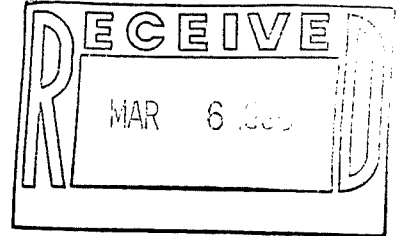


APPLICATION FORM

**CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT**

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development The Bank of Boone County, Inc.
3. Location of Development 1065 Burlington Pike
4. Total Acreage of Site 3.054 acres
5. Current Zoning C-3 (CD)
6. Date of Zone Change or Approved Concept Development Plan (if applicable) 11-5-86
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) no
8. Proposed Uses (please specify each use) _____
Business Use: bank building with drive-thru facility

9. Name of Applicant(s) William C. Hub, P.S.C. Architects
 Phone Number(s) (606) 491-3844
10. Address of Applicant(s) 542 Greenup Street
Covington, KY 41011
 City State Zip
11. Name of Property Owner(s) Wilbert L. Ziegler
 Phone Number(s) (606) 581-4553
12. Address of Property Owner(s) 629 Madison Avenue
Covington, KY 41011
 City State Zip
13. Proposed Building Intensities (please specify) _____
2-story banking facility, approximately 4000 sq.ft. per floor

14. Are there any existing buildings on the site? yes
 How many? one (1)
15. Deed Book 421 Page No. 157-160 Group No. 2032
16. Have you had a pre-application meeting with BCPC staff? yes

(COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

STAFF REPORT

#1

Request of William C. Hub P.S.C. (applicant)
for William L. Ziegler (owner) for a change in an approved Concept Development Plan for a 3.05 acre site located at 1065 Burlington Pike, Boone County, Kentucky

MARCH 21, 1990

This is a request of William C. Hub for a Change in Concept Development Plan on a 3.05 acre site located at 1065 Burlington Pike. The site is located on the south side of KY 18 approximately four tenths of a mile west of Hopeful Road and 700 feet east of Boone Aire Road. The request is to change the Concept Plan from the development of a new car dealership to a Bank to be known as the Bank of Boone County.

HISTORY AND CURRENT CONDITIONS OF SITE

The site was granted approval for the Zone Change from Commercial Two (C-2) to Commercial Services (C-3) by the Planning Commission on November 5, 1986 and by the Fiscal Court on January 6, 1987. Since this approval, no construction has taken place. The site currently contains a single family residence that is in deteriorated condition. There are also areas that contain demolished structures and out buildings. In addition to these structures, the site contains areas of mature vegetation.

SURROUNDING LAND USES AND ZONING

- North: The site, across KY 18, in a Commercial Services (C-3) zone is Mall Chrysler-Plymouth and the Greenview Baptist Church. East of the church is the Honda dealership and west of the Chrysler dealer is Square D (zoned I-1) and a Buick dealership.
- East: The site along KY 18 is a single family residence in a Suburban Residential One (SR-1) zone. There are several small businesses on the south side of KY 18, up to Ridge Road, in an SR-2 zone and a Commercial One (C-1) zone.
- West: The site on the western edge is a C-2 zone with a single family residence, and a commercial building housing a camera shop, insurance office, and upper story dwelling units. West of this building, up to Boone Aire Road, is a vacant lot in a C-2 zone.
- South: Southern edge of the site is a single family residence and open fields in a Suburban Residential One (SR-1) zone.

=====

RELATIONSHIP TO THE COMPREHENSIVE PLAN

Land Use:

The Future Land Use Map of the 1986 Boone County Comprehensive Plan indicates the site as Commercial. The Land Use Element makes the following reference to the site:

The Mall Road area will continue to grow as a regional shopping area and its spill over onto U.S. 42, KY 18, and Houston Road will be evident, thus, needs to be substantially controlled. Commercial growth on KY 18 will be primarily interchange related. The existing residential homes fronting on KY 18 will become small commercial areas. The use of interconnecting parking lots or frontage roads on this section of KY 18 is critically important to the success of any development and trafficability on this portion of KY 18. (p. L-15)

BUSINESS ACTIVITY:

Areas of Future Commercial Activity

Since the immediate Florence area figures so prominently in the county's commercial activity, this region has the momentum to continue dominating construction of commercial structures. Many problems with the location and arrangement of commercial enterprises have emerged, however, especially along KY 18 and Route 42. Along KY 18 and the I-75/Mall Road/Houston Road area, there are many traffic problems that can be worsened by adding commercial access points. Ideally, these commercial clusters should not function as an extension of Florence and Mall Road, but as a distinct unit serving the Union area. This should apply to the Limaburg area as well. The commercial development in this area should coordinate closely with the projected high and medium density residential development to form a more coherent community rather than just a strip extending out of Florence. (p. B-14)

1989 - 1990 GOALS & OBJECTIVES

Business Activity

Goal:

Appropriate locations for industries or businesses compatible with others located in Boone County are provided.

Objectives:

Compact, efficient development patterns shall be encouraged for commercial and industrial development with adequate and maintained buffer spaces established between the business use and other land usage.

Commercial

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 encouraged, whenever practicable, to occur in the form of shopping centers or other compact aggregations have an integrated design.

COMPARISON WITH APPROVED CONCEPT DEVELOPMENT PLAN

The previously approved plan for the new car dealership indicated 2 curb cuts onto KY 18. The concept that has been submitted also shows two curb cuts, however, the amount of paved area is substantially less. The previously approved car lot required nearly 3 acres of pavement while the banks use is considerably less. In addition to this reduction in development, the submitted plan indicates much more in terms of landscaping. Large trees where possible are retained and additional trees and shrubs are indicated throughout the development.

