

APPLICATION FORM

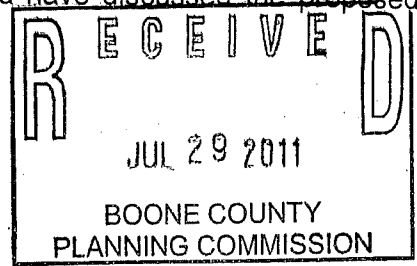
ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Jawe's Saddle bag
- 2. Location of Project 13989 Ryle Rd - Union, Ky 41091
- 3. Total Acreage of Site 5 ACS
- 4. Current Zoning of Site A1
- 5. Proposed Zoning (Classification being requested) Recreation
- 6. Proposed Uses (please specify each use)  
See attached letter to POC of zoning
- 7. Names of Applicant(s) Pete, Nancy, Brett Blackmore  
Phone Number 859-743-2975 Fax No. 859-384-4416
- 8. Address of Applicant(s) 13989 Ryle Rd  
Union Ky 41091  
City State Zip
- 9. Name of Property Owner(s) Pete & Nancy Blackmore  
Phone Number 859-243-2975 Fax No. 859-384-4416
- 10. Address of Property Owner(s) 13989 Ryle Rd  
Union Ky 41091  
City State Zip
- 11. Proposed Building Intensities (please specify)  
N/A -- NO construction required
- 12. Are there any existing buildings on the site? YES  
How many? 3 main buildings
- 13. Deed Book 824 Page No. 150 Group No. 2066 B
- 14. Are you also applying for:  
Yes Conditional Use Permit  
NO Dimensional Variance
- 15. Have you submitted a Concept Development Plan? N/A (just want zone change)
- 16. Have you had a pre-application meeting with BCPC Staff? Yes
- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- N/A Boone County Water District
- ↑ Florence Public Services Dept.
- ↑ Duke Energy
- ↑ Sanitation District #1
- ↑ Cincinnati Bell
- ↑ Owen Electric Cooperative, Inc.
- ↑ Boone County Public Works Department
- ↑ Kentucky Transportation Cabinet
- ↓ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



ZONING MAP AMENDMENT  
APPLICATION  
PAGE 2

- N/A Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: \_\_\_\_\_

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

19. ORIGINAL Property Owner's Signature PA Blackmore  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature Nancy Jordan Blackmore  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**SECTION B** (To be completed by BCPC Staff)

1. Date Received 7-29-11
2. Review Fee \$2,107.00 R# 63294CL
3. Check what has been submitted:
  - Application
  - Fee
  - Legal Description IN Prior Request
  - Concept Development Plan
  - Address of Adjoining Property Owners
  - Number of copies of plan received\*\*
4. Is application complete?  Yes  No
5. Staff Reviewer MITCH LIGHT
6. Committee Chairman Mark Hark's
7. Scheduled Public Hearing Date \_\_\_\_\_
8. Boone County Planning Commission Action:
  - Approval
  - Approval with Conditions
  - Denial
9. Other: \_\_\_\_\_

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

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
www.boonecountyky.org - Web Page

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

# EXHIBIT

“A”

## STAFF REPORT

Request of **Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants)** for **Peter Blackmore and Nancy Blackmore (owners)** for a Zoning Map Amendment from Agriculture (A-1) to Recreation ® and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

September 7, 2011

### REQUEST

This application is for a zone change from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit (CUP) to allow recreational uses, the retail sale of merchandise, and an eating and drinking establishment.

The applicant has submitted a narrative (attached) outlining the types of events. The events cited in the project narrative include a wide variety from birthday parties and weddings, to the Bad to the Bone Blues Fest and the Bobby Mackey Bluegrass Festival.

### ADJACENT ZONING AND LAND USES

- North: One (1) single family residence located along the south side of Ryle Road zoned Agriculture (A-1).
- East: Agricultural land and wooded hillsides located across Ryle Road and several single family residences located further east on the south side of Boat Dock Road zoned Agriculture (A-1).
- South: Marina and related facilities zoned Agriculture (A-1) and Recreation (R).
- West: Big Bone Creek and a vacant area located further west across the creek in Gallatin County.

### RELATIONSHIP TO COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Rural Density Residential" (RD) which is defined as:

RD: "Low density residential uses of up to one dwelling unit per acre."

The Land Use Element provides the following text regarding the overall area.

This section of Boone County is characterized by several rural roadways, including KY 338 (Beaver Road), Riddles Run Road, and Big Bone Church Road. Even with the rural water line program, residential development will be slow and of a large-lot nature. Large lot subdivisions should provide for connections where appropriate to stream valleys and the future public recreation potential that they provide. It also contains the mouth of Gunpowder Creek. Due to the major creeks and tributaries, much of the land in this section is Developmentally Sensitive, and should be protected from development. Most of the growth in this area should be of a Rural Density residential nature, located predominately along Beaver Road. Some recreational uses may develop based on the amenities of Gunpowder Creek.

The area of KY 338 from Riddles Run Road to Big Bone Church Road may see the development of some seasonal homes as well as recreational vehicle campgrounds. Land between Ryle Road and Boat Dock Road should not be developed due to steep slopes and poor soil conditions. Big Bone State Park should be expanded in size and in quality. KY 338 from U.S. 42 to Boat Dock Road could develop some limited commercial uses, consistent with recreation uses in the area. This possible development is not shown on the Future Land Use Map. Any request for such uses should be examined carefully in order to insure that they fit in with the rural and recreational character of the area as well as maintaining safety along KY 338.

This section of Boone County is dominated by several creeks, including Big Bone Creek, Mud Lick Creek, and the Big South Fork Creek along the Boone County/Gallatin County border. Most of the acreage in this section is Developmentally Sensitive, and should remain wooded. Residential development in this area is concentrated on Ryle Road, along the Ohio River. Ryle Road is subject to frequent slippage along the steep river banks; the resulting poor condition of the road limits future residential growth. The existing residential uses along Ryle Road limit potential public access to the river in this area. An effort should be made to connect Big Bone Lick State Park to the Big Bone Boat Dock. A possible future bridge to Gallatin County would provide an incentive for additional river-related recreation facilities. It could also increase usage of Big Bone Lick State Park, making expansion of the park and connection to the riverfront area feasible. Overall, this section should experience very limited residential growth and be oriented towards river access and river recreation activities. ("Big Bone Lick Area," pg. 159).

The Land Use Element provides the following Future Land Use Development Guidelines that 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 140).
- 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. 141).
- 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 ("Landscaping," pg. 141).
- 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 ("Design, Signs, and Historic Preservation," pg. 142).

The adopted 2005 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 monitored, maintained and improved as needed ("Overall," Objective 4).
- D. 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 enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).
- E. 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 should minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).
- F. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Social Objective 4).
- G. Extra-regional or interstate tourist oriented-commercial facilities shall be allowed in appropriate areas when the final mitigated impact is minimal on other land uses ("Recreation and Open Space," Objective 2).
- H. Historically and culturally significant sites and structures of Boone County that are part of recreational or education facilities shall be protected. Park areas that make use of existing historic structures or features shall be encouraged ("Recreation and Open Space," Objective 3).

The Business Activity Element provides the following comments that relate to the area at large:

Tourism in the County should increase as a result of improvements to Big Bone Lick State Park, potential impacts of casino gaming in Indiana, and the designation of the Big Bone/Middle Creek Scenic Highway. In recent years, heritage tourism businesses have increased. This industry is significant since Boone County consistently ranks near the top in the State in tourism dollars generated ("Areas of Future Commercial Activity," pp. 64 & 65).

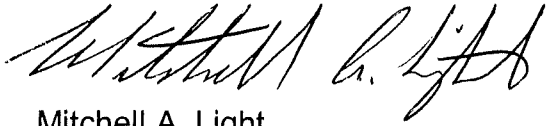
### STAFF COMMENTS

1. Staff would like the applicants to address the length of their "season," the hours of operation, how many major events they plan to have and how often they would have a major event (1 per week?, 2 per week?). This gets to the issue of parking and where it would be located on their property as well as where parking is currently located in the area.
2. Staff would like the applicants to address the conditional use request of the "eating and drinking establishment including alcoholic beverages" with regard to the types of alcohol they are proposing to sell, locations the alcohol would be served on the property, and would the consumption of the alcohol be limited only to those areas on the property.
3. The property has a lot of small signs throughout, most of which is free speech signage. The Recreation zone allows the primary (front) elevation, two square feet of signage per lineal foot of the building width and one square foot of signage per lineal foot of the building width on two secondary elevations. "Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage." Developments in Recreation zones are permitted one entrance sign for each entrance from a major thoroughfare for a total of two signs. These signs cannot exceed 100 square feet in area and 10 feet in height.
4. Greg Sketch, Boone County Engineer, has submitted his comments (attached) regarding the request as it relates to the county road system.
5. Ted Talley, Environmental Health Manager with the Northern Kentucky Health Department has also submitted comments (attached).

### CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court need to evaluate the proposed zone change in terms of the three criteria necessary for a Zoning Map Amendment as stated in Article 3 "Amendment" of the Boone County Zoning Regulations. The Conditional Use Permit request needs to be evaluated against the criteria in Section 262 "General Standards Applicable to All Conditional Uses" and Section 713 "Conditional Uses and Criteria" (CUP criteria for the Recreation zone).

Respectfully Submitted,

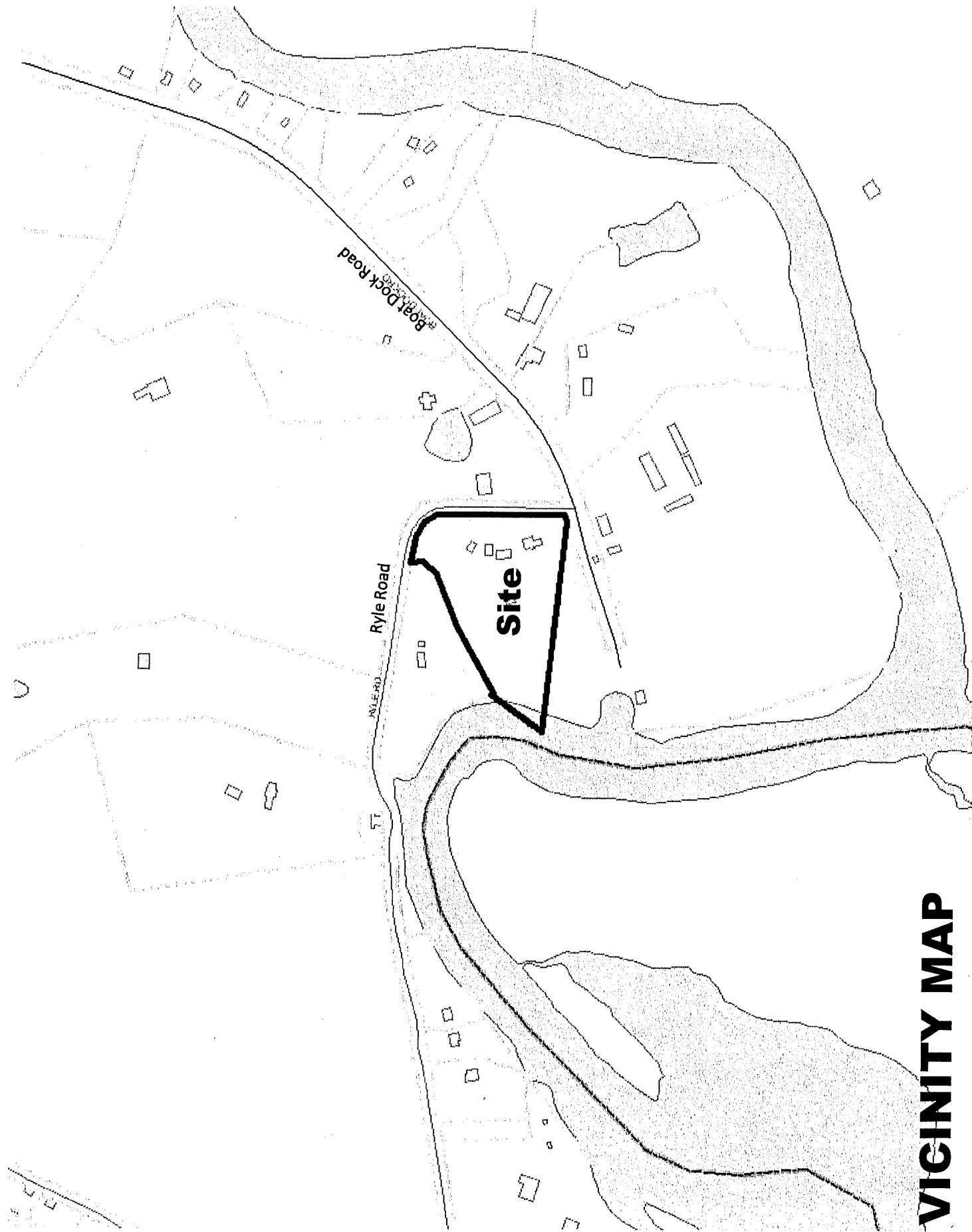


Mitchell A. Light  
Assistant Zoning Administrator

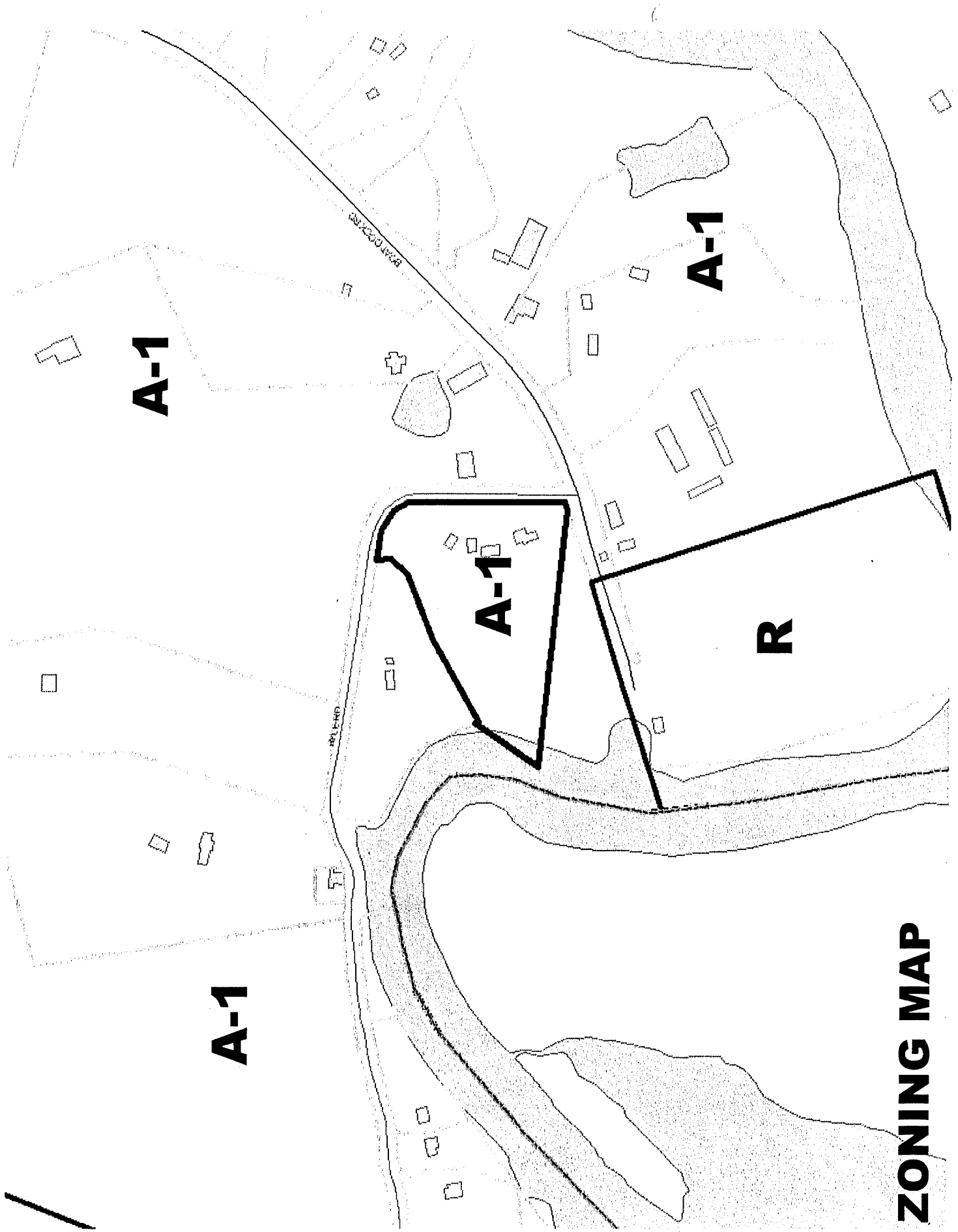
MAL/dw

Attachments:

- Vicinity Map
- Zoning Map
- Future Land Use Map
- Project Narrative
- Comments from Greg Sketch, Boone County Engineer
- Comments from Ted Talley, Northern Kentucky Health Department
- Recreation Zone text
- CUP text
- Application
- Citizen Correspondence



**VICINITY MAP**



**A-1**

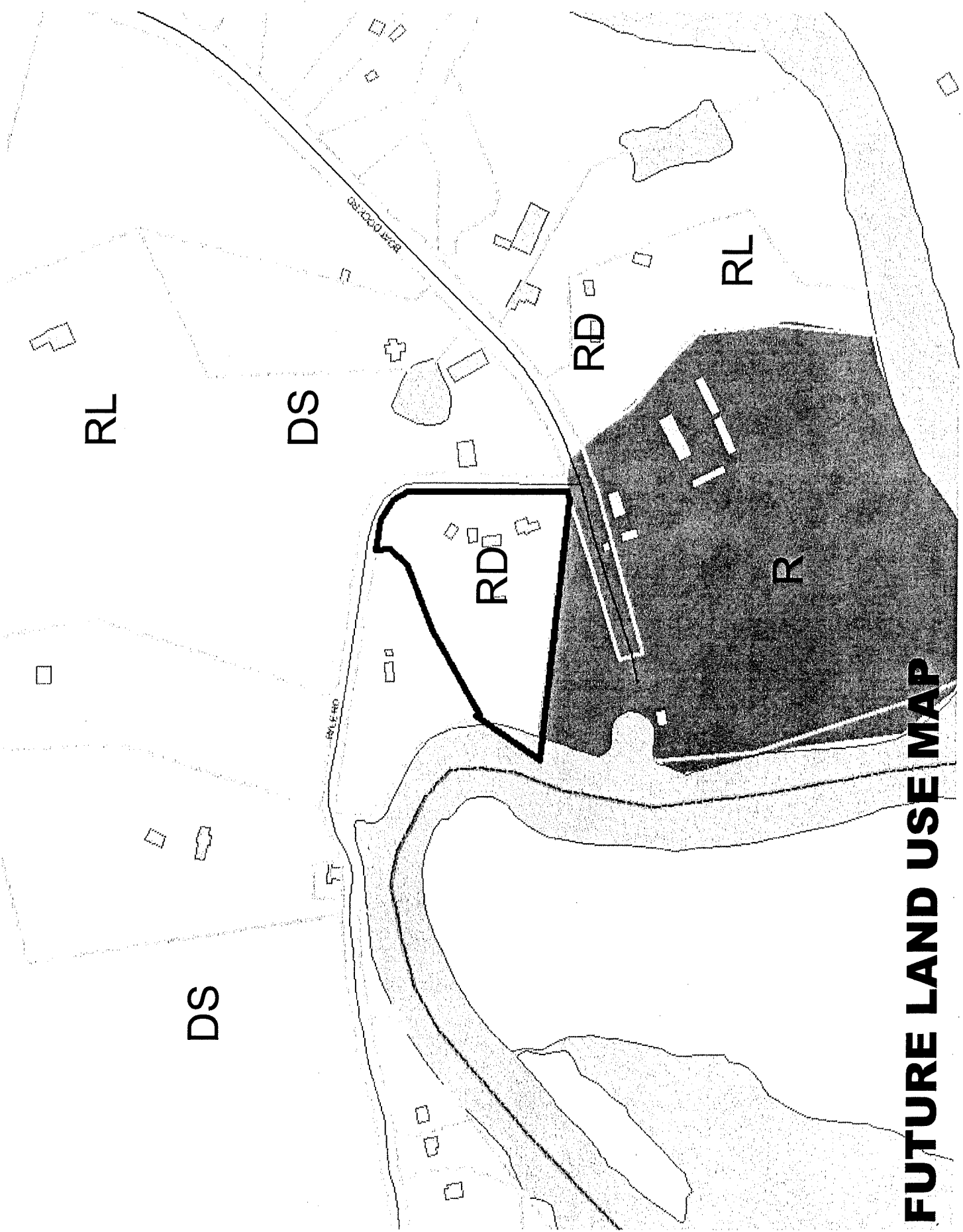
**A-1**

**A-1**

**R**

**A-1**

**ZONING MAP**



**FUTURE LAND USE MAP**

Dear Kevin and Mitch,

**As you may know over the past years Jane's Saddlebag has been involved with the following:**

- Providing Lunch/dinner for the guests local, regional, and international
- Selling crafts/ antiques
- Providing historical information about the area to church and school groups
- Conducting block parties, Girl Scout outings, birthday parties, other private parties
- Turnkey private eco weddings
- Entertaining senior groups that want to relax and eat and learn about the region
- Educating minorities about agriculture and country living
- Offering Kentucky Humanities Council Programs to the community at no charge to the public
- Offering Free local music with a variety of original acts
- Providing a historical self-guided tour to include the sciences of Geology, Paleontology and Archeology
- Over the years we have worked with and or helped several 501c3 Non Profit Organizations

**Jane's Saddlebag has held large scale annual events to include:**

- Bad to the Bone Blues fest
- Bobby Mackey Bluegrass Festival

The above are some of the activities Jane's Saddlebag has been involved with. Now we would like to provide a wine garden for our customers. This will consist of modifying an existing building into a facility where Kentucky Wine and other agri-tourism items will be sold. This would also enable Jane's Saddlebag to provide wine/beer with meals for our patrons.

