

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP, Director of Planning

RE: Staff Recommendations for the **March 05, 2026, Public Hearing**

DATE: February 25, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled March 05, 2026, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-26-0001-MA

APPLICANT: Joseph Rettig on behalf of James & Kathy Rettig

LOCATION: 1351 Bramlage Road; Two portions, totaling approximately 1.78 acres, of an existing flag lot with a total area of approximately 22.28 acres located on the south side of Bramlage Road, approximately 1,590 feet west of Wilson Road and approximately 3,175 feet east of Banklick Road in Unincorporated Kenton County.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (Residential One-B) Zone to A-2 (Agricultural-Two) Zone; Approximately 92 percent of the flag lot is currently zoned A-2, with the remainder being zoned R-1B. The applicant is requesting to change two portions of the existing lot, including an approximately 0.19 acre portion of the flag stem and an approximately 1.59 acre portion along the eastern property line to A-2 in order to bring the entire property under the A-2 Zone.

Staff will be prepared to address your comments and/or questions regarding the project during the public hearing. If you need additional information or clarification prior to that time, don't hesitate to contact me.

cc: Joseph Rettig – Applicant
James & Kathy Rettig - Owners

Map Amendment

File Number: PC-26-0001-MA

Jurisdiction: Kenton County

Applicant: Joseph Rettig on behalf of James & Kathy
Rettig

Project Manager: Patrick Denbow, AICP, Senior Planner

1. **Request:** A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (Residential One-B) Zone to A-2 (Agricultural-Two) Zone; Approximately 92 percent of the flag lot is currently zoned A-2, with the remainder being zoned R-1B. The applicant is requesting to change two portions of the existing lot, including an approximately 0.19 acre portion of the flag stem and an approximately 1.59 acre portion along the eastern property line to A-2 in order to bring the entire property under the A-2 Zone.

Location: 1351 Bramlage Road; Two portions, totaling approximately 1.78 acres, of an existing flag lot with a total area of approximately 22.28 acres located on the south side of Bramlage Road, approximately 1,590 feet west of Wilson Road and approximately 3,175 feet east of Banklick Road in Unincorporated Kenton County.

