



**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION  
MINUTES OF THE NOVEMBER 12, 2019 MEETING**

**MEMBERS PRESENT:**

Mr. Larry Barrow, Vice Chair  
Mr. C J Peters, Chair  
Ms. Sharon Haynes  
Mr. Roger Mason  
Mr. Dennis Bass

**MEMBERS ABSENT:**

Mr. Justin Verst, TPO  
Mr. Mark Turner  
Mr. Edward Stubbs  
Mr. Michael Williams

**STAFF PRESENT:**

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

**PUBLIC PRESENT:**

Joe Kramer, Cardinal Engineering  
Jason Finch, Fischer Homes  
Lonnie Kemplin, Resident  
Tim Livingston, Resident  
Cora Bawley, Resident

Mr. Peters called the meeting to order at 6:00 PM. Following the Pledge of Allegiance, Mr. Peters requested the secretary take attendance. The roll call found a quorum was present with Mr. Barrow, Mr. Bass, Mr. Peters, Mr. Mason, and Ms. Haynes in attendance. Mr. Williams, Mr. Stubbs, Mr. Turner and Mr. Verst were noted as absent. Additionally it was noted that Mr. Verst had opted to recuse himself from this meeting due to personal interest in the Parkside development which was being presented. Mr. Peters then asked if everyone had reviewed the October, 2019 meeting minutes and if there were any additions or corrections. There being none, he called for a motion. Mr. Barrow made a motion to approve the minutes as submitted. Mr. Bass seconded, a roll call vote found Mr. Barrow, Mr. Bass, and Mr. Peters in favor with Mr. Mason and Ms. Haynes abstaining, the motion passed and the minutes were approved as submitted.

Mr. Peters then introduced the case for the evening, and turned the floor to Mr. Hunter to present the Staff Report as follows:

CASE: 12-19-ZMA-01  
APPLICANT: Sun Valley Real Estate  
LOCATION: Woeste Rd, Unincorporated Campbell County, Kentucky  
REQUEST: A proposed zone map amendment from Residential One-C (R1-C) Zone to Residential One-C/Residential Cluster Development (R1-C/RCD) Zone.

**Considerations:**

1. The site consists of approximately ninety-six (96) acres in Unincorporated Campbell County
2. The site is currently zoned Residential One-C (R-1C) as defined in the Campbell County Zoning Ordinance, Article X, Section 10.5.
3. Existing use is single-family detached residential.
4. Sanitary sewer capacity is available at the site.
5. Domestic water supply is available at the site.
6. Adjacent parcels include single-family housing (zoned R-1C) to the east and west, and agricultural to the North. AJ Jolly Park is to the south.
7. The Campbell County Official Zoning Ordinance defines the following permitted uses for the R-1C zone (section 10.5) and Residential Cluster Development Overlay (RCD) zone (section 10.14) respectively:

**Permitted Uses** **R-1C**

Single-family dwellings, with a central sewage system, in the county; or within the city limits.

**Permitted Uses** **RCD**

RESIDENTIAL USES AND DENSITIES: All types of residential housing units (attached or detached) may be permitted within a RCD Overlay zone, including single-family, two-family, and multi-family units. The density of dwelling units in a RCD shall be determined by the density (dwelling units per acre) as calculated from the existing residential (R) zone superimposed by the RCD Overlay Zone. This density shall be applied to the total project area excluding that land devoted to commercial uses and streets (public and private).

The Official Zoning Ordinance defines the zone requirements for the R-1C zone (section 10.5) and Residential Cluster Development Overlay (RCD) zone (section 10.14) respectively:

Zone Requirements	R-1E	RCD
Minimum Lot Area	Twelve-thousand five hundred (12,500) square feet	Per Development Plan
Minimum Lot Width	Seventy (70) feet	
Minimum Front Yard Depth	Thirty-five (35) feet	
Minimum Side Yard Depth	Twenty (20) feet total/ seven (7) feet minimum	
Minimum Rear Yard Depth	Twenty-five (25) feet	

