



CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION

MINUTES OF THE NOVEMBER 9, 2021 MEETING

MEMBERS PRESENT:

Mr. Larry Barrow, Vice Chair
Mr. Michael Williams
Mr. Justin Verst, TPO
Mr. CJ Peters, Chair
Mr. Roger Mason
Ms. Sharon Haynes

MEMBERS ABSENT:

Mr. Dennis Bass
Mr. Mark Turner

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 6:00 pm. Following the pledge of allegiance, the clerk called the roll. With Mr. Barrow, Ms. Haynes, Mr. Mason, Mr. Peters, Mr. Williams and Mr. Verst in attendance and Mr. Bass and Mr. Turner noted as absent a quorum was found.

Mr. Peters then turned the commissions attention to the previous meeting's minutes. Mr. Verst made comment that the previous meeting was extensive, and quite recent. He made a motion to table the approval of the minutes at this time to allow for more time to review. The motion was seconded by Ms. Haynes. A roll call vote found all in favor, none opposed. The motion passed and the review of the minutes of the October 28th special meeting was tabled.

Mr. Peters then turned the floor to Mr. Hunter who presented the staff report for case PZ-21-032 as follows:

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

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| FILE NUMBER: | PZ-21-032 |
| APPLICANT: | Maverick South LLC |

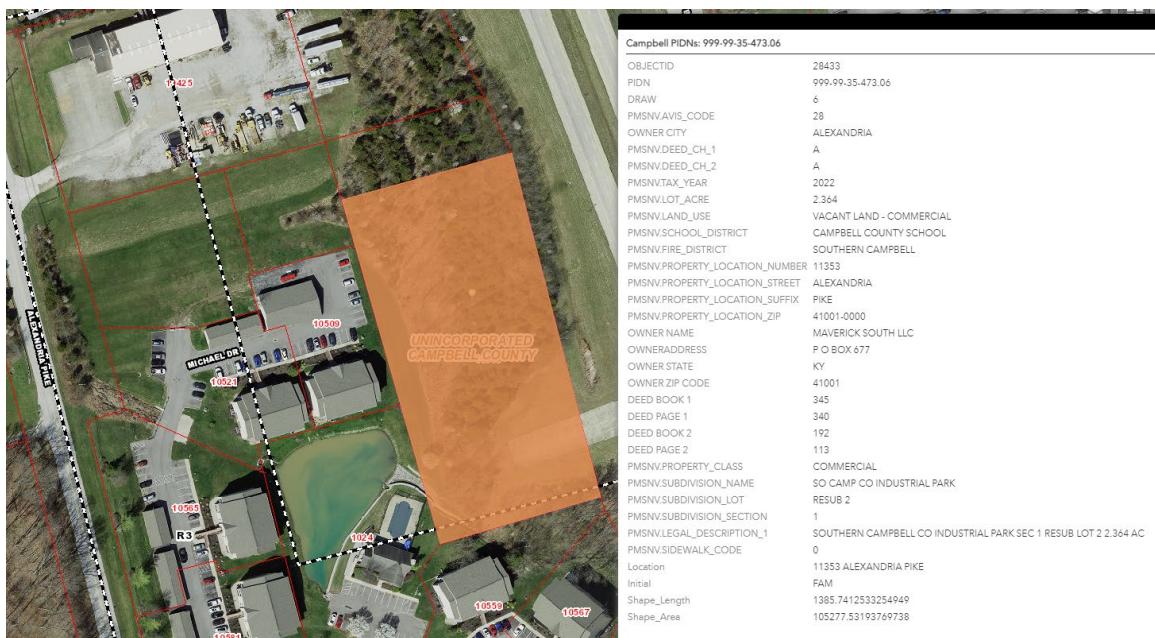
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| LOCATION: | 11353 Alexandria Pike in Unincorporated Campbell County, KY. |
| REQUEST: | Approval of Site Development Plan for proposed warehouse facility |

Per Section 18, notice of public hearing was placed in the October 21, 2021 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, 27,000 square foot building to be used as “*Industrial Condominiums*”. The area under review consists approximately three (3) acres in Unincorporated Campbell County on Alexandria Pike (US 27) approximately 1,000 feet south of the intersection of US 27 and Bud Pogue Way.





