



COLD SPRING PLANNING & ZONING
January 14, 2026
6:30 PM

1. PLEDGE TO THE FLAG, ROLL CALL, AND EXIT INSTRUCTIONS

2. APPROVAL OF MINUTES

- October 8, 2025 meeting minutes

3. NEW BUSINESS

- Election of Officers

4. PUBLIC HEARING ON SCHEDULED ITEMS

- PZ-25-048
 - Applicant: Gold Star Chili, Inc.
 - Location: 3801 Alexandria Pike – Cold Spring Town Center
 - Request: Improvement plan for a restaurant with a drive-thru
- PZ-25-063
 - Applicant: Brew Team KY, LLC
 - Location: 3729 Alexandria Pike – Cold Spring Town Center
 - Request: Improvement plan for a restaurant with a drive-thru; conditional use permit for outdoor dining
- PZ-25-057
 - Applicant: Woolpert Inc., on behalf of Midland CSP Venture/Chic-Fil-A
 - Location: 1060 Magnolia Lane – Cold Spring Pointe
 - Request: Improvement plan for a restaurant with a drive-thru

5. UNFINISHED BUSINESS

6. COMMENTS/REQUESTS TO THE COMMISSION

7. CONTINUING EDUCATION APPROVAL

7. ADJOURNMENT



Planning & Zoning Minutes

October 8, 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 Forge, Mike Foulks, Greg Hizer, Mark King, Jerry Schmidt, Marg Trunick, City Clerk Robin Morency, City Attorney Brandon Voelker and Campbell County Director of Planning & Zoning Cindy Minter.

Minute Approval:

- September 13, 2025 meeting minutes were reviewed by all. Jerry Schmidt made a motion to approve, second by Greg Hizer. All were in favor. **Motion passed**

Old Business:

- PZ-25-042: Cindy Minter reviewed the changes that were made due to the discussions from last month's public hearing. Mike Foulks made a motion to change the minimum lot area from 2-acres to 1.5 acres. Sam Conner seconded the motion. Mr. Foulks withdrew his motion, to allow Ms. Minter to review all the changes first. Ms. Minter reviewed all the changes within the conditional and permitted uses, setback regulations, other developmental controls, and design. There was further discussion regarding residential uses within the SDA zone, arterial streets, curb cuts and access management. There was extensive discussion regarding the minimum lot area requirements for conditionally permitted uses. Mike Forge stated that this is the most crucial part of the discussion, adding that he strongly feels it should remain at 2-acres. Greg Hizer reviewed the properties within the zone that could open for potential development if the acreage requirements were decreased. Sam Conner added that reducing the requirement to 1.5-acres could allow for more control of what development may come in. Sam Conner made a motion to approve the text amendment to Article 10. Section 10.13 as presented with amendments that were discussed this evening, and forward the recommendation to city council for adoption; second by Marg Trunick. Mike Forge stated that he believes making these amendments is going down the wrong path. Roll call vote shows 4 yes and 3 no – Forge, Hizer, and Schmidt. **Motion passed.**

Continuing Education Hours:

- Approval for .67 hours for Mark King – Sam Conner made a motion, second by Greg Hizer. All in favor. **Motion passed.**

Adjournment:

- Greg Hizer made a motion to adjourn the meeting at 7:56pm, second by Jerry Schmidt. 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/>



January 6, 2026

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 January 14, 2026 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

FILE NUMBER: PZ-25-048
APPLICANT: Gold Star Chili, Inc
LOCATION: 3801 Alexandria Pike - Cold Spring Town Center – Retail Lot C
REQUESTS: Improvement Plan for a restaurant with a drive thru

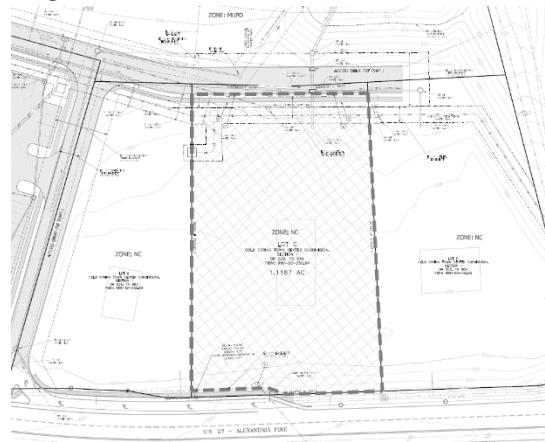
Legal notice was published in the LinkNKY Reader on January 1, 2026.

Gold Star Chili, Inc is proposing a restaurant with a drive through at 3801 Alexandria Pike. This site is within the Cold Spring Town Center development at Retail Lot C. A copy of the plans has been provided to the Fire Department and the City's engineer.

The proposal is a sit-down restaurant with drive-up/drive-through window. Outlot C was included in the previously approved Master Plan for the site, therefore the applicant has requested a combined Stage I/Stage II Improvement Plan review.

Outlot C is approximately 1.1 acres. The site has a double frontage along US27 and Drive A. Access is internal to the Town Center complex. The site is zoned Neighborhood Commercial (NC).

The grading plan, stormwater management and traffic impact study were approved as part of the master development plan. Utility service availability was verified through the master development plan. The City engineer has been requested to review the current proposal for consistency with those previous documents and with the City's plans for the US 27 corridor.



ARTICLE IX, GENERAL REGULATIONS

SECTION 9.4 FRONTAGE ON CORNER LOTS AND DOUBLE FRONTAGE LOTS: *On lots having frontage on more than one street, the minimum front yard depth shall be provided on at least one street frontage, with the other frontage having a minimum of two-thirds of the required minimum front yard depth, except that when such lots abut an arterial street, as herein defined, the minimum front yard depth shall be provided for each street frontage.*

SECTION 9.7 UNSIGHTLY OR UNSANITARY STORAGE:

- A. *No rubbish, salvage materials, junk, motor vehicle tires, or miscellaneous refuse shall be openly stored or kept in the open, and weeds shall not be allowed to go uncut within any zone when the same may be construed to be a menace to public health and safety by the appropriate Health Department, or have a depressing influence upon property values in the neighborhood, in the opinion of the Zoning Administrator. Salvage and junk yards shall be adequately enclosed with a solid fence or wall, as regulated by Article XIII of this ordinance, and an approved permanent planting screen, as regulated by Section 9.15 of this ordinance.*
- B. *All uses that maintain garbage dumpsters on site shall provide a screened enclosure by means of a class 1, 3, 5, or 6 fence/wall, or a combination thereof, equal in height to the dumpster. Such enclosure may only open to the interior of the site on which it is located. All such garbage collection areas shall be located in the rear yard and set back a minimum of two (2) feet from any property line, unless site limitations such as topography, yard area, or access prevent such placement, as determined by the zoning administrator.*

ARTICLE X, SECTION 10.10 NEIGHBORHOOD COMMERCIAL (NC) ZONE of the Cold Spring Zoning Ordinance defines the zone purpose as *"This zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents."*

PERMITTED USE: *"Eating and drinking places, excluding drive-ins".*

F. OTHER DEVELOPMENT CONTROLS:

3. *No lighting shall be permitted which would glare from any use located within this zone onto any street or into any residential zone.*
7. *All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking, loading and/or unloading areas, outdoor play areas of child care centers, and conditionally approved outdoor dining areas.*

ARTICLE VII, SECTION 7.0 WORDS AND PHRASES defines

EATING ESTABLISHMENTS -- RESTAURANTS: *An establishment selling food items, ordered from a menu and prepared on the premises, for immediate consumption, with or without drive-thru facilities. Eating Establishments -- Restaurants shall include the following:*

- a. *Carry-out -- A restaurant primarily designed for consumption of food off the premises. Incidental seating for consumption of food on the premises may be provided.*
- b. *Drive-in -- A restaurant where consumption of food is encouraged in a vehicle on the premises, where food is provided by "car hop" or self-service, with or without incidental sit-down and carry-out facilities.*
- c. *Sit-down -- A restaurant which provides indoor seating arrangements designed primarily for consumption of food on the premises, with or without incidental carry-out facilities.*
- d. *Combination -- A restaurant which provides any combination of sit-down, carry-out, drive-in, or drive-thru services.*

Considerations

In conformance with Section 9.17 DEVELOPMENT PLAN REQUIREMENTS, and Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, the submitted Site Development Plan identifies and provides the following information:

<u>CIVIL SET SHEETS</u>		<u>SUPPLEMENTAL SHEETS (BY OTHERS)</u>	
C-000	TITLE SHEET & VICINITY MAP	A1	BUILDING ELEVATIONS
C-100	SPECIFICATIONS	A2	BUILDING RENDERING
C-200	SWPPP DETAILS	LS1	LANDSCAPE PLAN
C-210	STORM SEWER DETAILS	LS2	LANDSCAPE SPECS AND DETAILS
C-240	GENERAL SITE DETAILS	LS3	LANDSCAPE SPECS AND DETAILS
C-300	EXISTING CONDITIONS & DEMO PLAN	S1	PHOTOMETRIC PLAN
C-400	LAYOUT PLAN		
C-500	UTILITY PLAN		
C-600	GRADING & SWPP PLAN		
C-900	STORM SEWER PROFILES		

1. Plans were submitted electronically to allow for readability.

2. The total area of the project is one 1.1187 acre as indicated on the site plan.

3. The present zoning of NC is indicated. The site conforms to the permitted zoning uses. Setbacks are indicated and conform to the NC Zone for a double frontage lot.

4. Topography is included on Sheet C-300 at two-foot intervals.

5. There are no housing units on the site.

6. The location, height, arrangement, and identification of the commercial structure is indicated on the plans.

A 2,623 square foot building is proposed. The primary elevation of the building faces US 27, which is an arterial street.

The NC zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents.

