

Planning & Zoning Minutes

July 12, 2023

The meeting of the Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm. The pledge was led by chairman Mike Foulks.

Roll Call: (01:06)

- Present: Mike Forge, Mike Foulks, Robin Hahn, Greg Hizer, Steve Popovich Marg Trunick, Attorney Brandon Voelker, City Clerk Robin Morency, Kirk Hunter and Cindy Minter with Campbell County Planning & Zoning.
- Excused: Sam Conner

Mike Foulks pointed out the exits from the building, per fire department regulations. (01:07)

Minute Approval: (01:22)

- May 10, 2023 meeting minutes were reviewed by all. Greg Hizer made a motion to approve. Robin Hahn seconded the motion. All were in favor. **Motion passed.**

Subdivision Items: None.

Public Facilities: None.

Public Hearing: (02:38)

- PZ-23-015 Approval of Zone Map Amendment from Neighborhood Shopping Center (NSC), Residential -Two (R-2), and Professional Office (PO) zones to Residential-Three (R-3). The applicant is Vision Realty Group. Kirk Hunter presented his PowerPoint presentation which contained the overview of the property as well as the adjoining properties and their zone, and the considerations of a zone map amendment. In regards to the zone map amendment, staff's comments were:
 1. The existing zoning classification given to the property is inappropriate for the existing and proposed use. The basic character of the area is multi-family residential and commercial. The limited access and visibility of the location precludes it from being a viable commercial location. A zone change to R-3, multi-family residential is appropriate for the site and proposed use.
 2. 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. The identified future land use as parks and recreation has not been realized. The waning interest in using the site for recreation by its current ownership, and the decision to sell the property reveals the limited necessity of recreation at this specific site.

Staff recommends that the zoning designation be changed to from NSC, PO and R-2 to Residential-Three (R-3) Multi-Family Residential. The bases for staff recommendation are:

1. Per Kentucky Revised Statutes, the City of Cold Spring has the authority to enact zoning regulations within its jurisdiction. This authority includes the provision to amend its zoning map.
2. Pursuant to the Cold Spring Zoning Ordinance Article XVII Amendment Procedure, the Planning and Zoning Commission has the authority to take action on amendments to the zoning map for adoption by the legislative body.
3. Proper notice has been given in accordance with Article XVII Amendment Procedure of the Cold Spring Zoning Ordinance.
4. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate.
5. That there have been major changes of an economic, physical, or social nature within the area involved that were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

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- PZ-23-014 Approval of Stage 1 Development Plans for a 174-Unit Apartment Complex at 3704 Alexandria Pike; Mr. Hunter reviewed the minimum area and height regulations, showed a rendering of the buildings and floor plans. There are 174 units, 5% studio, 10% 2-bedroom, 50% 1-bedroom w/den and 35% 1 bedroom ranging from 620 square feet up to 1200+ square feet. Cindy Minter stated that these are the same developers that are developing Memorial Point in Southgate, which is a high-quality product.
 - Staff's recommendation is:
 - The Planning Commission approve the Stage 1 Development Plans for a 174-Unit Apartment Complex; and
 - Recommend a Zone Map Amendment from Neighborhood Shopping Center (NSC), Residential-Two (R-2), and Professional Office (PO) zones to Residential-Three (R-3). The recommendation shall be forwarded to the City of Cold Spring City Council for adoption.
 - The bases for the recommendation are:
 - The submitted request is appropriate for this site since it is in compliance with the City of Cold Spring Subdivision Regulations and Zoning Ordinance.

Matt Olliges with Vision Realty Group stated they have been working with the Elks and CC Planning and Zoning for quite some time and they intend to put in Class A market rate products in Cold Spring. There was discussion about the entrance to this development; residents will enter through Salmon Pass. The board also discussed landscaping, how many stories the buildings will be, fencing, dumpster placement, and utility placement. There was no public comment on either case. Steve Popovich made a motion to approve the zone map amendment from Neighborhood Shopping Center (NSC), Residential-Two (R-2), and Professional Office (PO) zones to Residential-Three (R-3) and to forward this recommendation to city council for consideration on the bases of staff recommendation and the evidence presented. Marg Trunick seconded the motion. Mike Forge stated that the applicant is direct relative of his. Roll call vote shows 5 yeses and 1 abstain – Forge. **Motion passed.** Greg Hizer a made a motion to approve the stage 1 development plan for a 174-unit apartment complex based on the recommendation and evidence provided by staff conditional upon the zone change by city council. Robin Hahn seconded the motion. Roll call vote show 5 yeses and 1 abstain – Forge. **Motion passed.** The commission decided that they would like the stage 2 plans presented before this body.

Unfinished Business: None

Correspondence: None.

Planning & Staff Items: None.

Commission Items: (01:49)

- Approval of 1 hour continuing education hours for Mike Forge. Steve Popovich made a motion to approve. Greg Hizer seconded the motion. All were in favor. **Motion passed.**

Comments/Requests to the Commission:

- There was discussion about meeting advertisements.

Adjournment: (48:20)

- Mike Forge made a motion. Steve Popovich seconded the motion to adjourn the meeting at 7:04pm. All in favor. **Motion passed.**

Approved: 8/9/23

Chairman: 

City Clerk: 

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To view the meeting agenda, visit: <https://coldspringky.gov/departments/planning-and-zoning/planning-and-zoning-agendas/>

To view the meeting video, visit: <https://coldspringky.gov/planning-and-zoning-meeting-videos/>