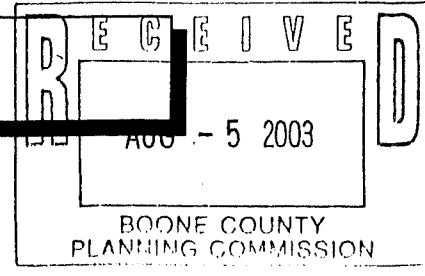


APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

2. Name of Project Addition to Goodwill Retail Store Building

3. Location of Project 7830 Tanner's Lane

4. Total Acreage of Site 1.337 Acres

5. Current Zoning Commercial Services/Planned Development (C-3/PD)

6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) Parkway Corridor Study Overlay District

8. Proposed Uses (please specify each use) Retail sales; collection of donated personal property

9. Proposed Building Intensities (please specify) _____

10. Have you submitted a Concept Development Plan? No

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

12. Name of Applicant(s) Ohio Valley Goodwill Rehabilitation Center, Inc.
Phone Number 513-771-4800 Fax No. 513-771-4959

13. Address of Applicant(s) 10600 Springfield Pike
Cincinnati, Ohio 45215
City State Zip

14. Name of Property Owner(s) Ohio Valley Goodwill Industries Rehabilitation Center, Inc.
Phone Number 513-771-4800 Fax No. _____

15. Address of Property Owner(s) 10600 Springfield Pike
Woodlawn Ohio 45215
City State Zip

16. Are there any existing buildings on the site? Yes
How many? One

17. Deed Book D 776 Page No. 177-186 Group No. 2041 A

18. Have you had a pre-application meeting with BCPC Staff? No

(over)

EXHIBIT

“A”

STAFF REPORT

Request of **Ohio Valley Goodwill Rehabilitation Center, Inc. (owner)** for a Concept Development Plan for a 1.337 acre tract located at 7830 Tanners Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

August 27, 2003

REQUEST

This application is for a Concept Development Plan to allow an addition to the Goodwill building at 7830 Tanners Lane in Florence. The existing structure contains 14,840 square feet. The addition will be used as a "drop off" center for the collection and processing of donated items. The existing collection trailers and sheds in the rear parking area will be removed and the paved lot will be used for parking. Additionally, the loading area along the north side of the building will be converted to a parking area.

The proposed addition is 24 feet by 10 feet in plan (960 square feet), and is located along the south facade at the southwest corner of the building. A 10 foot by 20 foot canopy is proposed along the south side of the enclosed addition as a drive-through donation area. A truck pit dock and trash compactor area are proposed to the immediate front (east) of the new addition, facing Tanner's Lane.

An architectural design of the proposed addition has not been provided to date, although the submitted narrative states that "the new addition is to be of similar style and materials as the existing building; concrete block, steel joists, and exterior wood trim to match. Fencing and gates will be installed along the new docks for screening." The illustrated Concept Development Plan also notes that screen walls and a gate will be provided for the truck dock/compactor area. New street frontage landscaping along/in the Tanner's Lane right-of-way which consists of three red maples and a hedge of spirea with rug juniper accent plantings is proposed. Two new red maples are also proposed in the southwest corner of the site along the I-75 right-of-way.

SITE HISTORY

The Parkway Corridor Study, which includes the subject site, was adopted in 1986. The adoption of the Planned Development overlay zone for the area resulted from the Study.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the subject site include:

- A. A multi-tenant commercial building (TJ's, J&L Furniture, and Skateboard House USA), which shares an access point with the subject site, is located immediately to the south (C-3/PD). A fitness club, two office buildings, and an office/warehouse development are located further to the south (C-2/PD).
- B. The City of Florence Public Services complex is located to the east, along the east side of Tanners Lane (PF/PD).
- C. A wireless communications monopole is located immediately to the north (C-3/PD), and a mini-warehouse facility and a travel center/truck stop are located to the north/northeast along the east side of Tanners Lane (O-2/PD).
- D. I-71/75 is located to the west.

SITE CHARACTERISTICS

The site contains 1.337 acres and has approximately 170 feet of frontage along Tanners Lane and approximately 375 feet of frontage along I-71/75. The lot is developed with the previously mentioned building. Although there is existing vegetation along the north and west boundaries of the lot, the site is largely paved with asphalt. The site has two curb cuts on Tanners Lane. The southern curb cut and a portion of the parking area is shared with the multi-tenant commercial building which adjoins to the south.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Commercial" uses. This designation is described by the Comprehensive Plan as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the general area ("Florence Central" area, pg. 162).

- A. The City of Florence developed from an aggregate of residential subdivisions, and is the population center of Boone County. The city is experiencing considerable residential growth due primarily to annexation. Florence did not develop in the traditional manner of cities, with established areas of concentrated commercial, industrial, and residential areas; instead, the uses were intermixed. For instance, the city's central business district is not a precise location, but rather is a combination of suburban business districts. This factor, above all others, has molded Florence into a suburban city. This is evidenced by continuing annexation of developable property.
- B. Much of Florence's future growth will occur from annexation, however, the City should balance this annexation growth with high density infill and redevelopment growth along the major transportation corridor(s?) of the City. As described in the Housing Element, the condition of older housing in Florence should be specifically addressed.
- C. In summary, growth in this section of Boone County must be balanced among three major land users, commercial, industrial, and residential development. Growth in one land use must consider the location of existing and planned developments of the other two.

The Land Use Element provides the following general statements which relate to the 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 a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pg. 158).
- B. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments ("Buffering," pg. 159).

- C. Developments in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways . . .

Developments along major roadways in Boone County must include landscaping and/or the use of berms between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing uses ("Landscaping," pg. 159).

- D. Developments in Boone County should give consideration to the overall design of the area. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention ("Designs, Signs, and Historic Preservation," pg. 160).

The Business Activity Element makes the following statements that relate to the overall area ("Areas of Future Commercial Activity," pg. 70).

- A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box" retail has been overbuilt in the county. As a result, building vacancies are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings instead of creating new commercial districts.
- B. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and US 42 corridors.
- C. The mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18.

The site is within the "Florence, US 25 Corridor" area described in the Geographic Housing Issues section of the Housing Element (pg. 88). However, this section does not discuss the specific area in question.

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

- A. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- B. Proper design principles shall be applied in development ("Overall," Objective 3).
- C. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).
- D. Boone County shall strive to achieve both a diversity and balance in land use. ("Overall," Objective 6).
- E. The needs of Boone County's population base are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- F. 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 ("Environment," Goal).
- G. 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, without unduly restricting the development. 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).
- H. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Social Objective 4).
- I. Employment opportunities shall be encouraged for the citizens of Boone County ("Economy," Objective 1).

- J. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
- K. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage ("Business Activity," Overall Objective).
- L. Commercial uses shall be limited to strategic locations serving trade areas and neighborhood needs and shall have safe and effective access and ample parking space ("Business Activity," Commercial [Retail and Office] Objective 1).
- M. Proper access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," 2nd Goal, Objective 3).

RELATIONSHIP TO PARKWAY CORRIDOR STUDY

As stated above, the site is within the Parkway Corridor Study area. The Study states the following regarding development in the study area as a whole:

The 1980 Boone County Land Use Map indicates that there are no environmentally unsuitable lands for development in the study area. The lands in the study area should be able to accommodate development consistent with appropriate engineering standards and public service/infrastructure requirements. The site is located in an urban service area, so the presence of public services and infrastructure or its logical extensions can allow for development as well ("Development Potential").

The site is located within area "5W:C3/PD" on the study land use map. The Study describes this area as follows:

This large parcel fronts of the Parkway along a major segment of its course. Its expected commercial use suits the location, since it is directly accessible from the Parkway and easily reached from KY 18. The pedestrian network of this parcel needs careful design and attention in order to be safely and effectively integrated with public open spaces and walkways across the Parkway as well as other locations in the study area. In addition, landscaping in this parcel as well as other parcels directly fronting on the Parkway needs careful development consistent with the overall design and scale of the Parkway as well as the specific land conditions of this part of the study area. Given all of the above, this parcel can support high density development.

STAFF COMMENTS

1. First, the Planning Commission and City Council will need to consider the Comprehensive Plan as it relates to this request. The Land Use Element states rather generally that "Florence did not develop in the traditional manner of cities, with established areas of concentrated commercial, industrial, and residential areas; instead, the uses were intermixed. For instance, the city's central business district is not a precise location, but rather is a combination of suburban business districts. This factor, above all others, has molded Florence into a suburban city." The Future Land Use Map designates the site and the adjoining Tanners Lane area as "Commercial."

2. Concept Development Plan proposals within the Planned Development (PD) overlay district are to be primarily evaluated against the standards in Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations. A proposed Concept Development Plan shall fulfill the criteria outlined in this section "unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal." When considering that the site is already built out and that the proposal entails a relatively minor building addition, it is Staff's conclusion that many of the standards can not reasonably be applied, although the proposal does address several standards which can be applied. Specifically, the conversion of the rear paved area from a collection center to a parking area (involving the removal of the trailers and sheds), the installation of new landscaping as indicated on the Concept Development Plan, and screening of the truck dock/compactor area are tangible ways to address the standards in Section 1514.

Because no specific architectural design has been submitted to date, Staff recommends that any approval of this application include a condition which requires Design Review for the building addition through the applicable Minor Site Plan process. This Design Review would require that the overall design, materials, and colors of the addition (including the drive-through canopy and truck dock/compactor enclosure) to correlate to the existing building, and ensure that the screen walls and gate would appropriately screen the truck dock/compactor area from Tanners Lane.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Florence City Council in terms of the Planned Development requirements stated in Article 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,

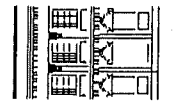
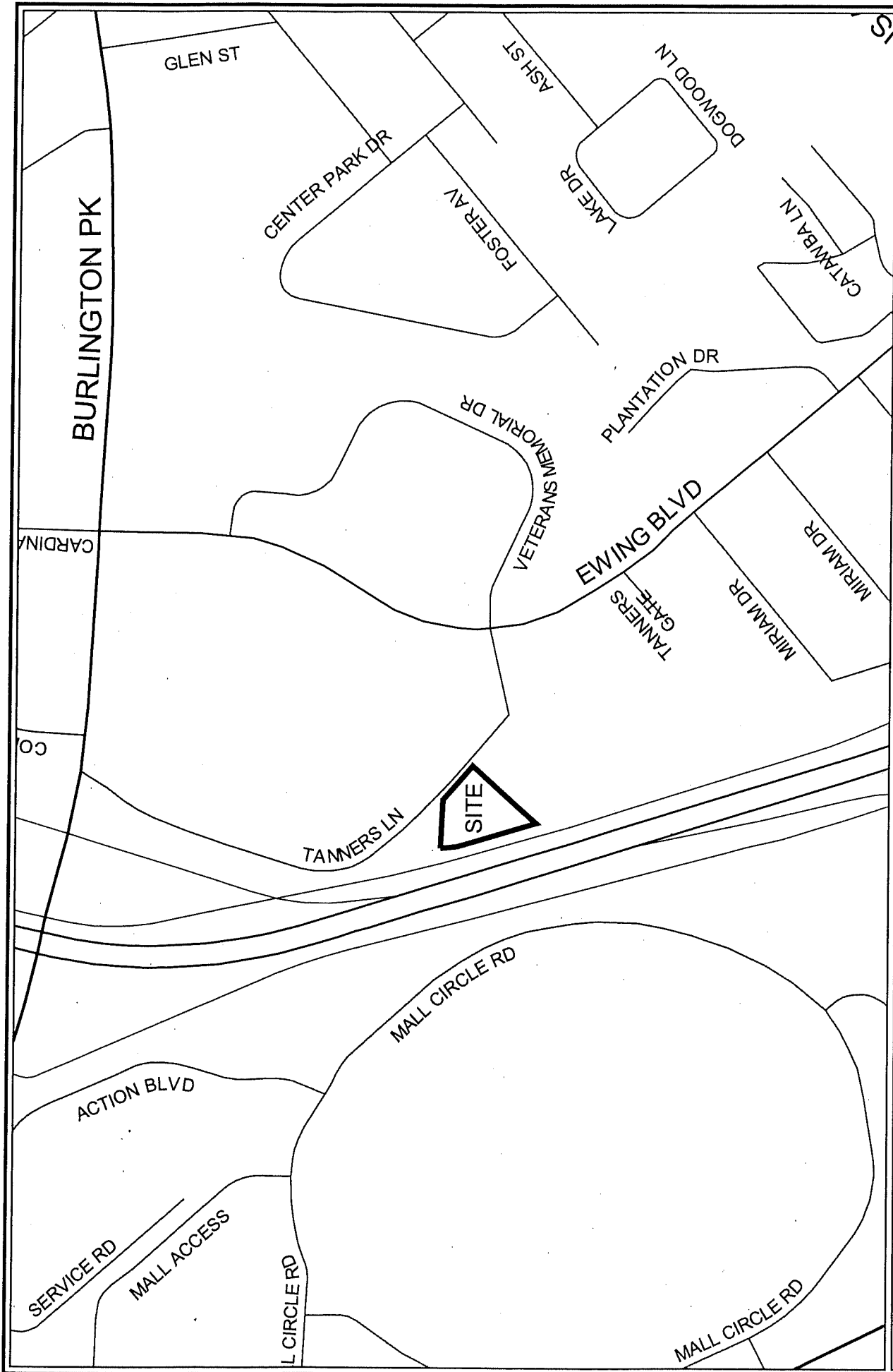


Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/pr

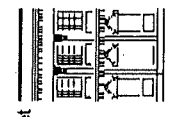
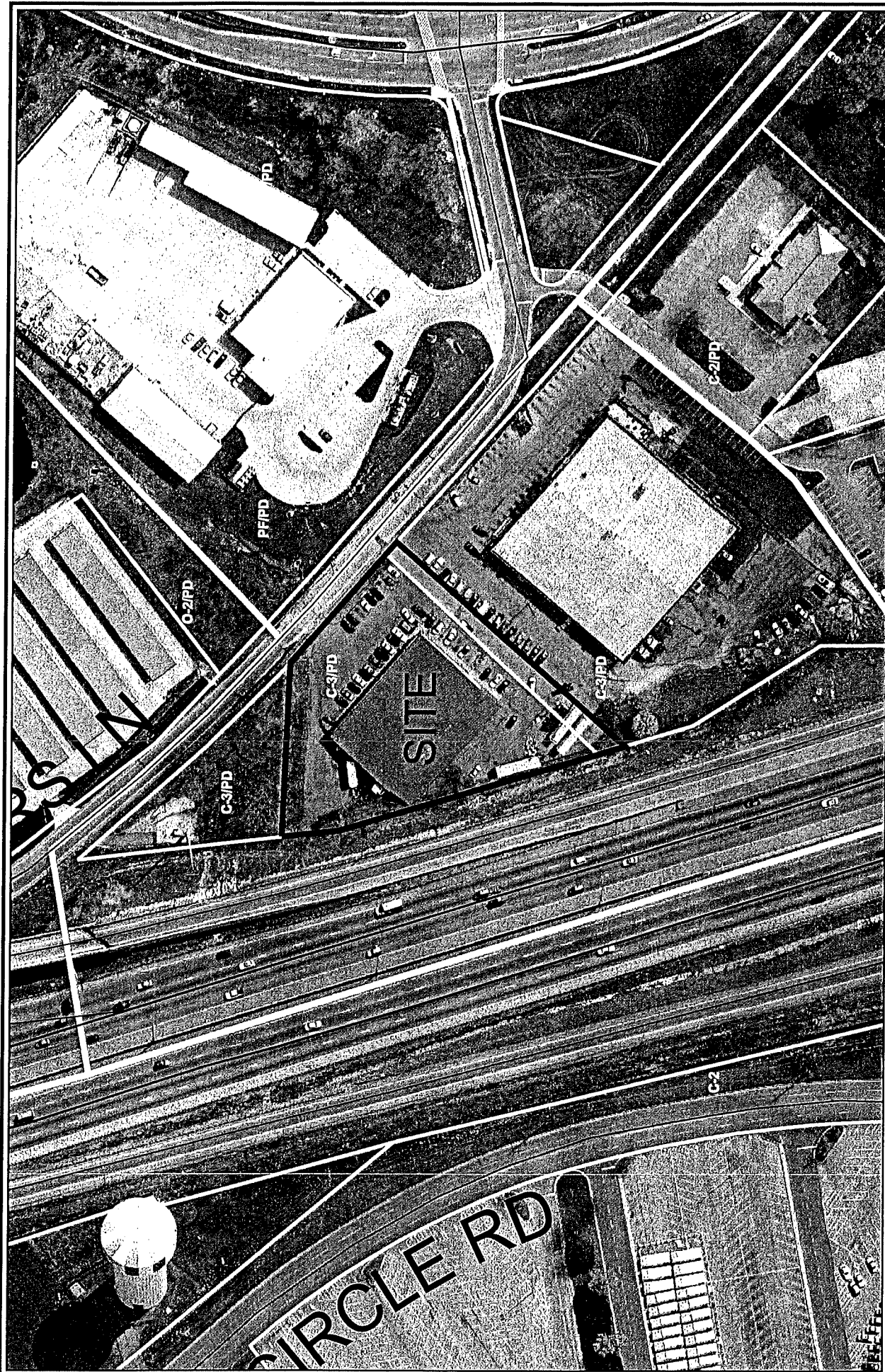
attachments:

- location map
- aerial photo w/zoning information
- topographic map
- Future Land Use Map excerpt
- application materials including Concept Development Plan



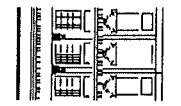
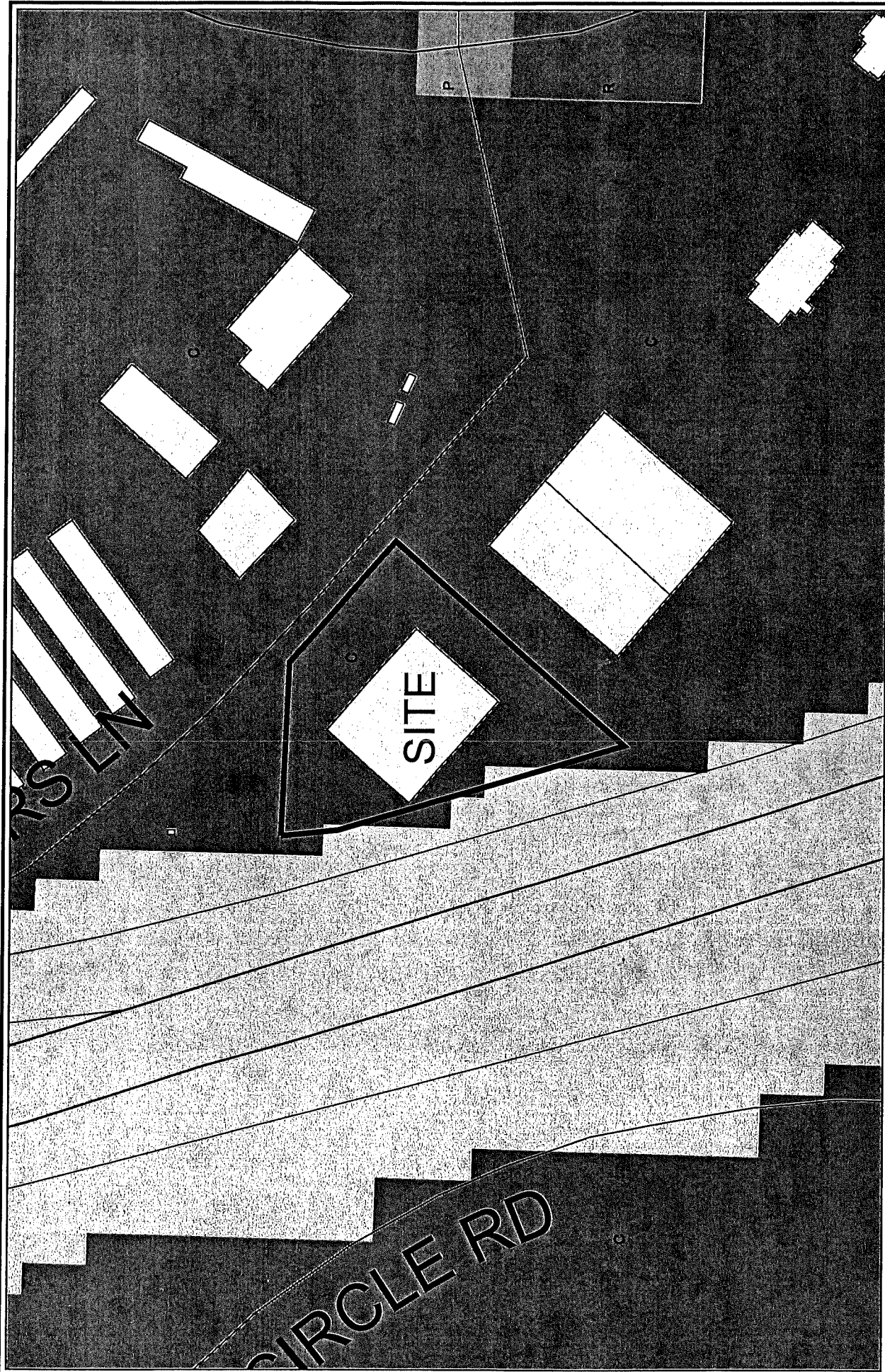
1 inch equals 500 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 August 12, 2003

Location



1 inch equals 140 feet
Produced by the
Boone County Planning Commission
GIS Services Division
August 12, 2003

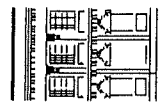
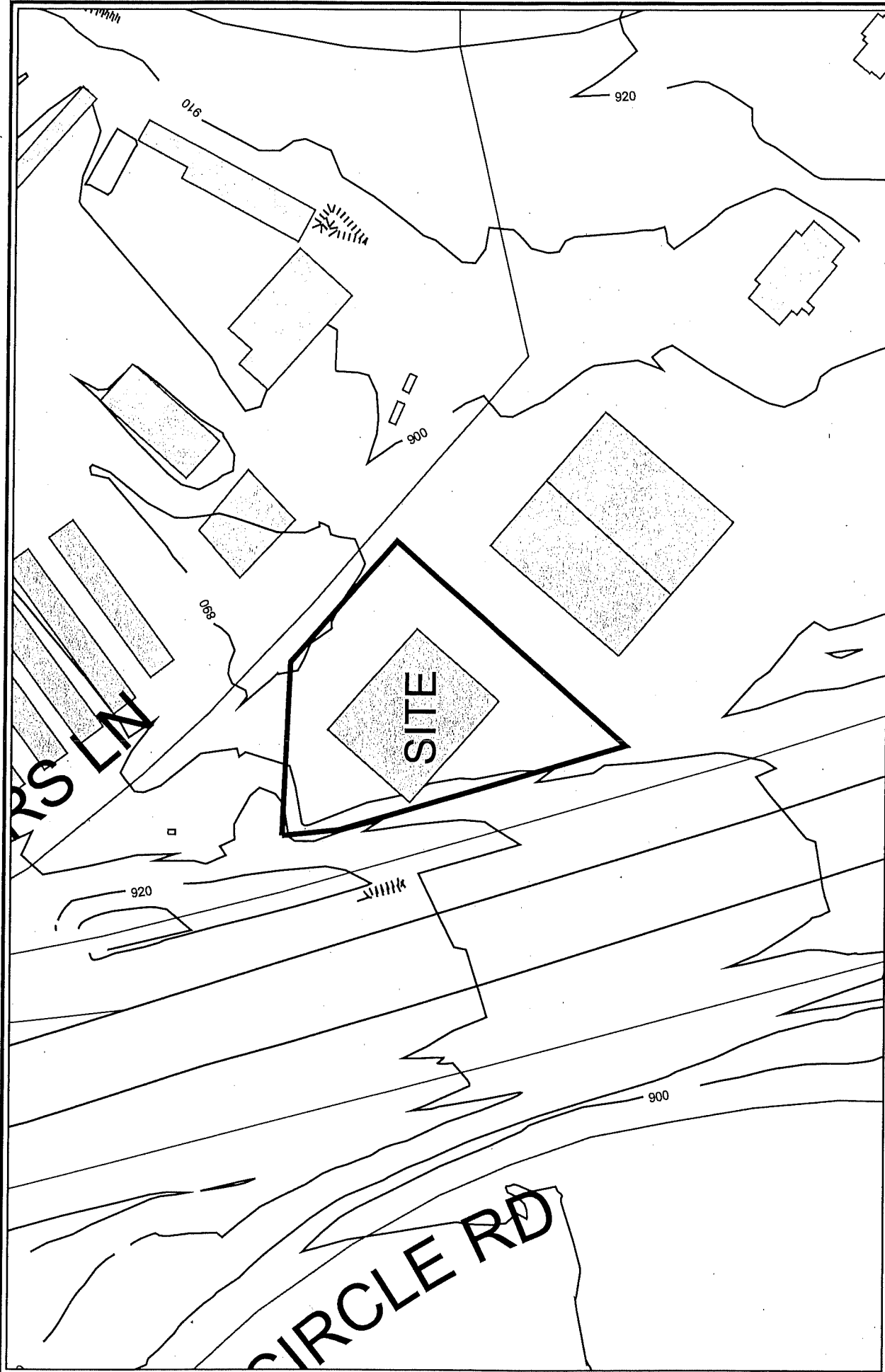
Zoning



140 Feet

1 inch equals 140 feet
Produced by the
Boone County Planning Commission
GIS Services Division
August 12, 2003

Future Land Use

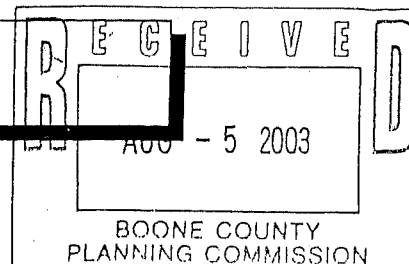


1 inch equals 140 feet
Produced by the
Boone County Planning Commission
GIS Services Division
August 12, 2003

Topography

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project Addition to Goodwill Retail Store Building
- 3. Location of Project 7830 Tanner's Lane
- 4. Total Acreage of Site 1.337 Acres
- 5. Current Zoning Commercial Services/Planned Development (C-3/PD)
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) Parkway Corridor Study Overlay District
- 8. Proposed Uses (please specify each use) Retail sales; collection of donated personal property
- 9. Proposed Building Intensities (please specify) _____
- 10. Have you submitted a Concept Development Plan? No
- 11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance
- 12. Name of Applicant(s) Ohio Valley Goodwill Rehabilitation Center, Inc.
Phone Number 513-771-4800 Fax No. 513-771-4959
- 13. Address of Applicant(s) 10600 Springfield Pike
Cincinnati, Ohio 45215
City State Zip
- 14. Name of Property Owner(s) Ohio Valley Goodwill Industries Rehabilitation Center, Inc.
Phone Number 513-771-4800 Fax No. _____
- 15. Address of Property Owner(s) 10600 Springfield Pike
Woodlawn Ohio 45215
City State Zip
- 16. Are there any existing buildings on the site? Yes
How many? One
- 17. Deed Book D 776 Page No. 177-186 Group No. 2041 A
- 18. Have you had a pre-application meeting with BCPC Staff? No

(over)


19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: Kevin T. Wall

20. Concept Development Plan Jurisdiction/Location
 Unincorporated Boone County Walton
 Florence Union

21. Applicant's Signature(s) Ohio Valley Goodwill Industries Rehabilitation

22. Property Owner's Signature(s) Center, Inc., a non-profit corporation
(same)

By: 
Dennis J. Barron, Secretary

SECTION B (To be completed by BCPC Staff)

1. Date Received 8-5-03 Fee Received \$1,371.00 R# 36154
 2. Check what has been submitted:
 Application Fee Legal Description
 Concept Development Plan Addresses of Adjoining Property Owners
 No. of copies of plan received **
 3. Is application complete? YES NO
 4. Staff Reviewer KEVIN WALL
 5. Committee Chairperson _____
 6. Scheduled Public Hearing Date 8/29/03
 7. Boone County Planning Commission Action:
 Approved
 Approved With Conditions
 Denied
 8. Other: _____
- ** Five (5) Copies 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 - Web Page

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.
BCPC:8/2002

Goodwill

Ohio Valley Goodwill Industries
Rehabilitation Center, Inc.