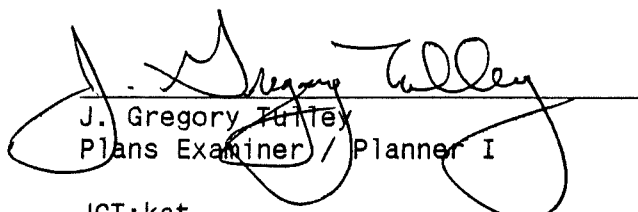
The current proposal shows a two story 4000 square feet per floor bank building with four drive-thru lanes. The parking stalls indicate 18 spaces for the employees and 12 spaces plus 2 handicap spaces for the customers. The existing house on the site is to be removed.

The applicant has indicated the use of a temporary bank facility as part of this request. This request has been addressed in a letter dated February 28, 1990 from Gerald Newton, Director where he makes the determination that this use is permitted as a temporary building incidental to construction. Upon completion of the Bank, the facility will then be removed.

CONCLUSION

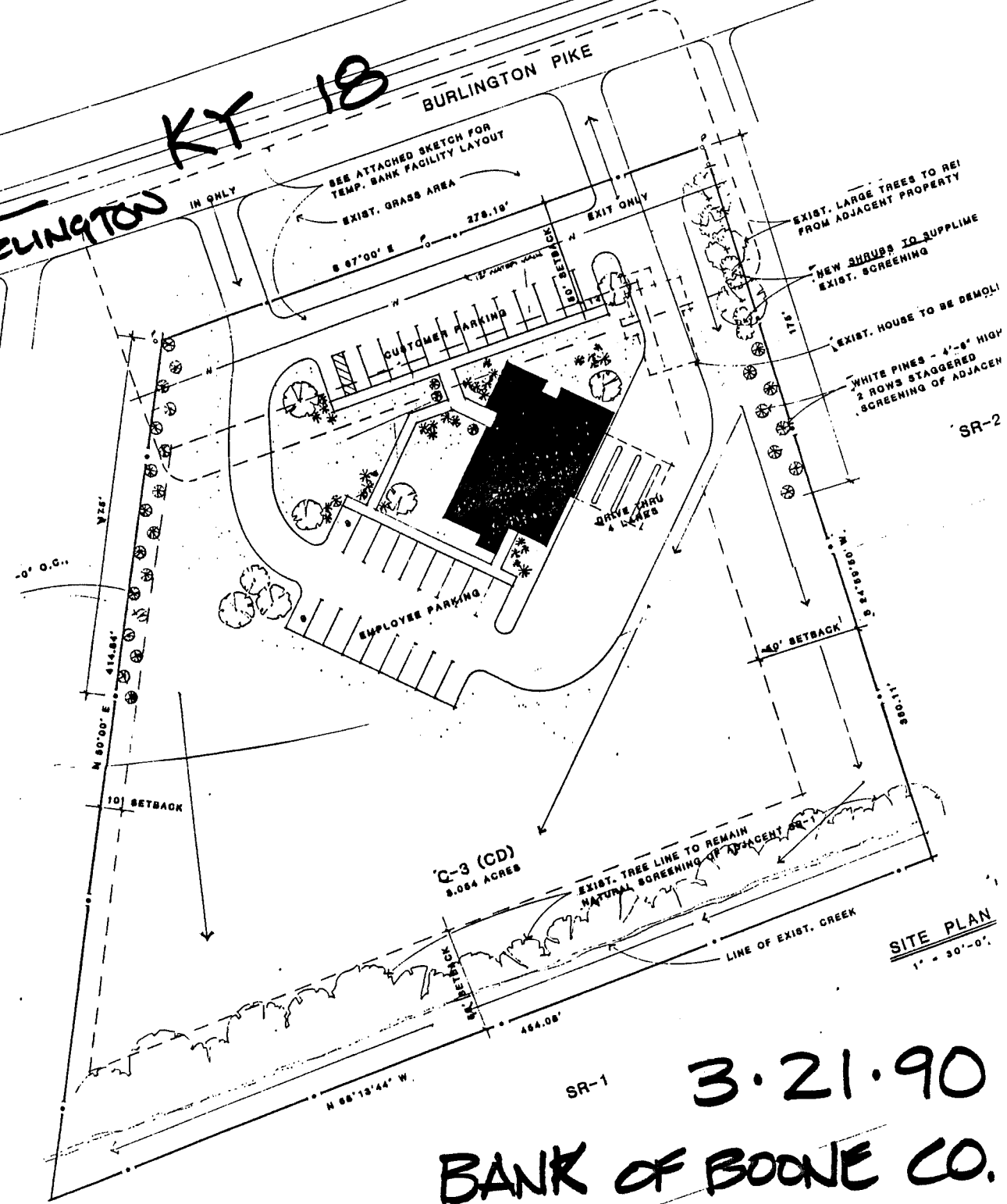
This is a request to change the previously approved Concept Development Plan. Should the change be granted, the 1986 Boone County Comprehensive Plan will not need to be amended.

Respectfully submitted,


J. Gregory Tuttle
Plans Examiner / Planner I

JGT:kat

TO BURLINGTON ← KY 18 → TO FLOR →



C-2

C-3 (CD)
9.064 ACRES

SITE PLAN
1" = 30'-0"

