

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

- 1. (Check One)
 Boone _____ Florence _____ Walton _____ Union _____
- 2. (Check One)
 Conditional Use Permit _____ Variance _____ Appeal _____
Change in Non-Conforming Use _____
- 3. Applicant's Name Kenneth S. Heil and Michael R. Macke
Phone Number 581-2626
Applicant's Address 123 Park Rd.
Ft. Mitchell KY 41011
City State Zip
- 4. Description of Request: Conditional Use Permit to build and operate an eighteen (18) hole golf course. No residential or other type of development included with request.
- 5. Name of Development TRADITIONS Golf Club
- 6. Location of Development Southwest side of Williams Road about .3 miles north of Interstate 275.
- 7. Acreage Under Review 409.59 acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
- 9. Owner of Property Kenneth S. Heil and Michael R. Macke
Phone Number 581-2626
- 10. Address of Property Owner 123 Park Rd.
Ft. Mitchell KY 41011
City State Zip
- 11. Proposed Use(s) On Site Eighteen (18) hole golf course with small clubhouse and maintenance buildings.
- 12. Total Square Footage of Existing and/or Proposed Buildings
7500 square feet
- 13. Current Zoning on Property A-
- 14. Deed Book 413 Page No. 185 Group No. 2003
- 15. Is the site subject to a zone change? No
If yes, give date of approval N/A
- 16. Have you submitted a Site Plan with this request? Yes
- 17. Have you submitted a list of adjoining property owners with this request? Yes
- 18. Applicant's Signature: [Signature]
- 19. Property Owner's Signature: [Signature]

*14.(a) Deed Book 413, Page No. 188 Group No. 2002

** List of adjoining property owners attached.
*** Legal descriptions attached.

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received _____
2. Fee Received _____
3. Is application complete? _____ Yes _____ No
4. Staff Reviewer J. Green Zeller
5. Scheduled Board Action Date 1.10.20
6. Board Action:
 Approval
 Approved With Conditions (See #7)
 Disapproved (See #8)
7. Conditions: _____

8. Reasons For Disapproval: _____

BCPC:7/11/88

STAFF REPORT

#1

DEVELOPMENT: Traditions Golf Club
APPLICANT: Kenneth S. Heil and Michael R. Macke
LOCATION: Southwest side of Williams Road about .3 miles
north of Interstate I-275
ZONING: Agriculture (A-1)
DATE: January 10, 1990

REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a 18 hole golf course with a small clubhouse and maintenance buildings. The 409.59 acre site is located on the southwest side of Williams Road about .3 miles north of Interstate I-275. The site is zoned Agriculture (A-1) and is owned by Kenneth S. Heil and Michael R. Macke.

The applicants want to construct a private 18 hole golf course with a membership of approximately 350 members. The concept behind this type of course is modeled after holes of legendary courses from around the world. For instance the 7th hole would be similar to the 7th hole at Augusta and so on. In addition to the course, would be a 7500 square foot clubhouse as well as a maintenance building, and superintendents residence in the existing farm house.

A site plan has been provided by the applicant and is attached. It indicates the surrounding land uses as farms and single family residences.

North: farmland
South: Interstate I-275
East: single family residence, farmland
West: farmland

All of the surrounding property with the exception of the southern edge is zoned Agriculture (A-1). The south side of I-275 is zoned Rural Suburban Estates (RSE).

The following reviews the general criteria which the Board must use to judge each Conditional Use Permit:

1. The 1986 Boone County Comprehensive Plan Future Land Use Map indicates the site as a mixture of uses. These include Rural Lands, Agriculture, and Developmentally Sensitive.

The Land Use Element (B-2 Idlewild Area) states: "The area north of I-275 will continue to support some agriculture and increased low density residential development also."

2. This type of use will be harmonious and appropriate in appearance with the existing character of the area, and general vicinity.

3. The use will not be hazardous to existing or future neighboring uses.
4. The site is adequately served by public facilities and any services not provided by the county will be provided by the owners.
5. Additional excessive requirements at public cost for public facilities will not be created.
6. This development will not involve uses, activities, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
7. The vehicular approach to the property will not create an interferences with traffic on surrounding public thoroughfares.

The following is Staff's review of more specific criteria for Conditional Uses in Agriculture zones:

- a. The golf course is not or scale of character that will detract or conflict with the principle purposes of the district.

