

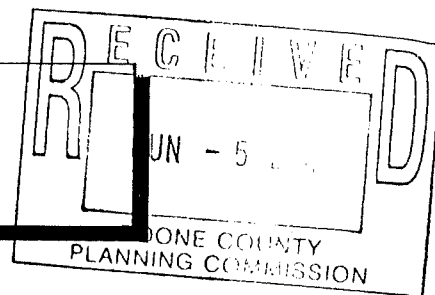
V

APPLICATION FORM

2001

COUNTY COMMISSION

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project COUNTRY CHARM ESTATES
- 2. Location of Project SOUTH FORK ROAD, BOONE CO.
- 3. Total Acreage of Site 11.765 AC
- 4. Current Zoning of Site A-1 & A-2
- 5. Proposed Zoning (Classification being requested) A-2
- 6. Proposed Uses (please specify each use) SINGLE FAMILY RESIDENTIAL

6.39 acres

- 7. Names of Applicant(s) E.J. FOLTZ c/o CARTEC ENGINEERING
- Phone Number 341-6006 Fax No. 341-0153

- 8. Address of Applicant(s) 2545 RITCHIE AV.
- CRESSENT SPRINGS KY 41017
- City State Zip

- 9. Name of Property Owner(s) JAMES & SHERI WRIGHT
- Phone Number 859-485-6466 Fax No. 859-

- 10. Address of Property Owner(s) PO BOX 130
- UNION KY 41091
- City State Zip

- 11. Proposed Building Intensities (please specify) 1 DWELLING UNIT PER
- 1.96 AC.

- 12. Are there any existing buildings on the site? NO
- How many? —

- 13. Deed Book 605 Page No. 01 Group No. 2074

- 14. Are you also applying for:
- Conditional Use Permit
- Dimensional Variance

- 15. Have you submitted a Concept Development Plan? YES

- 16. Have you had a pre-application meeting with BCPC Staff? YES - MITCH LIGHT

- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- GALLANTIN
- Boone County Water and Sewer District
- N/A Florence Water and Sewer Commission
- N/A Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- N/A Kentucky Transportation Cabinet
- N/A City of Florence Public Services Department
- Boone County Building Department

EXHIBIT

“A”

STAFF REPORT

Request of E.J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site located on the east side of South Fork Church Road, immediately north and east of the property located at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single family residences.

July 5, 2001

REQUEST

The request is for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre tract. The request, if approved, would make the property owners entire 11.765 acre tract zoned A-2. The map amendment would allow the property owners to develop the submitted Concept Development Plan (see attachments). This plan shows the parcel being subdivided into 6 buildable lots. Each of these parcels would have road frontage along a new private road (30' right-of-way, 18' tar and chip surface).

SITE CHARACTERISTICS

The site is heavily wooded with mature evergreen and deciduous trees. The area shown for the private road has been cleared. The topography is severe. The elevation at South Fork Church Road is 500' above sea level and steadily climbs upward to 800' above sea level at the eastern property line.

The site does not have public sewer service, so individual septic systems or a waste water treatment plant will need to be installed. The Concept Development Plan shows a proposed joint venture by South Fork Christian Church and the development to share a waste water treatment plant. This proposed facility will need to be reviewed by the Division of Water to see if they will issue a permit.

ADJACENT LAND USES AND ZONING

North: Vacant Land and a Single-Family Residential Home (A-1 & A-2)

South: South Fork Christian Church (A-1 & A-2).

East: 275 Acre Farm Fronting on U.S. 42 (A-2)

West: South Fork Church Road and Vacant Land (A-1).

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's "2025 Future Land Use Map" designates the site in question as a mixture of "Rural Density Residential", "Developmentally Sensitive", and "Rural Lands". These future land use classifications are defined as follows:

Rural Density Residential (RD) is described as low density residential uses of up to one dwelling unit per acre, which are not part of a formal subdivision.

Developmentally Sensitive (DS) is described as areas that have an existing slope of twenty percent or greater for a height of 20 meters, or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat or other natural features that are important to a site's stability and visual character. Any development on land identified as Developmentally Sensitive must be carefully assessed by the developer and the Planning Commission to determine the ability of the land to support the project.

Rural Lands (RL) is described as wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25-year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision.

The Land Use Element (South Fork Church Area, p. 180) states the following regarding this area:

- A. "This small section of Boone County is largely characterized by the border with Gallatin County. Growth should be minimal, in the form of Rural Density residential uses along U.S. 42."

The "Future Land Use Development Guidelines" found in the Land Use Element make the following statements which relate to this proposal:

- A. "Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet pre-conceived project design. Development plans should identify such areas, any delineate disturb limits to protect those areas that have been defined."

- B. "Developments in Boone County must recognize the potential impacts of stormwater run off. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. Further, control and mitigation practices for erosion with developments must be provided."

The Housing Element makes the following statement that relates to this proposal:

- A. "Residential development should occur near established urban or suburban areas, as opposed to leapfrogging to isolated areas, such as the western portion of the county. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized" (p.87).

The Environment Element makes the following statements that relate to this proposal"

- A. "Steep slopes descending into stream valleys and bottom lands of small streams are highly erodible. These extend into the western and northern edges of the county" (p. 37).
- B. "Woodlands are significant natural resources as well as valuable social landscape features. Trees improve the quality of life within a community by reducing the visual impacts between conflicting land uses, and by reducing noise, light, and air pollution" (p. 39).
- C. "Overall, land planning in Boone County should enable the developable lands to be developed at a higher density, thus reducing the need to develop the developmentally sensitive areas (p. 48).

The 2000 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. New development or redevelopment within Boone County is designed, constructed, and operated in such a way that the quality of the existing physical environment and social environment are protected and enhanced. Development within Boone County preserves and promotes a better quality of life while allowing a reasonable economic return ("Environment", Goal).
- B. Developmentally Sensitive areas and scenic areas shall be identified and mapped and minimum standards shall be established for the preservation and restoration of these areas. Developments that are proposed in any of these areas shall be carefully reviewed according to the standards to assure negative environmental impacts ("Environment", Physical Objective 3).

- C. Developmentally Sensitive hillsides in Boone County must be given special consideration. The preservation of these hillsides is a primary objective, and any proposed development on hillsides designated Developmentally Sensitive shall be carefully reviewed to insure potential impacts are minimal and the environmental integrity of the hillsides is maintained ("Environment", Physical Objective 5).
- D. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular shall minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment", Physical Objective 2).
- E. Areas possessing unique environmental characteristics shall be preserved; used as passive or active recreational areas or appropriately incorporated into development design ("Environment", Social Objective 3).
- F. Safe, decent, environmentally sound, and sanitary housing exists for all Boone County residents ("Housing", Goal).
- G. In order to offer the citizens of Boone County maximum choice in living environment, residential development shall be judged primarily on the progression of densities, impact on infrastructure, and development design with only secondary consideration given to the type of dwelling unit ("Housing", Objective 5).
- H. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population", Goal).
- I. Proper future growth management for Boone County is implemented ("Overall", Goal).
- J. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall", Goal).

STAFF COMMENTS

- 1. Approval of the Zoning Map Amendment request will enable the property owners to subdivide the parcel into six lots instead of three or four that are permitted by the current zoning classifications. While this increase in lots does not seem significant, it is important to note that a great deal of mature trees will need to be cleared to accommodate the proposed road and homes. The number of buildable lots could also be greatly affected by the proposed waste water treatment plant and the grade of the proposed road.

2. Staff has talked with Ms. Gretchen Bartley about the proposed waste water treatment plant. Ms. Bartley indicated that the Division of Water would require a waste load allocation analysis to determine if they would issue a permit. Individual septic systems will be required if the waste water treatment plant is not approved.

