



**March 24, 2022**

**Campbell County and Municipal Planning and Zoning Commission**

Staff Comments, Findings, and Recommendations

Issue to be heard: Tuesday, April 12, 2022  
Campbell County Fiscal Court  
1098 Monmouth Street  
Newport, KY 41071

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

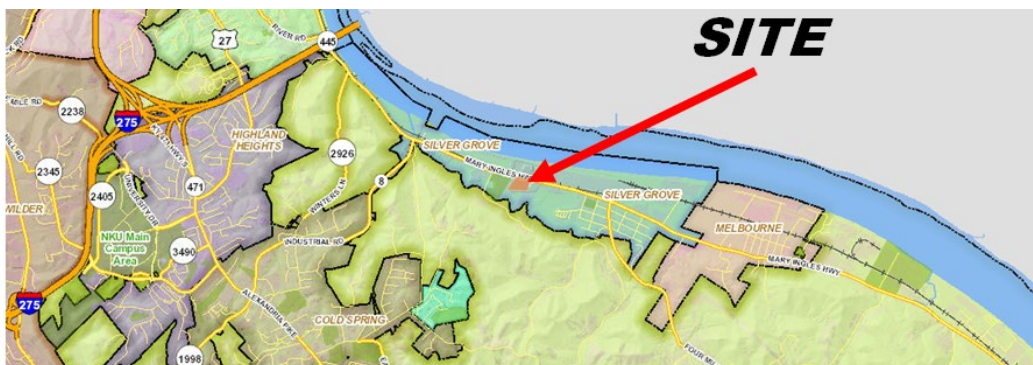
- FILE NUMBER:** PZ-22-011
- APPLICANT:** Project Rick II Partnership
- LOCATION:** 10 acres located adjacent to 4854 Mary Ingles Highway, Silver Grove, KY.
- REQUEST:** Approval of Stage II Plans for the construction of a storage building and unmanned office

Notice of public hearing was placed in the March 14, 2022 edition of the Campbell County Recorder. Notice was sent via mail to adjoining and neighboring property owners.

Information concerning these cases 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 applicant intends to construct a single-story, 55,000 square foot barrel storage building (rickhouse) and 360 square foot office building. The area under review consists of ten (10) acres in Silver Grove, Kentucky on Mary Ingles Highway (KY8) at the intersection of Kay Wright Lane.





Campbell PIDNs: 999-99-28-030.02

OBJECTID	36895
PIDN	999-99-28-030.02
DRAW	4
PMSNV.AVIS_CODE	79
OWNER CITY	COLD SPRING
PMSNV.DEED_CH_1	A
PMSNV.DEED_CH_2	A
PMSNV.TAX_YEAR	2022
PMSNV.LOT_ACRE	10
PMSNV.LAND_USE	VACANT LAND
PMSNV.SCHOOL_DISTRICT	CAMPBELL COUNTY SCHOOL
PMSNV.FIRE_DISTRICT	EASTERN CAMPBELL
PMSNV.PROPERTY_LOCATION_STREET	MARY INGLES
PMSNV.PROPERTY_LOCATION_SUFFIX	HIGHWAY
PMSNV.PROPERTY_LOCATION_ZIP	41085-0000
OWNER NAME	FRANZEN TROY
OWNERADDRESS	4770 MARY INGLES HWY
OWNER STATE	KY
OWNER ZIP CODE	41076
DEED BOOK 1	348
DEED PAGE 1	362
DEED BOOK 2	347
DEED PAGE 2	643
PMSNV.PROPERTY_CLASS	COMMERCIAL
PMSNV.LEGAL_DESCRIPTION_1	LOT 1 10 ACRES
Location	MARY INGLES HIGHWAY
Initial	SF
Shape_Length	2731.5223687498615
Shape_Area	433296.15613440133
PIDN_1	999-99-28-030.02