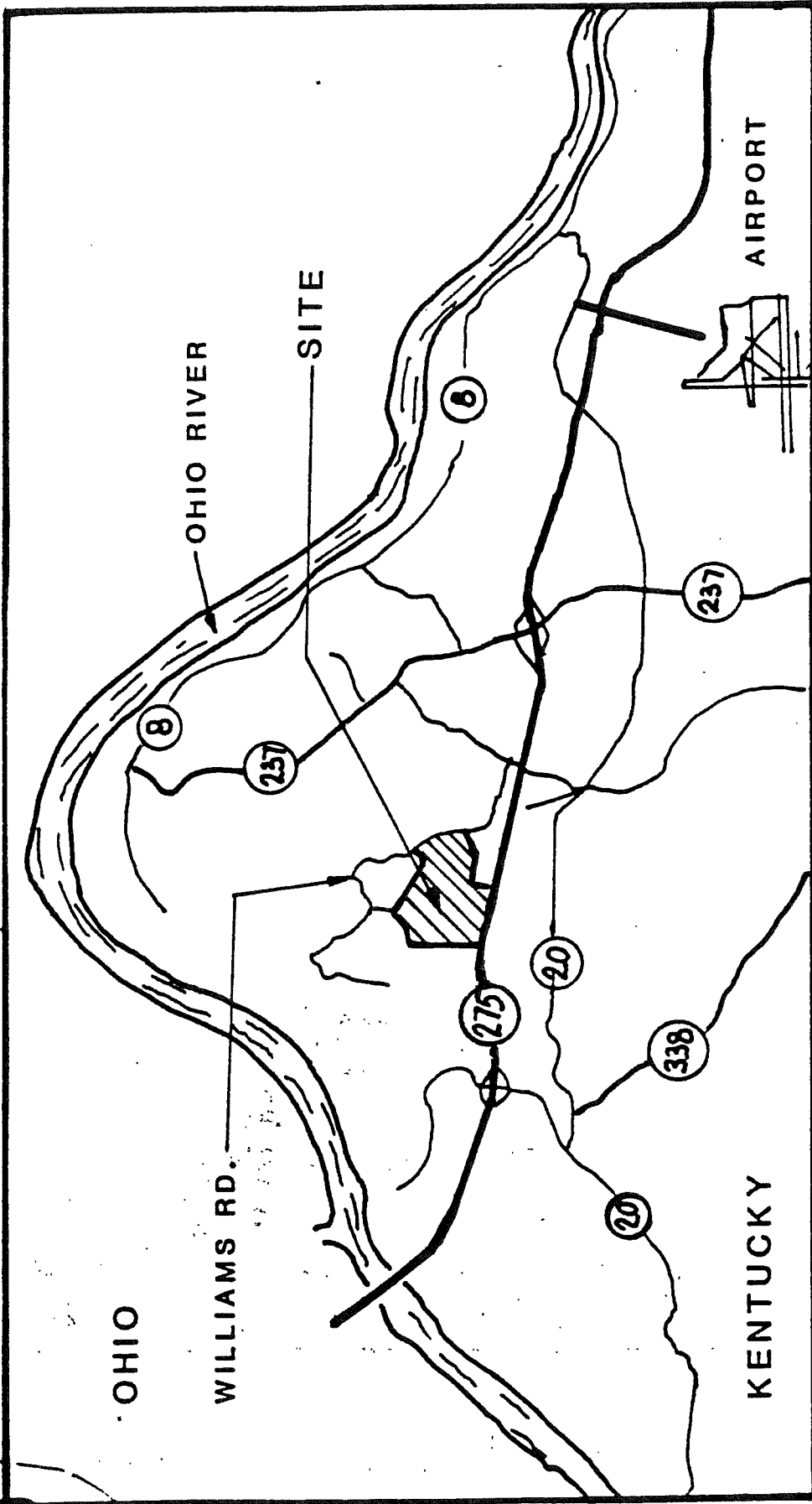
Staff has only one concern with this development. Staff was told that the clubhouse will be for changing facilities, and a snack bar only. A structure of 7,500 square feet is extremely large for these types of accessory uses. Staff feels that as a condition, this clubhouse be limited to these uses only.

