

REVIEW NO. _____

APPLICATION FORM

ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Development Sizemore Mfg. Co. Inc.
2. Location of Development East Side U.S. 25 Walton, Ky.
3. Total Acreage of Site 0.4918
4. Current Zoning A-2
5. Proposed Zoning (classification being requested) C-1
6. Proposed Uses (please specify each use) Sporting Goods
Retail
7. Name of Applicant(s) Evelyn Sizemore
Phone Number(s) 485-40280
8. Address of Applicant(s) 11564 Dixie Hwy
Walton Ky. 41094
City State Zip
9. Name of Property Owner(s) Evelyn Sizemore
Phone Number(s) (SAME)
10. Address of Property Owner(s) _____
City State Zip
11. Proposed Building Intensities (please specify) _____
12. Are there any existing buildings on the site? Yes
How many? 1 Mobile Home
13. Deed Book 158 Page No. 420 Group No. 2073
14. Have you had a pre-application meeting with BCPC staff? No
15. 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 Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

(COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

STAFF REPORT

#2

Request of Evelyn Sizemore (applicant/owner)
for a Zoning Map Amendment from Agricultural Estate (A-2)
to Commercial One (C-1)

JANUARY 24, 1990

The request is to rezone the 0.491 area parcel located on the east side of U.S. 25, approximately 3 miles north of Walton, in unincorporated Boone County, Kentucky from Agricultural Estate (A-2) to Commercial One (C-1) in order to allow a sporting goods store.

Surrounding Land Use and Zoning

North: Sizemore Manufacturing - Agricultural Estate (A-2)
South: Single-family house - Agricultural Estate (A-2)
East: Southern Railroad - Industrial One (I-1)
West: Single-family house & farm - Agricultural Estate (A-2)

Existing Features of the Site

The site contains one existing mobile home and a gravel drive. There are also a few trees to the rear of the site along the southern railroad property line.

Relationship to Comprehensive Plan

Land Use:

Section D-6 Richwood Area

The future Land Use Map of the 1986 Boone County Comprehensive Plan indicates that the site and general area be developed Commercial.

In addition, the text describes the following in reference to the area surrounding the site.

Page L-21 refers to Commercial development around the Richwood Area.

"Commercial interchange development currently exists at the I-75/Richwood exit and will likely continue in this area. The Commercial development should move east to U.S. 25 and encompass a portion of that area".

Business Activity (From 1990 Goals and Objectives)

Goal:

To provide appropriate locations for industries or businesses compatible with others located in the county.

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Objectives:

1. Commercial uses shall be limited to strategic locations relative to their trade areas with direct access and ample parking space.
2. Future Commercial development shall be encourage, whenever practicable, to occur in the form of shopping centers or other compact aggregations having an integrated design.

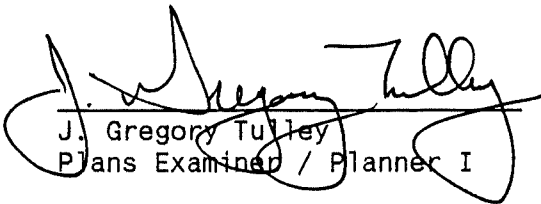
Concept Development Plan

A Concept Development Plan has been submitted with this request. The plan illustrates the applicant's intention of building a 1,200 square foot sporting goods store to include golfing and hunting supplies. The 1,200 square foot building is to be located in the approximate location of the existing mobile home. Parking will be located in the front of the building. A landscaped area will separate the parking from U.S. 25. Water and sewer will be provided from the existing system now serving the Sizemore Manufacturing building.

Conclusion:

This request is for a Zone Change from Agricultural Estate (A-2) to Commercial One (C-1). If this Zone Change is approved, the Land Use map of the Boone County Comprehensive Plan will not need to be amended.

