

CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION

MAY 12, 2015

7:00 PM

AGENDA

1. Meeting called to order.
2. Roll call and determination of quorum.
3. Approval of the March 10, 2015 minutes.
4. Unfinished Business
 - A. Update on presentation of revised Vision, Goals and Objectives to municipalities
A work session to review the changes proposed will immediately follow the normally scheduled meeting tonight.
5. New Business
No new business.
6. Approval of Training
7. Director's Report
8. Adjournment

**IF YOU CANNOT ATTEND THE MEETING,
PLEASE CALL THE P&Z OFFICE AT 859-292-3880.**

The Commission will make every reasonable accommodation to assist qualified persons attending the meeting. If there is a need for the Commission to be aware of, contact the office seven (7) days prior to the meeting.

**WORK SESSION TO IMMEDIATELY
FOLLOW TONIGHT'S MEETING**

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE MAY 12, 2015 MEETING**

MEMBERS PRESENT:

Ms. Deborah Blake
Ms. Lauri Harding
Mr. Steve Stapleton
Mr. Edward Stubbs
Mr. Mark Turner
Mr. Michael Williams, TPO
Mr. Larry Barrow, Vice Chair
Mr. Justin Verst, Chair

MEMBERS ABSENT:

Mr. Dennis Bass

STAFF PRESENT:

Ms. Cynthia Minter, Director
Ms. Stephanie Turner, Secretary
Mr. Matt Smith, Legal Counsel

STAFF ABSENT:

Mr. Ryan Hutchinson, Planner

Mr. Verst called the meeting to order at 7:05 PM. Following roll call, a quorum was found to be present. Ms. Minter introduced new commissioner, Mr. Mark Turner. Mr. Turner was sworn in just prior to the meeting and eligible to fully participate in tonight's meeting. Mr. Verst welcomed Mr. Turner. Mr. Verst asked if everyone had reviewed the March 10, 2015 meeting minutes and asked if there were any additions or corrections. There being none, Mr. Verst called for a motion. Mr. Barrow made a motion to approve the March 10th meeting minutes as submitted. Mr. Williams seconded the motion. Mr. Verst called for a roll call vote. A roll call vote found Ms. Blake, Ms. Harding, Mr. Stapleton, Mr. Stubbs, Mr. Williams and Mr. Barrow in favor of the motion. Mr. Turner and Mr. Verst abstained. Motion passed.

Mr. Barrow asked Ms. Minter if there was any unfinished business item to discuss. Ms. Minter stated that she did want to give the Commission an update on the status of the update to the Comprehensive Plan Vision, Goals and Objectives. Ms. Minter advised the Commission that drafts of the update has been released to the public by being announced online via the County's website; printed forms available at the Campbell County Planning and Zoning as well as the City Offices of Melbourne, Southgate, Silver Grove, Woodlawn, and Crestview; announced at Fiscal Court and City meetings (which appear on cable); legal notices placed in the Campbell County Recorder; and posted on Facebook. There have been inquiries by many parties and presentations have been made to the Campbell County Fiscal Court; the cities of Cold Spring, Ft. Thomas, Highland Heights, Crestview, Melbourne, Silver Grove, Southgate and Woodlawn; the Jolly Park CDC, Campbell County Leadership Action Group; Campbell County Public Library; Right to Farm Forum; Farmland Workgroup; Gateway Community & Technical College; and the Northern Kentucky Home Builders Association.

As well as public presentations, written requests for comment were sent to the following agencies: Boone County Planning & Zoning; Campbell County Economic Progress Authority; Campbell County Schools; Campbell County Conservation District; Campbell County Public Library; City of Bellevue; City of California; City of Covington; City of Dayton; City of Mentor; City of Newport; City of Wilder; Diocese of Covington Schools; Duke Energy; Jolly Park Community Development Council; Owen County Electric; Northern Kentucky Association of Realtors; Northern Kentucky Tri-ED; Northern Kentucky University; Northern Kentucky Water District; Pendleton County Planning & Zoning; Planning Development Services of Kenton County; Sanitation District #1; Silver Grove School; Southgate Independent School; and St. Elizabeth Healthcare.