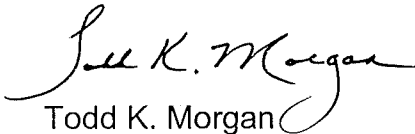
3. Section 305, Letter I of the Boone County Subdivision Regulations states that the maximum grade allowed on a private cul-de-sac street shall not be greater than 12%. A street profile will be required at the Preliminary Plat stage, if the Zoning Map Amendment is approved.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment as stated in Article 3, "Amendment" of the Boone County Zoning Regulations.

The Future Land Use Map will not need to be amended if the Planning Commission and Boone County Fiscal Court approve the Zoning Map amendment request.

Respectfully submitted,

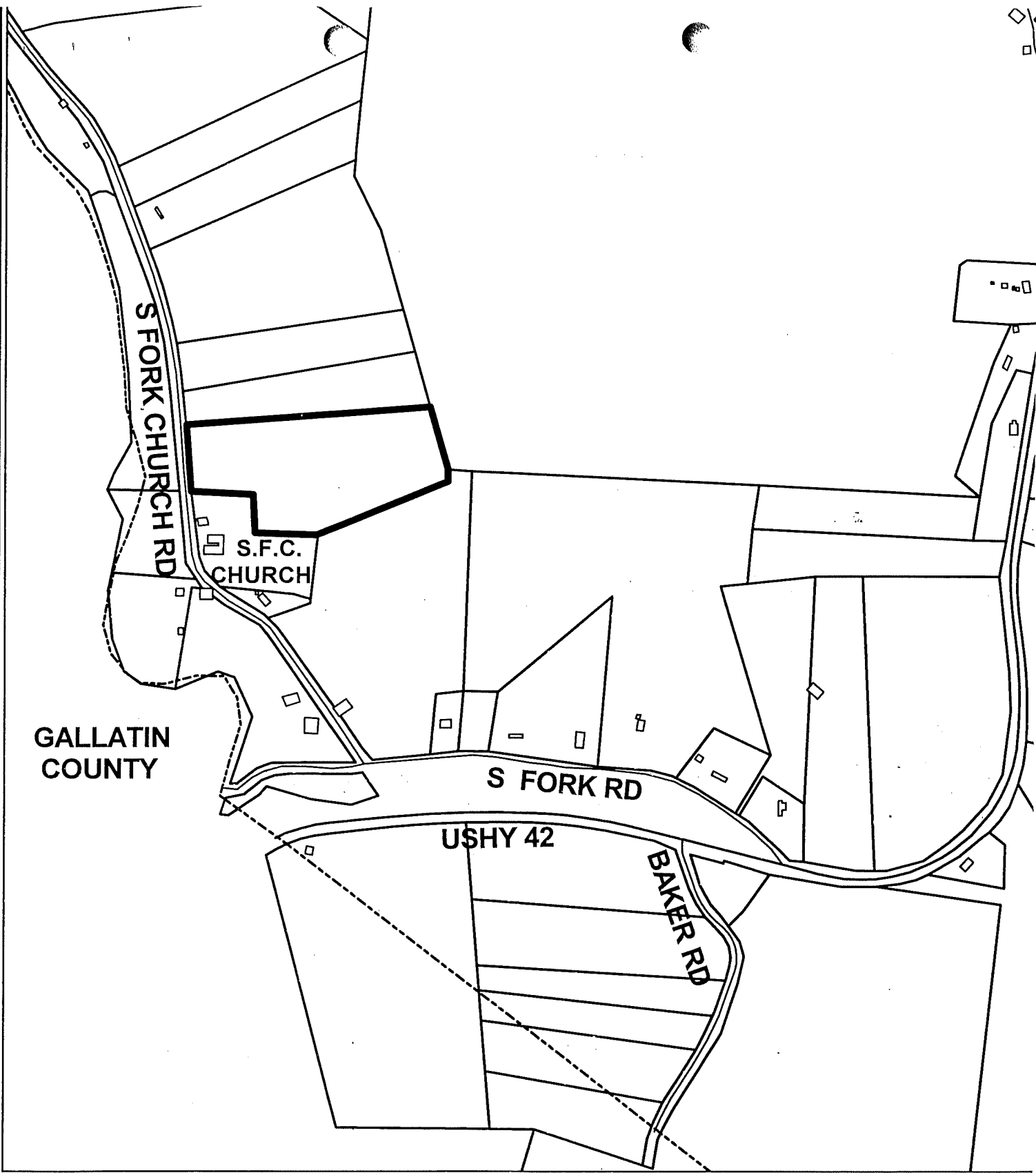


Todd K. Morgan
Planner

TKM/pr

Attachments:

- *Site Vicinity Map
- *Concept Development Plan
- *Topographical Map
- *Zoning Map
- *Future Land Use Map
- *A-1 & A-2 Zoning Regulations
- *Letter From South Fork Christian Church
- *Application