10600 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-4800

August 5, 2003

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

Re: Goodwill Industries
Property – 7830 Tanner's Lane, Florence, Kentucky

Gentlemen:

Pursuant to our telephone conversation with Kevin Wall several weeks ago, we submit five sets of a signed Concept Development Plan Application Form of Ohio Valley Goodwill Industries Rehabilitation Center, Inc. with respect to its retail store facility at 7830 Tanner's Lane, together with the following additional documents:

1. Narrative Project Description explaining project, prepared by Addison Clipson Associated Architects, Inc. (Appendix 1). In addition to the comments contained in the Narrative Project Description, we wish to state that the relocated property lines indicated on the plan were approved in 1993 when Goodwill first leased this property (with option to purchase which was exercised by Goodwill in 2000) from Robert J. Williams, a former owner of this property. A copy of the Conveyance Plat executed by Mr. Williams January 25, 1993, approved by the Boone County Planning Commission April 7, 1993, and recorded in the Office of the Boone County Clerk April 21, 1993 is enclosed. The deed to Goodwill for this property from C.A.C. Properties, L.L.C. dated February 29, 2000 recorded in Book D 776, Page 177 used the legal description reflected in this Conveyance Plat.
2. Photos of building as it presently exists (Appendix 2).
3. Drawing prepared by Addison Clipson Associated Architects, Inc. (24' x 36'), together with letter-size copy thereof. This shows the proposed improvements (Appendix 3).



An Equal Opportunity Employer and Services Provider
Accredited by the Commission on Accreditation
of Rehabilitation Facilities • A United Way Agency


Service to men and women with disabilities since 1916

4. Legal description of property (Appendix 4).
5. List of names and addresses of all adjoining property owners (Appendix 5).
6. Copy of Conveyance Plat (Appendix 6).
7. Fee check from Frost Brown Todd LLC, attorneys, payable to Boone County Planning Commission in the amount of \$1,371.00 (5 adjoining property owner).

Please advise us if anything further is required, and whether it is desired to have any conferences or meetings prior to any hearings which may be scheduled with respect to this application.

Very truly yours,

**OHIO VALLEY GOODWILL
INDUSTRIES REHABILITATION
CENTER, INC.**

By 
Dennis J. Barron, Secretary

DJB/gkh

Enclosures

cc: Mr. Kevin T. Wall, Zoning Administrator, City of Florence (*w/enclosures*)
Mr. Brian Clipson, Addision Clipson & Associates (*w/o enclosures*)
Mr. Joseph S. Byrum, Goodwill President and CEO (*w/o enclosures*)

Addison Clipson Associated Architects, Inc.

280 E. Sharon Road, Cincinnati, Ohio 45246 • (513) 771-3123

Goodwill Industries - Florence Store File No. 3885C

Project Description

Overview

Goodwill desires to enhance the outside appearance of their retail and donation facility located at 7830 Tanner's Lane, Florence, Kentucky. This is to be accomplished by adding a small (960 SF) addition with attached canopy, and pit docks at the southeast corner of the existing building. The new addition will permit donation processing to be an 'inside' operation under the canopy, eliminating the existing exterior drop-off trailers and other exterior donations equipment. This addition will also permit the internal re-location of the present production area allowing for the abandonment of the docks on the northwest corner of the building. The NW dock area will now be available for parking.

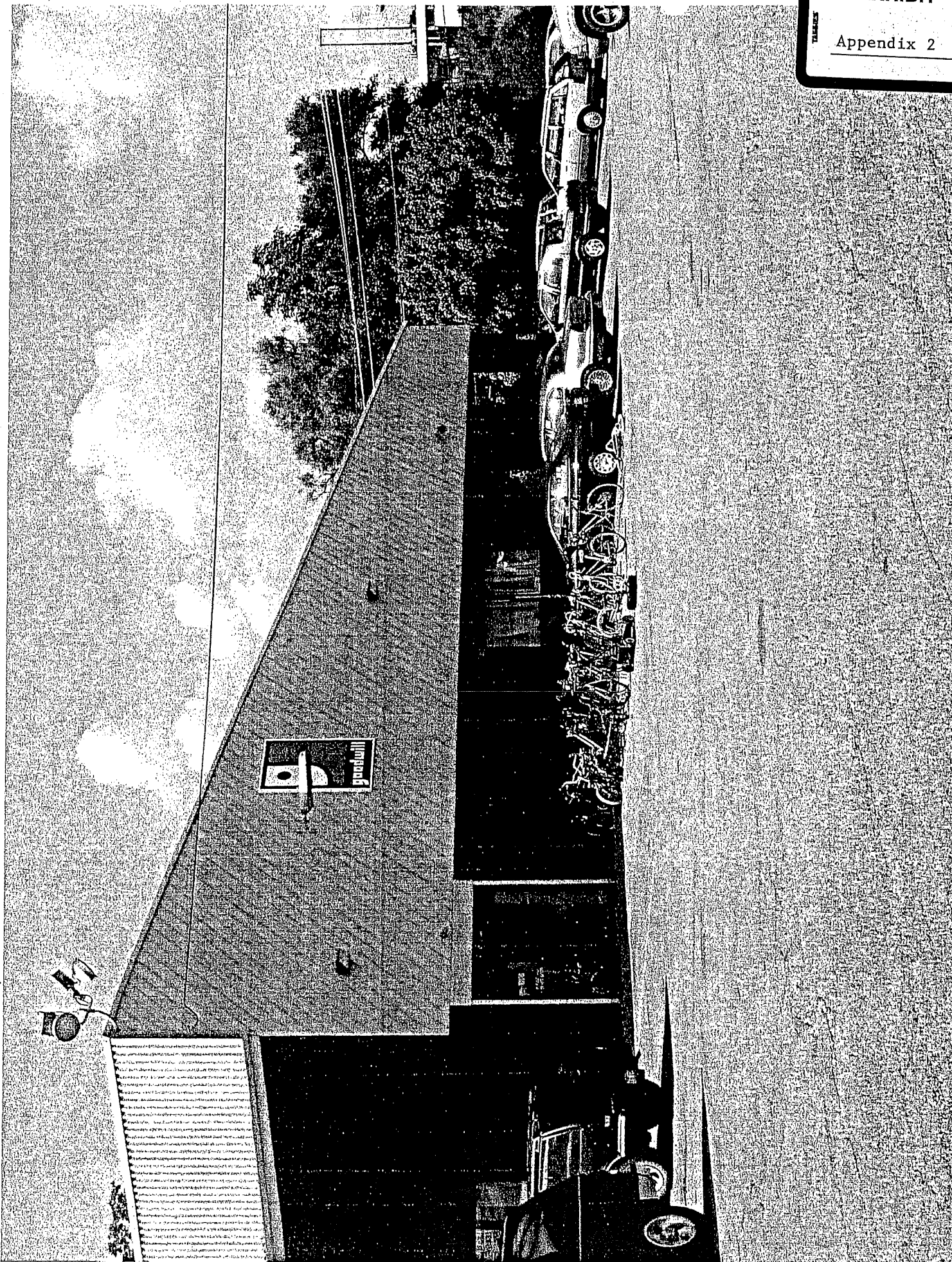
Construction

The new addition is to be of similar style and materials as the existing building; concrete block, steel joists, and exterior wood trim to match. Fencing and gates will be installed along the new docks for screening. New planting along the Tanner's Lane frontage and the rear property line is planned. (Such plantings will require permission from the City of Florence.) No new paving is anticipated.