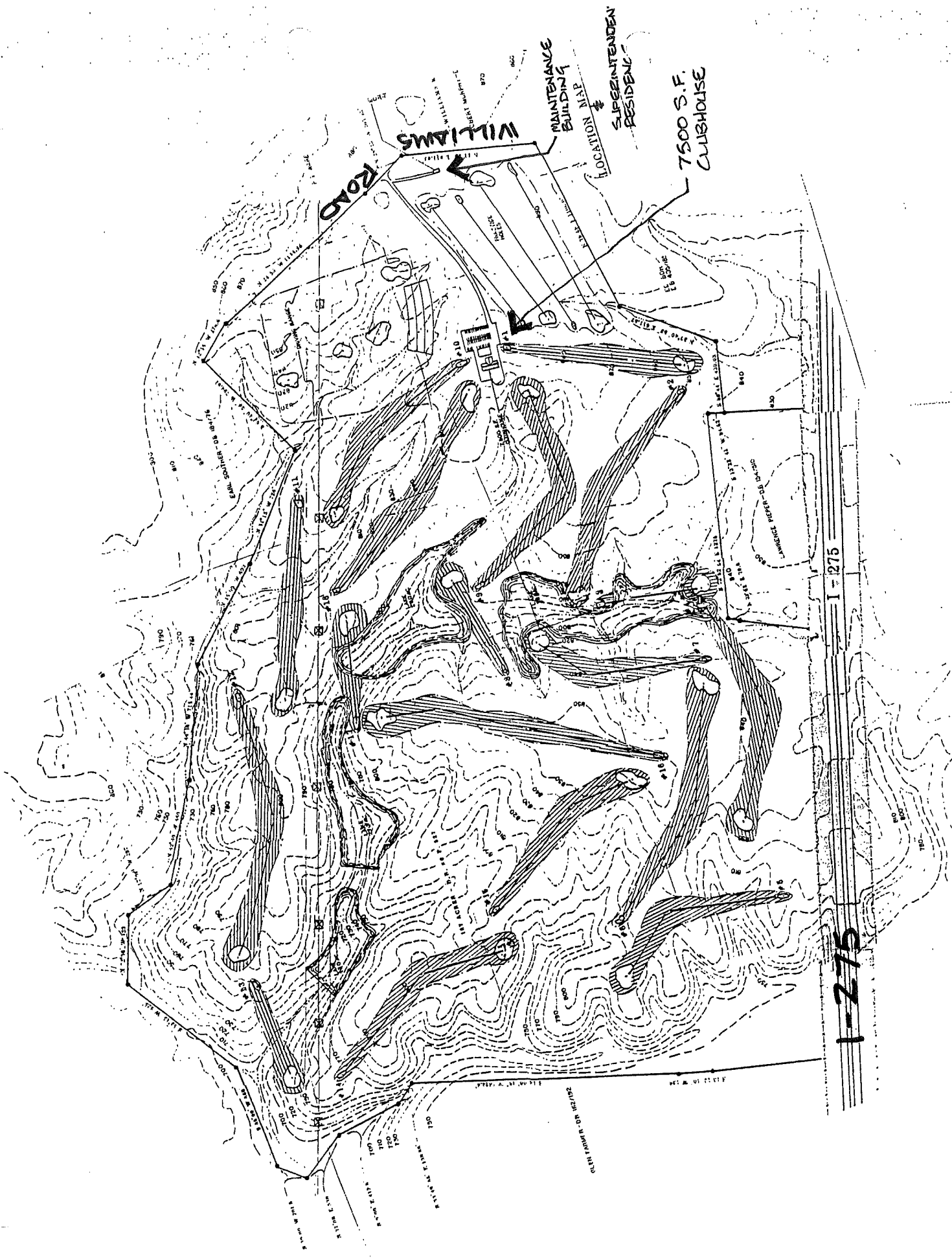
Respectfully submitted,


J. Gregory Tulley
Plans Examiner / Planner I

JGT:kat

LOCATION MAP





WILLIAMS ROAD

MAINTENANCE BUILDING

SUPERINTENDENT'S RESIDENCE

7500 S.F. CLUBHOUSE

LOCATION MAP

I - 275

I - 275

1" = 200'

BOONE COUNTY
BOARD OF ADJUSTMENT

January 10, 1990 - 6:30 P.M.

BOARD MEMBERS PRESENT:

Mr. I. A. Archambault
Mr. Dan Houston
Mr. Walt Ryan
Mr. George Whitton, Chairman

BOARD MEMBERS NOT PRESENT:

Mr. Fred Nevel

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

The meeting was called to order by Mr. Archambault at 6:30 P.M..

Approval of the Minutes:

Mr. Archambault noted that each member had received a copy of the Minutes of the Boone County Board of Adjustment Meeting of December 13, 1989 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Ryan moved that they be approved as mailed. Mr. Houston seconded the motion and it carried unanimously.

AGENDA ITEMS:

1. The request of Kenneth S. Heil and Michael Macke for a Conditional Use Permit to allow the construction of an 18-hole golf course. The 409.59-acre site, located on the southwest side of Williams Road, north of I-275, is zoned Agriculture (A-1) and is owned by Kenneth S. Heil and Michael Macke.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Whitton arrived at this time. He asked if there was anyone present in behalf of the request.