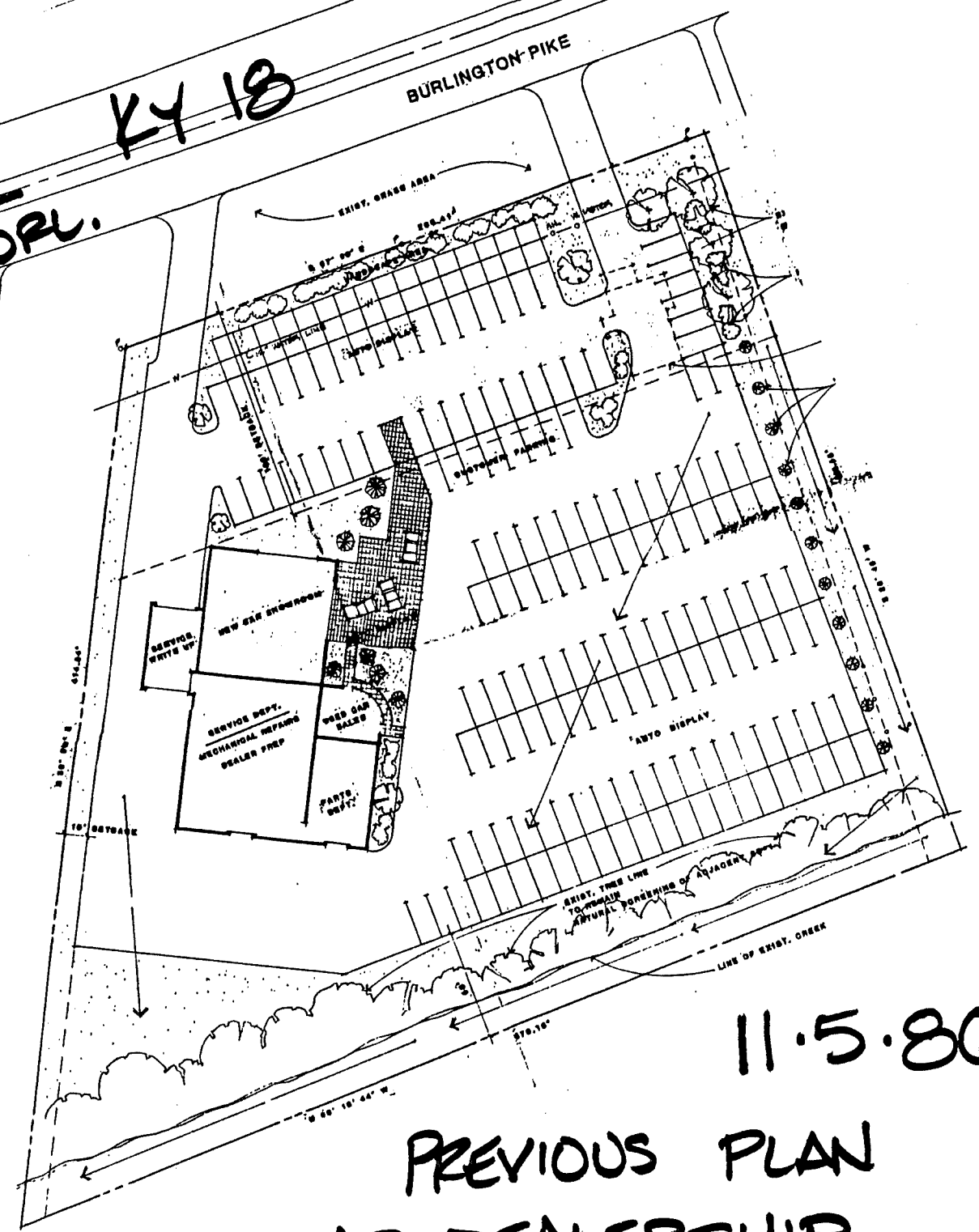
SR-1

3.21.90

BANK OF BOONE CO.