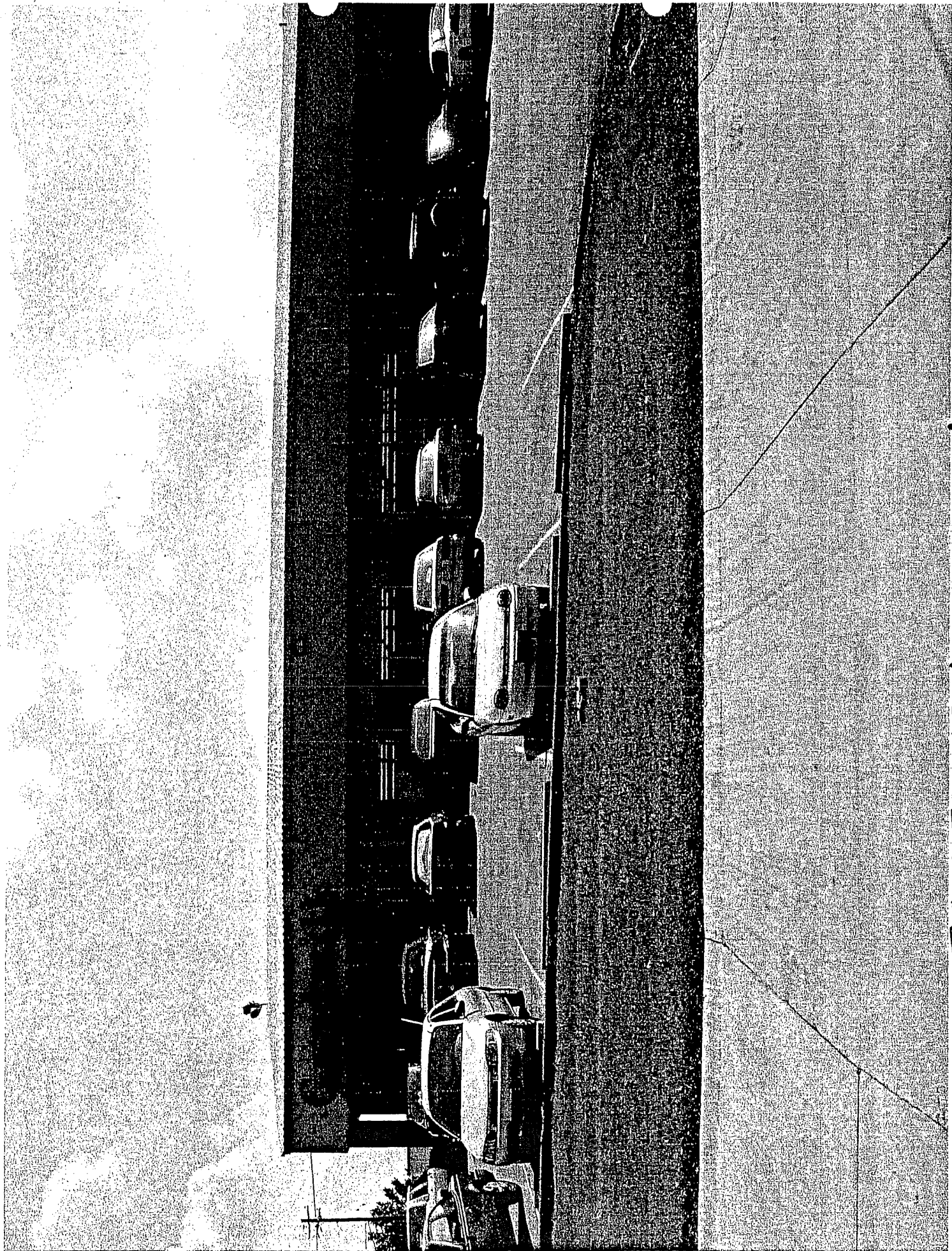


EXHIBIT

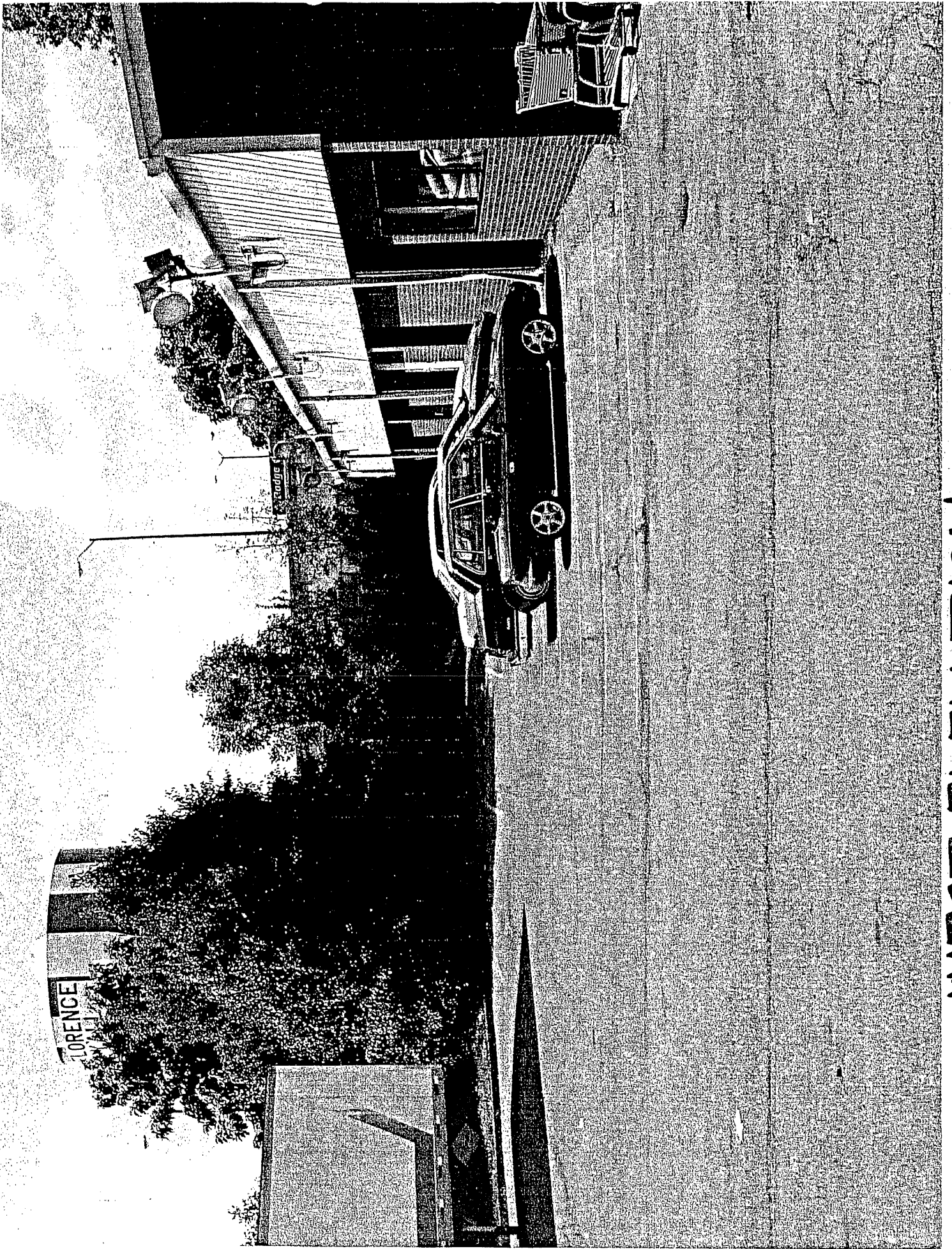
Appendix 2



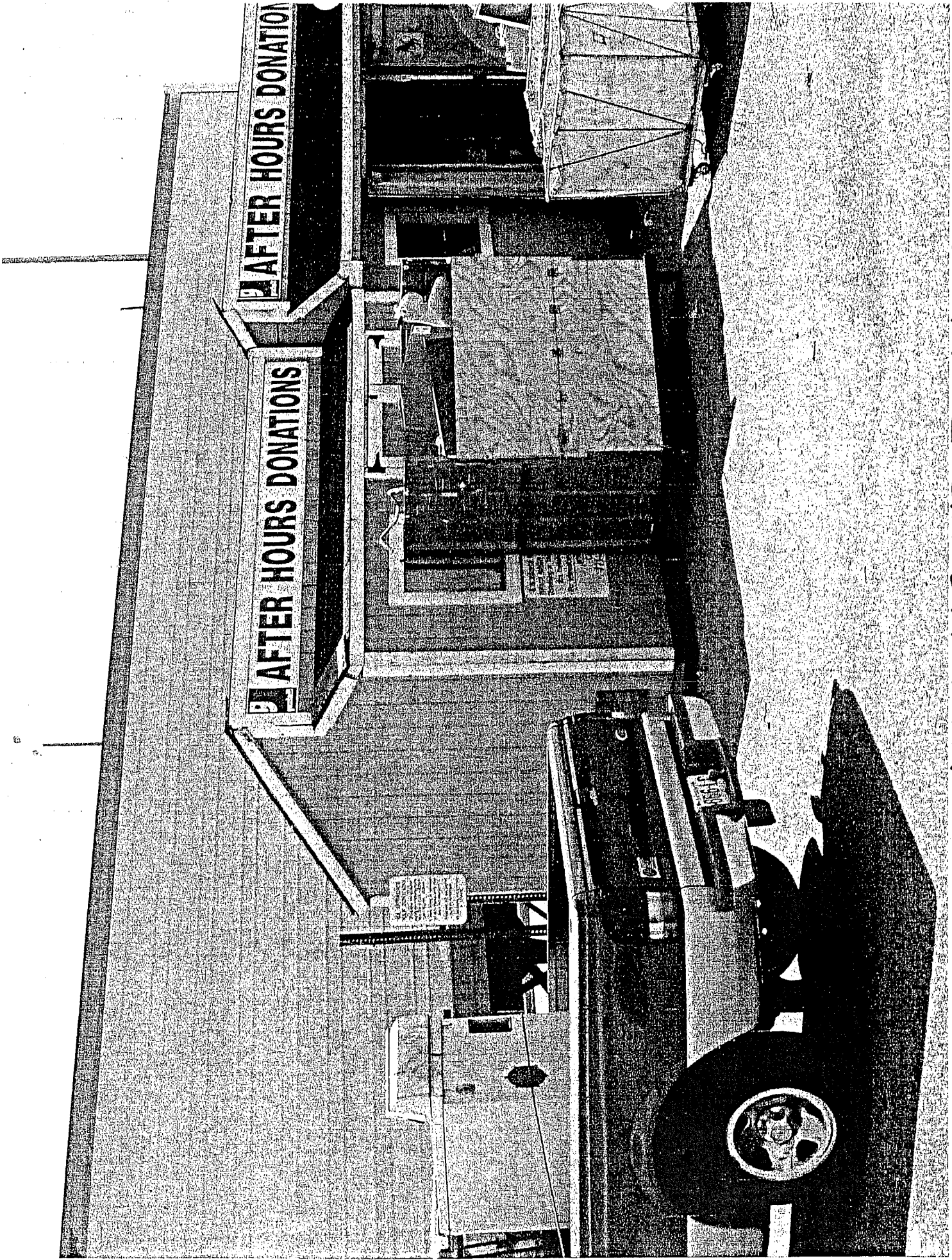
SOUTH ELEVATION



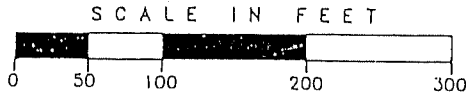
EAST ELEVATION



WEST ELEVATION



DONATIONS DROP-OFF AREA



LEGEND

- EX. IRON PIN
- ⊙ EX. SPIKE
- △ EX. STONE
- EX. CONC. MON.
- IRON PIN SET
- ✱ SPIKE SET

LINE TABLE

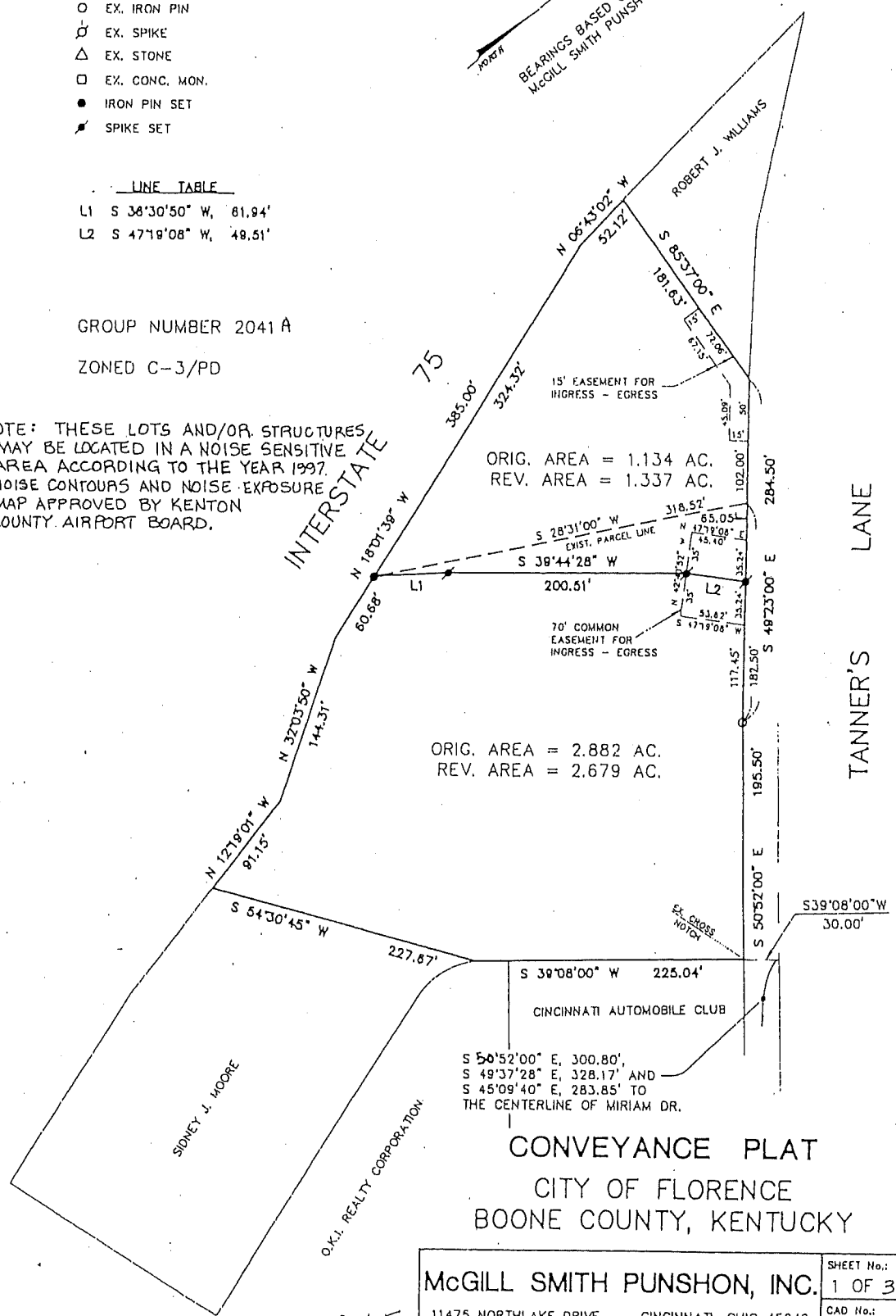
- L1 S 38°30'50" W, 81.94'
- L2 S 47°19'08" W, 48.51'

GROUP NUMBER 2041 A

ZONED C-3/PD

NOTE: THESE LOTS AND/OR STRUCTURES MAY BE LOCATED IN A NOISE SENSITIVE AREA ACCORDING TO THE YEAR 1997. NOISE CONTOURS AND NOISE EXPOSURE MAP APPROVED BY KENTON COUNTY AIRPORT BOARD.

BEARINGS BASED ON A PLAT PREPARED BY MCGILL SMITH PUNSHON, INC. DATED 7/18/89



McGILL SMITH PUNSHON, INC.			SHEET No.: 1 OF 3
11475 NORTHLAKE DRIVE CINCINNATI, OHIO 45249			CAD No.: 89586RP
DRAWN BY:	DATE:	SCALE:	FILE No.:

C-3-PD ZONE
4-2-93 TRM

2065

Public Hearing Item No. 3:

Commission Members Present: Mr. Barlow, Mr. Breetz, Mr. Bunger, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, and Mr. Schwenke.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; Ms. Jan Hancock, Secretary; and Mr. Kevin Wall, AICP, CDT - Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Poston introduced the last item on the Agenda:

Applicant: Ohio Valley Goodwill Rehabilitation Center, Inc. (owner)

Request: Concept Development Plan

The request of Ohio Valley Goodwill Rehabilitation Center, Inc. (owner) for a Concept Development Plan for a 1.337 acre tract at 7830 Tanner's Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

Mrs. Poston asked for the applicant's presentation.

Mr. Dennis Barron, Secretary of the Board of Trustees of Ohio Valley Goodwill, stated that he was a partner in a law firm which is currently Frost Brown Todd, but he is now retired. He introduced Mr. Joe Byrum, President and Executive Director, and their architect Mr. Addison Clipson. Mr. Barron read their Mission Statement *to provide vocational rehabilitation services to persons of working age who are physically, mentally, psychologically or socially disabled and vocationally handicapped for the purpose of maximizing their vocational independence.* He stated that they conduct training courses and last year they put more than six hundred people with disabilities into the work force in the greater Cincinnati area. He submitted a page of information about their rehabilitation and business services and contributed goods (see Exhibit 1) and the 2003 Annual Report for Ohio Valley Goodwill Industries (see Exhibit 2). He stated that Goodwill first leased this site in 1992 and exercised an Option to Purchase it in 2000. They are trying to get rid of the out buildings and have a nice donation center.

Mr. Joe Byrum stated that Goodwill is interested in improving this property. They were able to buy it and they have the ability to improve it. Most of the work is interior and they will be changing a lot of the interior walls. They want to clean up the site and bring donations into the building – they do not want to rely on trailers and drop-off pads.

Mr. Addison Clipson stated that when Goodwill acquired the site, everything was backwards, but they started up in the building. The interior arrangement of the building is very inefficient and access for shipments was in the wrong location. Donated goods handling had to be done on the exterior – which does not work too well in the winter – and causes a problem with security. With the new layout, people dropping off donated goods will go right into the building and do the tax credit forms. The outside operation and associated trash will be gone, which will give them the additional parking they need. The compactor and truck dock will be in a depressed area four feet down in the ground and will be surrounded by screen walls that match the building materials. The compactor is needed for discarded packaging and some donated goods that are not marketable. Those items will be able to go into the compactor instead of being piled up in an open dumpster. The compactor will be hauled off early in the morning. He stated that it will be a cleaner and more efficient operation. They are glad to get in some required landscaping, even though the construction of I-75 took about eight feet of the property. They can get some plantings in along Tanners Lane, but do not want to block the view of the site from Tanners Lane. They will have three or four trees and some low plantings there. The graphics on the building will stay. The materials on the addition are similar to the brown brick of the building and painted cedar on the façade. The screening wall around the dock will be similar masonry and cedar.

Mr. Breetz questioned the distance of the proposed development to the property line. Mr. Wall responded that from the edge of the canopy to the property line is 24 feet -- the driving lane is 24 feet wide – and two way.

Mr. Bunger asked if the operation and activities on the site will stay the same. Mr. Clipson responded that the activities will not change at all. It will still be a retail outlet serving the public. Mr. Bunger stated that they do not have a compactor in operation there now. Mr. Clipson agreed.

Mr. Bretz noted that the Staff Report says that the proposed addition is 24 feet by 10 feet. Mr. Wall responded that there is an error in the Staff Report. The addition is 24 feet by 40 feet.

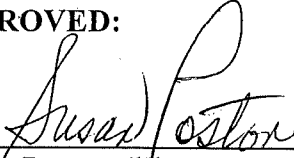
Mr. Costello asked if there are any maintenance issues with the building. Mr. Byrum responded that they painted the building last summer. Mr. Clipson stated Goodwill has done a great deal of work on the building and it is in good shape. The roof and systems are okay, and the interior will be completely redone and upgraded.

Mr. Costello questioned outside storage, such as bicycles Mr. Byrum responded that they do not anticipate any outside storage, but they could have items for sale outside during the day. Mr. Costello asked if they would be brought in for the night. Mr. Clipson responded "yes" – otherwise they might not be there in the morning.

There being no further comments, the Mrs. Poston stated that the Committee Meeting for this item will be on September 3, 2003 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on September 17, 2003 at 7:30 PM.

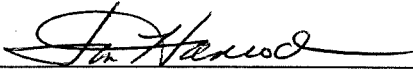
Mrs. Poston closed this Public Hearing at 8:55 PM.

APPROVED:



Susan Poston, Vice Chairperson

Attest:



Jan Hancock, Recording Secretary

Exhibits –

1. Ohio Valley Goodwill Industries – With Your Help . . . We Put People to Work. One page. Submitted by the applicant.
2. Ohio Valley Goodwill Industries, Annual Report 2003. Submitted by the applicant.

Ohio Valley Goodwill Industries

With Your Help . . . We Put People To Work

Mission Statement:

The mission of Ohio Valley Goodwill Industries is to provide vocational rehabilitation services to persons of working age who are physically, mentally, psychologically or socially disabled and vocationally handicapped for the purpose of maximizing their vocational independence.