Considerations:

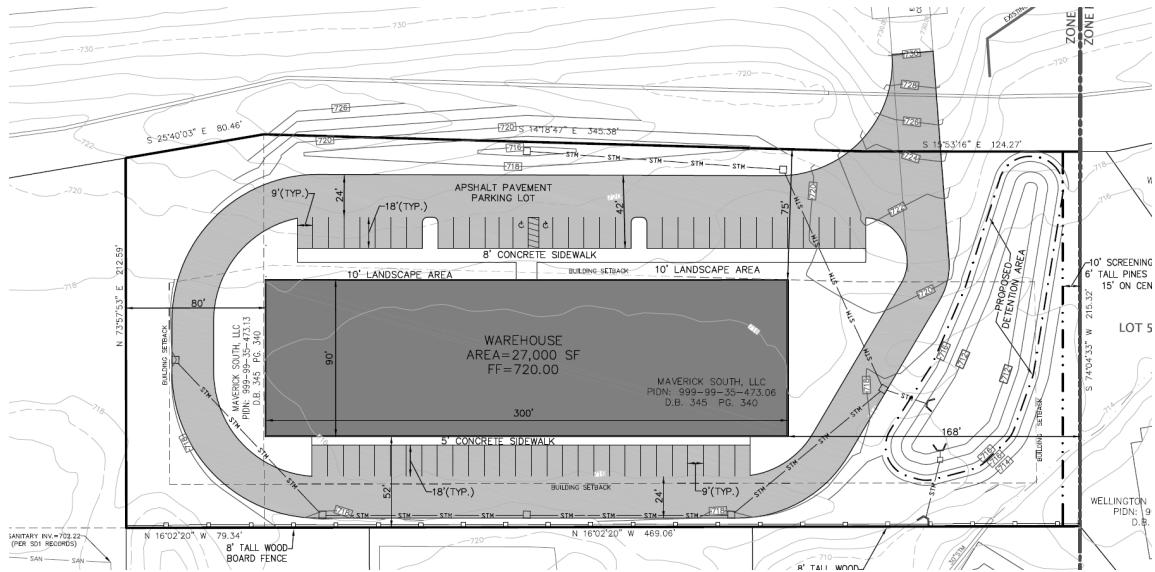
The area is within the Industrial One (I-1) Zone. The properties to the east and north are also within the I-1 Zone. The site is bordered on the south and west by Residential Three (R-3) zoning. The site is currently undeveloped. The Future Land Use Map within 2008 Campbell County comprehensive plan designates this site as “Mixed-Office/Industrial”.

Campbell County Zoning Ordinance, Section 10.23 I-1 INDUSTRIAL ONE ZONE identifies relevant permitted uses including:

1. Except for those that decompose by detonation, the manufacturing, compounding, processing, packing, or assembling of the following uses:
 - a. 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.
 - b. Cigars and cigarettes.
 - c. Cosmetics, pharmaceuticals and toiletries, compounding only.
 - d. Animated and/or illuminated billboards and other commercial advertising structures.
 - e. Electric appliances, television sets, phonographs, household appliances.
 - f. Electrical machinery, equipment and supplies.
 - g. Fountain and beverage dispensing equipment.
 - h. Furniture
 - i. Instruments for professional, scientific, photographic and optical use.

- j. Metal products, and metal finishing excluding the use of blast furnaces or drop forges.
- k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps, sporting and athletic equipment.
- l. Office Equipment.
- m. Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity.
- n. Textile products including asbestos products, canvas and burlap, clothing, cotton products. hosiery and knitting mills, rope, and twine.
- o. Dairy products and related items.
- p. Glass products, made of purchased glass.
- q. Jewelry, silverware and plated wire, kitchen ware.
- r. Leather products, excluding tanning and finishing.
- s. Craftsman and artisan shapes, taxidermy blacksmith, welding shops.
- t. Marine warehousing, sales and service.
- u. 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.