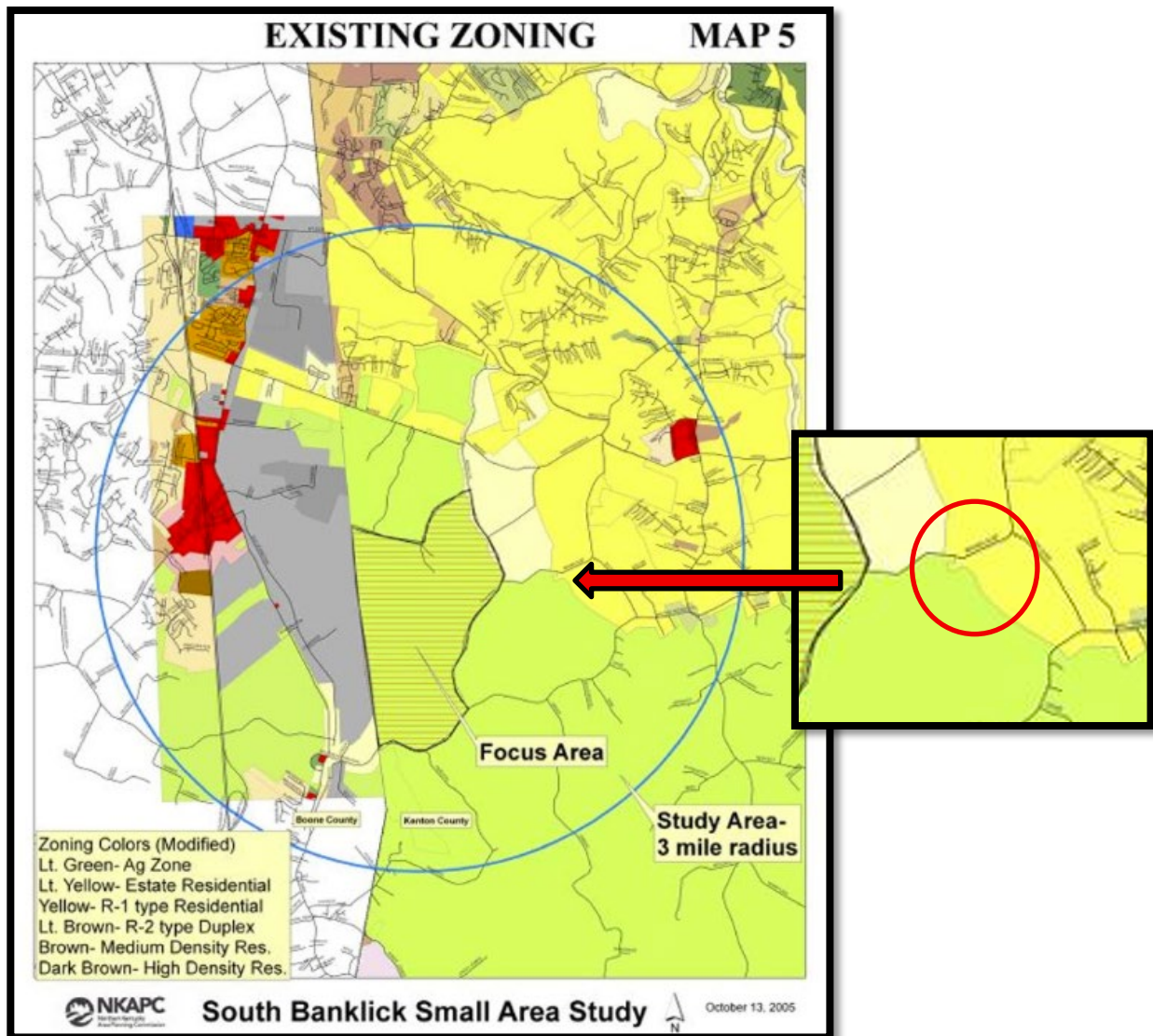


HISTORY & BACKGROUND

1. In 2006, KCPC adopted the South Banklick Small Area Study (P-06-07-05/1827R) as part of the 2001 Area-Wide Comprehensive Plan Update. The subject property was included within the boundaries of this study, specifically within “Area 8”. The recommendations for “Area 8” was for single-family residential at a density of no more than 1.0 dwelling unit per acre and a recommended Zone of A-1 (Agriculture One), which was identified as generally consistent with the zoning that was in place at that time in “Area 8”.

2. In 2006, a text amendment was adopted adding a new zoning district, the A-2 (Agriculture Two) Zone, to the Kenton County Zoning Ordinance (Z-06-09-03/1841R). The A-2 Zone permitted the same uses as the A-1 Zone with additional provisions to allow for the conservation subdivision form of development.
3. In 2006, a map amendment was approved changing 1,900 acres, which included this subject site, from A-1 (Agriculture One) Zone to A-2 (Agriculture Two) Zone (Ord. No. 924.37) (Z-06-09-04/1842R). The proposed zoning map showed the entirety of the subject property being changed to A-2; however, the approval included a condition that areas within the proposed map amendment that were currently zoned R-RE (Residential Rural Estate) and R-1B (Residential-One B) not be changed to A-2. The zoning map at the time of this change showed the same zoning boundaries we see today, which is why there are two portions of this site that remained under the R-1B Zone. (see maps below)