REHABILITATION SERVICES

Work Evaluation

- ▶ measures the abilities and interests of the people we serve and helps to prepare them for work related training

Four major training programs available

- ▶ food service, janitorial training, maintenance repair and office procedures and computer technology

Work Adjustment Training

- ▶ trains people with limited work experience or who have individual vocational needs

Job Coaching Service

- ▶ helps individuals become accustomed to a specific job task or function
- ▶ provides individual training opportunities with employers

Assistive Technology

- ▶ pairs new and existing technology to help individuals lead more independent lives

Work Crews

- ▶ report to area businesses with individuals and supervisors from Goodwill to accomplish job related tasks and short-term assignments

Programs for homeless individuals and veterans

- ▶ Homeless Veterans Reintegration Program

Provides assistance and support to people seeking jobs

BUSINESS SERVICES

Contract Services Department

- ▶ provides work tryouts for the individuals involved in Goodwill training programs
- ▶ offers local businesses the opportunity to have a variety of work accomplished including: assembly tasks, parts inspection, packaging, mailings, etc...

Provides the atmosphere for individuals to become acquainted with work expectations

- ▶ helps program participants to become proficient in a variety of work skills and behaviors

CONTRIBUTED GOODS

Collection of clothing and household goods

- ▶ provides the income needed to support the vocational training and support services at Goodwill

Network of Donation Centers

- ▶ donations are collected and sent to Woodlawn facility for shipment to 12 area retail stores

Ohio Valley Goodwill Industries · 10600 Springfield Pike, Cincinnati, OH 45215 · (513) 771-4800

Serving men and women with disabilities since 1916

www.cincinnati-goodwill.org



BOARD OF DIRECTORS

CHAIRMAN:
Jim Armour

TREASURER:
Al Cambridge

SECRETARY:
Dennis J. Barron

Vincent J. Backley, Jr.

Donald Becker
The Kroger Company

Ebelle Crane

Mike Crone
Cinergy

Richard Davis
US Bank

Arthur R. Ehrnschwender

William R. Hardy

Kenneth L. King
The Retirement Source

Jane Kreps

John Magyar
The Kroger Company

Tim Mooney
Kendle Research Associates

Joy Packer

Dot Prop

Donald Spencer

Rev. Gregory Stover
The United Methodist Church

Gregory N. Taylor
Blue Chip Venture Co.

Joseph F. Walter, Jr.
Boone National Bank

Charles C. Wright
Wright Brothers Inc.

Art Wulfeck
The Kroger Company

Linda Jayne
Qualified Solutions
President, Hamilton-Fairfield Board

Linda Estlick
President, Service Guild

STAFF:

Byrum
and Chief
Officer

ecker
dent, Rehabilitation Services

dent, Contributed Goods

dent, Industrial Services

holthoff
dent, Administrative Services

Palmer
Public Relations and Marketing

BOONE COUNTY PLANNING COMMISSION
Date: 9/27/03 Public Hearing # 3 Exhibit 2

Ohio Valley Goodwill Industries Annual Report 2003

*"building
a strong
community"*



*one person
at a time"*

Ohio Valley Goodwill Industries

10600 Springfield Pike

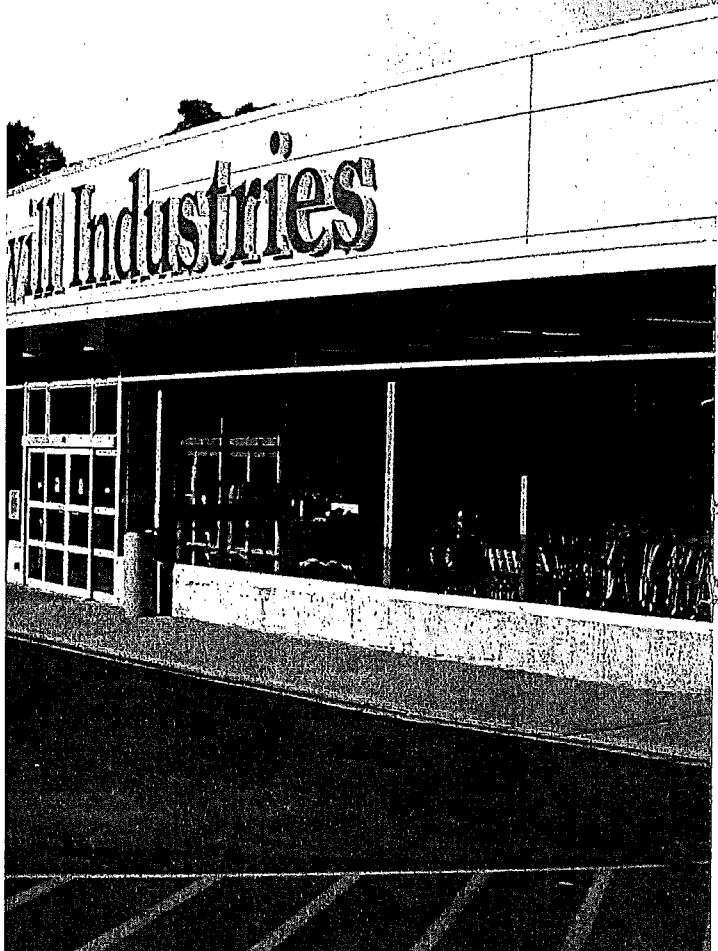
Cincinnati, Ohio 45215

www.cincinnati-goodwill.org

513-771-4800

2003 Annual Report Conceived and Written By:
George Palmer, Director, Public Relations and Marketing
Sharon Hannon, Marketing Specialist

Opportunity Employer and Services Provider • A United Way Agency
Goodwill Industries, Inc. is a non-profit 501(c) 3 tax-exempt organization.
Donations to Goodwill are tax deductible.



2002 Financial Statement

Funds Were Received From:

Salvage & Sales	\$12,650,417
Industrial Contracts	3,734,302
Rehabilitation Services / Grants	5,206,508
Contributions & United Way	266,057
Other Revenue	430,043

Total\$22,287,327

Funds Were Used For:

Salaries, Wages, Employee Benefits & Payroll Taxes	\$14,676,774
Operating Expenses	6,509,583
Debt Service	44,400
Depreciation Expenses	787,328
Increase in General Fund	269,242

Total\$22,287,327

*Depreciation expenses exclude \$4,423,658 in additional funds spent for capital assets.

2002 Financial Condition

Assets	\$11,940,619
Accounts Receivable	1,195,699
Inventory	2,373,998
Prepaid Expenses	142,061
Property & Expenses	12,690,066

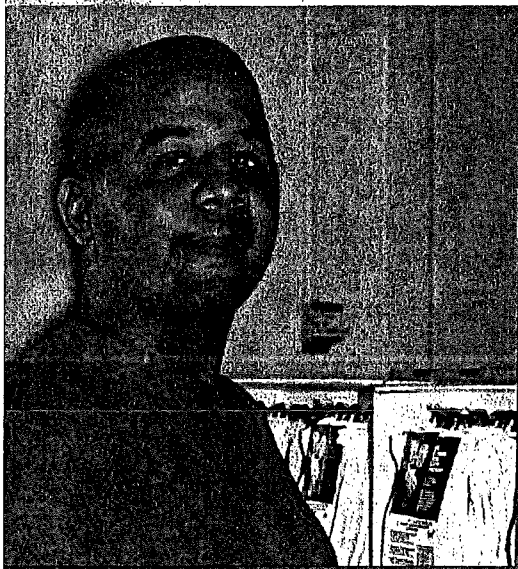
Total\$28,342,443

Accounts Payable	\$587,002
Accrued Expenses & Taxes	522,371
Deferred Revenue	.0
Mortgages / Notes Payable	10,968,900
Net Worth	16,264,170

Total\$28,342,443

OUR MISSION:

The mission of Ohio Valley Goodwill Industries is to provide vocational rehabilitation services to persons of working age who are physically, mentally, psychologically or socially disabled and vocationally handicapped for the purpose of maximizing their vocational independence.



Letter from President and CEO

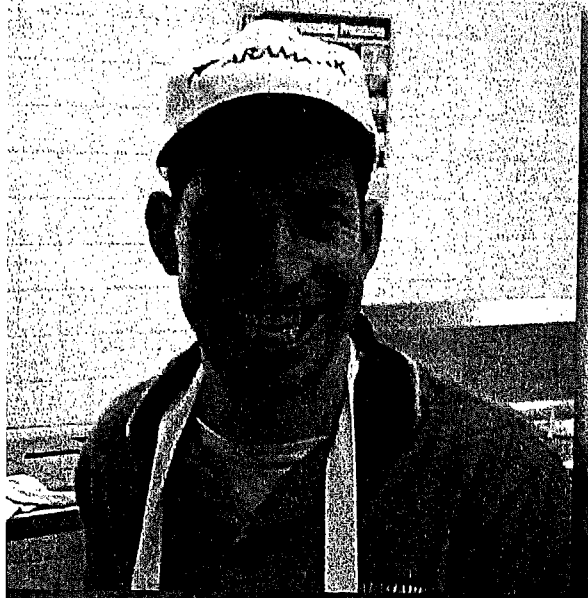
The past year has been one of extensive transformation and exciting growth for Ohio Valley Goodwill Industries. The building and renovation program of our corporate campus, which began in 2000, has now entered phase five of a seven phase construction program. This past July, we celebrated the grand opening of our new Work Adjustment and Industrial Services area, which serves individuals sponsored through the Hamilton County Board of Mental Retardation and Developmental Disabilities. In early April, a new addition neared completion on the south side of the building, which will allow for an expansion of program areas for referred individuals. In late April, the grand re-opening of our Woodlawn store took place, which is now our largest retail location. The Greater Cincinnati community demonstrated its support by helping to make the day the most financially successful retail opening in our history. Our front facade and new parking area were completed in June and have already become a much complimented attractive new addition to the community.

During 2002, Ohio Valley Goodwill Industries provided service to 2,838 individuals and placed 668 men and women into competitive jobs. Goodwill works in partnership with the Greater Cincinnati business community to develop employment opportunities for our graduates as well as in obtaining contracted work for our training programs. All of our programs and services are designed to assist men and women to achieve their individual vocational goals. We also rely upon a dedicated team of staff members throughout our organization, who have helped Goodwill to earn its reputation of success.

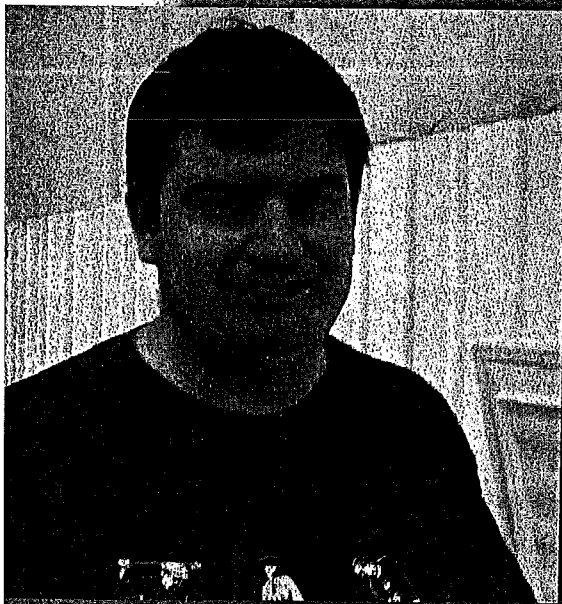
While we are very proud of our achievements, we also recognize that it is important for the larger community to know all of the significant contributions that Goodwill makes. In an effort to share our mission with the greater Cincinnati community, a multi-faceted marketing effort began during this year and will continue in the upcoming year. Our intention is to help the community know more about the Goodwill story. After all, Goodwill's past and continued success in the future, depends upon community support. Together... we put people to work!

A handwritten signature in cursive script, likely belonging to the President and CEO mentioned in the letter.

*Luestein and Joe Gronotte
making a difference...
one day at a time.*



Dan Binstaff



Joe Gronotte

Goodwill congratulates the following employees on their service and dedication to the organization during 2003.

Administrative Services:

25 Years

Hilda Hesse

15 Years

Jane Saylor
Bruce Willis

Contributed Goods:

25 Years

Gail Hana

10 Years

Ronald Hunkler
Kevin Lawson
Oren Livengood
James Webster

5 Years

Alberta Bailey
James Brauch
Loyd Brussell
Charlene Gabbard
William Meier
Charles Murray
Jane Schuler
Reba Welling

Industrial Services:

20 Years

Toni Mitchell

15 Years

Robert Hayes
Martha Hunter
Bill Iliff
Beatrice Jenkins
Wilbert Parson

10 Years

Charles Gray
Christine Washington

5 Years

Debra Erskine
Willie Haynes
Jerome Howard
Kurt Iliff
James Lawson

Rehabilitation Services:

30 Years

Nancy Woolley

25 Years

Jo Ann Decker

10 Years

Charles Blythe
Deborah Gallion
Willie Patterson

5 Years

Versailles Brown
Nancy Vander Woude

Security:

5 Years

Harvey Tucker

Goodwill Stores / Donation Centers

Batesville Goodwill Store
1348 State Rd., 46 East
Batesville, In 47006
(812) 934-6349

Beachmont Goodwill Store
4051 Commercial Dr.
Cincinnati, Ohio 45245
(513) 752-0067

Blue Ash Attended Donation Center
4100 Hunt Rd. @ Kroger
Cincinnati, Ohio

Brentwood Attended Donation Center
8685 Winton Rd. @ Kroger
Cincinnati, Ohio

Cheviot Goodwill Store
3980 North Bend Rd.
Cincinnati, Ohio
(513) 662-7080

Delhi Attended Donation Center
5080 Delhi Pike @ Kroger
Cincinnati, Ohio

Fairfield Attended Donation Center
5320 Pleasant Ave. @ Fair Plaza
Fairfield, Ohio

Florence Goodwill Store
7855 Tanner's Lane
Florence, Ky 41042
(859) 371-1238

Hamilton Goodwill Store
164 North Brookwood Ave.
Hamilton, Oh 45013
(513) 863-9352

Hamilton Attended Donation Center
5420 Liberty Fairfield Road
Hamilton, Ohio

Harrison Goodwill Store
1110 Harrison Ave.
Harrison, Ohio 45030
(513) 367-2495

Lebanon Goodwill Store
10 S. Mechanic St.
Lebanon, Ohio 45036
(513) 932-6856

Loveland Goodwill Store
330 Loveland-Madeira Rd.
Loveland, Ohio 45140
(513) 683-1151

Marlinton Attended Donation Center
7385 Wooster, Ohio Pike
@ Kroger, Cincinnati, Ohio

Mt. Airy Attended Donation Center
6401 Colerain Ave. @ Kroger
Cincinnati, Ohio

Montgomery Goodwill Store
10020 Montgomery Rd.
Cincinnati, Ohio 45242
(513) 791-7058

Oakley Goodwill Store
3080 Markbrett Ave.
Cincinnati, Ohio 45209
(513) 631-6348

Tri-County Goodwill Store
10600 Springfield Pike
Cincinnati, Ohio 45215
(513) 771-4804

West Chester Attended Donation Center
7779 Tylersville Rd. & Cox
@ Big Lots, West Chester, Ohio

Williamsburg Goodwill Store
342 Main St.
Williamsburg, Ohio 45176
(513) 724-1402

ding A Strong Community One Person At A Time

to build a stronger community means that Goodwill is to build stronger lives. Through working, people find direction and purpose in their lives. Last year (2002), provided vocational training and job support services to individuals with disabilities and other barriers to employment. Services ranged from vocational assessment and career counseling to occupational skills training, specialized job placement assistance, on-the-job supportive assistance, and transitional employment.

are listed below:

Homeless Veterans Reintegration Program	394
Kentucky Homeless Veterans Reintegration Program	177
Training	145
Training	170
Station - Woodlawn	177
Station - Portsmouth	101
Placement Services	341
Services - Woodlawn	129
Services - Portsmouth	165
Employment	299
Community Support Services	68
Training - Woodlawn	101
Training - Portsmouth	6
	101
Evaluations (Woodlawn)	88
Training	50
Work - Portsmouth	74
Industries Training	25
Training	84
County Community Block Grant	143
ICES	2838
Persons Placed Into Competitive Employment	668
INDIVIDUALS SERVED *	2,016

(Individuals receive more than one service)

Special people make special workers.

