RD 41001	Nick Hancock
Sherry Hart	3340 Carthage Calif Ky	Sherry Hart
Mike Hart	3340 Carthage	Mike Hart
Aphrah White	8929 Washington Trace Rd	Aphrah White
Ronald Craig White	8929 Washington Tr. Rd.	Ronald Craig White
Nick Scherther	3144 Carthage Rd	Nick Scherther
USA Scherther	3144 Carthage Rd	USA Scherther
Tammy Moore	3142 Carthage Rd.	Tammy Moore
Virginia Zappa	3116 Carthage Rd.	Virginia Zappa
Patricia Allen	3116 Carthage Rd	Patricia Allen

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Name	Address & postcode	Signature
Renay Wade	9116 Washington Trace ALA. 35117	Renay Wade
Brentley Gifford	11469 Maple St. Mentor, KY 41057	Brentley Gifford
Joel Gifford	11469 Maple St Mentor, KY 41057	Joel Gifford
Beverly D. Shay	918 Ann St. Newport, KY 41071	Beverly D Shay
Michael E. Shay	918 Ann St - Newport, KY 41071	Michael E. Shay
Todd Presse	510 Brookwood ALABAMA KY 41001	Todd Presse
MARY TURNER	2786 CARTHAGE	Mary Turner
C/ETAS TURNER	2786 CARTHAGE	C/ETAS Turner
Henry Huiley	Fisher Road cali KY	Henry Huiley
Peggy Huiley	Fisher Road CALIF KY	Peggy Huiley
Timothy McElhenny	2983 Carthage Rd Ca Ky 41001	Timothy McElhenny

Save Carthage Road

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Name	Address & postcode	Signature
Timmy Snaffer	11 Keas Dr. Alexandria, KY 41001	Timmy Snaffer
Kathy Walker	3577 James Ln Alexandria, KY	Katherine Walker
Bunny Closs	1074 Labrador Ln Alex 41001	Bunny Closs
Betty Ellis	2166 Grandview Road KY	Betty Ellis
Anna Turner	328 Walnut St Bellevue	Anna Turner
Chris Chris	5 N. Rushwood Ct	Chris Chris
Ian Polatky	13822 Plum Creek Road Butler, KY 41006	Ian Polatky
Teresa Higdon	810 Mary Ingles Hwy Melbourne KY 41059	Teresa Higdon
Nancy Hunter	8 Honeytree Ln. Htl, Ky 41076	Nancy Hunter
Michael Worth	222 Cobblestone Ct, C. 12 Spring, KY	Michael Worth

Save Carthage Road

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Name	Address & postcode	Signature
Connie Powell	135 Stonegate Dr. Alexandria, KY 40011	Connie Powell
Jim Wilk	108 Yellowwood Ct 411001	Jim Wilk
Pamela Tester	10 Elmwood Ct. Alexandria Calif. KY 41007	Pamela Tester
Brenda Bergeld	1816 California Crossroads	Brenda Bergeld
Jana Warriner	432 Lafayette, Bellevue, Ky 41032	Jana Warriner
Amanda Wind	503 8th Ave., Dayton, KY	Amanda Wind
Shelby Buckler	7042 Daniels Rd California, KY	Shelby Buckler
Michael Stegner	2208 Alexandria Pike Highland Heights	Michael Stegner
Chrissie Milleck	3614 Douglas Dr. Alexandria 41101	Chrissie Milleck
Lisa Martin	360 TIMBER RIDGE DR Weller Ky	Lisa Martin
Sandra Dickhaus	1006 W. Orchard, Cold Spring KY	Sandra Dickhaus
Joe Selas	7017 BACKUS DR. Alexandria KY	Joe Selas

Save Carthage Road

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Name	Address & postcode	Signature
Steve Arrowood	208 Springwood Dr 41001	Steve Arrowood
Amanda Curtsinger	210 Springwood Dr. 41001	Amanda Curtsinger
Valerie Raiser	2415 S. Main 41076	Valerie Raiser
Bradley Curtsinger	210 Springwood Dr 41001	Bradley Curtsinger
Cody Smith	9384 Washington Trace Rd 41007	Cody Smith
Rusty Lamb	215 W 3rd 41085	Rusty Lamb
Sam Lamb	215 W 3rd 41085	Sam Lamb
Amanda McIntyre	164 Ridgewood Dr 41061	Amanda McIntyre
Ryan McIntyre	164 Ridgewood Dr 41061	Ryan McIntyre
Ryan Glover	22 Viewpoint Dr 41004	Ryan Glover
Noblas Sears	9329 Echo Hills 41001	Noblas Sears
Brian Noble	15319 Peach Grove Rd. 41007	Brian Noble

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Name	Address & postcode	Signature
Joann M Chauvin	3245 Huntersridge Lane Taylor Mill, KY 41015	Joann M Chauvin
Sharon Nelson	3597 Kennedy Rd. California, KY 41007	Sharon Nelson
KEITH NELSON	3597 KENNEDY RD CALIFORNIA, KY 41007	Keith Nelson
Josh Chong	9729 Summerwind Ct Alexandria, Ky 41001	Josh Chong
Melanie Nelson	9729 Summerwind Ct Alexandria, Ky 41001	Melanie Nelson
Harold Dawn	12387 Flugg Springs, P.O. OHIO	Harold Dawn

Save Carthage Road

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Name	Address & postcode	Signature
Deanna Noble	3667 Nether Rd Alex KY 41001	Deanna Noble
Colin Copes	109 Hunters Hill Alexandria KY 41001	Colin
Amber Brown	8956 Persimmon Grove Pike Alex KY 41001	Amber Brown
Patrick Brown	8956 pers. n mon gro Pike 41001	Patrick Brown
Robin Morency	9286 Washington Trace 41007	Robin Morency
Christi Stewart	703 South Grand Ave Fort Thomas, KY 41075	Christi Stewart
Ashley Stewart	703 South Grand Ave Fort Thomas, KY 41075	Ashley Stewart
Susan Stewart	703 South Grand Ave Fort Thomas, KY 41075	Susan Stewart

Save Carthage Road

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Name	Address & postcode	Signature
Joe Born	10 Osage Ave. 41076	Joe Born
Don Smithson	600 MARY Ingles Hwy 41059	Donald Smithson
CAROL CROMER	9700 SECRETARIAT CT 41001	Carol Cromer
Kevin Stover	17 Helen Drive 41001	Kevin Stover
Kenneth Boschert	10547 Alexandria Pike 41001	Kent Boschert
Anthony Ludwig	10547 Alexandria Pike AT 41001	Anthony Ludwig
Tony I Boschert	4461 Pleasant Ridge Rd Alex, Ky, 41001	Tony I Boschert
DAN WOOTEN	2203 NEW LINDEN Rd. 41071	Dan Wooten
NECK BROCK	333 ROSE DRIVE, ALEX, KY 41001	NECK BROCK
Brenda Spicer	24 Highland Meadows Cir #5 Highland 41076	Brenda Spicer
DAVE NOBLE	3667 S. NELTNER RD. 41001	Dave Noble
Cindy Polly	11470 Lee's Rd Alex, 41001	Cindy Polly

Save Carthage Road

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Name	Address & postcode	Signature
Tony Or Abbot	1116 meadow View Ct. ^{Highland Heights}	Tony Or Abbot
Jusan Krehler	7446 Flintshire Drive Alexandria, KY 41001	Jusan Krehler
Rachel Sedmak	225 Ridge Hill Dr Highland Hts, KY 41076	Rachel Sedmak
^{Jerry N. Carpenter} Jerry N. Carpenter	6 Malibu Dr. Highland Heights, KY 41076	Jerry N. Carpenter
Emma Shipp	780 Flint Ridge Cold Spring	Emma Shipp
Cheri Traylor	2514 Fausz Rd, Melbourne, KY	Cheri Traylor
Clint Ibole	158 Dogwood Drive Highland Heights	Clint Ibole
GALE OSSENBECK Gale Ossenbeck	554 Talon-Rum Dr. Cold Spring Ky	Gale Ossenbeck
Einiy Maggar	11 Pine Hill Dr. Highland Heights, KY 41076	Einiy Maggar
Katie Verst	7346.1bert Ridge Alexandria, KY 41001	Katie Verst
John Norton	701 Oakmont Chase Rd Alexandria KY 41007	John Norton

[illegible]

Spring Cottage Road

Petition to Mr. C. J. Peters, Chair of Campbell County Planning and Zoning Commission

Petition to Mr. State Pendergast, Campbell County, Ind. 12s. 1. 10. 1895

1. The following information is taken from the records of the Department of the Interior, Bureau of Land Management, and the Bureau of Reclamation, regarding the land ownership of the area described in the preceding paragraph:

[illegible][illegible]

	Jean Kramer	2108 Albion Crossroads	41007
	Philip Wells	334 Brookwood Dr	41001
	Pete Wainor	6873 Cold Stream Rd	41076
	JF Parker	12911 Shaw boat rd	41007
	Lutis Beald	1914 California Crossroads	41007
	Ron Schult	7444 Inverdale Rd	41007
	Katie Beune	21785 Nine mile Rd	41059
	Brod Schultz	7399 Thredell Rd	41007
	Ryan Nelson	7864 Stonehouse Rd.	41059
	Matt Reynolds	114 Whispering Woods Ln.	41001
	Caitan Haring	9315 Royal Oak Dr.	41001
	Gale Hegyi	11024 Hayfield Dr	41001
	Daniel Newy	7864 Stonehouse Rd	41059
	Ty Hendelsen	7864 Stonehouse Rd	41059

Save Carthage Road

Petition to Mr. C. J. Peters, Chair of Campbell County Planning and Zoning Commission

Petition to Mr. Steve Pender, Campbell County Judge, Executive

2. The undersigned are not aware of the proposed 2007 change to the property, and the information of change is not being made available to the public. The undersigned are not aware of the proposed 2007 change to the property, and the information of change is not being made available to the public.

