



**May 1, 2025**

**Campbell County Planning and Zoning Commission**

Staff Comments, Findings, and Recommendations

Issue to be heard: Tuesday, May 13, 2025 at 6:30 P.M  
Campbell County Fiscal Court Chambers  
1098 Monmouth Street in Newport, KY

The Campbell County staff respectfully submits the attached report for review and consideration related to:

CASE: PZ-25-005  
APPLICANT: The May Twenty Trust  
LOCATION Three parcels at 1030 Cooper Bain Road, 10759 Alexandria Pike, and 10803 Alexandria Pike in Unincorporated Campbell County.  
REQUEST: Zone change from A-1 to RC for approximately 6.2 acres; and a development plan at 1030 Cooper Bain Road in Unincorporated Campbell County.

Information concerning this case is available for review at the Campbell County & Municipal Planning & Zoning Office, 1098 Monmouth Street, Suite 343, Newport, KY Monday-Friday during normal business hours.

**Overview:**

The property owners are requesting a zone change from A-1 to RC for approximately 6.2 acres. Associated rights-of-way would be added to the centerlines of the adjacent roads.

PIDN	Approximate Acreage	Location	Owner
999-99-23-146.07 A	1.36	1030 COOPER BAIN RD	THE MAY TWENTY TRUST STEWART DONALD LEE & JUNE TRUSTEES
999-99-23-146.02 B	3.77	10759 ALEXANDRIA PIKE	COOPER KENNETH E TRUST COOPER BARBARA E TRUST
999-99-22-944.00 C	1.06	10803 ALEXANDRIA PIKE	PRECISION POWER PRODUCTS INC; Registered Agent: CHRISTOPHER B. BAKER, PRESIDENT SMALL ENGINES OF CAMPBELL COUNTY

THE MAY TWENTY TRUST is requesting approval of a development plan at 1030 Cooper Bain Road in Unincorporated Campbell County.

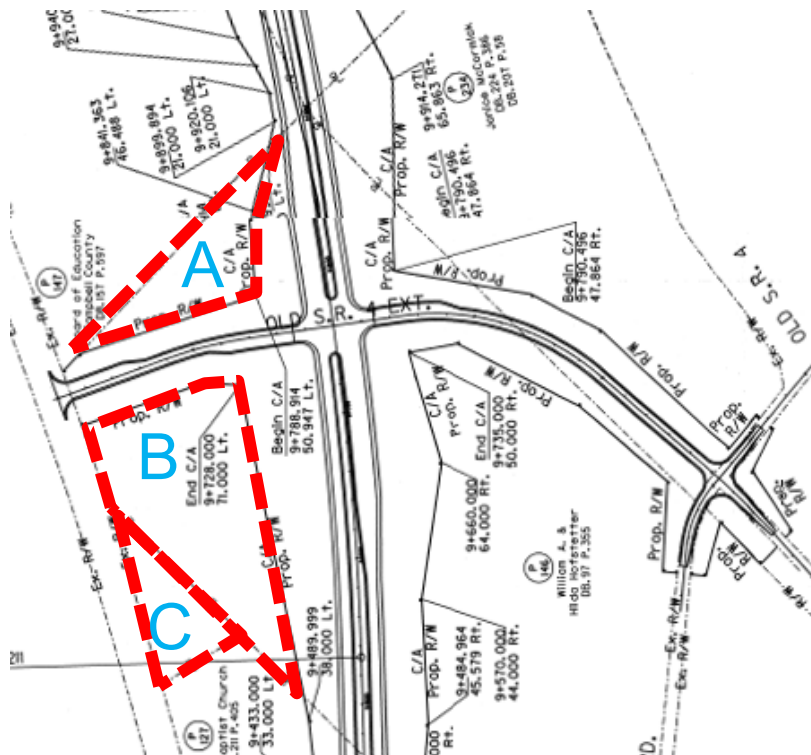
In 2005, the development this area changed with the realignment of US 27. A comparison of the aerial from 2004 to 2007 depicts the land between the old (Alexandria Pike).



In 1954, a commercial structure was built at 10803 Alexandria Pike. This later became known as Campbell County Small Engine Repair. Its use as a commercial site, predated zoning in Campbell County. In 2020, Chris Banks acquired additional acreage. The additional acreage was rezoned to the RC zone in 2021.

In 2006, Cooper Funeral Home was relocated as part of the highway realignment from Clay Ridge Road in Grants Lick to its present site at 10759 Alexandria Pike.