Respectfully submitted,



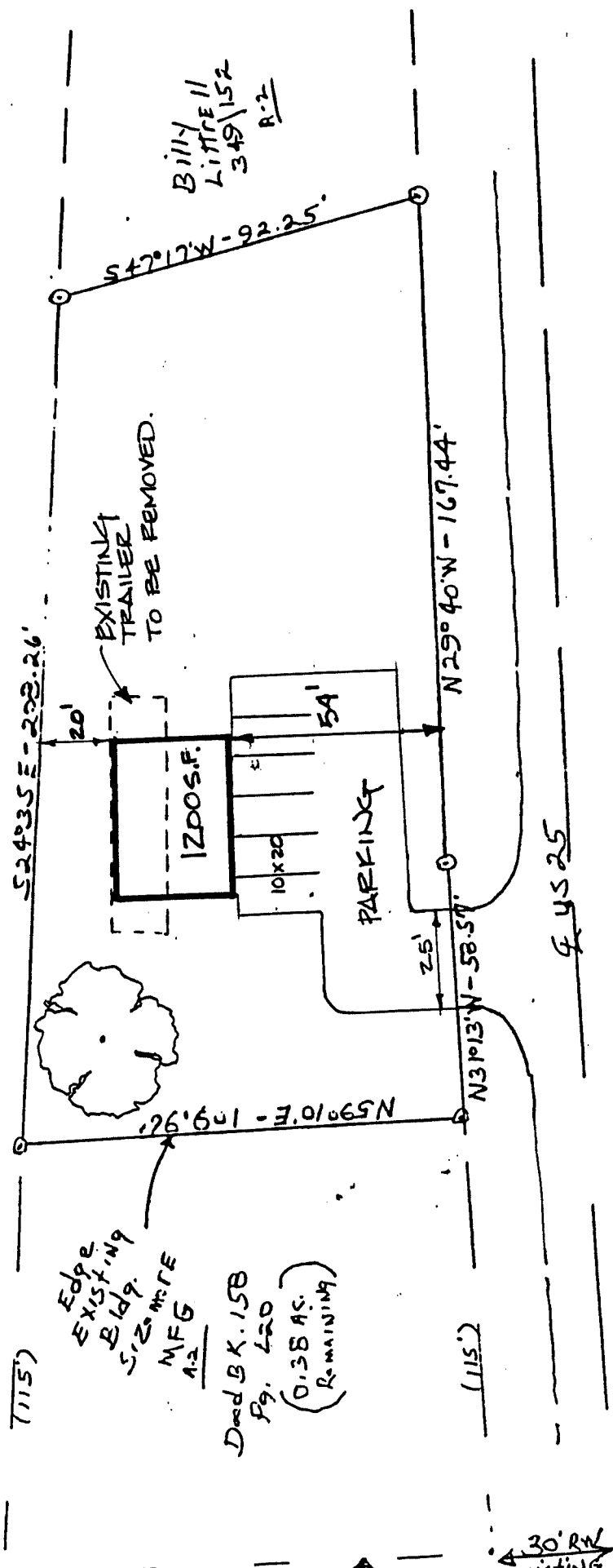
J. Gregory Tully
Plans Examiner / Planner I