...made for taking a few extra minutes to get the ...
proposed change in the ...
residents of ...
new ...
and the use for a ...

[illegible]

Save Carthage Road

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	Address & postcode	Signature
Suzi Logan Fay	24 Trapp Ct. Alexandria 41001	Suzi Logan Fay
LEON WALLS	31 TRAPP COURT ALEXANDRIA 41001	LEON WALLS
PATRICK LOGAN	317 Highland Ave Ft. Mitchell 41074	Patrick Logan
BARBARA LOGAN	317 Highland Ave. Ft. Mitchell Ky 41074	Barbara Logan
Donna	7014 E. Hwy. 101 41074	Donna
LINDSEY DUNN	3551 Litchfield Circle S. Lexington KY	Lindsay Dunn
Beverly Blackley	737 Gable Creek Drive E. Lexington	Beverly Blackley
Lara Weinbach	Boatwreck Lane Alexandria, KY	Lara C. Weinbach
Becky Carter	Alexandria, KY	Becky Carter
Angie Lovell	51 Paul Lane, Alex. Ind. Ky.	Angie Lovell
LESLIE HARRIS	9028 Herge Ct Alex Ky 41001	Leslie Harris
Jon Leach	9028 Herge Ct Alex Ky	Jon Leach
Al Thompson	9309 2nd Hill	Al Thompson, Ky
Carol Thompson	"	"
Victor Walls	6 Frank Drive, Alexandria, KY 41001	Victor Walls

Save Carthage Road

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Dwayne Reule	23 Maplewood Court Alex Ky	Dwayne Reule
Randy Boyle	9 Maplewood Ct. Alexandria, Ky.	Randy Boyle
Beverly Bayne	9 Maplewood Ct Alexandria Ky	Beverly Bayne
DAVID SGRECCI	14 MAPLEWOOD CT ALEXANDRIA KY	David Sgrecci
Jackie Sgrecci	14 Maplewood Ct Alexandria, Ky	Jackie Sgrecci
Dan Latham	6 MAPLEWOOD CT Alexandria, KY	Dan Latham
LaVonne McGowan	7457 Fritchman Dr. " "	LaVonne McGowan
Lakeitha Taylor	22 MAPLEWOOD CT, Alexandria Ky.	Lakeitha Taylor
Amy Latham	16 Maplewood Ct. Alexandria, KY	Amy Latham
John Rattins	406 Brookwood Dr Alex. Ky	John Rattins
Jared Dornhegan	5 Maplewood Ct Alexandria Ky	Jared Dornhegan
Kristina Straper	15 Maplewood Ct Alexandria Ky	Kristina Straper
Jordan Heck	9572 Washington Tr Rd California, KY	Jordan Heck
Michelle Fry	18 Maplewood Ct. Alexandria, KY 41001	Michelle Fry
Theresa Fry	18 Maplewood Ct Alexandria, KY 41001	Theresa Fry
Paul Gosman	21 Maplewood Ct Alexandria Ky 41001	Paul Gosman

Save Carthage Road

Petition to Mr. CJ Peters, Chair of Campbell County Planning and Zoning Commission

Petition to Mr. Steve Pendery, Campbell County Judge/Executive

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Name	Address & postcode	Signature
Katie Neuspöckel	9236 Caper Rd. California, Ky 41007 Calif. Ky. 41007	Katie Neuspöckel
Donna Holtz	9565 Flagg Springs Pk.	Donna Holtz
Josh Cooper	9647 Flagg Springs Pk.	Josh Cooper
Jim Lackey	9228 AA Highway California KY 41007	Jim Lackey
Heather Danford	8757 Stonehouse Rd Alex. Ky 41001	Heather Danford
AJ Painter	8759 Stonehouse Rd	AJ Painter
Jo Keeler	8 Spillman Dr.	Jo Keeler
DAN HULL	9538 BARRS BR. RD 41003 ALEXANDRIA KY	Dan Hull
Bob Holtz	9565 Flagg Springs Pk.	Bob Holtz
Tim Hoskins	1971 Racetrack Rd ALEX KY	Tim Hoskins
Chris Kenner	878 Washington Trl Rd California KY 41007	Chris Kenner
Kate KENNER	8878 Washington Trl Rd California KY 41007	Kate Kenner

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Name	Address & postcode	Signature
Hyan Kelly	148 capri Dr Fort Thomas 41075	Hyan Kelly
Kim Kelly	148 capri Dr Fort Thomas 41075	Kim Kelly
Stephanie Ruebusch	55 Wright Ct Alexandria KY 41001	Stephanie Ruebusch
David Schack	801 Gilbert ridge rd Alexandria KY 41001	David Schack
Ciana Price	320 Brookwood drive Murray KY 40341	Ciana Price
Cotton Price	550 Brookwood drive Murray KY 40341	Cotton Price
Crystal Bush	2713 ROSING AVE ^{Linton KY 41001}	Crystal Bush
Paul Combs	8495 Persimmon ^{CR}	Paul Combs
Kyle Combs	2141 Springwood Dr	Kyle Combs
Amber Combs	2141 Springwood Dr	Amber Combs
Jeff Combs	8495 Persimmon	Jeff Combs
Richard Behle	323 poplar Thicket Alexandria KY 41001	Richard Behle

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Name	Address & postcode	Signature
Jason Snyder	88 Lone Street Newport Ky	Jason Snyder
Ben Lamb	10302 Mary Ingles Hwy	Ben Lamb
Keith Snowden	11470 Lees RD Alexandria	Keith Snowden
Ralph Lamb	10302 Mary Ingles Hwy	Ralph Lamb
James F. Ochsner	7095 Kohls Rd Melbourne Ky	James F. Ochsner
Theresa Ochsner	7095 Kohls Rd Melbourne Ky	Theresa Ochsner
Stiny Thompson	109 Lake Park Dr. Alexandria Ky	Stiny Thompson
Laurie Carr	109 Lake Park Dr. Alexandria Ky	Laurie Carr
PATRICK CARR	109 LAKE PARK Dr. Alexandria Ky	Patrick Carr
Bro Mayberry	4200 Rt 8 Cold Spring 41076	Bro Mayberry
Michael Dutz	3626 Alexandria Pike Cold Spring	Michael Dutz
Jess Johnson	64 Taylor Rd 41076	Jess Johnson

Thomas

Save Carthage Road


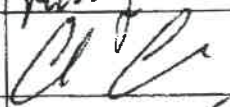
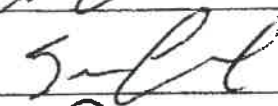
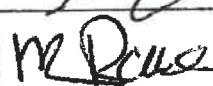

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Name	Address & postcode	Signature
Becky Pieczynski	212 Eddie Ln Butler 41006	Becky Pieczynski
DR. J. BACON	10061 Persimmon Grove Pike	Dr. J. Bacon
	9464 Indian Trace Rd	
John Carmack	9464 Indian Trace Rd	
Mike Rawe	3732 Parkview Dr. 41001	
Katina Rawe	3732 Parkview Dr	K Rawe
Vicki Dunn	11700 Maple Dr	V. Dunn
Tom Denning	1 Dorothy Dr. 41076	Tom Denning
Rick Dunn	11700 Maple Dr 41007	Rick Dunn
Jamie Denning	1 Dorothy Dr 41076	J.D.
Nick Denning	1 Dorothy Dr 41076	N.D.
R. R.	33 Persimmon Dr	

Save Carthage Road

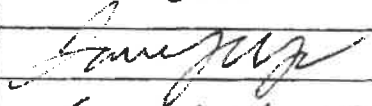

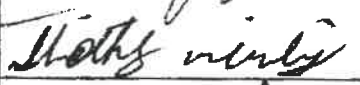
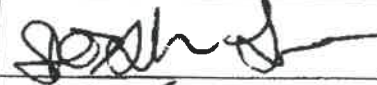

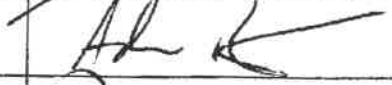


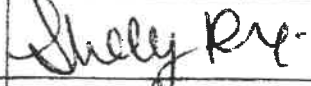
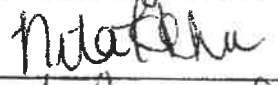
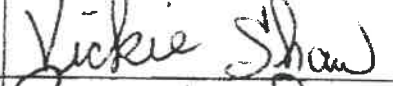
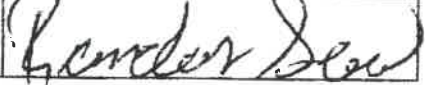
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Name	Address & postcode	Signature
Jimmy Lackey	41059	
Emily Lackey	41059	
Tim winning	41006	
Josh Lye	41001	
Kyle Trauth	41007	
Adam Ruth	41001	
Rebecca Skinner	41001	
Pam Koeninger	41001	
Shelley Price	41001	
Uta Hahn	41001	
Vickie Shaw	41001	
Bandy Shaw	41001	