Jane's has no intention of becoming a "BAR" or changing the ambiance since we believe our past success had been based upon a family heritage tourism destination formula that benefits the people of Northern Kentucky and especially the people of Boone County.

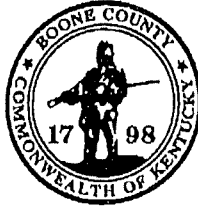
Please advise if you have any questions. Thank you for your time and consideration.

Peter A. Blackmore

Nancy Jordan Blackmore

P. Brett Blackmore

GARY W. MOORE  
County Judge-Executive



GREGORY V. SKETCH, PE, PLS  
County Engineer

JEFFREY S. EARLYWINE  
County Administrator

PUBLIC WORKS DEPARTMENT

[www.BooneCountyKy.org](http://www.BooneCountyKy.org)  
5645 Idlewild Road  
Burlington, KY 41005  
(859) 334-3600  
Fax (859) 334-3598

**M E M O R A N D U M**

**TO:** Mitch Light, Assistant Zoning Administrator  
Boone County Planning Commission

**FROM:** Greg Sketch, PE, PLS  
Boone County Engineer

**RE:** **Proposed Zoning Map Amendment and  
Conditional Use Permit  
For Peter and Nancy Jordon Blackmore**

**DATE:** August 17, 2011

This is in response to your request for input concerning the request for the approval of a zoning map amendment and conditional use permit for Peter A. Blackmore and Nancy Jordon Blackmore on a tract of land located at 13989 Ryle Road. Boone County Public Works only concern with this proposal, or with any proposal on or near Ryle Road is the potential for the increase of **any** vehicular traffic on that road.

The Department has contracted to fix five slips on Ryle Road and is currently maintaining a road slip near the Boat Dock Road end of the road, and road inventories have shown the potential for additional slips along more than an additional mile of the road. Placing a commercial business on or near this road could have a negative impact with increase in traffic. I believe the Planning Commission should be aware of the conditional of Ryle Road in making decisions on land uses in this area.

Thank you for the opportunity for input in this matter.

c: Jeff Earlywine, Boone County Administrator

## Mitch Light

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**From:** Ted Talley [ted.talley@nkyhealth.org]  
**Sent:** Wednesday, August 10, 2011 11:17 AM  
**To:** Mitch Light  
**Subject:** Jane's Saddlebag

Mr. Light,

I received the documentation regarding Jane's Saddlebag zoning request amendment. The referenced property, 13989 Ryle Rd, currently has a valid food service permit through this office for one of their buildings.

However, I'm under the impression from the request they wish to convert or modify an existing building that is not permitted.

Approval from the health department (food and septic), the state plumbing office, and the division of water may be necessary. Other agency approval not required by the food code, may be needed as well.

Plans would need to be submitted to this office prior to remodeling or construction.

Please feel free to contact me if you have any questions or concerns and I'll be happy to assist.

Regards,  
Ted

---

Ted Talley  
Environmental Health Manager  
Northern Kentucky Health Department  
610 Medical Village Drive  
Edgewood, KY 41017  
[859.363.2027](tel:859.363.2027)  
[859.578.7871](tel:859.578.7871) (fax)  
[Ted.Talley@nkyhealth.org](mailto:Ted.Talley@nkyhealth.org)  
[www.nkyhealth.org](http://www.nkyhealth.org)

**NOTICE OF CONFIDENTIALITY:** This e-mail, including any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any review, use, disclosure, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply e-mail and destroy all copies of the original message.

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ARTICLE

7

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RECREATION DISTRICT

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**SECTION 700  
RECREATION (R)**

The purpose of the Recreation district is to identify, protect, and provide for the use of lands and structures for recreation activities. The purpose is further to ensure compatibility between the scale, extent, character, and location of these uses, surrounding development, local needs for recreation facilities, environmental suitabilities, and the limits of supporting infrastructure.

**SECTION 711**

**Principally Permitted Uses**

The following recreation uses are permitted:

1. Libraries, museums, art and craft galleries, conservatories and other cultural exhibits;
2. Planetaria, aquariums, botanical gardens and arboretums, zoos, nature preserves, wildlife habitats and other natural exhibitions;
3. Historic sites and structures, and other monuments and exhibits available for public viewing;
4. Amphitheatres, indoor motion picture theaters, playhouses and other entertainment assemblies;
5. Auditoriums, exhibition halls and other places of public or general assembly;
6. Churches, synagogues, temples and other places of religious assembly for worship;
7. Fairgrounds, miniature golf, arcades, golf driving ranges, batting cages, go-cart tracks and other specialized amusement facilities;
8. Golf courses, tennis courts, ice skating, roller skating, riding stables, bowling, skiing and tobogganing and other sports activities;
9. Play lots or tot lots, playgrounds, playfields or athletic fields, recreation centers, gymnasiums, clubs and other athletic uses and structures;
10. Swimming beaches and swimming pools;
11. Yachting, boat rentals, boat access sites and other marina activities;
12. Camping, picnicking, hiking areas, trails and other passive recreational uses;

13. Dude ranches, youth camps, retreat centers, and health resorts of a non-medical/non-clinical nature, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts;
14. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses;
15. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review;
16. Bed and Breakfast Inns;
17. Any principally permitted uses of Agriculture (A-1) numbered 1-12;

## **SECTION 712**

### **Accessory Uses**

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

1. Dwelling units (subject to SR-2 zoning district standards) of the family of the owner-operator and/or resident manager including:
  - a. private garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit;
  - e. private swimming pools, saunas, bathhouses and similar accessories;
  - f. Private recreational courts, complexes, or similar recreational activities;
  - g. private stables or other keeping and use of pets and animals;
2. signage (see Article 34);
3. Parking (see Article 33);
4. Temporary buildings incidental to construction;
5. Dwellings or rooming houses for persons employed on the premises on a permanent or seasonal basis to operate, maintain, administer or protect the leisure activity;
6. Country clubs, clubhouses, lodges and similar places of assembly or entertainment;
7. Boarding stables, boat moorage and storage, other vehicle, equipment and personal storage services or lockers and related services;
8. Utility generation, production, storage, treatment and disposal;
9. First aid stations;
10. Day care centers or nursery schools;
11. Recycling collection containers.

## **SECTION 713**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is of integral relation to and directly in support of the recreation activity, or b) the use, building or structure is subservient to and not of scale, nature advertisement, trade or other character which will compete, detract or conflict with the principal purpose of the district; c) the activity is necessary to serve the specified public or membership engaged in the principal purpose so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district or immediate environs surrounding; and d) provided the arrangement of use, building or structure is mutually compatible with the organization or permitted and accessory uses to be protected in the district:

1. Appropriate protective functions and related services like police and fire;
2. Water parks;
3. Amusement parks;
4. Special training and schooling activities, including target shooting ranges;
5. Cemeteries including mausoleums;
6. Drive-in theaters;
7. Stadiums, arenas, field houses, race tracks for horse, car, motorbike, or other vehicles and other sports assembly uses and structures;
8. Retail sales or service incidental to other permitted uses on the premises including gasoline, oil marine craft and accessories, grocery items, confectionery, drug and proprietary, art and craft products, books and stationery, antiques, sporting and athletic goods, bait, fuel and ice, bottled gas, cigars and cigarettes, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs and similar products;
9. The operation of eating and drinking establishments including alcoholic beverages;
10. Ferry Boat Landings;
11. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
12. Licensed gambling establishments.

## **SECTION 714**

### **Intensity**

There are no minimum or average intensities common to recreational uses; rather the intensity or use in a recreational district shall be based on the performance standards determined unique to each use and its affected lands. However, all structures associated with any Principally Permitted, Accessory, and/or Conditional use in the Recreation district shall be subject to the C-2 zoning district intensity standards.

## **SECTION 715**

### **Minimum Size**

There is no minimum size or extent of land common to recreational uses or districts; rather a recreational district may include a single private or public lot of record if the general performance of the specific use and its affected lands so merits.

**SECTION 716**

**Minimum Standards**

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

1. The operation of any accessory or conditional use shall be pursuant and subservient to the purposes of the normal permitted recreational activity;
2. No use shall include the feeding, sheltering or penning of animals or fowl or the storage of refuse or compost within one hundred (100) feet of any adjacent property not used for agricultural purposes;
3. All uses in a Recreation zone shall be conducted in conformance with Article 30 - Site Plan Review;
4. See Article 31 for dimensional standards.

**SECTION 260**

**Conditional Use Permits**

Conditional uses shall conform to the procedures and requirements of Sections 261-267, inclusive of this order and the requirements of K.R.S. 100.237.

**SECTION 261**

**Contents of Application for Conditional Use Permit**

An Application for Conditional Use Permit along with whatever additional information the Board may find appropriate, shall be filed with the chairperson of the Board of Adjustment and Zoning Appeals by at least one owner or owner by contract (option) or lessee with permission of the owner of property for which such conditional use is proposed. The Board may require the applicant to submit a site plan as detailed in Article 30 of these regulations.

**SECTION 262**

**General Standards Applicable to All Conditional Uses**

In addition to any specific requirements for conditionally permitted uses deemed appropriate by the Board of Adjustment and Zoning Appeals, the Board shall review the particular facts and circumstances of each proposed use and determine that the use is in fact a conditional use as established under the provisions of this zoning order. The Board may consider whether such use at the proposed location:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

**SECTION 263**

**Specific Standards Applicable to All Conditional Uses**

The Board shall also consider the criteria for conditional uses as set forth in each zoning district.

**SECTION 264**

**Supplementary Conditions and Safeguards**

In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this order. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this order and punishable under Section 430 of this order.

APPLICATION FORM

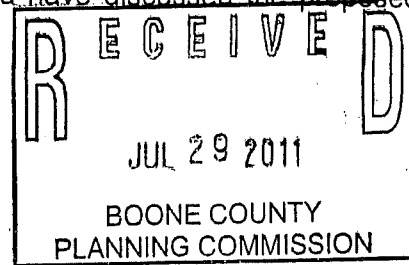
ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

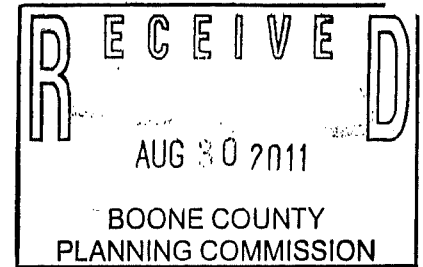
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6. Proposed Uses (please specify each use)  
See attached letter to Planning & Zoning
7. Names of Applicant(s) Pete, Nancy; Brett Blackmore
8. Phone Number 859-743-2975 Fax No. 859-384-4416
9. Address of Applicant(s) 13989 Ryle Rd  
Union Ky 41091  
City State Zip
10. Name of Property Owner(s) Pete & Nancy Blackmore
11. Phone Number 859-743-2975 Fax No. 859-384-4416
12. Address of Property Owner(s) 13989 Ryle Rd  
Union Ky 41091  
City State Zip
13. Proposed Building Intensities (please specify)  
N/A -- NO construction required
14. Are there any existing buildings on the site? YES
15. How many? 3 main buildings
16. Deed Book \_\_\_\_\_ Page No. \_\_\_\_\_ Group No. \_\_\_\_\_
17. Are you also applying for:  
YES Conditional Use Permit  
NO Dimensional Variance
18. Have you submitted a Concept Development Plan? N/A (just want zone change)
19. Have you had a pre-application meeting with BCPC Staff? yes
20. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- N/A Boone County Water District
- N/A Florence Public Services Dept.
- N/A Duke Energy
- N/A Sanitation District #1
- N/A Cincinnati Bell
- N/A Owen Electric Cooperative, Inc.
- N/A Boone County Public Works Department
- N/A Kentucky Transportation Cabinet
- N/A Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)





William P. Butler  
Chairman/CEO



August 29, 2011

Mr. Charlie Rolfsen  
Chairman  
Boone County Planning Commission  
Administration Building  
2950 Washington Street, Room 317  
Burlington, KY 41005

Dear Mr. Rolfsen:

I am writing each of you on the Boone County Planning Commission, on behalf of a zone change application on your agenda with respect to a business known as "Jane's Saddlebag." This restaurant is located on Ryle Road, adjacent to the Big Bone Park Marina. It is a favorite place for myself and my fellow roadbikers. We often park our vehicles there, and bike along the river roads up to Florence, Kelly School, and back. Then we eat lunch, and sometimes, like this past Saturday, Pete and Nancy entertained us with guitar and song. Now you can imagine how all my bike buddies, 18 of us Saturday, feel about Pete and Nancy and Jane's Saddlebag. We have been doing this for four years now. Jane's Saddlebag is not just a food establishment.

I have known Pete Blackmore and Nancy for years. (You can imagine again so I do not have to refer to my age.) I knew Pete when he was the Chief Operating Officer for Levi's operations here in Northern Kentucky. I have known and worked with Nancy Jordan Blackmore for years on community advancement programs. They are responsible people, and good citizens.

So I encourage you to assist them in their quest of you, in support of their business investment and future endeavors.

Very Truly Yours,

William P. Butler

WPB/st

5 West Boesch Drive  
Alexandria, KY 41001

August 29, 2011

Boone County Planning Commission  
2950 Washington Street  
Room 317  
P.O. Box 958  
Burlington, KY 41005

Dear Members of the Planning Commission:

We are writing you to express our support of a request made by Peter Blackmore, Nancy Blackmore, and Brett Blackmore for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5-acre site located at 13989 Ryle Road, Boone County, Kentucky. We are in favor of this zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

The Blackmore family owns and operates an establishment on the said site called Jane's Saddlebag, which has been in business since 2004, and of which we have been frequent patrons since April 2007. We make the nearly 30-mile drive from Alexandria in Campbell County to Jane's mainly for the delicious homemade food, the friendly people, and the friendly farm animals in the petting zoo, but this attraction also includes a collectibles shop, an historic smokehouse, and a replica flatboat, among its many features.

We are genuinely interested in the continued and future success of Jane's Saddlebag. Therefore, we believe the proposed zoning change will help this establishment to grow and to be more profitable by enabling it to add the sale of adult beverages, such as beer and wine, to the business. Also, we do not foresee that the sale of such beverages will in any way diminish the family-friendly atmosphere at Jane's Saddlebag.

We ask the Planning Commission, respectfully, to consider this testimony in its deliberations and decide in favor of changing the zone on the aforementioned site as requested by the applicants. If you have any questions for us, please contact us at the mailing address above or by telephone at 859-448-0911. Thank you for your time.

Sincerely,

Brent A. Smith  
Kathy Smith

BAS/lks

## Mitch Light

---

**From:** Jim Sullivan [jsullivan2\_41042@yahoo.com]  
**Sent:** Monday, September 05, 2011 11:24 PM  
**To:** Nancy Jordan Blackmore  
**Subject:** Zone Change

I James M Sullivan support the zone change requested by Pete & Nancy Blackmore for Jane's Saddlebag. I have been there many times and it is a great, friendly, and family oriented establishment. You could not asks for two nicer people who really care about their customers. I think they also do a great job of bringing additional visitors to the area. I believe this zone change would provide them with the opportunity to do even more for the area.

Sent from my iPad

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
SEPTEMBER 7, 2011  
7:30 P.M.**

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**COMMISSION MEMBERS PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Mike Ford, Vice Chairman  
Mrs. Susan Poston, Temporary Presiding Officer  
Ms. Susan Schultz  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Assistant Zoning Administrator/Zoning Enf. Officer  
Mr. Todd K. Morgan, AICP, Senior Planner

Mr. Rolfsen, Chairman, called the meeting to order at 7:30 P.M. and introduced the first item on the Agenda:

**ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT**

1. Request of **Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants)** for **Peter Blackmore and Nancy Blackmore (owners)** for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

Staff Member, Mitch Light, presented the Staff Report, which included a Power Point presentation (see Staff Report). Mr. Light referred to a series of slides showing a vicinity map and zoning map displaying the site's A-1 zoning and an adjacent Recreation (R) zoning district. Most of the area is currently zoned Agriculture (A-1). The Future Land Use Map indicates Rural Density Residential (RD) for the site. There is Recreation (R), Rural Lands (RL) and Developmentally Sensitive (DS) classifications adjacent to the site. The site slopes west into the creek. The request is to re-zone the site from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit to allow recreational uses, retail sales of merchandise and an eating and drinking establishment. The applicant has submitted a narrative attached to the Staff Report, which includes a list of events. The events include a wide variety from birthday parties to weddings to the Bad to the Bone Blues Festival to the Bobby Mackey Bluegrass Festival. Mr Light described the adjacent land uses, which include a single-family residence to the north; agricultural land, wooded hillsides and several single-family homes east of the site, a marina to the south and Big Bone Creek to the west.

Mr. Light proceeded to show slides of the site, current activities on the site and adjacent properties. The slides depicted all structures on the site, including the flat boat, gift shop, restaurant, "village", amphitheater, picnic shelter and antique shop. Mr. Light referred to an aerial photograph showing the location of the buildings as a Concept Development Plan, along with the written narrative.

Mr. Light referred to the relationship of the request to the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map designates the site as Rural Density Residential (RD), which is defined as low density residential uses of up to 1 dwelling unit per acre. The Land Use Element provides the following text regarding the overall area. "Some recreational uses may develop on the amenities of Gunpowder Creek." In addition, "land between Ryle Road and Boat Dock Road should not be developed due to steep slopes and poor soil conditions. Big Bone State Park should be expanded in size and in quality. KY 338 from U.S. 42 to Boat Dock Road could develop some limited commercial uses, consistent with recreation uses in the area. This possible development is not shown on the Future Land Use Map. Any request for such uses should be examined carefully in order to insure that they fit in with the rural and recreational character of the area as well as maintaining safety along KY 338. This section of Boone County is dominated by several creeks, including Big Bone Creek, Mud Lick Creek, and the Big South Fork Creek along the Boone County/Gallatin County border. Overall, this section should experience very limited residential growth and be oriented towards river access and river recreation activities."

Mr. Light mentioned that the Planning Commission should review the Future Land Use Development Guidelines identified on page 3 of the Staff Report as they relate to the proposed project. Further, he referred to the Goals & Objectives with regional or interstate tourist commercial facilities being allowed in appropriate areas and historically and culturally significant sites and structures that are part recreational/educational be protected. Park areas that make use of existing historic structures or features shall be encouraged. The Business Activity Element provides the following comments that relate to the area at large: "tourism in the County should increase as a result of improvements to Big Bone Lick State Park, potential impacts of casino gaming in Indiana, and the designation of the Big Bone/Middle Creek Scenic Highway. In recent years, heritage tourism businesses have increased. This industry is significant since Boone County consistently ranks near the top in the State in tourism dollars generated."