8. The 2008 Campbell County Comprehensive Plan Update designates the areas as Higher Density Single Family Residential.
9. The proposed density will not exceed the density of the underlying R-1C zone. The maximum density in the R-1C zone is three point forty-eight dwelling units per acre (3.48 DU/A).
10. The proposed zone change is to allow single-family *attached* homes. Because the surround topography, the development would not be able to reach the overall density with the current R-1C zoning requirements.
11. This portion of the subdivision was recently redesigned to address drainage and soil conditions that were discovered during earlier phases.
12. As per the Zoning Ordinance Section 9.19 Site Plan Requirements, the proposed Site Plan shows the following:
  - a. The total area of the project is shown as 96.174 acres.
  - b. The present zoning of the subject property is R-1C. Adjacent properties are R-1C and A-1.
  - c. All public and private rights-of-way and easement lines located on or adjacent to the subject property that are proposed to be continued, created, enlarged, relocated, or abandoned.
  - d. Existing topography and approximate delineation of any topographical changes shown by contour.
  - e. Delineation of all existing and proposed residential areas in the project with a statement indicating net density of the total project.
  - f. Delineation of open space dedicated to green space or land conservancy.
  - g. Location of proposed streets, identifying approximate dimensions of pavement, right-of-way widths, and grades.

- h. Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes. Indication should also be given regarding the provision of electric and telephone service.
- i. Certification from appropriate water and sewer agencies that services will be available.
- j. Other information that may be determined necessary for description and/or to insure proper integration of the proposed project in the area.

#### GENERAL NOTES:

1. EXISTING USE: AGRICULTURAL
2. PROPOSED USE: PROPOSED SINGLE FAMILY ATTACHED & DETACHED HOMES
3. SEWER – ALL SANITARY SEWER WILL BE PUBLIC 8" AND WILL BE OWNED BY SANITATION DISTRICT NO. 1. LOCATION WILL BE DETERMINED ON A SUBSEQUENT IMPROVEMENT PLAN.
4. WATER – PROPOSED PUBLIC WATER MAINS WILL BE 6" & 8" MAINS EXTENDED FROM EX. PARKSIDE DRIVE. LOCATIONS WILL BE DETERMINED ON A SUBSEQUENT PLAN.
5. GAS – DUKE ENERGY
6. ELECTRIC – DUKE ENERGY
7. TELEPHONE – CINCINNATI BELL
8. ALL PROPOSED UTILITIES TO BE UNDERGROUND
9. THE U.S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICES SHOWS THE SITE SOILS CONSIST OF THE FOLLOWING: LAWRENCE SILT LOAM (Lc), CAPTINA SILT LOAM (CaB), LICKING SILTY CLAY LOAM (LIC), NEWARK SILT LOAM (Nk), LICKING SILT LOAM (LkA), LICKING SILT LOAM (LkB), LICKING SILTY CLAY LOAM (LID)
10. EROSION AND SEDIMENT CONTROLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANITATION DISTRICT NO. 1'S REGULATIONS.
11. ALL STREETS WILL BE PUBLIC STREETS
12. PARKSIDE DRIVE WEST OF DAIRYBARN LANE TO BE 28' WIDE PAVEMENT, PARKSIDE DRIVE EAST OF DAIRYBARN LANE TO BE 25' WIDE PAVEMENT, & ALL REMAINING STREETS WILL BE 25' PER TYPICAL SECTION.
13. STREET CONSTRUCTION – PAVEMENT COMPOSITION TO THE STANDARDS OF THE CAMPBELL COUNTY SUBDIVISION CONSTRUCTION AND MATERIAL STANDARDS.
14. ALL OPEN SPACE PARCELS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR TRANSFERRED TO THE CAMPBELL COUNTY CONSERVANCY.
15. ONSITE DETENTION BASINS WILL BE OWNED AND MAINTAINED H.O.A. OR SD1
16. PROPOSED GRADING TO BE SHOWN ON IMPROVEMENT PLANS
17. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM LOCAL GIS DATA AND DOES NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERING.
18. THIS PROPERTY LIES WITH FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 113 OF 225 FOR CAMPBELL COUNTY (MAP NUMBER 21037C0113E, EFFECTIVE DATE MARCH 3, 2014).
19. LOTS 178-188 SHALL NOT HAVE DIRECT ACCESS TO WOESTE ROAD.
20. CONSTRUCTION IS EXPECTED TO OCCUR OVER THE NEXT 10-12 YEARS
21. THE PAIRED PATIO HOME LOCATIONS SHOWN MAY ALSO BE CONSTRUCTED AS SINGLE FAMILY DETACHED HOMES.
22. THE MAXIMUM DENSITY OF THE R-1C ZONE (3.48 DWELLING UNITS PER ACRE) WILL NOT BE EXCEEDED.