Save Carthage Road

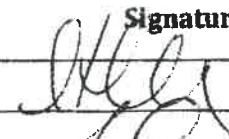
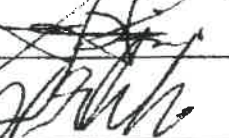
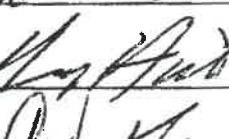
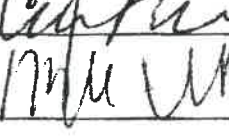
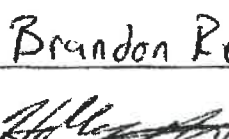
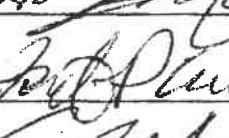
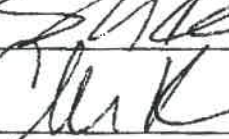
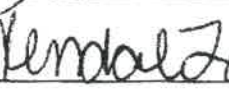

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Name	Address & postcode	Signature
Dawn Holland	10220 Persimmon Grove Pike	
Gene Howard	10220 Persimmon Grove Pike	
Munter Wiggins	154 E Rogers Rd 41033	
Tony Fucile	728 Kenter Station Rd Alex, KY 41001	
Cathy Fucile	728 Kenter Station Alex, KY 41001	
Melba Wiggins	154 E Rogers Rd 41033	
Balke	324 Brookwood Dr. 41061	Brandon Reynolds
Hilly Mercurio	324 Brookwood Dr. 41001	
Jane Adams	3236 REYNOLDS LN 41076	
Shara Kluesner	749 Pintail Ct. Alex, KY 41001	
Chris Kluesner		
Kendal Tallon	3239 Carthage Rd 41007 419 Wth Ave Dayton, KY	Kendal Tallon

Save Carthage Road


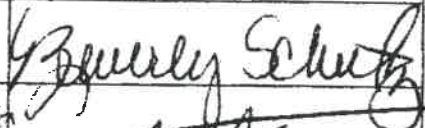
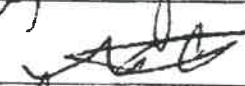
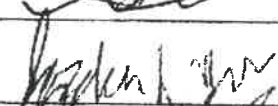
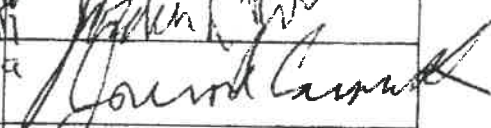
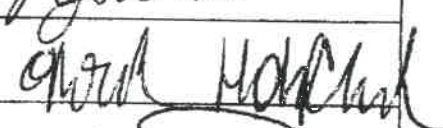

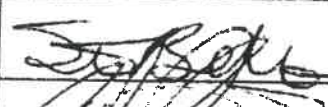

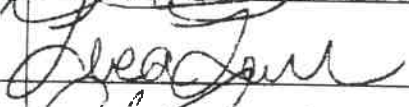

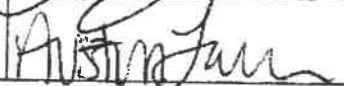
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Name	Address & postcode	Signature
Vill Chowning	10744 Sheen Shing Rd 41007	
Beverly Schultz	PO Box 422 Alexandria Ky 41001	
Trent Donathan	1913 Grandview Rd Alexandria KY 41009	
Jordan Phillips	143 Steelman Ave Highland KY 41001	
Jared Carmack	12900 Reis Lane California KY	
Noah Holtschuh	9023 Washington traces	
Tony Drew	328 Brookwood Dr. ^{Building in town}	
Steve Belmont	18 Ramblin St. Berea	
Curtis McDougall	9042 Washington trace RD 1014 41051	
Lisa Tallon	1544 Twinridge Way 41081	
Chris Tallon	1544 Twinridge Way 41081	
Austin Tallon	1544 Twinridge Way 41081	

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Name	Address & postcode	Signature
MICHAEL L LISTERMAN	3000 CARTHAGE RD, CALIF, KY 41007	Michael L Listerman
JEAN M. LISTERMAN	3000 CARTHAGE RD, CALIF, KY 41007	Jean M. Listerman
Mike Moore	3142 COSTING RD CALIF KY	Mike Moore
Jany Yenter	2914 Country Lake Drive Calif	Jany Yenter
Krista Yenter	2914 Country Lake Dr, California KY	Krista Yenter
Rob Moore	3486 Mcdewehu California KY	Rob Moore
Lauriella Moore	3486 Mcdewehu California KY	Lauriella Moore
Kimberly Hall	3184 Carthage Rd Cal. KY 41007	Kimberly Hall
Julie Hall	3176 Carthage Rd California KY 41007	Julie Hall
Ammy Webber	3121 Painted Hills Kentucky 41007	Ammy Webber
Crystal Shackelford	4211 Flour Creek Rd	Crystal Shackelford
Janelle Boone	Butler KY 41006 1155 Breckinridge Dr. Atlanta	Janelle Boone

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Name	Address & postcode	Signature
Jon Hulley	508 Brookwood Dr. Alex Ky. 41001	Jon Hulley
Bernd Hulley	2845 Carthage Rd. Calif. Ky 41007	Bernd Hulley
Michael Gifford	508 Brookwood Dr. Alex Ky 41001	Michael Gifford
Mark Gifford	California Crossroads East California Ky 41007	Mark Gifford
Christina Uslaman	2842 Carthage Rd California Ky 41007	Christina Uslaman
William Willard	2842 Carthage Rd California Ky 41007	William Willard
Ray Uslaman	2930 Carthage Rd	Ray Uslaman
Jeff Uslaman II	2862 Carthage Rd	Jeff Uslaman II
Christy Hauenstein	2862 Carthage Rd	Christy Hauenstein
Kimberly D Uslaman	9232 Washington back Rd Calif Ky 41007	Kimberly D Uslaman
Jeffrey Uslaman	9232 Washington back Rd Calif Ky 41007	Jeffrey Uslaman
James S Pope	2862 Carthage Rd Calif Ky	James S Pope

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William Hertzberg	11152 Washington Trace	William Hertzberg
Leslie Hertzberg	11152 Washington Tr. Calipatria Ky	Leslie Hertzberg
Chris Purner	11116 Washington Tr. Calif	Chris Purner
MICHELLE TURNER	11114 WASHINGTON TRACE KY	Michelle Turner
Bob Couch	11112 Washington Trace Cal, Ky	Bob Couch
Robert Carmack	11134 Washington Trace Calif. Ky	Robert Carmack
CHARLESTHOMAS	3687 SMITH RD CALIF KY	Charles Thomas
Barbara Best	3687 Smith Rd, Calif Ky	Barbara Best
ELLIS S. KINNEY	10763 WASHINGTON TRACE	Ellis S. Kinney
NANCY MARTIN	11360 WASHINGTON TR CAL. KY	Nancy Martin
Ken Schult	10148 Washington Tr. Rd.	Ken Schult
Rockie Schult	10148 Washington Tr. Rd	Rockie Schult

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Name	Address & postcode	Signature
Rita Oetlielb	2570 Carthage Rd, California Ky	Rita Oetlielb
Kenny Welter	9317 Washington Trace Rd.	Kenny Welter
Joe Schultz	7575 Truesdell Road California Ky 41007	Joe Schultz
Rick Fogatz	8899 East ALEX main st ALEX, KY 41001	Rick Fogatz
Sarah Carson	3969 Oneonta Rd California Ky 41007	Sarah Carson
Holly Bowman	8462 Persimmon Grove Pike Alexandria, Ky 41001	Holly Bowman
JEFF DUNN	CALIFORNIA, KY 2481 CARTHAGE RD 41007	Jeff Dunn
Josh Dunn	2481 Carthage Rd California KY 41007	Josh Dunn
SUSAN M. DUNN	2481 CARTHAGE RD California Ky 41007	Susan McDunn
Steven Dunn	2481 Carthage Rd Ky 41007	Steven Dunn
Marvin Barbican	3349 Nine Mile Rd Melbourne Ky 41059	Marvin Barbican
Don Dini	11443 Pleasant Ridge Rd, Alexandria Ky	Don Dini

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Name	Address & postcode	Signature
Stacey Hall	10 Rockledge Ct, Alexandria KY 41001	Stacey Hall
Stephanie Lausé	7 Rockledge Ct. Alexandria KY 41001	Stephanie Lausé
Matt Lausé	7 Rockledge Ct Alexandria KY 41001	Matt Lausé
Brett Hay	9 Rockledge Ct Alexandria KY 41001	Brett Hay
Walter Hay	9 Rockledge Ct Alexandria KY 41001	Walter Hay
JASON FOWE	29 Southwood Dr Alex, Ky 41001	J Fowe
MIKE HERTON	126 HUNTERS HILL ALEX KY 41001	Mike Herton
Rubie L. King	31 In Moore Dr. 41001	Rubie L. King
Graham Heath	126 Hunters Hill Alexandria	Graham Heath
Pat Potts	31, Southwood Dr.	Pat Potts
Jaime Revell	34 Southwood Dr	Jaime Revell
Shelly King	8 Rockledge Ct Alexandria 41001	Shelly King