Thus far, the only comments received have come from Duke Energy and Sanitation District #1. At this point we have had a lot of positive feedback from many different sources. Some are in agreement with one

another, but others are in direct conflict with one another. Ms. Minter shared those comments with the Commission. Ms. Minter also reviewed with the Commission information received from the Farmland Workgroup. No actions will be taken at this meeting regarding the update to the Comprehensive Plan. This is just an informative update regarding proposed changes to the Comprehensive Plan.

Mr. Verst stated that there were a few people in the audience and he would like to hear their comments before the work session starts. Mr. Verst asked if anyone wanted to address the Commission. Mr. Terry Rasche of 50 W. Crescent Avenue in Woodlawn approached the podium to address the Commission. Mr. Rasche identified for the Commission that Woodlawn was a very small city founded in 1912. In the 1950/1960's, a third of the city was taken for the construction of the I-471 highway. There are no businesses located in Woodlawn it is strictly residential with only 2 zones to speak of. They do not have mailboxes so there is no postal service. They do not have police or fire departments.

Mr. Rasche stated that he fully supports the city staying completely residential. Mr. Rasche stated that they used to have an uninterrupted view of the Cincinnati skyline. That view was one of the selling points in helping them to decide to settle in Woodlawn. Now, that view is disturbed by the construction on Weidemann Hill. Normally, the heights of buildings are restricted to 35 feet. With 3 story homes, they have destroyed the city view the homes in Woodlawn once had.

Mr. Rasche was in agreement that building height needs to be regulated, but he also asked that density be reconsidered. He wants to make it possible to build more homes on the surface while keeping the height of each building low. Mr. Rasche summarized that whatever the Commission does to remember it will affect the small city of Woodlawn and to take to heart that for this city to survive they need to lower the building height of homes while increasing the density so that this small city can recover.

Mr. Stapleton asked Mr. Rasche if he was specifically asking for a change to the building height requirement. Mr. Rasche stated he was. If they build at 35 feet or higher they destroy the view of the Cincinnati skyline which is the major selling point for homes in Woodlawn. Mr. Stapleton advised Mr. Rasche that he was unfamiliar with the city of Woodlawn. If they don't have postal service, police or fire protection, do they have city utilities or are they operating on septic systems. Mr. Rasche stated they city was small, but it does have all city utilities, cable access, and all the other amenities of a larger city.

Ms. Blake asked Mr. Rasche what the city was like historically and what the vision he held for the city's future. Mr. Rasche stated that his mother was raised in the house just 3 doors down from his current home. They had less than a ½ acre lot, but her family had pigs, goats and chickens when they were raised there. Right now approximately 20 percent of the homes were rental properties. These people want to live in Woodlawn. They want to purchase homes, but the homes are simply not available. There is no room to build a new home with the current setback requirements. Mr. Rasche stated he does not want to see the land being bulldozed or "flattened". He wants to see the topography remain the same. Mr. Rasche concluded by offering to take the Commission on a tour of the city if they so desired.

Ms. Minter gave the Commission a brief view of the different communities they represent. The Commission represents the Unincorporated Campbell County and 5 member cities. That is what entitles us to be a joint planning commission under KRS 100. The largest land area is considered Unincorporated Campbell County. That is where a lot of development opportunities lie and where cases before the Commission have regularly stemmed from. The Commission does represent 5 cities as well. Mr. Rasche gave a very accurate description of the city of Woodlawn. Woodlawn has some vacant land and wants to engage in innovative design ideas for development of those vacant areas. The city of Crestview is very much like Woodlawn except they have their own city building and a couple of parks. Both cities of Melbourne and Silver Grove are river towns with residential and some industrial. Those cities are very similar and encounter some of the same issues. The city of Southgate is a full service city with a major corridor in US 27 going through the city. They are a small city with a volunteer fire department, but a police force, city building, parks, and community center.

