



**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION**  
MINUTES OF THE MARCH 8, 2022 MEETING

**MEMBERS PRESENT:**

Mr. Larry Barrow, Vice Chair  
Mr. Michael Williams  
Mr. Justin Verst, TPO  
Mr. CJ Peters, Chair  
Mr. Dennis Bass  
Mr. Mark Turner  
Mr. Troy Franzen  
Mr. Jeff Schuchter

**MEMBERS ABSENT:**

Ms. Sharon Haynes

**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 at 6:30 pm. Following the pledge of allegiance, the clerk called the roll. A quorum was found with Mr. Barrow, Mr. Williams, Mr. Verst, Mr. Peters, Mr. Bass, Mr. Turner, Mr. Franzen, and Mr. Schuchter in attendance. Ms. Haynes was noted as absent.

Mr. Peters then turned the commissions attention to the previous meeting's minutes. Mr. Verst made a motion to approve the November meeting minutes as submitted. Seconded by Mr. Williams a roll call vote found Mr. Barrow, Mr. Peters, Mr. Turner and Mr. Williams in favor, with Mr. Bass, Mr. Franzen and Mr. Schuchter abstaining. The motion passed and the minutes were approved.

Mr. Peters then turned the floor to Ms. Minter who presented the staff report for cases PZ-22-004 and PZ-22-005 as follows:

**Campbell County & Municipal Planning Commission**

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

Case to be heard on March 8, 2022 at 6:30 PM at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY.

File Number: PZ-22-005

Location: Approximately 47 acres located at 10743 S Licking Pike, Alexandria KY

Applicant: Maronda Homes

Request: Zone Map Amendment R-RE and R-1A to R-1C / RCD Overlay

File Number: PZ-22-004

Location: Approximately 47 acres located at 10743 S Licking Pike, Alexandria KY

Applicant: Maronda Homes

Request: Approval of Stage I plans for a single-family residential development

**Overview:**

The area under review consists approximately 46.51 acres in Unincorporated Campbell County located between Alexandria Pike (old US 27) and South Licking Pike. The site referred to as 10743 S. Licking Pike or PIDN 999-99-22-885.00, is owned by the BURNS MYRTLE K TRUST.

The request is for a Zone Change to R-1C with a Residential Cluster Development Overlay and approval of the Stage I Plans.



**Plan Review:**

1. A proposed site plan and an example of the housing stock was submitted electronically for your consideration.

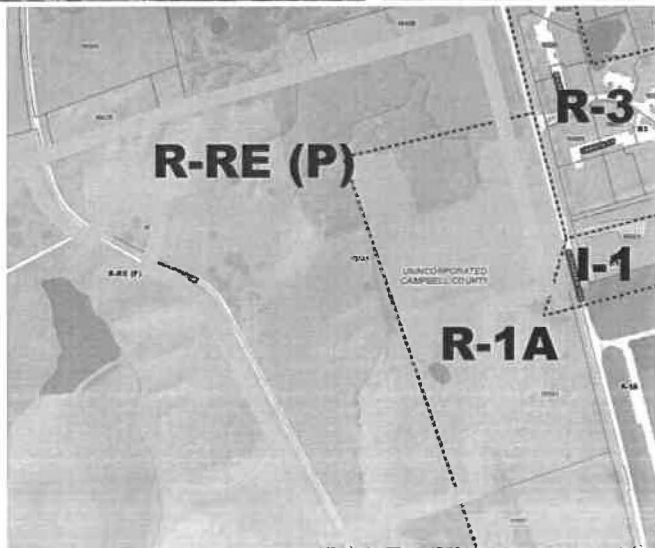


2. The area is currently dormant. Nearby features include Riley Elementary School, Campbell County High School, Tyson Foods, and AJ Jolly Park.







3. The site is currently zone Rural Residential Estate (Phased) (R-RE (P)) and Residential One A (R-1A).

R-3 multi-family and I-1 light industrial zones are located immediately across Alexandria Pike (old US 27).



**Future Land Use Category**  
**Land Use Category**

4. The future land use category for the site is in the vicinity of higher density single-family, mixed office and urban mixed use.

