



## FRAMEWORK AND PLAN CONCEPT

On November 6, 2000 the 2000 Campbell County Comprehensive Plan was formally adopted by the Campbell County Fiscal Court. In February 2005, the Campbell County and Municipal Planning and Zoning Commission created a committee to review the 2000 Comprehensive Plan. After its review, the committee determined that a complete revision to the comprehensive plan was needed. The committee also determined that it would issue a request for qualifications and proposals (RFQ/P) to obtain assistance in the preparation of this update to the Comprehensive Plan. On July 5, 2005, the RFQ/P was issued. The due date for proposals was August 4, 2005. Eight firms responded to the RFQ/P. A sub-committee was created to review the responses with a sub-committee short-listing three firms. From this short-list, the sub-committee invited the three firms to make a presentation to the sub-committee. After the presentations, the sub-committee selected the firm of the Jacobs, Edwards and Kelcey to help prepare the update. At the September 13, 2005 CC&MP&ZC meeting, the sub-committee recommended to the full Planning Commission that the team of Jacobs, Edwards & Kelcey be selected to assist in the update in the Comprehensive Plan. The Planning Commission concurred and made a motion to request that the Campbell County Fiscal Court enter into a contract with Jacobs, Edwards & Kelcey to assist in the update to the Campbell County Comprehensive Plan. During its meeting on September 25, 2005, the Campbell County Fiscal Court concurred with the recommendation of the Planning Commission and moved to enter into a contract with Jacobs, Edwards and Kelcey through its approval and adoption of Campbell County Fiscal Court Resolution R-131-05. An advisory committee, consisting of various members of community, was created to help expand the public participation in this update process.

In February 2006, the Campbell County Fiscal Court, in conjunction with the Campbell County and Municipal Planning and Zoning Commission, began the first in a series of workshops with the advisory committee to update the 2000 Comprehensive Plan. Additionally, there were several workshops and presentations made throughout the county to obtain public participation and input into this update. This Comprehensive Plan serves as the update to the 2000 Comprehensive Plan for the Campbell County and Municipal Planning and Zoning Commission, documenting what has occurred during the period since the previous update and providing a new direction for the future of Campbell County.

## LEGAL CONTEXT FOR THE COMPREHENSIVE PLAN

The comprehensive planning process is one of the basic requirements which must be fulfilled by the Campbell County and Municipal Planning and Zoning Commission, as defined by Chapter 100 of the Kentucky Revised Statutes (KRS). This update has been structured to meet the statutory requirements for local planning units under Chapter 100 of the Kentucky Revised Statutes. This update fulfills the specific requirements of KRS Chapter 100.197, which calls for the research and all elements of the Comprehensive Plan to be reviewed, and amended, if necessary, at least once every five years.



## GENERALITY OF COMPREHENSIVE PLAN

This document establishes a Comprehensive Plan to direct and manage the future development and preservation of significant resources in Campbell County. This plan updates existing conditions and background information, identifies recent trends, analyzes factors affecting future development and preservation efforts, assesses the desires and interests of Campbell County residents regarding the future of their county and identifies areas where changes are recommended to the framework of the 2000 Campbell County Comprehensive Plan.

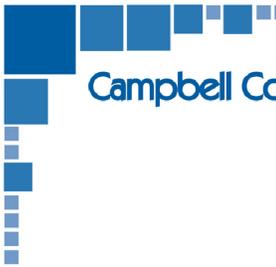
The contents of this comprehensive plan are intended to serve as a guide for public and private actions and decisions to assure development of public and private property in the most appropriate relationships. Because of its conceptual nature, the future land use plan element is not intended to provide precise boundaries between proposed land uses. Rather, it is designed to provide land use recommendations for general areas and provide flexibility to adapt to continual changes in the market and desires of the residents of the County. As was the case with previous planning efforts, many areas may be suitable for more than one specific type of land use. The question/evaluation of whether a given land use might be appropriate for a given area must be viewed considering the comprehensive plan in its entirety, including the goals and objectives, policy areas, other elements (i.e., land use, transportation, community facilities), and other regulations which are determined to serve the purposes of the comprehensive plan. In regards to zone map amendments, compliance with the comprehensive plan is the first statutory test to be used to determine the appropriateness of the proposed amendment. If a request is not in compliance with the comprehensive plan, Kentucky Revised Statutes provide two other criteria: 1) that the existing zoning classification given to the property is inappropriate and that the proposed classification is appropriate; and, 2) 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.

In terms of the general nature of the comprehensive plan, several zoning classifications may be appropriate to implement the recommendations found in the plan. In the event that the existing zoning and the proposed zoning both implement these recommendations, it is necessary to review the adjoining or other nearby areas to determine if the proposed zoning classification or the existing classification is most appropriate.



## JURISDICTIONAL BOUNDARIES

The Campbell County and Municipal Planning and Zoning Commission (CC&MP&ZC) is a joint planning unit. The jurisdiction of the CC&MP&ZC includes unincorporated Campbell County and the cities of Crestview, Melbourne, Silver Grove, Southgate, and Woodlawn. While the primary focus of the updated Comprehensive Plan will be on the unincorporated areas of Campbell County and these six jurisdictional areas, equal consideration for the future growth and development of the remaining nine cities within the county will be taken into account. Activities and known planning efforts within the other cities in Campbell County, Boone County, Pendleton County, Grant County, and in adjacent Ohio areas have been considered in the update process as in previous planning studies. The specific jurisdictional boundary for this plan is the current jurisdictional boundary of the Campbell County Municipal Planning and Zoning Commission. The planning efforts of surrounding jurisdictions are identified in **Figure 1-1**.