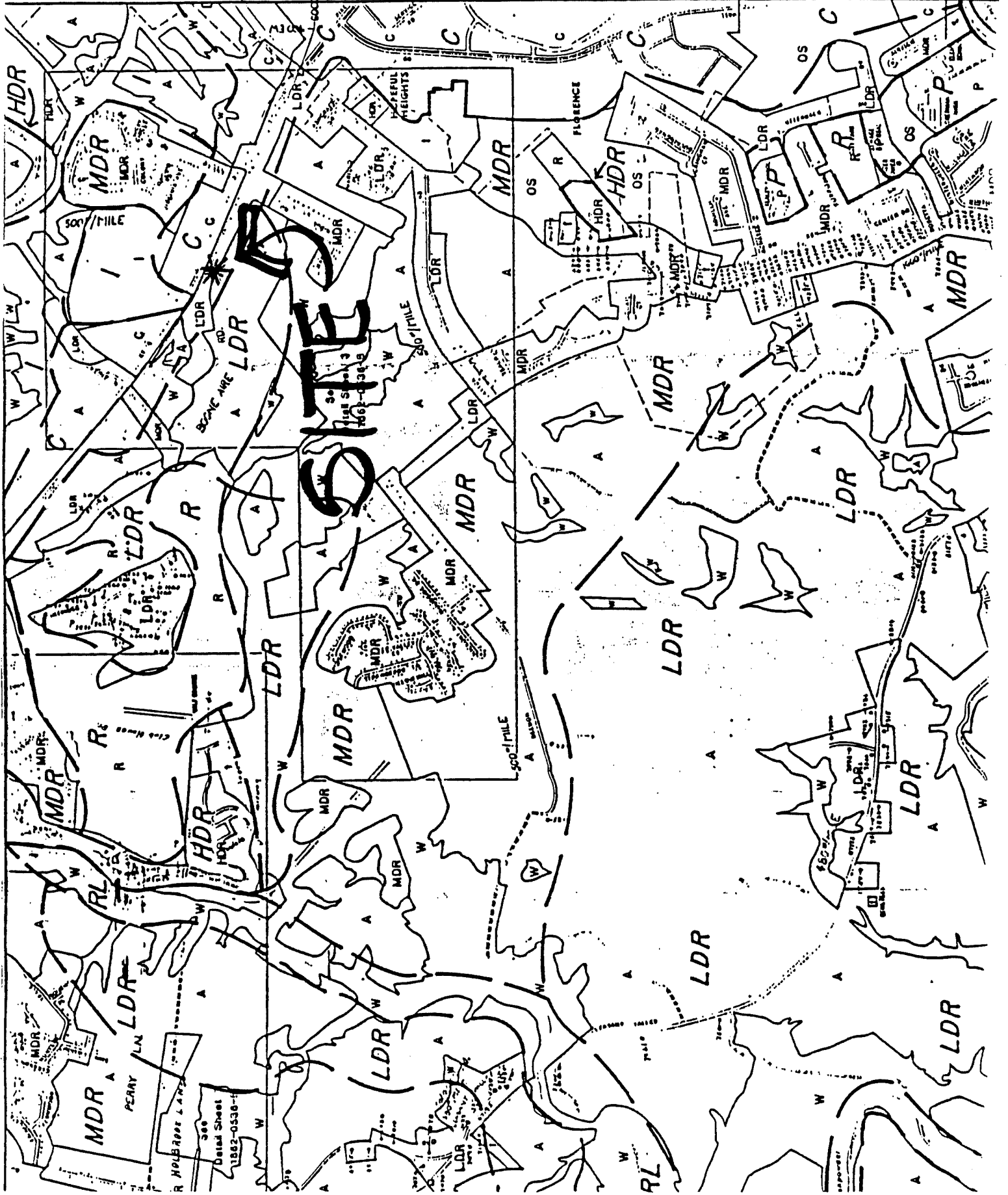
CHANGE OF CONCEPT DEVELOPMENT PLAN

TO BURL. ← KY 18 → TO FLORE →



11.5.86

PREVIOUS PLAN FOR CAR DEALERSHIP



366
 Detail Sheet
 1882-0538-1

MDR
 PERRY LN
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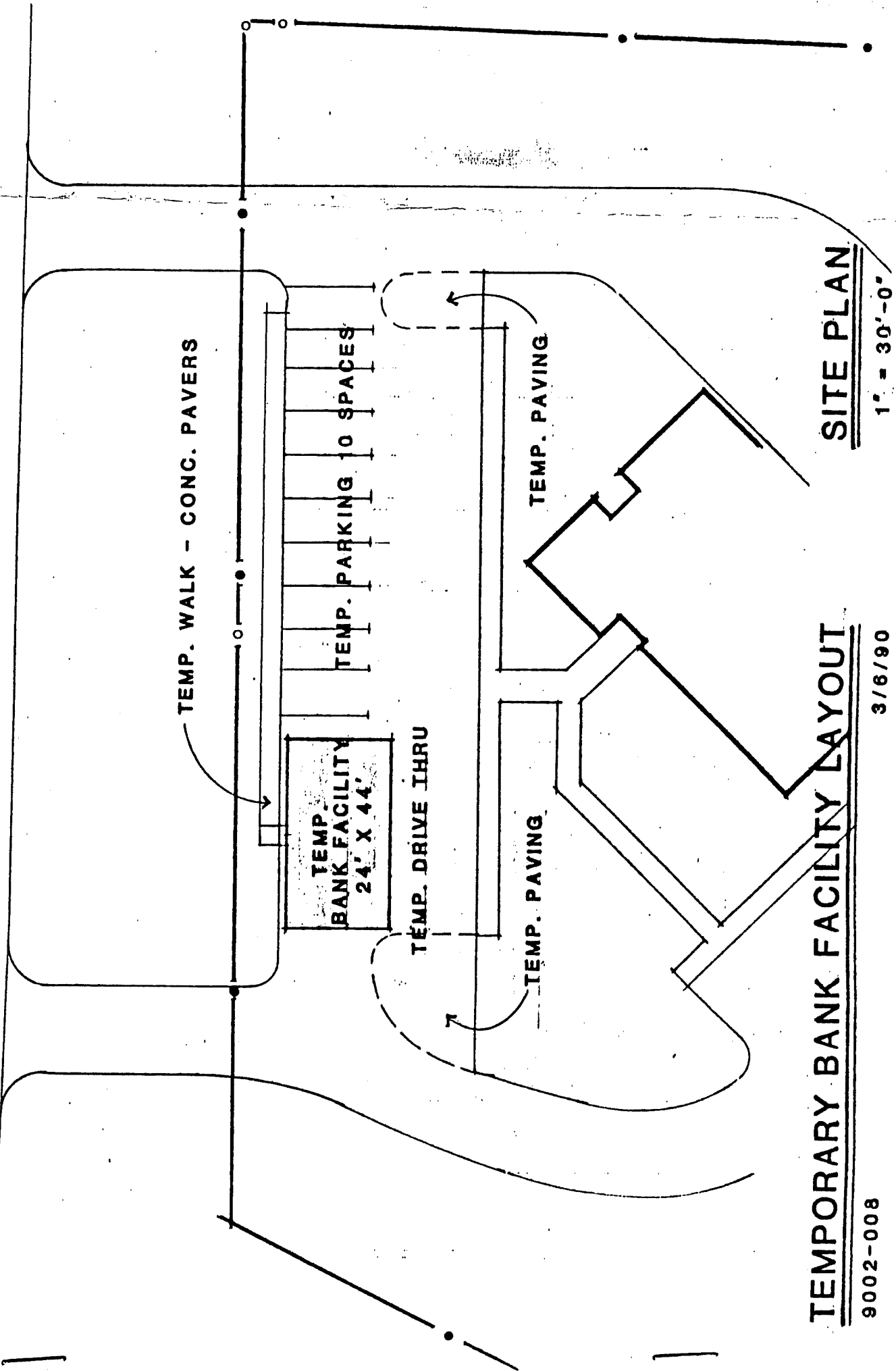
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BURLINGTON PIKE



TEMPORARY BANK FACILITY LAYOUT

9002-008

3/6/90

SITE PLAN

1" = 30'-0"

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2950 WASHINGTON STREET

BURLINGTON, KENTUCKY 41005

(606) 334-2196

FAX (606) 334-2264

MR. WILLIAM R. VIOX
CHAIRMAN
MR. FRED BURCH
VICE CHAIRMAN
MRS. CAROL SMITH
SECRETARY-TREASURER

MR. GERALD A. NEWTON
DIRECTOR
MR. D. T. WILSON
ATTORNEY

February 28, 1990

Mr. William C. Hub, P.S.C.
542 Greenup Street
Covington, Kentucky 41011

Re: Bank of Boone County, Inc.