Approximately one-acre of land was physically separated from the primary tract along Craft Road by the realignment of US 27. In 2016, this acreage was separated into its own parcel. In 2025, a single-family home was constructed on this site.







Collectively the assembled parcels and associated rights-of-way exceed the minimum required 5 acres. In addition, the acreage would adjoin an established RC Zone.

The parcels are currently zoned Agricultural One (A-1). Residential One A (R-1A) is located to the south and RC zones is located to the South.

Single-family home sites are located to the west along Alexandria Pike. Reilly Elementary school is located to the North of Cooper Bain Road.



The Future Land Use Map identifies the area as Urban Mixed Use and 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
	Urban Mixed Use
	Village Mixed Use
	Rural Mixed Use

The permitted and conditional uses within the A-1 and RC zones are summarized below.

A-1	RC
PERMITTED USES	
<ol style="list-style-type: none"> <li>1. Agricultural uses</li> <li>2. Single family dwellings (detached)</li> <li>3. Mobile homes</li> <li>4. Stands for sale of agricultural products</li> <li>5. Greenhouses and nurseries</li> <li>6. Stables and riding academies</li> <li>7. Taxidermy</li> <li>8. Animal Hospitals and Veterinary Clinics</li> <li>9. Agritourism uses</li> <li>10. Butcher/meat processing</li> </ol>	<ol style="list-style-type: none"> <li>1. Auto repair shops</li> <li>2. Bakery</li> <li>3. Bank</li> <li>4. Barber and beauty shops</li> <li>5. Drug store</li> <li>6. Restaurants and taverns</li> <li>7. Farm Equipment- sales and service</li> <li>8. Food stores</li> <li>9. Grain, Feed and Seed stores</li> <li>10. Hardware store</li> <li>11. Lumber companies</li> <li>12. Offices</li> <li>13. Paint and wallpaper store</li> <li>14. Plumber's office and sales of fixtures</li> <li>15. Police and fire station</li> <li>16. Post office</li> <li>17. Tobacco warehouses</li> <li>18. Contractor's offices and storage areas</li> <li>19. Service stations</li> <li>20. Veterinarian offices</li> <li>21. Flea market</li> <li>22. Single- and two-family residential uses, attached to a commercial use</li> <li>23. Automotive repair and sale of new parts</li> <li>24. Mini Warehousing</li> </ol>
CONDITIONAL USES	
<ol style="list-style-type: none"> <li>1. Cemeteries</li> <li>2. Churches</li> <li>3. Nursery school</li> <li>4. Police and fire stations</li> <li>5. Public and parochial schools</li> <li>6. Publicly owned recreational facilities and libraries</li> <li>7. Recreational uses, other than those publicly owned</li> <li>8. Hospitals</li> <li>9. Essential services and public utility stations</li> <li>10. Sanitary landfills</li> <li>11. Commercial confined animal feed operations</li> <li>12. Sawmills</li> <li>13. Plants for agricultural products</li> <li>14. Boat harbors, and marinas</li> <li>15. Kennels</li> <li>16. Bed and breakfast establishments</li> <li>17. Event facilities</li> <li>18. Restaurants</li> <li>19. Accessory Dwelling Unit (ADU)</li> </ol>	<ol style="list-style-type: none"> <li>1. Automobile Sales, New and Used</li> <li>2. Self Service Car Wash</li> </ol>

### Regulatory Considerations:

Per Article XVII Amendment Procedures, Section 17.0 (I), a zoning map amendment shall include the submission of a site development plan.

### SITE PLAN REQUIREMENTS:

- a. Topography
- b. All housing units
- c. Nonresidential buildings and uses
- d. Common open space areas
- e. Landscaping features
- f. Locations of signs
- g. Utility lines and easements
- h. Off-street parking
- i. Circulation system
- j. Erosion control
- k. Schedule of development