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

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



**Higher Density Single Family Residential** – Smaller lot, one or two family detached residential dwellings, on lots smaller than one acre, where sanitary sewer is readily available. Higher density single family residential developments typically occur in a subdivision type setting (e.g. detached single family dwelling on ¼ acre, patio homes, duplex, etc.).



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



5. The proposed zoning is Residential One C (R-1C) with a Residential Cluster Development (RCD) Overlay.
6. Per Section 10.14 Residential Cluster Development Overlay Zone, Item H – The zone must be a minimum of 10 acres. This site is over 46 acres.
7. Section 10.14 Item F states that the maximum density shall be calculated based upon the total projects area less the areas devoted to commercial uses and streets.

The applicant is requesting the R-1C Zone as the underlying Zone and proposed a layout for 93 Units.

Staff suggests that up to 100 units be considered.

<b>Density Available</b>				
<b>Site</b>			46.51	
<b>Rights-of-way</b>			<u>6.23</u>	
<b>Acreage available</b>			40.28	
			<u>Permitted</u>	<u>Units</u>
			<u>Units</u>	<u>Requested</u>
<b>R-RE</b>	1.0	Units per Acre	40	
<b>R-1A</b>	1.0	Units per Acre	40	
<b>R-1B</b>	2.0	Units per Acre	80	
<b>R-1C</b>	<u>3.5</u>	<u>Units per Acre</u>	<u>138</u>	<u>93</u>

8. The existing topography and slopes were reviewed. This site is not within an area of hillside development controls.



9. Section 10.14, Item M states that an RCD shall have at least 20% of the project acreage retained as common open and recreational space. The site plan indicates that over 20 acres or 44% of the of the area will be open space.

A detailed soils map was reviewed and compared to the natural features.

The plan was designed to take advantage of the numerous natural features on the site.

Within the design of the homes you will note numerous aggregate paths, two tot lots and a dog park for the community.

*Note that if the number of units is increased in a detailed design phase, the total amount of open space will vary but must be at least 20%.*

*A detailed geotechnical report and grading plan will be required. Local streets may not exceed a 12% slope.*



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdE2	Eden silty clay loam, 20 to 35 percent slopes, eroded	3.3	7.0%
LKA	Licking silt loam, 0 to 2 percent slopes	7.5	16.1%
LKB	Licking silt loam, 2 to 6 percent slopes	5.7	12.1%
LIC	Licking silty clay loam, 6 to 12 percent slopes	10.5	22.5%
LLD	Licking silty clay loam, 12 to 20 percent slopes	11.1	23.7%
LmD3	Licking silty clay, 12 to 20 percent slopes, severely eroded (markland)	6.5	14.0%
NK	Newark silt loam (0 to 2 percent slopes, occasionally flooded)	2.1	4.6%
Totals for Area of Interest		46.7	100.0%

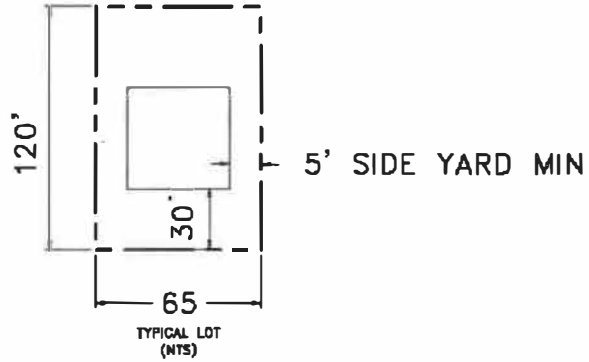
10. The site is served by public water and sewer. A capacity reservation has been submitted to Sanitation District No. 1(SD1)
11. The site is within the urban service Boundary for SD1. Three stormwater management areas have been incorporated into the open space. The site is NOT within the 100-year floodzone.
12. The site is NOT in an Agricultural District.
13. The plan indicates that the typical street design will have 50 feet of dedicated right of way and a pavement width of 25 feet. This aligns with the local street design as defined in Subdivision Regulations Section 405 (Items F and H). With an anticipated total length of project road of +/- 4,750 LFT
14. Grading plans would be developed following preliminary approval.
15. Unless otherwise directed, street grades will conform to the Kentucky Standard Specifications.
16. In addition to community walking paths, sidewalks are proposed along all streets and along Alexandria Pike (old US 27).

