

February 15, 2024

## Campbell County & Municipal Planning Commission

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

Issue to be heard: March 12, 2023 at 6:30 PM at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY.

#### Overview:

The area under review consists of approximately 33.47 acres at the Southern Campbell County Industrial park in Unincorporated Campbell County. The vacant land, referenced by PIDN: 999-99-23-263.02, is owned by the Campbell County Economic Progress Authority Inc. (CCEPA), a Kentucky non-profit corporation. The CCEPA was created in 1982 to aid in the acquisition, retention and development/redevelopment of land for industrial and commercial purposes.

The property was acquired through a grant from the Kentucky Product Development Initiative (KPDI). The KPDI is a program that financially supports upgrading infrastructure on industrial sites throughout the state as a catalyst for economic activity. The Kentucky Cabinet for Economic Development oversees the initiative.

The site was also evaluated through the DUKE ENERGY Site Readiness Program.

CCEPA is the land owner and applicant. The Campbell County Fiscal Court, along with the CCEPA, will assist with the development of this site at the Southern Campbell County Industrial Park.

The site is located at Bud Pogue Way next to the Tyson Foods — Claryville Plant.



#### Site Readiness Program

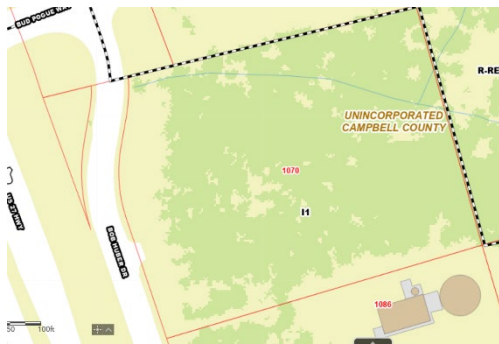
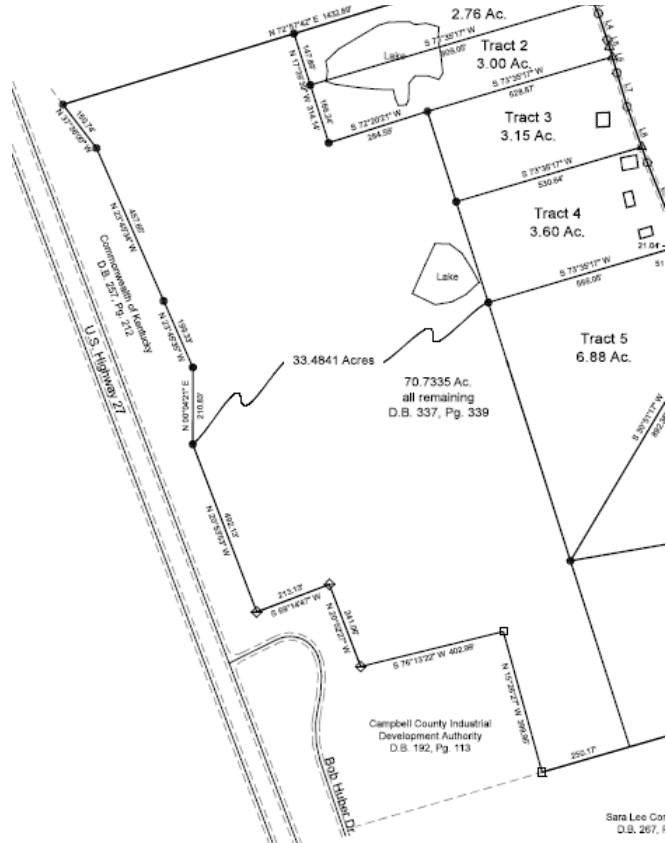
Bringing in businesses. Boosting our communities.



IS THIS SITE  
READY FOR  
DEVELOPMENT?

The request is for a zone map amendment of approximately 33.5 acres plus adjacent right-of-way along US 27 and Bud Pogue Way in unincorporated Campbell County.

The CCEPA, formerly known as the Campbell County Industrial Authority, owns the adjacent five acres identified as PIDN: 999-99-35-473.07 on Bob Huber Drive. This five-acre parcel is zoned I-1. Collectively the 33.5- and 5-acre parcels form an approximate 38-acre site available for development.