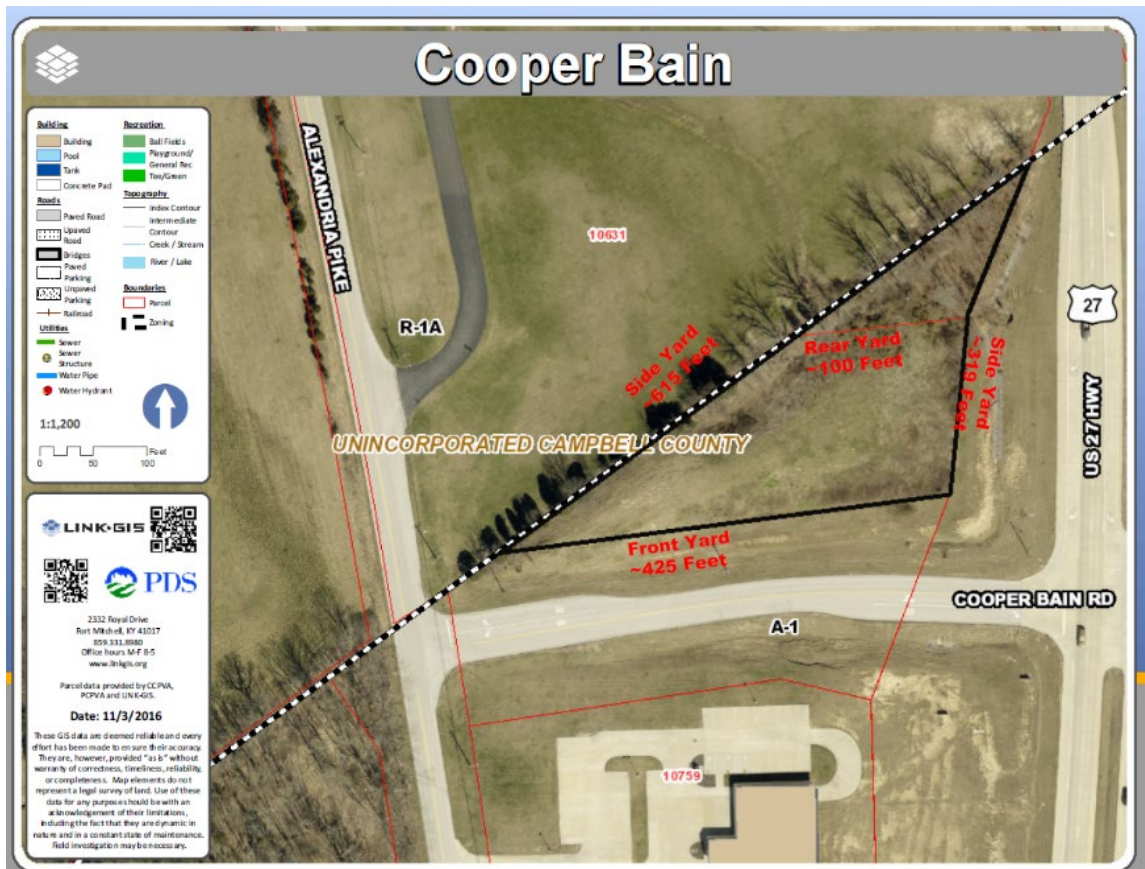
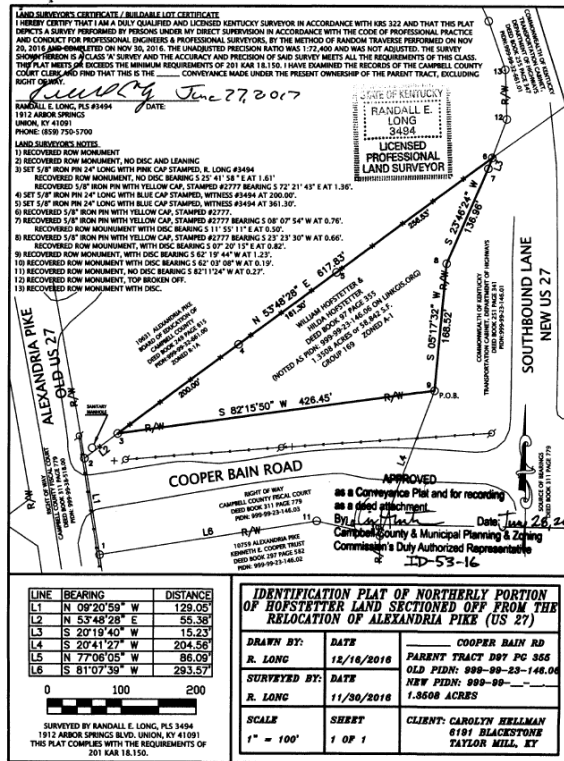
Parcels B has operated as a funeral home since 2006. Parcel C has operated as a commercial site since 1954. No change of use request is proposed for Parcel B or C as part of the zone amendment request.

Parcel A (located at 1030 Cooper Bain) was constructed as a single-family home and is proposed to be converted to a commercial use. Therefore, a development plan was requested for Parcel A.



Article XVII and Kentucky Revised Statute (KRS) 100.213(1) list the **findings necessary for proposed map amendment**.

