



**Kenton County Planning Commission
SPECIAL PUBLIC HEARING**

Thursday, December 06, 2022 | 6:15 PM
Kenton Chambers, County Government Center | Covington

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures

Public hearing

5. **FILE NUMBER: PC2210-0001**
APPLICANT: Kenton County Fiscal Court per Scott Gunning, County Administrator
REQUEST: Proposed text amendments to the Kenton County zoning ordinance related to Agri-Tourism uses: (1) Amending the definition of “Agri-Tourism”, and adding definitions for “Agricultural Building” and “Operating Farm”; and (2) Amendments to the Agri-tourism regulations within the A-1 and A-2 Agricultural Zones, including adding a purpose statement, requiring any structure to be an agricultural building, requiring an owner or designee to be on the premises during an event, specifying allowed agri-tourism activities, limiting the capacity of events, and adding time, odor, lighting, noise and dust regulations.
6. **FILE NUMBER: PC2211-0001**
APPLICANT: The City of Fairview per Harry Sprott, Mayor
REQUEST: Proposed text amendments to the Fairview Zoning Ordinance: (1) adding Art Studios as a permitted use within all zoning districts; and (2) adding a definition for Art Studio.
7. **FILE NUMBER: PC2211-0003**
APPLICANT: City of Crescent Springs per Mike Daly, City Administrator
REQUEST: Proposed text amendments to the City of Crescent Springs Zoning Ordinance: (1) adding private schools as a permitted use within the Professional Office Building (PO) Zone; and (2) allowing outdoor play areas for private schools within the Professional Office Building (PO) Zone.
8. **FILE NUMBER: W-475 1 through 4**
APPLICANT: Grand Communities, LLC
LOCATION: 25 Highway Avenue, Ludlow; an area of approximately 63.25 acres located within the City Limits of Ludlow, approximately 725 West of Montrose Street and 100 feet East of Traverse Street. The subject parcel is located on the South Side of Highway Avenue which is also known as KY Route 8.
REQUEST 1: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-1, Infrastructure and Design Standards for Streets: Granting this waiver would allow Street “A” to be classified as a Sub-Collector rather than a Collector street based on the number of residential units.

REQUEST 2: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-1, Infrastructure and Design Standards for Streets: Granting this waiver would allow the Right of Way for Street "B" to be reduced to 40 feet with a 5 foot maintenance easement on each side of the Street.

REQUEST 3: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Table 4.1-1, Infrastructure and Design Standards for Streets: Granting this waiver would allow for sidewalks on only one side of the street on Street "A".

REQUEST 4: To grant a waiver to the following section of the Kenton County Subdivision Regulations: Section 4.1-18 (D), Geometric Design of Streets: Granting this waiver would allow the vertical curve of Street "A" to begin at the gutterline of the intersection with KY State Route 8.

New Business

Public Comments

Adjourn

Calendar Notes
<p>Thursday, January 5, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on December 8.</p> <p>Thursday, February 2, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on January 5.</p>