In regard to Staff comments, the applicants should address the length of their "season," the hours of operation, how many major events they plan to have and how often they would have a major event (1 per week?, 2 per week?). This gets to the issue of parking and where it would be located on their property as well as where parking is currently located in the area. Second, Staff would like the applicants to address the conditional use request of the "eating and drinking establishment including alcoholic beverages" with regard to the types of alcohol they are proposing to sell, locations the alcohol would be served on the property, and would the consumption of the alcohol be limited only to those areas on the property. Third, the property has a lot of small signs throughout, most of which is free speech signage. The Recreation zone allows the primary (front) elevation, two square feet of signage per lineal foot of the building width and one square foot of signage per lineal foot of the building width on two secondary elevations. "Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage." Developments in Recreation zones are permitted one entrance sign for each entrance from a major thoroughfare for a total of two signs. These signs cannot exceed 100 square feet in area and 10 feet in height. Fourth, Greg Sketch, Boone County Engineer, has submitted his comments regarding the request as it relates to the County road system. Finally, Ted Talley, Environmental Health Manager with the Northern Kentucky Health Department has also submitted comments.

In conclusion, the Planning Commission and the Fiscal Court need to evaluate the proposed zone change in terms of the three criteria necessary for a Zoning Map Amendment and the criteria in Section 262 "General Standards Applicable to All Conditional Uses" and Section 713 "Conditional Uses & Criteria" in the Recreation (R) zone.

At this time, Chairman Rolfsen asked the applicant to proceed with their presentation. Mr. Greg Voss, attorney for the Blackmores, introduced Mr. Pete Blackmore. Mr. Blackmore gave a history of his background. He has lived in the area for 30 plus years. He served on the Northern Kentucky Chamber Board for 8 years, started WKNU, served as Vice President of Friends of Big Bone and on the Board at Dinsmore, President of the Northern Kentucky Industrial Park and on the Board of the YMCA. He stated that his wife, Nancy, is also known as Jane, wrote a book about the area and was in the newspaper and t.v. business. She won a Golden Apple Award for education and also served as President of the Friends of Big Bone. Both are committed to the area. Jane's Saddlebag is named

after his mother. Mr. Blackmore stated that he is not selling the business but he may sell his house. It is a family business. He has had 7 years of a positive record. He has done everything he was supposed to do. We have promoted tourism and local history. We educated both the under privileged and privileged. We provided a first class tourist attraction. We supported local charities - the Women's Crisis Center, Diabetes Association, Boone County Animal Center, Boone County FOP and the Northern Kentucky Symphony. The last time we appeared, there were several negatives and "what if" games. Things like boat congestion, parking problems, noise after 9:00 p.m. and drunken bikers never came true. None of this happened. They are non-issues. Look at the facts and not the people who don't live there. There has been a trickle down philosophy. They have used about 20 local businesses such as Aronco Heating & Cooling, Palmer Paving, Riegler Blacktopping, Waco Oil, Carol Concrete, Trap's Water and Doll Plumbing. There has been an impact. Mr. Blackmore stated that Jane's Saddlebag will never be a bar. He is asking for wine and beer. It will be sold out of the existing structures. One of the buildings will be converted to a beautiful wine garden so they can sell Kentucky wines and Kentucky pride products. If necessary, he would agree to any type of condition limiting sales. He is not interested in selling liquor. He stated that the Planning Commission's mission is to serve the citizens and business community effectively. He represents both - a citizen and a member of the business community. According to KRS 100.213, they qualify for A&B as a basis for a zone change. He feels that he meets both A&B. Jane's Saddlebag is zoned incorrectly. It is 100% tourism and they function as a restaurant. They are not industrial, residential or cultural. They should be zoned Recreational (R). There has been some growth and changes in the area since the last Comprehensive Plan. Ryle Road is not where you want to send people. About 99% of the businesses visit the site using Boat Dock Road. The others using Ryle Road are neighbors. Ryle Road is a dangerous road today. The zone change process includes controls. Seven years of operation has resulted in no problems. It is a diamond in the rough.

Ms. Nancy Blackmore presented an historical look of the site as it developed over a 7 year time period. Ms. Blackmore apologized for her first application because they could not attend the Public Hearing 7 years ago. This time she encouraged people, including Board members, to visit Jane's Saddlebag in order to obtain a better understanding of the project and the area. Customers look at their web site and realize that it is so much more after visiting the site. Ms. Blackmore presented the time line of the development of Jane's Saddlebag (see Exhibit A). The site became available as it was in danger of development. The little white house was available for purchase. They sold their house and bought the property. Jane's Saddlebag is 90% food. The menu is based on Big Bone Lick. Ms. Blackmore submitted a sign-in sheet of people who visited the site, as well as a petition in support of the project.

Mr. Brett Blackmore lives at the end of Boat Dock Road. On June 24th, he visited with neighbors in the area and circulated a petition in support of the zone change request. There was no opposition to the zone change request. They missed 3 or 4 individuals because people were not home.

Ms. Nancy Blackmore displayed several picture boards of people who visited the site. It is not a drunken biker bar but a family friendly establishment. Ms. Blackmore proceeded to show a series of photographs showing old photos of the structures and property and many pictures depicting improvements. Photos of the interior of the main building and the smoke house were shown. Work was done by the Blackmores 24/7. Trees were planted around the County sewer plant. The barn was remodeled. The trees have grown. A lot has been accomplished in 7 years. They had beer previously at special events only. Most of the events were charitable events. They hold many birthday parties at Jane's Saddlebag. People visit Jane's Saddlebag by bus, bike, motorcycle, horse, car, canoe, boat, scooter, etc. We can feed 150 people in 40 minutes. There are horse carriage rides. They hold a lot of fundraisers. They have never had a parking problem. They have allowed people to bring in alcohol in coolers in the past. They also had car cruise-in events - about 50 cars for the event. Concerts have been held in the past. There has been no problems. In addition, there has been cornhole tournaments for the FOP. Now they are 80% family oriented activities and 20% motorcycles. Every year they host a fishing derby on Father's Day. The restaurant has a limited menu and the kitchen has received a 100% rating from the Boone County Health Department. They also offer a historical walking tour with the creation of the village centered on the ice age and Boone County's history relative to Big Bone Lick State Park. They have a flat boat on the site and a small amphitheater. The house is considered to be a Saddlebag house - a prelude to a duplex unit. They have international visitors and have historic programs - Abe Lincoln, Margaret Gardner, May Ingles, Rosemary Clooney, etc. There is usually one event a month. There are no noise issues since there is no one around. Ms. Blackmore showed pictures of parking venues in Boone County such as the Florence Speedway, Boone County Fairgrounds, etc. They have a lot of room to park. Senior citizens are interested in visiting Jane's Saddlebag if they would have adult beverages. Tourism sites help each other. She directs people to Potter's Ranch and to Dinsmore Homestead. Tourism is a nice clean business. Hours of operation during the summer are Wednesday thru Sunday 10:00 a.m. to 7:00 p.m. From June to October, they are open until 9:00 p.m. on Friday for the cruise-ins. They are not open in the Spring. There are noises in the area - barge noises, boaters, gun shooting, etc. The only noise heard at night are campers and the Florence Speedway. People go home at dark in the Big Bone area. The zone change will give the Planning Commission more control. We need to increase revenue as a small family business. They don't hold rock concerts. At maximum capacity, the amphitheater can seat 1,000 people. They can't afford national band acts. Kentucky Tourism Commissioner Mike Cooper supplied some statistics about tourist attractions, which added adult beverage sales. Sales from this have increased by 10% and revenue from this has gone up by 20-25%. Two weeks ago, the Kentucky State Parks System began selling beer at the State Parks. Big Bone Lick will have beer. Rabbit Hash sells beer 9.5 miles away. Elk Creek Winery sells wine 9.78 miles away. Florence Speedway sells beer 6.36 miles away. Grandma's Kitchen is zoned for a full bar 6 miles away. Beaverlick Trading Post sells beer 6 miles away. Trixie's sells beer 5.19 miles away. The Park Tavern is zoned for a full bar and is located 3 miles away. Big Bone Lick State Park is 2.5 miles away and can sell beer. Big Bone Landing has the green light to sell beer. We want to continue to be successful. The zone change will help our small tourism business.

Mr. Pete Blackmore stated there is no hidden agenda. Jane's Saddlebag will have a positive influence on tourism in Boone County. We pay sales tax and do a lot to bring people to Boone County. They want to feature Kentucky wines and have a wine garden. Their typical events attract no more than 150 people.

Mr. Voss stated that he would like to include a copy of the slides for the record.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Ken Norris, 10821 Silver Charm, stated that he moved to Boone County about 5 years ago. He fell in love with Jane's Saddlebag at the same time. He liked the ambiance and the country setting. It is a family place and very relaxing. Diverse people go there. The Blackmores have made a substantial investment in the area. There are 2 things that you can count on when you visit Jane's Saddlebag. Someone will greet you and Nancy will take your picture. If it turns into a bar, he won't go there. He owns a motorcycle and visits Jane's. He has noticed a change in the last few years. Families outnumber motorcyclists. There is no profanity. They are a credit to Boone County.

Ms. Darla Urso, 3840 River Bluff Road, stated that she and her family have visited Jane's frequently in the last 3 years. They had a birthday party there. It is a family friendly area. She noted that she would still visit it even with the beer sales.

Ms. Jeanne Sheridan, 10500 Lower River Road, discovered Jane's Saddlebag after they moved to the area 6 years ago. When family members visit them, she takes them to Jane's. It is a wonderful environment.

Mr Bob Toerner, 3955 River Bluff Road, stated that he has lived in the area for 12 years. He has witnessed the progress of Jane's Saddlebag. It is a jewel in the neighborhood. It is a great destination for bikers. It will be a great addition to the County.

Mr. Dave Tousing, who owns 5 acres adjacent to Jane's Saddlebag, has known the Blackmores for 5 years. At first, he was nervous about Jane's because of the bikers. However, he has learned that they are quality people. The Blackmores are fine people who run a fine establishment. The Planning Commission should approve the zone change.

At this time, Chairman Rolfsen asked if there was anyone opposing the development and wanted to comment?

Ms. Nicole Duvall, 13806 Ryle Road, stated that she lives 3 doors down from the Blackmores. She couldn't disagree more about how the project was presented. In 7 years, one could come up with enough photographs to show it their own way. It is heavily oriented towards bikers. They have seen alcohol in the area. She has eight children (12 and under) and had to construct a fence because of the noise. Parking is a problem. Their overflow parking goes into the barnyard and it is up for sale. When it rains, they

can't use the area. They can't control how people get to Jane's Saddlebag. People use Ryle Road, especially bikers. They were never asked to sign the petition or not. She opposed it before and continues to be against it. She requested that the Planning Commission vote against the proposal. It will negatively impact the community. There is nothing that they are doing on their property now that they can't do within the current zoning. Just because they want to change something isn't a basis for the zone change.

Mr. James Duvall, 13806 Ryle Road, stated that he has lived in the area for 12 years and has an interest in Boone County history. He also was elected as a Supervisor to the Boone County Conservation District. He stated that he is extremely interested in how the area develops and ecology. The submitted pictures is not a legal reason for a zone change. You need facts and figures. Mr. Duvall noted that the area has been designated as Developmentally Sensitive (DS) and it should be developed as low density. There is very little infrastructure in the area except for electric and roads. There is no public water or sanitary sewer. The roads are fragile and unstable. Ryle Road was closed for 30 days. Nothing should be done to encourage more traffic on Ryle Road and Boat Dock Road. Boat Dock Road has had some slips. Ryle Road is falling into the Ohio River. The Fiscal Court has put in over \$1 million to correct the damage of Ryle Road. Every car that travels on the road contributes to the "cave-in" of the road. In terms of ecology, many of the wetlands have disappeared. A lot of the area has been bulldozed. The trees were holding back the water. The area should be low density development like Potter's Ranch. Mr. Duvall submitted a petition against the project (see Exhibit B). There are 22 pages of over 200 signatures. There may be another petition submitted.

Mr. Gex Williams, 14142 Walton-Verona Road, explained that he is an employee of Mr. Robert Lightner and is involved in Potter's Ranch. He expected discussion about a Conditional Use Permit. Almost 99.9% of the activities that the Blackmores want to do can be achieved based on the current A-1 zoning with Conditional Use Permit #20. Last time, there was some discussion about the uses in the old A-1 zone and the new Conditional Use Permit #20. He assumed this was created for them. Also, he presumed that the request was about the Conditional Use Permit in an A-1 zone. They don't have a Conditional Use Permit for the current operation. Are they in compliance with zoning now? No one wants to shut them down. It is not about the Blackmores. Mr. Lightner and his family have visited Jane's Saddlebag. It is about the next owner. Once there is a zone change, then the character of the area is changing. It is not about the bikers. Even though the Blackmores don't want to have a bar, then they could have one. The regulations state that a Concept Development Plan is required, but the applicant hasn't submitted one. They are not legally bound and the subsequent owner is not bound. It is just words. The public has nothing before them, just pictures on a screen and words on a piece of paper. We don't know what it is. Section 303 of the zoning code suggests that the Planning Commission must consider the worst case use if a Concept Development Plan is not submitted. The Recreation zoning could have a bar if there is no legally binding Concept Development Plan. If they went to Conditional Use Permit #20, then a map change is not required. Other uses permitted in a Recreation zone are trailer parks, a high density use, etc. The future owner of the property could pursue these as options. The main reason for the zone change is to sell beer and wine by the glass. Beer can be sold

as a grocery item. They could have an eating and drinking establishment under Conditional Use #20. The appropriate zoning district for what the Blackmores want to do is a C-1 or C-2 zoning district located on KY 338. They should get their existing uses in line with the current A-1 zoning before they begin to sell beer and wine and submit a Concept Development Plan. The project is not consistent with the *Boone County Comprehensive Plan* as A-1 zoning is correct and not Recreation zoning being requested. It should be a Rural Density area. It is also a Developmentally Sensitive area. The proposed zone is not appropriate. The Conditional Use Permit application is not the primary use. There have been no major economic, social or physical change in the area. It continues to be a rural residential area. The recreational use is in the flood plain only. It is to be used by boaters and won't be developed. By granting the zone change, it will change the character of the area.

Ms. Elizabeth Long, a resident on Victory Schoolhouse Road and is an employee of Potter's Ranch. Jane's Saddlebag is great for tourism. The roads are treacherous in the area. Her concern is whether we are creating a destination where alcohol can be served and people can travel to other similar spots? She wondered if the business is family oriented, then why are they desiring alcohol? If you change the culture and people drink, what will happen with the bad roads? She has a concern about a change in the future?

Mr. Martin Dye owns property on Ryle Road for 23 years, stated that regulations make it difficult to be creative. The Blackmores need help. They are small business owners that are trying to make a living and are not a detriment to the community. The site is the only bright spot in the neighborhood. Most of the properties along Ryle Road have gone to heck. A lot of people have moved out. It doesn't care what they are zoned. They just need help.

At this time, Chairman Rolfsen asked whether the Board members had questions or comments? Mr. Hicks asked what would happen about a future owner and whether a bar would be permitted since the owner is agreeable to a stipulation?

Mr. Costello responded that a condition could be drafted prohibiting liquor sales versus beer and wine sales. In addition, the condition could be drafted to limit the sale of alcoholic beverages based on their existing operation versus being a bar. A condition could be based on operations and size (e.g. square footage of a building). Further, it could also involve food sales. Ultimately, the Zoning Administrator would make a decision on whether a new owner wanted to convert the use to a bar or nightclub based upon the agreed conditions. A new Public Hearing would have to be held if the new use is not consistent with the original approval. There is also the possibility of putting stipulations on alcohol permits. It could also include wine tasting and sales by the glass.

Mr. Reynolds inquired about parking when there is bad weather and vehicles are usually parked on the grass. Do people park on the street?

Mr. Voss stated that if they have bad weather, there won't be an event. There is plenty of paved parking for 40-50 vehicles on their site and parking is available at the Big Bone Landing. Mr. Blackmore said they park in between the 2 buildings, the circle area and bus turn-around. There is no parking on the street.

Chairman Rolfsen asked if Jane's Saddlebag has been flooded. Ms. Blackmore responded that the main building has not been flooded even during the 1937 flood. The building sits much higher and is out of the flood plain.

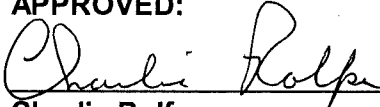
Chairman Rolfsen asked about Kentucky wines? Ms. Blackmore responded that they are converting an existing building to sell Kentucky pride items and Kentucky wines. It is a very big part of Kentucky tourism. Just look at the signs on I-75. Boone County is not a dry county. Why can't families have a glass of wine? There is no need for a Concept Development Plan.

Mr. Blackmore stated that he is willing to have conditions on the use to assure more controls.

Mr. Voss stated that Article 7, or Recreation @, is an appropriate zone for the proposed use. They are not interested in commercial zoning in the area.

**There being no further comments, Chairman Rolfsen stated that the Committee Meeting for this item will be on September 21, 2011 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on October 5, 2011 at 7:00 P.M. Chairman Rolfsen closed this Public Hearing at 9:25 P.M.**

**APPROVED:**

  
\_\_\_\_\_  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
\_\_\_\_\_  
**Kevin P. Costello, AICP**  
**Executive Director**

**Exhibit A - Material related to Site History & Petition for the Project**  
**Exhibit B - Petition Against The Project**

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
FIRST FLOOR FISCAL COURTROOM  
BUSINESS MEETING  
OCTOBER 5, 2011  
7:00 P.M.**

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**COMMISSION MEMBERS PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mike Ford, Vice Chairman  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Mrs. Susan Poston, Temporary Presiding Officer  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Ms. Susan Schultz  
Mr. Bob Schwenke  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Charlie Reynolds

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Mitchell A. Light, Assistant Zoning Administrator/Zoning Enf. Officer  
Mr. Todd K. Morgan, AICP, Senior Planner

**Approval of the Minutes:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes of the September 7, 2011 Business Meeting and the September 7, 2011 Public Hearings. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Ford moved that the Minutes be approved as written. Ms. Reeves seconded the motion and it carried unanimously.

**ACTION ON PLAN REVIEWS:**

**CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff; Janet Kegley, Chairwoman**

1. Request of James W. Berling (applicant) for RCDK Properties, LLC (owner) for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 9.5 acre site located on the north/west side of Houston Road to the immediate north/east of the property at 6835 Houston Road, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow a multi-tenant commercial building and two freestanding restaurants in addition to the previously approved development options.

Mr. Mark Hicks announced that he would abstain from voting on the request due to his business relationship with the applicant. Mr. Hicks left the meeting room.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval subject to conditions (see Committee Report). Mr. Morgan noted that the Committee voted unanimously with Mrs. Kegley, Mr. Breetz and Mr. Bunger voting in favor of the request.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the project for a 5 minute time limit.

Mr. Jim Berling, Applicant, stated that he was available to answer any questions and mutually agreed to the conditions.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak against the request? Seeing no one, Mrs. Kegley moved that the request be approved with conditions by Resolution to the City of Florence based upon the Committee Report. Mr. Bunger seconded the motion and it passed unanimously.

At this time, Mr. Hicks returned to the meeting room.

**ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT - Mitch Light, Staff; Mark Hicks, Chairman**

2. Request of Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants) for Peter Blackmore and Nancy Blackmore (owners) for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

Staff Member, Mitch Light, read the Committee Report, which recommended approval subject to conditions (see Committee Report). Mr. Light noted that the Committee voted

unanimously for the project with Mr. Hicks, Mrs. Kegley, Mr. Breetz and Mr. Bunger voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience, who wanted to speak in favor or against the request for a 5 minute time limit.

Mr. Greg Voss, Attorney for the applicant, thanked the Committee and Staff for its efforts. He stated that the conditions are acceptable to his client. He pointed out that the project brings tourism into the County.

Ms. Nicole Duvall, 13806 Ryle Road, stated that the approval is based on principally permitted uses. At the Public Hearing, it was noted the 90% of the business at the site is a restaurant. This use is not listed as a principally permitted use. Even now, they are functioning illegally as a restaurant. She acknowledged that a Conditional Use cannot be a secondary use in relation to what they have there now and what they are seeking. There are other problems with parking. There are also unresolved issues with Mrs. Kegley serving on the Committee even though she has a relationship with Mrs. Blackmore. She is protesting it for the record.

