



COLD SPRING PLANNING & ZONING
March 12, 2025
6:30 PM

1. PLEDGE TO THE FLAG, ROLL CALL, AND EXIT INSTRUCTIONS
2. APPROVAL OF MINUTES
 - February 12, 2025 meeting minutes
3. PUBLIC HEARING ON SCHEDULED ITEMS
 - FILE NUMBER: PZ-25-004
 - LOCATION: 5531 Alexandria Pike at Cold Spring Pointe
 - APPLICANT: Midland Atlantic Properties
 - REQUEST: Revised Stage II Plans for a Fuel Center
4. NEW BUSINESS
 - Election of Officers for 2025
5. UNFINISHED BUSINESS
6. COMMENTS/REQUESTS TO THE COMMISSION
7. ADJOURNMENT



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 Chardonnay 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 yeses 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 yeses 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 yeses 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:

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/>



February 21, 2025 (revised 3/4/2025)

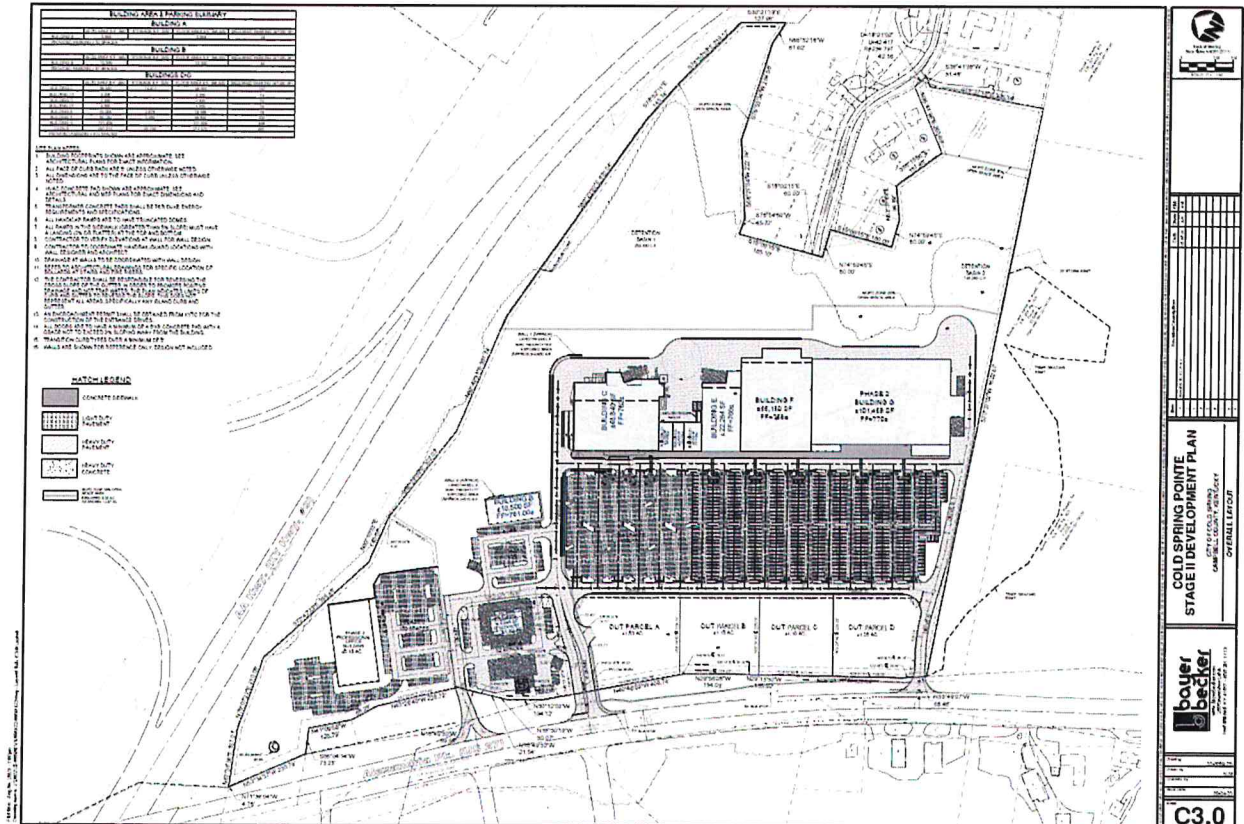
Mr. Mike Foulks, Chair
Cold Spring Planning & Zoning Commission
5694 East Alexandria Pike
Cold Spring, KY 41076