Existing Zoning Map – South Banklick Small Area Study - 2006



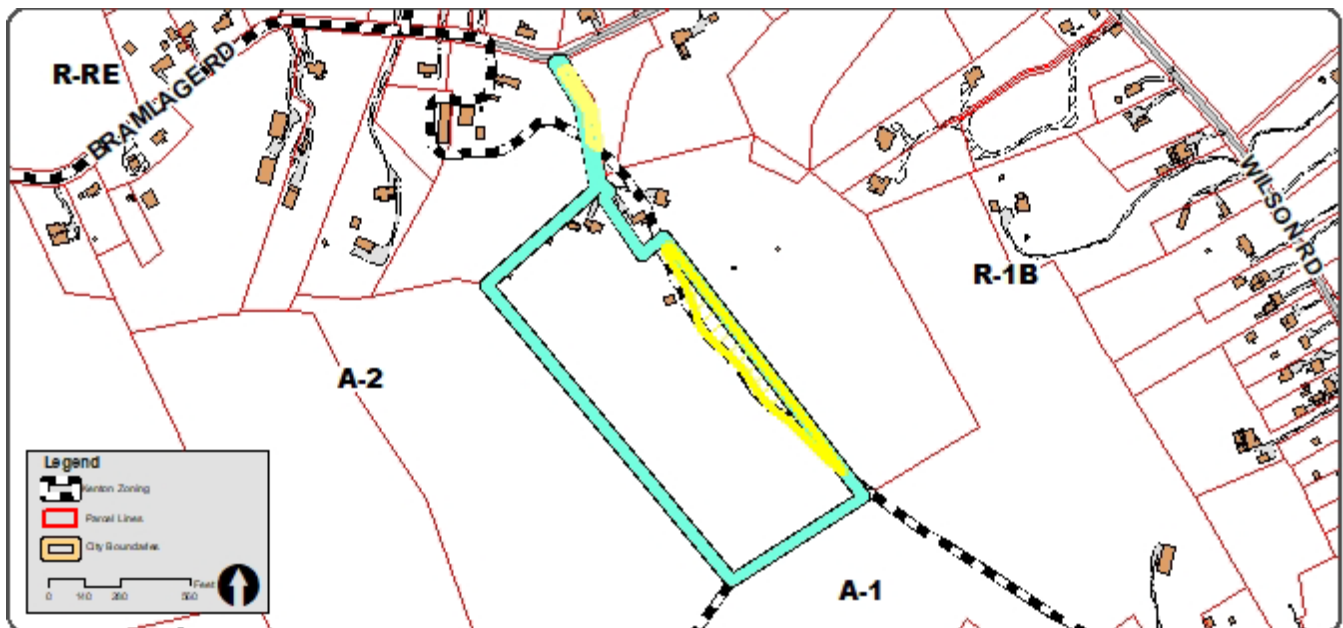
SITE CHARACTERISTICS

1. The subject parcel is a 22.28 acre flag lot and contains a single-family home as well as agricultural uses. The property is accessed from Bramlage Drive via a shared driveway.
2. The surrounding area consists of large residential and agricultural lots, as well as rural single-family residential type development.