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Name	Address & postcode	Signature
Susan Ortlieb-Turner	2320 Carthage Rd 41007	Susan Ortlieb-Turner
Bert W. Neltner	9292 FLAGG SPRING PIKE	BERT W. NELTNER
Mary Ann Neltner	" " " "	Mary Ann Neltner
Shelby Carelock	816 Panorama Dr Alexandria Ky 41004	Shelby Carelock
Brendan Neltner	6922 Four Mile Rd Melbourne	Brian Neltner
BOB BARTH	2566 UHL RD COLD SPRING KY	Bob Barth
Amy Griffin	67 Faren Dr. Highland Hgts Ky	Amy Griffin
Donald GRIFFIN	52 ELBLATNE DR HIGHLAND HGTS KY	Donald E Griffin
DAVID P. RAMLER	15 PEASANT DR HIGHLAND HGTS KY	D. P. Ramlar
Mary Jane Schultz	10631 Persimmon Grove Pk. Colton	Mary Jane Schultz
JANAY SCHULTZ	10631 Persimmon Grove Pk	Janay Schultz
JACOB CHAMBERLIN	9665 FLAGG SPRINGS PIKE	Jacob Chamberlin

Save Carthage Road

Petition to Mr. CJ Peters, Chair of Campbell County Planning and Zoning Commission

Petition to Mr. Steve Pendery, Campbell County Judge/Executive

We, the undersigned, are opposed to the proposed zoning change to the property at the intersection of Carthage Rd (1996) and AA Highway. We call on Campbell County Planning and Zoning Commission and Campbell County Fiscal Court to:

1. reject the proposed plan to change the zoning of the property on Carthage Rd (1996) and AA Highway
2. reject the use of the property for a technical school (conditional use permit)

Carthage Rd (1996) is home to many residents in which live in an Agricultural 1 Zone. The proposed zone change and the planned use for a technical school would pose a nuisance on the residents. It will also cause potential environmental and health concerns for not only the residents in close proximity but for the community. There are many safety concerns as well for that come with this zone change and the use for a technical school.

Name	Address & postcode	Signature
Amy Henderson	16 Spillman Dr, Alexandria KY 40302	Amy Henderson
Jim Hampton	2901 Country Lake Dr.	Jim Hampton
Tammy Sorgenfrei	2907 Country Lake Dr.	Tammy Sorgenfrei
Mark Benkenmyer	2900 Country Lake Dr.	Mark Benkenmyer
Karen Benkenmyer	2900 Country Lake Dr.	Karen Benkenmyer
Loe FREIDHOFF	3345 Carthage Rd	Loe FREIDHOFF
Lorraine FREIDHOFF	3345 Carthage Rd	Lorraine FREIDHOFF
Jan Hensley	E. California Crossroad CA 95815	Jan Hensley
Ling DiPaduaux	2983 Carthage Rd KY 40307	Ling DiPaduaux
Jack A Turner	2982 Carthage Rd Calif. Ky 41007	Jack A Turner
Wanda L. Turner	2982 Carthage Rd Calif. Ky 41007	Wanda L. Turner
Jamie C. Turner	2982 Carthage Rd Calif. Ky 41007	Jamie C. Turner

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Save Carthage Road

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Name	Address & postcode	Signature
LARRY HALL	3176 CARTHAGE RD. 41007	Larry Hall
Cody Nelson	9999 Flagg Springs Pk 41007	Cody Nelson
JERRY SCHARF	5 ASHWOOD LN. 41001	Jerry Scharf
Shirley Scharf	5 Ashwood Ln Alexandria 41001	Shirley Scharf
Tracy Scharf	3765 Ridgewood Ct 41001	Tracy Scharf
Kyle Hall	3184 Carthage rd 41007	Kyle Hall
Jessica Rust	9160 Persimmon Grove Pk 41001	Jessica Rust
Charles Rust	9160 Persimmon Grove Pike Alex 41001	Charles Rust
Jan Swan	1051 Sene dr Alex 41001	Jan Swan
Robert Shackelford	4211 Plow Creek Rd Butler	Robert Shackelford
Lily Calvert	102 Western Hills Rd	Lily Calvert
Bobby Shackelford	102 Western Hills Rd	Bobby Shackelford

Save Carthage Road

Petition to Mr. CJ Peters, Chair of Campbell County Planning and Zoning Commission

Petition to Mr. Steve Pendery, Campbell County Judge/Executive

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Name	Address & postcode	Signature
James Wilson	2057 Carthage Rd	James Wilson
Leah Fries	9333 Washington Trl	Leah Fries
Marty Robbins	2931 Carthage Rd	Marty Robbins
Rob Hadden	2717 Carthage Rd	Rob Hadden
Kevin Wells	9699 Flag Springs Pike	Kevin Wells
Don Gillespie	9222 Washington Tr. Rd.	Don Gillespie
Diane Gillespie	9222 Washington Tr. Rd	Diane Gillespie
Regina Anderson	3925 Painter Rd	Regina Anderson
Helen Racke	9598 Persimmon Grove	Helen Racke
Peggie Hancock	11394 Alexandria Pk, Alexandria	Peggie Hancock
Donald Hancock	11394 Alexandria Pk, Alex	Donald Hancock
Pam Cole	146 Wolf Berry Lane	Pam Cole

Petition to Mr. Steve Pendery, Campbell County Judge/Executive

We, the undersigned, are opposed to the proposed zoning change to the property at the intersection of Carthage Rd (1996) and AA Highway. We call on Campbell County Planning and Zoning Commission and Campbell County Fiscal Court to:

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Name	Address & postcode	Signature
Erika Sinclair	6 Apple Blossom Ln 41001	Erika Sinclair
Teddis Sinclair	6 Apple Blossom Ln 41001	Teddis Sinclair
Tracy Robinson	209 Spring Wood Dr. 41001	Tracy Robinson
Tracy Gaskins	209 Springwood dr 41001	Tracy Gaskins
Ron Todd	155 Washington AVE 41073	Ron Todd
Schae Beatrice	936 maple ave 41074	Schae Beatrice
Dillon HOIT	156 RIDGEWOOD DR 41001	Dillon HOIT
Devon Manning	50 Woodland Hills 41071	Devon Manning
Joni Manning	50 Woodland Hills 41071	Joni Manning
CARISSA MANNING	50 Woodland Hills 41071	CARISSA MANNING
Carissa Mary	50 Woodland Hills 41071	Carissa Mary
Justin Newberry	315 Brookwood Dr.	Justin Newberry
Alyson Stephenson	9444 Alexandria Pike apt 3	Alyson Stephenson

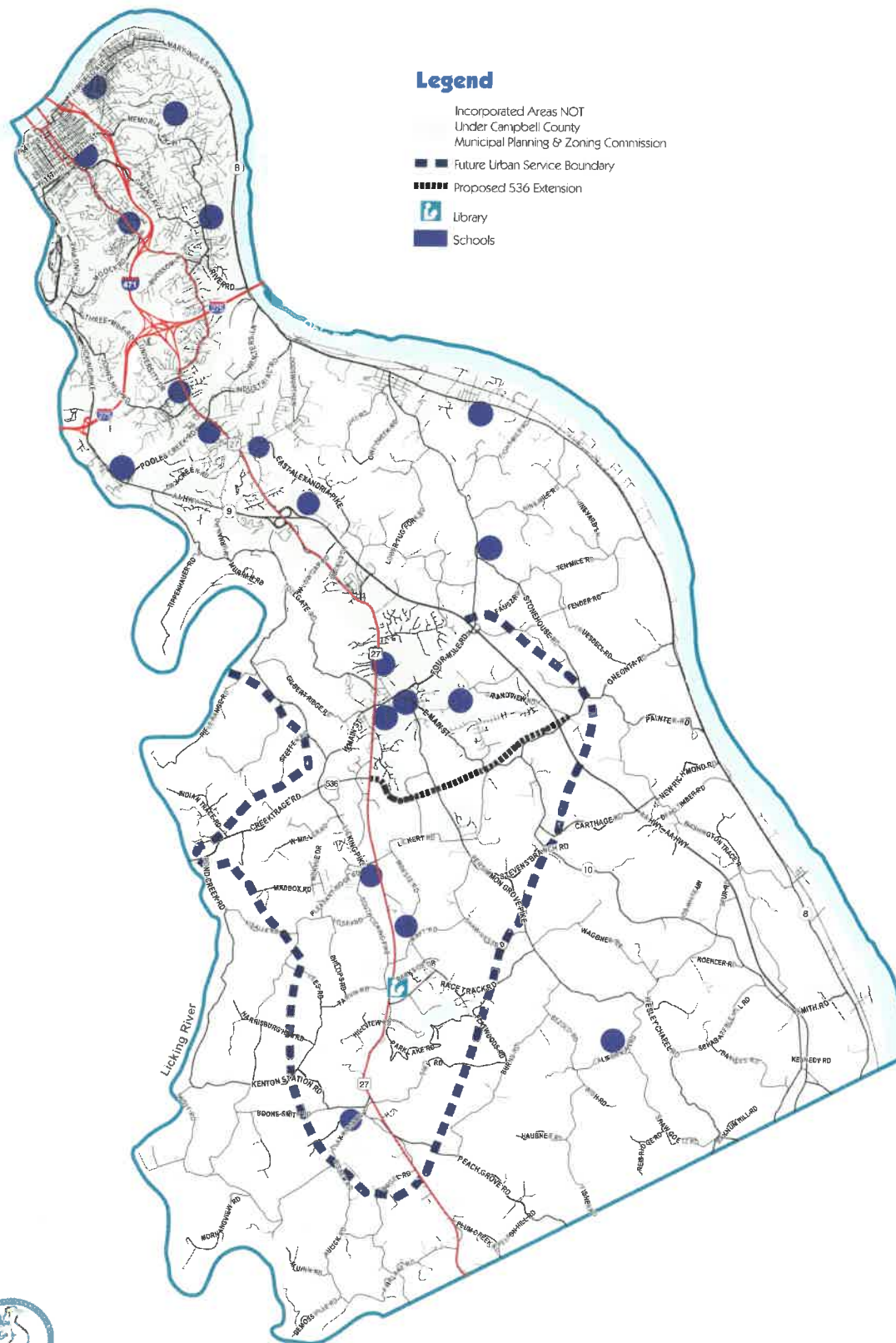
Petition to Oppose Technical School on Carthage Road/AA Highway