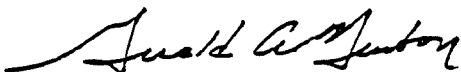
Dear Mr. Hub:

I have reviewed your letter received February 27, 1990 and offer the following position.

The property which you are interested in locating the bank will need to be rezoned. During that rezoning process, you ought to indicate your request to have the bank trailer located on the site until completion of the permanent bank at this location. Supposing that you are going to use an Office zoning district, I have reviewed the Zoning Regulations as they pertain to those districts. Under the accessory uses, temporary buildings incidental to construction are permitted on the site. I would request that you provide further information clarifying the function of a bank trailer and more detail as to its general purpose in the industry. I am of the opinion that a bank trailer is appropriate as a temporary building used during the construction period for a permanent bank location and therefore should be allowed.

In order to finalize this determination, however, I will need the abovementioned information from you or someone representing the bank. That, then, can be used in the submittal of a rezoning request. If you have any questions, please call me directly.

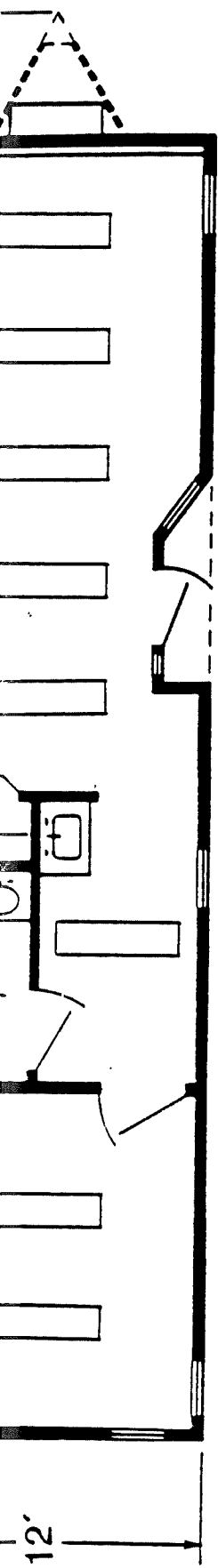
Sincerely,



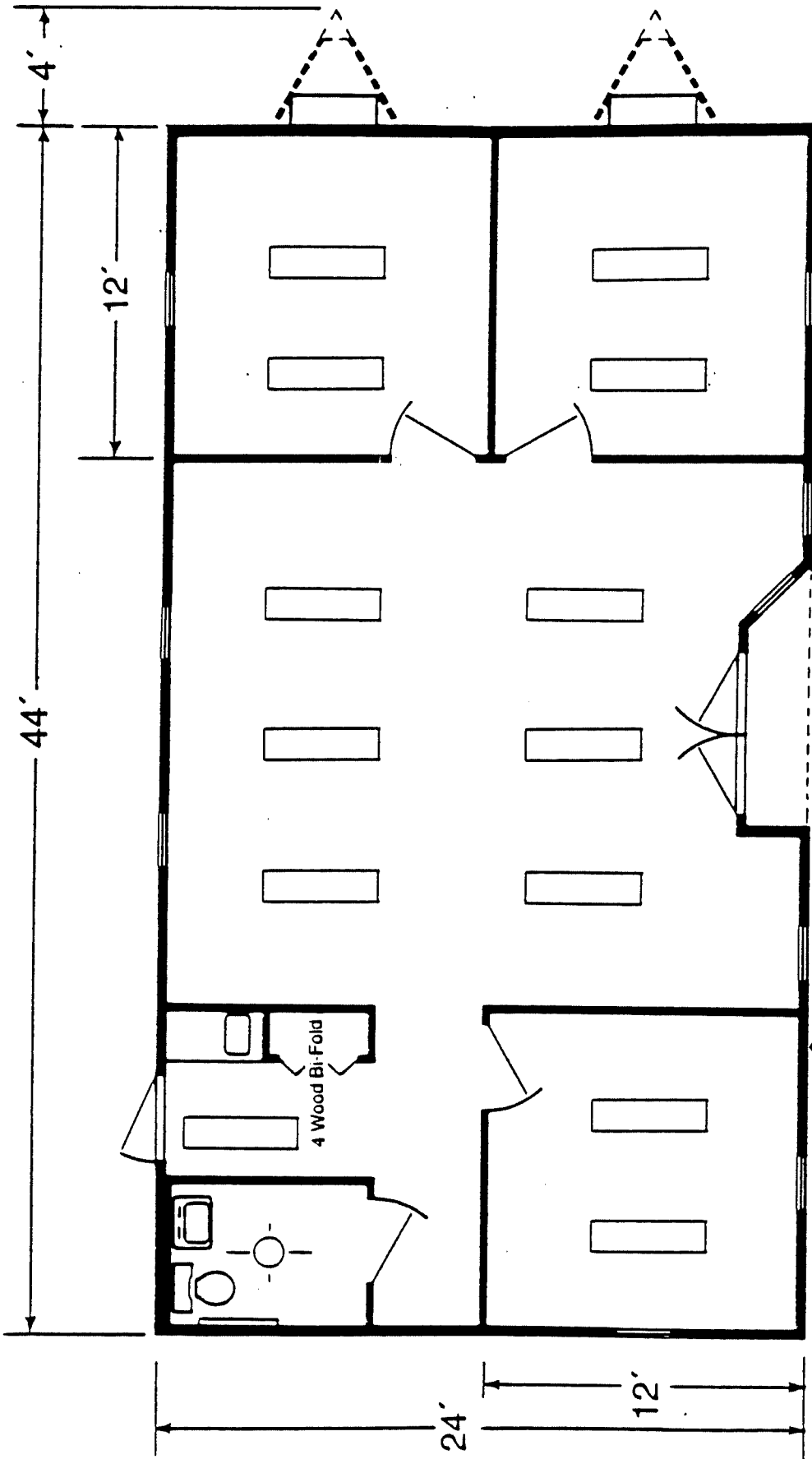
Gerald A. Newton, AICP
Director / Zoning Administrator