ANALYSIS

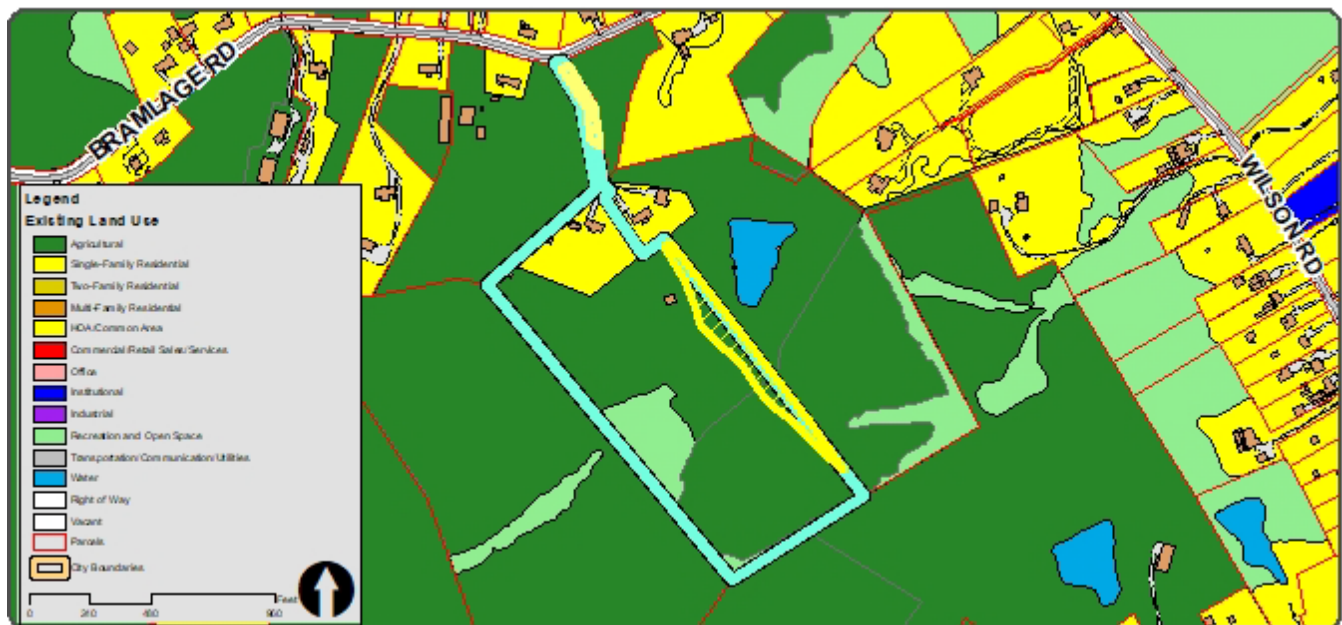
1. **Current Zoning**

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	A-2	1 acre	1 du/na
	R-1B	½ acre	2 du/na
NORTH	R-1B	½ acre	2 du/na
SOUTH	A-1	1 acre	1 du/na
EAST	R-1B	½ acre	2 du/na
WEST	A-2	1 acre	1 du/na



2. Existing Land Use

	DESCRIPTION
CURRENT	Single-family, agriculture, open space
NORTH	Agriculture, single-family
SOUTH	Agriculture
EAST	Single-family, agriculture, open space
WEST	Single-family, agriculture, open space



PETITION REVIEW

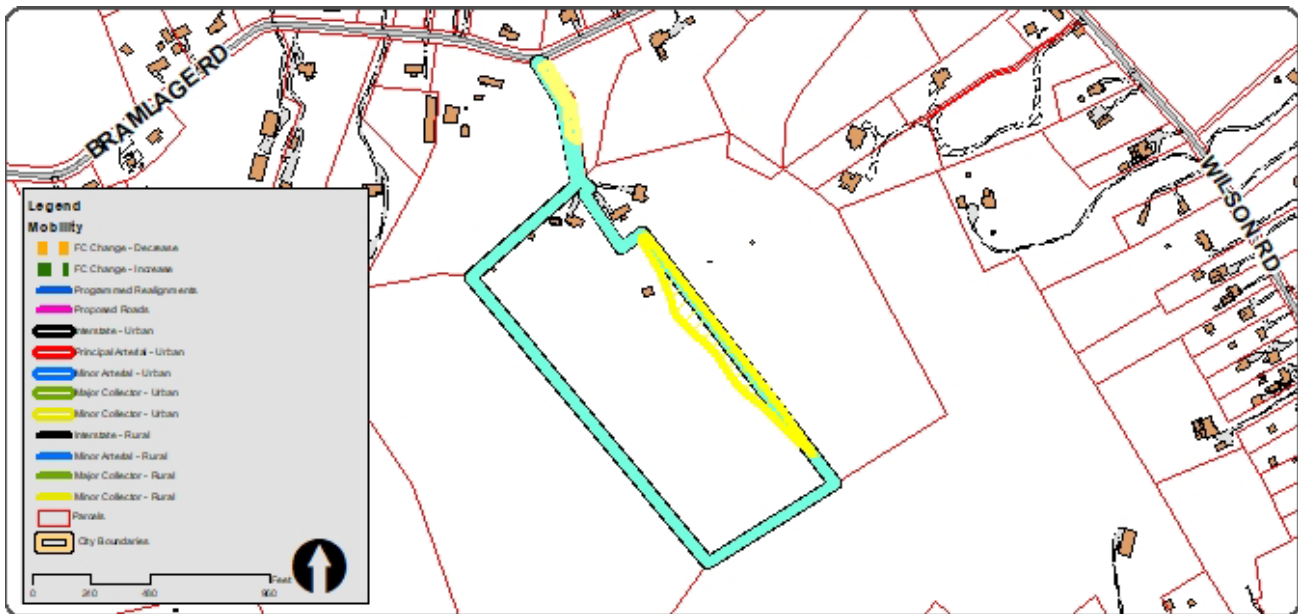
1. R-1B (Residential One-B) Zone
 - a. Permits single-family residential dwellings.
 - b. Does not permit agricultural uses
 - c. Minimum lot area – ½ acre
 - d. Minimum lot width – 100 feet
 - e. Minimum front yard – 40 feet
 - f. Minimum side yard – 25 feet total; 10 feet one side
 - g. Minimum rear yard – 25 feet
 - h. Maximum building height – 35 feet