Mr. Wilson responded that the Planning Commission heard about issues involving Mrs. Kegley before the Public Hearing. Consequently, we spoke to Mrs. Kegley. There is no conflicting relationship with Mrs. Blackmore. With regard to the uses allowed in the zone, it would be up to the Zoning Administrator to address and enforce over time.

Mr. James Duvall, 13806 Ryle Road, stated parking is a problem and Mr. Hicks as Committee Chair did not allow him to speak. There has been a number of times where cars have been lined up and down on both sides of the road. When it rains, it is not possible for people to park on the grass. In August, a fire engine was parked in the driveway. On both sides of the road, parking occurred including around the curve. It is impossible to park 45 cars on the property even end to end. Noise is a problem. Nothing has changed in 7 years. The same problems are there. There was no legal reason to grant the request, before and there is no reason now. According to the law, there has to be some major change in the community and not what the applicant has done with their property.

Mr. Hicks stated that at the Committee meeting, he gave the opposition 3 minutes and Mrs. Duvall used the time to attack Mrs. Kegley.

Mr. Duvall explained that if someone brings up an issue, then the 15 member Planning Commission should hear the issue respectfully. There is no reason to move forward when there is a question.

Mr. Wilson stated that Mrs. Kegley fully explained her understanding of the situation. There is no improper or illegal relationship between Mrs. Kegley and Mrs. Blackmore.

**At this time, Mr. Hicks moved that the Zoning Map Amendment and Conditional Use Permit requests be approved with Conditions based on the Committee Report by Resolution to the Boone County Fiscal Court. Mr. Schwenke seconded the motion.** Chairman Rolfsen asked if there were any questions or comments from the Board?

Mr. McMillian asked about parking and who will enforce it? What is the plan for parking?

Mr. Wilson explained that the parking issue came up at the Committee Meeting and they reviewed the record and the areas where parking was available was shown to the Committee. Mr. Light used an aerial photograph to demonstrate available parking areas for special events and regular customers. Mr. Light also showed available paved parking at Big Bone Landing.

Mr. McMillian asked how big the restaurant was and what amount of parking is required? Mr. Light responded that the parking requirement is 1 parking space for 2 seats. They are 30 seats total so 15 parking spaces would be required. Mr. Voss responded there are 45 paved lined parking spots. There is also parking available for 200 vehicles on the grass and 200 spaces at Big Bone Landing. Again, if it is raining, the event will not be held.

Mr. McMillian asked if paved parking is required? Mr. Light answered that normally paved parking is required but the requests involve special events. Mr. Costello compared the request to the Dinsmore Homestead, which holds special events throughout the year and parking is permitted on the grass. Mr. McMillian stated they are expanding the restaurant with drinks. Mr. Costello stated they are not physically expanding the building. All the uses are based on the existing structures. Mr. Wilson stated there is a condition of not allowing a physical expansion of the structure. Mr. Voss stated they would not exceed the 45 parking spaces. They cannot physically put 90 chairs in the restaurant just room for 30.

Mr. Bunger stated that there is a condition that there will be no parking in the street right-of-way. This could be enforced by the Zoning Enforcement Officer and by the Police.

Ms. Schultz asked for clarification on the ABC license. She thought that ABC license is not based on outdoor seating just indoor seating. Is there enough permanent seating to obtain an ABC license? Mr. Voss stated that his client is not dealing with the license issue only the zoning request. Ms. Schultz stated there would be more traffic if the applicant has to increase the number of seats in order to get the ABC license. The project could be at a parking capacity that would require parking on the grass. Mr. Voss again explained that they could have up to 90 seats. There is adequate parking on the site.

**At this time, Chairman Rolfsen asked for a vote on the motion made by Mr. Hicks and seconded by Mr. Schwenke. The vote found Mr. Brandstetter, Mr. Breetz, Mr. Bunger, Mr. Ford, Mr. Hicks, Mrs. Kegley, Mr. Longano, Mrs. Poston, Mr. Rolfsen, Mr. Schwenke and Mr. Turner in favor and Mr. McMillian, Ms. Schultz and Ms. Reeves against the requests. The motion to approve both requests passed by a vote of 11-3.**

**TECHNICAL/DESIGN REVIEW - Kevin Wall, Staff; Charlie Reynolds, Chairman**

**3. Turfway Executive Center - Houston Lakes Subdivision**

**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Mark Hicks, Chairman

**DATE:** October 5, 2011

**RE:** Request of **Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants)** for **Peter Blackmore and Nancy Blackmore (owners)** for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

**REMARKS:**

We, the Committee, recommend approval of this request based upon the following findings of fact and with the following conditions:

Findings of Fact

1. The Committee has concluded that the request is in agreement with the adopted 2005 Boone County Comprehensive Plan for the following reasons:
  - A. Due to the major creeks and tributaries, much of the land in this section is Developmentally Sensitive, and should be protected from development. Most of the growth in this area should be of a Rural Density residential nature, located predominately along Beaver Road. Some recreational uses may develop based on the amenities of Gunpowder Creek (Land Use Element, "Big Bone Lick Area").
  - B. KY 338 from U.S. 42 to Boat Dock Road could develop some limited commercial uses , consistent with recreation uses in the area. This possible development is not shown on the Future Land Use Map. Any request for such uses should be examined carefully in order to insure that they fit in with the rural and recreational character of the area as well as maintaining safety along KY 338 (Land Use Element, "Big Bone Lick Area").
  - C. Overall, this section should experience very limited residential growth and be oriented towards river access and river recreation activities. (Land Use Element, "Big Bone Lick Area").

- D. Tourism in the County should increase as a result of improvements to Big Bone Lick State Park, potential impacts of casino gaming in Indiana, and the designation of the Big Bone/Middle Creek Scenic Highway. In recent years, heritage tourism businesses have increased. This industry is significant since Boone County consistently ranks near the top in the State in tourism dollars generated ("Areas of Future Commercial Activity").
2. The Committee has concluded that the requested Conditional Use Permit fulfills the applicable findings, standards, and criteria outlined in KRS 100.237, which includes the findings outlined in Sections 262 and 713 of the Boone County Zoning Regulations. Specifically, the operation of an eating and drinking establishment including alcoholic beverages (in this case beer and wine only), is harmonious with and in accordance with the general objectives of the County's comprehensive plan.
  3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owners have signed a letter demonstrating agreement with these conditions.

#### CONDITIONS

1. The Property Owners agree that they will only sell beer and wine on the premises.
2. The Property Owners agree that the sale of beer and wine can only occur on the site and is accessory to the restaurant use. Beer and wine can only be sold as part of the restaurant use and a separate bar is prohibited.
3. The Property Owners agree that all outdoor events will end no later than one (1) hour after dark.
4. The Property Owners agree that all activities are limited to the existing structures within their existing footprints.
5. The Property Owners agree that no parking is permitted within the public rights-of-way.
6. The Property Owners agree that no other recreation uses under Article 7 are permitted on the site other than the uses that currently exist on the subject property as stated below:

**SECTION 711**

**Principally Permitted Uses**

1. ~~Libraries, museums, art and craft galleries, conservatories and other cultural exhibits;~~
2. ~~Planetaria, aquariums, botanical gardens and arboretums, zoos, nature preserves, wildlife habitats and other natural exhibitions;~~
3. Historic sites and structures, and other monuments and exhibits available for public viewing;
4. Amphitheatres, ~~indoor motion picture theaters~~, playhouses and other entertainment assemblies;
5. ~~Auditoriums, exhibition halls and other places of public or general assembly;~~
6. ~~Churches, synagogues, temples and other places of religious assembly for worship;~~
7. ~~Fairgrounds, miniature golf, arcades, golf driving ranges, batting cages, go-cart tracks and other specialized amusement facilities;~~
8. ~~Golf courses, tennis courts, ice skating, roller skating, riding stables, bowling, skiing and tobogganing and other sports activities;~~
9. Play lots or tot lots, playgrounds, ~~playfields or athletic fields, recreation centers, gymnasiums, clubs and other athletic uses and structures;~~
10. ~~Swimming beaches and swimming pools;~~
11. ~~Yachting, boat rentals, boat access sites and other marina activities;~~
12. ~~Camping, picnicking, hiking areas, trails and other passive recreational uses;~~
13. ~~Dude ranches, youth camps, retreat centers, and health resorts of a non-medical/non-clinical nature, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts;~~
14. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses;

15. ~~Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review;~~
16. ~~Bed and Breakfast Inns;~~
17. ~~Any principally permitted uses of Agriculture (A-1) numbered 1-12;~~

**SECTION 712**  
**Accessory Uses**

1. ~~Dwelling units (subject to SR-2 zoning district standards) of the family of the owner-operator and/or resident manager including:
  - a. ~~private garages and parking;~~
  - b. ~~structures such as fences and walls;~~
  - c. ~~buildings such as storage sheds, private greenhouses and gazebos;~~
  - d. ~~storage of a recreational vehicle or unit;~~
  - e. ~~private swimming pools, saunas, bathhouses and similar accessories;~~
  - f. ~~Private recreational courts, complexes, or similar recreational activities;~~
  - g. ~~private stables or other keeping and use of pets and animals;~~~~
2. Signage (see Article 34);
3. Parking (see Article 33);
4. ~~Temporary buildings incidental to construction;~~
5. ~~Dwellings or rooming houses for persons employed on the premises on a permanent or seasonal basis to operate, maintain, administer or protect the leisure activity;~~
6. ~~Country clubs, clubhouses, lodges and similar places of assembly or entertainment;~~

- ~~7. Boarding stables, boat moorage and storage, other vehicle, equipment and personal storage services or lockers and related services;~~
- ~~8. Utility generation, production, storage, treatment and disposal;~~
- ~~9. First aid stations;~~
- ~~10. Day care centers or nursery schools;~~
- ~~11. Recycling collection containers.~~

### **SECTION 713**

#### **Conditional Uses and Criteria**

- ~~1. Appropriate protective functions and related services like police and fire;~~
- ~~2. Water parks;~~
- ~~3. Amusement parks;~~
- ~~4. Special training and schooling activities, including target shooting ranges;~~
- ~~5. Cemeteries including mausoleums;~~
- ~~6. Drive-in theaters;~~
- ~~7. Stadiums, arenas, field houses, race tracks for horse, car, motorbike, or other vehicles and other sports assembly uses and structures;~~
8. Retail sales or service incidental to other permitted uses on the premises including gasoline, oil marine craft and accessories, grocery items, confectionery, drug and proprietary, art and craft products, books and stationery, antiques, sporting and athletic goods, bait, fuel and ice, bottled gas, cigars and cigarettes, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs and similar products;
9. The operation of eating and drinking establishments including alcoholic beverages;
- ~~10. Ferry Boat Landings;~~
- ~~11. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);~~
- ~~12. Licensed gambling establishments.~~

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

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
SEPTEMBER 7, 2011  
7:30 P.M.**

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**COMMISSION MEMBERS PRESENT:**

Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Jim Longano  
Mr. Don McMillian  
Ms. Lisa Reeves  
Mr. Charlie Reynolds  
Mr. Charlie Rolfsen, Chairman  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Ben Brandstetter  
Mr. Greg Breetz  
Mr. Mike Ford, Vice Chairman  
Mrs. Susan Poston, Temporary Presiding Officer  
Ms. Susan Schultz  
Mr. Bob Schwenke

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Assistant Zoning Administrator/Zoning Enf. Officer  
Mr. Todd K. Morgan, AICP, Senior Planner

Mr. Rolfsen, Chairman, called the meeting to order at 7:30 P.M. and introduced the first item on the Agenda:

**ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT**

1. Request of **Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants)** for **Peter Blackmore and Nancy Blackmore (owners)** for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

Staff Member, Mitch Light, presented the Staff Report, which included a Power Point presentation (see Staff Report). Mr. Light referred to a series of slides showing a vicinity map and zoning map displaying the site's A-1 zoning and an adjacent Recreation (R) zoning district. Most of the area is currently zoned Agriculture (A-1). The Future Land Use Map indicates Rural Density Residential (RD) for the site. There is Recreation (R), Rural Lands (RL) and Developmentally Sensitive (DS) classifications adjacent to the site. The site slopes west into the creek. The request is to re-zone the site from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit to allow recreational uses, retail sales of merchandise and an eating and drinking establishment. The applicant has submitted a narrative attached to the Staff Report, which includes a list of events. The events include a wide variety from birthday parties to weddings to the Bad to the Bone Blues Festival to the Bobby Mackey Bluegrass Festival. Mr Light described the adjacent land uses, which include a single-family residence to the north; agricultural land, wooded hillsides and several single-family homes east of the site, a marina to the south and Big Bone Creek to the west.

Mr. Light proceeded to show slides of the site, current activities on the site and adjacent properties. The slides depicted all structures on the site, including the flat boat, gift shop, restaurant, "village", amphitheater, picnic shelter and antique shop. Mr. Light referred to an aerial photograph showing the location of the buildings as a Concept Development Plan, along with the written narrative.

Mr. Light referred to the relationship of the request to the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map designates the site as Rural Density Residential (RD), which is defined as low density residential uses of up to 1 dwelling unit per acre. The Land Use Element provides the following text regarding the overall area. "Some recreational uses may develop on the amenities of Gunpowder Creek." In addition, "land between Ryle Road and Boat Dock Road should not be developed due to steep slopes and poor soil conditions. Big Bone State Park should be expanded in size and in quality. KY 338 from U.S. 42 to Boat Dock Road could develop some limited commercial uses, consistent with recreation uses in the area. This possible development is not shown on the Future Land Use Map. Any request for such uses should be examined carefully in order to insure that they fit in with the rural and recreational character of the area as well as maintaining safety along KY 338. This section of Boone County is dominated by several creeks, including Big Bone Creek, Mud Lick Creek, and the Big South Fork Creek along the Boone County/Gallatin County border. Overall, this section should experience very limited residential growth and be oriented towards river access and river recreation activities."

Mr. Light mentioned that the Planning Commission should review the Future Land Use Development Guidelines identified on page 3 of the Staff Report as they relate to the proposed project. Further, he referred to the Goals & Objectives with regional or interstate tourist commercial facilities being allowed in appropriate areas and historically and culturally significant sites and structures that are part recreational/educational be protected. Park areas that make use of existing historic structures or features shall be encouraged. The Business Activity Element provides the following comments that relate to the area at large: "tourism in the County should increase as a result of improvements to Big Bone Lick State Park, potential impacts of casino gaming in Indiana, and the designation of the Big Bone/Middle Creek Scenic Highway. In recent years, heritage tourism businesses have increased. This industry is significant since Boone County consistently ranks near the top in the State in tourism dollars generated."

In regard to Staff comments, the applicants should address the length of their "season," the hours of operation, how many major events they plan to have and how often they would have a major event (1 per week?, 2 per week?). This gets to the issue of parking and where it would be located on their property as well as where parking is currently located in the area. Second, Staff would like the applicants to address the conditional use request of the "eating and drinking establishment including alcoholic beverages" with regard to the types of alcohol they are proposing to sell, locations the alcohol would be served on the property, and would the consumption of the alcohol be limited only to those areas on the property. Third, the property has a lot of small signs throughout, most of which is free speech signage. The Recreation zone allows the primary (front) elevation, two square feet of signage per lineal foot of the building width and one square foot of signage per lineal foot of the building width on two secondary elevations. "Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage." Developments in Recreation zones are permitted one entrance sign for each entrance from a major thoroughfare for a total of two signs. These signs cannot exceed 100 square feet in area and 10 feet in height. Fourth, Greg Sketch, Boone County Engineer, has submitted his comments regarding the request as it relates to the County road system. Finally, Ted Talley, Environmental Health Manager with the Northern Kentucky Health Department has also submitted comments.

In conclusion, the Planning Commission and the Fiscal Court need to evaluate the proposed zone change in terms of the three criteria necessary for a Zoning Map Amendment and the criteria in Section 262 "General Standards Applicable to All Conditional Uses" and Section 713 "Conditional Uses & Criteria" in the Recreation (R) zone.

At this time, Chairman Rolfsen asked the applicant to proceed with their presentation. Mr. Greg Voss, attorney for the Blackmores, introduced Mr. Pete Blackmore. Mr. Blackmore gave a history of his background. He has lived in the area for 30 plus years. He served on the Northern Kentucky Chamber Board for 8 years, started WKNU, served as Vice President of Friends of Big Bone and on the Board at Dinsmore, President of the Northern Kentucky Industrial Park and on the Board of the YMCA. He stated that his wife, Nancy, is also known as Jane, wrote a book about the area and was in the newspaper and t.v. business. She won a Golden Apple Award for education and also served as President of the Friends of Big Bone. Both are committed to the area. Jane's Saddlebag is named

after his mother. Mr. Blackmore stated that he is not selling the business but he may sell his house. It is a family business. He has had 7 years of a positive record. He has done everything he was supposed to do. We have promoted tourism and local history. We educated both the under privileged and privileged. We provided a first class tourist attraction. We supported local charities - the Women's Crisis Center, Diabetes Association, Boone County Animal Center, Boone County FOP and the Northern Kentucky Symphony. The last time we appeared, there were several negatives and "what if" games. Things like boat congestion, parking problems, noise after 9:00 p.m. and drunken bikers never came true. None of this happened. They are non-issues. Look at the facts and not the people who don't live there. There has been a trickle down philosophy. They have used about 20 local businesses such as Aronco Heating & Cooling, Palmer Paving, Riegler Blacktopping, Waco Oil, Carol Concrete, Trap's Water and Doll Plumbing. There has been an impact. Mr. Blackmore stated that Jane's Saddlebag will never be a bar. He is asking for wine and beer. It will be sold out of the existing structures. One of the buildings will be converted to a beautiful wine garden so they can sell Kentucky wines and Kentucky pride products. If necessary, he would agree to any type of condition limiting sales. He is not interested in selling liquor. He stated that the Planning Commission's mission is to serve the citizens and business community effectively. He represents both - a citizen and a member of the business community. According to KRS 100.213, they qualify for A&B as a basis for a zone change. He feels that he meets both A&B. Jane's Saddlebag is zoned incorrectly. It is 100% tourism and they function as a restaurant. They are not industrial, residential or cultural. They should be zoned Recreational (R). There has been some growth and changes in the area since the last Comprehensive Plan. Ryle Road is not where you want to send people. About 99% of the businesses visit the site using Boat Dock Road. The others using Ryle Road are neighbors. Ryle Road is a dangerous road today. The zone change process includes controls. Seven years of operation has resulted in no problems. It is a diamond in the rough.

Ms. Nancy Blackmore presented an historical look of the site as it developed over a 7 year time period. Ms. Blackmore apologized for her first application because they could not attend the Public Hearing 7 years ago. This time she encouraged people, including Board members, to visit Jane's Saddlebag in order to obtain a better understanding of the project and the area. Customers look at their web site and realize that it is so much more after visiting the site. Ms. Blackmore presented the time line of the development of Jane's Saddlebag (see Exhibit A). The site became available as it was in danger of development. The little white house was available for purchase. They sold their house and bought the property. Jane's Saddlebag is 90% food. The menu is based on Big Bone Lick. Ms. Blackmore submitted a sign-in sheet of people who visited the site, as well as a petition in support of the project.

Mr. Brett Blackmore lives at the end of Boat Dock Road. On June 24th, he visited with neighbors in the area and circulated a petition in support of the zone change request. There was no opposition to the zone change request. They missed 3 or 4 individuals because people were not home.