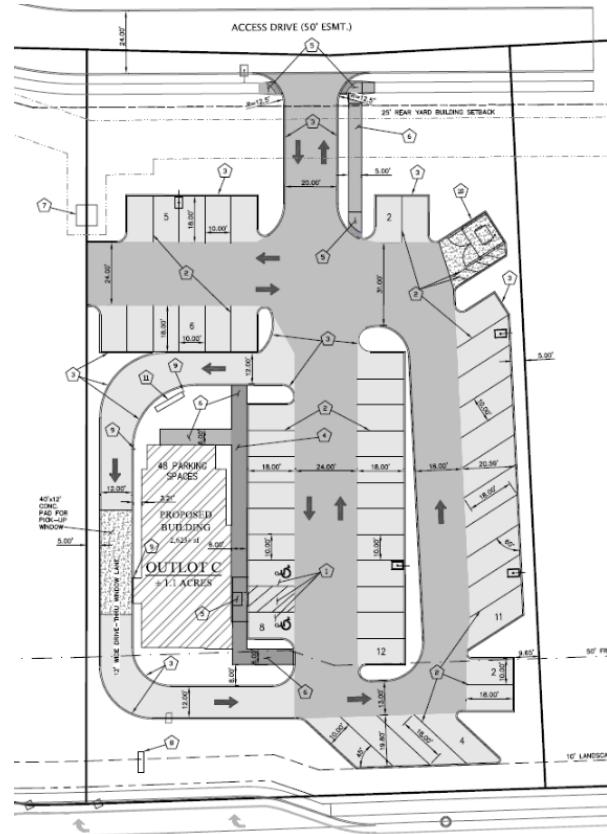
The restaurant will have seating for approximately 60 patrons. ADA seating is included. Two ADA accessible restrooms are indicated.

7. There are no open space or recreational facilities proposed.

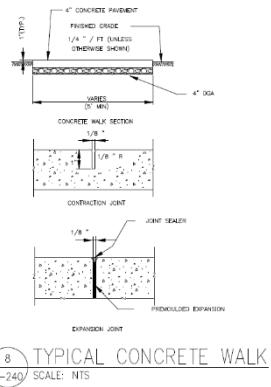
ZONING INFORMATION

CURRENT ZONE: NC
SETBACKS:

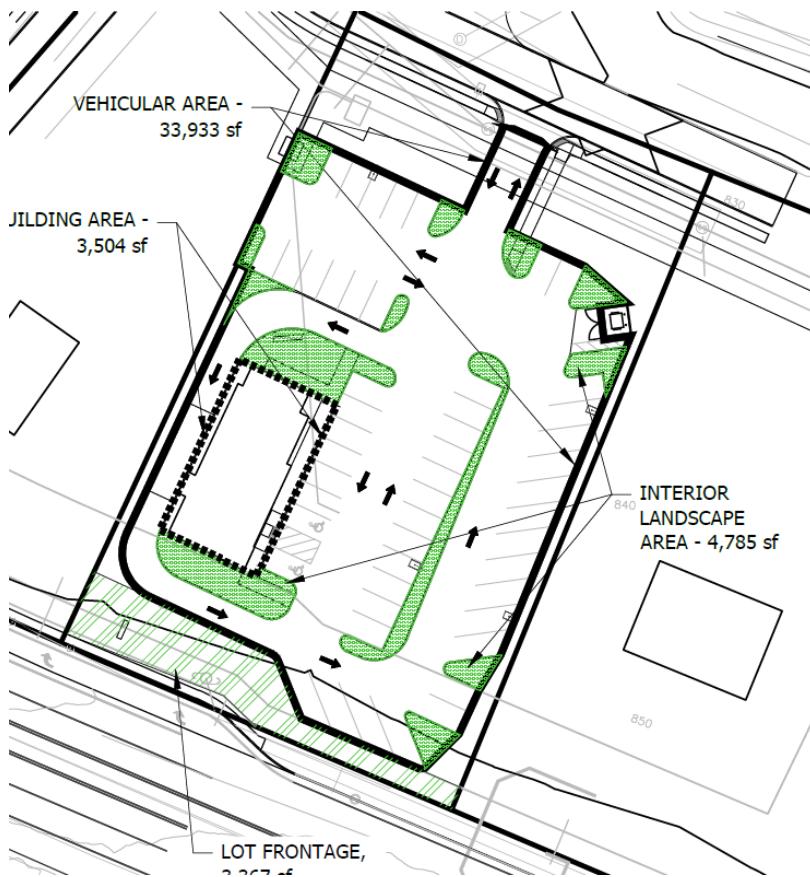
MINIMUM FRONT YARD SETBACK: 50 FT
MINIMUM REAR YARD SETBACK: 50 FT
MINIMUM SIDE YARD SETBACK: 0 FT
MAXIMUM BUILDING HEIGHT: 40



8. The site does include sidewalks which will connect to the master development pedestrian walkways. The typical sidewalk detail 8 on Sheet C-240 depicts the sidewalk with shall be a minimum of 5 ft.



9. Landscaping features are indicated on sheets LS1, LS2 and LS3 and found to be in compliance with Section 9.15 LANDSCAPE REGULATIONS.



DATE: OCTOBER 03, 2023
EXPIRES: JUNE 30, 2026

INTERIOR LANDSCAPE REQUIREMENTS

30,429 SF PARKING/VUA AREA
(33,933 SF PARKING - 3,504 SF BUILDING AREA)

- LANDSCAPE AREA = 5% OF PARKING/VUA AREA
 - REQUIRED - 1,522 SF
 - PROVIDED - 4,785 SF
- CANOPY TREES (1 TREE/250 SF OF 'REQUIRED' INTERIOR LANDSCAPE AREA)
 - REQUIRED - 6
 - PROVIDED - 7

10. Sheet A2.1 references the signage for the site.

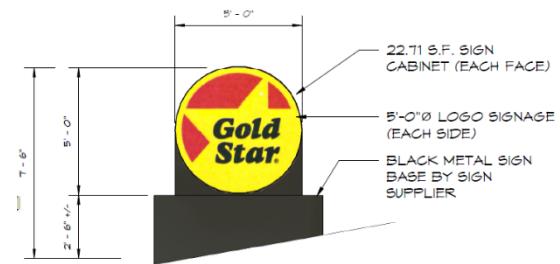


11. The package also includes two (2) Class 5 wall signs. One Class 5 site is permitted for each street frontage. The location faces one publicly-maintained street (US 27) and an access drive within the development. The access to the lot is from Drive A. Therefore, a sign for each frontage would be permitted.

One monument sign is proposed along US27. The average height of the sign does not exceed the permissible 7 feet. The sign face does exceed the permitted 25 square feet.

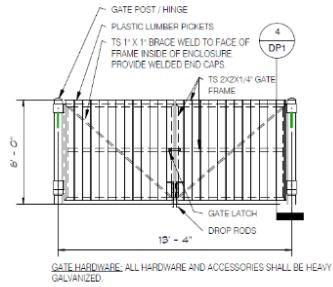
In addition, there are words listing the products served above the windows.

Staff considers the partial star image without words as art.



12. A trash enclosure is indicated on the site including details of the enclosure (DP1 and landscape plan).

Internal bollards are indicated. Gate details are provided.

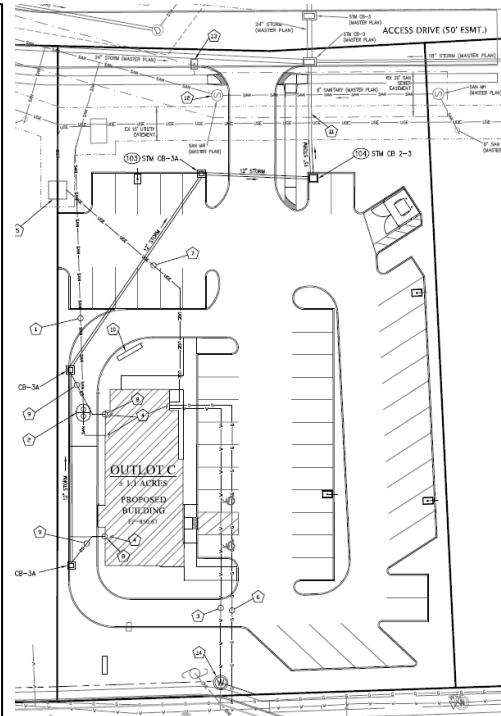


13. Utility lines and easements are indicated on Sheet C-500.

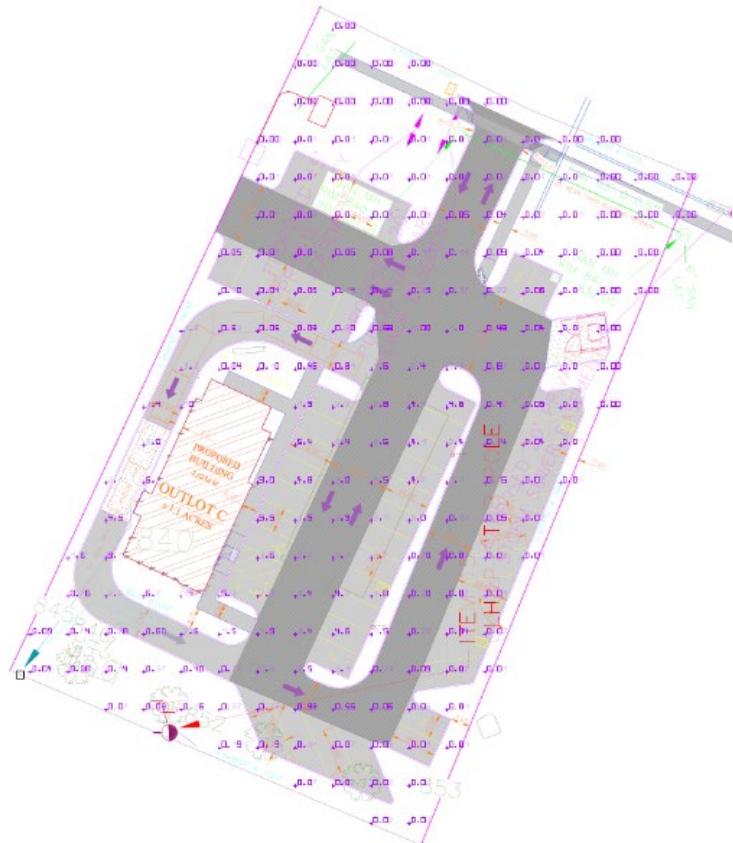


KEY NOTES:

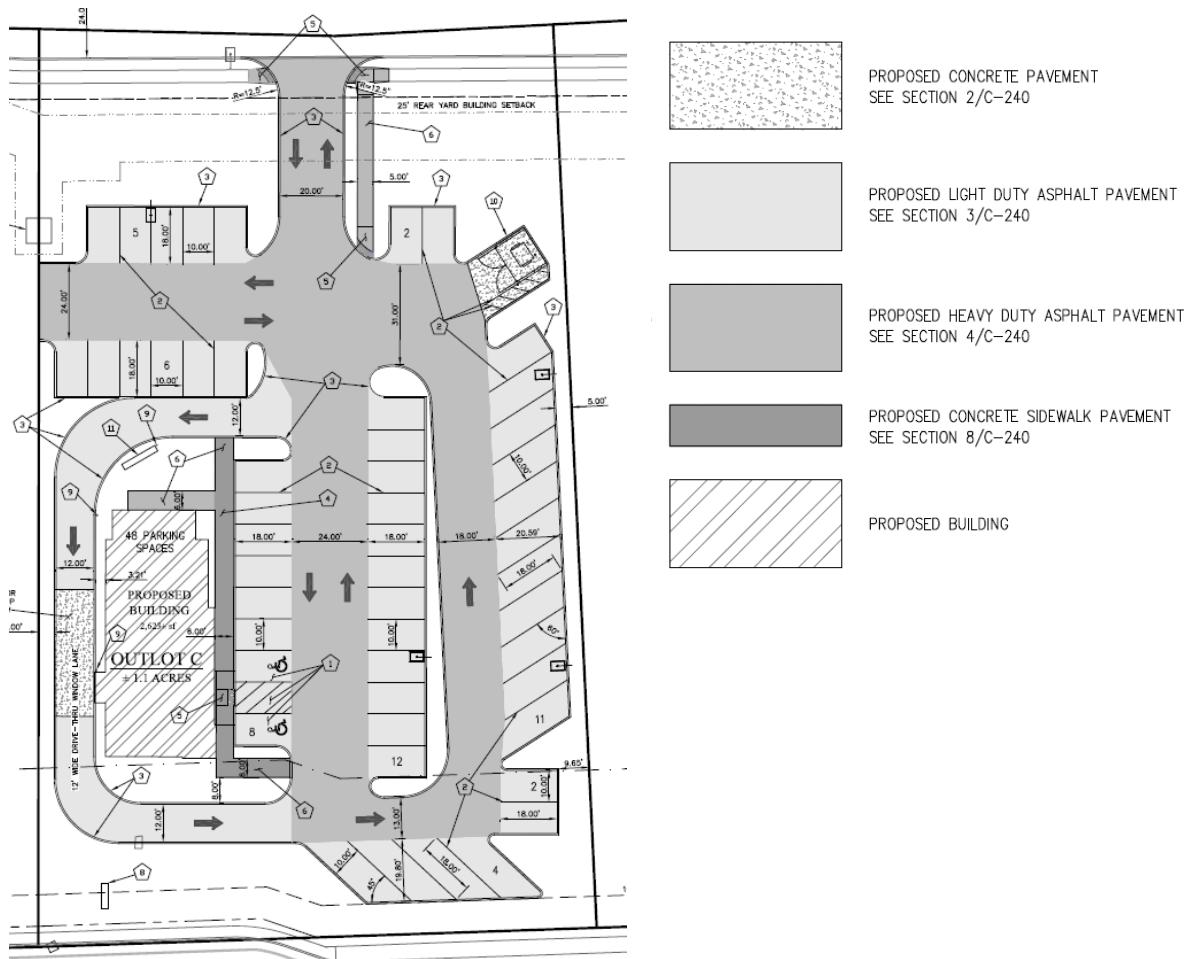
1. PROP 6" SANITARY SERVICE @ 2% MIN SLOPE.
 2. PROP GREASE INTERCEPTOR (LOCATION TO BE VERIFIED).
 3. PROP WATER SERVICE TO BUILDING. MEP ENGINEER TO DETERMINE SIZE.
 4. FOR UTILITY CONNECTIONS AT BUILDING, REFER TO MEP PLANS.
 5. 8'x8' TRANSFORMER PAD. COORDINATE ELECTRIC UTILITIES WITH DUKE ENERGY. LOCATION IS PRELIMINARY AND TO BE VERIFIED BY DUKE ENERGY.
 6. PROP GAS SERVICE TO BUILDING. MEP ENGINEER TO DETERMINE SIZE.
 7. PROP ELECTRIC SERVICE TO BUILDING. COORDINATE NUMBER OF CONDUIT, CONDUIT SIZE & ROUTING WITH DUKE ENERGY.
 8. PROP DOWNSPOUT. REFER TO DETAIL 7/C-210. FINAL DOWNSPOUT LOCATIONS TO BE COORDINATED/VERIFIED WITH MEP PLANS.
 9. PROP 6" DOWNSPOUT COLLECTOR @ 1.0% MIN. SEE PLAN FOR LENGTHS.
 10. PROP ORDER BOARD. LOCATION TO BE VERIFIED.
 11. 15" STORM STUB (FROM MASTER PLAN) TO BE REINSTALLED AS NEEDED TO ALLOW FOR PROPOSED 15" STORM DESIGN.
 12. ADJUST SAN MANHOLE RIM PER SITE GRADING. RIM ELEVATION TO BE CONFIRMED UPON FINAL GRADING.
 13. RELOCATE LIGHT POLE AS NEEDED FOR LOT C SITE DEVELOPMENT. TO BE CONFIRMED.
 14. WATER SERVICE CONNECTION TO EX STUB FROM MASTER PLAN.



14. A lighting Plan is provided.



15. The location of all off-street parking, loading and/or unloading, and driveway areas is provided on sheet C-400.



A shared aisle is proposed connecting to Outlot B.

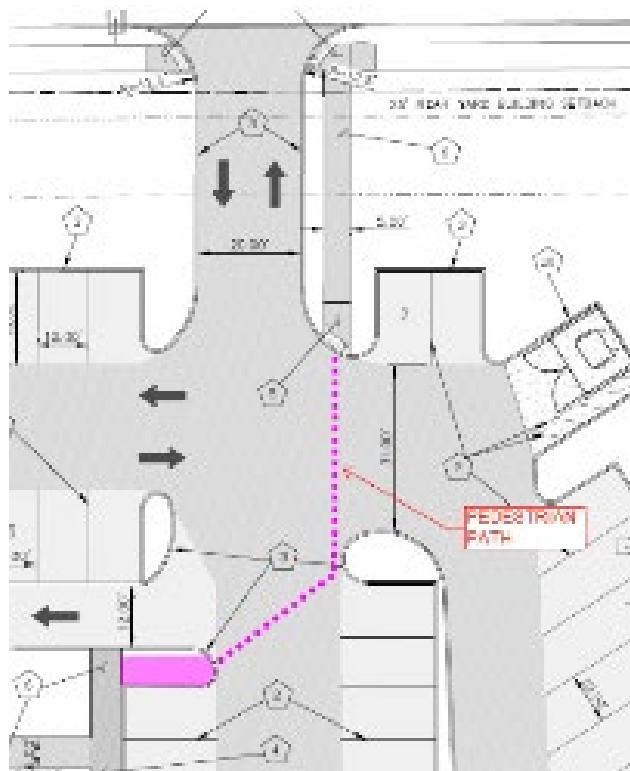
Reinforced pavement is indicated along the drive aisles.

Fifty (50) parking stalls are indicated as 10' by 18'.

- Two-way drive aisles are indicated at 24 feet and one-way drive aisle at 18 feet are within the parking area.
- The drive aisle circulating the building is one-way at a width of 12 feet.
- Pedestrian walkways are indicated within the site at 5 feet and 6 feet.
- There are no new streets or extensions of streets proposed to be dedicated.

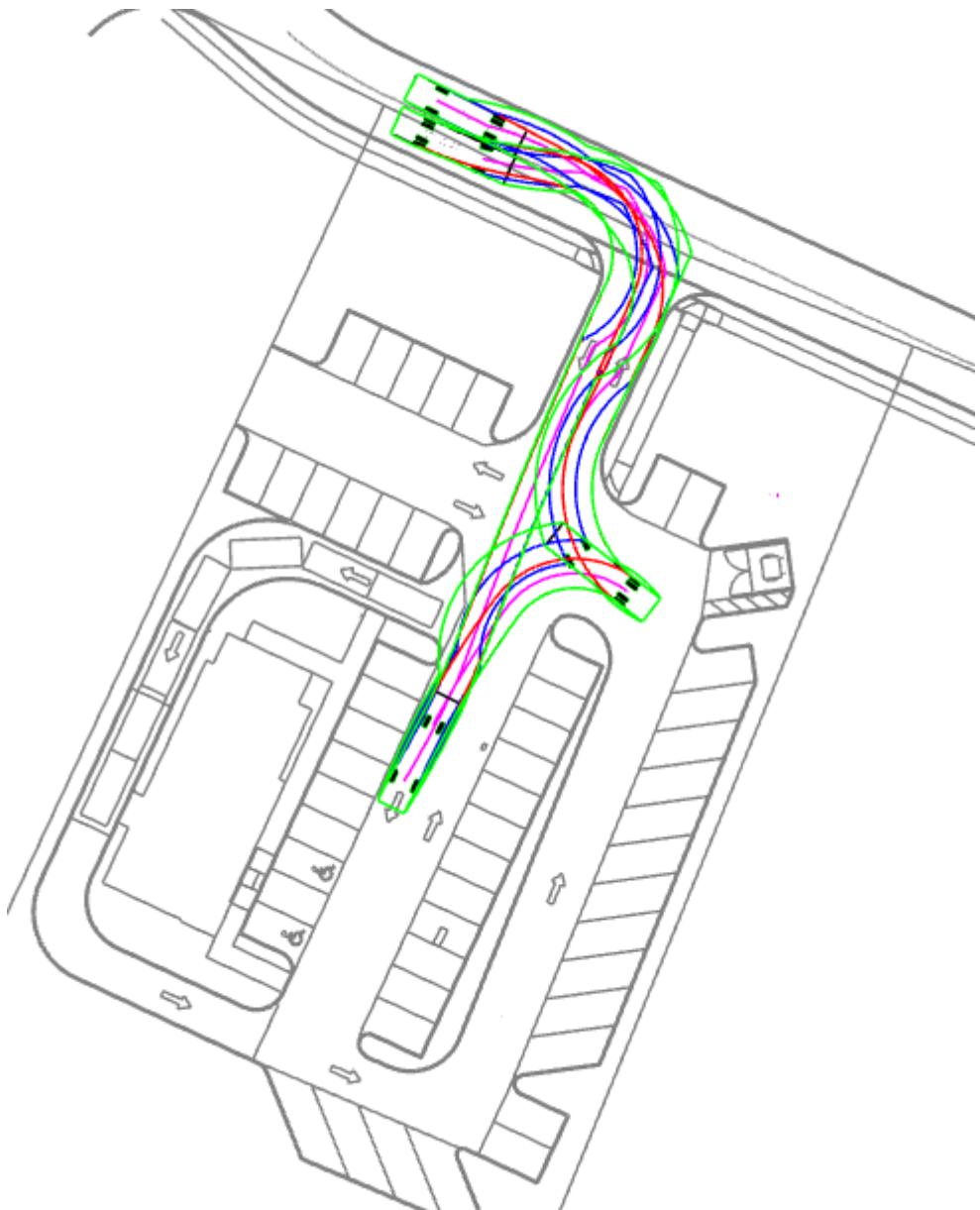
The pedestrian ways /sidewalks as identified provide neighborhood walkability to the establishment.