Mr. Verst added that each of those member cities have their own Zoning Ordinance. If a community wanted to make a change to the zoning ordinance, the request would be presented to the Commission. Ms. Minter agreed adding that the Commission would make a recommendation to the individual city. However, the city would be the authority to take the final action of approving the change. Ms. Minter also added that the Commission does not control school districts or postal service. Many times, these are factors when

determining where to build, or to buy and sell homes. These are independent services that the Commission has absolutely no input on determining.

Mr. Verst asked if anyone else wanted to address the Commission. Ms. Meg Quill of 14193 Morningview Road in California approached the podium to address the Commission. Ms. Quill stated that she was representing the farmers in the community. Her only request is that the Commission keeps a balance between the farmland citizens and the needs of the individual communities.

Mr. Verst recognized Mr. Tom Lampe, County Commissioner, and asked if he had any comments to add to the conversation tonight. Mr. Lampe stated he did not. He was here to listen to the people and see what concerns they may have with any proposed changes to the Comprehensive Plan. Ms. Minter recognized Mr. Seth Cutter, Economic Development Officer for Campbell County. Mr. Verst asked Mr. Cutter if he had any comments for the Commission. Mr. Cutter thanked the Commission for their kindness and stated he was here to support staff and the Commission in any way he could.

Mr. Verst asked if anyone else had any comments or concerns to bring before the Commission before the work session started. There were no other comments from the audience. With that, Mr. Verst asked Ms. Minter if there were any other items that needed addressing before the work session began. Ms. Minter thanked the Commission for their participation in recent training events. The next item for consideration by the Commission is the approval of training. Ms. Minter reminded the Commission it would need to make a motion to approve the training received by the following:

From the Commission:

- Dennis Bass [3.0 Hours] NKAPC: Board of Adjustment Training (3.0 Hours)
- Edward Stubbs [2.0 Hours] Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours)
- Justin M. Verst [2.0 Hours] Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours)

From staff:

- Cindy Minter [2.0 Hours] Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours)

Mr. Verst asked if anyone wanted to make a motion to approve the training. Mr. Williams made a motion to approve the training. Ms. Blake seconded the motion. Mr. Verst called for a roll call vote. A roll call vote found Ms. Blake, Ms. Harding, Mr. Stapleton, Mr. Stubbs, Mr. Turner, Mr. Williams, Mr. Barrow and Mr. Verst in favor of the motion. Motion passed.

Mr. Verst called for the Director's Report.

DIRECTOR'S REPORT

Ms. Minter thanked the Commission for those that came out and supported staff when presenting the update of the Vision, Goals and Objectives to the different cities. She was very encouraged by their attendance and support of staff in presenting the proposed changes to the many different entities. We do not have any cases to be heard for the month of June. Depending on how much is accomplished in tonight's work session will determine if there will be a June meeting or not.

Ms. Minter advised the Commissioners that a new printed copy of the Zoning Ordinance had been distributed to them tonight. There were no changes other than to get fresh updated copies to the Commissioners to make certain everyone had a current and updated copy. When the old Zoning Ordinances were turned in last month, we also received copies of the Subdivision Regulations. If you do not have a copy of the Subdivision Regulations, please let us know so we can prepare a copy for you. Staff will also be working to get copies of the Zoning Ordinances for the individual cities we represent issued to you. Mr. Verst asked if they could get them digitally as well as in paper form. Ms. Minter stated she would try to obtain this for them.

Mr. Verst asked if there was any other business to discuss before the work session started. There being none, Mr. Verst advised the audience they were welcome to stay and participate in the work session if they so desired. First, Mr. Verst advised they would be taking a brief 5 minute recess before the work session started. The Commissioners broke for recess at 8:00 pm. Mr. Verst called the meeting to order again at 8:05 pm.