Mr. Willie Mathis, representing the developers, stated that the Staff Report touched on all points of the ordinance in regard to this matter. He introduced Mr. Heil and Mr. Macke, as well as their architect. He stated that this request does not include any residential development. The golf course takes up the space and does not leave areas for residential development.

Chairman Whitton asked if anyone else wished to speak either for or against the request or if there were any questions.

Mr. Gofton Ware stated that he wanted to register his name, but did not wish to speak at this time.

Mr. Archambault noted that the clubhouse was large and questioned this. Mr. Heil stated that the clubhouse will store the golf carts on the lower level. This is a high-ticket country club and the personnel will store the clubs there, which will take up about 50% of the space. Each person will also have a locker, which will take up 50% of the remaining space. The balance of the space will be a pro shop and dining facility.

Mr. Lawrence Pieper questioned if the building of homes or condos down the road would be precluded.

Mr. Heil stated that these uses would be precluded and stated that they are interested in a golf club and not a residential community. They have cut off the course so that there cannot be homesites there.

There being no further comments, Mr. Archambault moved that the Conditional Use Permit be granted. Mr. Houston seconded the motion and it carried unanimously.

2. The request of the Victory Baptist Church for a Conditional Use Permit to allow the conversion of a single-family residence into a church. The 4.3-acre site, located at 9066 Gunpowder Road, is zoned Suburban Residential One (SR-1) and is owned by Francis Chapman.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Whitton noted that two cars could not pass in the driveway and asked if the Staff had concerns about the driveway.

Mr. Tulley advised that the driveway does not need to be upgraded for the amount of traffic. The traffic will be coming in at one time and going out at one time and there would not be a conflict.

Chairman Whitton asked if there was anyone present who wished to speak in regard to this request.

Mr. Rick Hagett stated that the establishment of a church would not be contradictory to the standards. He does not see a problem with maintaining the standards now or in the future. They intend to maintain the safety conditions that are needed. They understand that they would have to modify the driveway if they grow. They contacted the Northern Kentucky Health Department to reevaluate the situation in regard to sewage. The Health Department said that the present sewage system would be appropriate for their current needs; but when they expand and build another facility, they would have to get another permit.

Chairman Whitton requested a copy of the report from the Health Department. Following review of the report, Chairman Whitton indicated that the report stated that the area for the church must be flagged and there must be a 200,000 gallon tank. He stated that he will turn the form over to the Staff and they will work with the applicant in this regard.

In response to questions from Mr. Archambault, Mr. Newton advised that a Plot Plan would not be required at this time as there is one on file from when the house was constructed.

Chairman Whitton asked if anyone else wished to speak for or against the request, or if there were any questions or any comments from the Board.

There being no further comments, Mr. Houston moved that the Conditional Use Permit be granted subject to the conditions that the applicant understands that they must come back if they increase the size of the building or the congregation which will require additional parking and Site Plan Review, as well as sewage treatment. Also, subject to the condition that the letter from the Health Department satisfies Staff's concerns and meets the criteria; and indicates that the building "as is" is okay at this time. Mr. Ryan seconded the motion and it carried unanimously.

3. The request of Henry C. Warden, Jr. for a Conditional Use Permit to allow the construction and operation of a commercial boarding stable. The 13.77-acre site, located at 10845 Big Bone Road, is zoned Agricultural Estates (A-2) and is owned by Henry C. Warden, Jr.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Whitton asked if there was anyone present who wished to speak in regard to this request.

Mr. Warden, the applicant, stated that their plan is to board local residents' horses. He will provide a full-scale facility with riding ring.

Chairman Whitton asked if there was anyone present in opposition to the request or any comments from the Board.

There being no discussion, Mr. Ryan moved that the Conditional Use Permit be granted. Mr. Houston seconded the motion and it carried unanimously.

Election of Officers - 1990:

Mr. Ryan moved that the current officers remain in office, i.e., Mr. Whitton - Chairman, Mr. Archambault - Vice Chairman, Mr. Ryan - Secretary/Treasurer. Mr. Dan Houston seconded the motion and it carried unanimously.


Board Items:

Mr. Gerald Newton, Director, advised that the Bigg's request will go to the Fiscal Court in February. The line has not become an issue again.

Also, the Board is behind in anticipated revenue and there is a new fee schedule.

There being no further business to come before the Board, Mr. Archambault moved that the meeting be adjourned. Mr. Archambault seconded the motion. The meeting was adjourned by unanimous consent at 7:05 P.M..

APPROVED:



George D. Whitton, Chairman

Attest:



Jan Hancock, Recording Secretary