Petition summary and background	An application requesting a zoning change and conditional use permits has been submitted to Planning & Zoning to allow construction of a technical school for operating heavy machinery at the end of Carthage Road, California, KY. The planned site is a residential area, and the ongoing operation of heavy machinery will be a nuisance to the residents. It will also pose potential environmental and health concerns for the community. There is an electrical tower in close vicinity which poses additional safety concerns.
Action petitioned for	We, the undersigned, are concerned residents who urge the Planning & Zoning committee to act now to deny the application requesting a zoning change and conditional use permits.

Printed Name	Signature	Address	Phone Number/Email	Date
Robbin Moore	Robbin Moore	Alexandria, Ky 41001	(859) 468-8482	8-31-21
Doug Moore	Doug Moore	1837 Upper Tus Fork	Robbin.moore82@gmail.com	
Amber Torres	Amber Torres	1837 Upper Tus Fork	859-468-8981	8-31-21
Abbey Scott	Abbey Scott	ALEXANDRIA KY 41001	859-420-4511	9/31/21
Ryan Moore	Ryan Moore	57 Springhouse Dr	513-293-2577	9/2/21
		8292 Stonemouse Rd Ky 41001	859 663-5991	9/13/21
		1837 Upper Tus Fork		
		Alexandria Ky 41001		

Comprehensive Plan Update

Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 3 Miles
SOURCE: OKI, NKAPC, KYGEONET

April 2008

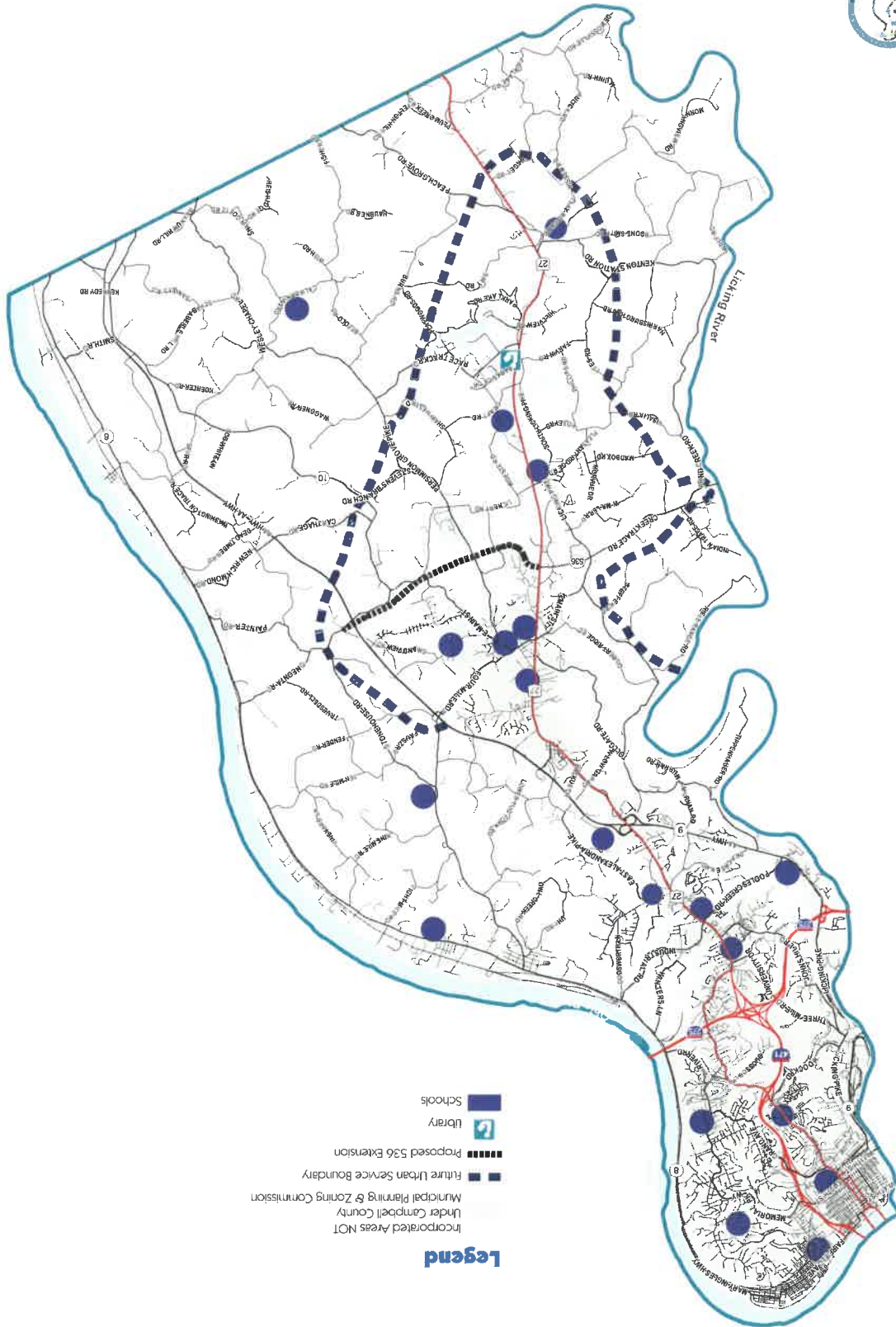
Figure 4-1

Urban Service Boundary

Comprehensive Plan Update

Campbell County, Kentucky

- Legend**
- Incorporated Areas NOT Under Campbell County Municipal Planning & Zoning Commission
 - Future Urban Service Boundary
 - Proposed 536 Extension
 - Library
 - Schools