Mr. Verst recognized Mr. Pete Garrett and asked if he had any comments or input for the Commission before they began their work session. Mr. Garrett had no comments. Mr. Verst recognized Mr. Smith, Legal Counsel, to provide direction on if the public meeting should adjourn before the work session began. Mr. Smith gave the Commissioners a summary of the open meeting requirements. Per KRS 61.810, all meetings where quorums of the member are in attendance shall be considered a "public meetings, open to the public at all times..." There are several exceptions such as if it pertains to personnel issues, or proposed or pending litigation. However, the work session being held tonight does not qualify as an exception. The public are welcome to stay and participate in the work sessions if they so desire.

Mr. Verst concluded stating that the Commission would leave the meeting open until they reach an ending point to tonight's discussions on the update to the Comprehensive Plan. Mr. Verst advised the public they were welcome to participate in the discussions. The Commission proceeded to discuss in depth the comments and feedback received thus far from the public. Copies of the comments, as well as information from the Farmland Workgroup, are attached to these minutes as represented in the slide presentation prepared by Ms. Minter. The Commission discussed each comment until they reach the portion of the presentation titled as "Objective: Agricultural Development". At this point the Commission determined they would recess and pick up where they left off at the June 9th meeting.

Mr. Verst asked if there was any other business to discuss before they recessed. There being no other comments, Mr. Verst called for a motion to adjourn. Ms. Harding made a motion to adjourn. Mr. Stapleton seconded the motion. An oral vote found everyone in favor, none opposed. Motion passed. Meeting adjourned at 9:30 PM.

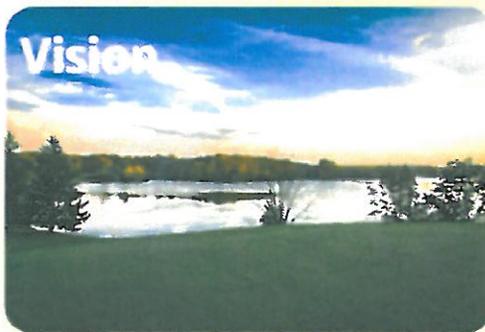
Respectfully Submitted,

Approved:


Cynthia Minter
Director of Planning & Zoning


Justin Verst
Chair

Comments on Draft Vision, Goals, and Objectives



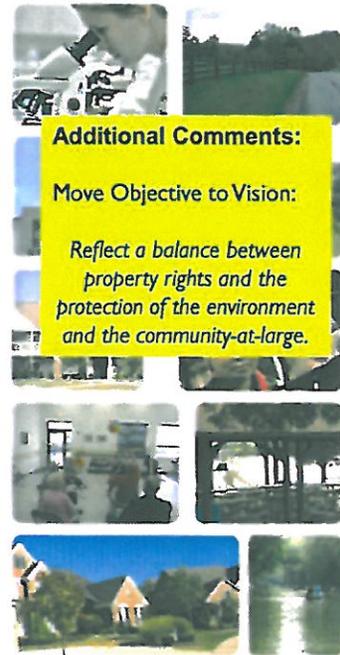
Campbell County is a dynamic community that provides meaningful opportunities for all people in which to live, learn, work, play, worship, and achieve their goals.

The County promotes lifelong learning, innovative enterprises, quality neighborhoods, agricultural heritage, diverse recreational opportunities, environmental balance, and participatory governance.

We draw from the strength of our rich history of values, creativity, and decisions to realize the vision for Campbell County.

Vision

- ▶ Campbell County's citizens participate actively in county governance. We have a government that makes wise decisions and provides leadership to keep the community focused on realizing the goals expressed in our vision.
- ▶ Campbell County promotes lifelong learning through strong public and private educational programs. We capitalize on the strong partnership with our schools, community colleges, university, and library system to use education and knowledge-based enterprises to leverage our economic growth.
- ▶ Campbell County enjoys a growing business community that provides an extensive range of economic development and employment opportunities for our citizens. Our agricultural enterprises are industry is thriving because of new and innovative aspects enterprises, including success in agritourism.
- ▶ Campbell County offers a variety of housing options for people in all life phases spanning a wide income level. We have a diversified mix of high quality housing to support the educational and economic objectives of our community.
- ▶ Campbell County provides active and passive recreational opportunities that link our neighborhoods into a broader larger open space network system. Our growing green infrastructure network interlaces with parks, trails, walkways, bike paths, playgrounds, bridle trails, golf courses, and sports complexes.
- ▶ Campbell County government, both municipal and county, works together harmoniously to focus on the many strengths of the various communities to produce a vibrant whole.