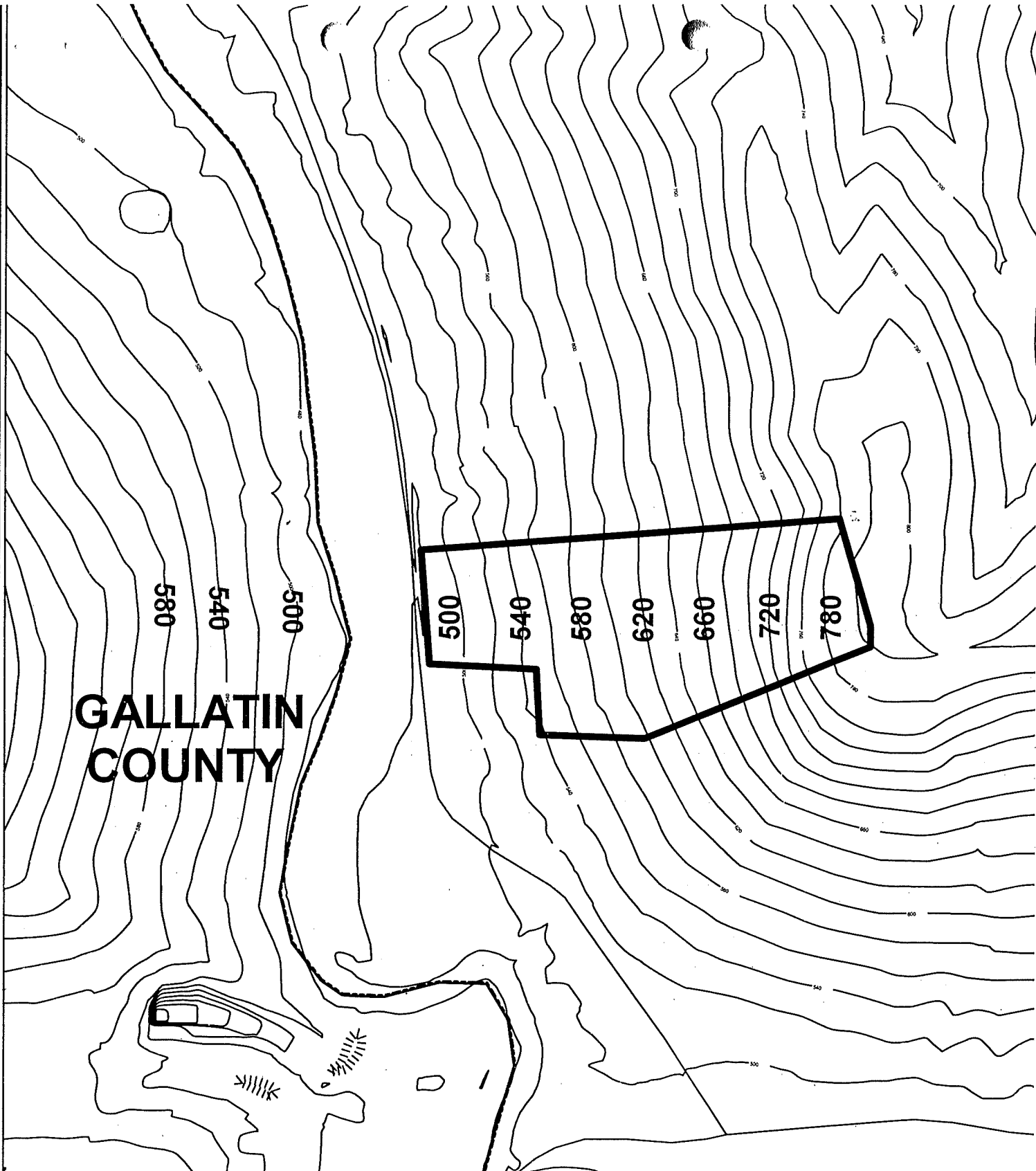


**Country Charm Estates
Site Vicinity Map**

600 0 600 Feet

1 inch equals 600 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 26, 2001





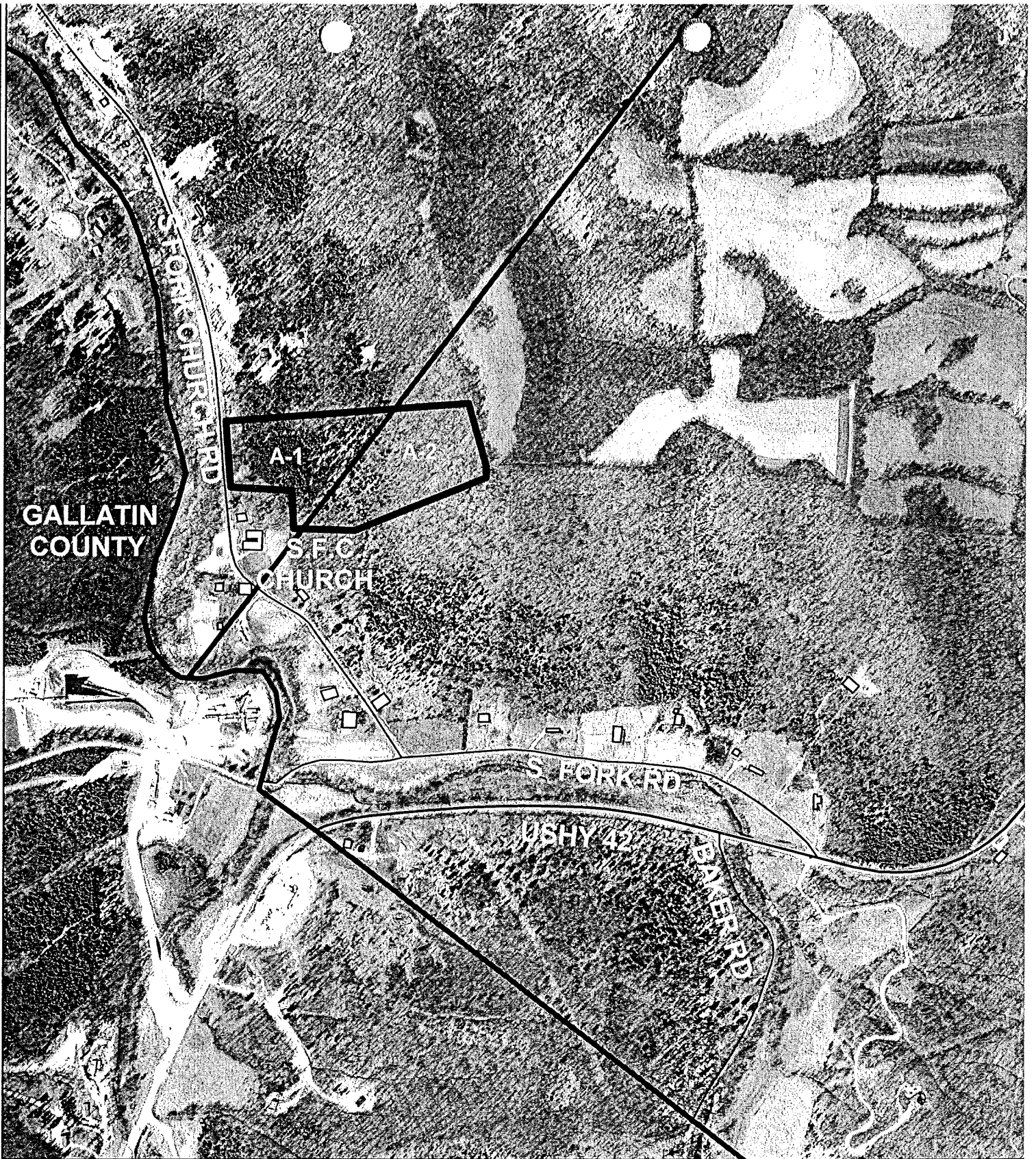
**GALLATIN
COUNTY**

350 0 350 Feet

**Country Charm Estates
Topographical Map**

1 inch equals 350 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 26, 2001



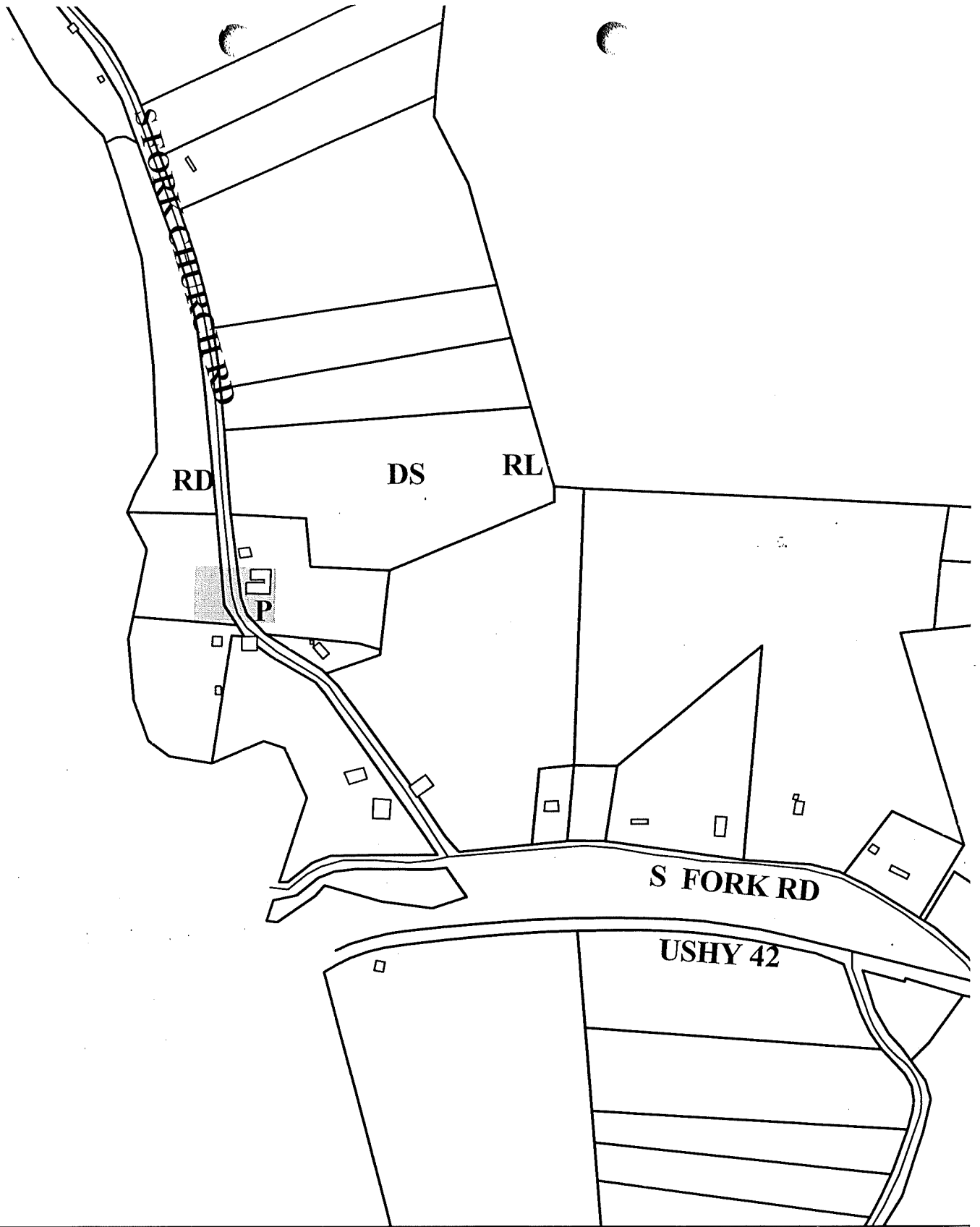


Country Charm Estates Zoning Map

600 0 600 Feet

1 inch equals 600 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 June 26, 2001





**Country Charm Estates
Future Land Use Map**

500 0 500 Feet



1 inch equals 500 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 29, 2001



ARTICLE

6

AGRICULTURAL DISTRICTS

SECTION 600

Intent

The intent of this article is to specifically identify and protect the present and future viability and character of agricultural and rural lands.