# Comprehensive Plan Update

Campbell County, Kentucky

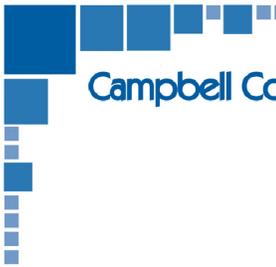




# Comprehensive Plan Update

Campbell County, Kentucky

*Figure 1-1 - Surrounding Jurisdiction Future Land Use Plans*



# Comprehensive Plan Update

Campbell County, Kentucky





## METHOD

The method used to update the Comprehensive Plan consisted primarily of the following efforts:

1. Evaluating existing conditions through the use of aerial photography and windshield survey and updating changes that may have occurred since the previous comprehensive planning effort in 2000;
2. A general review of current development plans proposed by the public and private sectors;
3. A general reevaluation of previous plan recommendations; and
4. An extensive public participation process which is identified below:

- February 22, 2006 - The Campbell County and Municipal Planning and Zoning Commission and the Campbell County Fiscal Court sponsored an Advisory Committee “Kick Off” meeting at the Campbell County Agricultural Extension office. Meeting attendees were informed of the scope of work and process to be used during this update. Initial existing conditions information was summarized. The Advisory Committee members also had the opportunity to provide input on issues important to the future of the county.

The Advisory Committee continued to meet approximately every 2 months throughout the process to provide input and feedback on the various planning elements as they were being developed. The Advisory Committee played an important role as the local experts of the community and advocates for the planning process.

- March - April, 2006 – Key person interviews were scheduled with 10 individuals identified by the County as likely to have valuable insight into the County’s issues, history and future challenges. The 10 persons interviewed were:
  - Rick Antony, Antony Development
  - Nancy Barone Kremer, Senior Vice President, St. Luke Hospital
  - William Bowdy, Former Director, NKAPC
  - Dallas Bray, President, Bray-Arnspenger Excavation
  - Kevin Costello, Executive Director, Boone County Planning Commission
  - Keith Logsdon, Deputy Director, NKAPC
  - Henry “Bud” Pogue, Pogue & Associates
  - Fran Reitman, Planning Commission
  - Gary Toeppen, President, Northern KY Chamber of Commerce
  - Dr. James Votruba, President, Northern Kentucky University



- April 4 and April 6, 2006 – The first two of four public open house events were held in order to gather valuable public input from the citizens of Campbell County. These two events, held at the Campbell County High School and at the Southgate Community Center, were 3 hour meetings that included a series of hands on stations geared towards gathering citizen’s desires, visions and opinions as to how Campbell County should develop in the future. Stations included verifying existing conditions; a Strengths, Weakness, Opportunities and Threats exercise; a Visual Preference Survey; a Development Scenario Quiz; a “How Would You Pay for It” exercise; a Cognitive mapping exercise and a “King and Queen for a Day” exercise.



Public Open House, Southgate – 4/4/06

- April 20, 2006 – A formal presentation by the Farmland Trust was made to the Advisory Committee to educate participants about the preservation of active farmland in Campbell County and the benefits of such efforts.
- May 12, 2006 – The Advisory Committee worked through a three day strategic exercise to establish and validate a Vision, Goals and Objectives for the Comprehensive Plan. This document resulted in the formulation of a detailed Vision, Goals and Objectives that were ultimately adopted by the Fiscal Court and the participating jurisdictions (Crestview, Silver Grove, Melbourne, Woodlawn and Southgate).

- October – December, 2006 – The Campbell County Municipal Planning and Zoning Commission, Fiscal Court and the jurisdictions of Crestview, Silver Grover, Melbourne, Woodlawn and Southgate began the public hearing process for adopting the Statement of Goals and Objectives as per KRS 100.193. This process resulted in the adoption of the Statement of Goals and Objectives in November – December of 2006.

- March 27 and March 29, 2007 – The second two of four public open house events were held in order to permit citizens the hands on opportunity to establish future land use patterns for the County. The events, held at the Campbell County High School and at the Southgate



Public future land use pattern exercise – 3/29/07

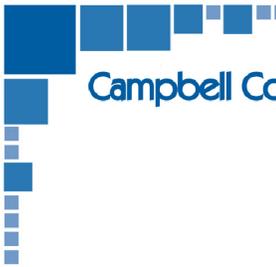


# Comprehensive Plan Update

## Campbell County, Kentucky

Community Center were 2 hour facilitated meetings that broke attendees out into working groups, each charged with establishing a future land use map for Campbell County. A total of approximately 60 residents, divided into 12 groups proceeded through a structured exercise, using stickers and markers, identifying recommended areas for residential, commercial, industrial, parks and recreation, community facilities and transportation land uses and improvements. These mapping exercises, together with a similar exercise undertaken by the Advisory Committee on March 8<sup>th</sup>, 2007, ultimately resulted in four future land use scenarios for consideration by the Campbell County Municipal Planning and Zoning Commission.

- May 31, 2007 – The Northern Kentucky University met with the Advisory Committee to discuss with the Committee the future expansion plans for NKU and how best to accommodate NKU in the future land use plan.
- Over the next several months, the Campbell County Municipal Planning and Zoning Commission deliberated over the four future land use alternatives. After considerable review, the best elements of each alternative were synthesized into one final future land use alternative.
- On May 13, 2008, the Campbell County and Municipal Planning and Zoning Commission held a public hearing, as required by KRS 100.197 and adopted this Comprehensive Plan Update.



# Comprehensive Plan Update

Campbell County, Kentucky