Ira Bluestein works for Aramark Services at the Proctor and Gamble Company. Ira has worked there for more than 3 years and is employed in the dishroom area. He is a hard-working and valued employee. A graduate of Goodwill's Career Development program, Ira received Goodwill's prestigious "Employee of the Year" award in 2001.

The Career Development program, which is just one facet of Goodwill's Employment Services, is designed to introduce individuals with limited work experience to the world of work. Participants in the program explore different vocational options, practice interviewing skills, experience job try-outs, and when ready, are assisted in obtaining jobs. Aimee Rittner, Manager of Employment Services, indicates that as many as 60 individuals annually participate in the Career Development program.

Ira is viewed by his supervisor as being a great employee; "as reliable as they come." Ira enjoys the support of his Goodwill job coach who visits him on a regular basis.

Joe Gronotte, also a graduate of Goodwill's Career Development program, works for Clossen's Catering. His job is to prepare meals for individuals who are housebound. Joe reports that he really likes his job a lot. He has impressed his supervisor in the time that he has worked there. "Joe is a hard worker and he likes to get his work done. We really appreciate his dedication," said David Closky, Joe's supervisor.

Joe credits Goodwill's Career Development staff with helping him to be successful on his job. "They come out every week and really support me," explains Joe.

Joe and Ira are just a few of the many examples of successful Goodwill graduates who are now working in the Greater Cincinnati community. In 2002, Ohio Valley Goodwill's Career Development and Placement program served over 2,838 individuals, helping 668 to obtain employment. At Goodwill, our mission is to put people to work!



*Rodney Manning...
Helping others to become
more familiar with
Goodwill's mission.*



Introducing Goodwill's Leave A Legacy Program

Making a connection. That's what leaving a legacy is all about. When you leave a legacy to your favorite charitable or non-profit organization, such as Ohio Valley Goodwill Industries, you are making a lasting connection between yourself and the lives of untold hundreds – or even thousands – who will benefit from your generosity and foresight into the future. You are making an enduring connection to those things that matter most to you, and you are ensuring their vitality for decades to come. You are leaving something of yourself, your spirit of giving and a legacy that will likely inspire others to do the same in their own lifetimes as well.

Thanks to the Leave A Legacy initiative in our area, Greater Cincinnatians from all walks of life are beginning to discover just how their planned gifts – of any size – can make a profound difference in the lives that follow. All bequest gifts, whether large or small, have tremendous potential to transform lives in lasting and powerful ways.

Most non-profit organizations, like Goodwill Industries, rely on volunteers and donors to give their time and resources during their lifetimes. But they also understand that in order to perpetuate and even enhance the programs and services they offer the community, a marked increase in planned giving must occur.

Making a planned gift isn't all that complicated. In fact, it's easy. There are many options to consider, including those that provide immediate tax and income benefits to the donor. A financial planner, insurance professional, attorney or estate planning professional can offer advice on the planned giving options that are right for you.

Leaving A Legacy is about making a permanent connection... and an amazing difference in the lives that follow. The generosity of generations before us gave rise to many of the charitable organizations that continue to serve our community today. Additional information is available on the web at www.leavealegacycincinnati.org or you can call Doug Ostholthoff with Ohio Valley Goodwill Industries at (513) 771-4800, ext. 243.



LEAVE A LEGACY™
Greater Cincinnati
Make a Lasting Difference

Making a Connection... One Person at a Time.



Rodney Manning

Rodney Manning says he was shocked when his Bureau of Vocational Rehabilitation counselor suggested training at Goodwill Industries. "What would they do for me? I never heard of classes there. I literally was shocked," said Rodney. Most of what Rodney knew about Goodwill was that they collected clothing. Vocational training was far from his mind. After a week of evaluation at Goodwill, it seemed like the right thing for Rodney.

In 1998, Rodney suffered a back injury and was unable to return to his warehouse manager position. "I wasn't sure what I would be able to do. I used a computer in my former job for data entry, but I had no clue how to type," said Rodney. He enrolled in Office Procedures and Computer Technology training at Goodwill and was part of the class from April through October, 2002. "I talk about Goodwill all the time and the training I received there," said Rodney.

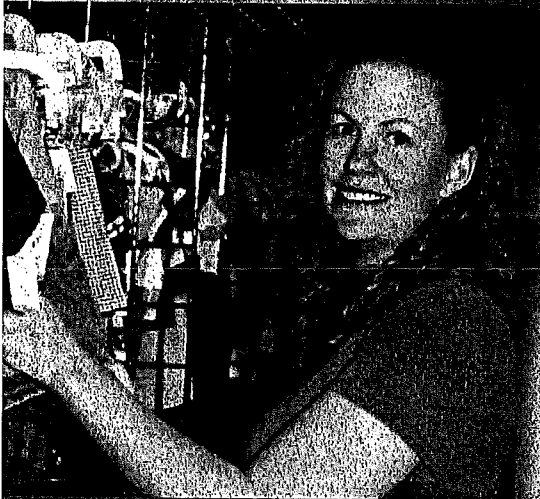
Working at your own pace was a plus for Rodney who feels that the instruction he received at Goodwill definitely helped him find a job and begin a new career. "I always felt that I could ask the instructors questions. They were great – they are a real A plus," said Rodney.

Today, Rodney is working as a data entry specialist at Cincinnati Insurance Company. "I love the work! - It's constant and I stay busy all the time." Rodney's ultimate goal is that he will move up to be a supervisor in the future. "I owe a lot to the training I received at Goodwill. I can't say enough for the quality of the program." Thank you Rodney, for helping to get others to become more familiar with Goodwill's mission.



we put people to work!

*Donations...
ing one person at a time.*



**Members Of Goodwill's Consumer Advisory Committee
Attend Annual Conference**

On Friday, May 9, a very excited group of Goodwill's Consumer Advisory Committee (CAC), loaded into two rented vans and headed for this year's Solidarity Conference in Columbus, Ohio.

The annual conference is an opportunity for self-advocates throughout the Mid-West to learn about a variety of topics that affect their lives...everything from starting your own business to owning your own home.

The Consumer Advisory Committee has participated in this event for many years, but for the first time, was able to send all 8 members of the group. Funds for this year's trip was raised through a series of bake sales held by CAC members. Additional funding also came from Goodwill's Service Guild, and the use of individual budget dollars administered by the Hamilton County Board of MR/DD, explains Paetra Baker, CAC Advisor. Paetra, along with 4 other staff members, volunteered their time to support the self-advocates on this very important journey.

Goodwill's Consumer Advisory group has been in operation since 1993 and is composed of self-advocates enrolled in the Work Adjustment training program. The mission of the group is to learn how to speak up for themselves as well as other people with disabilities in an effort to improve the quality of programs and services.

During the two-day conference, CAC members attended sessions on fraud prevention, the use of assistive dogs, self-advocacy success stories, Project CHOICE and the importance of voting and understanding issues. One of the highlights of the event was the annual dance held on Friday evening. CAC members are grateful to all who helped to make their participation possible in this year's Solidarity Conference.



we put people to work!

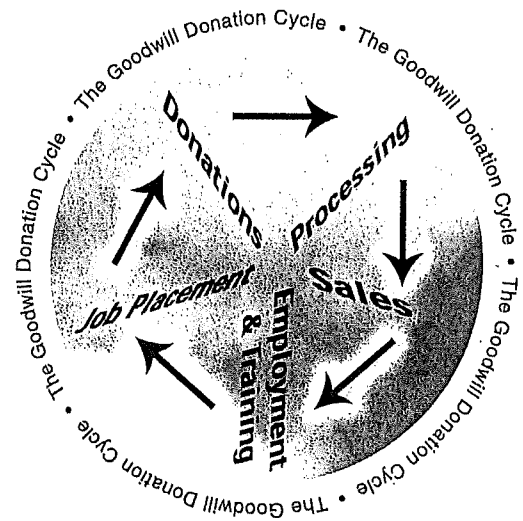
*Working to build
stronger community...
one person at a time.*



Donations

It's at the heart of what Goodwill does. Every donation that Goodwill receives helps put people to work. Eighty-five cents of every dollar earned helps in this effort. Goodwill is proud of the efficient manner in which the organization is run. Last year alone Goodwill received over 9 million pounds of textiles and 21 million pounds of hard goods as donations. When these donations are sold in Goodwill's 12 stores or through salvage, it helps to put people to work. Donations turn into jobs - and jobs are what Goodwill is all about. Donating and shopping at Goodwill provides the foundation for services that are designed to help people with disabilities. More than half of the income needed to provide these services is generated through store revenue.

Goodwill's primary purpose is to provide vocational training and employment services for people with disabilities and other barriers to employment. The support we receive from the Greater Cincinnati community helps to make these services available. Remember, every donation helps one person at a time.



we put people to work!

*Helping to build a
strong business community...
one person at a time.*



Establishing Business Partners

By establishing partnerships with local businesses, the Business Services division helps to create the work environment for men and women with disabilities for training and employment at Goodwill. Each day, a wide variety of job functions are available for the individuals who are a part of Goodwill's programs. Much of the work comes to Goodwill, but some of the activities take place at the business location. In whatever form the work comes, these jobs help build an even stronger community. The persons involved become wage earners and taxpayers. Business Services offers a variety of activities including contract packaging and assembly, janitorial services, micrographic services, pallet building and recycling. Helping to meet the needs of local businesses is the goal of the division. This past year more than 50 companies have partnered with Goodwill including:

- Ford Motor Company
- General Electric
- Duro Bag
- Kroger
- Georgia Pacific
- Performance Plastics
- Fortress Products
- Toyota
- Cincinnati Children's Hospital
- Fifth Third Bank
- Lenscrafters
- and many other companies

We thank our company partners for the opportunity to help build a strong community one person at a time.



*(left to right) Joe Byrum, Goodwill President & CEO,
State Representative Jim Raussen and Jim Armour,
Goodwill Board President at the opening of the
new Tri-County store.*

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
September 17, 2003
7:30 P.M.**

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:34 PM.

COMMISSION MEMBERS PRESENT:

Mr. Greg Breetz
Mr. Kim Bunger
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Robert Newman
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Barlow
Mr. Arnold Caddell, Chairman
Mr. Mark Hicks
Mr. Richard Knock, Temporary Presiding Officer
Mrs. Lisa Wilson, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. David Geohegan, AICP, Director of Planning Services
Ms. Jan Hancock, Secretary
Mr. Robert Jonas, AICP, GIS Specialist
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Approval of the Minutes:

Mrs. Poston stated that the Commissioners received copies of the Minutes of the August 27, 2003 Public Hearings. She 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. Bunger seconded the motion and it carried unanimously.

Mrs. Poston stated that the Commissioners received copies of the Minutes of the September 3, 2003 Business Meeting. She 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.

Mrs. Poston stated that the Commissioners received copies of the Minutes of the September 3, 2003 Public Hearing. She asked if there were any comments or corrections. There being no changes to the Minutes, Mr. White moved that they be approved as mailed. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

1. Zoning Map Amendment

The request of Durward Fryar, Pearl Jean Fryar, Tom Fryar, and Theresa Fryar (owners) for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Rural Suburban (RS) for an 18.77 acre site at 3200 and 3290 Bullittsville Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for single-family houses.

Mrs. Poston stated that Agenda Item #1 is recommended for deferral to the October 1, 2003 Business Meeting at 7:30 PM. Mr. McMillian so moved. Mr. Schwenke seconded the motion and it carried unanimously.

2. Concept Development Plan

The request of Ohio Valley Goodwill Rehabilitation Center, Inc. (owner) for a Concept Development Plan for a 1.337 acre tract at 7830 Tanner's Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). Mr. Wall passed around copies of the drawing referenced in the conditions in regard to the appearance of the building. The property owner has signed the letter agreeing to the conditions.

There being no discussion, Mrs. Kegley moved by resolution to the City of Florence that the request be approved based on the Committee Report. Mr. Schwenke seconded the motion and it carried unanimously.

NEW BUSINESS:

Agenda Item
No.

- 3 **Change in Concept Development Plan**
The request of Joseph G. Kramer, Cardinal Engineering (applicant) for Natorp Garden Stores, Inc. (owner) for a Change in an Approved Concept Development Plan for an approximate 0.5 acre site at 8727 US 42, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow a bank in a Commercial Two/Planned Development (C-2/PD) zone.

Mrs. Kegley moved to schedule a Public Hearing for the above item on October 22, 2003 at 7:00 PM. Mr. McMillian seconded the motion and it carried unanimously.