Mr. Foulks,

The Campbell County staff respectfully submits this report for your consideration. A public meeting is scheduled before the Cold Spring Planning and Zoning Commission on March 12, 2025 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

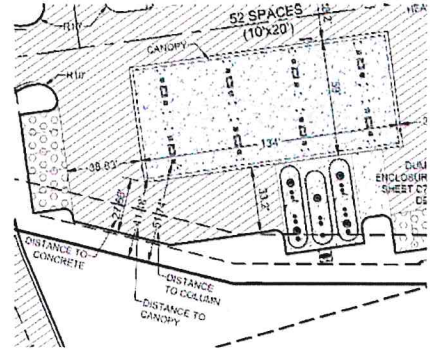
FILE NUMBER: PZ-25-004
LOCATION: 5531 Alexandria Pike at Cold Spring Pointe
APPLICANT: Midland Atlantic Properties
REQUEST: Revised Stage II Plans for a Fuel Center

In 2023, the Stage II plans were approved for this outlet. A rear yard setback variance of fifteen (15) feet from the required twenty-five (25) was also granted.

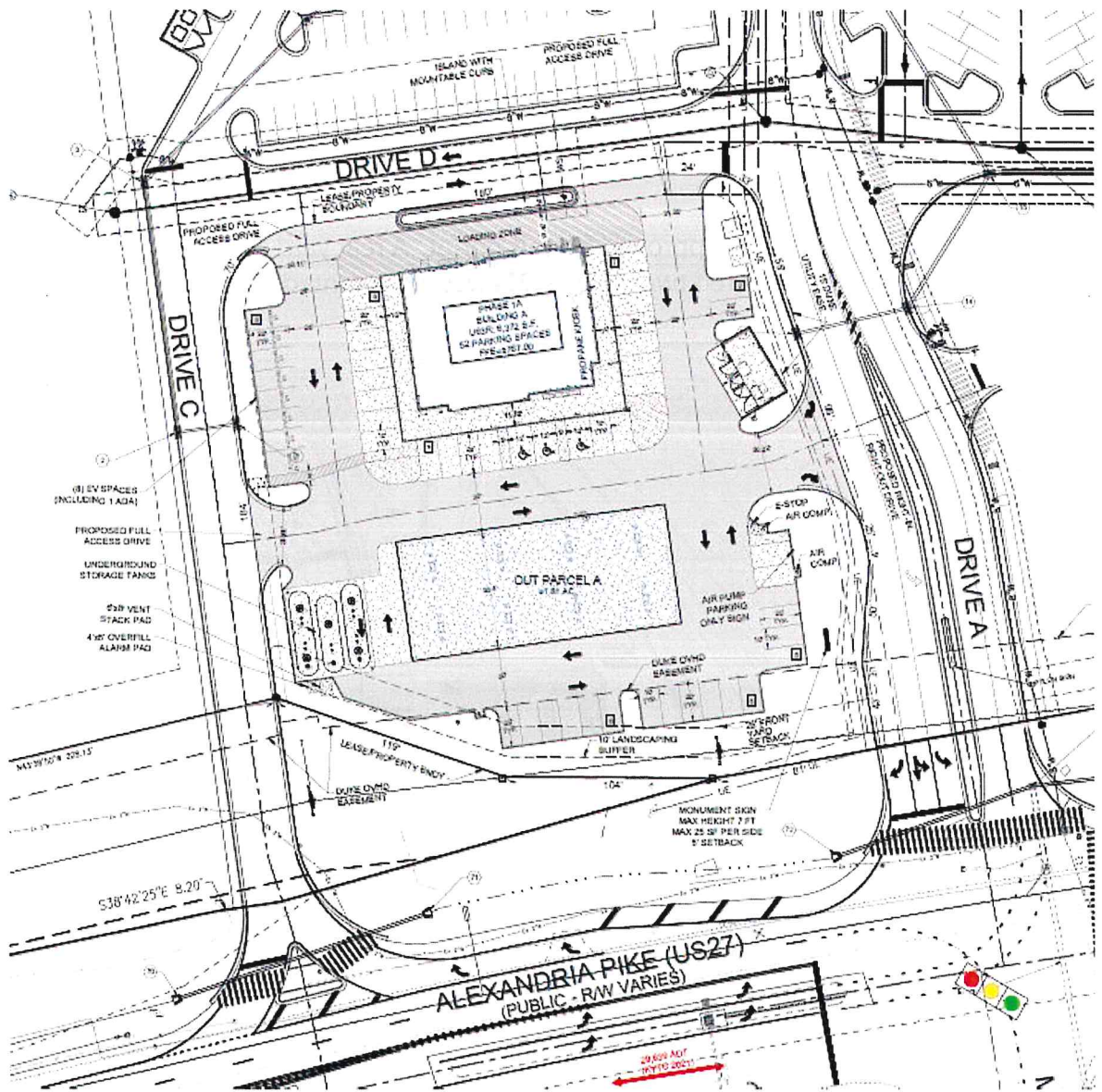


Since this time, it was determined that the fuel tanks needed to be relocated to avoid a revised Duke Easement. Modified Parking, Lighting and Landscaping plans were required to be updated. The Dumpster was also relocated to improve safety and aesthetics.

A signage plan and renderings of the façade are now available. While the 2023 site plan included a general location of a monument sign, the signage was not reviewed or approved as part of the 2023 plan.