- (1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
  - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
  - (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*





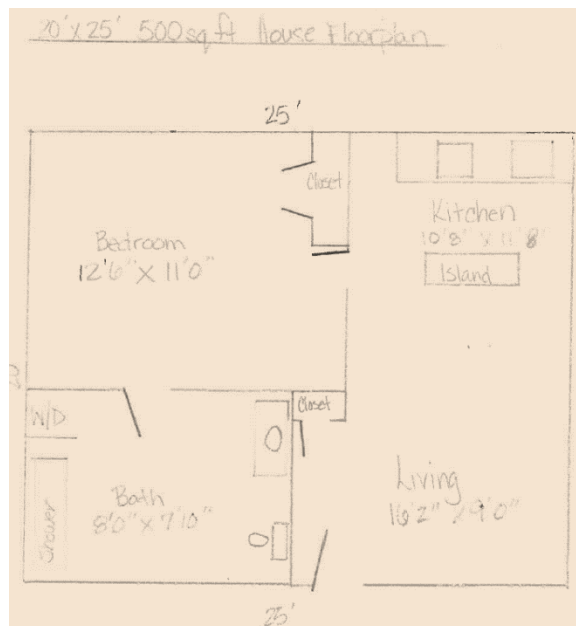
**Summary of Site Development Plan:**

Materials were submitted electronically to enable review.

- a. Topography - Topography and soils types were included. The site was graded during the past year. A paved encroachment was added to Cooper Bain.
- b. All housing units – The site has one barn-dominium style home. The home living space is 500 square feet with an attached 4,500 square foot garage.
- c. Nonresidential buildings and uses – The applicant indicated that the home and garage will be converted to a small business use.
- d. Common open space areas – No common open space is proposed.
- e. Landscaping features – The site plan indicates that the existing boundary tree line to the north is to remain.
- f. Locations of signs – No signage is currently proposed.
- g. Utility lines and easements – The existing home is connected to water, sewer and electric.
- h. Off-street parking – The site is paved in the immediate area of the garage. An additional parking lot is indicated with a surface to be determined.
- i. Circulation system – The site access is via a paved 24-foot driveway.
- j. Erosion control – Erosion control measures were implemented during the construction of this site. The developed area is below one acre.
- k. Schedule of development – The owner intends to sell or lease the property to a small business upon approval of the zone change.

**STAFF NOTE:** An additional site plan review will be required upon determination of the business to occupy this site. Details on paved areas, landscaping, fencing and signage and erosion control must be included in the final site plan.









**Summary of Applicants Request:**

The property owners are requesting a zone change from A-1 to RC for approximately 6.2 acres. Associated rights-of-way would be added to the centerlines of the adjacent roads.

The owner of 1030 Cooper Bain has stated: *Zoning Change will allow for growth of a local small business. Owning their location will promote greater sense of pride and long-term financial stability. Request falls within other local businesses / structures.*

\* \* \*

*Staff finds that the site development plan is sufficient for the zone change at 999-99-23-146.07 1030 COOPER BAIN RD (Parcel A) but additional information is required to meet the needs of a Stage II Development Plan. The Final Development Plan must be submitted prior to occupancy by a commercial use.*

*Parcel B at 999-99-23-146.02 10759 ALEXANDRIA PIKE is a non-conforming use and will continue to be a non-conforming use as a funeral home with the proposed zone change. But a commercial land use is a better alignment with the existing structure.*

*Parcel C at 999-99-22-944.00 at 10803 ALEXANDRIA PIKE will transition from a pre-existing non-conforming use to a conforming use as a small engine repair shop.*





**Staff Recommendation:**

To approve the Zone Map Amendment from Agricultural One (A-1) to Residential Commercial (RC) for approximately 6.2 acres encompassing the parcels 999-99-23-146.07 1030 COOPER BAIN RD; 999-99-23-146.02 10759 ALEXANDRIA PIKE, and 999-99-22-944.00 at 10803 ALEXANDRIA PIKE. Associated rights-of-way would be added to the centerlines of the adjacent roads. The zone change recommendation would be forwarded to the Fiscal Court for adoption.

**Supporting Information / Basis for Recommendation**

1. Proper legal notice has been given for a Zone Map Amendment.
2. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
3. The site development plan is sufficient for the zone change at 999-99-23-146.07 1030 COOPER BAIN RD.

If you have any questions concerning this report, please feel free to contact Campbell County Planning and Zoning at 859-292-3880. Thank you.

Respectfully submitted,

  
Cindy Minter, AICP  
Director