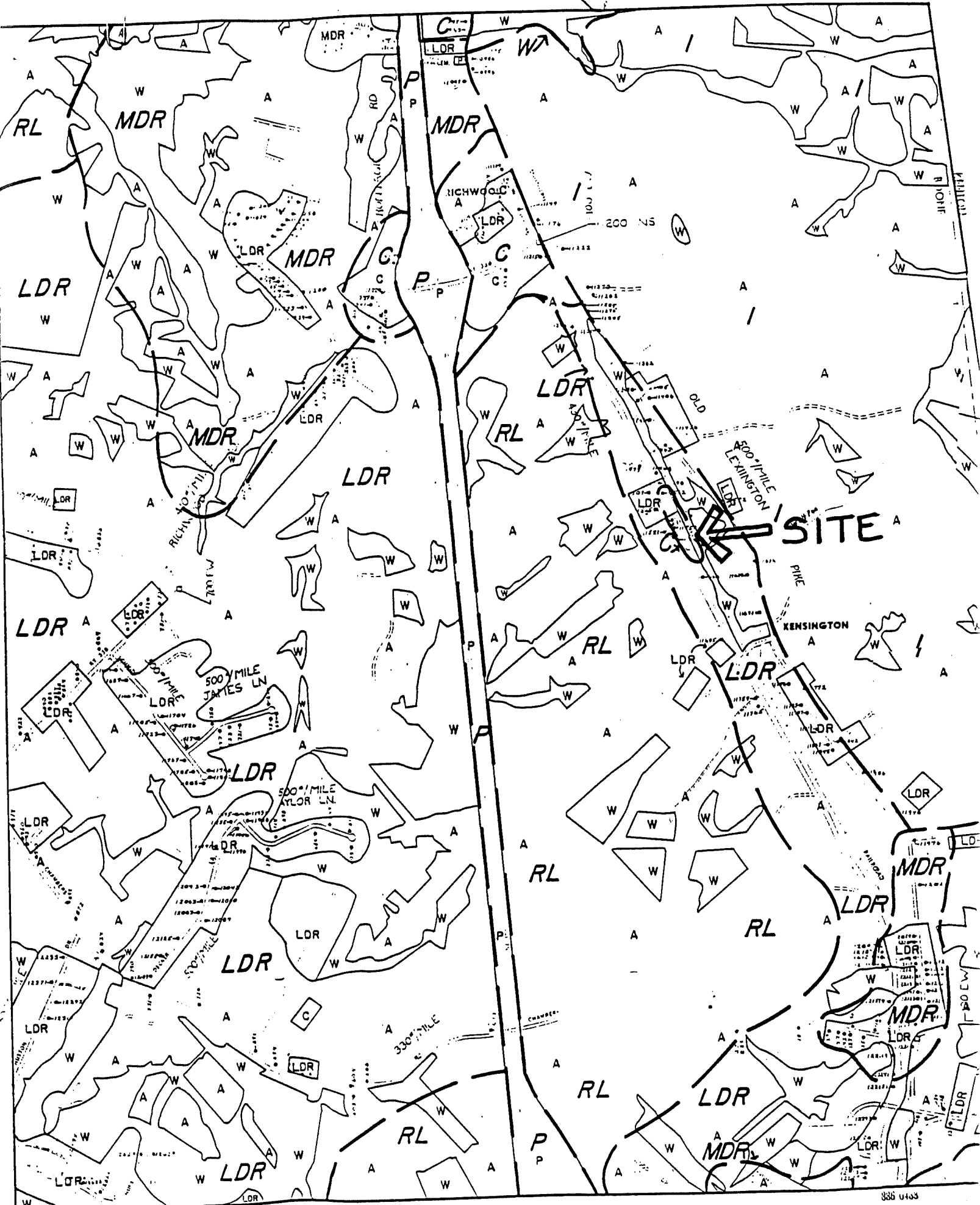
JGT:kat

Grvd # 2073

RICK
INTER

Southern Railroad





BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
January 24, 1990

Page 1

Mr. William Viox, Chairman, introduced the second item on the Agenda:

2. Applicant: Evelyn Sizemore (owner)
Request: Zoning Map Amendment

This was a Public Hearing on the request of Evelyn Sizemore (owner) for a Zoning Map Amendment on a 0.491-acre parcel located on the east side of U.S. 25, approximately three miles north of Walton, and in Unincorporated Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial One (C-1) to allow a sporting goods store.

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

Evelyn Sizemore stated that she owns Sizemore Manufacturing Company. They were zoned commercial and she was not aware that there was a change to Agricultural. She stated that she does not have plans for the property within the next few months, but thought it should be rezoned to go along with the existing business and because it is all in one package. They would like to be able to do something with the property in the near future.

The Chairman asked if there was anyone else present who wished to speak for or against the request or who had questions. There being no response, he asked if there were any comments or questions from the Commission.

