



Planning & Zoning Minutes

February 12, 2025

The Cold Spring Planning & Zoning Commission was called to order by Chairman Foulks at 6:30pm followed by the Pledge of Allegiance.

Roll Call:

- Present: Sam Conner, Mike Foulks, Greg Hizer, Mark King, Marg Trunick, City Clerk Robin Morency, and City Attorney Brandon Voelker.
- Not Present: Mike Forge and Jerry Schmidt.

Minute Approval:

- The November 21, 2024 meeting minutes were reviewed by all. Marg Trunick made a motion to approve, second by Sam Conner. All were in favor. **Motion passed**

Public Hearing:

- PZ-24-043
 - APPLICANT: McBride Dale Clarion as Zoning Consultant for Kroger Limited Partnership I & Vision ESP LLC
 - LOCATION: Martha Layne Collins Boulevard and Salmon Pass, Cold Spring
 - REQUESTS: Zone Map Amendment for approximately 20 acres from Neighborhood Shopping Center (NSC) & Residential Three (R-3) to Mixed Use Planned Development (MUPD)
- PZ-24-044
 - APPLICANT: McBride Dale Clarion as Zoning Consultant for Kroger Limited Partnership I & Vision ESP LLC
 - LOCATION: Martha Layne Collins Boulevard and Salmon Pass, Cold Spring
 - REQUESTS: Stage I and Stage II Site Development Plan for a new Kroger Marketplace Store with a wine and spirit store and a conditional use permit for a fuel center
 - Cindy Minter provided a comprehensive review of both cases, confirming that notice was mailed to adjoining property owners, published on LINK NKY, and displayed on-site with four posted signs. She presented an overview of the existing and proposed site layouts, the rezoning area, the comprehensive plan, and the site plan. The site plan encompassed key elements such as landscaping plans—including an 8-foot-high sound barrier wall—elevations, signage, a fuel canopy, trash enclosures, utility lines, a lighting plan, parking layout, traffic analysis, and stormwater management. Additionally, Ms. Minter reviewed the conditional use permit for the fuel center. Following her review, she presented staff's recommendations for both cases, outlining the rationale behind each.
 - Ann McBride, the zoning consultant for Kroger, addressed the commission with a summary of Ms. Minter's review. She highlighted key features of the proposed development, including a pharmacy pick-up window attached to the building, a ClickList pick-up area with 16 designated spaces, and a liquor store. Additional in-store amenities include a Starbucks, a specialty cheese shop, an expanded floral department, fresh sushi, a grab-and-go food section, fresh popcorn, a clothing department, a full-service pharmacy, and money services. Ms. McBride noted that the site's lighting will utilize LED technology, which is more easily contained. She also emphasized Kroger's efforts to collaborate with Chardonay residents, stating that they worked diligently to address concerns and adjusted the plans accordingly.
 - A member of the audience inquired about the residential property that will be owned by Kroger. Ms. McBride clarified that the property is not included in the zoning change or development plans and that there are no plans for the area at this time. The discussion then shifted to the finished elevation. Another Cold Spring resident expressed concerns about traffic flow, prompting Ms. McBride to review the parking layout and pedestrian access.
 - Ms. Minter noted that the proposed store will be slightly larger than the Newport Pavilion Kroger location, with construction anticipated to begin in Fall 2025. Gloria Crowe (resident)



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voiced concerns regarding noise from the loading dock. In response, Ms. McBride explained that the sound barrier wall has been increased from six feet to eight feet and there will also be a six-foot earthen mound with landscaping to further mitigate noise. Another resident questioned whether a study had been conducted to justify the need for a store of this size, expressing doubt about its necessity. Ms. McBride explained that Kroger conducts extensive market research to determine whether a new store is needed or if an existing location requires expansion. She emphasized that Kroger would not make a \$35 million investment without thorough analysis. Mark King inquired about the status of the Crossroads Kroger location, and Ms. McBride confirmed that it will remain open. Chairman Foulks closed the public hearing and thanked Kroger for their presentation.

- Sam Conner made a motion based on the following staff recommendation, seconded by Mark King:
 - The zoning designation for approximately 19.7 acres of land referred to as Parcels PIDN: 999-99-20-372.00, 999-99-19-495.01, 999-99-18-193.01 and a portion of 999-99-19-495.00 to be changed from Residential-3 (R-3) and Neighborhood Shopping Center (NSC) to Mixed Use Planned Development (MUPD) along with the associated rights-of-way be approved and the action be forwarded to City of Cold Spring City Council for adoption;
 - That previously approved incomplete developments for self-storage units on PIDNs 999-99-19-945.01/999-99-19-945.00 and apartments on PIDN: 999-99-18-193.01 be void upon adoption of the Zone Change by Council. The basis for staff recommendation is:
 - 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.
 - 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.
 - Proper notice has been given in accordance with Article XVII Amendment Procedure of the Cold Spring Zoning Ordinance.
 - The existing zoning classification was recently assigned and the requested zone change is more appropriate and improves the alignment with the adopted Comprehensive Plan.
 - Roll call vote shows 5 yeases and 0 noes. **Motion passed.**
- Marg Trunick made a motion based on the following staff recommendation, seconded by Greg Hizer.
 - To approve the Stage I and II Site Development Plan with no residential improvements.
 - Roll call vote shows 5 yeases and 0 noes. **Motion passed.**
- Greg Hizer made a motion, seconded by Sam Conner to approve a conditional use permit for a fuel dispensing facility that is incidental to and operated as a part of and located within 1,000 feet of a grocery store containing at least 40,000 gross square feet and not directly adjacent to or fronting on US 27/Alexandria Pike.
 - Roll call vote shows 5 yeases and 0 noes. **Motion passed.**



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New Business:

- Approval of 3.5 continuing education hours for Greg Hizer: Sam Conner made a motion approve, seconded by Mark King. All were in favor. **Motion passed.**
- Election of Officers: Chairman Foulks stated he is postponing this until the March meeting.

Adjournment:

- Mark King made a motion to adjourn the meeting at 7:49pm, second by Sam Conner. All were in favor. **Motion passed.**

Approved: 3/12/25

Chairman:

City Clerk:

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/>