GAN:jdh

cc: Kevin P. Costello, Assistant Director/Senior Planner



GSD-1248



GSD-2448

TYPICAL UNIT

56'

10'

10'



Designer Suite with custom exit door

THE LOOK OF PERMANENCE. THE FEEL OF QUALITY.

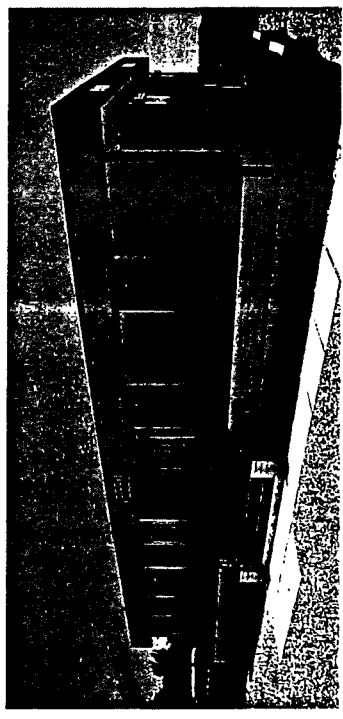
As North America's largest supplier of modular and mobile buildings, Gelco Space presents the matchless Designer Series line. Handsome in their basic configuration, these three stylish modular buildings can be customized in virtually any way you wish. In addition to good looks and utility they offer quality construction, speed of delivery, mobility, low cost and flexible financing.

THE OUTSIDE STORY.

The Designer Series reflects our continuing commitment to design standards that exceed modular expectations. These buildings actually achieve the look and feel of permanent, conventionally built structures.

The exterior walls feature architecturally pleasing wood siding stained in a silver tone with rich blue-gray projected trim on windows.

The mansard style roof trim completes the sense of architectural authenticity.

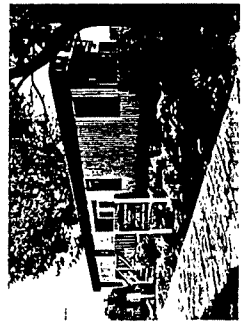


Designer Suite

The already substantial look of the Designer Series can be enhanced with custom additions of decks, awnings, overhangs and landscaping. Blend the exterior of the building with its surroundings or emphasize a particular architectural style. Gelco Space makes buildings special.

THE INSIDE STORY.

The inside is equally impressive. Each Designer Series model offers an array of quality features, including carpeted floors, recessed diffused fluorescent lighting, a coffee bar with sink, counter and storage. Other features include bronze glass windows and doors, glass partitions and a private exit door to the rear office.



Designer Ext exterior

GSD-1248 THE DESIGNER 12' X 44'

- One 12' private office
- Display area
- Half-bath equipped for the handicapped
- Closet
- Coffee bar with sink
- Recessed front door with porch
- 30,000 BTU air conditioner
- 10 KW ducted heat



Designer Ext with custom roof and trim



Designer Ext interior

BOONE COUNTY PLANNING COMMISSION

March 21, 1990
7:00 P.M.

PUBLIC HEARINGS

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M.. Following an explanation of the Public Hearing process, the Chairman introduced the first item on the Agenda:

1. Applicant: William C. Hub, P.S.C. for
Wilbert L. Ziegler (owner)
Request: Concept Development Plan

This was a Public Hearing on the request of William C. Hub, P.S.C. (applicant) for Wilbert L. Ziegler (owner) for a change in an approved Concept Development Plan for a 3.05-acre site located at 1065 Burlington Pike, Boone County, Kentucky. The request is to change the use from an automobile dealership to a bank with a drive-thru facility. The site is zoned Commercial Services (C-3).

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

Chairman Viox asked if the applicant was present. There being no response, he asked if there was anyone else present who wished to speak. There being no one, he asked if there were any comments from the Commission.

Mr. McMillian questioned what arrangements have been made for access management.

Transportation Planner, Doug Powell, stated that in meeting prior to the submission of the plan, the applicant indicated that there would be no problem with access management. Mr. Powell stated that it would not be advisable to make the connection at this time to adjoining properties as there are houses on either side. He believes that they are agreeable to future connections.

Mr. Neltner stated that the plan indicates that all of the trees except those along the rear property line will be removed. He questioned the removal of the trees. Mr. Damstrom asked if there was a large scale Concept Plan that could be shown.

Mr. Tulley advised that a Site Plan is available in the office.

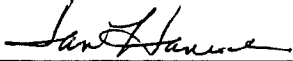
The Chairman noted that the applicant was not present to answer questions and that he had been given an opportunity to make a presentation, but was not here.

The Chairman advised that this item will be on the Agenda for the Business Meeting on April 4, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:

William R. Viox, Chairman

Attest:



Jan Hancock, Recording Clerk

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

April 4, 1990

8:00 P.M.