Staff does recommend adding internal striping for the pedestrian ways within the parking area (see example).



16. A large vehicle circulation analysis was provided. Large vehicles will need to turn around on the site.





17. All business activities are to be conducted within a completely enclosed building.
18. No outdoor seating is proposed.
19. Site elevations were provided. Elevations include the plantings at a mature status.
20. Architectural elements are also included on Sheet A2.1



Staff Recommendation:

1. To approve the site plan with the following condition:
 - Additional striping for a pedestrian way be added within the parking lot.

Bases for Staff Recommendation:

1. Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance;
2. 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.
3. The use of the site aligns with the purpose of ARTICLE X, SECTION 10.10 NEIGHBORHOOD COMMERCIAL (NC) ZONE of the Cold Spring Zoning Ordinance ("This zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents.")

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



January 6, 2026

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 January 14, 2026 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

FILE NUMBER: PZ-25-063 / BA-25-014
APPLICANT: Brew Team KY, LLC
LOCATION: 3729 Alexandria Pike - Cold Spring Town Center
REQUESTS: Improvement Plan for a restaurant with a drive thru; Conditional Use Permit for outdoor dining

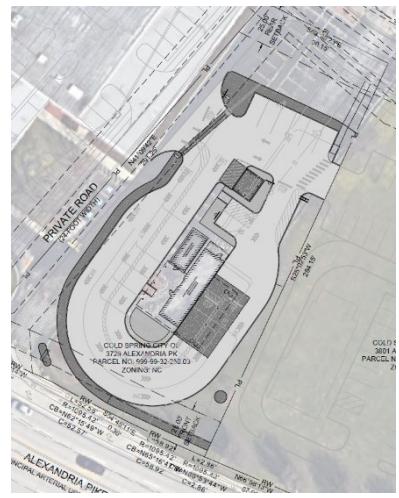
Legal notice was published in the LinkNKY Reader on January 1, 2026.

This site identified as Parcel Number 999-99-32-250.03 under development by CSTC Retail LLC / Merus. Brew Team KY, LLC is proposing a restaurant with a drive through at 3729 Alexandria Pike. This site is within the Cold Spring Town Center development at Retail Lot B.



The plan indicates the following items:

- 743+/- square foot prefabricated coffee shop;
- 280 sf accessory cooler/storage structure;
- Public restroom facilities in accordance with the Kentucky Plumbing Code;
- Indoor counter service for walkup/carryout as well as indoor dining customers;
- Indoor seating to accommodate 15 patrons;
- Pedestrian sidewalks a minimum of 5' wide to accommodate walk up/dine in customers;
- Drive thru lanes with employees engaged in taking and delivering orders.



The proposal a sit-down restaurant with drive-up/drive-through window. A conditional use permit for outdoor dining is also requested. Outlot B was included in the previously approved

Master Plan for the site, therefore the applicant has is requesting a combined Stage I/Stage II Improvement Plan review.

Outlot B is approximately 0.86 acres. The site has frontage along US27, the complex entrance drive and Drive A.

Access is internal to the Town Center complex.

The site is zoned Neighborhood Commercial (NC). Relevant permitted uses include:

14. Eating and drinking places, excluding drive-ins

A drive-thru is permitted. Outdoor dining is subject to a conditional use as follows:



Outdoor Dining, with an Eating Establishment as the primary use of the property, may be provided subject to the following requirements:

- a. Such area shall be designed to clearly identify the limits of the outdoor dining area and be used only for dine-in sit-down patrons;*
- b. Such area be limited in use from 7:00 a.m. to 10:00 p.m.;*
- c. Such area shall not exceed forty (40) percent of the maximum seating capacity of the total dining area;*
- d. Entertainment, including live or electronic media, shall not be permitted within the outdoor dining area;*
- e. Such designated area shall not be located within the minimum required front, side, or rear yard, except where a variance has been approved.*
- f. Such designated area shall not encroach upon approved landscaped area, except where a variance has been approved.*

The grading plan, stormwater management and traffic impact study were approved as part of the master development plan.

Utility service availability was verified through the master development plan.

The city engineer has been requested to review the current proposal for consistency with those previous documents and with the City's plans for the US 27 corridor.

ARTICLE IX, GENERAL REGULATIONS

SECTION 9.4 FRONTAGE ON CORNER LOTS AND DOUBLE FRONTAGE LOTS: *On lots having frontage on more than one street, the minimum front yard depth shall be provided on at least one street frontage, with the other frontage having a minimum of two-thirds of the required minimum front yard depth, except that when such lots abut an arterial street, as herein defined, the minimum front yard depth shall be provided for each street frontage.*

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ARTICLE X, SECTION 10.10 NEIGHBORHOOD COMMERCIAL (NC) ZONE of the Cold Spring Zoning Ordinance defines the zone purpose as *"This zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents."*

PERMITTED USE: *"Eating and drinking places, excluding drive-ins".*

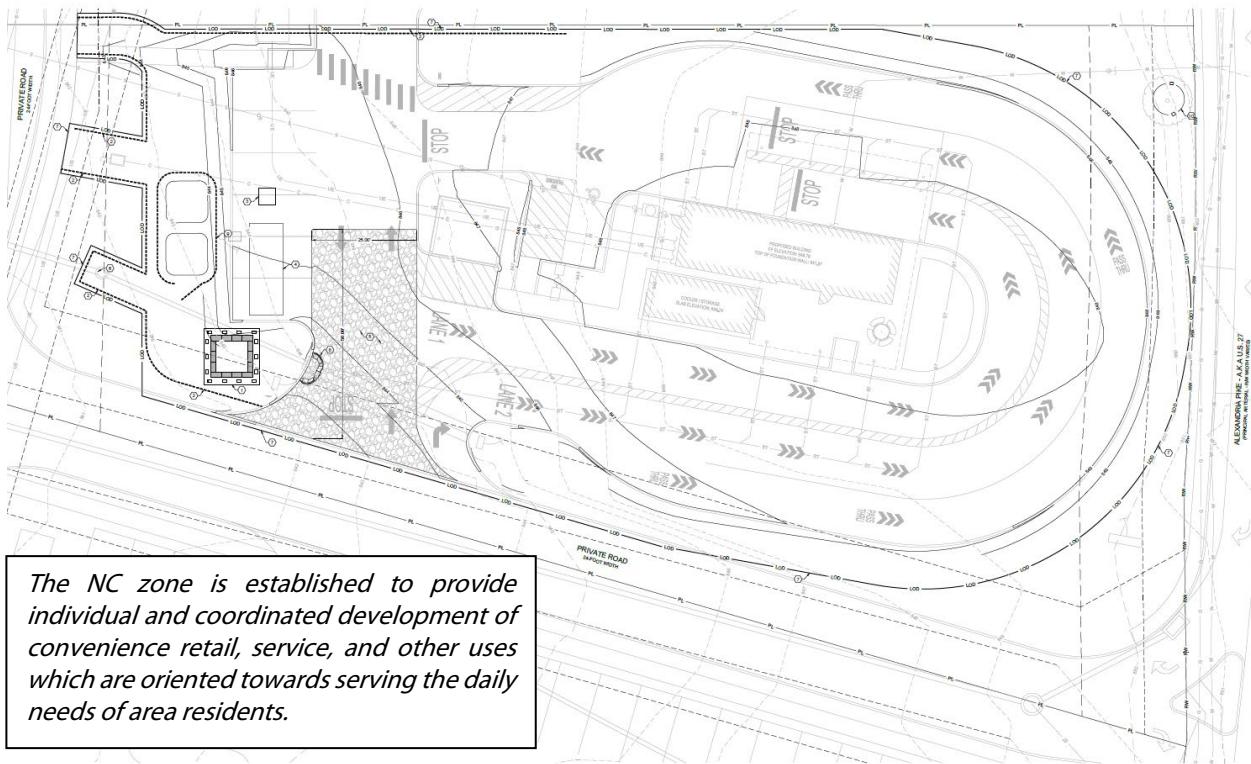
F. OTHER DEVELOPMENT CONTROLS:

3. *No lighting shall be permitted which would glare from any use located within this zone onto any street or into any residential zone.*
7. *All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking, loading and/or unloading areas, outdoor play areas of child care centers, and conditionally approved outdoor dining areas.*

ARTICLE VII, SECTION 7.0 WORDS AND PHRASES defines

EATING ESTABLISHMENTS -- RESTAURANTS: *An establishment selling food items, ordered from a menu and prepared on the premises, for immediate consumption, with or without drive-thru facilities. Eating Establishments -- Restaurants shall include the following:*