### Concept Plan 6

**Legend**

- SITE BOUNDARY (40 AC)
- BUILDING SETBACK
- PROPOSED BUILDING
- PARCELS
- STREAM / PONDS
- POTENTIAL WETLANDS

**TOPOGRAPHY:**

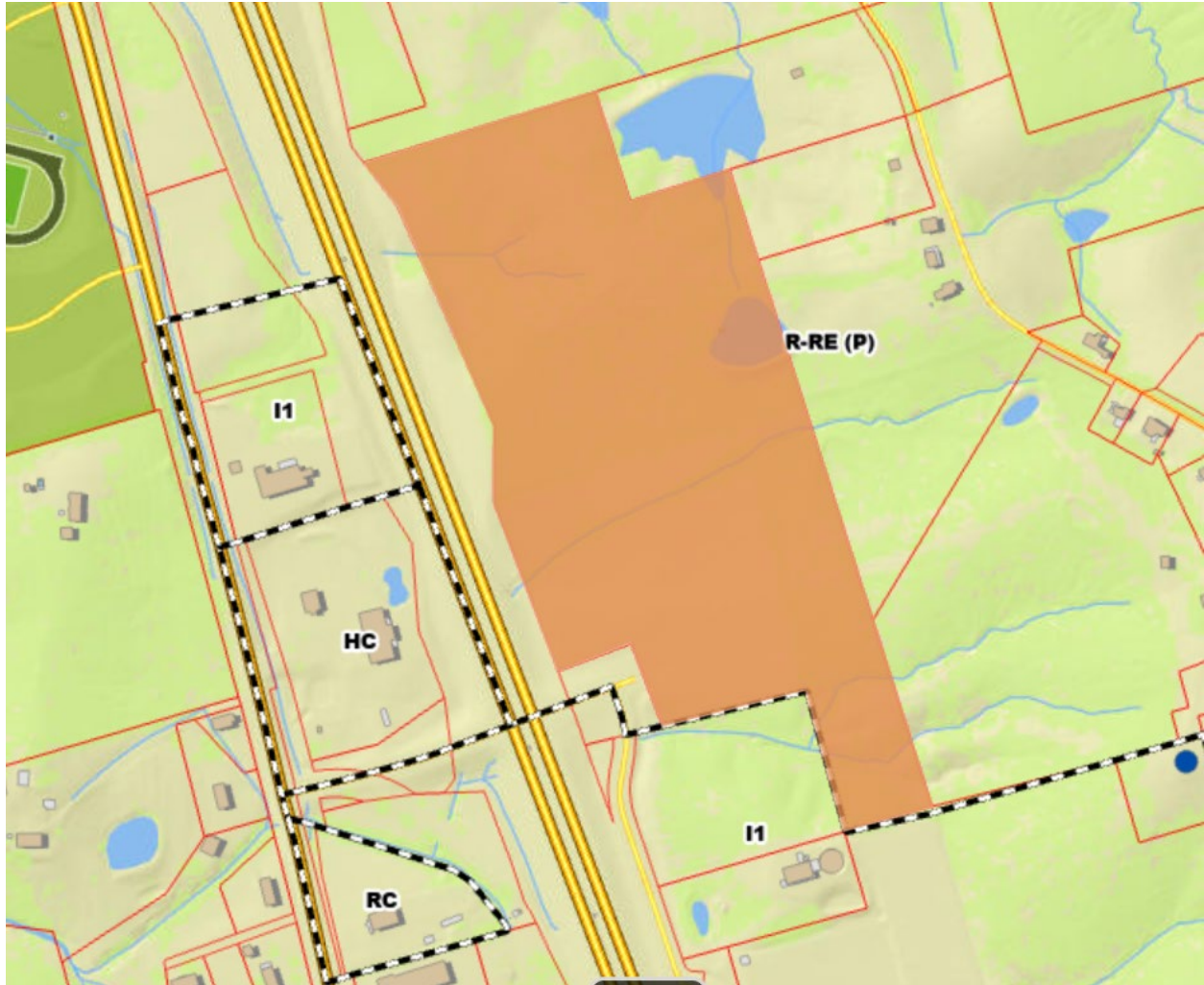
- 2' CONTOUR
- 10' CONTOUR

TOTAL BUILDABLE AREA	±20.75 AC
TOTAL PROPOSED BUILDING AREA	±176,000 SF
TOTAL PARKING NEEDED	542 SPACES (1.6 SPACES PER 1,000 SF)