Ms. Nancy Blackmore displayed several picture boards of people who visited the site. It is not a drunken biker bar but a family friendly establishment. Ms. Blackmore proceeded to show a series of photographs showing old photos of the structures and property and many pictures depicting improvements. Photos of the interior of the main building and the smoke house were shown. Work was done by the Blackmores 24/7. Trees were planted around the County sewer plant. The barn was remodeled. The trees have grown. A lot has been accomplished in 7 years. They had beer previously at special events only. Most of the events were charitable events. They hold many birthday parties at Jane's Saddlebag. People visit Jane's Saddlebag by bus, bike, motorcycle, horse, car, canoe, boat, scooter, etc. We can feed 150 people in 40 minutes. There are horse carriage rides. They hold a lot of fundraisers. They have never had a parking problem. They have allowed people to bring in alcohol in coolers in the past. They also had car cruise-in events - about 50 cars for the event. Concerts have been held in the past. There has been no problems. In addition, there has been cornhole tournaments for the FOP. Now they are 80% family oriented activities and 20% motorcycles. Every year they host a fishing derby on Father's Day. The restaurant has a limited menu and the kitchen has received a 100% rating from the Boone County Health Department. They also offer a historical walking tour with the creation of the village centered on the ice age and Boone County's history relative to Big Bone Lick State Park. They have a flat boat on the site and a small amphitheater. The house is considered to be a Saddlebag house - a prelude to a duplex unit. They have international visitors and have historic programs - Abe Lincoln, Margaret Gardner, May Ingles, Rosemary Clooney, etc. There is usually one event a month. There are no noise issues since there is no one around. Ms. Blackmore showed pictures of parking venues in Boone County such as the Florence Speedway, Boone County Fairgrounds, etc. They have a lot of room to park. Senior citizens are interested in visiting Jane's Saddlebag if they would have adult beverages. Tourism sites help each other. She directs people to Potter's Ranch and to Dinsmore Homestead. Tourism is a nice clean business. Hours of operation during the summer are Wednesday thru Sunday 10:00 a.m. to 7:00 p.m. From June to October, they are open until 9:00 p.m. on Friday for the cruise-ins. They are not open in the Spring. There are noises in the area - barge noises, boaters, gun shooting, etc. The only noise heard at night are campers and the Florence Speedway. People go home at dark in the Big Bone area. The zone change will give the Planning Commission more control. We need to increase revenue as a small family business. They don't hold rock concerts. At maximum capacity, the amphitheater can seat 1,000 people. They can't afford national band acts. Kentucky Tourism Commissioner Mike Cooper supplied some statistics about tourist attractions, which added adult beverage sales. Sales from this have increased by 10% and revenue from this has gone up by 20-25%. Two weeks ago, the Kentucky State Parks System began selling beer at the State Parks. Big Bone Lick will have beer. Rabbit Hash sells beer 9.5 miles away. Elk Creek Winery sells wine 9.78 miles away. Florence Speedway sells beer 6.36 miles away. Grandma's Kitchen is zoned for a full bar 6 miles away. Beaverlick Trading Post sells beer 6 miles away. Trixie's sells beer 5.19 miles away. The Park Tavern is zoned for a full bar and is located 3 miles away. Big Bone Lick State Park is 2.5 miles away and can sell beer. Big Bone Landing has the green light to sell beer. We want to continue to be successful. The zone change will help our small tourism business.

Mr. Pete Blackmore stated there is no hidden agenda. Jane's Saddlebag will have a positive influence on tourism in Boone County. We pay sales tax and do a lot to bring people to Boone County. They want to feature Kentucky wines and have a wine garden. Their typical events attract no more than 150 people.

Mr. Voss stated that he would like to include a copy of the slides for the record.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Ken Norris, 10821 Silver Charm, stated that he moved to Boone County about 5 years ago. He fell in love with Jane's Saddlebag at the same time. He liked the ambiance and the country setting. It is a family place and very relaxing. Diverse people go there. The Blackmores have made a substantial investment in the area. There are 2 things that you can count on when you visit Jane's Saddlebag. Someone will greet you and Nancy will take your picture. If it turns into a bar, he won't go there. He owns a motorcycle and visits Jane's. He has noticed a change in the last few years. Families outnumber motorcyclists. There is no profanity. They are a credit to Boone County.

Ms. Darla Urso, 3840 River Bluff Road, stated that she and her family have visited Jane's frequently in the last 3 years. They had a birthday party there. It is a family friendly area. She noted that she would still visit it even with the beer sales.

Ms. Jeanne Sheridan, 10500 Lower River Road, discovered Jane's Saddlebag after they moved to the area 6 years ago. When family members visit them, she takes them to Jane's. It is a wonderful environment.

Mr Bob Toerner, 3955 River Bluff Road, stated that he has lived in the area for 12 years. He has witnessed the progress of Jane's Saddlebag. It is a jewel in the neighborhood. It is a great destination for bikers. It will be a great addition to the County.

Mr. Dave Tousing, who owns 5 acres adjacent to Jane's Saddlebag, has known the Blackmores for 5 years. At first, he was nervous about Jane's because of the bikers. However, he has learned that they are quality people. The Blackmores are fine people who run a fine establishment. The Planning Commission should approve the zone change.

At this time, Chairman Rolfsen asked if there was anyone opposing the development and wanted to comment?

Ms. Nicole Duvall, 13806 Ryle Road, stated that she lives 3 doors down from the Blackmores. She couldn't disagree more about how the project was presented. In 7 years, one could come up with enough photographs to show it their own way. It is heavily oriented towards bikers. They have seen alcohol in the area. She has eight children (12 and under) and had to construct a fence because of the noise. Parking is a problem. Their overflow parking goes into the barnyard and it is up for sale. When it rains, they

can't use the area. They can't control how people get to Jane's Saddlebag. People use Ryle Road, especially bikers. They were never asked to sign the petition or not. She opposed it before and continues to be against it. She requested that the Planning Commission vote against the proposal. It will negatively impact the community. There is nothing that they are doing on their property now that they can't do within the current zoning. Just because they want to change something isn't a basis for the zone change.

Mr. James Duvall, 13806 Ryle Road, stated that he has lived in the area for 12 years and has an interest in Boone County history. He also was elected as a Supervisor to the Boone County Conservation District. He stated that he is extremely interested in how the area develops and ecology. The submitted pictures is not a legal reason for a zone change. You need facts and figures. Mr. Duvall noted that the area has been designated as Developmentally Sensitive (DS) and it should be developed as low density. There is very little infrastructure in the area except for electric and roads. There is no public water or sanitary sewer. The roads are fragile and unstable. Ryle Road was closed for 30 days. Nothing should be done to encourage more traffic on Ryle Road and Boat Dock Road. Boat Dock Road has had some slips. Ryle Road is falling into the Ohio River. The Fiscal Court has put in over \$1 million to correct the damage of Ryle Road. Every car that travels on the road contributes to the "cave-in" of the road. In terms of ecology, many of the wetlands have disappeared. A lot of the area has been bulldozed. The trees were holding back the water. The area should be low density development like Potter's Ranch. Mr. Duvall submitted a petition against the project (see Exhibit B). There are 22 pages of over 200 signatures. There may be another petition submitted.

Mr. Gex Williams, 14142 Walton-Verona Road, explained that he is an employee of Mr. Robert Lightner and is involved in Potter's Ranch. He expected discussion about a Conditional Use Permit. Almost 99.9% of the activities that the Blackmores want to do can be achieved based on the current A-1 zoning with Conditional Use Permit #20. Last time, there was some discussion about the uses in the old A-1 zone and the new Conditional Use Permit #20. He assumed this was created for them. Also, he presumed that the request was about the Conditional Use Permit in an A-1 zone. They don't have a Conditional Use Permit for the current operation. Are they in compliance with zoning now? No one wants to shut them down. It is not about the Blackmores. Mr. Lightner and his family have visited Jane's Saddlebag. It is about the next owner. Once there is a zone change, then the character of the area is changing. It is not about the bikers. Even though the Blackmores don't want to have a bar, then they could have one. The regulations state that a Concept Development Plan is required, but the applicant hasn't submitted one. They are not legally bound and the subsequent owner is not bound. It is just words. The public has nothing before them, just pictures on a screen and words on a piece of paper. We don't know what it is. Section 303 of the zoning code suggests that the Planning Commission must consider the worst case use if a Concept Development Plan is not submitted. The Recreation zoning could have a bar if there is no legally binding Concept Development Plan. If they went to Conditional Use Permit #20, then a map change is not required. Other uses permitted in a Recreation zone are trailer parks, a high density use, etc. The future owner of the property could pursue these as options. The main reason for the zone change is to sell beer and wine by the glass. Beer can be sold

as a grocery item. They could have an eating and drinking establishment under Conditional Use #20. The appropriate zoning district for what the Blackmores want to do is a C-1 or C-2 zoning district located on KY 338. They should get their existing uses in line with the current A-1 zoning before they begin to sell beer and wine and submit a Concept Development Plan. The project is not consistent with the *Boone County Comprehensive Plan* as A-1 zoning is correct and not Recreation zoning being requested. It should be a Rural Density area. It is also a Developmentally Sensitive area. The proposed zone is not appropriate. The Conditional Use Permit application is not the primary use. There have been no major economic, social or physical change in the area. It continues to be a rural residential area. The recreational use is in the flood plain only. It is to be used by boaters and won't be developed. By granting the zone change, it will change the character of the area.

Ms. Elizabeth Long, a resident on Victory Schoolhouse Road and is an employee of Potter's Ranch. Jane's Saddlebag is great for tourism. The roads are treacherous in the area. Her concern is whether we are creating a destination where alcohol can be served and people can travel to other similar spots? She wondered if the business is family oriented, then why are they desiring alcohol? If you change the culture and people drink, what will happen with the bad roads? She has a concern about a change in the future?

Mr. Martin Dye owns property on Ryle Road for 23 years, stated that regulations make it difficult to be creative. The Blackmores need help. They are small business owners that are trying to make a living and are not a detriment to the community. The site is the only bright spot in the neighborhood. Most of the properties along Ryle Road have gone to heck. A lot of people have moved out. It doesn't care what they are zoned. They just need help.

At this time, Chairman Rolfsen asked whether the Board members had questions or comments? Mr. Hicks asked what would happen about a future owner and whether a bar would be permitted since the owner is agreeable to a stipulation?

Mr. Costello responded that a condition could be drafted prohibiting liquor sales versus beer and wine sales. In addition, the condition could be drafted to limit the sale of alcoholic beverages based on their existing operation versus being a bar. A condition could be based on operations and size (e.g. square footage of a building). Further, it could also involve food sales. Ultimately, the Zoning Administrator would make a decision on whether a new owner wanted to convert the use to a bar or nightclub based upon the agreed conditions. A new Public Hearing would have to be held if the new use is not consistent with the original approval. There is also the possibility of putting stipulations on alcohol permits. It could also include wine tasting and sales by the glass.

Mr. Reynolds inquired about parking when there is bad weather and vehicles are usually parked on the grass. Do people park on the street?

Mr. Voss stated that if they have bad weather, there won't be an event. There is plenty of paved parking for 40-50 vehicles on their site and parking is available at the Big Bone Landing. Mr. Blackmore said they park in between the 2 buildings, the circle area and bus turn-around. There is no parking on the street.

Chairman Rolfsen asked if Jane's Saddlebag has been flooded. Ms. Blackmore responded that the main building has not been flooded even during the 1937 flood. The building sits much higher and is out of the flood plain.

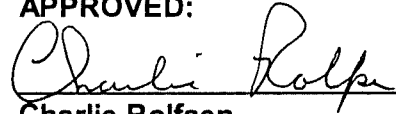
Chairman Rolfsen asked about Kentucky wines? Ms. Blackmore responded that they are converting an existing building to sell Kentucky pride items and Kentucky wines. It is a very big part of Kentucky tourism. Just look at the signs on I-75. Boone County is not a dry county. Why can't families have a glass of wine? There is no need for a Concept Development Plan.

Mr. Blackmore stated that he is willing to have conditions on the use to assure more controls.

Mr. Voss stated that Article 7, or Recreation @, is an appropriate zone for the proposed use. They are not interested in commercial zoning in the area.

**There being no further comments, Chairman Rolfsen stated that the Committee Meeting for this item will be on September 21, 2011 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on October 5, 2011 at 7:00 P.M. Chairman Rolfsen closed this Public Hearing at 9:25 P.M.**

**APPROVED:**

  
\_\_\_\_\_  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
\_\_\_\_\_  
**Kevin P. Costello, AICP**  
**Executive Director**

**Exhibit A - Material related to Site History & Petition for the Project**  
**Exhibit B - Petition Against The Project**

## ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Mark Hicks, Chairman

DATE: September 21, 2011

RE: Request of **Peter Blackmore, Nancy Blackmore, and Brett Blackmore (applicants)** for **Peter Blackmore and Nancy Blackmore (owners)** for a Zoning Map Amendment from Agriculture (A-1) to Recreation (R) and a Conditional Use Permit for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The request is for a zone change and a Conditional Use Permit to allow recreational uses, retail sales, and an eating and drinking establishment.

### 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.

Blackmore - 13989 Ryle Road

September 21, 2011

*Mark Hicks*  
 \_\_\_\_\_  
**Mark Hicks, Chairman**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Janet K. Kegley*  
 \_\_\_\_\_  
**Janet Kegley**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Ben Brandstetter**  
 For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Susan Poston**  
 For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Greg Breetz*  
 \_\_\_\_\_  
**Greg Breetz**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**Jim Longano (Alternate)**  
 For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

*Kim Bunger*  
 \_\_\_\_\_  
**Kim Bunger**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

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

**TOTAL:** \_\_\_\_\_ DEFERRED 4 FOR PROJECT \_\_\_\_\_ ABSENT  
 \_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN

# **SUPPORTING INFORMATION**

Jane's Saddlebag Big Bone Lick Zone Change Request 2011

**BLACKMORE ZONING MAP  
AMENDMENT & CUP  
EXHIBIT #1**

1. Big Bone Lick State Park Projects
2. Tourism article
3. Heritage Tourism Plan 2002
4. Heritage Tourism Plan 2002
5. Break Ground at BBL State Park
6. Lewis and Clark Bicentennial 2003
7. Friends of Big Bone Fundraiser at Jane's with Beer Oct 2003
8. Dept of the Army Lewis and Clark thank you letter to Nancy 2003
9. Big Bone Valley
10. Boone County Heritage Tourism Council Members
11. KY post article about the Heritage Tourism Plan and Jane's Saddlebag
12. Original proposal....today sales are 90% food
13. Alter business a bit ...not much
14. Press Article about Jane's Saddlebag
15. Raise money for the Boone County Animal Shelter
16. 16 Ohio River Freedom ride 150 Jet Ski party with a fund raiser and give away
17. Costumer log
18. Application for signage KY DOT
19. Advertising....cost \$350 3 people came in from it
20. Plan the same
21. Money coming into the county from Tourism
22. Other tourism destinations have parties with full bars , we only want wine and beer
23. Letters to the commission
24. Three articles of press material for events or visits over the years.
25. Petition of signatures of the closest neighbors

Record  
Jones 2011

6.6

Memorandum

To: Judge/Executive Gary W. Moore  
Commissioner Cathy H. Flaig  
Commissioner Charles E. Kenner  
Commissioner Tim Hamilton  
James E. Parsons, County Administrator

From: John M. Stanton

Date: November 16, 2001

Re: Big Bone Lick State Park Projects

nil  
Dec 19  
Chamber  
Board

At the 2000 legislative session, the General Assembly appropriated \$1,000,000 for projects at Big Bone Lick State Park. After consultation with the County, the Kentucky Department of Parks identified two projects for utilization of the \$1,000,000. These projects were (1) expansion of the park and (2) the construction of an interpretive museum.

Subsequently, the Department of Parks purchased Hillside Trailer Park. The Department of Parks also retained Browning Day Mullins Dierdorf Inc., an architectural firm, to design the interpretive museum.

The current budget for these two projects, as provided by Parks, is as follows.

Hillside Trailer Park Purchase	\$312,000
Remediation of Underground Petroleum Tanks	\$30,000
Survey, Title Opinion, etc.	\$11,477
Environmental / Site Cleanup	\$44,015
Construction of Phase 1 of Museum	\$541,720
Consultant Fees, site survey, code review, electrical inspection, design contingency & construction contingency	\$113,345
Furnishing & Movable Equipment	\$20,000
Construction Contingency	\$54,172
<b>Total</b>	<b>\$1,126,729</b>

1 of 3  
Endorsed  
Changed from '6 to  
(When by Parks)

4 PERCENT INCREASE OVER 2002

# Tourism bottom line: \$610M

By Stephanie Steitzer  
Post staff reporter

Tourists spent \$610 million in the three Northern Kentucky counties in 2003, surpassing the amount spent in the robust year before the Sept. 11, 2001, terrorist attacks and the Comair pilots' strike.

Kentucky Department of Travel statistics show the impact of tourism increased by about \$25 million, or 4 percent, from 2002 in Boone, Campbell and Kenton counties.

The state's tourism revenue increased by about 2 percent from 2002 to \$9.3 billion, making tourism and travel the third-largest revenue-producing industry in Kentucky.

For the second year in a row, Campbell County — home to Newport on the Levee, Newport Aquarium and the Hofbrauhaus — experienced the most growth, with tourism revenue increasing 11 percent to \$104.8 million in 2003.

"I think it's clear it continues to be the draw of Newport on the Levee," said Gary

Toebben, president of the Northern Kentucky Chamber of Commerce.

The opening of the Hofbrauhaus last May was a highly touted event and continues to draw large crowds.

But with only one new major opening this year — a jazz and blues club set to open in June across the street from the Levee — Toebben said he fears the increase in tourism dollars to the county could begin to taper off.

See: TOURISM on 7K

## Tourism's up

County	2003	2002	% Change
Boone	\$261	\$258	1%
Campbell	\$104.8	\$94.4	11%
Kenton	\$244.3	\$232.4	5%

The Cincinnati Post, Monday, May 10, 2004 7K

## Tourism: Visitors spent \$610M

From 1K

"If the developers of the Levee would be able to add some additional retail stores, then I think the Levee can continue to attract more visitors," he said. "If they maintain the same number of stores and the same number of restaurants, it stands to reason they will be leveling off."

Toebben added that Campbell County might be able to sustain its growth with a planned riverfront park in Newport and constant changes at the aquarium.

Campbell County Judge-Executive Steve Penderly said he believes the momentum will continue.

"The Levee and the Hofbrauhaus are very fresh, and I don't think anybody expects it to really taper off," he said.

Newport City Manager Phil Ciafardini agreed that the future is bright for the Levee and tourism in Newport in general. The timing of the Levee's opening, just after Sept. 11, and the relatively smaller size available for retail made it difficult for retail to commit.

"You have to consider the timing of the opening of the Levee, back in 2001 with Sept. 11. The gameboard changed in terms of retail. The Levee is only just shy of 400,000 square feet. And most retail anchor stores want a lot of space. So that's kind of been the struggle. I can tell you that the developer has been working very hard and diligently to get retail."

More retail would complete the facility, originally planned to focus on entertainment and restaurants, Ciafardini said.

"That market is essentially women between 35 to 45. Those are people who have a lot of disposable income. That is one piece that we know is missing. The entertainment, the restaurant section is doing very well," he said.

Kenton County experienced 5 percent growth from 2002, with tourism revenue increasing to \$244 million.

Toebben attributed the

growth to the Northern Kentucky Convention Center, which celebrated its fifth anniversary this year.

According to the Northern Kentucky Convention and Visitors Bureau, 35 conventions were held in Northern Kentucky in 2003, up from 28 the previous year.

"Things are continuing to trend upward, and we think it will be another strong year, both on the convention side and for leisure travelers," bureau spokesman Pat Frew said.

While Boone County experienced just 1 percent growth from 2002, with tourism revenue increasing to \$261 million, it continues to bring in the most dollars of the three counties.

Boone County's revenue is attributed mostly to hotels that depend on attractions in other counties and Cincinnati.

But it's the hotels that continue to be the black eye of the region's tourism industry.

"I would say the attractions have recovered, but the hotel occupancy is still down," Toebben said.

The occupancy rate in 2002 and 2003 has hovered at about 50 percent. Toebben said 60 percent is necessary to break even.

He added that a significant increase in the number of rooms three to five years ago has led to "a lot of product in the market."

Tourism officials are optimistic the tourism industry will continue to grow in Northern Kentucky.

Frew said skyrocketing gas prices could benefit the local tourism economy, with tourists living in the surrounding areas opting to take small road trips instead of long drives to beaches on the Atlantic and Gulf coasts.

Toebben said the opening of the National Underground Railroad Freedom Center this summer could be a boost to the area, if visitors choose to stay overnight.

"We need increases of 5 and 6 percent a year for the next several years," Toebben said. "That will be a major help to the economy."