- a. *Carry-out -- A restaurant primarily designed for consumption of food off the premises. Incidental seating for consumption of food on the premises may be provided.*
- b. *Drive-in -- A restaurant where consumption of food is encouraged in a vehicle on the premises, where food is provided by "car hop" or self-service, with or without incidental sit-down and carry-out facilities.*
- c. *Sit-down -- A restaurant which provides indoor seating arrangements designed primarily for consumption of food on the premises, with or without incidental carry-out facilities.*
- d. *Combination -- A restaurant which provides any combination of sit-down, carry-out, drive-in, or drive-thru services.*

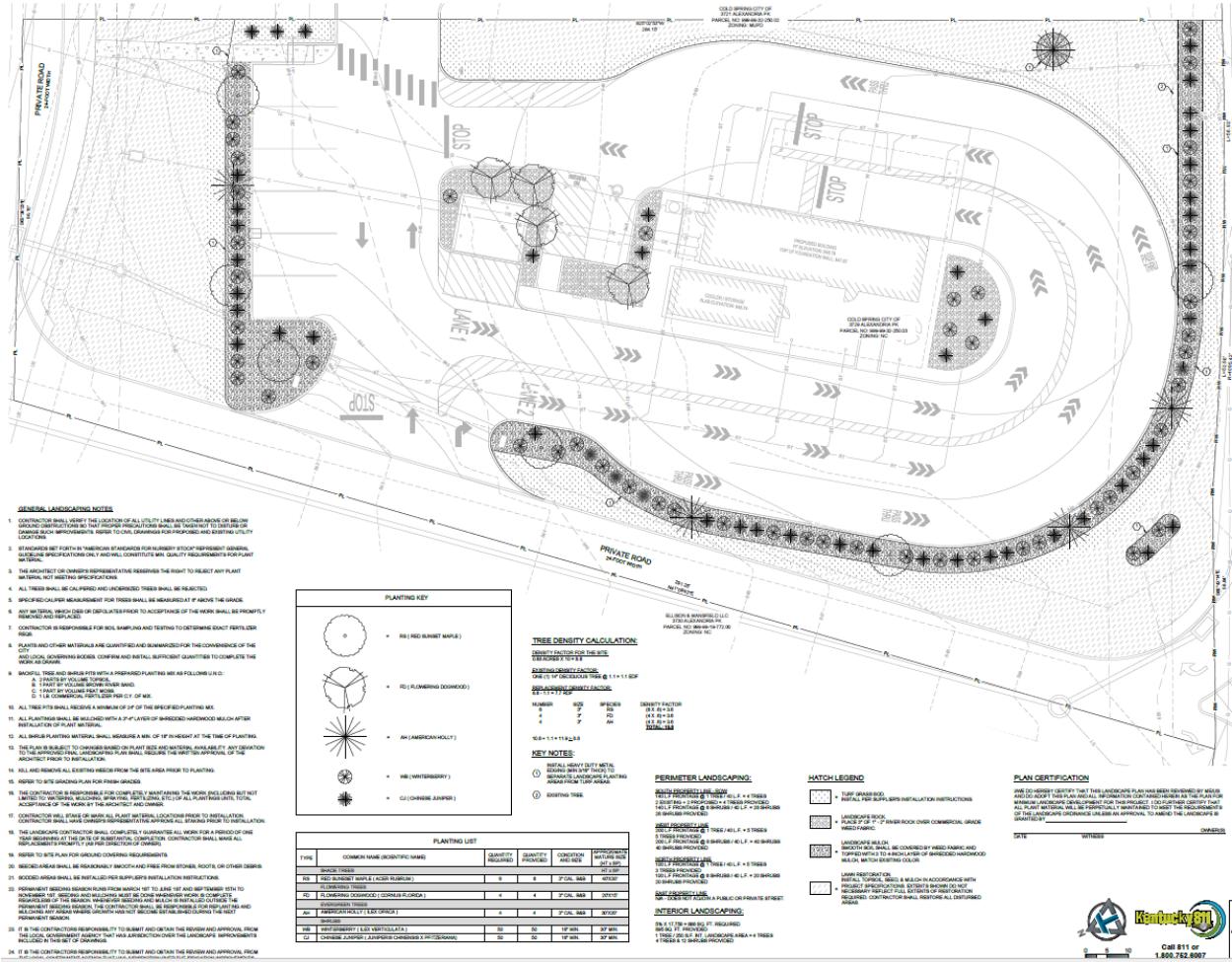


Considerations

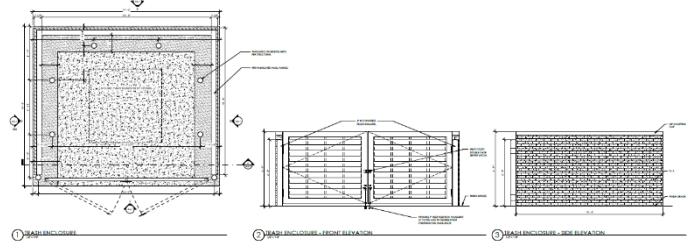
In conformance with Section 9.17 DEVELOPMENT PLAN REQUIREMENTS, and Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, the submitted Site Development Plan identifies and provides the following information:

1. Plans were submitted electronically to allow for readability.
 2. The total area of the project is one 0.86 acre as indicated on the site plan.
 3. The present zoning of NC is indicated. The site conforms to the permitted zoning uses. Setbacks are indicated and conform to the NC Zone for a double frontage lot.
 4. Topography is included on Sheet C1.2 at one-foot intervals.
 5. There are no housing units on the site.
 6. The location, height, arrangement, and identification of the commercial structure is indicated on the plans.
 - A 743+/- square foot prefabricated building is proposed. A cooler/storage unit is proposed adjacent to the prefab structure.
 - Unique to the 7-brew is an additional seating area for patrons. An outdoor seating area is also proposed as a Conditional use.
 - The primary elevation of the building faces US 27, which is an arterial street.
 7. There are no open space or recreational facilities proposed.

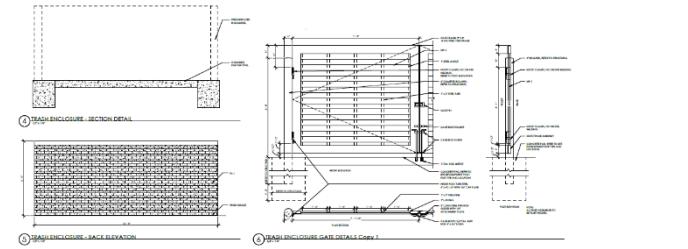
8. The site does include sidewalks which will connect to the master development pedestrian walkways. All sidewalks and pedestrian ways should be a minimum of 5 feet.
9. Landscaping features are indicated on Sheet C5.1 and found to be in compliance with Section 9.15 LANDSCAPE REGULATIONS.



11. A trash enclosure is indicated on the site. Gate details are provided.



12. Utility lines and easements are indicated on C4.1.



13. A lighting review was completed.

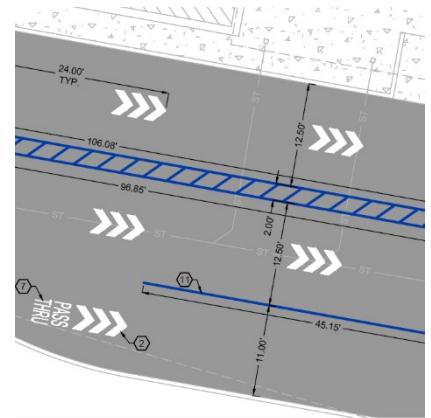
14. The location of all off-street parking, loading and/or unloading, and driveway areas is provided on sheet C2.1.

A shared aisle is proposed connecting to Outlot B.

Reinforced pavement is indicated along portions of the drive aisles.

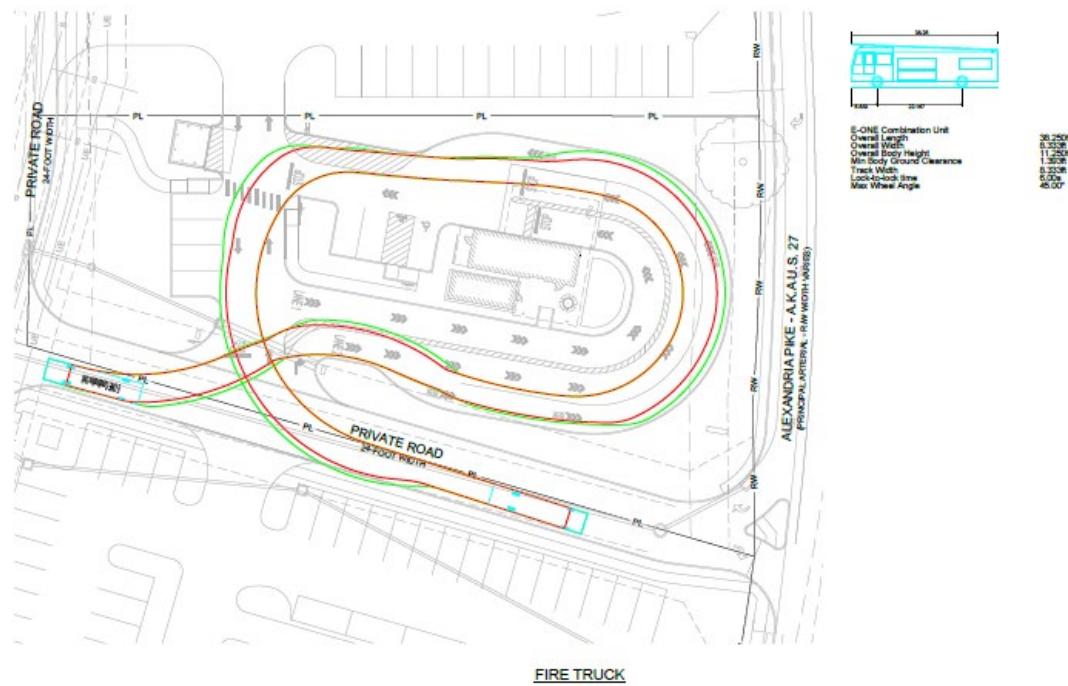
Seven parking stalls are indicated as 10' by 20'.