This site has been evaluated as part of DUKE ENERGY'S SITE READINESS PROGRAM

**SOUTHERN CAMPBELL COUNTY INDUSTRIAL PARK PROPERTY**  
 UNINCORPORATED CAMPBELL COUNTY, KENTUCKY 41001  
 DECEMBER 2022

A conceptual site plan for an industrial tenant was included in the application. This site plan spans both parcels over 38 acres. This plan will be utilized to prepare the site for development as guided by the KPDI process and envisioned through the site readiness program.



The request is for a zone change to Industrial One (I-1) from Rural Residential Estate (R-RE).

Relevant details are summarized as follows:

1. Article 17 of the Campbell County Zoning Ordinance states that the zoning map or maps shall not be amended, changed, or modified in such manner as to create a freestanding zone of less than five (5) acres. The area proposed for the zone change is over 33 acres and abuts existing acreage zoned Industrial One (I-1).

2. The existing acreage, including the 33.5-acre parcel to be rezoned and the adjacent 5-acre parcel included in the conceptual site plan are vacant.

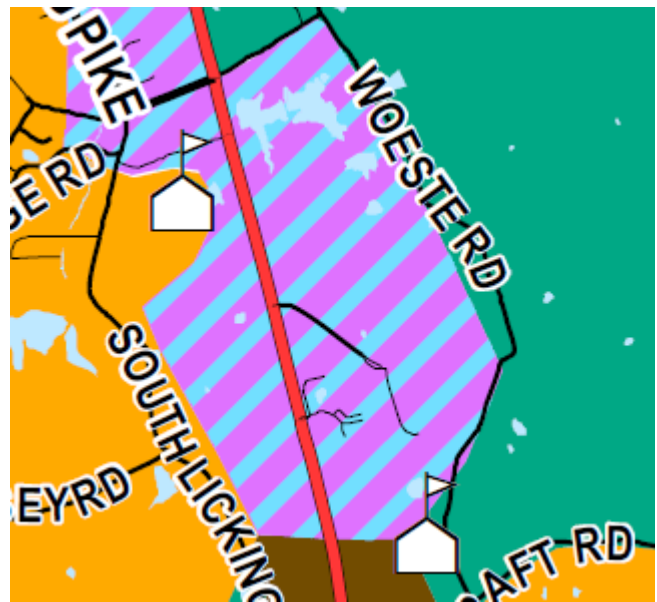


3. The 2008 Campbell County & Municipal Comprehensive Plan identifies the future land use as Mixed Office / Industrial.

### Future Land Use Category

#### Land Use Category

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



**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.



4. The Campbell County & Municipal Vision Statement and Goals and Objectives as updated in 2016 highlights the importance of a growing business community. 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 enjoys a growing business community that provides an extensive range of economic development and employment opportunities for our citizens.*

GOAL: LAND USE - BALANCE EXISTING AND FUTURE LAND USE PATTERNS TO PROVIDE VARIOUS WELL-PLANNED, HIGH QUALITY, AND EFFECTIVE DEVELOPMENTS.

- Cultivate future development and redevelopment, which reinforces the County's high quality natural and livable environment through its buildings, site development, traffic patterns, signage, and landscaping.
- Encourage practical regulatory strategies, which foster investments and preclude incompatible land uses.
- Effectively manage potential conflicts from proposed development through functional and attractive transitions between land uses.
- Foster infill redevelopment and reinvestment, minimizing vacant urban properties, and improving underutilized properties for higher and better uses.

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.
- Assist with the efforts of Campbell County Economic Progress Authority and Northern Kentucky Tri-County Economic Development Corporation to enhance the business climate and foster a spirit of regional cooperation.
- Support partnerships which promote practical and economically feasible improvements and expansion to our infrastructure.
- Stream the development process and minimizing barriers to implementation to foster high-value growth in the construction industry.