Mr. Kirby questioned the sewer for the existing building and Mrs. Sizemore advised that they have a large septic tank. It was large enough for a factory, a 2,000 sq. ft. building and a home. The tank was inspected when the last mobile home was put on the site. The mobile home is to be removed in the future.

Mr. DeLong questioned the size of the lot. Mrs. Sizemore advised that it is 92 feet deep on the right and 109.96 feet deep on the left. Mr. DeLong stated that the lot is too small for an I-1 use.

Mr. Sharp questioned if the applicant was going to put a sporting goods store on the site. Mrs. Sizemore stated that she did not know, but may have a medium class pro shop.

Mr. Kirby questioned if a structure would be built on the property. Mrs. Sizemore stated that the mobile home is used for security and will remain until something is done with the site. She wanted to get it rezoned before she got too far into what she was going to do with it.

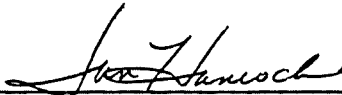
There being no further comments, the Chairman stated that this item will be on the Agenda for the Business Meeting on February 7, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

February 21, 1990 8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:05 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett
Mr. Fred Burch, Vice Chairman
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. Rector Jones
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Barry Neltner
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. R. N. Greene
Mr. Thurman Owens

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Special Public Hearing and the Business Meeting of February 7, 1990 and asked if there were any comments or corrections.

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

REPORTS:

Chairman Viox noted that the Zoning Enforcement Officer's Report, the Report of Zoning Permits, and the Statements of Revenues & Expenses for the Periods Ended December 31, 1989 and January 31, 1990 had been distributed for the Commission members to review.

There being no discussion of the Reports, Chairman Viox proceeded to the items on the Agenda:

BUSINESS MEETING AGENDA

UNFINISHED BUSINESS:

1. Zoning Map Amendment

The request of Evelyn Sizemore (owner) for a Zoning Map Amendment on a 0.491-acre parcel located on the east side of U.S. 25, approximately 3 miles north of Walton, and in Unincorporated Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial One (C-1) to allow a sporting goods store.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to a condition (see Committee Report). Mr. Newton advised that the applicant had agreed to the condition and a copy of the signed agreement was included in the packet.

Mr. Collins moved by resolution to the Fiscal Court that the request be approved based on the Staff and Committee Reports, including the condition. Mr. McMillian seconded the motion and it carried unanimously.

2. Change in a Condition of a Zoning Map Amendment

The request of Wilcon Development, Inc. (owner) for the former High Iron Farm located at 8179 Dixie Highway, Boone County County. The request is to change one of the conditions of approval of the previous Zoning Map Amendment request. The 14.3-acre site is currently zoned Industrial Two (I-2) and is called the Dixie Distribution Center.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact. He noted that the Chairman of the Committee, Mr. Neltner, did not sign the Committee Report (see Committee Report).

Mr. Barnett moved by resolution to the legislative body that the request be approved based on the Staff and Committee Reports. Mr. Neltner seconded the motion.

EXHIBIT "B"

COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Carol Smith, Chairman

DATE: February 21, 1990

RE: Request of Evelyn Sizemore (owner) for a Zoning Map Amendment on a 0.491 acre parcel located on the east side of U.S. 25, approximately 3 miles north of Walton, and in unincorporated Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial One (C-1) to allow a sporting goods store.

REMARKS:

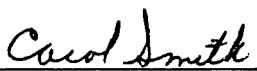
We, the Committee, recommend approval of the zone change request based upon the following findings of fact and with the following reservations and conditions.

Findings of Fact:

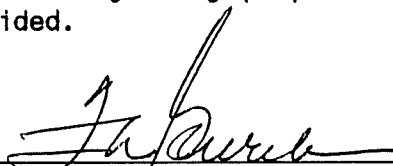
The Zoning Map Amendment is in agreement with the 1986 Boone County Comprehensive Plan. The Future Land Use Map depicts the future use of this site as Commercial.