2. A-2 (Agriculture Two) Zone
 - a. Permitted uses include agricultural uses and single-family residential dwellings.
 - b. Also permits conservation subdivisions, mobile homes, roadside stands, greenhouses and nurseries, stables, bed and breakfast, and owner-occupied short term rentals.
 - c. Permits farmers markets and agri-tourism as an accessory use
 - d. Minimum lot area – one acre

- e. Minimum lot width – 100 feet
 - f. Minimum front yard – 40 feet
 - g. Minimum side yard – 38 feet total; 12 feet one side
 - h. Minimum rear yard – 25 feet
 - i. Maximum building height – 35 feet
3. The submitted request letter and maps indicate the following (see attached):
- a. Two areas within the parcel that are currently zoned R-1B totaling 1.78 acres
 - i. 1.59 acre portion within the eastern part of the parcel
 - ii. 0.19 acre portion within the flag stem
 - b. Approximately 92% of the parcel is currently zoned A-2
 - c. The property is currently used for agricultural purposes and the future use is to be agricultural
 - d. The applicant would like the ability to develop the property in the future in compliance with the section of the Kenton County Subdivision Regulations pertaining to flag lots within agricultural zones. This section provides the ability have up to six contiguous flag lots when the property is zoned agricultural.

COMPREHENSIVE PLAN

1. **Mobility:** Bramlage Road and Wilson Road are classified as local streets. There are no sidewalks located along either side of Bramlage Road and TANK does not operate any nearby routes.