17. An HOA will be instituted to maintain open spaces

18. A Typical lot layout was provided.

The RCD overlay allows for reductions in the dimensional criteria for lots in exchange for increased open space.

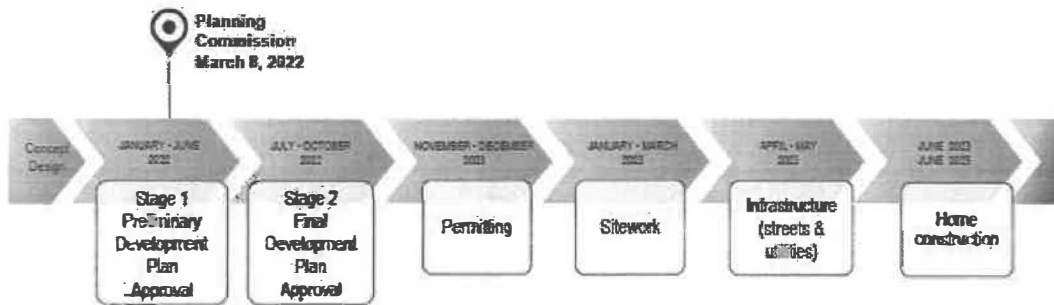
When a proposed dimension is not specified, the minimum underlying (R-1C) dimension if assumed.



	MINIMUM LOT R-1C	TYPICAL LOT R-1C / RCD
<b>LOT AREA</b>	12,500 square feet	7,800 square feet
<b>LOT WIDTH</b>	70 feet	65 feet
<b>FRONT SIDE</b>	35 feet	30 feet
<b>REAR HEIGHT</b>	20 feet total with 7feet on one side	5 feet on each side
<b>REAR HEIGHT</b>	25 feet	Not specified
<b>REAR HEIGHT</b>	35 feet	Not specified

19. Proposed project timeline has infrastructure construction beginning in April-May of 2023 with home construction beginning soon after in June.

### Development Project Milestones



Alexandria, Campbell County, KY

20. The area to be rezoned shall include one-half the distance of the adjacent rights of way (Alexandria Pike and South Licking Pike).