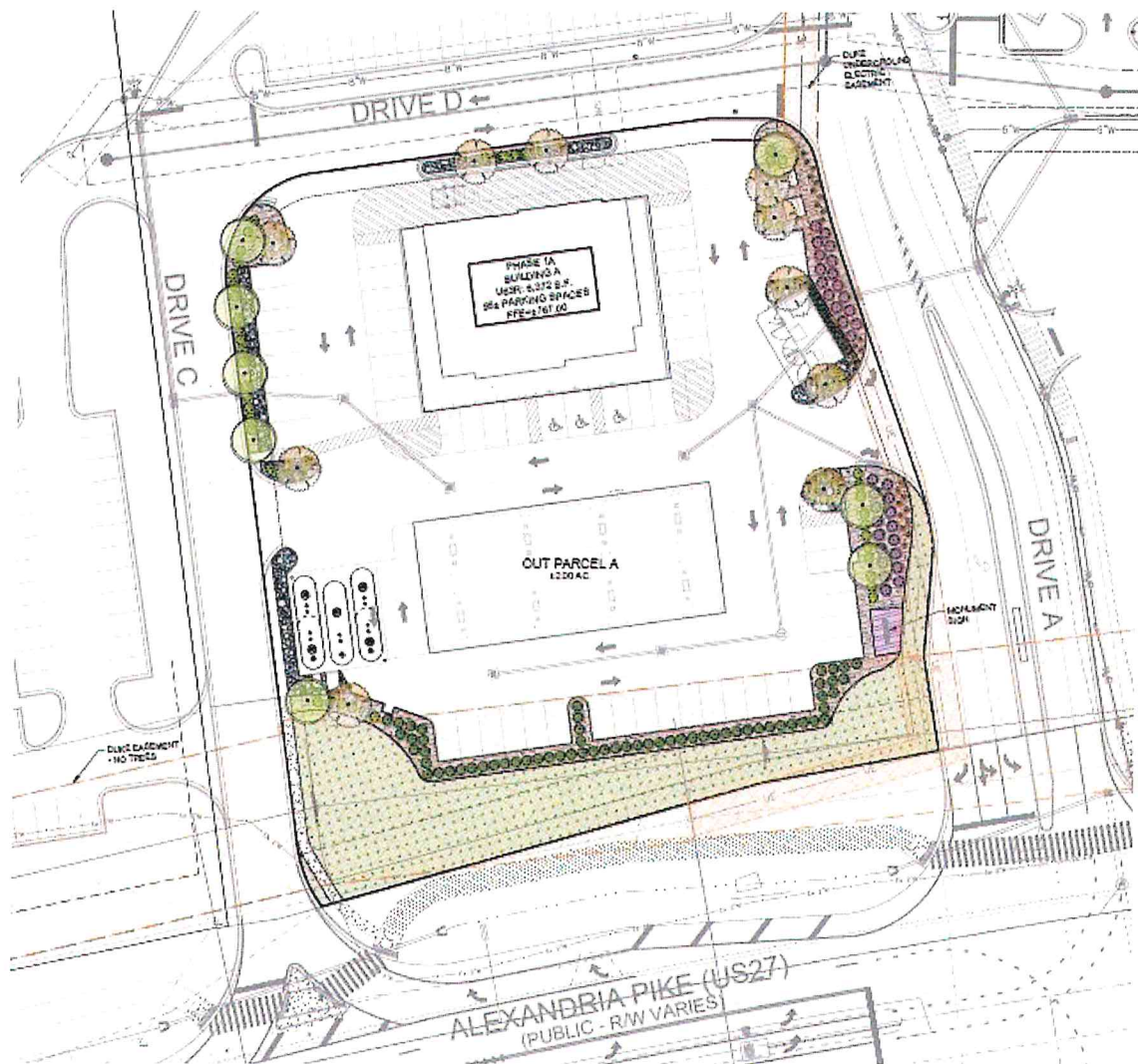
Revised Site Plan:



The revised plan relocates the underground fuel tanks to the north side of the lot. This relocation was required based upon a revised easement from DUKE. Powerlines along Alexandria Pike / US 27 were recently relocated.

Parking was shifted based upon the new location. The outlot continues to provide sufficient parking. A loading zone was added to the rear of the building. The dumpster location was also shifted east. This new location provides a cleaner line of site from the primary entranceway and provides an opportunity for additional landscaping.