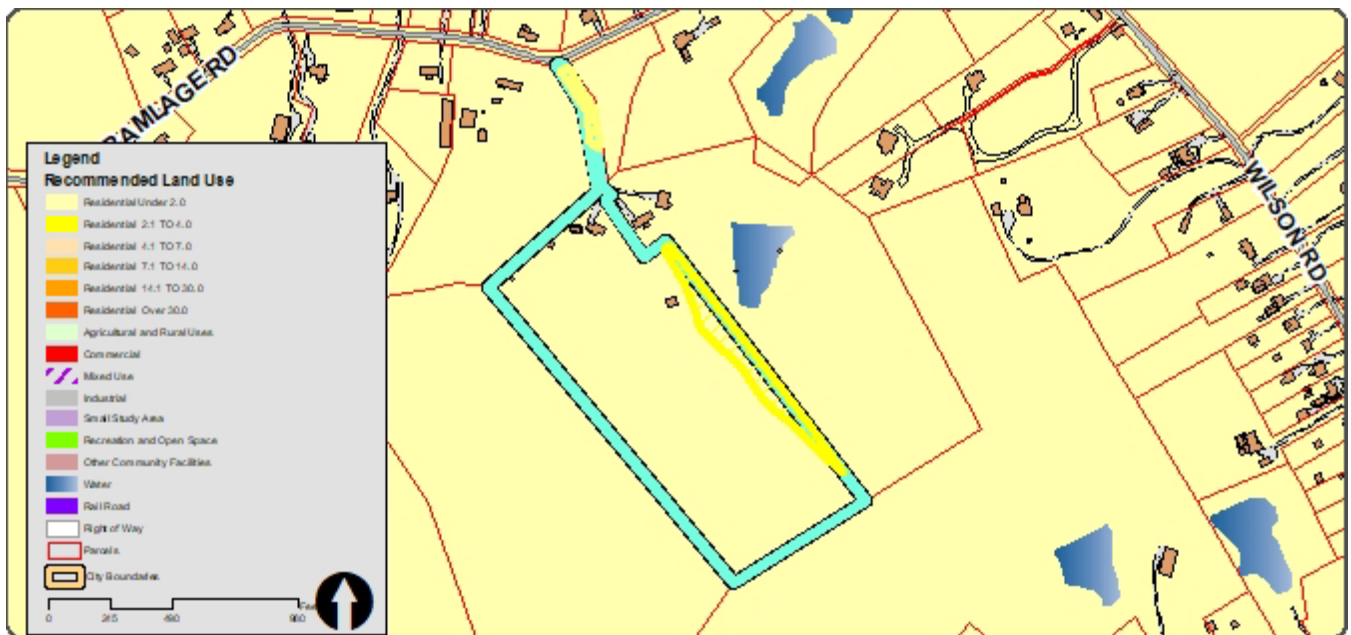


2. **Comprehensive Plan:** A full review of the Comprehensive Plan goals, objectives, recommendations, and tasks was conducted by staff. The full review is available in the issue file. The following is a summary of what staff finds to be the most relevant sections:
- a. PDS staff finds that the submitted request is consistent with the following:
 - i. **Goals and Objectives**
 - ii. **Environment Element**
 - iii. **Housing**

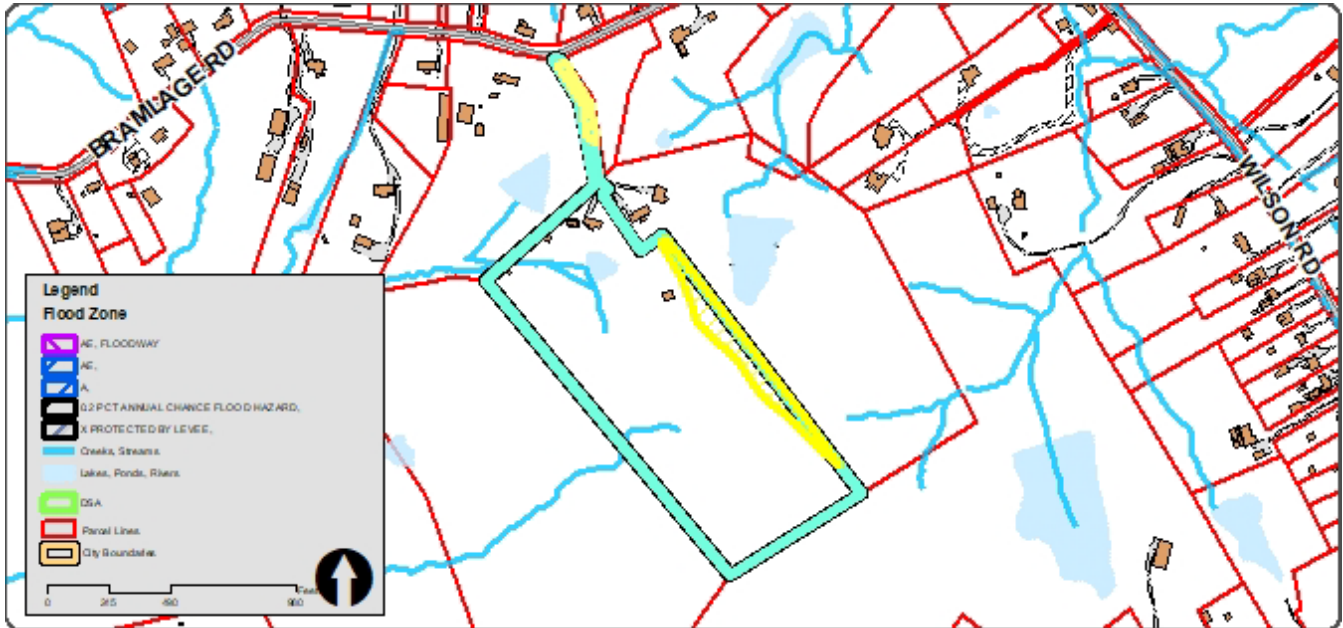
Staff findings: Although located within the suburban sub area, the proposed map amendment will help to preserve the viability of the rural heritage of southern Kenton County by removing barriers to support local agricultural operations and will help to focus on conservation priorities within this largely agricultural area. Additionally, bringing the entire property, especially the frontage within the flag stem, into an agricultural zone will allow at least one additional continuous flag which would allow for additional housing opportunities.