SECTION 610

AGRICULTURE (A-1)

The purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other open space, primarily for non-urban uses.

SECTION 611

Principal Permitted Uses

The following uses are permitted:

1. Single Family dwelling units;
2. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
3. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
4. Farms and ranches of dairy production, livestock including cattle, hogs, sheep, goats, horses or similar, poultry or other fowls;
5. Animal Husbandry services including veterinarian, animal hospital, poultry hatching and other services;
6. Fish hatcheries, and other fish culture activities and related services;
7. Wildlife preserve sanctuaries, habitats, cultures and related activities;
8. Forestry activities including timber production, tree products production, commercial forestry production, forest nurseries and other forestry activities and related services;

9. Horticultural, floricultural, viticultural, and other agricultural related uses and services;
10. Agriculture related activities including grist milling services, corn shelling, hay baling, threshing, contract sorting, grading and packaging services and other agricultural processing services;
11. Retail trade for the sale of hay, grain, feed and other farm and garden supplies and agriculture related equipment excluding vehicles (Site Plan Review required);
12. Roadside stands, farmers marts and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required);
13. Garden plots and other similar forms of communal or organizational farming practices;
14. Mobile homes;
15. Bed and Breakfast Inns (Site Plan Review required).
16. Historic sites and structures, monuments and other exhibits available for public viewing (Site Plan Review required);
17. Play lots or tot lots, playgrounds (Site Plan Review required);
18. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses (Site Plan Review required);

SECTION 612

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling units of the family of the farm owner-operator, resident manager or farm laborer including:
 - a. private garages and parking;
 - b. structures such as fences, satellite dishes, and walls;
 - c. buildings such as storage sheds, private greenhouses and gazebos;
 - d. storage of a recreational vehicle or unit;
 - e. private swimming pool, sauna, bathhouse and like accessories;
 - f. private recreational court, complex or similar recreational activity;
 - g. private stables or other keeping and use of pets and animals;
2. Temporary buildings incidental to construction;
3. Offices for farm management and administration of agricultural services offered on the farm premises;

4. Accessory dwelling units;
5. Family day care.

SECTION 613

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral part of the agricultural use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or b) the activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend or conflict with the principal purpose of the district; and c) provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Dwellings or rooming houses for persons employed on the premises other than the family of the farm owner/operator and/or resident manager;
2. Garden store, nursery and similar landscape sales of products produced on the premises (Site Plan Review required);
3. Commercial kennels and boarding stables including grooming and veterinary services (minimum 5 acres) (Site Plan Review required);
4. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
5. Cemeteries and mausoleums (Site Plan Review required);
6. Duplex dwelling units;
7. Commercial stockyards and feed lots (Site Plan Review required);
8. Dumps and landfills for non-combustible materials including sanitary landfills (Site Plan Review required);
9. Production, processing and sales of fertilizer (Site Plan Review required).
10. Botanical gardens and arboretums, nature preserves, wildlife habitats and other natural exhibitions (Site Plan Review required);
11. Riding stables, skiing and tobogganing and other similar outdoor sporting activities (Site Plan Review required);
12. Swimming beaches and swimming pools (Site Plan Review required);
13. Camping, picnicking, hiking areas, trails and other recreational uses (Site Plan Review required);
14. Dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts (Site Plan Review required);

15. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review (Site Plan Review required);
16. Day care centers or nursery schools (Site Plan Review required).
17. Taxidermy.

SECTION 614

Intensity

The maximum intensity of use shall not be greater than one lot per five (5) gross acres of land.

SECTION 615

Minimum Standards

The minimum size and extent of an A-1 district, including all the contiguous private property so designated, shall not be less than thirty (30) acres.

SECTION 616

Minimum Standards

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. No use shall include the operation or maintenance of a commercial stockyard or feedyard, except as permitted as a conditional use.
2. See Article 31 for dimensional standards and for developing clustered and conventional residential subdivisions.

SECTION 620

AGRICULTURAL ESTATE (A-2)

The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.

SECTION 621

Principal Permitted Uses

Permitted uses in the A-1 district numbered 1- 13, inclusive, are permitted in the A-2 district.

SECTION 622

Accessory Uses

All accessory uses permitted in the A-1 district are permitted in the A-2 district.

SECTION 623

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or b) the activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district; and c) provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Roadside stands, farmers mart and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required);
2. Garden store, nursery and similar landscape sales of products produced on the premises (Site Plan Review required);
3. Garden plots and other similar forms of communal or organization farming practices;
4. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
5. Cemeteries and mausoleums (Site Plan Review required);
6. Duplex dwelling units;
7. Commercial kennels and boarding stables including grooming and veterinary services (minimum 5 acres) (Site Plan Review required);
8. Bed and Breakfast Inns (Site Plan Review required);
9. Botanical gardens and arboretums, nature preserves, wildlife habitats and other natural exhibitions (Site Plan Review required);
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14. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review (Site Plan Review required);
15. Day care centers or nursery schools (Site Plan Review required).

SECTION 624

Intensity

The maximum intensity of use shall not be greater than one (1) lot per 80,000 square feet of land.

SECTION 625

Minimum Size

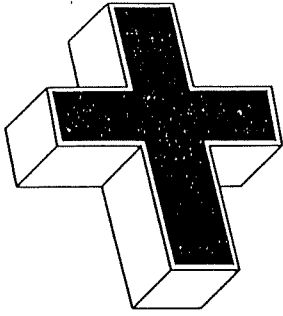
The minimum size and extent of an A-2 district shall not be less than twenty (20) acres of land.

SECTION 626

Minimum Standards

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. No use shall include the operation or maintenance of a commercial stockyard or feedyard.
2. See Article 31 for dimensional standards and for developing clustered and conventional residential subdivisions.



South Fork Christian Church


June 4, 2001

To Whom It May Concern:

The South Fork Christian Church is currently investigating the possibility of a sewage treatment facility as part of a joint venture with Tom Torline. We believe a sewage treatment facility would greatly enhance our current facilities and any future growth aspirations of our church.

We would appreciate any assistance you could give us in this matter.

Sincerely,


Joe Jones,
Elder

*P.O. Box 85
Verona, Kentucky 41092*

(606) 485-6117

APPLICATION FORM

V
2001

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

RECEIVED
UN - 5
BOONE COUNTY
PLANNING COMMISSION

COUNTY
COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

- 1. Name of Project COUNTRY CHARM ESTATES
- 2. Location of Project SOUTH FORK ROAD, BOONE CO.
- 3. Total Acreage of Site 11.765 AC 6.39 acres
- 4. Current Zoning of Site A-1 & A-2
- 5. Proposed Zoning (Classification being requested) A-2
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- 7. Names of Applicant(s) E.J. FOLTZ c/o CARTEC ENGINEERING
- Phone Number 341-6006 Fax No. 341-0153
- 8. Address of Applicant(s) 2545 RITCHIE AV.
- CRESCENT SPRINGS KY 41017
- City State Zip

- 9. Name of Property Owner(s) JAMES & SHERI WRIGHT
- Phone Number 859-485-6466 Fax No. 859-
- 10. Address of Property Owner(s) PO BOX 130
- Union Ky 41091
- City State Zip

- 11. Proposed Building Intensities (please specify) 1 DWELLING UNIT PER
- 1.96 AC.