Committee Conditions:

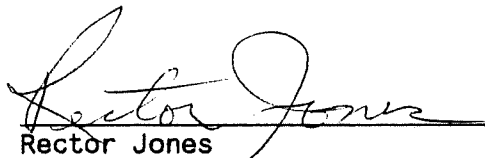
The Committee recommends that the applicant be required, as a condition on the zone change approval, that in the future, if adjoining properties develop commercially then shared access will be provided.



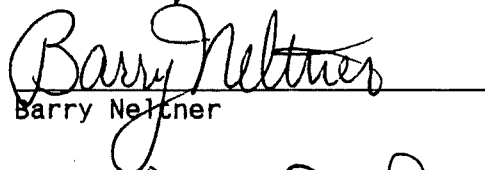
Carol Smith, Chairman



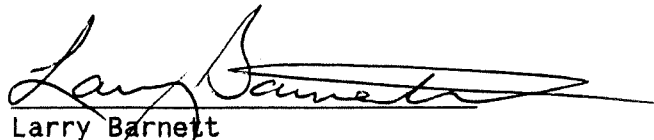
Fred Burch



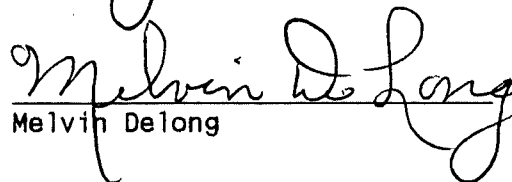
Rector Jones



Barry Nettles



Larry Barnett



Melvin DeLong

CS:kat

MINUTES
BOONE COUNTY FISCAL COURT
APRIL 3, 1991
10:00 A.M.

STEEPLE CHASE

Commissioner Meihaus questioned if Mr. Hoyle knew why St. Luke had not been included this year as a recipient for a portion of the proceeds from Steeple Chase and Mr. Hoyle said he could not shed any light on the situation.

After some discussion, Commissioner Meihaus moved, seconded by Commissioner Patrick, that a letter be sent to Mr. Jack Barber, Chairman of the Steeple Chase Board, asking for an explanation as to why St. Luke West was not included and encourage that they be included in the Steeple Chase proceeds. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

PUBLIC HEARING - CLOSING OF PRICE PIKE

Judge Ferguson declared a Public Hearing in session at 11:02 A.M. relative to the closing of Price Pike.

Mr. Martin explained that when this matter had been acted on at the meeting of March 20th, no advertisement had been placed in the newspaper.

Judge Ferguson inquired if there was anyone present who opposed the closing and no one came forward.

Commissioner Patrick moved, seconded by Commissioner Meihaus to rescind the previous motion due to the lack of a formal public hearing and based on this Public Hearing after due consideration moved to close Price Pike. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

Judge Ferguson declared the Public Hearing closed at 11:05 A.M.

ITEM V. RETURN TO ORDINANCES & RESOLUTIONS

ORDINANCE 920.195 - SIZEMORE

Commissioner Davis moved, seconded by Commissioner Patrick, to approve on second reading Ordinance 920.195, an ordinance of the Boone County Fiscal Court recommending approval for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by Evelyn Sizemore (Owner) and such map amendment being a zone change from Agricultural Estates (A-2) to Commercial One (C-1) for a 0.491 acre parcel generally located on the east side of U.S. 25, approximately three miles north of Walton, Boone County, Kentucky, as recommended by the Boone County Planning Commission via Resolution R-05-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. Exhibit "D"

ORDINANCE 920.196 - WILCON DEVELOPMENT

Commissioner Davis moved, seconded by Commissioner Meihaus, to approve on second reading Ordinance 920.196, an ordinance of the Boone County Fiscal Court recommending approval for a change in a condition to a previously approved zoning map amendment (High Iron Farms: Boone County Ordinance 920.130), such change being requested by Wilcon Development (owner) for property known as Dixie Distribution Center, located at 8179 Dixie Highway, Boone County, Kentucky, and such request being to remove Condition #1, Land Coverage, and to follow the development intensity standards of the Boone County Zoning Regulations as recommended by the Boone County Planning Commission via Resolution R-06-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. Exhibit "E"