Legend



JE JACOBS

SOURCE: OKI, NKAPC, KYGEONET

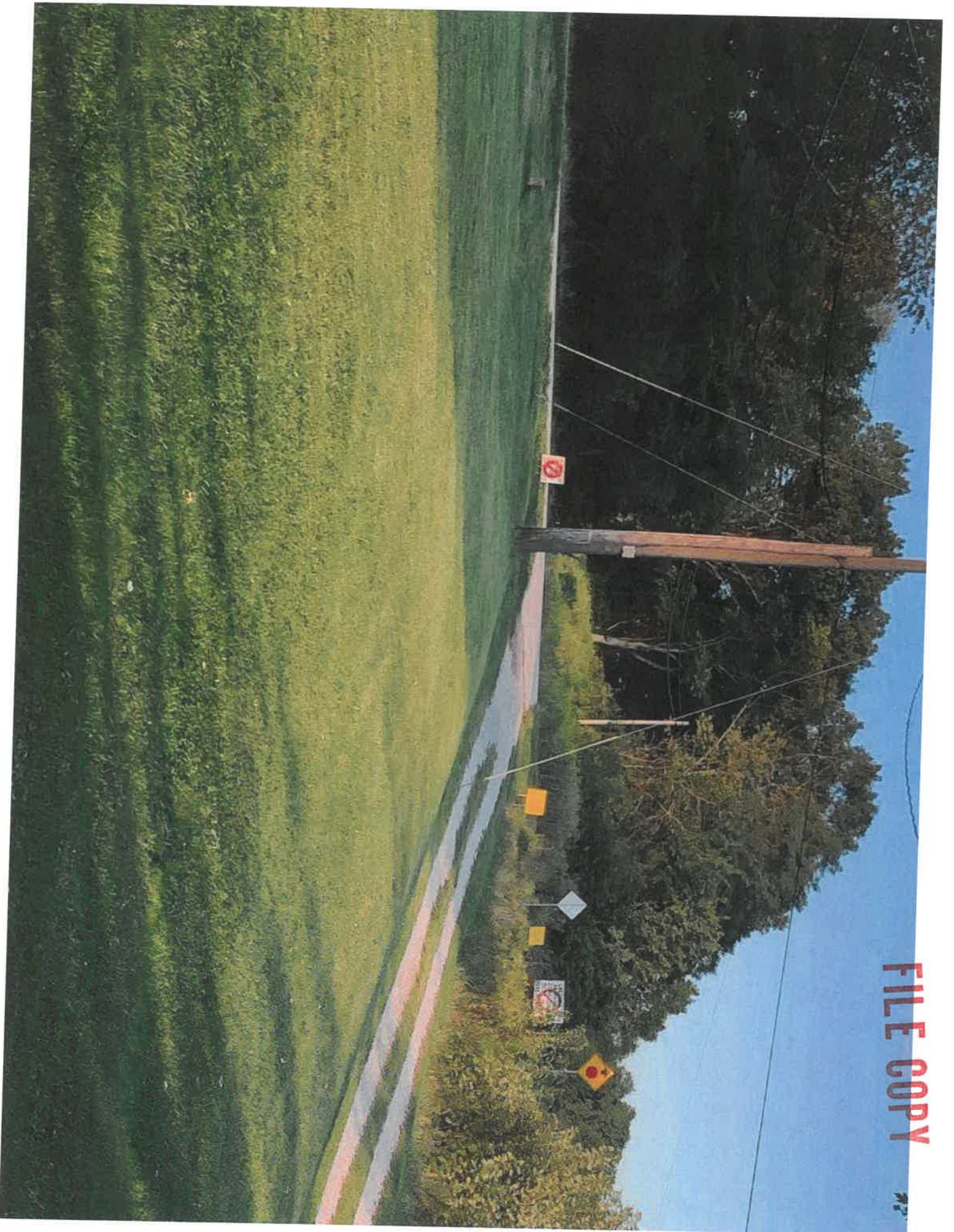


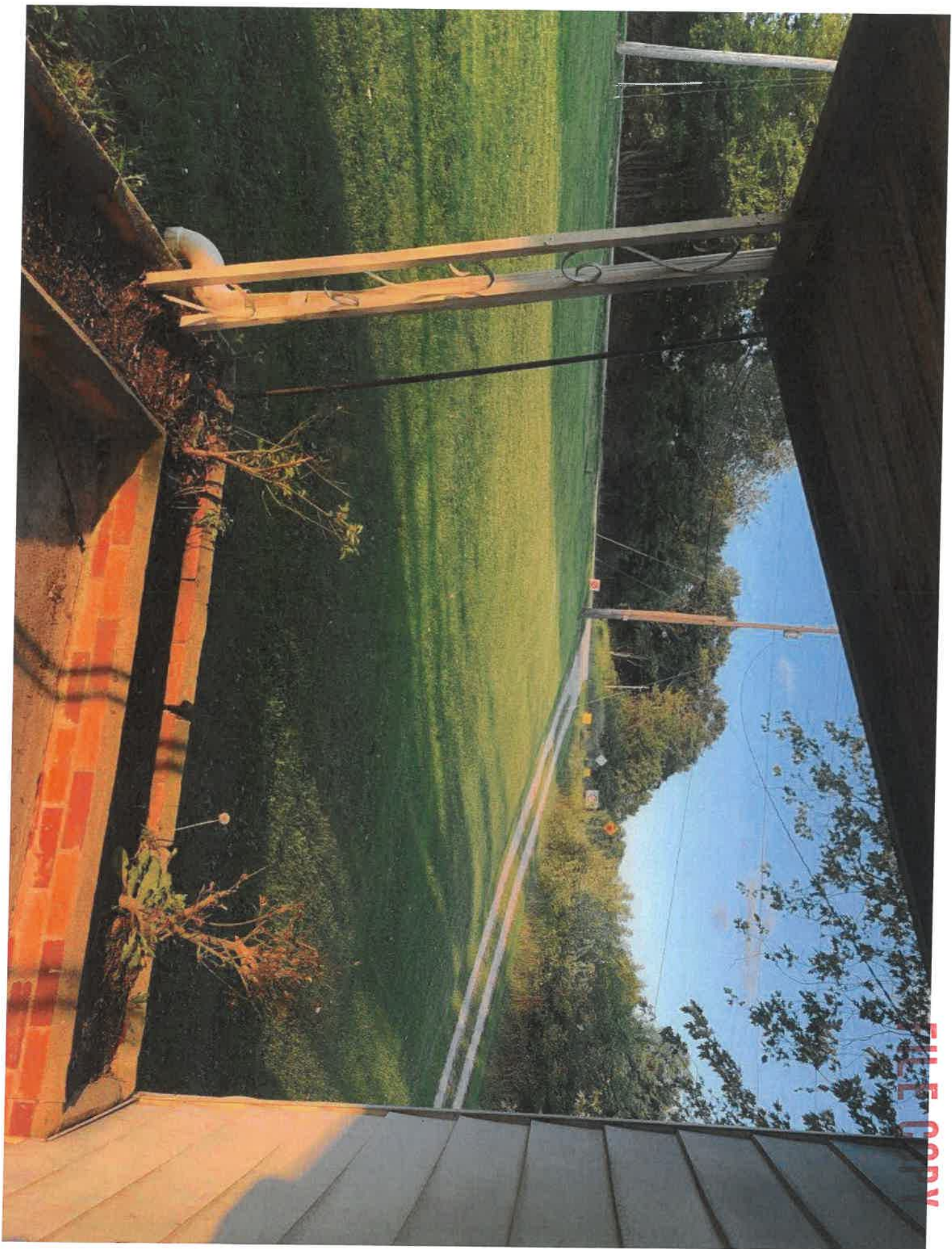
Urban Service Boundary

Figure 4-1

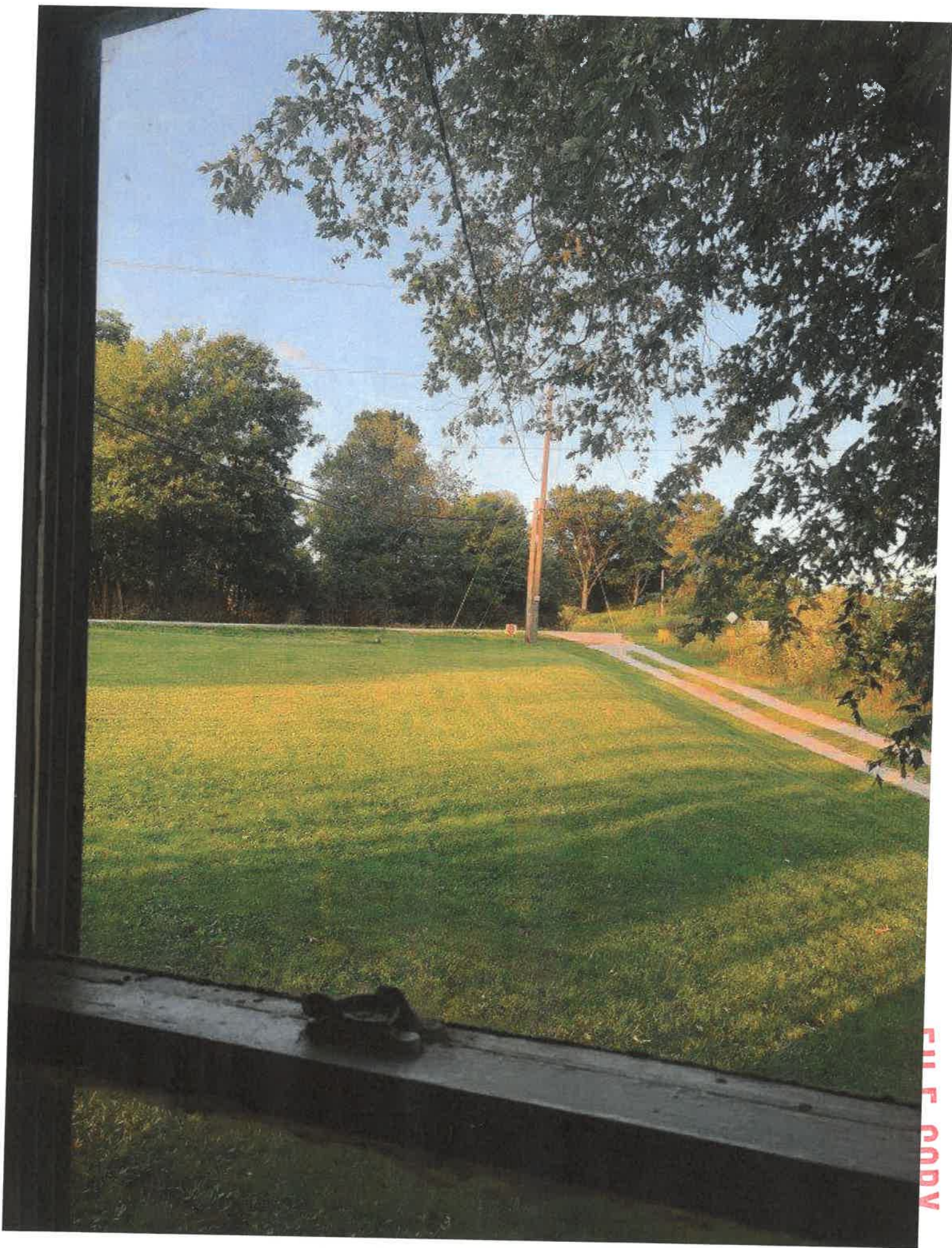
April 2008

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SECTION 10.23 I-1 INDUSTRIAL ONE ZONE:

A. **USES PERMITTED:** The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance.

1. Except for those that decompose by detonation, the manufacturing, compounding, processing, packing, or assembling of the following uses:
 - a. Candy and confectionery products, food and beverage products except the rendering or refining of fats and oils and excluding poultry and animal slaughtering and-dressing.
 - b. Cigars and cigarettes.
 - c. Cosmetics, pharmaceuticals and toiletries, compounding only.
 - d. Animated and/or illuminated billboards and other commercial advertising structures.
 - e. Electric appliances, television sets, phonographs, household appliances.
 - f. Electrical machinery, equipment and supplies.
 - g. Fountain and beverage dispensing equipment.
 - h. Furniture
 - i. Instruments for professional, scientific, photographic and optical use.
 - j. Metal products, and metal finishing excluding the use of blast furnaces or drop forges.
 - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps, sporting and athletic equipment.
 - l. Office Equipment.
 - m. Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity.
 - n. Textile products including asbestos products, canvas and burlap, clothing,, cotton products. hosiery and knitting mills, rope, and twine.
 - o. Dairy products and related items.
 - p. Glass products, made of purchased glass.
 - q. Jewelry, silverware and plated wire, kitchen ware.
 - r. Leather products, excluding tanning and finishing.
 - s. Craftsman and artisan shapes, taxidermy blacksmith, welding shops.
 - t. Marine warehousing, sales and service.
 - u. Nurseries.
2. Brewing or distilling of liquors and bottling the product.
3. Building materials, sales yards, excluding mixing and blending operations.
4. Crating services.
5. Freight terminals.
6. Governmentally owned and/or operated city, county, and state garages.
7. Industrial engineering consultant offices.