Additional Comments:

Move Objective to Vision:

Reflect a balance between property rights and the protection of the environment and the community-at-large.

Each goal embraces the following guiding principles:

Property Ownership: The legal property rights of property owners are to be protected in accordance with local, state and federal law. Private property interests are to be balanced with the health, safety, **environment**, and welfare of the community including negative impacts that may result from conflicting or unmanaged land uses.

Community Engagement: The goals and objectives were summarized from previous plan updates and validated by a varied cross section of residents, community, and economic leaders.

Economic Considerations: These goals and objectives serve as a guide, with **ultimate** decisions based on economic **realities**, ~~sustainability,~~ **regardless of** and economic conditions. Strong public-private and governmental cooperation is highly encouraged.



Additional Comments:
Statement too narrow, not the "only" consideration

Focus of Our Goals

- ▶ Land Use
- ▶ Intergovernmental Cooperation
- ▶ Economic Development and Employment
- ▶ Educational Opportunities
- ▶ Agricultural Development
- ▶ Residential Development
- ▶ Environmental Stewardship
Balance
- ▶ Public Health
- ▶ Cultural Resources
- ▶ Public Utility Services
- ▶ Transportation Services

Goal: Land Use

- ▶ **Balance** existing and future land use patterns to provide diverse **various** well-planned, high quality, and effective developments.



Objective: Land Use

- ▶ Support ~~Cultivate~~-~~Promote~~ future development and redevelopment to ~~emphasize~~ or reinforces ~~natural~~ features and the livable environment. ~~through its buildings, site development, traffic patterns, signage, and landscaping.~~
- ▶ Encourage ~~Promote~~ ~~balance with~~ practical regulatory strategies which ~~to~~ foster investments and preclude incompatible land uses.
- ▶ Effectively manage potential conflicts from proposed development through functional and attractive transitions between land uses.
- ▶ Foster ~~infill development~~, ~~infill~~ redevelopment and reinvestment, to minimize ~~ing~~ vacant ~~urban~~ properties, and improve ~~ing~~ underutilized properties for higher and better uses.
- ▶ Maintain viable agricultural and environmentally ~~significant land and~~ heritage by engaging the farm ~~community interests~~ in the decision processes.
- ▶ ~~Evaluate and implement strategies to balance development, minimize~~ mitigate risk ~~to public infrastructure and private property~~
- ▶ ~~and environmental degradation within including unstable soils and special flood hazard zones.~~
- ▶ Evaluate and implement development strategies that factor in the constraints of environmental risks such as unstable soils and special flood hazard zones
- ▶ Encourage development strategies which protect and enhance public and private assets.

Additional Comments:

- Encourage infill development along US 27
- Maintain AA Highway as Commuter Road

Goal: Intergovernmental Cooperation

- ▶ Encourage and promote cooperative governance through effective and responsible communication and coordination within the County, its Cities, ~~the~~ neighboring Counties, **Utilities**, and regulatory agencies.



Objective: Intergovernmental Cooperation

- ▶ Actively participate in community coordination regarding planning, transportation, and infrastructure to provide an attractive, cost effective, and well-functioning environment.
- ▶ Respect and support the various land use plans and planning efforts as may be adopted by the surrounding Cities and Counties.
- ▶ Participate in the adopted regional initiatives advanced by public partner agencies, chambers, conservancies, educational facilities, transportation, and utilities.
- ▶ Enhance the accessibility of government services by managing facility locations, mapping, information dissemination, and use of technology.
- ▶ Maintain an effective program of public safety through effective cooperation with Fire Districts, Police Departments, Emergency Management, and other related local, state, and federal agencies.

"this is the best written and perhaps most important Goal of the entire plan. My compliments to the author(s)".