STAFF PRESENTATIONS:

(a) Presentation of Traffic Survey Results – David A. Geohegan, AICP

Staff Member Dave Geohegan distributed copies of his letter dated September 17, 2003, Re: Traffic Hot Spots. He stated that he was before the Planning Commission in July and in August to gather input regarding the most severe safety and traffic congestion problems in Boone County. He received a lot of comments from the citizens, fire chiefs, legislative representatives and others. He prioritized the suggested improvements and there is a list of approximately forty projects attached to his memorandum. The plan is to get Hazard Elimination & Safety (HES) funds and Congestion Management and Air Quality (CMAQ) funds from the state. Those funds are usually smaller amounts, but are not as vulnerable to a downturn in the economy. The state has confirmed that this is a good approach. He stated that the right turn lane from KY 20 onto North Bend Road in Hebron received HES funding. The lanes being added to US 42 between Industrial Road and I-75 received CMAQ funds. Earlier in the summer the Planning Commission sent a letter to the Transportation Cabinet about the Richwood interchange, and they have adjusted the signal timing there. He stated that there is a plan to relocate Oakbrook Drive more towards the top of the hill to line up with the new road, which will address concerns about the dangerous situation of vehicles stacking to turn into Oakbrook Drive. Mr. Geohegan reviewed the list of projects attached to his memorandum noting that he has ranked fourteen projects as being most important to address right away (probably about three years worth of funding). He reviewed the criteria he used to evaluate the projects (see memorandum). Also in

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: September 17, 2003

RE: Request of Ohio Valley Goodwill Rehabilitation Center, Inc. (owner) for a Concept Development Plan for a 1.337 acre tract located at 7830 Tanners Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following condition.

FINDINGS OF FACT

1. The Committee has concluded that the request is in general agreement with the 2000 Boone County Comprehensive Plan for the following reasons:
 - A. The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Commercial" uses. This designation is described by the Comprehensive Plan as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."
 - B. The Committee has concluded that the proposal is in agreement with the text of the Land Use Element ("Florence Central" area, pg. 162) as it relates to this request. Specific references to the Land Use Element are outlined in the Staff Report for this request.
 - C. The Committee has concluded that the proposal, with the agreed condition outlined below, demonstrate agreement with the Land Use Element's Future Land Use Development Guidelines as well as the applicable Goals and Objectives.
2. The Committee has concluded that the request reasonably agrees with the Parkway Corridor Study as it relates to this request. Specific references to the Study are outlined in the Staff Report for this request.

3. The Committee has concluded that the request, along with the agreed condition, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations.
4. The Committee has concluded that the attached condition is necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan and the requirements of Article 15 of the Zoning Regulations. The Committee has also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with this condition.

CONDITION

1. The design, material, and color scheme of the building addition, including the drive-through canopy and truck dock/compactor area enclosure and gates, shall conform to the architectural concept submitted by the applicant at the September 3, 2003 Zone Change Committee meeting.

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 Committee Vote.

Public Hearing Item No. 3:

Commission Members Present: Mr. Barlow, Mr. Breetz, Mr. Bunger, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, and Mr. Schwenke.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; Ms. Jan Hancock, Secretary; and Mr. Kevin Wall, AICP, CDT - Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Poston introduced the last item on the Agenda:

Applicant: Ohio Valley Goodwill Rehabilitation Center, Inc. (owner)

Request: Concept Development Plan

The request of Ohio Valley Goodwill Rehabilitation Center, Inc. (owner) for a Concept Development Plan for a 1.337 acre tract at 7830 Tanner's Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

Mrs. Poston asked for the applicant's presentation.

Mr. Dennis Barron, Secretary of the Board of Trustees of Ohio Valley Goodwill, stated that he was a partner in a law firm which is currently Frost Brown Todd, but he is now retired. He introduced Mr. Joe Byrum, President and Executive Director, and their architect Mr. Addison Clipson. Mr. Barron read their Mission Statement *to provide vocational rehabilitation services to persons of working age who are physically, mentally, psychologically or socially disabled and vocationally handicapped for the purpose of maximizing their vocational independence.* He stated that they conduct training courses and last year they put more than six hundred people with disabilities into the work force in the greater Cincinnati area. He submitted a page of information about their rehabilitation and business services and contributed goods (see Exhibit 1) and the 2003 Annual Report for Ohio Valley Goodwill Industries (see Exhibit 2). He stated that Goodwill first leased this site in 1992 and exercised an Option to Purchase it in 2000. They are trying to get rid of the out buildings and have a nice donation center.

Mr. Joe Byrum stated that Goodwill is interested in improving this property. They were able to buy it and they have the ability to improve it. Most of the work is interior and they will be changing a lot of the interior walls. They want to clean up the site and bring donations into the building – they do not want to rely on trailers and drop-off pads.

Mr. Addison Clipson stated that when Goodwill acquired the site, everything was backwards, but they started up in the building. The interior arrangement of the building is very inefficient and access for shipments was in the wrong location. Donated goods handling had to be done on the exterior – which does not work too well in the winter – and causes a problem with security. With the new layout, people dropping off donated goods will go right into the building and do the tax credit forms. The outside operation and associated trash will be gone, which will give them the additional parking they need. The compactor and truck dock will be in a depressed area four feet down in the ground and will be surrounded by screen walls that match the building materials. The compactor is needed for discarded packaging and some donated goods that are not marketable. Those items will be able to go into the compactor instead of being piled up in an open dumpster. The compactor will be hauled off early in the morning. He stated that it will be a cleaner and more efficient operation. They are glad to get in some required landscaping, even though the construction of I-75 took about eight feet of the property. They can get some plantings in along Tanners Lane, but do not want to block the view of the site from Tanners Lane. They will have three or four trees and some low plantings there. The graphics on the building will stay. The materials on the addition are similar to the brown brick of the building and painted cedar on the façade. The screening wall around the dock will be similar masonry and cedar.

Mr. Breetz questioned the distance of the proposed development to the property line. Mr. Wall responded that from the edge of the canopy to the property line is 24 feet -- the driving lane is 24 feet wide – and two way.

Mr. Bunger asked if the operation and activities on the site will stay the same. Mr. Clipson responded that the activities will not change at all. It will still be a retail outlet serving the public. Mr. Bunger stated that they do not have a compactor in operation there now. Mr. Clipson agreed.

Mr. Bretz noted that the Staff Report says that the proposed addition is 24 feet by 10 feet. Mr. Wall responded that there is an error in the Staff Report. The addition is 24 feet by 40 feet.

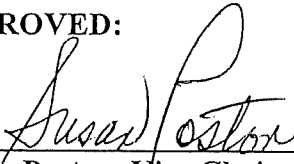
Mr. Costello asked if there are any maintenance issues with the building. Mr. Byrum responded that they painted the building last summer. Mr. Clipson stated Goodwill has done a great deal of work on the building and it is in good shape. The roof and systems are okay, and the interior will be completely redone and upgraded.

Mr. Costello questioned outside storage, such as bicycles Mr. Byrum responded that they do not anticipate any outside storage, but they could have items for sale outside during the day. Mr. Costello asked if they would be brought in for the night. Mr. Clipson responded "yes" – otherwise they might not be there in the morning.

There being no further comments, the Mrs. Poston stated that the Committee Meeting for this item will be on September 3, 2003 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on September 17, 2003 at 7:30 PM.


Mrs. Poston closed this Public Hearing at 8:55 PM.

APPROVED:



Susan Poston, Vice Chairperson

Attest:



Jan Hancock, Recording Secretary

Exhibits –

1. Ohio Valley Goodwill Industries – With Your Help . . We Put People to Work. One page. Submitted by the applicant.
2. Ohio Valley Goodwill Industries, Annual Report 2003. Submitted by the applicant.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: September 3, 2003

RE: Request of **Ohio Valley Goodwill Rehabilitation Center, Inc. (owner)** for a Concept Development Plan for a 1.337 acre tract located at 7830 Tanner's Lane, Florence, Kentucky. The request is for a Concept Development Plan to allow an approximate 1,000 square foot addition to an existing retail building in a Commercial Services/Planned Development (C-3/PD) zone.

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.

Janet A. Kegley
Janet Kegley, Chairwoman
For Project Absent
Against Project
Abstain Deferred

Greg Breetz
Greg Breetz
For Project Absent
Against Project
Abstain Deferred

Kim Bunger
Kim Bunger
For Project Absent
Against Project
Abstain Deferred

Arnold Caddell
Arnold Caddell
For Project Absent
Against Project
Abstain Deferred

Susan Poston
Susan Poston
For Project Absent
Against Project
Abstain Deferred

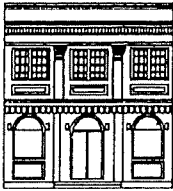
Randy Barlow (Alternate)*
For Project Absent
Against Project
Abstain Deferred

Charlie Reynolds (Alternate)*
For Project Absent
Against Project
Abstain Deferred

TOTAL: DEFERRED 5 FOR PROJECT ABSENT
 AGAINST PROJECT ABSTAIN

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196

Fax: (859) 334-2264

E-mail: plancom@boonecountyky.org

September 4, 2003

Mr. Joseph S. Byrum, President and CEO
Ohio Valley Goodwill Rehabilitation Center, Inc.
10600 Springfield Pike
Cincinnati, OH 45240

FAX: 513-771-4959

RE: Recommended Condition of Approval for Goodwill Industries Concept Development Plan Application, 7830 Tanners Lane, Florence, Kentucky

Dear Mr. Byrum:

The following represents the condition of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their September 3, 2003 meeting. If you, as the authorized representative of the property owner, agree to this condition, please so indicate by signing in the space provided at the end of this letter, and return the original letter to the Planning Commission's office by Monday, September 15, 2003.

CONDITION

1. The design, material, and color scheme of the building addition, including the drive-through canopy and truck dock/compactor area enclosure and gates, shall conform to the architectural concept submitted by the applicant at the September 3, 2003 Zone Change Committee meeting.

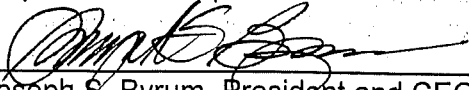
Sincerely,

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm

AGREEMENT

I, the authorized representative of the owner of the aforementioned real estate at 7830 Tanners Lane, Florence, Kentucky, agree to the condition listed herein for the Goodwill Industries Concept Development Plan application.


Mr. Joseph S. Byrum, President and CEO
Ohio Valley Goodwill Rehabilitation Center, Inc.

9.4.03
Date

EXHIBIT A

Situate in the City of Florence, Boone County, Kentucky, and being more particularly described as follows:

Beginning at the centerline intersection of Miriam Drive and Tanners Lane; thence with the centerline of Tanners Lane the following three (3) courses and distances:

1. North 45°09'40" West, 283.85 feet
2. North 49°37'28" West, 328.17 feet
3. North 50°52'00" West, 300.80 feet to a point;

Thence leaving said centerline South 39°08'00" West, 30.00 feet to a point in the west line of Tanners Lane; thence along the west line of Tanners Lane, North 50°52'00" West, 195.50 feet and North 49°23'00" West, 182.50 feet to the real point of beginning for this description; thence from said real point of beginning South 28°31'00" West, 318.52 feet to a point in the easterly controlled access line of Mall Road Ramp, Interstate 75; thence along said line, North 18°01'39" West, 324.32 feet to a point and North 06°43'02" West, 52.12 feet to a point; thence South 85°37'00" East, 181.63 feet to a point in the west line of aforesaid Tanners Lane; thence with said west line South 49°23'00" East, 102.00 feet to the real point of beginning.

Containing 1.134 acres of land.

Also the following described real estate:

Situate in the City of Florence, Boone County, Kentucky, and being more particularly described as follows:

Beginning at the centerline intersection of Miriam Drive and Tanners Lane; thence with the centerline of Tanners Lane the following three (3) courses and distances:

1. North 45°09'40" West, 283.85 feet
2. North 49°37'28" West, 328.17 feet
3. North 50°52'00" West, 300.80 feet to a point;

Thence leaving said centerline South 39°08'00" West, 30.00 feet to a point in the west line of Tanners Lane; thence along the west line of Tanners Lane, North 50°52'00" West, 195.50 feet and North 49°23'00" West, 117.45 feet to the real point of beginning for this description; thence from said real point of beginning South 47°19'08" West, 49.51 feet to a point; thence South 39°44'28" West, 200.51 feet to a point; thence South 36°30'50" West, 61.94 feet to a point in the easterly controlled access line of Mall Road Ramp,

Interstate 75; thence North 28°31'00" East, 318.52 feet to a point in the west line of aforesaid Tanners Lane; thence with said west line South 49°23'00" East, 65.05 feet to the real point of beginning.

Containing 0.203 acres of land.

The above described two parcels can also be described as follows: Beginning at the centerline intersection of Miriam Drive and Tanners Lane; thence with the centerline of Tanners Lane the following three (3) courses and distances:

1. North 45°09'40" West, 283.85 feet
2. North 49°37'28" West, 328.17 feet
3. North 50°52'00" West, 300.80 feet to a point;

Thence leaving said centerline South 39°08'00" West, 30.00 feet to a point in the west line of Tanners Lane; thence along the west line of Tanners Lane, North 50°52'00" West, 195.50 feet and North 49°23'00" West, 117.45 feet to the real point of beginning for this description; thence from said real point of beginning South 47°19'08" West, 49.51 feet to a point; thence South 39°44'28" West, 200.51 feet to a point; thence South 36°30'50" West, 61.94 feet to a point in the easterly controlled access line of Mall Road Ramp, Interstate 75; thence along said line, North 18°01'39" West, 324.32 feet to a point and North 06°43'02" West, 52.12 feet to a point; thence South 85°37'00" East, 181.63 feet to a point in the west line of aforesaid Tanners Lane; thence with said west line South 49°23'00" East, 167.05 feet to the real point of beginning.

Containing 1.337 acres of land.

Subject to all legal highways and easements of record.

The land described in Exhibit A is part of the premises conveyed to C.A.C. Properties L.L.C. by deed dated April 7, 1999 and recorded on May 4, 1999 in Deed Book 740, Page 60, Office of the Clerk in Burlington, Boone County, Kentucky.

The description set forth in Exhibit A is taken from an approved Conveyance Plat prepared by McGill Smith Punshon dated January 14, 1993 and recorded on April 21, 1993 in Misc. Book 390, Page 117, of the Office of the Clerk, Burlington, Boone County, Kentucky.