For the Record

*Record Jones*

**BOONE COUNTY HERITAGE TOURISM PLAN**

2011  
3

**FOCUS GROUP QUESTIONNAIRE: DESTINATIONS**

**June 27, 2002, 3:00pm**

Boone County will spearhead the Heritage Tourism initiative. While the county will have staff assistance, the success of the heritage tourism in Boone County hinges on collaboration. With this in mind, please address the following questions:

**Are you satisfied with your current level of visitation or do you want to see it increased? Suggest ways to increase visitation.**

**Where do your visitors come from? Are tourists or locals the primary market?**

**Regarding heritage tourism, what assistance do you need and who do you think should provide it? If the County hires a heritage tourism staff person, how can this person assist you?**

**How can Boone County's diverse heritage resources be packaged or bundled for promotion? How do we market heritage tourism in Boone County? How/where should information be distributed both in the County and outside the County?**

**Should we set criteria defining what "qualifies" as a heritage resource, service, or event? If so, what should these criteria include?**

**What heritage events take place in Boone County?**

**Identify strengths and weaknesses in the transportation system in Boone County. How can signage and direction finding be improved?**

Record  
James 2011

4

## BOONE COUNTY HERITAGE TOURISM PLAN

### Issues, Resources and Interpretive Themes Identified by Advisory Group at the June 13, 2002, Kick-Off Meeting

#### Marketing/Communication Issues

- The planning process is as important as the products of the Heritage Tourism Plan
- Boone County heritage information is poorly distributed - e.g., travelers stopping on Mall Road ask for, but cannot get, information about Boone County heritage sites.
- Need to market heritage tourism in commercial parts of the county (eastern BC and Florence Mall) as well as at the Greater Cincinnati/Northern Kentucky Airport
- Diverse groups such as libraries and antique shops should work together to promote heritage sites and events
- Lodging and visitor services a key concern in Western BC. Coordinate promotion with "Inns of Northern Kentucky."
- Need to encourage return trips by visitors by offering a quality experience and enough information so visitors know what to expect (where to eat, get gas, how long is this driving tour?, etc.). Enjoyment of the trip needs to outweigh any perceived obstacles. The best way to overcome this is by providing detailed information.
- Design/promote driving tours of varying lengths through Boone County
- Identifying visitor services is essential, especially in Western BC
- Internet presence essential

#### Transportation Issues

- Farm equipment and gravel trucks don't play well with cars, bikes, and motorcycles
- Need to seek alternatives to auto travel such as bike tours, motorcycle tours, bus tours (e.g., Cincinnati Museum Center Heritage Tours), and river/boat trips (B&B Riverboat tours)
- Identify/publicize public landings for boaters (Big Bone Boat Ramp, Peterburg public landing)
- Good Boone County map and signage are critical
- Identify potential bicycle routes
- Hiking trail maps (County Parks, Dinsmore Woods, Boone Cliffs) need to be readily available
- Consider adding pull-offs at noted scenic vistas

#### Preservation Issues

- Will implementing this plan spur development that may endanger the resources the plan seeks to protect? How do we both protect and promote heritage resources?
- Need to protect resources rather than overpower them. Rank most endangered?
- Can this initiative tie into genealogy and Boone County ancestors? Can it lead to preservation of Boone County courthouse records? Amateur genealogists are a potential market.
- Need to research and describe economic incentives for rehab of historic structures (this is included in the recently completed Burlington Town Plan)
- Some (but not all) historic sites should be on tour maps
- How to deal with private ownership of heritage resources?

### **Heritage Resources**

- CCC camp near Alta Vista Drive in Walton (c. 1935 to 1942)
- Barker's Winery south of Walton (859-428-0377)
- Petersburg Christian Church and Chapin Memorial Library
- Laughery Island and view of it from Rabbit Hash Road
- Dry laid stone walls
- Petersburg architecture - walking tour brochure already exists
- John Hunt Morgan's 1863 escape route through Boone County
- Snow's Pond Civil War camp and engagement site
- Green space in Boone County may be the single most important resource
- Maplewood Farm
- Richwood Presbyterian and Bullitburg Baptist

### **Potential Interpretive Themes**

- Lost Towns of Boone County (Hamilton, Duck Head, Sugartit, etc.)
- Boone County Craftsmen and Inventors (Dr. Sperti, electric chair inventor, George Nicholson)
- Prominent historic figures (Zebulon Pike, Cave Johnson, etc.)

For  
the  
Record

Thursday, March 27, 2003

## Big Bone part of history again

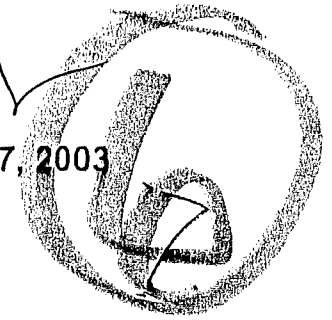


**Skip Jackson, Sen. Dick Roeding, Rep. Paul Marcotte, Ann Latta and Boone County Judge-Executive Gary Moore broke ground Thursday, March 20, for the new visitor's center for Big Bone Lick State Park.**

MATT PENIX/STAFF

Copy

July 17, 2003



## Lewis & Clark Bicentennial Planning Memo Boone County, Kentucky

**Statement of Purpose:** The Kentucky Department of Parks ("Parks"), Big Bone Landing Marina (the "Landing"), the Cincinnati/Northern Kentucky International Airport (CVG), the Friends of Big Bone (FOBB), the Boone County Public Library (BCPL), the Boone Conservancy (Conservancy), the Boone County Historic Preservation Review Board (Review Board), Ole Caintuckee Primitives, the Transit Authority of Northern Kentucky (TANK) and Boone County are dedicated to commemorating the history and heritage of Big Bone Lick and its significance in the Lewis & Clark Bicentennial. Parks, the Landing, FOBB, BCPL, Review Board, and Boone County will work with each other and all sectors of the community toward this end, recognizing that cooperation on events such as these improves the quality of life in Boone County.

### Five Year Cycle of Events/Interpretive Themes for Big Bone Lick

2003 - Lewis & Clark Bicentennial (Meriwether Lewis)

2004 - 265<sup>th</sup> Anniversary of Baron Charles LeMoyne de Longuiel Expedition

2005 - 250<sup>th</sup> Anniversary of Mary Ingles Escape

2006 - 240<sup>th</sup> Anniversary of Col. George Croghan Expedition

2007 - Lewis & Clark Bicentennial (William Clark's return)

#### Keys for Memo-

R = Responsibility of . . .

A = Agreed to by . . .

I = Information provided by . . .

**BOLD** = Confirmed

Underline = Potential project for 2003

*Italics* = Work remains to be done . . .

**Note:** if it's not accounted for in the memo, don't count on it!

### 2003: Lewis & Clark Bicentennial

#### I. SIGNATURE EVENT - Big Bone Lick Discovery Days: The Lewis and Clark Bicentennial (October 4-7, 2003)

[R- John Barker; Joe & Joyce Engleman]

##### A. Schedule

1. **October 5 (Sunday):** Discovery Expedition of St. Charles arrival/set up, Meriwether Lewis arrives at Big Bone Lick State Park on horseback (*escorted by US Army Corps band? [John Barker to Check]*)

we had beer / FOBIS fund raiser  
 Oct 2003

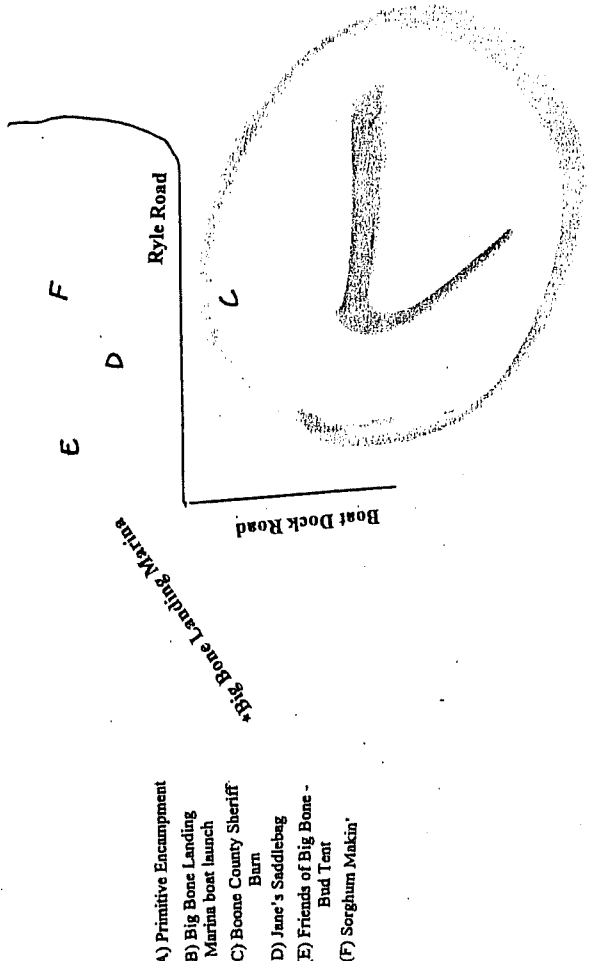


# LEWIS AND CLARK in Boone County Kentucky

At Big Bone Landing Marina see the Corps of Discovery re-enactors with keelboat & pirogues;  
 Enjoy the games and demonstrations of Ole Chaintuckee primitives.

- (a) BB Creek Encampment  
 Flint & Steel Demonstration  
 Trapping Demonstration  
 Hawk & Knife Demonstrations  
 Primitive Children's Games  
 Crafters
- (b) Near Boat Ramp  
 Hayrides  
 Flatboat tours  
 30-minute Pontoon Boat rides \$5
- (c) Boone County Sheriff Mounted Unit in Historic Barn
- (d) Tour Of Remodeled Homes "Jane's Saddlebag" Historic Renovation
- (d) The Story of Big Bone Lick Book signing by Nancy Jordan Blackmore
- (d) Take a picture with Tokey the Kentucky Horse Ambassador
- (e) Friends of Big Bone in the Bud Tent  
 Wet your whistle and support the Featuring live entertainment  
 Saturday Gloria Serra Karaoke 6-10pm  
 Sunday Western Swing with the "Sidecars" 2-6pm
- (f) Sorghum Makin' fun on Sunday

please re-cycle this map



- (A) Primitive Encampment
- (B) Big Bone Landing Marina boat launch
- (C) Boone County Sheriff Barn
- (D) Jane's Saddlebag
- (E) Friends of Big Bone - Bud Tent
- (F) Sorghum Makin'

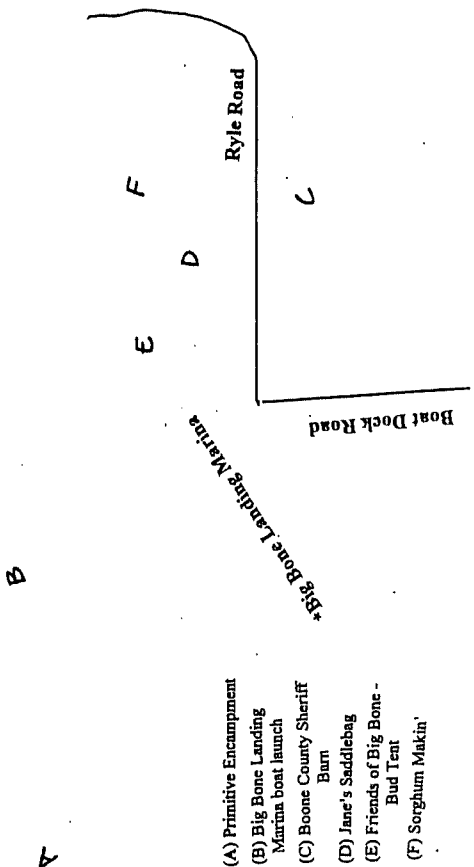


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- (D) Jane's Saddlebag
- (E) Friends of Big Bone - Bud Tent
- (F) Sorghum Makin'



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DIVISION, GREAT LAKES AND OHIO RIVER  
CORPS OF ENGINEERS  
P.O. BOX 1159  
CINCINNATI, OHIO 45201-1159

REPLY TO  
ATTENTION OF:

30 December 2003

*Copy*

Mrs. Nancy Jordan Blackmore  
1019 Stallion Way  
Union, Kentucky 41091

*For the Record*

Dear Nancy:

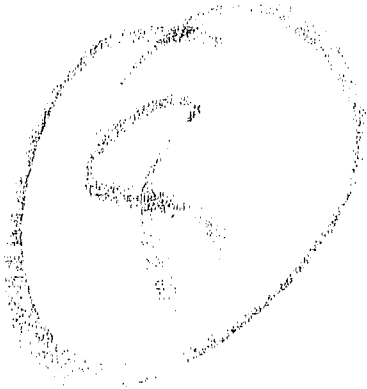
Thank you for all of your hard work in making the Lewis and Clark Eastern Legacy a success in the Covington/Cincinnati area. There is an additional legacy of this program in uniting so many groups in such a positive way, and goes well beyond the Lewis and Clark Bicentennial Commemoration.

Although it was not a perfect journey, there were over 134,000 visitors who took the time to come to the US Army Corps of Engineers Lewis and Clark exhibit barge. Hopefully, visitors left with a better understanding of navigation on the Ohio from the time of the explorers to the present as well as all of the other wonderful facets of the expedition.

With thanks,

*Paige*

S. Paige Lawrence Cruz  
Eastern Legacy Coordinator  
Great Lakes and Ohio River Division



found hand estate

2003  
9

## Big Bone Valley

### I. Big Bone Valley Team

#### A. Team Members

- Rep. Paul Marcotte - State Legislature
- Jon Barker - Kentucky Department of Parks & Recreation
- Don Clare - Friends of Big Bone
- Nancy Jordan Blackmore - Friends of Big Bone
- Vince Fallis - The Boone Conservancy
- Kevin Costello - Boone County Planning Commission
- Dave Goehagan - Boone County Planning Commission
- Matt Becher - Boone County Planning Commission
- Karen Meiman - Big Bone Neighborhood Association
- Theresa Martin - Big Bone Neighborhood Association

#### B. Meeting Dates [All meetings are at 8:00 a.m. at Administration Building]

### II. Big Bone Lick State Park (Kentucky Department of Parks & Recreation)

#### A. Current Status

##### 1. Geography

- 525 acres

##### 2. Facilities

- See attached KDPR summary
- "Recreational" Park Status

##### 3. Visitation & Promotion

###### a. By the Numbers (1999 numbers)

- 96,209 visitation
- 7,094 paid museum visitation
- 7,829 campsites rented
- Visitation numbers provided by the Kentucky Department of Travel.

###### b. Festivals

- Salt Festival
- 2003 Festival to be moved up one week to coincide with visit by Lewis & Clark re-enactment.

###### c. Support Groups

- Friends of Big Bone

Original

Book

Lewis and Clark ...worked with county

Boone county Heritage tourism Council members

- Kim Adams
- Matt Becker
- Jen Warner
- Pat Frew
- Pat Lense
- Lynn Gorz
- Marty Mcdonald

10 2/27/04  
For the  
Record

We were all asked why we wanted to be on the committee

Nancy Jordan Blackmore

"For me this committee serves a noble and selfish cause"

- 1) It is always about Big Bone Lick, the history, the mega beasts, the ice age animals forgotten, the ancient people, our fore fathers, the wonder of it all. For me when I see Big Bone, I see those herds of Mammoth, mastodon, bison, giant beaver, Stag moose and many others...sloth on and on. I see it as sure as I saw you in the meeting. There is something inside me that says there is more to learn about and from this wonderful story.
- 2) I would like to have a successful business, where I can use recreation to educate those who might not visit otherwise. WE cannot survive preaching to the choir, we need to broaden our base and make history fun.

I hope you understand where I am coming from and are able to condense my passion for Big Bone Lick.

## Boone County Heritage Tourism Council

### MISSION

The Boone County Heritage Tourism Council is comprised of many diverse organizations with a common interest in promoting heritage tourism throughout the county. The Council seeks to foster communication and collaboration among all participating organizations, while promoting responsible educational tourism for the preservation of the county's unique scenic, historic, cultural and recreational resources. The Council's primary objectives are:

- To share information on an ongoing basis and serve as an information clearing-house for all participating organizations;
- To work collaboratively toward the preservation of Boone County's unique scenic, historic, cultural, and recreational resources, while promoting recognition of them to those outside the county;
- To promote heritage tourism for the economic betterment of Boone County and the Council's participating organizations.

**Member Reasons for Being Involved in  
The Boone County Heritage Tourism Council  
February 2004**

**Input was received from eight individuals.**

**KIM ADAMS – BOONE CONSERVANCY:**

As a non-profit, charitable land trust dedicated to the preservation of the recreational, natural, scenic historical and cultural resources of Boone County, The Boone Conservancy is involved in the Boone Heritage Tourism Council in order to promote responsible educational tourism in Boone County. Heritage tourism is a way to educate the public regarding Boone County's natural and cultural treasures. Stressing preservation and conservation while promoting Boone County's unique cultural history will benefit not only the county itself, but organizations, businesses and individuals within the county.

**MATT BECHER – BC HISTORIC PRESERVATION REVIEW BOARD:**

At the most basic level, I feel that the Council's main goal should be to meet on a regular basis and share information. That was the one thing that I noticed was lacking when I began working here 3 years ago. While there were groups/orgs/businesses in Boone County dedicated to heritage, there was little or no coordination.

I also concur with Don that some form of the Vision Statement from the Heritage Tourism Plan should be incorporated into the Council's Mission Statement: "To enhance the economic climate in Boone County while preserving the quality of life, protecting scenic, historic, cultural, archaeological, and recreational resources, and emphasizing tourism promotion and collaboration."

**JEN WARNER – FIRST FARM INN:**

To encourage and support the preservation of historic Boone County properties through tourism.

(My personal goal is to expand single day bookings into two or three day bookings -- which increases my income without significantly increasing my labor.....Also there is room for additional B&Bs to take my overflow and allow me to book larger groups which I am currently turning down.)

**PAT FREW – NKY CVB**

My goal is by 2005 to help bring one event tying into the outdoor nature of Boone County generating at least 50 room nights.

**NANCY JORDAN BLACKMORE – FRIENDS OF BIG BONE LICK**

For me this committee serves a noble and selfish cause.

1) It is always about Big Bone Lick, the history, the mega beasts, the ice age animals forgotten, the ancient people, our fore fathers, the wonder of it all. For me when I see Big Bone, I see those herds of Mammoth, mastodon, bison, giant beaver, Stag moose, and

many others...sloth...on and on, I see it as sure as I saw you in the meeting.

There is something inside me that says there is more to learn **about** and **from** this wonderful story.

2) I would like to have a successful business, where I can use recreation to educate those who might not visit otherwise. We can not survive preaching to the choir, we need to broaden our base and make history fun.

I hope you understand where I am coming from and are able to condense my passion for Big Bone Lick.

**PAT LENSE – FRIENDS OF BIG BONE LICK:**

To preserve, share, and educate people about the natural and historical resources that make up Western Boone County. Promoting tourism is a very practical way to achieve this goal in my opinion. I also believe strongly in the locally owned and operated business and would support them over the corporate giants any day of the week!!

**LYNN GORZ – BOONE COUNTY PUBLIC LIBRARY:**

In lieu of a formal mission statement, the following is why BCPL is at the table for Heritage Tourism.

Nationwide, libraries are recognized as the repository for local history, genealogy and community data as well as book and media collections of interest to the general public.

Boone County Public Library is respected in our community as this information source, so it is important for excellent service that we partner with local organizations to keep reliable and current.

**MARTY McDONALD, DINSMORE HOMESTEAD FOUNDATION:**

The Dinsmore Homestead Foundation would benefit greatly if the Council's mission statement included the following three elements:

- 1) To provide a forum for the exchange of information among the heritage tourism organizations within Boone County. (This would help Dinsmore coordinate its activities with those already going on within the County.)
- 2) To increase the visibility of each of the County's Heritage Tourism destinations through the cooperative promotion of programs and projects. (Dinsmore desperately needs to promote awareness of the historic site as a nationally and regionally important landmark and heritage education center.)
- 3) To identify and pursue shared revenue sources that support heritage education, preservation, and conservation within the County. (Like all nonprofit organizations, Dinsmore is in serious need of additional funding.)

For the record

- > More support for hosta
- > Congress has Iraq jitter
- > Voice surgery for elderly

PAGE 1A

Many Sunday services focused on Iraq hostage Keith Maupin

MONDAY, APRIL 19, 2004 ■ VOL. 115, NO. 94

## Restored farmhouse at center of controversy

Owners say they are promoting tourism; some neighbors object

By **Stephanie Steitzer**  
Post staff reporter

Peter and Nancy Jordan Blackmore quietly opened their new craft shop 10 days ago in a restored farmhouse near Big Bone Lick State Park.

The opening went smoothly, despite Nancy's fears of learning to use the cash register.

But months before Jane's Saddlebag opened, controversy began swirling around the Blackmores, who purchased the 50-acre property two years ago

and began rehabbing it.