Coordinate the delivery of services (permits)

Goal: Economic Development and Employment

- ▶ Evaluate and encourage compatible investments, which will increase quality employment opportunities for the residents of the County and its Cities.



Objective: Economic Development and Employment

- › Identify and support opportunities to attract high quality office, technology-related, education, research, and light industry balanced with infrastructure, transportation, and compatible land uses.
- › Support programs that facilitate entrepreneurship, business incubators / accelerators, and expansion of existing operations, particularly in fields identified as emerging economic development opportunities.
- › Support quality educational and workforce training, such as those provided by Northern Kentucky University, and Gateway Community College and Campbell County Area Technology Center, thereby strengthening an employee talent pool that is well prepared to meet the County and regional employment needs.
- › Assist with the efforts of Campbell County Economic Progress Authority and Northern Kentucky Tri-County Economic Development Corporation to enhance the business climate and foster a spirit of regional cooperation.
- › Support partnerships promoting practical and economically feasible improvements and expansion to our infrastructure.
- › Streamline the process and minimize barriers for development and redevelopment.

Additional Comments:

- Factor practicality into the economic decision. Is the expectation economically feasible?
- What is the return to the community? Is the regulation or program providing a real benefit?
- Support partnerships for business growth
- Utilize TIF to improve infrastructure

Goal: Educational Opportunities

- › Attract, enhance, and maintain quality, comprehensive, and innovative educational opportunities within the County.



Objective: Educational Opportunities

- ▶ Support the implementation of initiatives for achievement by providing a variety of educational opportunities to serve the unique needs, desires, and interests of the population.
- ▶ Increase public awareness of the rich variety of educational resources available through ~~the County's~~ regional training and enrichment programs, as well as its formal educational resources.
- ▶ Facilitate communication and coordination amongst our centers of learning, including school providers, libraries, healthcare, and recreation facilities.
- ▶ Support and balance development patterns with investments and initiatives in our public and private educational facilities.

Goal: Agricultural Development

- ▶ Support the preservation and growth of the County's working farms and agricultural enterprises.



Objective: Agricultural Development

- ▶ Support the preservation and growth of working farms and agricultural enterprises.
- ▶ Utilize available local, state, and regional resources for ~~sustaining and expanding working farms and~~ agricultural land preservation and expansion through education, economic viability structuring, and applicable land use regulations.
- ▶ Recognize ~~Support~~ right-to-farm protections in appropriate areas to balance agricultural operations with external conflicts.
- ▶ Facilitate land use regulations which encourage, support, strengthen and capitalize emerging agricultural tourism industry and agriculturally related business opportunities.

Additional Comments:

- Promote Agricultural Districts
- Keep Minimum 1 acre lots available in A-1 Zone
- Consider new Zone for larger lots to preserve working farms

Goal: Residential Development

- ▶ Foster a safe, healthy, attractive and life-long residential environment for Campbell County's residents.



Objective: Residential Development

- ▶ Encourage a variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high quality environment.
- ▶ Facilitate neighborhood-scale and mixed-use developments that promote a sense of community and provide housing, employment, recreation, community gathering, educational, and service options.
- ▶ Encourage the continued reuse of Campbell County's housing stock to support improvements to existing residential neighborhoods in both suburban and rural locations.
- ▶ Utilize performance standards for housing development that incorporate the effects on water and sanitary sewer needs, traffic congestion, and open space preservation.
- ▶ Address dilapidated and unfit housing through property maintenance enforcement and redevelopment initiatives.
- ▶ Utilize land use regulations and regulatory tools to protect residential land uses from the intrusion of incompatible land uses.

Additional Comments:

- *Review housing stock in urban areas*

Goal: Environmental **Stewardship** Balance

- ▶ To excel in balancing, managing, protecting, conserving, and enhancing the County's natural environment.