Group 2041 A.

Together with the following easement for ingress and egress:

Beginning at the southeast corner of the above described tract, said point also being in the west line of Tanners Lane; thence along the west line of said Tanners Lane South 49°19'08" West 53.62 feet to a point; thence North 42°40'52" West 35.00 feet to a point in the south line of said tract; thence with said south line North 47°19'08" East 49.51 feet to a point in the west line of aforesaid Tanners Lane and the point of beginning.

Said easement is further set out in conveyance plat recorded in Miscellaneous Book 390, Page 117, Boone County Clerk's records at Burlington, Kentucky.

Being part of the same property conveyed to Grantor herein by deed recorded in Deed Book 740, Page 60, Boone County Clerk's records.

738561.01

EXHIBIT B

Subject to a 15 feet wide easement for ingress and egress said easement being more particularly described as follows:

Beginning at the northeast corner of the above described 1.134 acre tract, said point also being in the west line of Tanner's Lane; thence along the west line of said Tanner's Lane south $49^{\circ}23'00''$ east 50.00 feet to a point; thence south $40^{\circ}37'00''$ west, 15.00 feet to a point; thence north $49^{\circ}23'00''$ west, 45.09 feet to a point; thence north $85^{\circ}37'00''$ west, 67.15 feet to a point; thence north $04^{\circ}23'00''$ east, 15.00 feet to a point in the north line of the aforesaid 1.134 acre tract; thence along said north line south $85^{\circ}37'00''$ east, 72.06 feet to a point in the west line of Tanner's Lane and the point of beginning.

740429.01

ORDINANCE NO. 0-32-03

AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 1.337 ACRE SITE LOCATED AT 7830 TANNERS LANE, IN THE CITY OF FLORENCE, KENTUCKY, THIS PROPERTY BEING CURRENTLY ZONED COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD), TO ALLOW AN APPROXIMATE 1,000 SQUARE FOOT ADDITION TO AN EXISTING RETAIL BUILDING. (OHIO VALLEY GOODWILL REHABILITATION CENTER, INC. PROPERTY)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit for Boone County, Kentucky, which is served by a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended approval, subject to agreed conditions, of a concept development plan for an approximate 1.337 acre site located at 7830 Tanners Lane in the City of Florence, Kentucky, to allow an approximate 1,000 square foot addition to an existing retail building, and

WHEREAS, the Boone County Planning Commission recommendation for approval is based upon certain findings and conditions attached to its Resolution of Recommendation, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the concept development plan for the approximate 1.337 acre site located at 7830 Tanners Lane in the City of Florence, Kentucky, shall be and is hereby approved to allow an approximate 1,000 square foot addition to an existing retail building, subject to the concept development plan and other agreed conditions for this site currently zoned Commercial Services/Planned Development (C-3/PD). The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this concept development plan for this subject property.

SECTION II

The approval of this concept development plan is based on the findings of fact contained in, and is granted subject to, the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, and all other provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-03-015-A of the Boone County Planning Commission along with the referenced exhibits to that Resolution.

SECTION III

This concept development plan approval is subject to the further conditions contained in Exhibit "C" which is attached hereto and incorporated herein, which additional conditions have been agreed to by the property owner.

SECTION IV

If this approval for this concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from

this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

PASSED AND APPROVED ON FIRST READING THIS 28th DAY OF October, 2003.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 11th DAY OF November, 2003.

APPROVED:

Deane E. Whalen
MAYOR

ATTEST:

Patricia Conrad
CITY CLERK

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. O-32-03

The City of Florence, Kentucky, enacted on second reading Ordinance No. O-32-03 on November 11, 2003. The title of this Ordinance is as follows:

ORDINANCE NO. O-32-03

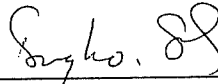
AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 1.337 ACRE SITE LOCATED AT 7830 TANNERS LANE, IN THE CITY OF FLORENCE, KENTUCKY, THIS PROPERTY BEING CURRENTLY ZONED COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD), TO ALLOW AN APPROXIMATE 1,000 SQUARE FOOT ADDITION TO AN EXISTING RETAIL BUILDING. (OHIO VALLEY GOODWILL REHABILITATION CENTER, INC. PROPERTY)

The effect of this Ordinance is to allow as part of the existing zoning classification (C-3/PD) an approximate 1,000 square foot addition to an existing retail building, subject to a concept development plan and agreed conditions. This Ordinance does not change the zoning of the site, but approves a concept development plan to utilize this site based on current zoning.

The full text of Ordinance No. O-32-03, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. O-32-03 and that it has been prepared by me on the 22nd day of October, 2003, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
SKEES, WILSON & DILLON, PLLC
7699 Ewing Boulevard, P.O. Box 756
Florence, Kentucky 41042-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF OHIO VALLEY GOODWILL REHABILITATION CENTER, INC. (OWNER) FOR A CONCEPT DEVELOPMENT PLAN FOR A 1.337 ACRE TRACT LOCATED AT 7830 TANNERS LANE, FLORENCE, KENTUCKY, TO ALLOW AN APPROXIMATE 1,000 SQUARE FOOT ADDITION TO AN EXISTING RETAIL BUILDING

The Committee met in a duly called special meeting on October 21, 2003 at the Florence Government Center Building to consider Resolution No. R-03-015-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be affirmed, based upon the findings contained in the record before the Boone County Planning Commission, subject to the additional conditions which are attached hereto and incorporated herein.

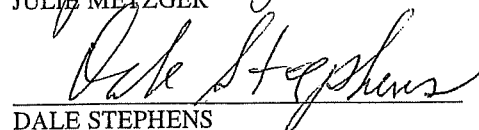
NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission be affirmed, subject to the additional conditions attached hereto and incorporated herein.

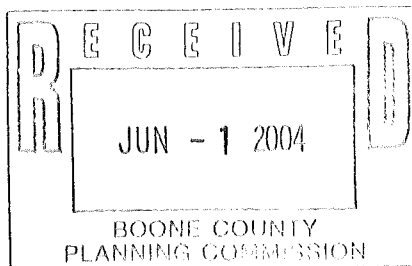
MEMBERS OF THE COMMITTEE:



JULIE METZGER



DALE STEPHENS



May 24, 2004

VIA FIRST CLASS MAIL:

Boone County Judge/Executive Gary Moore
P.O. Box 900
Burlington, KY 41005

Kevin Costello, Executive Director
(C/o) Vicki Myers
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Bob Townsend, Director
Florence Public Services
Florence Government Center
Florence, KY 41042

Peter Glenn, Project Manager
Florence Public Services
Florence Government Center
Florence, KY 41042

Police Chief Tom Kathman
Florence Police Department
Florence Government Center
Florence, KY 41042

Fire/EMS Chief Jim McMillen
Florence Fire/EMS Department
Fire Station 3, 1152 Weaver Road
Florence, KY 41042

Finance Director Linda Chapman
Florence Finance Department
Florence Government Center
Florence, KY 41042

Director
Boone Co. Public Safety Communications Center
Florence Government Center
Florence, KY 41042

Boone Co. Property Valuation Administrator Ron Burch
P.O. Box 388
Burlington, KY 41005

Jim Key, Chief Building Official
Boone County Building Inspection Office
5958 Garrard Street
Burlington, KY 41005

Bill Viox, City Engineer
Viox & Viox Inc.
466 Erlanger Road
Erlanger, KY 41018

Goodwill Inc.
7855 Tanners Lane
Florence, KY 41042

Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. 0-32-03 adopting and approving a Concept Development Plan for an approximate 1.337-acre site located at 7830 Tanners Lane in the City of Florence. This property has been zoned Commercial Services/Planned Development (C-3/PD) to allow an approximate 1,000 square foot addition to an existing retail building (Ohio Valley Goodwill Rehabilitation Center, Inc. Property).

First reading of Ordinance No. 0-32-03 was held on 28th Day of October 2003. Second reading was held on 11th Day of November 2003, and the full Ordinance was published in the *Boone County Recorder* on December 4th, 2003 at which time the Ordinance became statutorily official.

If you require additional information, please contact me.

Sincerely,



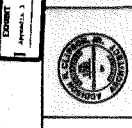
Joseph A. Christofield, City Clerk

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of 0-32-03 as same appears in the official records of my office.

Dated this 25th day of MAY, 2004.



Florence City Clerk



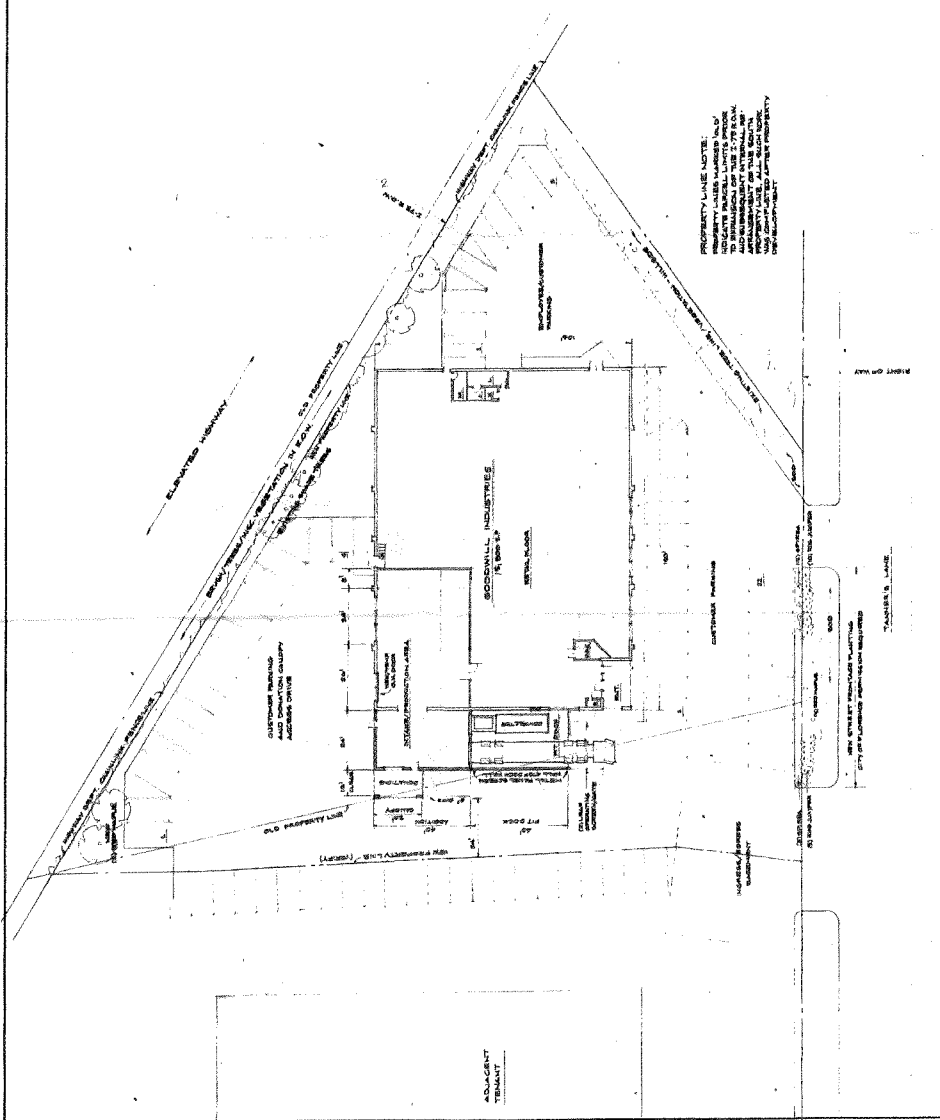
APPROVED
 Date: 10/1/80
 By: [Signature]
 Title: Professional Engineer
 License No. 10000
 State: Ohio

ACA
 Addison Clipson Architects, Inc.
 800 E. BRIMON AVE., CINCINNATI, OHIO 45218 (513) 771-3123
 Ohio Valley Goodwill Industries
 7830 Tanner's Lane
 Florence, Kentucky 41020
 Additions and Alterations

NO.	DATE	DESCRIPTION
1	10/1/80	PRELIMINARY
2	10/1/80	REVISED
3	10/1/80	REVISED
4	10/1/80	REVISED
5	10/1/80	REVISED
6	10/1/80	REVISED
7	10/1/80	REVISED
8	10/1/80	REVISED
9	10/1/80	REVISED
10	10/1/80	REVISED

NO.	DATE	DESCRIPTION
1	10/1/80	PRELIMINARY
2	10/1/80	REVISED
3	10/1/80	REVISED
4	10/1/80	REVISED
5	10/1/80	REVISED
6	10/1/80	REVISED
7	10/1/80	REVISED
8	10/1/80	REVISED
9	10/1/80	REVISED
10	10/1/80	REVISED

AI
 SHEET NO. 3085C
 DATE: AUG 02 1980
 PROJECT NO. 771-4800



PROPERTY LINE NOTE:
 THIS PROPERTY LINE HAS BEEN DETERMINED BY SURVEY AND IS SHOWN ON THIS PLAN. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS SURVEY. THE CITY OF FLORENCE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY.

Project Description

OBJECTIVE:
 Goodwill desires to enhance the outside appearance of their retail and service facility located at 7830 Tanner's Lane, Florence, Kentucky. This is a two-story building with a total area of approximately 100,000 square feet. The new addition will provide additional parking to be an outdoor parking area adjacent to the existing building. The addition will also provide an outdoor storage area for the building's equipment. The addition will also provide an outdoor storage area for the building's equipment. The addition will also provide an outdoor storage area for the building's equipment.

CONSTRUCTION:
 The new addition is to be of similar style and materials as the existing building. The addition will be constructed of brick and concrete. The addition will be constructed of brick and concrete. The addition will be constructed of brick and concrete.

Site Plan

- 1. PARKING SPACE ANALYSIS
- 2. PARKING AREAS REQUIRED BY ARTICLE 88 - USE GROUPS
- 3. IS ALSO COVERED BY ALL 1-20
- 4. ACTUAL PARKING SPACES AT PRESENTATION SITE 4-4
- 5. SPACES ALONG TANNER'S LANE
- 6. SPACES ALONG SOUTH BUILDING WALL
- 7. SPACES ALONG SOUTH BUILDING WALL
- 8. SPACES ALONG SOUTH BUILDING WALL
- 9. SPACES ALONG SOUTH BUILDING WALL
- 10. SPACES ALONG SOUTH BUILDING WALL