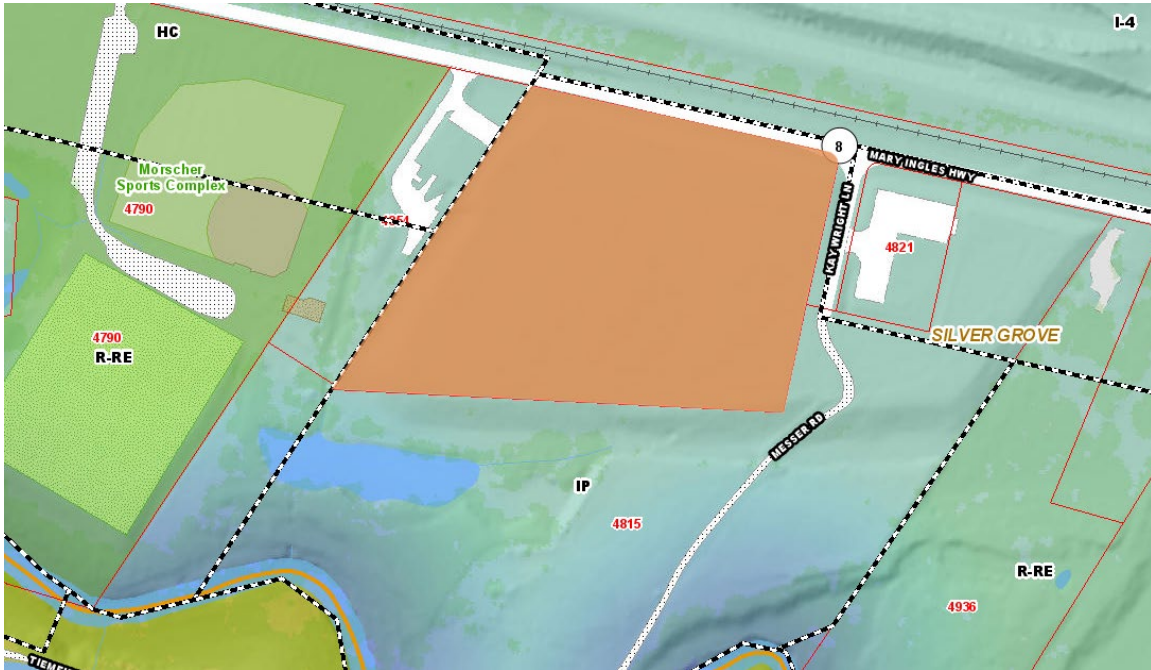


**Considerations:**

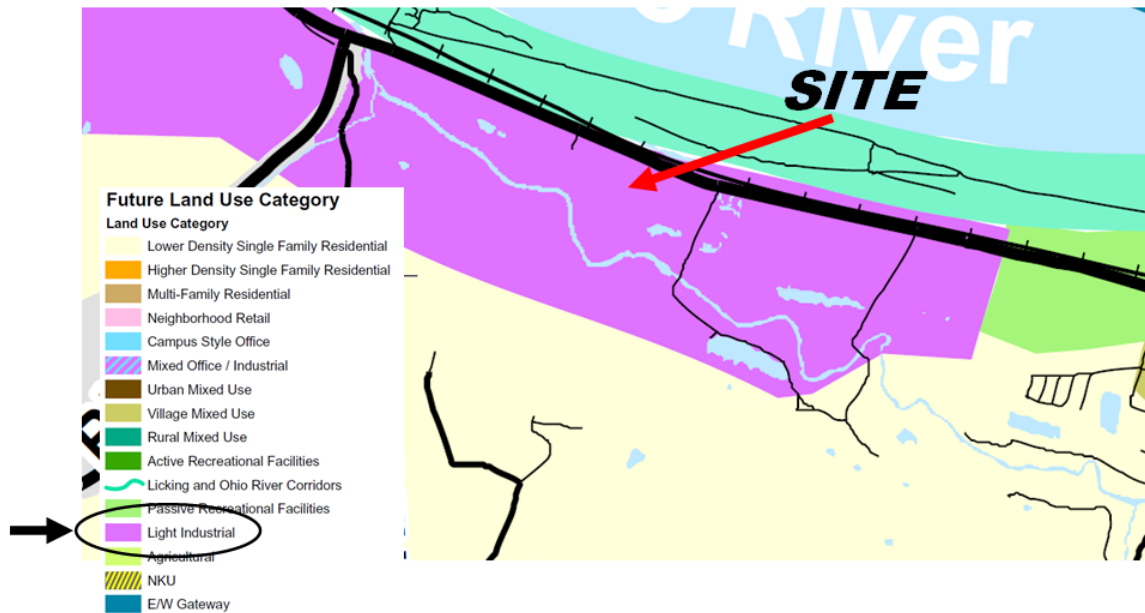
The site is currently undeveloped.