3. Recommended Land Use

	DESCRIPTION
CURRENT	Residential under 2.0 du/na
NORTH	Residential under 2.0 du/na
SOUTH	Residential under 2.0 du/na
EAST	Residential under 2.0 du/na
WEST	Residential under 2.0 du/na



- a. The site does not contain any areas of DSA. There are blueline streams located within the property as well as a pond.



Staff findings: The proposed map amendment is consistent with the recommended land use which calls for residential development at a density under two dwelling units per net acre. The requested A-2 Zone allows single-family residential at a density of one dwelling unit per net acre.

STATE STATUTE

1. KRS 100.213 states that before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - b. That 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.

STAFF RECOMMENDATION: Favorable recommendation on a map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (Residential One-B) Zone to A-2 (Agricultural-Two) Zone.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed map amendment is generally consistent with the adopted comprehensive plan. Bringing the entire property under one zoning district will help to remove potential barriers to additional agriculture uses and development.

ADDITIONAL INFORMATION

1. Any future additional lot splits must be in compliance with the Kenton County Subdivision Regulations.

Request for Rezoning to A-2 Agricultural Zone

Addressing Permits and Easement Issues under Section 4.2-9F for Flag Lots

To: The Zoning Committee

Subject: Request for Rezoning of Two Acres to A-2 Agricultural Zone and Resolution of Permits and Easement Issues under Section 4.2-9F

Dear Members of the Zoning Committee,

I am writing to respectfully request the committee's consideration and approval for the rezoning of 2 acres on a 22.28 parcel of land to the A-2 Agricultural Zone. This rezoning is essential to address ongoing permits and easement issues and to ensure compliance with the requirements outlined in Section 4.2-9F, which governs flag lots within agricultural districts.

Background and Purpose

The subject property, comprising two acres, is uniquely situated and currently faces challenges related to permitting and the establishment of necessary easements. These challenges stem from the current zoning designation, which imposes limitations inconsistent with the intended agricultural use and development of the property.

Rezoning to A-2 Agricultural will align the property's use with both its physical characteristics and my long-term vision for agricultural productivity. Moreover, this change will facilitate the resolution of outstanding easement issues and allow for the prompt issuance of permits necessary for improvements and agricultural operations.

Section 4.2-9F Compliance

Section 4.2-9F of the zoning code provides clear guidelines for the creation and management of flag lots within agricultural zones. Rezoning to A-2 will enable the property to fully comply with these standards, including requirements related to access, lot configuration, and the provision of utility easements. This compliance is crucial for responsible land stewardship and for ensuring that the property can be developed in a manner that supports agricultural activities while respecting neighboring land uses.

Community and Agricultural Benefits

- Promotion of Agricultural Use: Rezoning will support sustainable agricultural practices and enhance local food production.
- Resolution of Legal and Practical Issues: Easement and permit concerns will be streamlined under A-2 zoning, reducing administrative burdens for both the property owner and the county.
- Compatibility with Surrounding Uses: The proposed A-2 designation is consistent with neighboring parcels and the overall agricultural character of the area.
- Compliance with Planning Goals: This change aligns with the county's comprehensive plan for rural development and land conservation.

Conclusion

For the reasons outlined above, I respectfully urge the committee to approve the rezoning of this two-acre parcel to A-2 Agricultural. Doing so will resolve ongoing permitting and easement issues, ensure compliance with Section 4.2-9F, and contribute positively to the agricultural integrity of our community.

Thank you for your time and thoughtful consideration. I am available to provide further information or answer any questions the committee may have regarding this request.

Sincerely,

Joe Rettig

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859-609-7142