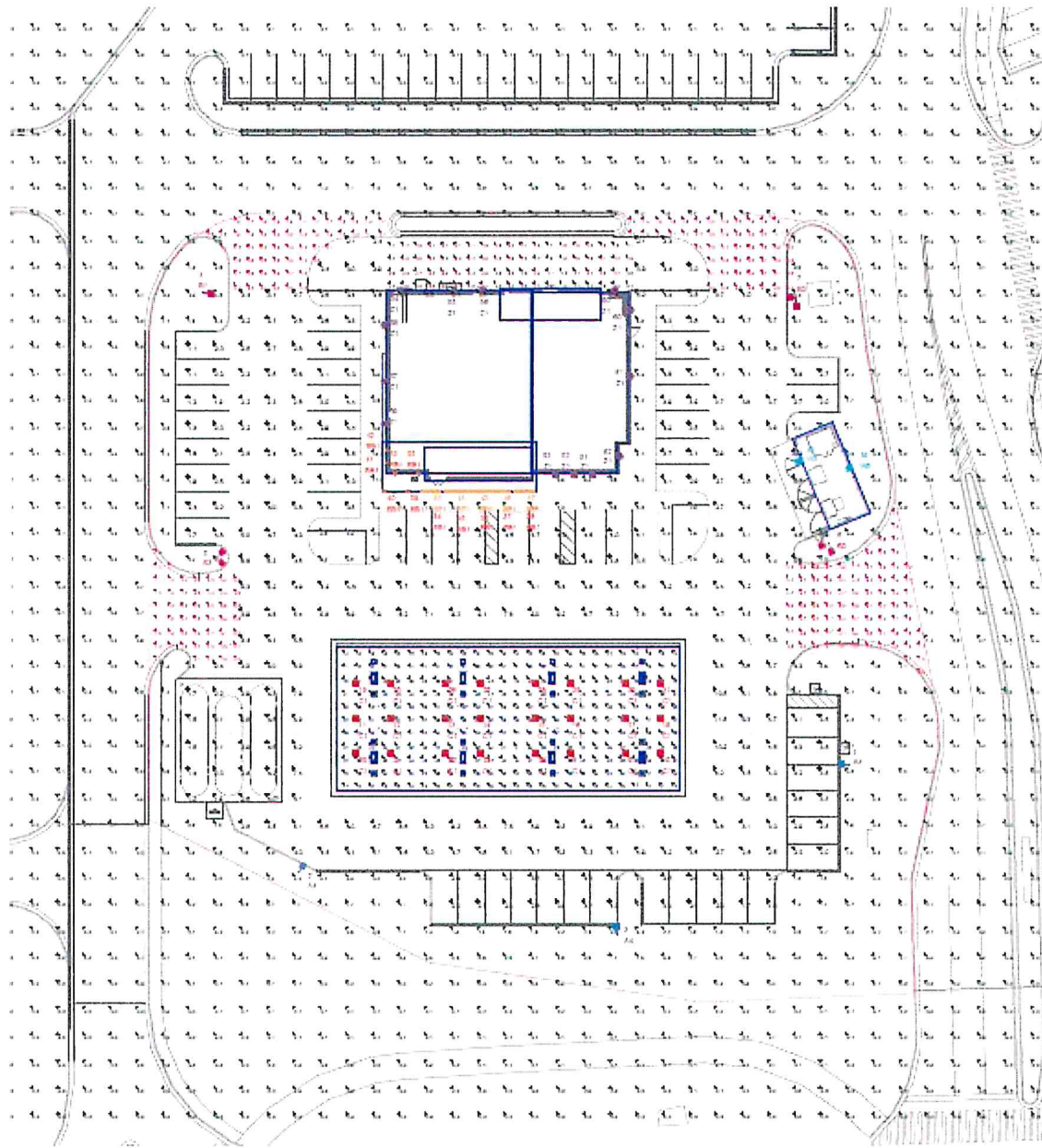
Revised Landscaping Plan:



The landscaping plan show the location of the DUKE Easement. This area would be limited to low plantings. River rock would be adjacent to the relocated Fuel Tank area.

The plan includes eight (8) street streets and ten (10) interior trees. Narrow evergreen screening is included on the rear side of the dumpster containment area.

Revised Lighting Plan:



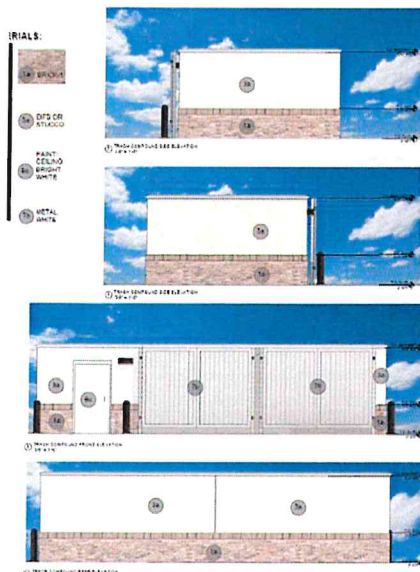
The lighting plan was detailed for this site.

Building Façade:



Front rear and side profiles of the building were provided.