The area is within the Industrial Park (IP) Zone. The property directly to the south, behind the site is zoned IP as well. The properties to the east and west along the street are zoned Highway Commercial (HC). The properties to the north, across the street are zoned

Industrial-Four (I-4). Properties to the east at the rear of the property are zoned Residential-Rural Estate (R-RE).



The Future Land Use Map within 2008 Campbell County Comprehensive Plan designates this site as "Light Industrial".



The City of Silver Grove Zoning Ordinance, Section 10.8 IP (INDUSTRIAL PARK) ZONE identifies relevant permitted uses including (excerpted):

- ...
- 9. Warehousing or wholesaling.
- 10. Distribution of liquors and bottled products.
- ...

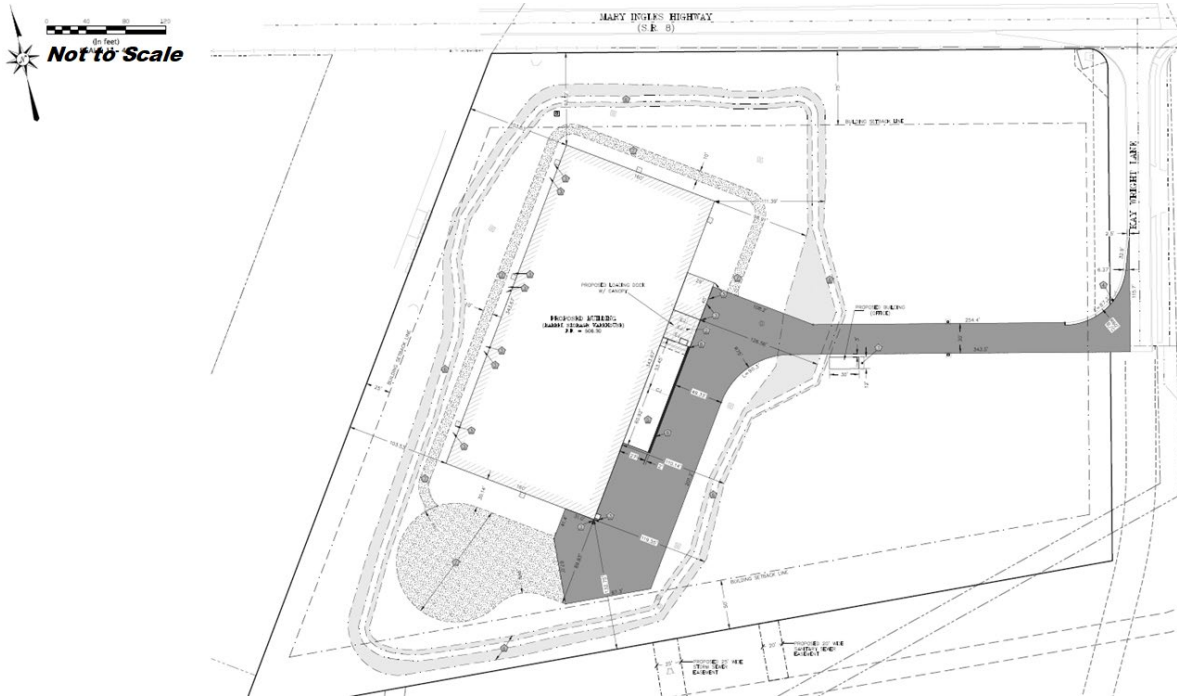
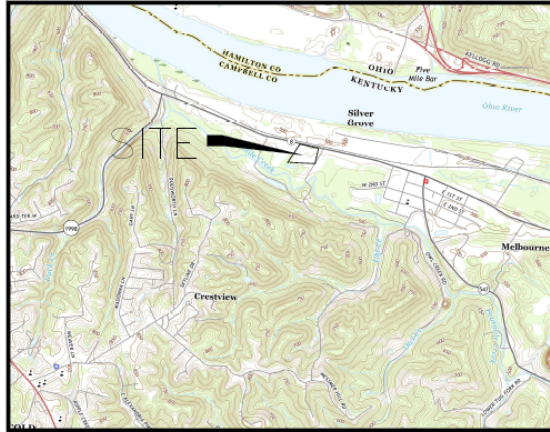