5. As defined in Article 10 , section 10.23 of the Campbell County Zoning Ordinance the following uses are permitted for proposed site::

1. *Except for those that decompose by detonation, the manufacturing, compounding, processing, packing, or assembling of the following uses:*

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>Cigars and cigarettes.</i></li> <li>• <i>Cosmetics, pharmaceuticals and toiletries, compounding only.</i></li> <li>• <i>Animated and/or illuminated billboards and other commercial advertising structures.</i></li> </ul> | <ul style="list-style-type: none"> <li>• <i>Electric appliances, television sets, phonographs, household appliances.</i></li> <li>• <i>Electrical machinery, equipment and supplies.</i></li> <li>• <i>Fountain and beverage dispensing equipment.</i></li> <li>• <i>Furniture</i></li> <li>• <i>Instruments for professional, scientific, photographic and optical use.</i></li> <li>• <i>Metal products, and metal finishing excluding the use of blast furnaces or drop forges.</i></li> </ul> |
|---|---|

- *Musical instruments, toys, novelties, jewelry, rubber or metal stamps, sporting and athletic equipment.*
  - *Office Equipment.*
  - *Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity.*
  - *Textile products including asbestos products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope, and twine.*
  - *Dairy products and related items.*
  - *Glass products, made of purchased glass.*
  - *Jewelry, silverware and plated wire, kitchenware.*
  - *Leather products, excluding tanning and finishing.*
  - *Craftsman and artisan shops, taxidermy, blacksmith and welding shops.*
  - *Marine warehousing, sales and service.*
  - *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.*
  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.*

ARTICLE XVII - AMENDMENT PROCEDURE

SECTION 17.0 AMENDMENT OF MAPS AND ZONES PROCEDURE:

- E. 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.

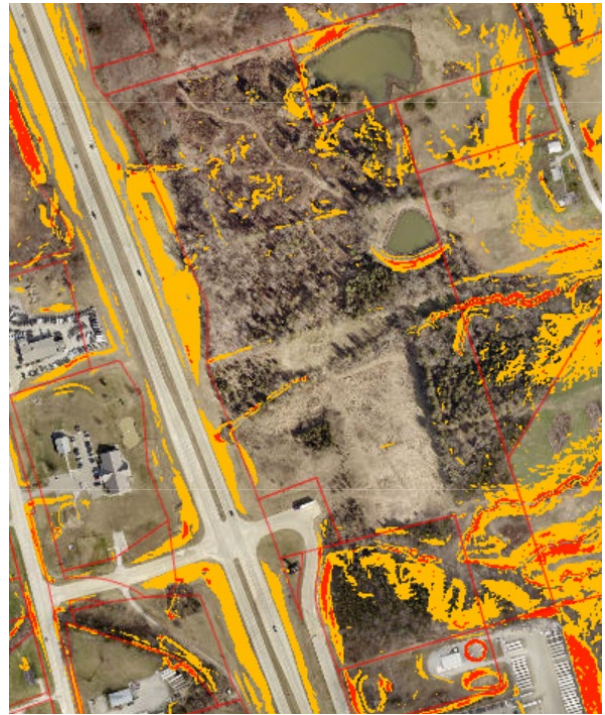
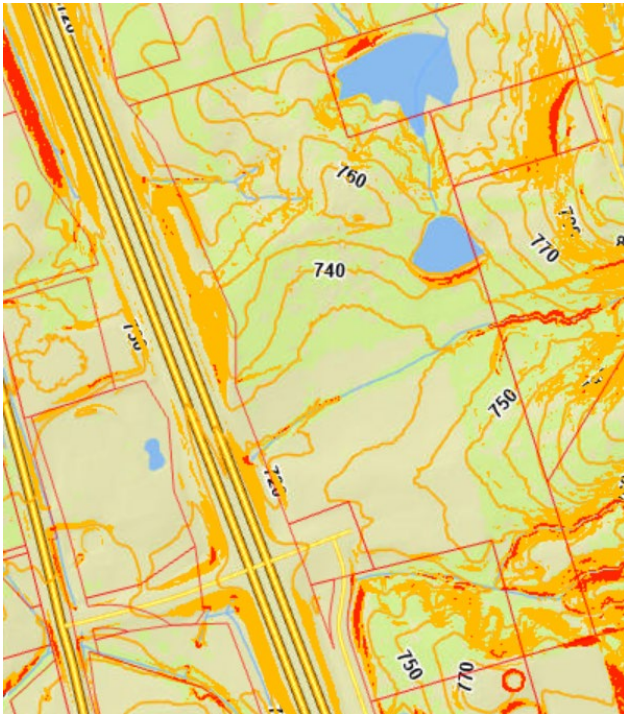
*Staff concludes that that proposed use as an industrial site is consistent with the Comprehensive Plan.*