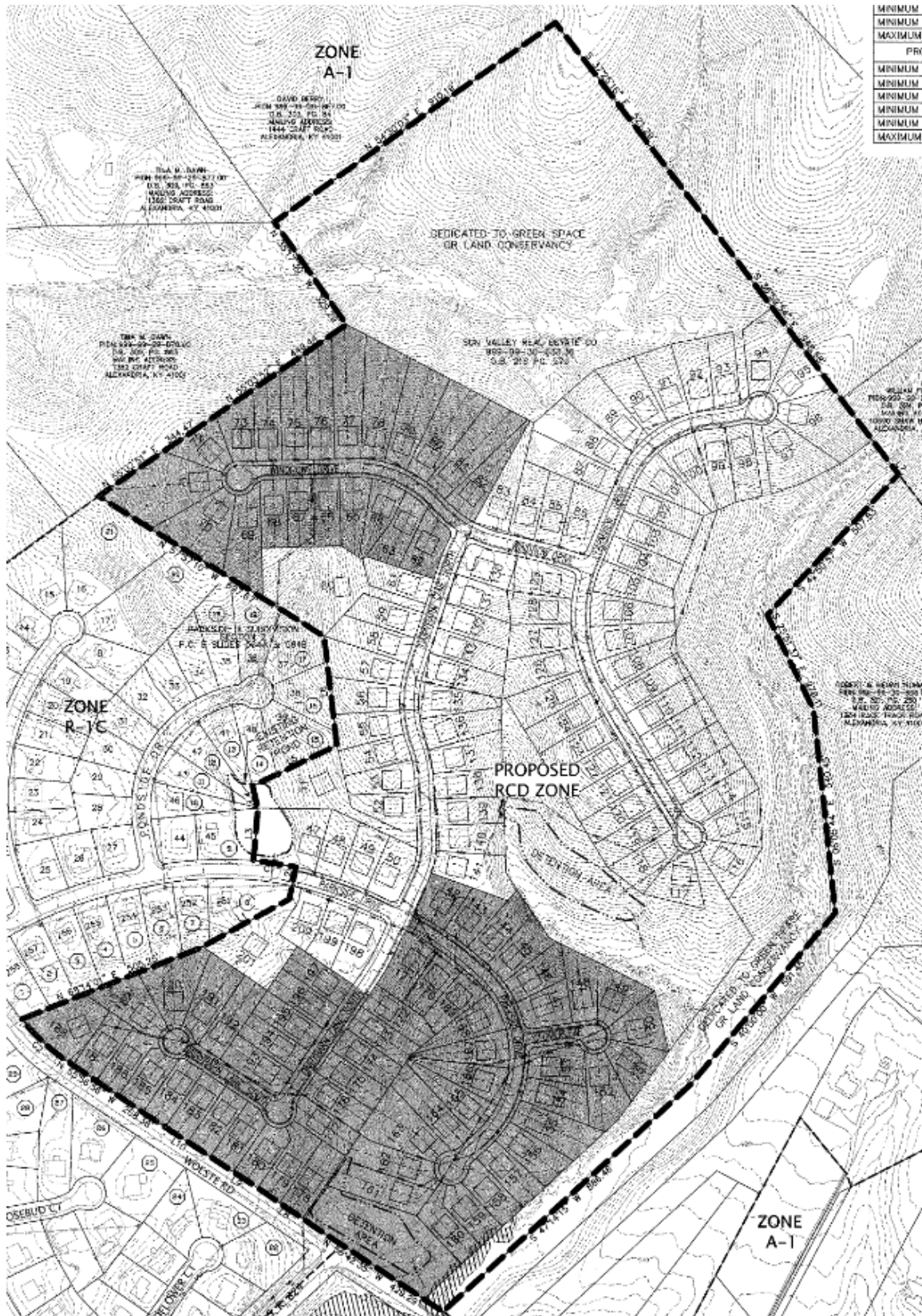


Figure 1 Site Plan Detail

13. A schedule of development will be requested with Stage 2 plans.

**Staff Recommendation:**

The Campbell County Planning and Zoning Department recommends approval of the Zone Map Amendment subject to the following conditions:

1. That the Planning Commission approve the Stage 1 Plan.
2. That the zone map amendment be approved and forwarded to the Campbell County Fiscal Court for adoption.

**Bases for Recommendation:**

The proposed subdivision is consistent with the recommendations of the 2008 Campbell County Comprehensive Plan Update, the Campbell County Subdivision Regulations and Zoning Ordinance.