- 12. Are there any existing buildings on the site? NO
- How many? —

- 13. Deed Book 605 Page No. 01 Group No. 2074

- 14. Are you also applying for:
- Conditional Use Permit
- Dimensional Variance

- 15. Have you submitted a Concept Development Plan? YES

- 16. Have you had a pre-application meeting with BCPC Staff? YES - MITCH LIGHT

- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- GALLANTIN
- Boone County Water and Sewer District
- N/A Florence Water and Sewer Commission
- N/A Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- N/A Kentucky Transportation Cabinet
- N/A City of Florence Public Services Department
- Boone County Building Department

ZONING MAP AMENDMENT
APPLICATION
PAGE 2

- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

18. Project Jurisdiction/Location
 Unincorporated Boone County _____ Walton Union
 Florence _____

19. Applicant's Signature _____
Property Owner's Signature _____

SECTION B (To be completed by BCPC Staff)

1. Date Received 6-5-01
2. Review Fee \$1,083.90 R# 28004
3. Check what has been submitted:
 Application
 Fee
 Legal Description
 Concept Development Plan
 Address of Adjoining Property Owners
5 Number of copies of plan received**
4. Is application complete? Yes _____ No
5. Staff Reviewer TODD MORGAN
6. Committee Chairman SUSAN POSTON
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 Approval
 Approval with Conditions
 Denial
9. Other: _____

**** Five (5) Copies Are Required**

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Webb Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

Public Hearing Item No. 2:

Commission Members Present: Mr. Barlow, Mr. Caddell – Chairman, Mr. Hicks – Temporary Presiding Officer, Mrs. Kegley, Mr. Knock, Mr. McMillian, Mrs. Poston, Mr. Schwenke, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, Planner.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the last item on the Agenda:

1. **Applicant:** E. J. Foltz c/o Cartec Engineering for James Wright and Sherri Wright (owners)

Request: Zoning Map Amendment

The request of E. J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider an application for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site on the east side of South Fork Church Road, immediately north and east of the property at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single-family residences.

Staff Member Todd Morgan presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. E. J. Foltz stated that most of the issues will be brought up at Site Plan Review. He stated that they cleared the site to profile the road. Gallatin County has installed a new water line down the road and city water will be available for the houses. There is no fire protection with it, but there should be adequate pressure to serve the six lots. He stated that the developer knows individual septic tanks would be tough with the hillside and there may be a wastewater treatment plant. He stated that the church and the private house next to it want to tie into the system and be part of the wastewater treatment plant. He stated that they want this change to A-2 to be able to have six lots versus three lots.

The Chairman noted that there was no one else present in the audience, and asked if there were any comments or questions from the Commissioners.

Mrs. Poston asked if Mr. Morgan said that there could be four lots the way the property is currently zoned. Mr. Morgan responded that A-2 allows one house per five acres. He explained that it would be very difficult to get four houses with the current zoning. It would depend on how the houses were located and how much road frontage they create. The Staff Report says they could get three or four houses in the zone. Mrs. Poston questioned if the zone would allow four houses. Mr. Morgan responded that it would depend on how much road frontage they create since each lot has to have the required road frontage.

Mr. White questioned water detention on the property. Mr. Morgan responded that Greg Sketch would check to make sure no water was coming back onto South Fork Church Road during grading, but storm water detention is not required for residential. He noted that these are large lots. Mr. White questioned how they would hold back the water closest to the road. Mr. Morgan responded that Greg Sketch would have to look at it and make sure water was not going to come down the hill. Mr. Costello explained that the existing regulations depend on the use, not on the zoning. He stated that there could be a Waiver instituted because of the size of the lot. Mr. Morgan agreed and stated that that would be determined by Greg Sketch.

Mr. Knock asked if the church and adjoining house will tie into the septic system. Mr. Morgan responded "yes" and noted that, as stated in the Staff Report, Gretchen Bartley is skeptical that the wastewater treatment plant would be approved. Mr. Knock asked if the applicant has any objection to the church tying in. Mr. Morgan responded that it would be the church's system and this development would tie in.

Mr. Schwenke stated that part of the property is already A-2 and, if they get a better septic system or package treatment plant versus septic tanks on the hillside, he would rather see the six lots than three lots.

Mr. Hicks questioned the surface of the road. Mr. Morgan responded that the minimum surface would be tar and chip. Mr. Foltz stated that they plan on doing tar and chip and will have a Homeowners' Association. Mr. Hicks stated that it is a steep hill to climb without a stable road. Mr. Foltz responded that they will address the road at Site Plan Review. He stated that there is a fair share of gravel roads in the county. This road will have a tar and chip base. He noted that the first lot will have access to South Fork Church Road and the other five lots will come off the private road. Mr. Morgan stated that if the grade is steeper than 12%, the design of the road will not be accepted – unless Mr. Sketch and Mr. Wall talk and a Waiver is agreeable. Mr. Costello clarified that Mr. Morgan is referring to approving the design of the road, not to accepting it for maintenance. Mr. Morgan agreed and noted that it would be a private road.

Mr. Schwenke questioned why the property was zoned A-1. Mr. Costello responded that the zoning probably related to the church and the area that is flatter

and developable for smaller lots. He stated that generally developmentally sensitive areas and A-1 coincide and, if development occurs, it is usually on a larger scale.

The Chairman noted that it appears that there is more extensive grading work going on there than indicated by the applicant. Mr. Morgan responded that they are allowed to clear and grub. His opinion was that they had not graded. It did not look like they had leveled out any areas. He noted that Mr. Wall indicated that it was permissible for them to clear. The Chairman asked if what was shown on the slide was clearing and grubbing. Mr. Morgan responded "yes". Mr. Costello stated that Mr. Wall might want to look at it. Chairman Caddell stated that he thinks a Grading Plan that has not been approved might be going on and it should be looked at. He stated that if it appears there is more grading than clearing going on and if there is more change that has to occur during the implementation of the plan, that might be a problem to the applicant and to the Planning Commission as we go along.

Mr. McMillian asked how bad the dust is out there. Mr. Foltz responded that he has not had any problems with dust.

Mr. Foltz stated that they did take down a barn on the site that was ready to fall down.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 18, 2001 at 4 PM in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on August 1, 2001 at 7:30 PM.

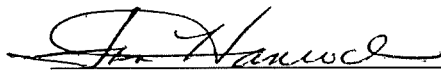
The Chairman closed this Public Hearing at 10:05 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
August 15, 2001
7:30 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:38 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Arnold Caddell, Chairman
Mr. W. Thomas Chaney, Vice Chairman
Mr. Mark Hicks, Temporary Presiding Officer
Mrs. Janet Kegley
Mr. Richard Knock
Mr. Don McMillian
Mr. Robert Newman
Mrs. Susan Poston
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer
Mr. David Zimmer

COMMISSION MEMBER NOT PRESENT:

Mr. Robert Ries

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Planner

Approval of the Minutes:

Chairman Caddell stated that the Commissioners received copies of the Minutes of the August 15, 2001 Business Meeting. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. White moved that they be approved as mailed. Mr. McMillian seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

1. Zoning Map Amendment

The request of E. J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider an application for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site on the east side of South Fork Church Road, immediately north and east of the property at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single-family residences.

Staff member Todd Morgan presented the Committee Report which recommended denial of the request based on the Findings of Fact (see Committee Report).

Mr. Hicks moved by resolution to Boone County Fiscal Court that the request be denied based on the Committee Report. Mrs. Poston seconded the motion.