- 6) A conceptual site plan was submitted which indicated that approximately 20.75 acres of the site is buildable. A proposed building of 375,000 square feet with 562 spaces was outlined. A review of the conceptual site development plan and supporting documents indicate the following:



- a) A review of the topographical contours identifies large sections of the site suitable for development.



- b) Soil survey information for Campbell County, Kentucky was obtained from the United States Department of Agriculture – Natural Resources Conservation Service (USDA/NRCS) online soil survey mapping website (USDA/NRCS 2017). The Project Area consists of the following soil mapping units:

- CaB: Otwood silt loam, 2 to 6 % slopes
- LID: Licking silty clay loam, 12 to 20 % slopes
- LIC: Licking silty clay loam, 6 to 12 % slopes
- LkB: Licking silt loam, 2 to 6% slopes
- Nk: Newark silt loam, 0-2% slopes, occasionally flooded



- c) A wetland delineation report and preliminary environmental permitting assessment was completed for the site. The preliminary assessment concluded that:

- No perennial streams are located on the property
- Four intermittent streams are located on the property, with a combined on-site

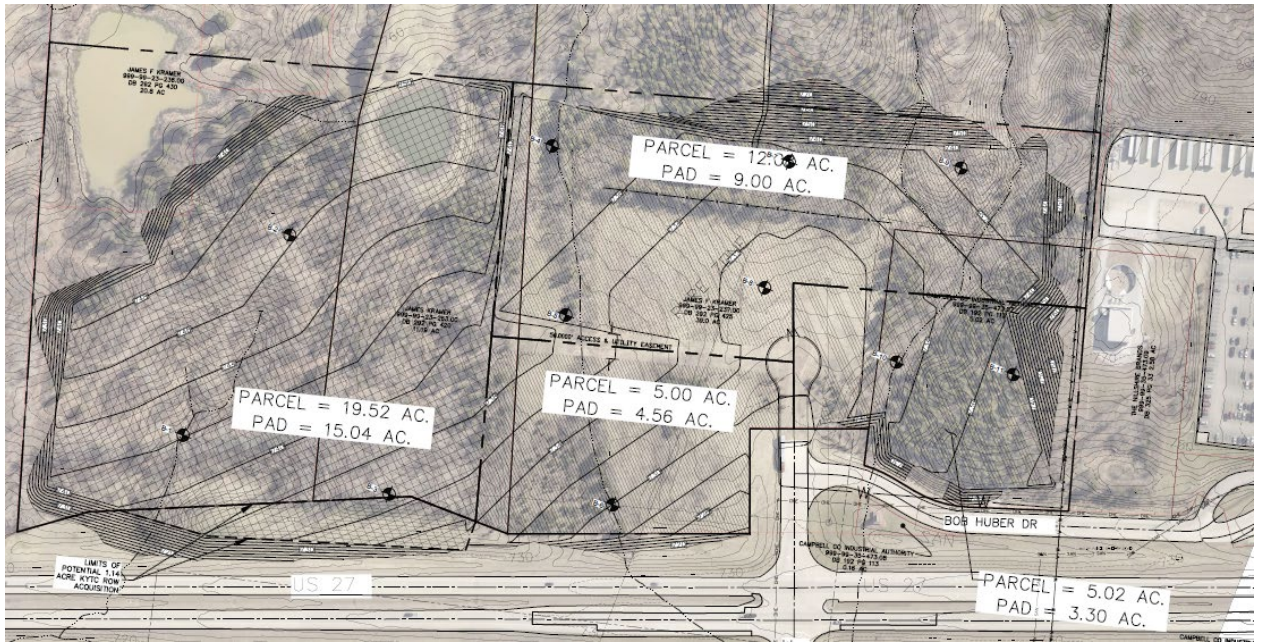
length of 2,235 linear ft.