Objective: Environmental Stewardship Balance

- ▶ Include and maintain appropriate **and economically feasible**, levels of open space, landscaping, trees, and other natural features in conjunction with all development or redevelopment.
- ▶ Foster public awareness and support conservation initiatives for preserving the natural environment, including soil conservation, hillside stabilization, natural storm water management, and the protection of environmentally sensitive features.
- ▶ Utilize innovative planning tools **and existing scientific and economic data** to help the County adequately consider methods of managing energy, **and** water consumption **and stormwater management**.
- ▶ Support feasible and practical agricultural transitions to environmentally sustainable crops, products, and operations.
- ▶ Manage development and redevelopment near our rivers **and within our watersheds** to maintain and increase **the riverfront's** environmental quality **and natural community amenities**.
- ▶ Reflect a **practical and economically** viable balance between property rights and the protection of the environment and the community-at-large.

Additional Comments:

- *Use the abundance of very relevant scientific data and analysis from Northern Kentucky region in the decision making process for items 1, 3 and 5 (reference utilization of existing scientific data analysis in the decision making process)*

Goal: Public Health

- ▶ Promote and protect the health and well-being of the residents of Northern Kentucky and Campbell County.

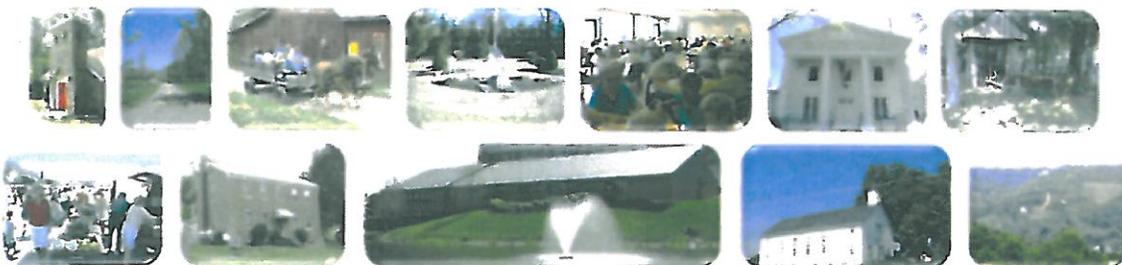


Objective: Public Health

- › Foster **impactful** quality passive and active recreation facilities to sustain, retain, and attract residents and businesses.
- › Promote the sharing of information, resources, and ideas to evaluate future health care needs and the potential siting of future resources.
- › Plan and collaborate with public health services essential for a safe and healthy community.
- › Encourage neighborhood recreation and open spaces as an integral part of residential development plans.
- › **Support innovative designs which promote livability for all ages, including our aging population.**

Goal: Cultural Resources

- › Foster the placement, design, and access of cultural facilities to sustain the County's ability to attract and retain residents and businesses.



Objective: Cultural Resources

- ▶ Plan, design, and support the **creation**, preservation, and expansion of existing public and private cultural facilities.
- ▶ Collaborate with advocacy groups such as the Campbell County Historical Society to raise awareness and protect our unique historic resources.
- ▶ Support the revitalization efforts of our public parks and recreation facilities for people of all ages.
- ▶ Support **impactful** initiatives for a regional and integrated system of parks, trails, and tourist destinations.
- ▶ **Foster the placement and design of high-quality gathering places, festival areas, and entertainment facilities.**

Goal: Public Utility Services

- ▶ Provide **oversight for** a dependable and adequate supply of essential utility services to the population as economically and effectively as possible.



Northern Kentucky
Water District



Objective: Public Utility Services

- ▶ ~~Balance~~ **Coordinate** the efficient use of utilities, including sanitary sewer, storm water, and water infrastructure within the County.
- ▶ **Support innovative financing and design to promote utility investments.**
- ▶ Use available **scientific and economic data** and innovative technologies for managing utility needs where public infrastructure extension is impractical due to topography, environmental characteristics, and other concerns.
- ▶ Employ strategies to manage stormwater impacts in urban, suburban, and rural areas through Zoning and Subdivision Regulations.
- ▶ Foster projects to bring utilities, including water and high-speed communication infrastructure to underserved areas.
- ▶ Interface County resources with local improvement areas to facilitate utility expansion where property values and public health will be significantly improved.