Following his presentation, Mr. Hunter turned the floor back to the commission. Mr. Barrow inquired about the street width in this area of the neighborhood, which Mr. Hunter deferred to the applicant. Joe Kramer of Cardinal Engineering explained that the main road (Parkside Dr.) is in fact 28 ft. wide, but that the smaller side streets are 25. Mr. Kramer also noted that the shared wall patio homes would be in their own area in the neighborhood, separated from the traditional single family homes in the area. He then shared that there was a large portion of wooded land, noted at the top of the map, that the developer intends to donate to the Conservation District if possible, or to the HOA to maintain as public greenspace. He also explained that these particular homes would have their own HOA that would be responsible for maintenance, and landscaping on these properties to insure that they always look presentable.

Mr. Peters then opened the meeting for audience comments. He reminded everyone to sign in if they wished to speak, so that they could be appropriately recorded in the record. The first to speak was Lonnie Kemplin of 1213 Parkside Dr. Mr. Kemplin expressed concern that he did not receive a letter informing him of this hearing, and inquired as to whether there would be additional access added from Woeste rd. Ms. Minter noted for the record that 144 letters were mailed to properties surrounding the area in reference, and that legal notice was also published in the Campbell County Recorder. She also explained that due to topographical layout and placement of water retention areas, that it would not be possible to add additional road access from Woeste rd. The next for public comment was Mr. Tim Livingston of 11152 North Sun Valley Rd. Mr. Livingston noted that his concerns had mostly been addressed, but confirmed that the new zone would not allow multi-family dwellings. Mr. Hunter echoed this fact, insuring him that the new overlay zone would still only permit single family dwellings. Mr. Peters then called Cora Bawley of 1102 Parkside Dr. to the podium to present her thoughts. Ms. Bawley asked for more clarification about the homes connections, which Mr. Hunter explained. Ms. Bawley stated that She was opposed to the change and took her seat. The floor was then returned to the commission for discussion. Ms. Haynes then requested that Ms. Bawley return to the podium to clarify her opposition. Ms. Bawley stated that she considered the conjoined patio homes a downgrade to

the neighborhood, and expressed concerns about the new residents access from Parkside Dr. siting that she believed there was consideration for closing Woeste Rd.

Ms. Minter then informed the Commission that a representative from Fischer Homes was present, and could explain the HOA and maintenance and care of the patio homes. Mr. Peters then invited said representative to the podium. Jason Finch, from Fischer Homes explained that in their opinion the patio home would actually be more aesthetically pleasing because all the landscaping and exterior maintenance would be completed by the HOA and would be uniform. Ms. Haynes then asked the applicant about the number of potential homes. Joe Kramer of Cardinal Engineering stated that there could be 140 new homes, which would be 70 new buildings. Ms. Minter then clarified for the record that there is currently no plan to close Woeste Rd. and noted additionally that significant maintenance had just been completed on the road. After some additional discussion amongst the board, Mr. Peters called for a motion.

Mr. Barrow made a motion to approve 12-19-ZMA-01, a zone change and development plan. Ms. Haynes seconded the motion. A roll call vote found Mr. Barrow, Mr. Bass, Ms. Haynes, Mr. Mason and Mr. Peters in favor. The motion passed. The zone change will then be forwarded to the Fiscal court where it will have two readings and a vote.

Following the case, staff presented training completed by both staff and commission for approval. Mr. Mason made a motion to approve the training as submitted, Ms. Haynes seconded. All were in favor, the motion passed and the training was approved, awarding the following:

**Cindy Minter: 2019 APA-KY Fall Conference 6 hrs.**

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**Kirk Hunter: 2019 APA-KY Fall Conference 6 hrs.**

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**Emily Woodward: The Watershed Academy 3 hrs.  
KLC HB55 Planning and Zoning 8 hrs.**

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**Michael Williams: KLC HB55 Planning and Zoning 8 hrs.  
KACO 2019 Planning and Zoning for Local Government 8 hrs.**

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**CJ Peters: KLC HB55 Planning and Zoning 8 hrs.**

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### **Administrator's Report**

Ms. Minter stated that there were multiple topics to come forward in the month of December, one of which was of particular relevance to the city of Silver Grove. With the Silver Grove representative unable to make the regularly scheduled meeting on December 10<sup>th</sup>, Mr. Barrow made a motion to amend the regular schedule to add an additional meeting on December 3<sup>rd</sup>, noting the possibility that one of these meetings be cancelled. Mr. Mason seconded. A roll call vote found all in, favor, none opposed. The motion carried and an additional meeting was added

to the regular schedule. There being no other discussion Mr. Peters entertained a motion to adjourn, Mr. Mason made the motion, Ms. Haynes seconded an oral vote found all in favor and the meeting was adjourned at 6:49 PM

Respectfully Submitted,

Approved:

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Cindy Minter  
Director

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Sign

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