- Seven ephemeral streams are located on the property, with a combined length of about 640 linear ft.
- One pond is partially located on the property. The total area of the open-water portion of this pond is about 0.45 acre, with approximately 0.42 acre being located within the property.
- Five wetlands are located on the property, with a combined on-site area of about 0.6 acre. Three of these wetlands could likely be jurisdictional Waters of the United States and 2 would not be considered jurisdictional Waters of the United States.

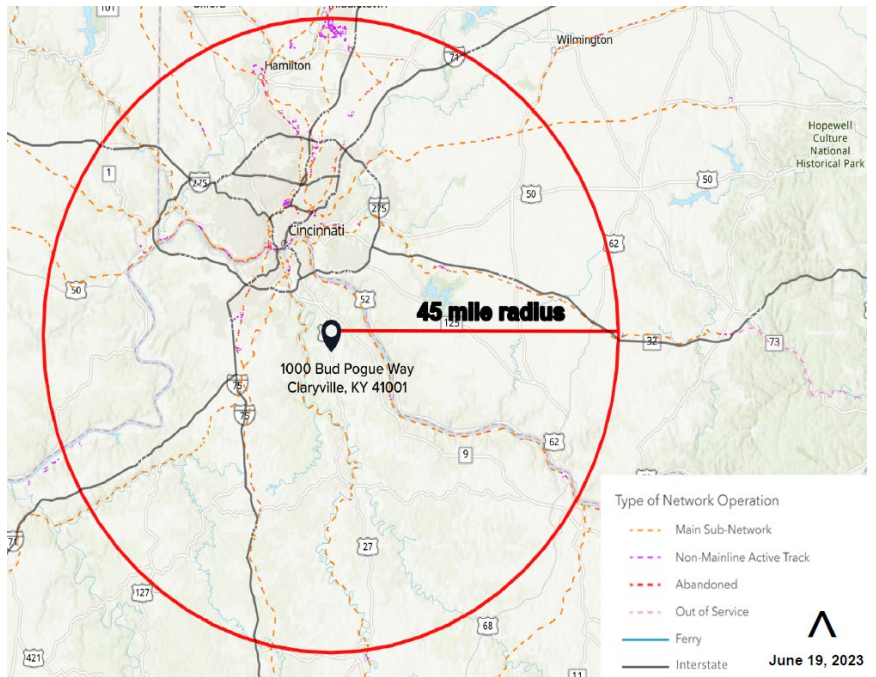


- A cultural resources literature review for the site was completed. No structures were identified on the site. Per records from the Kentucky Heritage Council, no National Register Properties or Kentucky Historic Inventory properties are within or within visual distance of the site.
- US Fish and Wildlife confirmed that there are 12 threatened, endangered or candidate species known to the region. However, there are no critical habitats within the project area under their jurisdiction.

- f) A preliminary geotechnical exploration was completed for the site. This information was used in the analysis of a potential building pad site.