A profile of the canopy was provided. NOTE: the WAWA logo the red spanner is not permitted nor indicated on the signage plan.



Dumpster Containment:

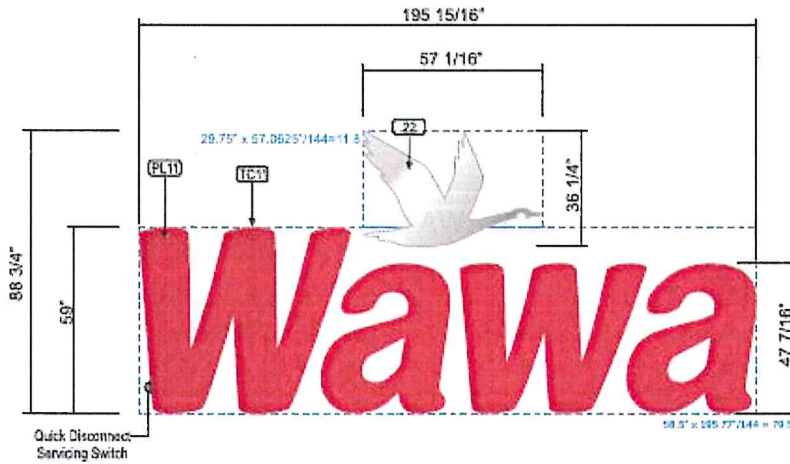
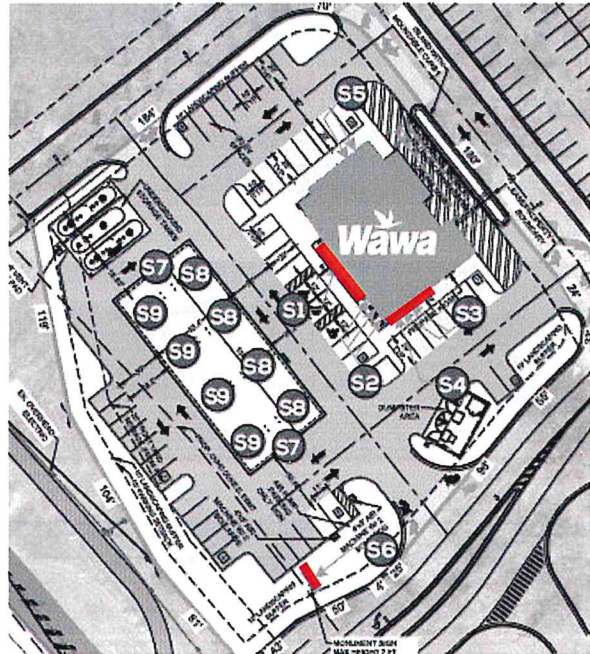
Materials for the dumpster containment were also indicated.

Signage:

There are three notable sign areas to be reviewed, two wall mounted signs on the building and a monument sign with fuel pricing.

Based upon the length of the primary façade, a sign not to exceed 91.8 square feet would be permitted. They are proposing a 91.3 square foot was sign.

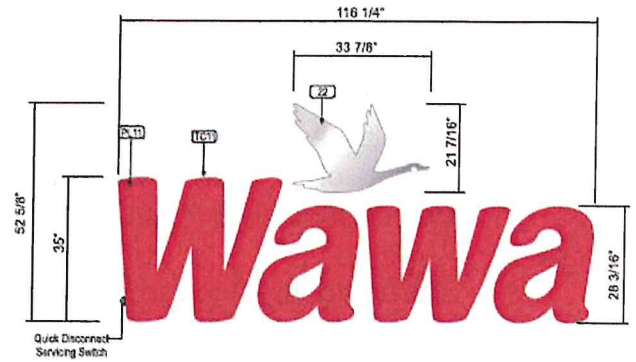
A second wall sign would be permitted along the south façade facing the main entrance. They would be permitted up to 72 square feet. They are requesting 42.5 square feet. Both of these wall signs would be internally illuminated.



59" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of TWO(2) GEOMETRIC SHAPES = **91.3 SQ FT**

The applicant is also requesting architectural panels without the WAWA logo on the front and side facades.



35" ILLUMINATED CHANNEL LETTERS w/ HALO LIT GOOSE LOGO

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
SQ.FT. of ONE(1) GEOMETRIC SHAPE = **42.5 SQ FT**

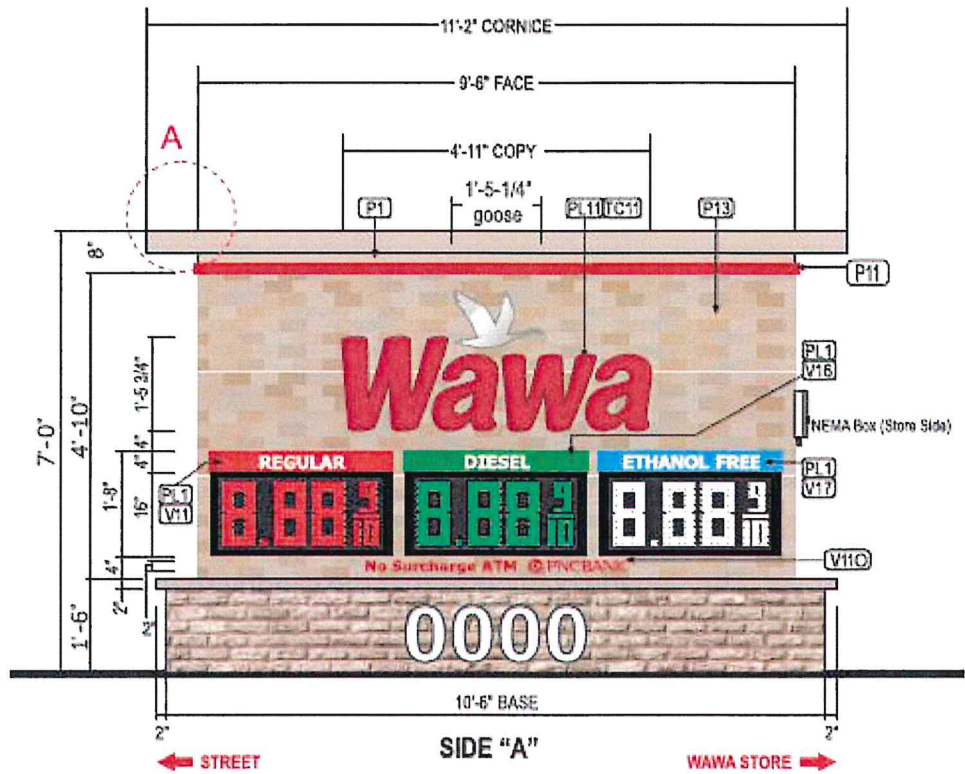
The signage plan notes that the canopy spanners have no signage.



A double-sided monument sign is proposed near the front entrance to outlot. A monument sign with the HC-2 zone is limited to a height of 7 feet. The proposed height is 7 feet.

The face of the sign can be a maximum of 25 square feet.

The fuel pricing area is estimated to be approximately 15 square feet. The WAWA logo is an additional 8 square feet.



In summary, the applicant is seeking and amend to the plan as presented including approval of the signage plan.

Staff Recommendation:

1. To approve the amended Stage II plan for the fuel center as a result of the relocation of the fuel tanks and dumpster area.
2. To approve the signage.

Bases for Staff Recommendation:

1. The submitted request is appropriate for this site and is found to be in compliance with the City of Cold Spring Comprehensive Plan, Subdivision Regulations and Zoning Ordinance.
2. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public meeting was given.

If you need additional information or clarification prior the meeting, you may contact us at 859-292-3880.