Mr. Barry Neltner, Temporary Presiding Officer, called the meeting to order at 9:10 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Collins
Mr. Phil Damstrom
Mr. R. N. Greene
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Barry Neltner, Temporary Presiding Officer
Mr. Thurman Owens
Mr. Ralph Rush
Mr. Floyd Sharp

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett
Mr. Fred Burch, Vice Chairman
Mr. Melvin DeLong
Mr. Rector Jones
Mrs. Carol Smith
Mr. William Viox, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Neltner noted that each member had received copies of the Minutes of the Business Meeting of March 21, 1990 and the Public Hearings of March 21 and March 28, 1990. He 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. Collins seconded the motion and it carried unanimously.

Mr. Neltner stated that the Committee's intent was that the wall be repaired. Mr. Costello commented that they may find it most cost effective to rebuild the wall.

Mr. Kirby questioned condition #6 and Mr. Neltner explained that the building is not to exceed the wall and the fence, which are intended to shield the neighbors from the sight of the building.

Mr. Neltner asked for a roll call vote on the motion made by Mr. McMillian which found Mr. Greene, Mr. Kirby, Mr. McMillian, Mr. Neltner, Mr. Owens, Mr. Rush, and Mr. Sharp in favor. Mr. Collins and Mr. Damstrom were opposed. The motion carried by a vote of 7 to 2.

Counselor Wilson advised that this item will go to the Florence City Council for their final action.

3. Concept Development Plan

The request of William C. Hub, P.S.C. (applicant) for Wilbert L. Ziegler (owner) for a change in an approved Concept Development Plan for a 3.05-acre site located at 1065 Burlington Pike, Boone County, Kentucky. The request is to change the use from an automobile dealership to a bank with a drive-thru facility.

Mr. Kevin Costello, Acting Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He advised that the applicant has agreed to the conditions.

Mr. Rush moved that the request be approved based on the Committee Report, including the conditions. Mr. Kirby seconded the motion.

Mr. Hub stated that two of the owners, Mr. Biz Cain and Mr. Bob Zapf were present. He stated that they are in agreement with the conditions. He added that this is a new business -- a bank. Typically, a temporary trailer office is put on the site to establish identity and do business. He stated that Mr. Tulley of the Staff advised them that the Commission does not want a temporary building that could be left there for a year. It is their intention to proceed with the utmost haste. They hope to be permitted to operate the trailer once they receive plan approval. This would require the installation of a parking area, water and electric. The owners are willing to do this at their own risk -- if the Site Plan says they cannot have parking in that area, they are willing to take it out. They want to do some temporary construction and operate the business at the earliest possible time, which would be immediately after obtaining the approvals.

Mr. Costello referred to Section 942 of the Zoning Code, which was discussed with the applicant in meetings. He added that Mr. Newton had advised the applicant that the temporary unit can only be brought in when they are moving dirt and starting work on the building. Mr. Hub signed the letter agreeing to this. Mr. Costello stated that it is unfortunate that there is not a regulation to provide for such a temporary building.

Mr. Hub agreed that he received Mr. Newton's letter and it was explained to him that the building cannot go in until construction begins. He asked if they could begin some construction. If necessary, they will agree to remove the trailer if construction of the building does not begin by August 1, 1990. He emphasized that they are trying to start a business and not being able to start when they are ready is a financial hardship.

Counselor Wilson stated that the issue before the Commission is whether or not the Concept Development Plan should be recommended for approval. He stated that the Commission does not have the authority to tell him he can violate the Zoning Regulations. The Zoning Administrator will have to determine at what point construction begins. This is a separate issue for the Zoning Administrator.

Mr. Hub stated that they would like to put in the parking and utilities to the trailer prior to Site Plan approval, but he stated that he believes Counselor Wilson's comments are correct.

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

5. Zoning Map Amendment

The request of Dixie Homes Inc. (applicant) for Greenlawn Associates (owner) for a Zoning Map Amendment for a 3.28-acre site located on the west side of Dixie Highway and on both sides of Beeson Avenue, Boone County, Kentucky. The request is to rezone the site from Commercial One (C-1) to Commercial Services (C-3) in order to allow a mobile home sales lot (Dixie Homes).

Mr. Kevin Costello, Acting Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He noted that the applicant has agreed to the conditions.

Mr. Sharp moved that the request be approved based on the Committee Report, including the conditions. Mr. Owens seconded the motion.

Mr. Kirby questioned to intent behind the pines being 6' tall. He stated that at 8 feet apart they will be choking each other once they mature.

Mr. Sharp stated that it is an instant boundary. He stated that people would be trying to come in from Dixie Court and the Committee did not want this. Also, this would block the view for the residents across the street.

Mr. Neltner asked for a roll call vote on the motion made by Mr. Sharp which found Mr. Collins, Mr. Greene, Mr. Kirby, Mr. McMillian, Mr. Neltner, Mr. Owens, and Mr. Sharp in favor. Mr. Damstrom and Mr. Rush were opposed. The motion carried by a vote of 7 to 2.

Mr. Neltner stated that a motion was needed to amend the Future Land Use Map. Mr. Sharp so moved. Mr. Kirby seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#3

TO: Boone County Planning Commission

FROM: Carol Smith, Chairwoman

DATE: April 4, 1990

RE: Request of William C. Hub, P.S.C. (applicant) for Wilbert L. Ziegler (owner) for a change in an approved Concept Development Plan for a 3.05 acre site located at 1065 Burlington Pike, Boone County, Kentucky. The request is to change the use from an automobile dealership to a bank with a drive-thru facility. The site is zoned Commercial Services (C-3).

REMARKS:

We, the Committee, recommend approval of the request based upon the following findings of fact.

FINDINGS OF FACT

1. The Future Land Use Map of the 1986 Comprehensive Plan indicates the site as developing commercially. The Land Use Element of the Comprehensive Plan states:
 1. "The existing residential homes fronting on KY 18 will become small commercial areas. The use of interconnecting parking lots or frontage roads on this section of KY 18 is critically important to the success of any development and trafficability on this portion of KY 18. (p. L-15)
 2. The 1989 - 1990 Goals and Objectives Business Activity Section states:
 1. Compact, efficient development patterns shall be encouraged for commercial and industrial development with adequate and maintained buffer spaces established between the business use and other land usage.