Mr. Schwenke stated that he knows this property. He understands that part of the reason for recommending denial is the sanitation problem, but he favors the idea of a septic system shared with the church. He questioned a letter received from the church since the Committee meeting regarding the sanitation system. He stated that part of the parcel is zoned A-1 and part of it is zoned A-2, and that only two houses would be added. He is in favor of the request if there is proof that the septic system would be maintained.

Mr. Morgan read a letter from Mr. Gary Aman of Sanitation District No. 1 (see Exhibit 1) and a letter from Joe Jones, an Elder of South Fork Christian Church (see Exhibit 2).

Mr. Tom Torline asked to address the Planning Commission. The Chairman allowed him to speak briefly, but only in regard to information shared at the Public Hearing.

Mr. Torline stated that they can put four houses on the property at the top of the hill where it is zoned A-2. The property at the bottom of the hill is zoned A-1. If they could put in six houses, there would be two more homeowners to help pay for the septic system and the road. The septic system will cost about \$5,000 per year to maintain and the cost would be divided between the houses and the church.

Mrs. Poston, Committee Chairwoman, responded that the Committee knew there would be a septic system and that they were trying to get the church to help them out. She stated that this is a developmentally sensitive area, which was the Committee's biggest concern. The road was also an issue.

There being no further comments, the Chairman asked for a roll call vote on the motion made by Mr. Hicks which found Mr. Barlow, Mrs. Kegley, Mr. Knock, Mr. Newman, Mrs. Poston, Mr. Reynolds, Mr. White, Mr. Zimmer, Mr. Hicks, Mrs. Wilson, Mr. Chaney, and Chairman Caddell in favor. Mr. McMillian and Mr. Schwenke were opposed. The motion carried by a vote of 12 to 2.

2. Zoning Map Amendment

The request of Center Line Development LLC (applicant) for Milnap Partnership (owner) to consider a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential Two (SR-2) for a 22.65 acre tract located between Percival Road (Church Street) and High Street (Jones Road), in the city of Walton and unincorporated Boone County, Kentucky. The development also contains an adjoining 11.76 acre tract which is located in Kenton County, Kentucky. The request is for a zone change to permit a subdivision for single-family detached housing.

The Chairman read a letter from the applicant withdrawing this application. The letter is on file in the Staff Office.

3. Long Range Planning/Comp Plan **Performance Tire
805 & 811 Donaldson Highway**

Staff Member Mitch Light stated that this is a request to determine the review process relative to the Houston-Donaldson Study for the development of Performance Tire (a new single-story tire center) at 805 and 811 Dixie Highway in the C-2/PD (Commercial Two/Planned Development) zone. Mr. Light reviewed an exhibit in regard to the location of the site and the adjoining land uses. He presented the report from the Long Range/Comp Plan Committee which recommended approval of the development for the short review process based on the Findings of Fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

Mr. Chaney moved to adopt the Committee's recommendation. Mr. Barlow seconded the motion.

Mr. Knock, Committee Chairman, questioned the greenbelt/berm on the east side. Mr. Light reviewed the exhibit with Mr. Knock and stated that the greenbelt/berm is open-ended at this time and will be looked at at Design Review with the elevations.

There being no further discussion, the Chairman asked for a vote on the motion made by Mr. Chaney and it carried unanimously.



August 15, 2001

Mr. Tom Borline

Re: Property On South Fork
Church Road, Boone County

Dear Mr. Borline:

The Sanitation District has no plans to extend sewers to the above referenced location. The District has no objections to you installing a package treatment unit at the site. The package plant would need to have a capacity of 5,000 gpd or greater before the Sanitation District would agree to contractually operate the plant.

If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Gary Aman". The signature is written in black ink and is positioned above the typed name and title.

Gary W. Aman
Project Manager

1045 EATON DRIVE • FT. WRIGHT, KENTUCKY 41017-9681 • PH: (859) 578-7450 • FAX: (859) 331-2436

SOUTH FORK CHRISTIAN CHURCH

P.O. BOX 85

14896 South Fork Church Road

VERONA, KY. 41092

To Whom It May Concern;

Mr. Tom Torline spoke with the Elders and Deacons of the South Fork Christian Church regarding a proposed waste treatment facility a few weeks ago. It was to be a joint venture whereby he would build such a facility to accommodate some new homes that he planned to build and the church would be able to use that treatment facility if we agreed to maintain same.

It was agreed upon by the following Elders and Deacons; Paul Bayer, Carl Bischoff Sr., Virgil Hinnenkamp, Carl Hutchinson, and Joe Jones as Elders and Steve Jones, Greg Mitchell, and Ralph Baker as Deacons.

I, Joe Jones was ask to be the spokesperson for this project by the South Fork Christian Church board. Recently, someone indicated that we were no longer interested in this project which is not true.

If anyone needs to contact me regarding this matter, please call me at 859-643-5535. We think that this is not only good for the community, but the church as well.

Thank You & GOD Bless

JOE JONES

A handwritten signature in cursive script that reads "Joe Jones".

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Susan Poston, Chairwoman

DATE: August 15, 2001

RE: Request of E.J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site located on the east side of South Fork Church Road, immediately north and east of the property located at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single family residences.

REMARKS:

We, the Committee, recommend denial of the above referenced Zoning Map Amendment application based on the following findings of fact.

Findings of Fact

1. The Committee has concluded that the Zoning Map Amendment and Concept Development Plan are not in agreement with the 2000 Boone County Comprehensive Plan for the following reasons:

A. The "2025 Future Land Use Map" designates the site in question as a mixture of "Rural Density Residential", "Developmentally Sensitive", and "Rural Lands". These future land use classifications are defined as follows:

Rural Density Residential (RD) is described as low density residential uses of up to one dwelling unit per acre, which are not part of a formal subdivision.

Developmentally Sensitive (DS) is described as areas that have an existing slope of twenty percent or greater for a height of 20 meters, or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat or other natural features that are important to a site's stability and visual character. Any development on land identified as Developmentally Sensitive must be carefully assessed by the developer and the Planning Commission to determine the ability of the land to support the project.

Rural Lands (RL) is described as wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25-year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision.

- B. One of the listed "Goals and Objectives" states that "developmentally sensitive hillsides in Boone County must be given special consideration. The preservation of these hillsides is a primary objective, and any proposed development on hillsides designated Developmentally Sensitive shall be carefully reviewed to insure potential impacts are minimal and the environmental integrity of the hillsides is maintained" (p. 6).
 - C. The "Environment Element" states that "land planning in Boone County should enable the developable lands to be developed at a higher density, thus reducing the need to develop the developmentally sensitive areas" (p. 48).
 - D. The "Housing Element" states that "residential development should occur near established urban or suburban areas, as opposed to leapfrogging to isolated areas, such as the western portion of the county. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized" (p. 87).
2. Per KRS 100.213, the Committee found that proposed zoning classification of Agricultural Estate (A-2) was inappropriate due to wording found in the 2000 Boone County Comprehensive Plan. The Committee concluded that the proposed rezoning and its development plan would constitute a formal subdivision.
 3. Per KRS 100.213, the Committee found that there have been no major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

Public Hearing Item No. 2:

Commission Members Present: Mr. Barlow, Mr. Caddell – Chairman, Mr. Hicks – Temporary Presiding Officer, Mrs. Kegley, Mr. Knock, Mr. McMillian, Mrs. Poston, Mr. Schwenke, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, Planner.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the last item on the Agenda:

1. **Applicant:** E. J. Foltz c/o Cartec Engineering for James Wright and Sherri Wright (owners)

Request: Zoning Map Amendment

The request of E. J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider an application for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site on the east side of South Fork Church Road, immediately north and east of the property at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single-family residences.