GENERAL NOTES

1. EXISTING ZONE OF SUBJECT PROPERTY: I-1 INDUSTRIAL ONE
2. EXISTING LAND USE: VACANT LAND
3. PROPOSED LAND USE: INDUSTRIAL WAREHOUSE
4. AREA OF SUBJECT PROPERTY: 2.76 ACRES
5. NO PROPOSED LIGHTING TO BE USED WHICH WOULD GLARE ONTO ANY STREET, ROAD, HIGHWAY, DEEDED RIGHT OF WAY OR INTO ANY ADJACENT PROPERTY
6. STORM DETENTION WILL BE DESIGNED IN ACCORDANCE TO SD1 RULES AND REGULATIONS
7. SIGNS TO BE SHOWN ON STAGE II PLANS IN ACCORDANCE WITH ZONING REGULATIONS

A review of the plans shows the following:

1. The site plan shows the existing proposed finished topography of the subject property indicated by contours in two (2) foot intervals;
2. A review of the topography indicates that the site is relatively flat. No substantial grading is required for this development;
3. No residential uses are proposed;
4. One (1) 27,000 square-foot (90' X 300') building is proposed;
5. Parking, circulation and sidewalks are indicated on the submitted plans.



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PARKING SUMMARY

1. PARKING REQUIRED: ONE PARKING SPACE FOR EACH EMPLOYEE, PLUS ONE PARKING SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES
2. PROPOSED REGULAR PARKING: 60 SPACES
3. PROPOSED HANDICAP PARKING: 2 SPACES
4. TOTAL PROPOSED PARKING: 62 SPACES

6. Landscaping is shown along the building façade as well as along the southern property line as screening. An eight-foot high privacy fence is indicated along the western property line;
7. No signs are proposed;
8. Storm drainage system is indicated showing stormwater lines and a retention pond;
9. Provisions for control of erosion, hillside slippage and sedimentation are not shown;
10. A schedule of development is not presented at this stage;
11. The proposed site plan meets Industrial-One (I-1) zone dimensional requirements;

I-1 Zone Regulations Require:

| | |
|---------------------------|------------------------------|
| Minimum Lot Area: | Two (2) acres |
| Minimum Lot Width: | One hundred fifty (150) feet |
| Minimum Front Yard Depth: | Seventy-five (75) feet |
| Minimum Side Yard Depth: | Twenty-five (25) feet |
| Minimum Rear Yard Depth: | Twenty-five (25) feet |
| Maximum Building Height: | Fifty (50) feet |

Summary of Applicants Request:

The applicant has submitted a request for approval of a Stage 1 Site Plan for the construction of a new warehouse building.

Staff Recommendation:

To approve the proposed Stage 1 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 10.23.

Proper notice has been given for a site development plan.

Mr. Peters asked for clarification regarding the definition of an industrial condominium. Mr. Hunter deferred that question to the applicant. Mr. Verst asked for specification regarding adherence to industrial performance standards. The commission then asked for the applicant to speak.

Mr. Brett Cade explained that his deeming this project an industrial condominium reflected his plan to lease out portions of the warehouse space to separate uses. The

commission, staff and applicant discussed the potential for changes to this plan and how that would affect the review process. The applicant also explained the potential number of tenants and future possibilities of expansion. Ms. Haynes confirmed that there were no comments received from neighboring property owners.

The commission then discussed amongst themselves. Mr. Verst noted that the use fits with the zone, and Mr. Barrow added that he confirmed through research that the curb cut on the property is in fact existing.

With no further discussion Mr. Peters opened the floor to a motion. Mr. Verst made a motion to approve the site development plan as submitted. Seconded by Ms. Haynes, a roll call vote found all in favor, none opposed or abstaining. The motion passed.

Mr. Peters then directed staff to provide the administrators report, Mr. Hunter reviewed recent trainings completed by staff and commission for approval. Mr. Verst made a motion to approve the training hours as presented. Seconded by Mr. Barrow, a roll call vote found all in favor, none opposed or abstaining. The motion passed.

With no additional business Mr. Peters opened for a motion to adjourn. Mr. Verst made the motion, seconded by Mr. Mason. An oral vote found all in favor and the meeting was adjourned at 6:27 PM.

Respectfully Submitted,

Approved:

Cindy Minter
Director

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