COMMITTEE CONDITIONS

1. The temporary building is not to be placed on the site until commencement of construction, and is to be removed upon occupancy of the proposed bank.
2. All trees not in the built area are to be preserved where possible. In the Site Plan Review stage these are to be illustrated as existing and labeled "to remain".

-
3. Access to be provided to the eastern and western adjoining lots as they develop in the future.

Carol Smith, Chairman

Fred Burch

Rector Jones

Barry Neithner
Barry Neithner

Larry Barnett

Floyd Sharp
~~Floyd Sharp~~ ~~Barry Neithner~~
Floyd Sharp ^{KPC} 4/14/90

CS:kat

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 598 — 2980 WASHINGTON STREET

BURLINGTON, KENTUCKY 41005

(606) 334-2196

FAX (606) 334-2264

MR. WILLIAM R. VIOX
CHAIRMAN

MR. FRED BURCH
VICE CHAIRMAN

MRS. CAROL SMITH
SECRETARY-TREASURER

MR. GERALD A. NEWTON
DIRECTOR

MR. D. T. WILSON
ATTORNEY

April 3, 1990

Bank of Boone County
1065 Burlington Pike
Boone County, KY

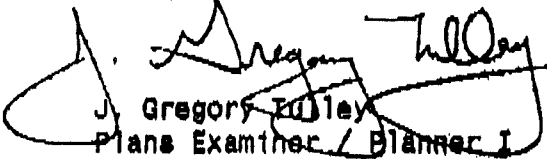
RE: Condition of Approval for a Change in Concept
Development Plan request

Dear Mr. Hub:

The following represents possible conditions being discussed by the Zone Change Committee. If you, as the applicant, will agree to these conditions, please indicate so by signing your name at the end of this form and returning it to our office by 3:00 p.m., Wednesday, April 4, 1990.

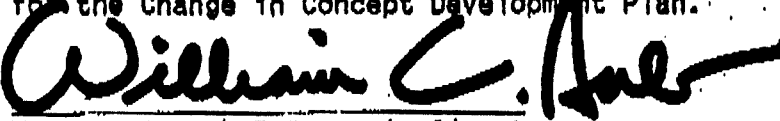
1. The temporary building is not to be placed on the site until commencement of construction, and is to be removed upon occupancy of the proposed bank.
2. All trees not in the built area are to be preserved where possible. In the Site Plan Review stage these are to be illustrated as existing and labeled "to remain".
3. Access to be provided to the eastern and western adjoining lots as they develop in the future.

Sincerely,


J. Gregory Tilley
Plans Examiner / Planner I

JGT:kat

I, the applicant, agree to the above listed conditions for approval of my request for the Change in Concept Development Plan.


William C. Hub P.S.C., Applicant

MINUTES
BOONE COUNTY FISCAL COURT
MAY 8, 1990
10:00 A.M.

Ms. Kathy Hahn Thomas, Chairperson for the Mental Retardation Subcommittee, presented recommendations for the FY 90-91 allocations in the amount of \$218,676.00. (Exhibit "C")

Judge Ferguson questioned if the request from KNAR was relative to the complex that is to be built on the farm off Idlewild and Ms. Thomas responded this was to pay for one third of the long drive way to that building.

Commissioner Patrick moved, seconded by Commissioner Meihaus, to approve the FY 90-91 allocation recommendations of the Tax Subcommittees as presented. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

ITEM V. ORDINANCES & RESOLUTIONS

Judge Ferguson advised that because there was such a lengthy agenda, he would move to Ordinances & Resolutions at this time.

RESOLUTION R-05-08-90-06

Mr. Willie Mathis, Attorney at Law, advised that he was present relative to Resolution R-05-08-90-06, a resolution of the Boone County Fiscal Court recommending denial for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by James R. Rice, Jr. (Owner) and such map amendment being a zone change from Agricultural Estate (A-2) to Commercial Services (C-3) for a 3.34 acre parcel generally located on the north side of KY 14 and east of I-71, Boone County, Kentucky as recommended for denial by the Boone County Planning Commission via Resolution R-14-90 unanimously.

Mr. Mathis requested a Public Hearing relative to the denial.

Commissioner Patrick moved, seconded by Commissioner Meihaus, to advertise for a Public Hearing to be held in conjunction with first reading of the ordinance on May 22nd at 6:00 P.M. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

RESOLUTION R-05-08-90-04 - RETIREMENT FACILITY

Judge Ferguson recognized Pastor David Shockey of the Hebron Lutheran Church and presented Resolution R-05-08-90-04.

Commissioner Patrick moved, seconded by Commissioner Meihaus, to approve Resolution R-05-08-90-04, a resolution of the Boone County Fiscal Court in support of the construction of a retirement facility by Lutheran Social Service in the Hebron Community. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. (Exhibit "D")

ORDINANCE 920.197 - WILLIAM C. HUB

Commissioner Meihaus moved, seconded by Commissioner Patrick, to approve on Second Reading Ordinance 920.197, an ordinance of the Boone County Fiscal Court recommending approval for a revision of a previously approved concept development plan as requested by William C. Hub, P.S.C. (Applicant) for Wilbert L. Ziegler (Owner) in a Commercial Services (C-3) Zone on a 3.05 acre site, located at 1065 Burlington Pike, Boone County, Kentucky as recommended by the Boone County Planning Commission via Resolution R-08-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. (Exhibit "E")

ITEM III. RETURN TO DELEGATIONS

CLOSING OF OLD TANNERS LANE - FLORENCE

Mr. Tom Nienabor, Attorney at Law, appeared before the court to request the closing of Old Tanners Lane in the City of Florence.