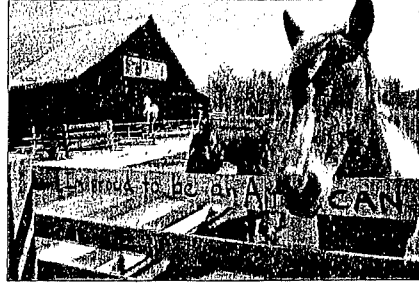
The couple requested a zone change from agriculture to recreation that would allow them to serve malt beverages and build an amphitheater for outdoor concerts. Some neighbors, however, complain the alcohol would intoxicate bikers who already speed up and down dangerous Ryle Road. They also fear the amphitheater would bring noise late at night.

The Boone County Planning and Zoning Commission voted unanimously in February to

recommend denial, but Boone County Fiscal Court will have the final say at its meeting at 5:30 p.m. Tuesday.

The Blackmores and their opponents will each have a chance to argue for or against the commission's recommendation, county Administrator Jim Parsons said. Fiscal court could take no action, affirm the commission's decision or approve the request, but if it doesn't act by May 18, the commission's recommendation stands.

"I'm just furious," Nancy Blackmore said. "I'm so, so angry."



MELVIN GRIER/The Post

Peter and Nancy Jordan Blackmore also have horses on their property near Big Bone Lick State Park.

See **CONTROVERSY** ON 3K

## Controversy: Zoning fight

From 1K

The Blackmores sell an eclectic variety of goods at Jane's Saddlebag, from Bybee Pottery to Nancy's book, "The Story of Big Bone Lick," and have two patios for visitors to sit, relax and take in a part of rural Boone County.

Nancy, 49, said she and her husband, Peter, 62, want to promote heritage tourism in Boone County, which officials have been trying to push for the past couple of years.

counties, Boone County had the lion's share of tourism revenue in 2002 — \$270.47 million — but officials attribute that to Turfway Park and the large number of hotels in the county.

Instead of just coming to Boone to sleep and watch a horse race, officials want tourists to drive past the commercial and residential development into the more quiet, rural parts of the county.

And that is just what one has to do to get to Jane's Saddlebag. Driving past the Florence Mall and the upscale Triple Crown Country Club community, one starts to meander down a winding road with white and brown fences lining the landscape.

The destination, at the corner of Ryle and Boat Dock roads, is next to Big Bone Landing Marina on Big Bone Creek, the only boat dock in the area.

Because of that, Nancy Blackmore said, boaters already come to the area.

And with the Rabbit Hash General Store, a popular destination for bikers, only eight miles away, motorcycle enthusiasts also are nearby.

"The bikers are here and the boaters are here," she said. "All I want is to get the tourists here."

But the bikers and boaters are already issues of contention for some neighbors, who complain about the noise at the marina and the fast motorcycles traveling up

and down the road. Several neighbors collected signatures for a petition against allowing the Blackmores to serve malt beverages, and one started a Web site opposing the idea.

"We don't need anymore people down here," neighbor James Duvall, 45, said. "We certainly don't need any drunk people on the road."



MELVIN GRIER/The Post

Peter Blackmore carries Deer skins up the ramp of The Spirit of Boone County, a replica flatboat at Jane's Saddlebag.

A \$20,000 heritage plan, funded by a federal grant and matched by the county, is guiding the county toward its goal of drawing tourists to Boone's less traveled roads whenever they venture to the region to watch the Reds, visit the Newport Aquarium or Paramount's Kings Island north of Cincinnati.

Among Northern Kentucky's three largest

Original

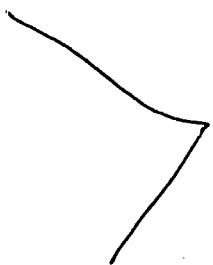
Record

Jane's Saddlebag  
13989 Ryle Road  
Union, KY 41091

Marketing Data for Jane's Saddlebag 2004

Projected Revenue Source

- Crafts 10%
- Snacks 10%
- Drinks 70%
- Consignment 5%
- Special Events (3 -per season) 5%



Today  
90%

Food  
Sales

Event Projection

- Heritage Event (example: play) June
- Big Bone Lick Sorghum Making (Aug)
- Christmas in the Country (November) this event would include a live nativity scene and presentations of Nativity by Children.

Projected Customer Mix

- Boaters/locals 50%
- Heritage Tourist 50%

Projected Customer Demographic

- Average age 45-65
- Average income \$40-70,000
- Female 50%
- Male 50%



Management/Security

- Operated by the owners (no employees)
- Owners live on the property
- Normal county security

Projected Hours of Operation

Seasonal April - October

- |                                |                              |
|--------------------------------|------------------------------|
| • Daylight hours only          | • Friday 12AM to dark (9pm)  |
| • Projected hours of operation | • Saturday 8AM to dark (9PM) |
| • Thursday- 12AM to dark (9pm) | • Sunday 1PM to dark (9PM)   |

Risks

- Product mix not correct
- Weather not appropriate for weekend travel
- Revenue not meet projections

**Parking**

- Onsite (100% for all business days) \*
- Alternative on overflow options
- 3 acres of level mowed fields
- Agreement with Marina

\*Estimate of 2/3 cars per hour

**Other projected uses of the facility**

- Quilting classes
- Small Group meetings

Example: Friends of Big Bone 501c3  
Senior Citizens  
Book Signings

**GOALS OF BOONE COUNTY HERITAGE TOURISM PLAN**

Increase small businesses in Boone County, especially businesses that focus on retail, lodging or visitor services. (Advisory group noted that restrictive Zoning is an existing constraint.) Pg. 33 BC Heritage Tourism Plan

One of the five principles of Heritage Tourism is developing collaborative projects or efforts. (Friends of Big Bone, NKYCVB, BB Riverboats, Corp of Engineers, Big Bone Landing Marina, Kentucky State Park Department, NKU, Cincinnati Museum Center, Florence Mall)

Of the 7-Heritage Tourism categories **Jane's Saddlebag** will touch upon most including:

**Historic-** (Preserving the house, Smokehouse)

**Cultural-** (The Story of Big Bone Lick)

**Natural** – (using the topography of the land to create an outdoor stage center)

**Recreational-** (Sorghum Making)

**Scenic-** (River and hillside views preserved)

**Archaeological / Palentological** (World Heritage Site Status)

**Agricultural-** (Sorghum Making Festival, Tokey the horse...KY Ambassador of Goodwill, preserving a mortise and tenon historic barn,)

The ambiance is that of rural Boone County Kentucky with all the conveniences. We like to think of Jane's Saddlebag as the "last frontier" in Northern Kentucky and the perfect place to do nothing.

**Hours of Operation\***

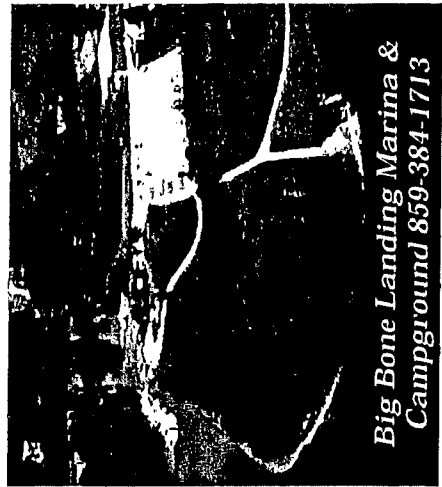
- \* April - October
- \* Thur.-Fri., Noon - 9:00 PM
- \* Sat.-Sun., 10:00 AM - 9:00 PM
- \* Or by appointment year 'round

15th - 7 PM

\*subject to change

**Directions**

- \* 3 miles from Big Bone Lick State Park entrance
- \* Past the park, go left on 1925 South (Boat Dock Road)
- \* 2.5 miles to Jane's Saddlebag on the corner of Ryle Road
- \* Next to Big Bone Landing Marina & Campground
- \* 8 miles from Rabbit Hash
- \* 17 miles south of the Florence Mall
- \* 30 minutes from Cincinnati Ohio



Big Bone Landing Marina & Campground 859-384-1713

Come to a place where people are relaxed by nature.

**Jane's Saddlebag**  
**BIG BONE LICK KENTUCKY**



"A charming fantasy based on good scientific fact."

- Dr. Frank Whitmore, Jr., Smithsonian Museum, Washington, DC

"Nancy Jordan-Blackmore has put flesh back on the fossil bones."

- Andy Curran Curator, National Natural History Museum, London, England

For information on educational programs and overnight adventures aboard The Spirit of Boone County Flatboat, contact Nancy or Pete, toll free, at:

**877-7 BIG BONE**

859-384-6617

859-384-4461 fax

nblackmore@usa.net

**www.bigbonelick.co**

Jane's Saddlebag is a division of Thoroughbred Publishing, L.L.C. 13989 Ryle Road & Boat Dock Big Bone Lick, KY 41091

**Jane's Saddlebag**  
**BIG BONE LICK**  
**KENTUCKY**



Record

Original Plan

- Kentucky Heritage
- Educational
- Experience
- Kentucky Crafts
- Souvenirs
- Books
- Snacks and Drinks
- Dog Park
- Facility Rentals

**859-384-6617**

Original brochure 2004

# History of Jane's Saddlebag

Jane's Saddlebag is a lovingly reconstructed historical structure that preserves a bygone way of life in Kentucky. The "saddlebag" house is a traditional structure, featuring two rooms side-by-side that share a central chimney. Typically such buildings were rural homes, though "saddlebags" were also popular as tenant houses on larger farms. Jane's Saddlebag is a classic example that maintains the original footprint, foundation, two front doors and smokehouse, ready for you to explore and experience firsthand.

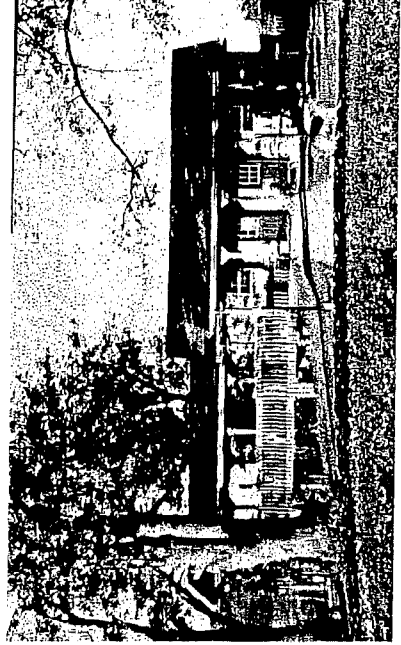
The smokehouse used to be a necessity for country living, and ours has been completely restored and rebuilt. Smokehouses were among the first outbuildings constructed on Kentucky farms, and are used to cure meats. A pit, of at least two feet in depth, holds a fire, while meats hang from S-hooks near the center of the structure.



Jane's Saddlebag offers visitors the opportunity to glimpse the past in the comfort of the present. Relax, enjoy, and learn about Kentucky's rich heritage. We look forward to meeting you!

## U.S.S. "Georgia" Washington Memorial Pet Park

At Jane's Saddlebag, your pets are welcome. Recognizing the need for pet owners (especially those who are traveling) to have places to allow their friends to stretch their legs, we have facilities where you can enjoy a day in the country with your four-legged friend(s). Dedicated to a devoted German Shepherd, "Georgia" (named after our son's ship the U.S.S. George Washington), pet owners are free to enjoy the grounds (but are responsible for their pets care, cleanup and safety!). Any voluntary donations benefit our local humane society.



## Kentucky Heritage

Learn firsthand about Kentucky's history. Visitors can tour the *Spirit of Boone County* flatboat and walk through the restored saddlebag house, smokehouse, and 100-year old mortar and tenon barn. For those still curious about the area, Jane's Saddlebag also features educational programs presented by Nancy Jordan-Blackmore, local author of *The Story of Big Bone Lick*.

Topics for all ages include: **Ice Age Animals** and **Clayton Lewis and Clara Thomas Jefferson**. **Ohio River History**, **Primitive Living** follow the River - **The Story of Mary Ingles** and **Flat Boat History** children can also visit Tokey, the "talking" pony from *The Story of Big Bone Lick*. Of course, the history of the area lives on as the river continues to play an important role in the life of the community - the Big Bone Landing Marina & Campground is next door, and hikers can enjoy a panoramic view of two states, the Ohio River Valley and Big Bone Creek.



## Unique KY Crafts

- \* Bybee Pottery
- \* Sandstone Rock Art
- \* Driftwood Art
- \* Indian Jewelry
- \* Stone Carvings

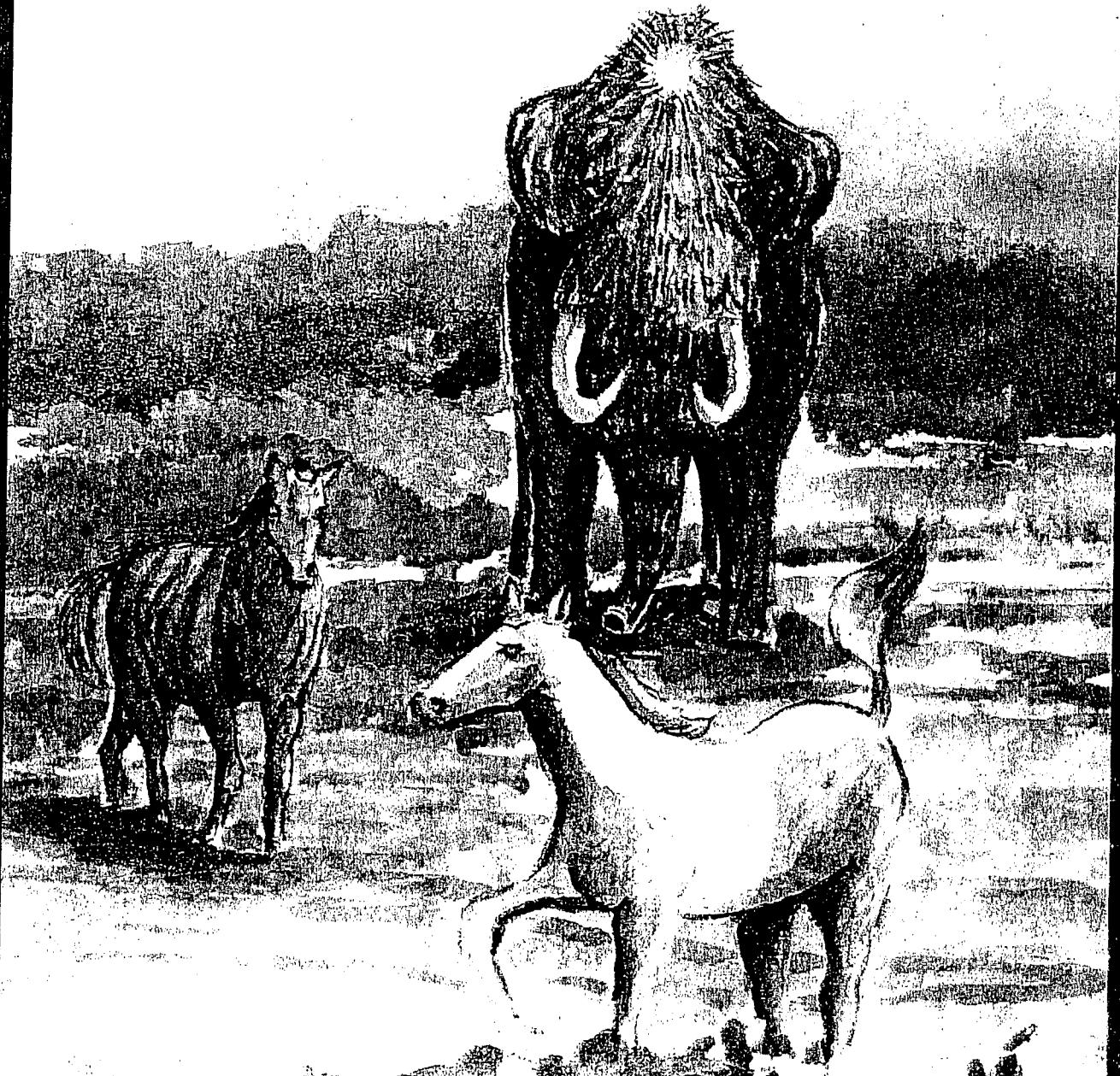
## Facility Rentals

- \* Fully equipped kitchen
- \* 2 bathrooms
- \* (ADA) accessible
- \* Several decks
- \* 5 acres

- \* Historic Flatboat replica
- \* Large fire pit
- \* Cornhole competition area
- \* Half-court basketball
- \* Parking
- \* Next to the marina and campground
- \* On Big Bone Creek (1/4 mi to Ohio River)

For the Record BC

# THE STORY OF **BIG BONE LICK**



Written by Nancy Jordan Blackmore  
Illustrations by Mark McFerron

Name	Place	Comments
JEANIE Cook	HEBRON, KY	"LUV IT" - GREAT FOOD - FUN PEOPLE
Y. FRANCINE BAM	FRANCE Normandie	a like the people and country
Mary Trillo	Belington Ky	Great seeing you again.
Jim Nadeau	Amelia, OH	Good food, neat place ☺
Zach Hon	Independence, KY	Love Jane's Down Home feeling
Gretel & Kimberly Desmond	Walton Ky	Loved the food, very friendly
Bruce & Cindy Driver	Franklin, TN	Good Food - Great Pie NICE to meet you ☺
Erin Klein	Florence, Ky	Always Good! Love the Chicken salad!
Clint Manuel	Berli	Beer! Gimme Beer! !!
B.J. Manuel	Erlangen	Beer needed here!
Mel Wischer	St Mitchell	I'm Dry - We need beer!
Melissa Everman	Erlangen	Need beer
St Wischer	Pant Hills Ky	491011 ADULT BEVERAGES PLEASE
Yuz Yu	Rising Sun, IN	Thank You! ☺
Dan Zah	↓	wine beer please! ☺
Ira Roeder	Big Bone Rd	Great Food
Sandra Roeder	Villa Hills Ky	People We will be back!
Lynne McAllister ☺	1st timers !!! ☺	Great Blackberry Cobbler
Lynne McAllister ☺	1st timers !!! ☺	Great Blackberry Cobbler
Cathy Coby Whitfield	Elsmere Ky 2nd timers	Great Blackberry Cobbler
Jorge VAZQUEZ	Elsmere Ky 2nd timers	Great Blackberry Cobbler
Ira VAZQUEZ	Elsmere Ky 2nd timers	Great Blackberry Cobbler
Jay Arnold	Elsmere Ky 2nd timers	Great Blackberry Cobbler

MIKE TEKVERK  
Andrew Gibson  
Terri Conway  
Joanna Venable  
DOUG BERCELT  
Pauette Wilson  
Carol Wilson  
Chris Valentino  
Jim Bob  
Bet Stewart  
Joan Teeling  
JERRY GILLER  
Joe & Mavis  
Crescenzi.  
  
Lou & Mavis  
Elizabeth Kirby  
Jeff Davis  
James Rush  
James Wasson  
JoAnn Kerns  
&  
Charlie Doyle  
Mike + Christine  
Brandenburg

UNION, KY  
Frankfort, Ky  
Frankfort, Ky  
Fairfield, Oh  
LATONIA, KY  
Florence Ky  
Florence, Ky  
Rising Sm. IN  
Duck Creek, K.  
Cincinnati  
Ireland | Florence  
MIDDLETOWN OH  
GODI ROBE ~~RTA~~ CIR  
TAMPA, FL 33604  
beathe artist & hostess  
MARIE CRESCENZI  
FRANK, KY  
Verona, Ky  
Edgewood, Ky,  
Spring Lake, MI  
St. Joseph, IC  
Elsmere Ky  
33 Eastern Ave.  
9753 Barrs Branch Rd.  
Alexandria, Ky. 41001

LOVE THESE PEOPLE, LOVE THIS PLACE  
Great Place  
Love it!  
Good Food  
GREAT PLACE -  
NEED A BEER.  
great place  
Cute place  
Great Time - keep it going!  
YUMMY RUM CAKE  
Awesome Place  
What a neat place Thank  
you.  
ENJOYED BET STEWART'S  
Performance.  
What a WONDERFUL PLACE  
THERE'S NO OTHER PLACE  
LIKE IT! Love Love Love,  
mom  
Feels just like home! Actual  
Better  
Great People, Great food,  
Great fun  
Homestyle All the way  
Love the Hospitality  
LOVE IT! We will be back  
THANKS  
Great Time: My Brother  
Demo your BARGE!