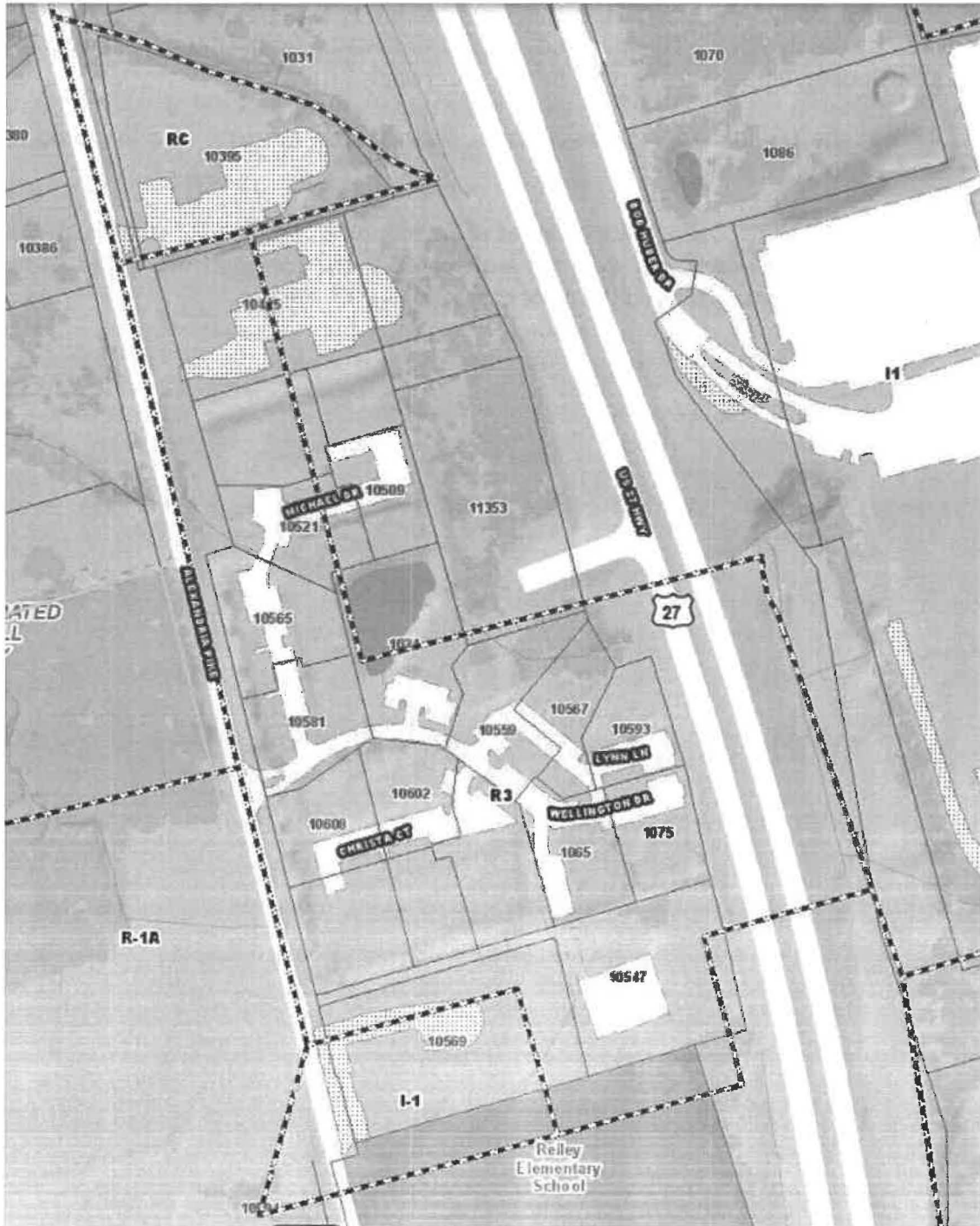


## **Regulatory Items**

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,

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 has noted that the GIS maps in the vicinity were not actually digitized and will make the corrections to the adjacent parcels at the time of this map update.



**Staff Comments:**

1. The proposed map amendment is in agreement with the adopted comprehensive plan.
2. The stage one plan are generally acceptable noting the need for a grading plan and implementation plan.

**Staff Recommendations:**

To approve a Zone Map Amendment from R-1A and R-RE(P) to R-1C with and RCD overlay and the Stage 1 Plans for up to 100 units. A detailed grading plan and implementation schedule shall be included with the Stage II plan submittal. This recommendation shall be forwarded to Campbell County Fiscal Court for further action.

**Bases for Recommendation:**

1. Notice has been given regarding the Zone Map Amendment and Stage I Plan consistent with the Campbell County Zoning Ordinance and KRS Chapter 424.
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, 2016 Goals and Objectives, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

In addition to her PowerPoint presentation (attached) Ms. Minter then provided a summary of public comment received prior to the hearing. Those comments were provided to the commission members in full. The commission then asked questions of staff.

The commission asked about comments from the school, the maintenance of roads in the area and specifics about sidewalk locations. They also inquired as to the source of some of the statistics mentioned in the public comments. Ms. Minter was unable to verify the source of the number provided in the public comments.

Mr. Peters then invited the applicant to speak. Ms. Joann Shelly, representing the applicant advised the commission of updates to the plan that had been made since their initial application which attempted to address some of the concerns raised in the early public comment, and presented a revised concept plan "Exhibit A". She discussed the requirements as they pertain to the necessity of a traffic study in this case, and advised the commission of additional steps that had been completed since their initial application, including surveys and technical reports.