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8. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for and industrial organization or concern, whether public or private.
9. Machine shops.
10. Printing, engraving, and related reproduction processes.
11. Public utilities right-of-way and pertinent structures.
12. Publishing and distribution of books, newspapers, and other printed materials.
13. Railroad facilities exclusive of marshaling yards, maintenance, and fueling facilities.
14. Schools for industrial or business training.
15. Truck terminals.
16. Warehousing or wholesaling.
17. Marine warehousing, sales and service and nurseries.

B. ACCESSORY USES: The following accessory uses shall be permitted:

1. Customary accessory buildings and uses including operations required to maintain or support any use permitted in this zone on the same lot-as the permitted use, such as maintenance shops, power plants, and machine shops.
2. Fences and walls as regulated by Article XIII of this ordinance.
3. Signs as regulated by Article XIV of this ordinance.
4. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such 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 shall be visible from outside the building.
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars

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

1. Minimum Lot Area - Two (2) acres
2. Minimum Lot Width - One Hundred fifty (150) feet
3. Minimum Front Yard Depth - Seventy-five (75) feet
4. Minimum Side Yard Width - Twenty-five (25) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Fifty (50) feet

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this ordinance.

- dd. Rolling mills.
- ee. Rubber and rubber products.
- ff. Soap and soap products.
- gg. Stone and monument works employing power driven tools.
- hh. Vinegar and yeast, production.
- ii. Gravel, including storage

- 2. Bag, carpet and rug cleaning.
- 3. Bottling and canning works.
- 4. Bulk storage stations.
- 5. Busline shops and storage.
- 6. Carting express, hauling or storage yards.
- 7. Coal, coke, or wood yards.
- 8. Contractors offices and accessory storage yards including storage of general construction equipment and vehicles.
- 9. Crating services.
- 10. Flour mills.
- 11. Forge plants.
- 12. Foundries.
- 13. Governmentally owned and/or operated city, county or state garages.
- 14. Laundries and dry cleaning plants involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles.
- 15. Machine shops, heavy type industries.
- 16. Plating plants.
- 17. Processing of junk, waste, discarded, or salvaged materials, machinery, or equipment, including automobile wrecking or dismantling.
- 18. Public utilities rights-of-way and pertinent structures.
- 19. Railroad facilities exclusive of marshaling yards, maintenance and fueling facilities.
- 20. Trucking terminals.
- 21. Schools for industrial or business training.
- 22. Warehousing or wholesaling.

B. ACCESSORY USES:

- 1. Customary accessory buildings and uses including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops.
- 2. Fences and walls as regulated by Article XIII of this ordinance.
- 3. Signs as regulated by Article XIV of this ordinance.
- 4. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such 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 shall be visible from outside the building.

- a. Cafeterias

SECTION 10.24 I-2 INDUSTRIAL TWO ZONE:

A. **USES PERMITTED:** The following uses are permitted providing all uses are in compliance with the performance standards as regulated in Article XV of this ordinance.

1. Except for those that decompose by detonation, the manufacturing, compounding, processing, packing or assembling of the following uses:
 - a. Acetylene, butane and bottled gas including bulk storage.
 - b. Asphalt and asphalt products.
 - c. Brewing and distilling of liquors.
 - d. Brick, tile or terra cotta, manufacture and storage.
 - e. Candy and confectionery products, food and beverage products, including the rendering or refining of fats and oils.
 - f. Cement, concrete and concrete products.
 - g. Chemicals including ammonia, bleach, bluing, calcimine, chlorine, corrosive acid or alkali, dyes.
 - h. Cigars and cigarettes.
 - i. Cosmetics, pharmaceuticals, and toiletries.
 - j. Animated and/or illuminated billboards and other commercial advertising structures.
 - k. Electric appliances, television sets.
 - l. Electrical and non-electrical machinery, equipment and supplies.
 - m. Fertilizer, gypsum, lime or plaster of paris.
 - n. Fountain and beverage dispensing equipment.
 - o. Furniture.
 - p. Instruments of professional, scientific, photographic, and optical use.
 - q. Iron, steel, aluminum foundry or forge works and heavy weight casting.
 - r. Lumber mills and storage and storage yards.
 - s. Lampblack.
 - t. Metal, metal finishing and metal products including the use of blast furnaces or drop forges.
 - u. Musical instruments, toys, novelties, jewelry, rubber, or metal stamps.
 - v. Office equipment.
 - w. Oil cloth or linoleum.
 - x. Paint, oil, shellac, turpentine, lacquer, varnish, gasoline.
 - y. Paper, paperboard, pulp.
 - z. Petroleum refining and products including bulk storage.
 - aa. Plastic and plastic products.
 - bb. Pottery and figurines.
 - cc. Products from the following previously prepared materials: paper, glass, cellophane, leather, feathers, fur, precious, or semiprecious metals, hair, horn, shell, tin, steel, wood, plastics rubber, bone, cork, felt, fibers, yarn, wool, tobacco.

ARTICLE XV

PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES

SECTION 15.0 APPLICATION OF PERFORMANCE STANDARDS: After the effective date of this ordinance, any use established or changed to, and any building, structure, or tract of land developed, constructed or used for any permitted or permissible principal or accessory use in all industrial zones (IM, I-P, I-1, I-2, I-4 and I-5) shall comply with all of the performance standards herein set forth for the district involved. If any existing use or building or other structure is extended, enlarged, or reconstructed, the performance standards for the district involved shall apply with respect to such extended, enlarged, or reconstructed portion or portions of such use or building or other structure.

SECTION 15.1 TIME SCHEDULE FOR COMPLIANCE OF PERFORMANCE STANDARDS: Except for standards regulated and enforced by the state of Kentucky, compliance with the provisions of this article of the ordinance shall be according to the following time schedule:

- A. All new installations shall comply as of going into operation.
- B. All existing installations not in compliance as of the effective date of the ordinance shall be in compliance within one (1) calendar year of the effective date of this ordinance unless the owner or person responsible for the operation of the installation shall have submitted to the zoning administrator a program and schedule for achieving compliance, such program and schedule to contain a date on or before which full compliance will be attained and such other information as the zoning administrator may require. If approved by the zoning administrator, such date will be the date on which the person shall comply.

The zoning administrator may require persons submitting such program to submit subsequent periodic reports on progress in achieving compliance.

SECTION 15.2 PERFORMANCE STANDARDS:

- A. **BUILDING ENCLOSURES:** Every use permitted in the I-P industrial district shall be operated in its entirety within a completely-enclosed building. In the IM, I-1, I-2, I-4 and I-5 industrial districts, permitted uses shall be operated either within a completely enclosed building or within an area screened from view at the nearest district boundary, according to Section 9.17 and Article XIV of this ordinance.
- B. **LANDSCAPING:** In all industrial districts, all required yards shall either be open landscaped and grassed areas or be left in a natural state, if acceptable to the Planning and Zoning Commission. If said area is to be landscaped, it shall be landscaped attractively with lawn, trees, shrubs, etc., according to the initially submitted plans which were first approved of for the development of such tract as a permitted use.

In areas to be used for off-street parking, the parking arrangement and surfacing must likewise have been approved of for the development of such tract as a permitted use. Any landscaped areas shall be properly maintained thereafter in a sightly and well kept condition. Parking areas shall likewise be maintained in good condition. Any areas left in a natural state shall be properly maintained in a well kept condition.

- C. **NOISE:** For the purpose of measuring the intensity and frequencies of a sound, a type 1 or type 2 sound level meter shall be employed that conforms to specifications published by the American National Standards Institute (specifications for Sound Level Meters SL4 - 1971, or the latest edition of such standards, shall be used). In the enforcement of the regulation, noises produced by the operation of motor vehicles or other transportation facilities shall not be included in determining the maximum permitted decibel level. The sound pressure of noise radiated continuously from any activity shall not exceed the value given in Tables 1 and 2 of this section, at the location of any receiving land use. If the noise is not smooth and continuous, one or more of the corrections in Table 2 of this section shall be added or subtracted from each of the decibel levels given in Table 1 of this ordinance.