Staff Member Todd Morgan presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. E. J. Foltz stated that most of the issues will be brought up at Site Plan Review. He stated that they cleared the site to profile the road. Gallatin County has installed a new water line down the road and city water will be available for the houses. There is no fire protection with it, but there should be adequate pressure to serve the six lots. He stated that the developer knows individual septic tanks would be tough with the hillside and there may be a wastewater treatment plant. He stated that the church and the private house next to it want to tie into the system and be part of the wastewater treatment plant. He stated that they want this change to A-2 to be able to have six lots versus three lots.

The Chairman noted that there was no one else present in the audience, and asked if there were any comments or questions from the Commissioners.

Mrs. Poston asked if Mr. Morgan said that there could be four lots the way the property is currently zoned. Mr. Morgan responded that A-2 allows one house per five acres. He explained that it would be very difficult to get four houses with the current zoning. It would depend on how the houses were located and how much road frontage they create. The Staff Report says they could get three or four houses in the zone. Mrs. Poston questioned if the zone would allow four houses. Mr. Morgan responded that it would depend on how much road frontage they create since each lot has to have the required road frontage.

Mr. White questioned water detention on the property. Mr. Morgan responded that Greg Sketch would check to make sure no water was coming back onto South Fork Church Road during grading, but storm water detention is not required for residential. He noted that these are large lots. Mr. White questioned how they would hold back the water closest to the road. Mr. Morgan responded that Greg Sketch would have to look at it and make sure water was not going to come down the hill. Mr. Costello explained that the existing regulations depend on the use, not on the zoning. He stated that there could be a Waiver instituted because of the size of the lot. Mr. Morgan agreed and stated that that would be determined by Greg Sketch.

Mr. Knock asked if the church and adjoining house will tie into the septic system. Mr. Morgan responded "yes" and noted that, as stated in the Staff Report, Gretchen Bartley is skeptical that the wastewater treatment plant would be approved. Mr. Knock asked if the applicant has any objection to the church tying in. Mr. Morgan responded that it would be the church's system and this development would tie in.

Mr. Schwenke stated that part of the property is already A-2 and, if they get a better septic system or package treatment plant versus septic tanks on the hillside, he would rather see the six lots than three lots.

Mr. Hicks questioned the surface of the road. Mr. Morgan responded that the minimum surface would be tar and chip. Mr. Foltz stated that they plan on doing tar and chip and will have a Homeowners' Association. Mr. Hicks stated that it is a steep hill to climb without a stable road. Mr. Foltz responded that they will address the road at Site Plan Review. He stated that there is a fair share of gravel roads in the county. This road will have a tar and chip base. He noted that the first lot will have access to South Fork Church Road and the other five lots will come off the private road. Mr. Morgan stated that if the grade is steeper than 12%, the design of the road will not be accepted – unless Mr. Sketch and Mr. Wall talk and a Waiver is agreeable. Mr. Costello clarified that Mr. Morgan is referring to approving the design of the road, not to accepting it for maintenance. Mr. Morgan agreed and noted that it would be a private road.

Mr. Schwenke questioned why the property was zoned A-1. Mr. Costello responded that the zoning probably related to the church and the area that is flatter

and developable for smaller lots. He stated that generally developmentally sensitive areas and A-1 coincide and, if development occurs, it is usually on a larger scale.

The Chairman noted that it appears that there is more extensive grading work going on there than indicated by the applicant. Mr. Morgan responded that they are allowed to clear and grub. His opinion was that they had not graded. It did not look like they had leveled out any areas. He noted that Mr. Wall indicated that it was permissible for them to clear. The Chairman asked if what was shown on the slide was clearing and grubbing. Mr. Morgan responded "yes". Mr. Costello stated that Mr. Wall might want to look at it. Chairman Caddell stated that he thinks a Grading Plan that has not been approved might be going on and it should be looked at. He stated that if it appears there is more grading than clearing going on and if there is more change that has to occur during the implementation of the plan, that might be a problem to the applicant and to the Planning Commission as we go along.

Mr. McMillian asked how bad the dust is out there. Mr. Foltz responded that he has not had any problems with dust.

Mr. Foltz stated that they did take down a barn on the site that was ready to fall down.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 18, 2001 at 4 PM in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on August 1, 2001 at 7:30 PM.

The Chairman closed this Public Hearing at 10:05 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Susan Poston, Committee Chairwoman

DATE: August 1, 2001

RE: Request of E.J. Foltz c/o Cartec Engineering (applicant) for James Wright and Sherri Wright (owners) to consider an application for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site located on the east side of South Fork Church Road, immediately north and east of the property located at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single family residences.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE
Cartec Engineering/James & Sherri Wright
 August 1, 2001

Susan Poston
Susan Poston, Chairwoman

For Against
 Abstain Absent
 Deferred

M.H.H.
Mark Hicks

For Against
 Abstain Absent
 Deferred

Bob Newman
Bob Newman

For Against
 Abstain Absent
 Deferred

Earl White
Earl White

For Against
 Abstain Absent
 Deferred

David Zimmer
David Zimmer

For Against
 Abstain Absent
 Deferred

Randy Barlow (Alternate)*

For Against
 Abstain Absent
 Deferred

Don McMillian (Alternate)*

For Against
 Abstain Absent
 Deferred

TOTAL: DEFERRED 5 FOR AGAINST ABSTAIN
 ABSENT

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Susan Poston, Committee Chairwoman

DATE: July 18, 2001

RE: Request of **E.J. Foltz c/o Cartec Engineering (applicant)** for **James Wright and Sherri Wright (owners)** to consider an application for a Zoning Map Amendment from Agriculture (A-1) to Agricultural Estate (A-2) for a 6.39 acre site located on the east side of South Fork Church Road, immediately north and east of the property located at 14896 South Fork Church Road, Boone County, Kentucky. The request is for a zone change to allow single family residences.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE
Cartec Engineering/James & Sherri Wright
July 18, 2001

Susan Poston

Susan Poston, Chairwoman
For _____ Against _____
Abstain _____ Absent _____
Deferred

Mark Hicks
For _____ Against _____
Abstain _____ Absent _____
Deferred _____

Bob Newman

Bob Newman
For _____ Against _____
Abstain _____ Absent _____
Deferred

Earl White

Earl White
For _____ Against _____
Abstain _____ Absent _____
Deferred

David Zimmer

David Zimmer
For _____ Against _____
Abstain _____ Absent _____
Deferred

Randy Barlow (Alternate)*
For _____ Against _____
Abstain _____ Absent _____
Deferred _____

Don McMillian (Alternate)*
For _____ Against _____
Abstain _____ Absent _____
Deferred _____

TOTAL: 4 DEFERRED — FOR — AGAINST — ABSTAIN
— ABSENT

SUPPORTING INFORMATION



CARTEC ENGINEERING CORPORATION

CIVIL—ENVIRONMENTAL—SURVEYING SERVICES

June 5, 2001

Boone County Planning Commission
2995 Washington St.
Burlington, KY 41005

Re: Zoning Map Amendment for Country Charm Estates

Adjacent property owners;

Stephen Haines
5948 Greenview Rd.
Florence, KY 41042

Charles M & Helen Baker
14779 U.S. 42
Verona, KY 41092

Russell Jackson
14979 South Fork Road
Verona, KY 41092

Southfork Christian Church
P.O. Box 42
Verona, KY 41092

Description of area to be re-zoned from A-1 to A-2.

Beginning at the most Northwest property corner at a steel pin with cap (LS 1989);

Thence South $3^{\circ} 55' 10''$ East for a distance of 223.41' along the right-of-way of Southfork Road;

Thence South $5^{\circ} 04' 35''$ East for a distance of 78.42' along the right-of-way of Southfork Road;

Thence South $86^{\circ} 33' 55''$ East for a distance of 284.83' along the common property line with the Southfork Christian Church to a steel pin with cap (LS 1989);

Thence South $5^{\circ} 04' 37''$ East for a distance of 175.00' along the common property line with the Southfork Christian Church to a steel pin with cap (LS 1989);

Thence South $86^{\circ} 33' 55''$ East for a distance of 113.71' along the common property line with the Southfork Christian Church to the zone boundary;

Thence North $38^{\circ} 31' 56''$ East for a distance of 715.07' along the zone boundary to the northern property line;

Thence South $86^{\circ} 05' 32''$ West for a distance of 883.03' along the northern boundary to the place of beginning, containing 6.39 acres.