The commission then asked questions of the applicant. The commission and applicant discussed utility capacity, traffic studies, and location of sanitary sewers. The applicant also added that they had spoken to a neighboring property owner who expressed a desire to sell, which could alter this plan slightly. If this sale went through the new acreage would afford the applicant the space for up to 110 lots.

Mr. Peters then began the public comment portion of the hearing. He indicated that there were no sign in cards that noted their stance as in favor. He then invited those who wished to speak in opposition of this project. He informed those wishing to comment of a three-minute time limit which would allow time for all to be heard and explained that Mr. Hunter would notify each speaker when they had 30 second remaining.

The first to speak was Mr. John Bihl of 9966 Bihl Lane. He stated a concern about a change to his quality of life.

Ms. Carrie Bihl of 10608 Christa court stated worry about traffic issues and damage to nature in the area.

Ms. Cammy Bihl opted not to comment.

Mr. Steve Siry of 10629 South Licking Pike submitted "Exhibit B into the record". He expressed his feeling that the proposed project is not in compliance with the current County Zoning, and stated concern regarding the scale of the plans submitted for this project.

Ms. Minter clarified that the plans submitted with the application were digital, and of the correct scale.

Ms. Alison Hummel of 9291 Echo Hills Dr stated that she is opposed.

Ms. Jenelle Armstrong of 10713 South Licking Pike submitted "Exhibit C" into the record. She stated it was her belief that the site plan showed incorrect boundary lines, and that she had not seen topography included in the submittal.

Mr. Chris Neises of 11098 South Licking Pike added his desire for the community to stay rural.

Mr. Peter Neises of 11098 South Licking Pike expressed concern about safety on South Licking Pike.

Ms. Andrea Howard of 10458 Alexandria Pike indicated that there were no details about signage on the plan submittals, as is required by ordinance.

Ms. Angela Siry of 10629 South Licking Pike Echoed concerns about the area remaining rural, and expressed a desire for a traffic study citing calculations she had done

independently.

Mr. Gilbert Gibson was called but did not respond.

Ms. Jaquelyn Stahl of 10888 South Licking Pike stated her concern that the plans did not offer enough details regarding paths and water lines. She also echoed issue with traffic and overall density.

Mr. Wayne Geisel of 10944 Alexandria Pike echoed concern regarding infrastructure capacity, and traffic particularly concerning the nearby school.

Mr. Donald Stahl of 10888 South Licking Pike stated his opposition, citing a desire to keep the area rural, and concerns about safety.

Mr. Mark Doyle of 10886 South Licking Pike submitted "Exhibit D" into the record and noted concerns about school capacity and a lack of indication of school crossings on the submitted plans.

Mr. David Armstrong of 10713 South Licking Pike stated that the application did not specify whether the homes would be detached or attached.

Mr. Mike Howard of 10458 Alexandria Pike cited concern with the sewer capacity analysis and geotechnical reports not being finalized at submittal. He also noted that there were no specific landscape plans submitted.

Mr. Jeffery Tom of 1049 South Licking Pike stated his opposition and echoed concerns regarding traffic.

Ms. Cathy Tom of 10419 South Licking Pike also stated her opposition due to density and a desire to keep the area rural.

Ms. Laura Schreiber of 11043 South Licking Pike submitted "Exhibit E" into the record. She stated that she felt there had not been enough change in the area to necessitate the zone change.

Mr. William Schreiber of 11043 South Licking Pike expressed concern regarding the site plans depicted acreage allotment as well as storm sewer capacity.

Ms. Cordelia Daugherty of 11136 South Licking Pike echoed the desire for a traffic study and concerns about the pavement and general traffic in the area.

Mr. Jameson Daugherty stated his opposition and added concern about traffic relating to the funeral home.

Ms. Anna Zinkhon of 5201 Owl Creek Road echoed opposition citing road conditions, a desire for the area to remain rural and issues with infrastructure.

Ms. Ruth and Mr. Edward Parker of 1179 South Licking Pike both stated their opposition.

Mr. Harry Meeks of 10886 Alexandria Pike voiced concern regarding traffic and safety relating to school traffic.

Ms. Sandra Snell of 10924 Alexandria Pike stated her opposition base on density, safety and traffic issues. She also expressed a desire for the area to remain rural.