Additional Comments:

- *Communication services spotty in southern Campbell*
- *Sanitation connections are still needed for existing developments along US 27*
- *Utility expansions are investments in our Community*

Goal: Transportation Services

- ▶ Support a balanced transportation system, which serves existing and future needs by integrating a variety of local and regional transportation modes.



Objective: Transportation Services

- › Maintain and improve an efficient roadway network by addressing gaps, inefficiencies, or deficiencies in the system.
- › Collaborate with the Kentucky Transportation Cabinet to enhance compatibility of interstate and state road improvements with existing and future development.
- › Support enhancements in mode choice, special services, and overall coverage through our public transit providers, notably the Transit Authority of Northern Kentucky and Senior Services of Northern Kentucky's Transportation Services.
- › **Maintain community access to jobs through continued investment in our transit services.**
- › Support non-motorized transportation options by incorporating **practical-impactful** bicycle and pedestrian facilities into development options and transportation corridor improvements.

Resource Data: Farmland

Campbell County & Municipal Planning & Zoning Commission

SUPPORT THE PRESERVATION AND GROWTH OF WORKING FARMS AND AGRICULTURAL ENTERPRISES

Agricultural producers serve a vital role in the care and management of prime agriculture lands as well as make significant economic, cultural, and environmental contributions to the quality of life. This Plan places great emphasis on protecting the economic viability of agriculture businesses to encourage agricultural producers to continue to serve as stewards of the land and contributors to the quality of life in the future.

- Addresses the needs of farm owners and agriculture-related business providing predictability and security for these business owners.
 - *Help minimize conflict from incompatible land uses, while protecting the rural heritage*
 - *Support the economic viability agricultural production for future generations*
- Identify concerns for the potential continued loss of our agricultural land base
 - *Plan for farmland preservation by directing development towards appropriate areas*
 - *Promote balanced growth*
 - *Maintain infrastructure costs*
 - *Strengthening local economies*
 - *Protecting our environment.*
- Recognize interconnection between urban and rural residents and the demand for agricultural products.
- Encourage community-wide awareness, appreciation, and support for farming.

Campbell County & Municipal Planning & Zoning Commission

Certified Agricultural Districts 2010

Protect our best agricultural land for food and fiber production and to prevent its conversion to nonagricultural usage

- 538 certified agricultural districts
- 465,715 acres
- 81 of Kentucky's 120 counties

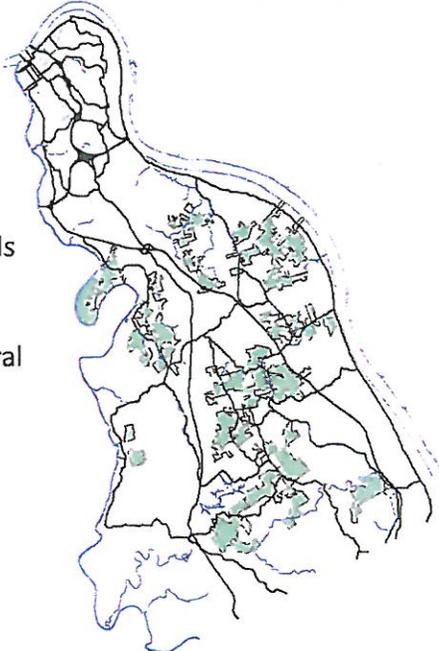
▶ This program was created by the Agricultural District and Conservation Act ([KRS 262.850](#)) in 1982

Campbell County & Municipal Planning & Zoning Commission

Agricultural Districts

- Membership is voluntary
- 250 continuous acres
- Multiple ownership with minimum 10 acres parcels
- Protection from annexation
- Defers assessment fees for water service lines
- Preferential consideration for cost share agricultural programs

See Conservation District for more information



Campbell County & Municipal Planning & Zoning Commission

Farm Census

USDA	2002	2007	2012
Number of Registered Farms	581	535	504
Acreage	50,383	47,335	42,164