Residential House

SOL. TYPES

- No - No. pin beam
- 80 - 12 to 20% slope
- Ede2 - 12 to 20% slope
- F003 - 12 to 20% slope, severely eroded
- FC - Forward city lot
- 6/16/20 - 6/16/20

SCHEDULE OF STATISTICS

- CURRENTLY ZONED: A-1, A-2
- ZONE CHANGE TO: A-2
- TOTAL AREA: 11.206 ACRES
- AREA TO BE RECORDED: 11.206 ACRES
- A-2: 8.39 ACRES
- SHRUBS: 0.000 ACRES
- MIN. LOT AREA: 30,000 SQ. FT.
- MIN. LOT FRONTAGE: 150'
- MIN. REAR YARD SETBACK: 25'
- MIN. SIDE YARD SETBACK: 10'

Stephen Hoines
DB 616, PG 195
Group 2074

80011.7 SQ. FT.
1.84 ACRES
①

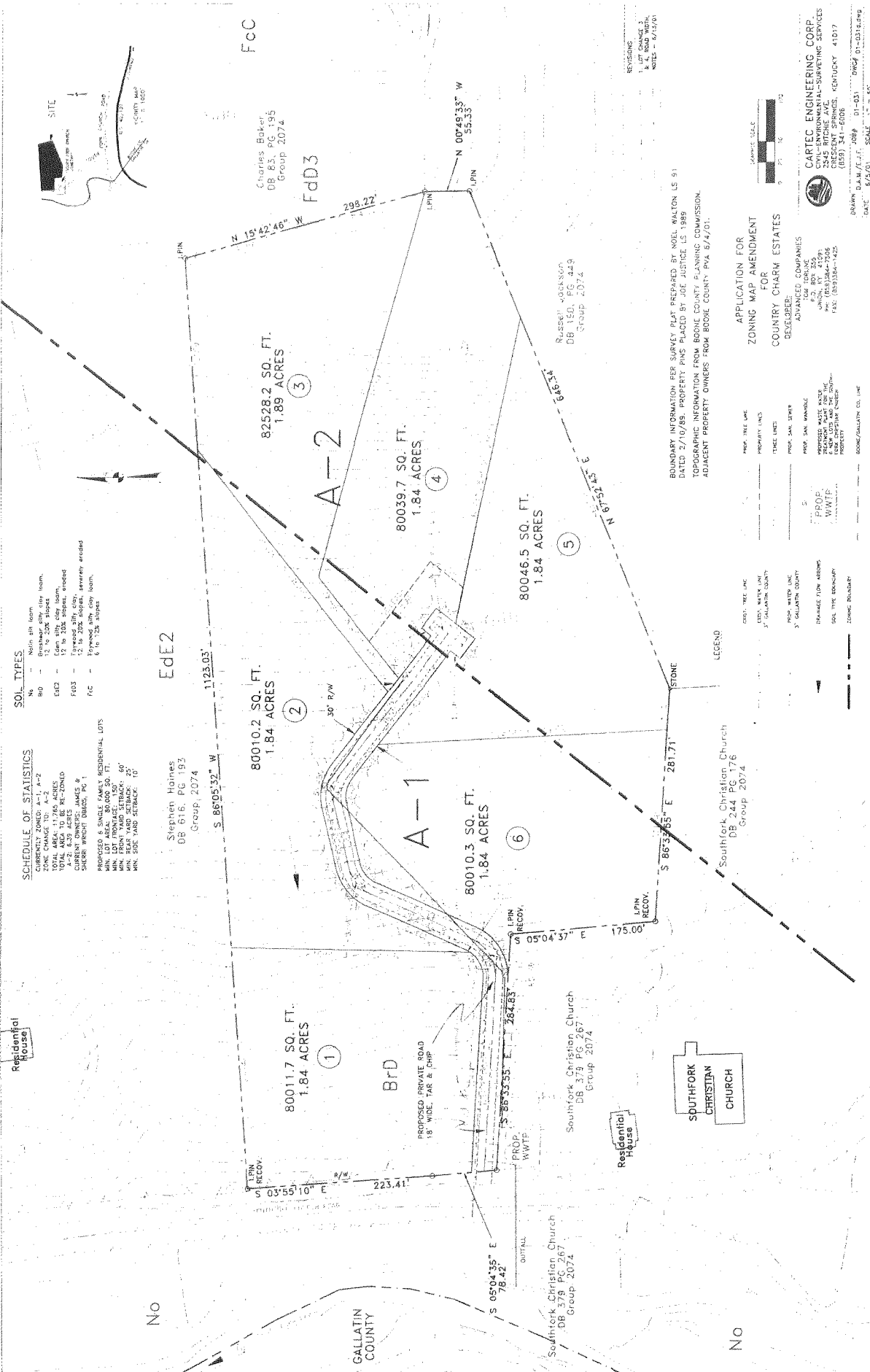
80010.2 SQ. FT.
1.84 ACRES
②

82528.2 SQ. FT.
1.89 ACRES
③

80010.3 SQ. FT.
1.84 ACRES
⑥

80039.7 SQ. FT.
1.84 ACRES
④

80046.5 SQ. FT.
1.84 ACRES
⑤



BOUNDARY INFORMATION PER SURVEY PLAT PREPARED BY NOEL WALTON LS 91
DATED 2/10/88. PROPERTY PINS PLACED BY JOE JUSTICE LS 1989
TOPOGRAPHIC INFORMATION FROM BOONE COUNTY PLANNING COMMISSION.
ADJACENT PROPERTY OWNERS FROM BOONE COUNTY PVA 6/4/201.

APPLICATION FOR
ZONING MAP AMENDMENT
FOR
COUNTRY CHARM ESTATES

DEVELOPER:
ADVANCED COMPANIES
104 TORLISE
LANE, BOX 355
MADISON, KY 40320
PH: (502) 264-7256
FAX: (502) 264-1225

PROJ. SAN. MANHOLE
PROPOSED WATER MAIN
ELECTRIC MAIN FOR THE
PROPERTY OWNER

PROJ. WWTFF
WWTFF

- CRUI. TREE LINE
- CRUI. WATER LINE
- CRUI. GALLATIN COUNTY
- PROJ. SAN. SEWER
- PROJ. SAN. MANHOLE
- PROPOSED WATER MAIN
- ELECTRIC MAIN FOR THE
- PROPERTY OWNER
- CRUI. TREE LINE
- CRUI. WATER LINE
- CRUI. GALLATIN COUNTY
- PROJ. SAN. SEWER
- PROJ. SAN. MANHOLE
- PROPOSED WATER MAIN
- ELECTRIC MAIN FOR THE
- PROPERTY OWNER

LEGEND

- CRUI. TREE LINE
- CRUI. WATER LINE
- CRUI. GALLATIN COUNTY
- PROJ. SAN. SEWER
- PROJ. SAN. MANHOLE
- PROPOSED WATER MAIN
- ELECTRIC MAIN FOR THE
- PROPERTY OWNER
- CRUI. TREE LINE
- CRUI. WATER LINE
- CRUI. GALLATIN COUNTY
- PROJ. SAN. SEWER
- PROJ. SAN. MANHOLE
- PROPOSED WATER MAIN
- ELECTRIC MAIN FOR THE
- PROPERTY OWNER

BOONE/WALTON CO. LINE

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

CRUI. GALLATIN COUNTY

PROJ. SAN. SEWER

PROJ. SAN. MANHOLE

PROPOSED WATER MAIN

ELECTRIC MAIN FOR THE

PROPERTY OWNER

CRUI. TREE LINE

CRUI. WATER LINE

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