Mr. Noel Roberts of 10924 Alexandria Pike stated that he is opposed because of the proximity to the school , and the school capacity and traffic.

Ms. Judy Pratt of 11053 South Licking Pike echoed concerns regarding traffic and issues with mailbox locations.

Ms. Margaret Vogel-Coomer of 11075 South Licking Pike expressed a desire to maintain the rural setting and concerns about traffic and high density.

Mr. Mike Metzger of 10977 South Licking Pike stated his opposition due to concerns about pedestrian safety.

Ms. Ruth Stubbs offered no comment, as did Mr. Terry Rawe.

Mr. Scott Stubbs of 108 Viewpoint Drive stated his desire for the area to remain rural.

Ms. Kelli Helton of 949 Marl Rich Lane stated her opposition. Again, citing concerns regarding traffic, school capacity and a desire to keep the area rural.

Mr. Michael Lyons and Ms. Georgette Lyons did not respond when called, nor did Mr. Gilbert Gibson.

Ms. Amy Detisch of 961 Clay Ridge Road also expressed her opposition due to potential traffic, and a desire for the rural setting.

There being no one else who wished to speak in opposition Mr. Peters invited those who had indicated that they were neutral toward the development to speak.

Mr. John Kuhl of 910 Losey Road inquired about surveyors' standards of practice, and noted his opposition specifically to access from South Licking Pike. He submitted the remainder of his comments in the form of a letter, "Exhibit F".

Mr. Verst offered the floor to the representative from the school if they wished to speak. They did not do so.

With no additional members of the public who wished to speak Mr. Peters then closed the public comment portion of the hearing. He then turned the discussion over to the

commission.

The applicant spoke to questions posed by the members of the public, including regarding the licenses of the applicant's team members involved in the application.

Mr. Verst asked the applicant to explain the need for this type of project. She obliged, describing the site-specific conditions that necessitate the clustered lots. In response to questions posed by the commission Ms. Shelley also spoke to the storm water management plan, and the applicant's role in the determination of bus stop locations, and infrastructure improvements.

The commission and applicant went on to discuss stormwater management plans, road conditions and traffic, zoning designation specifics and the comprehensive plan.

The commission members also discussed the requirements of a Stage 1 submittal and how this application might be lacking. They also discussed options for approval or disapproval in this instance, as well as the possibility of tabling or continuing this case.


The commission offered the members of the public the opportunity to appoint a representative to speak on their behalf in rebuttal to comments made by the applicant. The applicant requested to continue the case to the next meeting in order to submit the information that was noted as lacking from their initial submittal. Staff, legal counsel and the commission discussed the logistics and requirements of passing only the zone change and not the Stage 1 plan. The commission deemed that the two cases should remain together.


Thus, Mr. Verst made a motion to continue both cases to the next meeting. Mr. Williams seconded the motion. A roll call vote found all in favor, none opposed and the motion passed.

Mr. Williams then made a motion to adjourn, seconded by Mr. Turner. An oral vote found all in favor, none opposed and the meeting was adjourned at 9:14PM.

Respectfully Submitted,

Approved:

  
Cindy Minter  
Director

  
Sign  
Charles J. Peters  
Print







### Open Space and Soil Conditions


An RCD requires 20% of the acreage to be retained as common open area in recreation of open space.

The site plan indicates:

- over 20 acres of open space
- multiple agricultural working paths
- canal setbacks
- a dog park for the community

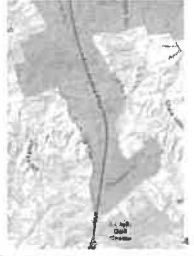
An HMA will be instituted to maintain the open space.

Note: that if the number of units is increased as a detailed design phase, the total amount of open space will vary, but must be at least 20%.




### Topography

- The site is served by public water and sewer. A capacity reservation has been submitted to Hamilton County No. 1 (SD 1)
- The site is within the urban service boundary for SD 1. The stormwater management plans have been incorporated into the site plan.
- The site is NOT within the 100-year flood zone.
- The site is NOT in an Agricultural District. The Hamilton County website does not provide an overview.