Figure 1: Site Plan (See appendix for larger image)



VICINITY MAP  
SCALE: 1" = 2000'

C-000	TITLE/VICINITY MAP
V-100	ALTA SURVEY
C-100	SPECIFICATION SHEETS
C-200	DETAIL SHEETS
C-201	DETAIL SHEETS
C-400	SITE LAYOUT/DIMENSION PLAN
C-401	VEHICLE TRAVEL PATH EXHIBIT
C-500	UTILITY PLAN
C-600	GRADING PLAN
C-700	SWPP PLAN
C-900	PROFILES (STORM/SANITARY/WATER)

*Figure 2: Submittal Contents*

Staff has reviewed the site plan for consistency with the requirements of Section 9.19  
SITE PLAN REQUIREMENTS:

1. Total area in development project is ten (10) acres;
2. Present zoning of the property is Industrial Park (IP).
3. All public and private rights-of-way and easement lines located on and adjacent to the property which are proposed to be continued, created, relocated or abandoned are indicated within the site plans;
4. Existing topography with a maximum of two-foot contour intervals is shown;
5. The proposed finish grade of the development area shown by contours with intervals not larger than two (2) feet is indicated;
6. A 55,000 square-foot (160' X 343.67') barrel storage building is proposed as the primary use of the site;
7. A 360 square-foot (12' X 30') modular office is also shown on the site plan
8. Location and dimension of all curb cuts, driving lanes, off-street parking and loading and/or unloading areas are shown on the plans;
9. No walks, malls, and other open areas are proposed;
10. A perimeter fence is indicated atop the earthen berm;
11. No signs are proposed;

12. Types of surfacing proposed on the various off-street parking and driveways including cross sections and drainage plans are indicated;
13. All existing and proposed water and sanitary sewer lines, indicating pipe size, types and grades are shown;
14. A drainage plan of the area is provided;
15. A schedule of development is not provided;
16. No residential uses are proposed
17. A proposed earthen berm is proposed encircling the barrel storage facility. The top of the berm is specified to be at 508' ASL. The base flood elevation at this site is 502' ASL.
18. Land disturbance permit has been issued as of 3/17/2022;
19. The proposed site plan meets Industrial Park (IP) zone dimensional requirements;

## EXISTING ZONE INFORMATION

IP - INDUSTRIAL PARK	
MINIMUM LOT AREA:	ONE (1) ACRE
MINIMUM LOT WIDTH:	ONE-HUNDRED FIFTY (150) FEET
MINIMUM FRONT YARD DEPTH:	SEVENTY-FIVE (75) FEET (ARTERIAL ROAD) FIFTY (50) FEET (INTERNAL ROAD)
MINIMUM SIDE YARD WIDTH:	SEVENTY-FIVE (75) FEET (ARTERIAL LOT) TWENTY-FIVE (25) FEET (INTERNAL LOT)
MINIMUM REAR YARD DEPTH:	FIFTY (50) FEET
MAXIMUM BUILDING HEIGHT:	FORTY (40) FEET

**Summary of Applicants Request:**

The applicant has submitted a request for approval of a Stage 2 Site Plan for the construction of a barrel storage building and accessory office.

**Staff Recommendation:**

- To approve the proposed Stage 2 Site Development Plan.

**Supporting Information / Basis for Recommendation**

- The plan has been reviewed and found to be in general compliance with Article IX, Section 9.19.
- The proposed site development plan is consistent with the Zoning Ordinance Article X, Section 10.8.
- Proper legal notice has been given for a site development plan.

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,



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Kirk Hunter, AICP  
Principal Planner