- Two-way drive aisles are indicated at 24 feet and one-way drive aisle at 18 feet are within the parking area.
- Two one-way drive aisle circulating the building are a width of 12.5 feet. A pass-thru lane is available at 11 feet in width.
- Pedestrian walkway and crosswalks are indicated within the site at a width of 5 feet.
- There are no new streets or extensions of streets proposed to be dedicated.

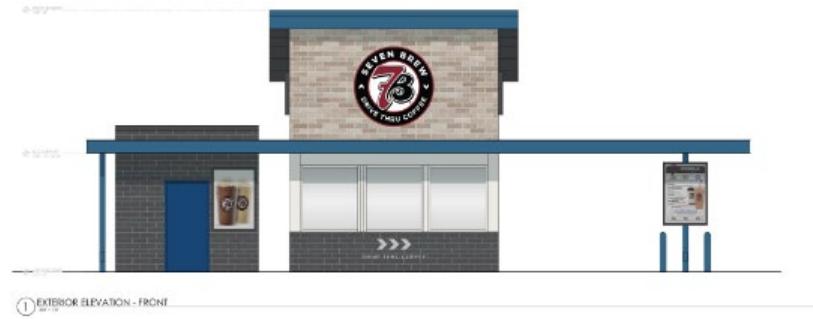


The pedestrian ways /sidewalks as identified provide neighborhood walkability to the establishment.

15. A large vehicle circulation analysis was provided.



16. Business activities are to be conducted within a completely enclosed building with the exception of outdoor seating.
17. Site elevations and architectural elements were provided. We do expect an amendment at the meeting to include the additional seating area.



Conditional Use Request

Several Kentucky Revised Statutes (KRS) of note include:

KRS 100.237, Conditional Use, provides that the Board of Adjustments has the power to hear and decide applications for conditional use permits.

KRS 100.281 provides that the Planning Commission shall assume all powers and duties otherwise exercised by the Board of Adjustment during approval of a development plan.

Outdoor seating proposed just to the south of the primary structure.

The limits of the outdoor dining area and delineated by a paved patio and designed for the applicants' patrons.

The outdoor dining area will be limited in use from 7:00 a.m. to 10:00 p.m.

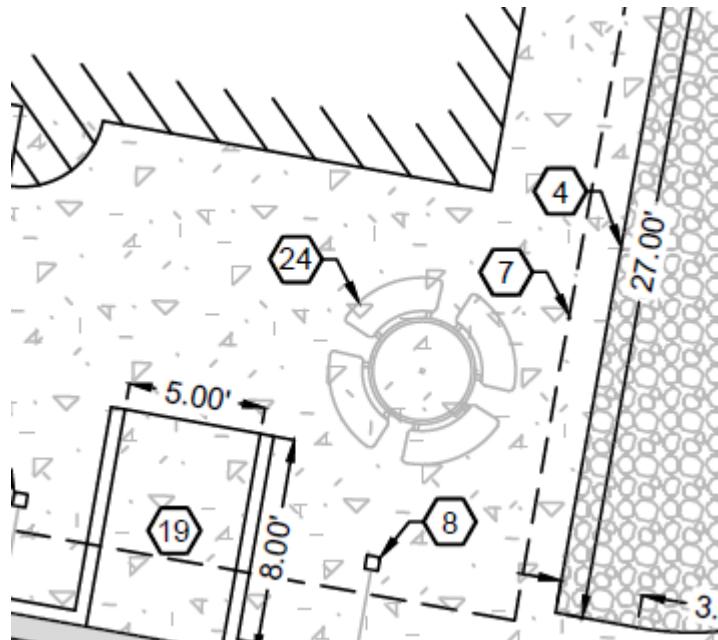
The area does not exceed forty (40) percent of the maximum seating capacity of the total dining area.

No entertainment, including live or electronic media, is proposed within the outdoor dining area;

The designated area is not located within the minimum required front, side, or rear yard setbacks.

The designated area does not encroach upon approved landscaped area.

24 PROPOSED TABLE, TABLE AND AREA UNDER CANOPY PROVIDED FOR PEDESTRIAN WALK-UP ORDERS AND PICK-UP.



Staff finds that the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community; and the such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

Staff Recommendation

To approve the Conditional Use Permit and Development Plan.

NOTE: Final engineering documents are subject to review by the City Engineer.

Bases for Staff Recommendation

1. Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance;

2. 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.
3. The use of the site aligns with the purpose of ARTICLE X, SECTION 10.10 NEIGHBORHOOD COMMERCIAL (NC) ZONE of the Cold Spring Zoning Ordinance ("This zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents.")
4. Under KRS 100.237, the Board of Adjustment has the power to hear and decide applications for Conditional Use Permits. The board may impose any reasonable conditions or restrictions on any variance it decides to grant. Evidence was presented to and heard by the Board regarding the Conditional Use permit.
5. The planning commission may hear and finally decide applications for conditional use permits with a proposed development assuming all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251.

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

X:\PLANNING & ZONING\CITIES\COLD SPRING\COLD SPRING P&Z\P&Z 2025\PZ-25-063
BA-25-014 CS TOWN CENTER - 7 BREW REVISED w CUP\PZ-25-063 DRAFT Seven Brew at CS
Town Center.docx



January 5, 2026

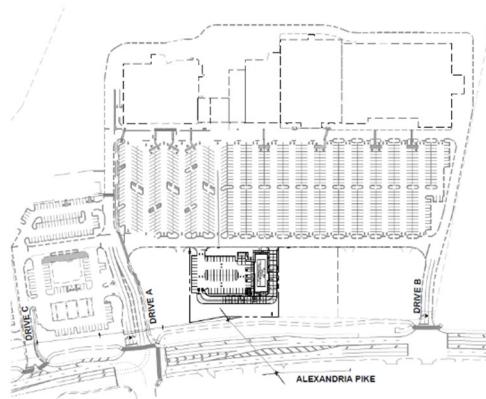
Mr. Mike Foulks, Chair
Cold Spring Planning & Zoning Commission
5694 East Alexandria Pike
Cold Spring, KY 41076

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 January 14 at 6:30 PM at 5694 East Alexandria Pike, Cold Spring, KY 41076.

FILE NUMBER: PZ-25-057
APPLICANT: Woolpert Inc, on behalf of Midland
CSP Venture
LOCATION: 1060 Magnolia – *Out Parcel C at
Cold Spring Pointe*
REQUESTS: Improvement Plan for a restaurant
with a drive thru

Legal notice was published in the LinkNKY Reader
on January 1, 2026.



This application is proposing a Chick-Fil-A restaurant with a drive through at 1060 Magnolia Lane at Cold Spring Pointe, Cold Spring KY. The master developer for Cold Spring Pointe along Alexandria Pike is Midland Atlantic. This site is identified as Out Parcel C. A copy of the plans has been provided to the Fire Department and the City's engineer for review.

The proposal is for a sit-down restaurant with a drive-up/drive-through window. Out Parcel C was included in the previously approved Master Plan for the site, therefore the applicant has requested a combined Stage I/Stage II Improvement Plan review.

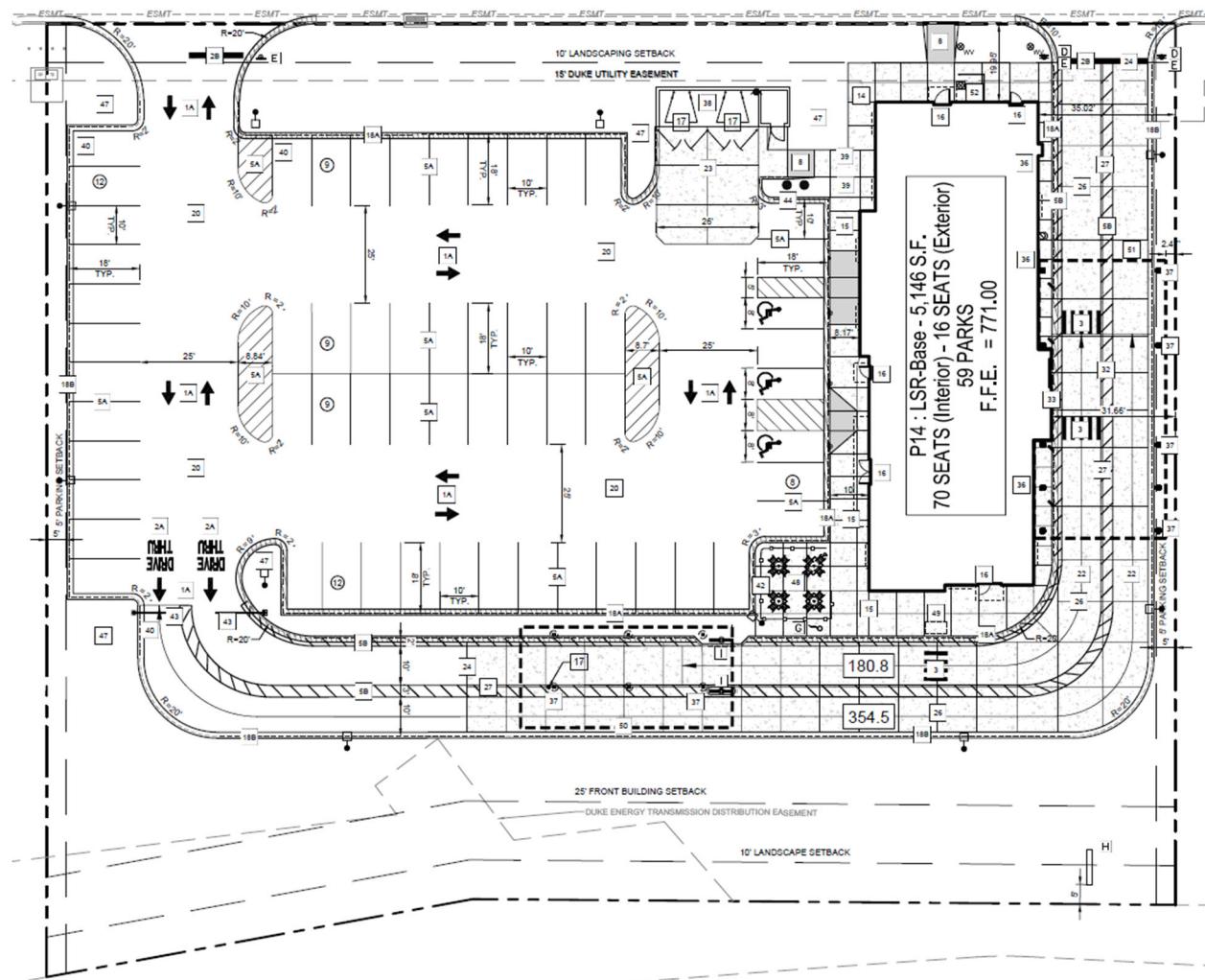
The site has a double frontage along US27 and Magnolia Lane. Access is internal to the Cold Spring Pointe complex. This segment of US27 is classified by KYTC as an Urban Major Arterial. The site is zoned Highway Commercial-2 (HC-2). Additional acreage that was part of the entrance to Heritage trail was recently acquired from KYTC. A replat of these outparcels is in progress. The revised Out Parcel C will be approximately 1.5 acres.