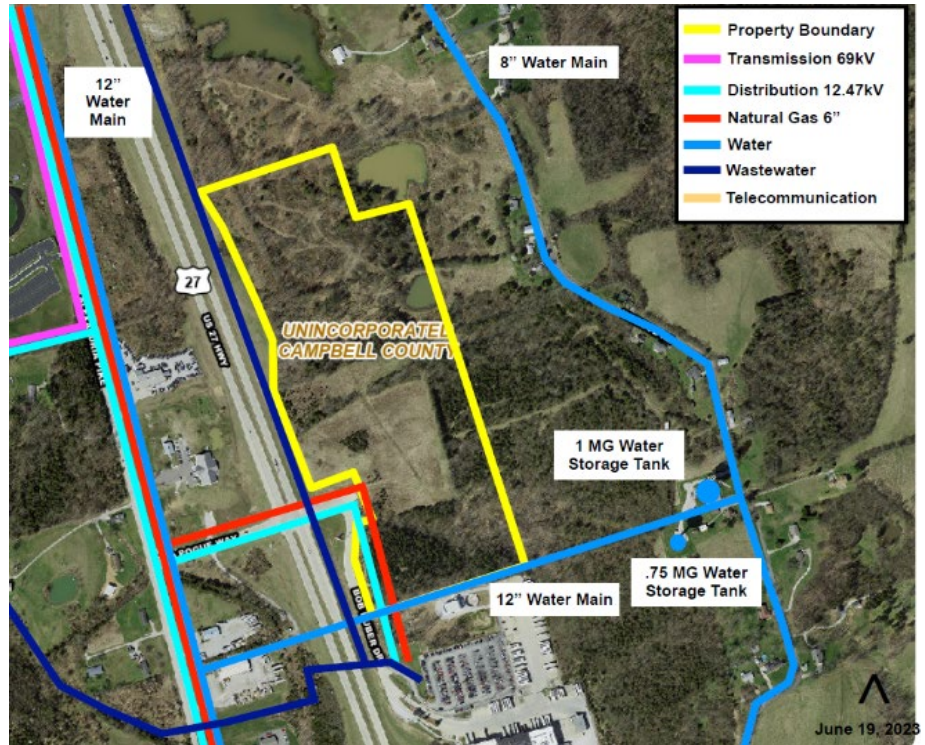


- g) The site is adjacent to US 27 and within a strong regional transportation network.
- h) No housing is planned for the site.
- i) There are no recreational facilities identified. Numerous areas were identified for potential detention basins.



- j) Utility access has been reviewed and determined to be adequate for industrial development.
- i) Water
  - ii) Wastewater
  - iii) Electric
  - iv) Gas

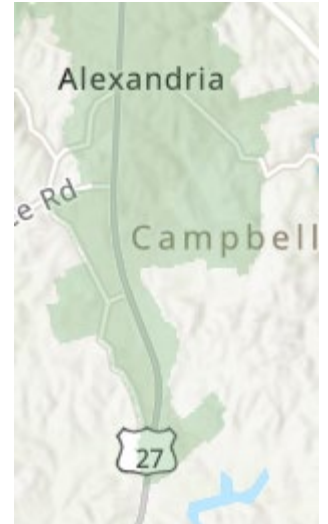
Small cell service has recently been added along Bob Huber Drive.



- k) Landscaping is identified on the concept plan.
- l) Signage but would be permitted on the structure. The site would also be able to be identified on the signage for the entrance to the industrial complex.
- m) Off street parking is identified. The parking was calculated based upon 1.5 acres per 1,000 square footage.
- n) Pedestrian walkways from parking areas to the primary building are indicated.



- o) Stormwater management erosion control measures will be required on subsequent plans. The concept plan does indicate notable areas for stormwater management. The site is within the Urban Service Boundary for Stormwater management. A grading permit will be required to be submitted to SD1.
- 6. The CCEPA has begun marketing the site. Site preparation will begin in 2024 and continue through 2027. These steps will include but not be limited to clearing, grading, and stream mitigation.



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**Staff Recommendation - Zone Map Amendment**

To approve the request for a zone map amendment from Rural Residential Estate (R-RE) to Industrial One (I-1) and forward the action to Campbell County Fiscal Court for consideration.

**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 and found to be consistent with the recommendations of the 2008 Campbell County & Municipal Comprehensive Plan Update, the Goals and Objectives as adopted in 2016, the Campbell County & Municipal Subdivision Regulations and Campbell County Zoning Ordinance.

NOTE TO APPLICANT: A grading permit is required for the site preparation which involves earthwork.

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

Respectfully,

A handwritten signature in blue ink that reads 'Cindy Minter'. The signature is written in a cursive, flowing style.

Cindy Minter, AICP CFM  
Director - Campbell County Planning and Zoning