### Streets

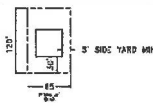
- The plan indicates that the typical street design will have 30 feet of dedicated right of way and a pavement width of 25 feet. This aligns with the local street design as defined in Subchapter Regulations Section 4.021 (4) and 7.000(1).
- Crossing plans should be developed following permittery approval.
- A line of sight triangle was flagged on South Lexington Pike (7 mile study).
- Utility structures, directed, street grades will conform to the Kentucky Standard Specifications.
- In addition to community walking paths, sidewalks are proposed along all streets and along Albany Pike (old US 27).




### Typical Layout



- The RCD overlay allows for reduced setbacks in order to allow for a larger increase in open space.
- When proposed dimensions are not specified, the minimum underlying R-3-D dimensions shall be used.

	2.00 AC LOT	THIN SLICE LOT
	2.5 AC	2.5 AC
LOT AREA	1.25 Acres	7,830 sq ft
LOT WIDTH	20 ft	65 ft
FRONT	35 ft	30 ft
SIDE	20 ft total with 7 ft on one side	5 ft on each side
REAR	25 ft	Not specified
HEIGHT	25 ft	Not specified



### Development Project Milestones





 Alexandria, Campbell County, KY

### Regulatory Items

Article XVII, Section 1.0 Amendment of Maps and Zoning


**THINGS NECESSARY FOR MAP AMENDMENT:** The following amendments 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:

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

The area to be rezoned shall include one-half of the distance of the adjacent right of way (Alexandria Pike and South Lexington Pike).

### Administrative Corrections

Staff has noted that the GIS maps in the study were not using a fully updated LIDAR. Correct data is the adjacent parcel (A-3 and R-4) will be made at the time of next map update.



### Staff Comments:

- The proposed map amendment is in agreement with the integrated comprehensive plan.
- The stage one plan is a preliminary exercise in not being the need for a grading plan.

The applicant has indicated that detailed survey work and a traffic analysis are required. This will be submitted as part of the Stage II plan.

### Staff Recommendations:

To approve a Zone Map Amendment from R-1A and R-4EP to R-1C with and BBO overlay and the Stage I Plan for up to 1,000 units. A detailed grading plan and the study be included with the Stage II plan submittal.

This recommendation shall be forwarded to Campbell County Fiscal Court for further action.

**Issues for Recommendation:**

- Notice has been given regarding the Zone Map Amendment and Stage I Plan consistent with the Campbell County Zoning Ordinance and USC Chapter 42A.
- As defined in Article 17, the Planning Commission has the authority to review such Zone Map Amendments and provide recommendations to the legislative body.
- The proposed Zone Map Amendment has been reviewed for consistency with the requirements of the 2008 Campbell County Comprehensive Plan Update, 2016 Goals and Objectives, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

### Summary of comments-to-date

Other visits from neighbors, several phone calls and written correspondence

Site Specific	General Area
<ul style="list-style-type: none"> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> <li>Site location is not in the same area as the other sites.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> <li>Consistent with zoning.</li> </ul>

### Comments

- Applicant
- Public

### Recommendations:

To approve a Zone Map Amendment from R-1A and R-4EP to R-1C with and BBO overlay and the Stage I Plan for up to 1,000 units. A detailed grading plan and the study be included with the Stage II plan submittal.

This recommendation shall be forwarded to Campbell County Fiscal Court for further action.

**Issues for Recommendation:**

- Notice has been given regarding the Zone Map Amendment and Stage I Plan consistent with the Campbell County Zoning Ordinance and USC Chapter 42A.
- As defined in Article 17, the Planning Commission has the authority to review such Zone Map Amendments and provide recommendations to the legislative body.
- The proposed Zone Map Amendment has been reviewed for consistency with the requirements of the 2008 Campbell County Comprehensive Plan Update, 2016 Goals and Objectives, the Campbell County Subdivision Regulations and Campbell County Zoning Ordinance.

### Motion to Adjourn

Next Meeting:  
April 12, 2022  
Fiscal Court Chamber - Newport