Section 10.16 of the Zoning Ordinance defines the HC-2 Zone. Eating and drinking places, including drive-ins are a permitted use within this zone. The minimum lot size is one (1) acre.

Several variances were previously granted for this site in September 2023 (Case #BA-23-018):

- a. Parking stall dimensional variance of two feet from the required 10' x 20' to 10' x 18';
- b. A front yard setback variance of twenty-five (25) feet from the required fifty (50) feet in the HC-2 section in order to be consistent with requested front yard setback as requested for the MUPD zoned areas of the project; and
- c. A rear yard setback variance of fifteen (15) feet from the required twenty-five (25) in the HC-2 section to be consistent with rear yard setback as requested for the MUPD zoned areas of the project.

The grading plan, stormwater management and traffic impact study were approved as part of the master development plan. Utility service availability was verified through the master development plan.

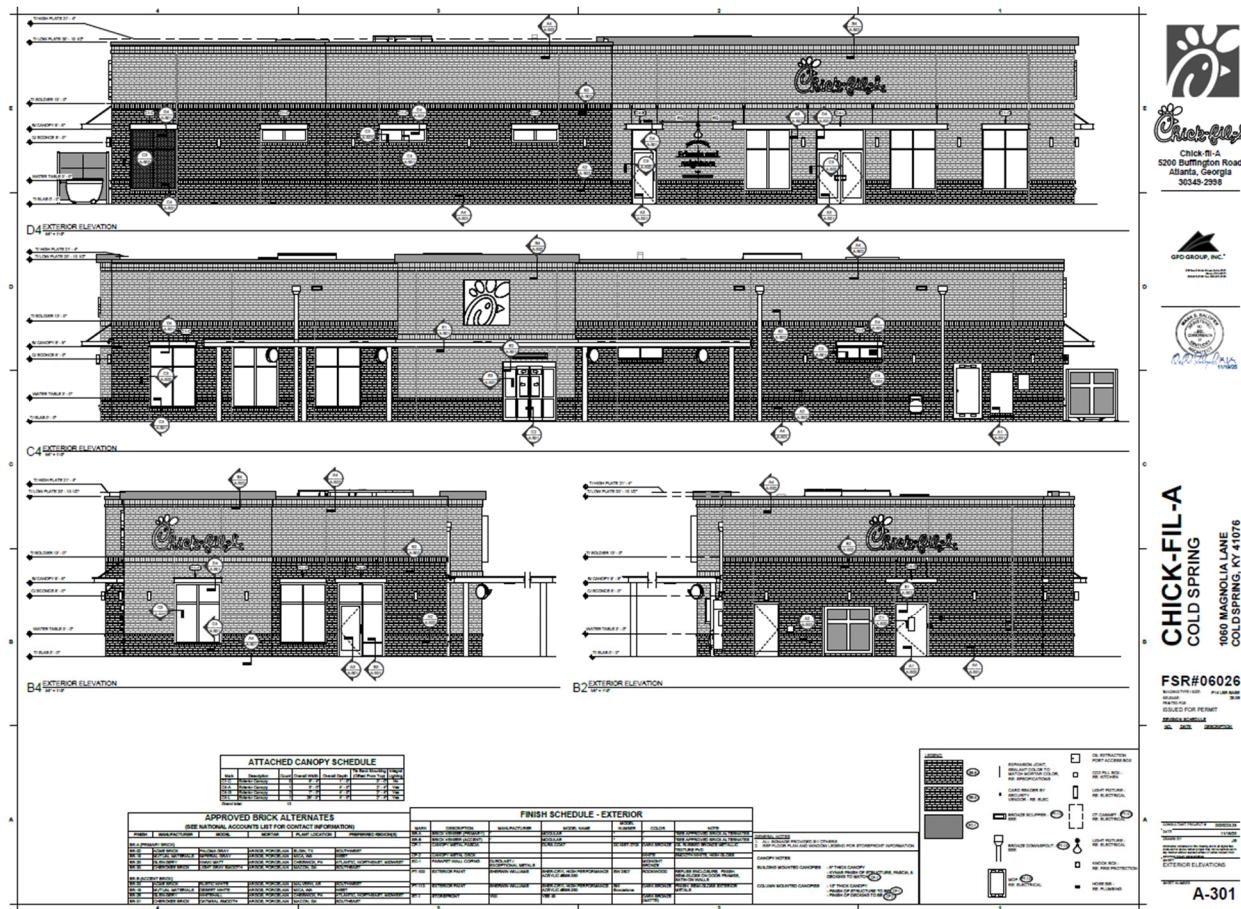


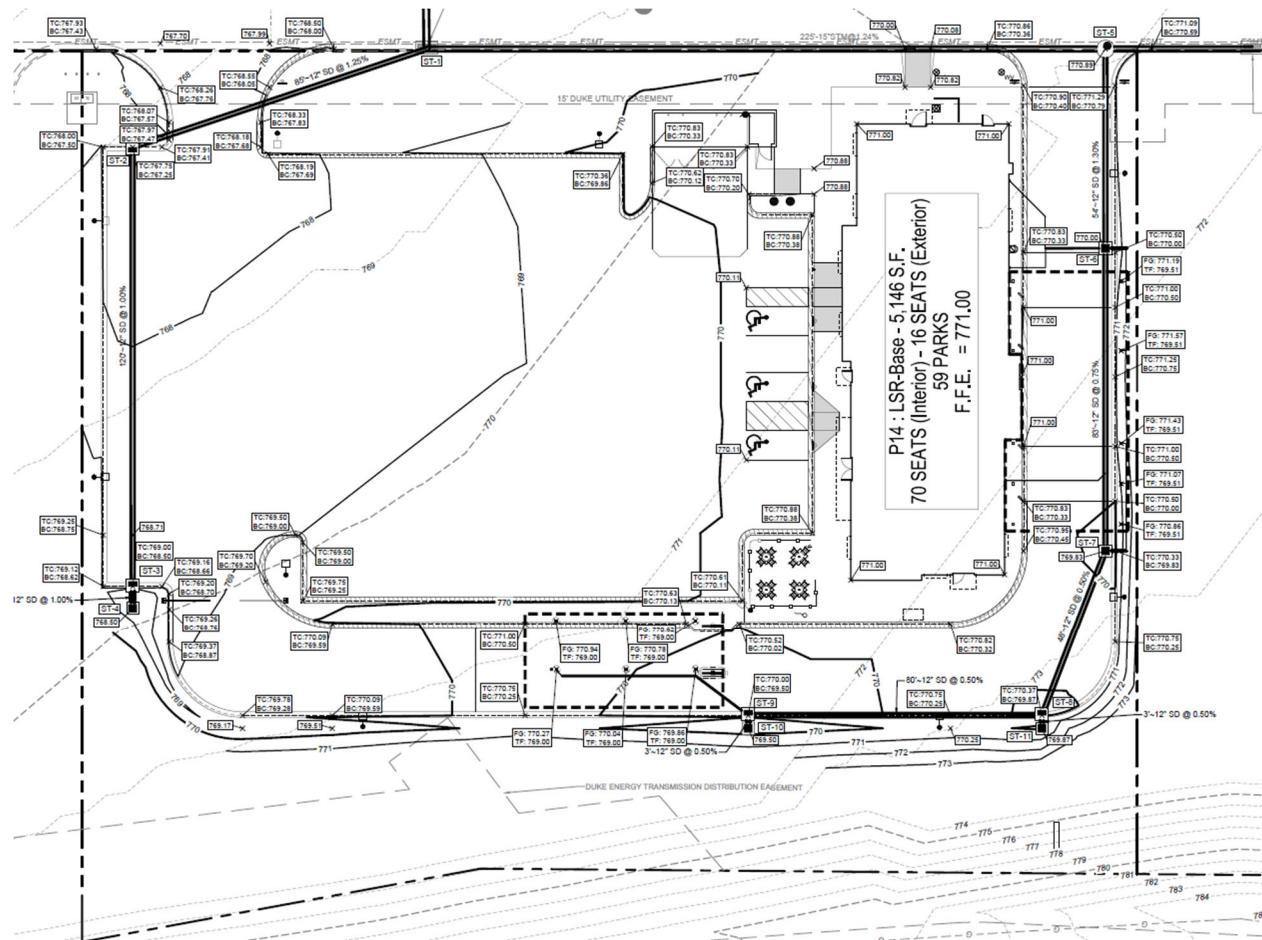
Considerations

SHEET INDEX	
CIVIL / SITEWORK	
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING PLAN
C-301	GRADING DETAILS
C-310	EROSION & SEDIMENT CONTROL PLAN
PS-100	PLUMBING SITE PLAN
PS-101	UTILITY TAGS & PROFILE
C-400	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
C-401	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
C-402	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
C-403	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
C-500	EROSION CONTROL DETAILS
C-501	EROSION CONTROL DETAILS
C-502	STANDARD CONSTRUCTION DETAILS
C-503	STANDARD CONSTRUCTION DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE SCHEDULE & DETAILS
L-102	LANDSCAPE SPECS
L-200	IRRIGATION PLAN
L-201	IRRIGATION DETAILS
E-102	ELECTRICAL PHOTOMETRIC PLAN

In conformance with Section 9.17 DEVELOPMENT PLAN REQUIREMENTS, and Section 9.18 DEVELOPMENT PLAN REQUIREMENTS - STAGE I, II AND RECORD PLAT, the submitted Site Development Plan identifies and provides the following information:

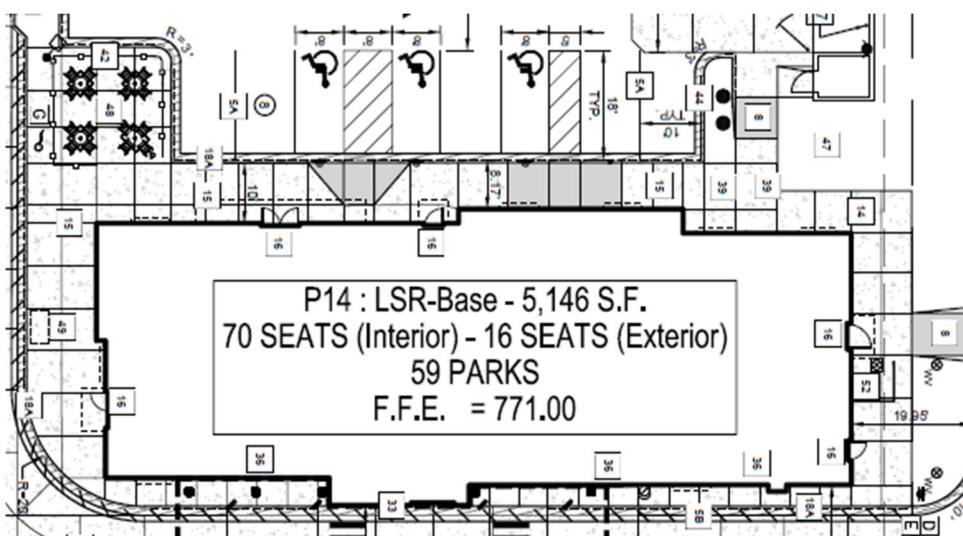
1. Plans were submitted electronically to allow for readability.
2. Exterior Elevations and a conceptual interior layout were included.





6. There are no housing units on the site.
 7. The location, height, arrangement, and identification of the commercial structure is indicated on the plans.

The site includes a 5,146 square foot building with 70 interior seats and 16 exterior seats.



8. There are no open space or recreational facilities proposed on the outlot.
9. Pedestrian sidewalks are located along the north, south and west side of the building.
10. Landscaping features are indicated on sheets L-100, L-101 and L-103. These are found to be in compliance with Section 9.15 LANDSCAPE REGULATIONS.
11. Outlot C is on its own parcel and the structure is not connected nor coordinated with another structure. Therefore, a sign for each frontage would be permitted.

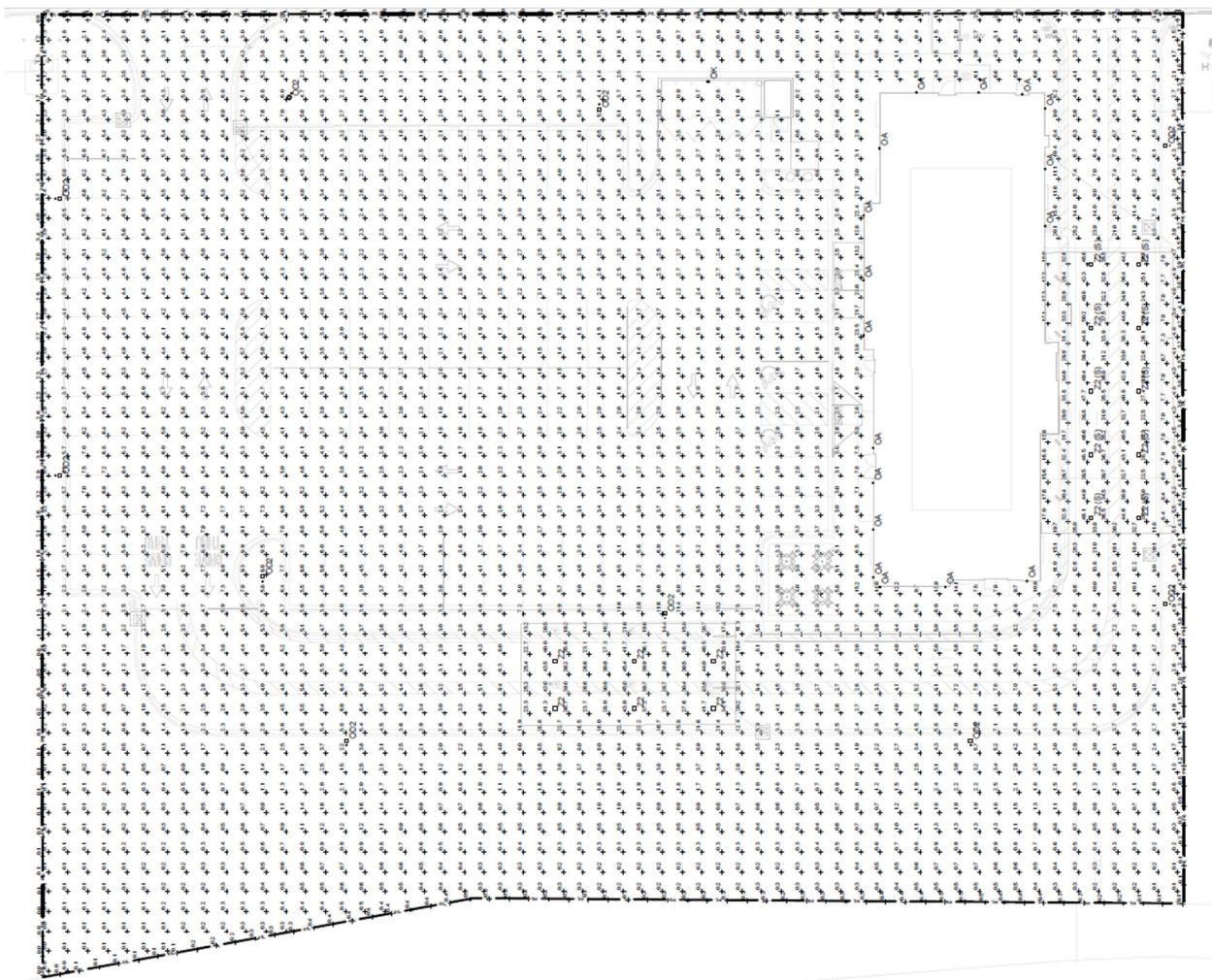
One monument sign is proposed along US27. The average height of the sign does not exceed the permissible 7 feet. The sign face does exceed the permitted 25 square feet.

12. A trash enclosure is indicated on the site including details of the enclosure (DP and landscape plan).

Internal bollards are indicated. Gate details are provided.

All uses that maintain garbage dumpsters enclosure may only open to the interior of the site on which it is located. All such garbage collection areas shall be located in the rear yard and set back a minimum of two (2) feet from any property line, unless site limitations such as topography, yard area, or access prevent such placement, as determined by the zoning administrator.

13. Utility lines and easements are indicated. Detailed plumbing and erosion controls plans are provided.
14. A lighting plan is provided on E-102. The lighting is brighter on the south side of the building near the pick-up lanes. It is recommended that the light be dimmed when the lanes are closed.



15. The location of all off-street parking, loading and/or unloading, and driveway areas is provided on sheet C-200.

A double-laned drive thru is proposed. Concrete pavement is indicated within these lanes.

50 parking stalls are indicated as 10' by 18'.

- Drive aisles are indicated at 24 feet within the parking area.
- The drive aisle to west indicated two-way traffic with perpendicular parking.
- The drive aisle circulating the building is one-way and include angled parking. The drive aisle on the east side also serves as the drive-thru land and bypass lane.
- Pedestrian walkway and crosswalks are indicated within the site.
- There are no new streets or extensions of streets proposed to be dedicated.

The pedestrian ways /sidewalks as identified provide neighborhood walkability to the establishment.

PARKING DATA

NUMBER OF REGULAR PARKING SPACES: 56

NUMBER OF ADA SPACES: 3

TOTAL NUMBER OF SPACES PROVIDED: 59

MAXIMUM NUMBER OF SPACES ALLOWED: N/A

TYPICAL PARKING WIDTH: 10.0'

TYPICAL 90° PARKING LENGTH: 18.0'

MINIMUM AISLE WIDTH: 25.0'

PARKING FORMULA:

MINIMUM 1 PARKING SPACE PER 2 EMPLOYEES AT FULL CAPACITY

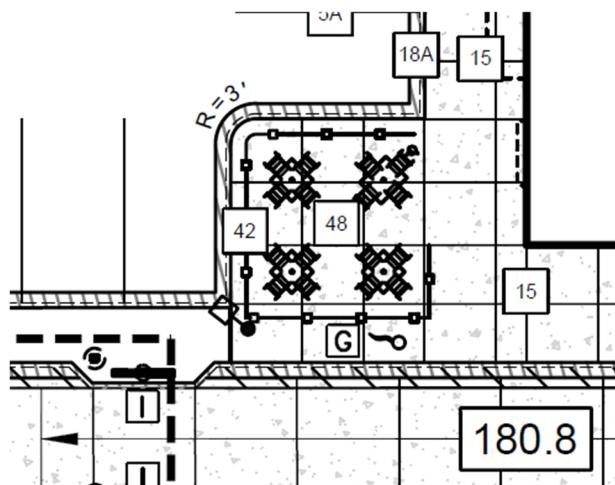
PLUS 1 SPACE PER 65 SF OF GROSS FLOOR AREA

* (20/2 + 5,146/65 = 90)

MINIMUM PARKING REQUIRED = 90 SPACES

MAXIMUM PARKING ALLOWED = N/A

16. An outdoor seating area is indicated on the site plan:



Staff Recommendation:

To approve the combined Stage I/Stage II Improvement Plan for a new restaurant with outdoor seating and drive-through.

Bases for Staff Recommendation:

1. Notice of public hearing was given in accordance with Section 18 of the Cold Spring Zoning Ordinance;
2. 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.

3. The use of the site aligns with the purpose of ARTICLE X, SECTION 10.16 HIGHWAY COMMERCIAL-2 (HC-2) ZONE of the Cold Spring Zoning Ordinance

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