In all districts, industrial noise shall be muffled so as not to become objectionable due to intermittence, beat, frequency, or shrillness.

- D. **ODOROUS MATTER:** No emission of odorous matter shall be allowed in excess of ambient air quality standards as set forth by regulations adopted by the Kentucky Department for Natural Resources and Environmental Protection, Division of Air Pollution, Cincinnati Air Quality Region.
- E. **HUMIDITY, HEAT OR GLARE:** In the I-P or I-1 districts, any activity producing humidity, in the form of steam or moist air or producing heat or glare, shall be carried on in such a manner that the steam, humidity, heat or glare is not perceptible at any lot line. In the IM, I-2, I-4 and I-5 districts, any activity producing heat or glare shall be carried on in such a manner that the steam, humidity, heat or glare is not perceptible at or beyond any residential or commercial district boundary. Detailed plans for the elimination of humidity, heat or glare may be required before the issuance of a building permit.
- F. **EXTERIOR LIGHTING:** Any lights used for exterior illumination, except for overhead street lighting and warning, or traffic signals shall direct light away from the adjoining zones.
- G. **VIBRATION:** Vibrations shall be measured at the lot line in the I-P and I-1 districts and at the nearest district boundary in the IM, I-2, I-4 and I-5 districts. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour. Vibration shall not produce, at any time, an acceleration of more than 0.1 gravities or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, United States

Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting", on any structure. The methods and equations of said Bulletin No. 442, or any subsequent revision or amendment thereto, shall be used to compute all values for the enforcement of these provisions. Detailed plans for the elimination of vibrations may be required before the issuance of any building permit.

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- H. EMISSIONS AND OPEN BURNING: No emission of particulate matter, sulfur compound, carbon monoxide, hydrocarbon, nitrogen oxide, and open burning shall be allowed in all industrial zones in excess of regulations adopted by the Kentucky Department for Natural Resources and Environmental Protection, Division of Air Pollution, Cincinnati Air Quality Region.
 - I. RADIATION: In all industrial zones, all sources of ionizing radiation shall be registered or licensed by the Kentucky State Department of Health and operated in accordance with their regulations.
 - J. ELECTRICAL RADIATION: In all industrial zones, any electrical radiation shall not adversely affect, at any point on or beyond the lot line, any or equipment other than those of the creation of the radiation. Avoidance of adverse effects from electrical radiation by appropriate mutual scheduling of operations is permitted.
 - K. STORAGE: In the I-P Zone, no material, products or supplies shall be permitted to remain on any part of the property outside the constructed thereon. In the IM, I-1, I-2, I-4 and 1-5 Zones, storage of materials, supplies, and products on the property outside the building, constructed thereon is permitted to the side and rear of the property providing that the storage of materials, supplies, and products are within an area screened from view at the nearest district boundary, in accordance with Section 9.17 and Article XV.
 - L. FIRE AND EXPLOSIVE HAZARDS: In the IM, 1-2, I-4 and 1-5 zones only, storage, utilization, or manufacture of solid materials which requires free burning and intense burning may be allowed if permitted in said zones, providing that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible walls and protected throughout by an automatic fire extinguishing system. In the IM, I-2 I-4, and I-5 zones only, the storage, utilization, or manufacture of flammable liquids, or materials which produce flammable or explosive vapors or gases may be allowed if permitted in said zones, provided that storage, handling, and use shall be in accordance with Standards of American Insurance Association for Storage, Handling, and Use of Flammable Liquids, "American Insurance Association", Pamphlet No. 30, June, 1959, or any subsequent revision or amendment thereto.
 - M. WASTE: Within-the I-P zone, no waste material or refuse shall be dumped upon or permitted to remain upon any part of the part of the property outside of the buildings constructed thereon. All sewage and industrial waste shall be treated and disposed of in such manner so as to comply with the standards of the appropriate authority. All plans for waste disposal facilities shall be required

before the issuance of any building permit. In the IM, I-1, I-2, I-4, and I-5 zones, all waste shall be disposed of in accordance with the Regulations of the Kentucky Department of Natural Resources and Environmental Protection, Division of Waste Management.

- N. MINING AND RECLAMATION: All methods of operation, construction of roads, backfilling, grading, blasting, water impoundments, treatment facilities, and reclamation must be in conformance with the regulations adopted by the Department for Natural Resources and Environmental Protection, Bureau of Surface Mining Reclamation and Enforcement (KRS 352). Any excavation or processing operations shall be subject to the regulations of the Kentucky Water Pollution Control Commission.
- O. BLASTING AND EXPLOSIVES: All blasting and the use of explosives must be conducted in accordance with the regulations set forth by the Department of Mines and Minerals, Division of Explosives and Blasting (KRS 351 - Blasting Law).

Table 15 - 1

Maximum Permissible Sound Pressure Level (Decibels) At Specified
Points Of Measurement For Noise Radiated Continuously From A Facility

Receiving Land Use	7:00 am - 10:00 pm	10:00 pm - 7:00 am
Residential	55	50
Commercial and Industrial Park	60	55
Industrial	65	65

Table 15 - 2

Correction In Maximum Permitted Sound Pressure Level
In Decibels To Be Applied To Table 15 - 1

Type Of Operation Of Character Of Noise	Correction In Decibels
Noise source operates less than 20% of any one hour period	+ 5
Noise source operates less than 5% of any one hour period	+ 5*
Noise source operates less than 1% of any one hour period	+ 15*
Noise of impulsive character (hammering, etc.)	- 5
Noise of periodic character (hum, screech, etc.)	- 5

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- H. LEGISLATIVE, BODY DISPOSITION: Within a reasonable time after receipt of the Planning and Zoning Commission's recommendations and findings concerning the application and a copy of the application, the legislative body shall act on such application. A majority of the entire legislative body shall be required to override the recommendation of the Planning and Zoning Commission.
- I. SUBMISSION OF DEVELOPMENT PLAN AS CONDITION TO ZONING MAP AMENDMENT: Any request for a zoning map amendment, excluding those made by the legislative body or Fiscal Court (other than for a zone change for land under city or county ownership that the city or county intends to develop) and the Planning and Zoning Commission, to any zone shall be made in accordance with all applicable requirements of this ordinance, including the following:
1. APPLICATION AND PROCESSING: Application for a zoning map amendment shall include a development plan in accordance with the applicable requirements of Section 10.13, D of this ordinance and shall be processed in the following manner.
 - a. The Planning and Zoning Commission shall hold a public hearing on the proposed application in accordance with the requirements of KRS Chapter 424, and review said application with regard to the required elements of the Development Plan, and other applicable requirements of this section. Upon holding such a hearing, the Planning and Zoning Commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The Planning and Zoning Commission shall submit, along with their recommendations a copy of the Development Plan and the bases for their recommendation.
 - b. The legislative body shall, within forty-five (45) days after receiving the recommendations of the Planning and Zoning Commission, review said recommendations and take action to approve or disapprove the proposed development plan. Such approval may incorporate any conditions imposed by the legislative body. However, should the legislative body take action to impose different conditions than were reviewed and considered by the Planning and Zoning Commission, then said conditions shall be resubmitted to the Planning and Zoning Commission for further review and recommendations in accordance with Section 17.0, I, 1, a.

Approval of the zoning map amendment shall require that development be in accordance with the approved development plan.

The legislative body shall forward a copy of the approved development plan to the Zoning Administrator or the County's duly authorized representative for further processing in accordance with

the applicable requirements for a site plan, as regulated by Section 9.19 of this ordinance.

Zoning Map Amendment - Upon approval of the Zoning Map Amendment, the official zoning map shall be amended for the area as shown on the approved development plan.

2. **STAGE II -- Site Plan** - Before a permit is issued for construction, a site plan shall be developed in conformity with the approved development plan and in accordance with the applicable requirements of Section 9.19 of this ordinance, and submitted to the Zoning Commission for review and approval. The site plan may be developed and submitted in sections, in accordance with the phasing identified in the approved development plan. The Zoning Commission may authorize minor adjustments from the approved development plan, provided that the adjustments do not: affect the spatial relationship of structures, change land uses, increase overall density, alter circulation patterns (vehicular and pedestrian), decrease the amount and/or usability of open space or recreation areas, or affect other applicable requirements of this ordinance.

Amendments - Any amendments to plans, except for the minor adjustments which may be permitted by the Zoning Commission as noted above, shall be made in accordance with the procedure required by this ordinance, subject to the same limitations and requirements as those under which such plans were originally approved.

→ **Expiration** - The zoning map amendment shall be subject to the time constraint, as noted below. Upon expiration of said time period and any extensions thereto, the legislative body may initiate a request for a public hearing by the Planning and Zoning Commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining whether said zoning map amendment should revert to its original designation. A public hearing may be initiated if either of the following conditions apply:!

- a. A site plan has not been approved by the Zoning Commission within a period of twelve (12) consecutive months from the date of final approval of the zoning map amendment by the legislative body; provided that an extension may be permitted upon approval of the legislative body or its duly authorized representative, if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the approved development plan obsolete.
- b. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the site plan the Zoning Commission; provided that an extension may be permitted upon approval of the legislative body or its duly authorized representative, if sufficient proof can be demonstrated