Name	Location	Comments
Dave Mayercheck JOHN DAVIES Pecky Claycomb. Gini Kelley Marsha Pauline Isabella ED Peirce	MT PLEASANT PA BELLVERNON, PA. Belle Vernon PA Belle Vernon PA 15012 Van Meter Pa Independence KY Danville KY.	GREAT PLACE GOOD FOOD - NICE PEOPLE great food, people, place! a music blessing! great time, so relaxing Nancy is a great help! It was a great time and so nice to talk with you BEST PEACH PIE EVER!! GREAT PLACE!!
Cindy Ellsworth	Danville, KY cbej333@hotmail.com	Lovely - thank you!
Arlene Piskut	Cold Springs KY	Had a great time Love the lion dog
Lisa Atchley	Alexandria KY	Great, will be back
Emily Fox	Alexandria KY	Fantastic! Great Pie ☺
Jim & Sandy Knarr	Saylor Mill, KY	Great hospitality
Steve Spradlin	Frankfort, KY.	Love this place!
Heidi Franklin	Georgetown KY	What a unique place! ☺
Leslie Spears	Park Hills KY	Cool! ☺
Tracia & Luke Colwell	Florence, KY	Great!
Tom/Wayne Sanders	Reading, OH	☺
Lori Locke	Loveland, OH	Great stop on our bike route
Tom & Terri Wengartner	Colerain Township OH	
Miller Family	Butter, PA	
Tony Ross Daughter Leslie	Union KY	

Head + Kim Lower  
Motor Maids Rock!

Angie + Jason  
Martin  
Ballamy +  
Sylvie  
Ron Jaeger  
Diana Anderson  
Carl Anderson  
Dawnone Jones  
Brighton Jones  
Pat + Paul  
Joy  
Nikki + Brian  
Bach  
Dana + Kathy  
Lara  
Dave + Tammy  
Maggie  
Pastor Ken  
+ Paula  
John +  
Nancy

Ft Thomas Ky 41075  
St. Charles, IL 60174  
Burlington  
Burlington  
Utah  
Utah

Florence, KY

Union KY

228 Snell RD  
Frankfort, MI 49635  
(Reddog)

Belle Vernon PA

Belle Vernon, PA

Great food!

Love that Derby pie!  
Yeah!

Beer would be great!  
awesome place!

Plenty of Great Food!

Wheelman on the  
Casar J. Callaway  
767' Great Lakes

Great Food  
got Great PICS...  
Great time - Great etc.

NAME	PLACE/CITY/ST	COMMENT
Marc & Crystal Cogswell	Michigan Hall	Very nice place
Dan + Kathy Burroughs	LaPorte IN (northwest IN)	Very cool place
Teresa, Gary Hoke <small>Colm</small>	Tipp City, Oh	Neat Place
Justin Myers	Tipp City, Oh	Good Ice Cream
Mariah Beardsley	Florence, KY	Amazing food! :)
RICH Beardsley	Florence, ky	AWESOME, DYNAMITE (Torr)
Terri Beardsley	Florence KY	Loved it !!
CHRISTIAN BLEVINS	Florence ky	AWESOME!!!!
Wayne & Annie Chapman	AURORA IN	Great Hideaway!
STEVE + Tracy FERRILL	Florence, Ky	IT WAS GREAT!!
Dave & Angela Tubesing	Crestview Hills Ky	Love it here!
Richard & Ethel	DeMossville, Ky	Great Place!
Brenda J. Salter	Hebron Ky.	Great Place
Kent & Vicki Walsh	Pendleton Co Ky	Love it
WALTER WARDEN	NEW RICHMOND OH	Love it
Brian Wottle	Newtownville, OH	COOL!
DWAYNE COLE	CINCINNATI, OH	VERY NICE
Yvonne Cole	Cincinnati, OH	Cool Place!
Larry Deffen	Cincinnati, Ohio	Nice
Kim Capenhart	Cincinnati, Oh	We miss you
Tom Greene	Mansfield, Oh	Nancy + Pat. Enjoy
Mike Ashcraft	FLORENCE KY	your vacation!
Sherry Ashcraft	FLORENCE KY	

# Guest List

July 2011

Name	Place	Comments
Emma	<del>Don't remember</del> Ky.	Great Food
Magnolia C. Gelmi Mary Prescott	Taylor Mill Ky. Elmore, Ky.	As a kid Time
Jamie Conley	Milford, OH	The best! Best Apple Pie. every one did really friendly. I love to come down on Sunday, we enjoy it so much much.
Barbara Hoffo Bethany Kelly Carl & Maddy Shannon Coker Janice Vahl	Petersburg, Ky Petersburg, Ky Covington Ky Union, KY Bellvue Bottoms Ky	Brooke & Elizabeth Blackmore friends!!! jamieconley@zoomtown Great place, Great Food love the people!
Tony Wiggins Randy + Lisa Wood	Burlington Ky Greencastle, TN	Great Place! Great Food! Best People.
John Livingston Eric Takserus Debbie Schrader GINA + John Kuziolka	Walton, KY Kings Park NY Scranton, PA Louisville, KY	Great place to spend a Sunday!
TED Walker Cally + Steve	Lexington, KY Reelected Hall, KY	Just like New York City Awesome place!!
Keith & Tamar Weldon	Hebron, Ky ☺	Great Hamburgers + Ice Age Pie
Casey Bud + Donna Campbell	West Chester Union, KY.	A great place!!! food is awesome! ☺ Cool

NAME	CITY	STATE
Inez + Bill Briggins	Elmore Ky	
STEVE MADDEN	FLORENCE, KY.	KY
Rorie TerHune	Florence, KY	
Thomas D. Collins	Independence, KY	KY
GARY BRAGG	Columbus, IN	
HOWARD MARIYNN STODOLL	SEYMOUR	IN
Louie-KATIE VANDERGRIFT	Columbus	IN
Greg + Cindy Tatlock	Seymour	IN
Deanna Mohr	mt. Auburn	IN.
STEVE COX	COLUMBUS	IN.
Bryan Reed	Columbus	IN
Jerry & Becky Rector	Greenwood	IN
Ron + Janet Balzer	Columbus	IN
MONTE MAULLER	Columbus	IN
Bonnie Rogers	Columbus	IN
Dave Tschelch	Seymour, IN.	IN
Randy + Sherri Morrison	HATONIA, KY	KY
AMERICAN WALKERS	cinny & KY	
THERESA E COLE	HELENA	MT
NYSCE HELMATO	MIDDLE TOWN OH	OH
Belle May	7th Mitchell, KY	KY
Carole Sowles	St Mitchell Ky	KY
Sonja Bryan Waldorf	Georgetown Ky	KY

2007 SEASON

V-Rod Bob <sup>4-27-07</sup>  
GREAT PLACE! We miss the cook!

2011 - July

Comments

<u>NAME</u>	<u>STATE</u>	<u>CITY</u>
JOHN HUGHES <u>FRI</u> - 7/16 Eds (4) " Ed (2)	Ky Mich Rabid Hare	WALTON ? Boone
Phil & Simone BEYER	KY	Union
YVONNE & GAILY STIMEL	Ky	BERRY
V Rod Bob	KY	Where's the old grumpy cook that worked here?
KEN NORRIS	KY	<u>UNION</u>
Carlis McKinney	KY	COVINGTON
Bob & Judy Wiltse	KY	UNION love this place!
HANK YEISER	OH	LIKE HOME <sup>only</sup> BETTER

- 107) ~~Attila~~
- 108) Leah Bruin
- 109) Mike Williams
- 110) Becky Gungblutz
- 112) Darwin Rodriguez
- 113) Adam HATTON
- 114) James Ullman
- 115) ~~Moe Bantz~~
- 116) Rick Brantman &
- 117) ALAN DOUGLAS
- 118) TERESA DOUGLAS
- 119) Anna Osborne
- 120) Teena
- 121) B. K. Hall
- 122) Regina C. Hall
- 123) ~~Maggie~~
- 124) Monica Egg
- 125) Jack Elora ☺
- 126) Mike Sylvester
- 127) David Glasmyer
- 128) ED HOLIAN
- 129) Tom Hale
- 130) ~~Tom Guller~~
- 131) ~~Tom Hale~~
- 132) Dennis + In. Samp
- 133) Doyle E. Woodwood
- 134) Bela K. Borty, flatboatman
- 135) Mike Woyner #44
- 136) TROY WEBER
- 137) DAMIAN NIENABER

- 139)
- 140)
- 141)
- 142)
- 143)
- 144)
- 145)
- 146)
- 147)
- 148)
- 149)
- 150)
- 151)

WYLLU GOODMAN

PHONE = 859-380-3723

- 46) Ethaw Mercer
- 47) Richard Hamer
- 48) Rachael Wilson
- 49) Andy Platt
- 50) Jerry Vome
- 51) Karen Vome
- 52) Brad ~~Ly~~
- 53) Alexa Johnson
- 54) Crystal Saylor
- 55) Ray McDaniel
- 56) ED Wilkerson
- 57) DAVID ZEEB
- 58) Chike Littlefoot
- 59) Sheri Cassing
- 60) ~~Mr. Hunt~~
- 61) ~~James Robert~~
- 62) Mr & JUDY
- 63) Chuck Cop
- 64) Anita Evans
- 65) ~~Madison Evans~~
- 66) Tom & Sue PATTEN
- 67) Dave & Joni Rhodes
- 68) Joe & Kelley Jacobs & Family
- 69) Burt Rodden
- 70) FAY SHUKLE
- 71) Deborah Carney Tommy Cahelo
- 72) Dennis Schmidt
- 73) ~~Kim Borchert~~

- 74) Digi Ann
- 75) Ron Batten
- 76) Dennis York
- 77) ~~Central York~~
- 78) Beed Mottong
- 79) Sheras Mottong
- 80) Marcia Seal
- 81) Jilt & Wendy Walters
- 82) Leslie K Green
- 83) Don Matthews
- 84) Tommy Feldhaus
- 85) ~~Marlo Thomas~~
- 86) ~~Paul Hunter~~
- 87) Lina Orrell
- 88) Steph & Randy Moltiz
- 90) Jenny Toebe
- 91) Gary Taehle
- 92) BILL PURSEL
- 93) JENN PURSEL
- 94) Tim Hornberger
- 95) Gerald Ettridge
- 96) Joyce Engelman
- 97) HANK YEISER
- 98) GARY HINDS
- 99) Amy Engelman
- 100) Linda Creech
- 101) Jenny McRay
- 102) Bert Boren
- 103) Michelle Gupp
- 104) ~~John Gupp~~
- 105) Sue Osborne
- 106) Ed Osborne

- ① Kelly Johnson
- ② Bill Johnson
- ③ Amy Souther
- ④ Mike Souther
- ⑤ Regina Airley
- ⑥ Larry Board
- ⑦ Ken Cottongin
- ⑧ ~~Ray McEntyre~~
- ⑨ Denise McEntyre
- ⑩ Glenn McEntyre
- ⑪ Tony Powell
- ⑫ Eric Hendrix
- ⑬ Fred Bacon
- ⑭ Randall Muen
- ⑮ Claudia Melnyk + Nicholas
- ⑯ Amberely Carver
- ⑰ Jonathan McIntyre
- ⑱ Angie Mercer
- ⑲ Wael Safi
- ⑳ Saad Safi

- 21 Safi Safi
- 22 Rob Palmer
- 23 Robert McPeak
- 24 Andy McPeak
- 25 Bob Welch
- 26 Ann Baum
- 27 Pam + Allison Baum
- 28 Fran Baum
- 29 Ashley O'Neill
- 30 Nick Musgrove
- 31 Brandon Voss
- 32 Danielle O'Neill
- 33 Regina Hall
- 34 Terry Hall
- 35 Connie Valensunder
- 36 Lon Valensunder
- 37 Mike Westrick
- 38 Jeff Eller
- 39 Sandra Wyatt
- 40 Kim Voss
- 41 Ashley Voss
- 42 Basil BSIU
- 43 Angela Mercer
- 44 Jerry Muen
- 45 Rick Muen


# Sign In


9/4/04

JOE, TINA, VINNIE NEELY

Jack - In - The - Box ☺ H.B. Pt

V-Rod Bob - Happy Birthday! old fart!

Van Loonis - ~~VW/V-Rod~~ old fart!  
This place is Bad to the Bone ! Happy  
Birthda: Pete !! 2nd shift Nothings

HAPPY B-day! Dad Love W 

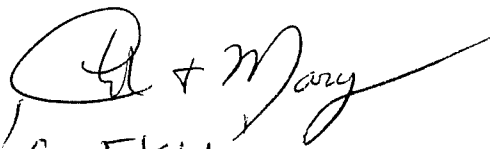
Happy Birthday

CHARLEEN McKenley  
Keith McKenley

Happy Birthday

Luther Beck  
~~James McKenley~~

Happy Birthday

Happy Birthday Biker Bud!   
Mona Dempsey - Great Place!! Go ECU.

9/5/04 Cheryl A Burns Kraft Very nice time!

Alex Jacobs

Shane Lawson GREAT FOOD

# Red Hats

---

Shirley Wood

Ginny Dilworth  
Dorothy Wright

JEAN CATE

Nancy Herrin

Ann Fleen

CHICKIE ZOCOR

MARTY

BURTON

Judy Stewart

Louise Arnett

Rose Zeiser

Lo Caldwell

Alberta Fisher

Pat Hahn

Betty Jorg

We love the place & will be seeing you again!  
Amy, Matt, Hay Duke & Jude Hess

---

Great place & great ride  
Bill Morrison

---

Emily Edman 8yrs  
Joliet, IL (Chicago) 11

Love that she  
got to ride to Key  
Thanks!

Amy, Zoe Edman  
Mari Long Loveland, OH  
Dee Pankow Bowlingbrook, IL

8/14/04

Great Place we had lots  
of fun

---

Rand & Trip Holtz

---

(undgd) Edie McKinley : 859-485  
-964

Randy & Stephanie Holtz July 18, 2004  
Debbie M. 7-18-04

Steve & Lori Bruns 7/18/04 Florence, KY

---

#Seip2@MubeaUSA.Com  
ASeip1@MubeaUSA.COM

---

Greg, K, Ashley Voss  
Union KY

---

Sign in

Tyler Gross  
Jenna Gross.

Miana Kaelin

Mekala Kaelin

Sue & Dan Ladd

Don Schaffner 859-647-9149 GWTA

Ted & Shirley SIMMS 954-371-5529 G.W.I.  
EMAIL Ted0215@AOL.COM.

Mike & Rebecca Hefner, Indpls, IN

Rick Northcutt

Denise Arns Independence Ky 41057

Larry Sewell Florence Ky

Keith + Lisa Sessias Burlington, Ky

Shelly Ryan Burlington, Ky

Larry Duellman Covington, Ky. 41011

Lauri Kinker Cov. KY + Portsmouth, OH.

WALK & TONNY SCHROEDER Florence, K.Y.

Larry Meiner

Really Comfortable Honey Feeling  
Looks forward to spending alot of time  
Here. The Jacobs family  
Joe  
Kelley + Alex

Enjoy the welcome feeling received upon  
~~arrival~~ arrival. Maxine Meyer  
Marilyn McEwe

Frank + Joan Gordon  
Ellettsville, Ind.

Jennifer Stacey + Robert Ashley  
Morning View, KY Elsmere, KY.  
"First Customers"

Dave Wheeler  
"Great Place"

What a great place to eat + relax! It's  
always fun to share time with fellow bikers!  
Hope to see ya often!

John + JoAnn Keene  
Independence, Ky.  
Southern Cruisers Riding Club

Joe Kreyling  
Burlington, Ky

Dave + Jackie Best - Beautiful Place!  
Batavia, OH

Great Place to stop.

Brenda Bastin

Bill Downing

John + Chris

Mark Kinich  
Villa Hills Ky  
mark 926541@aol.com

John + Jan Remler  
1404 Glenn St.  
Elmore, Ky. 41011  
RAM1404@aol.com

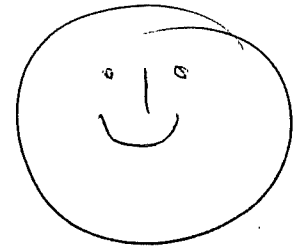
What a beautiful place!  
We'll be back ---  
Karen + Scott Carr  
Batavia Ohio.

Red + Jimp  
Bitchin Place  
Please Reserve on  
Jimp again!!!

Paul & Sandy Fleiker  
1871 CLIFFVIEW LANE Great Place!  
FLORENCE, KY 41042. We will be back  
more memories to come.

Dear Nancy!

I finally made it. After  
John told you so many "stories"  
about me, I hope you are  
not too disappointed.



Wera

Luis Santiago  
Cincinnati, Ohio

Great Food! Great Location! Great People!

Jeff Neaga

Cincinnati, Ohio 45241

Jeff Steele & Sharon Oliver - 10893 Kinbel Dr. <sup>41048</sup> Union  
Ky 41048

John & Mulla  
Dan & Samantha Jay's

11371 Wilson Rd  
Union Ky 41051  
sfaccis@hillandjerryth.com

Wm Jordan Blackmore  
1921 Pearl St.  
Cov. Ky 41014

Red & Ally

800 KENNELAND GREEN DR.  
UNION KY 41091  
AIFI-1000@A.O.2.com



Rich & Kim Dennis  
4064 BRANDY LN.  
COWINGTON, KY 41015

Sam Pungfeld  
12945 Rattalee Rd  
Dawsburg mi 48350

Richard & Susan  
Pierly  
Seymour, In  
47274

Gene Wilson and Carolyn  
Florence Ky

Dave & Joyce Daehleman - Hamilton, Ohio

Dave & Debbi Schutte - Lymnich TN

Jay Moffitt Ann INMAN

Kevin Singleton #19 1998 Suzuki  
GSXR 600

Denny Pope #1  
2000 GSXR 600

GREG + Kim Voss UNION "The Downs" K  
Beautiful place, great work Nancy + Pete

Phil + Patty Ludwig - Bellevue, Ky

Scott + Shari Swones - Dayton, Ky.

Vicky + Jerry Peace - Bellevueburg.

Elizabeth + Nathan Lee - Bellevue, KY

Wm Jordan Blackmore

RICK + CINDY VAUGHN Elsmere, KY

ROB + Elsa TOWE  
(ROBELSA@Juno.com) COVINGTON

Jim MARY PAT + KRIS Willis UNION.  
WWW.WAYNEYOUNGONLINE.COM

# Guest Register

Name — Email

Audra + Marilyn Case  
Cincinnati, Ohio

Jim + Dana Riley  
Hebron Ky

Paul + Jane Napolitano  
Cincinnati, OH

Vicky + GARY CADDELL G. CADDELL @ INSIGHT  
UNION, Ky BB.COM.

Pat Jackson - Alexandria, Ky. 41001 -  
(859) 448-0218 Country Crafts

Alberta King - Union Ky

Lora Brennen + Sandy Johnson Walton, Ky

Jack Close 😊 4-24-04

ROBERT C. Stephanie Holtung

Holtung @ Fuse.net

~~XXXXXXXXXX~~

KAWAN HOPPER

DAVID HOPPER

9/2011

KENTUCKY TRANSPORTATION CABINET - TOURISM SIGNING PROGRAM  
Attraction Eligibility Application

Records

for signature

Jane's Saddle Bag

Name of Attraction

13989 Ryle Road Union KY 41091  
Physical Address City State Zip

Mailing Address

Nancy Jordan Blackmore 743  
2975 nblackmore@usa.net  
Owner / Manager (Contact Person) City State Zip Phone E-Mail Address

HOURS OF OPERATION

	Sun	Mon	Tue	Wed	Thu	Friday	Sat
OPEN	10 AM	/	/	10 AM	10 AM	10 AM	10 AM
CLOSE	7 PM	/	/	7 PM	7 PM	9 PM	7 PM
Hours Open							

ELIGIBLE ATTRACTION CATEGORIES

- Cultural
- Historical
- Agricultural
- TE Eligible
- Recreational
- Educational
- Entertainment
- Temp Ag. Site

20,000  
Annual # Visitors

200+  
Parking Capacity

DESCRIPTION OF ATTRACTION - PROOF OF ELIGIBILITY

Attach additional documentation for each of these items, or use the space provided below to write out a description.

- 1 explanation of how this attraction meets the eligibility criteria for each of the categories checked
- 2 List the attractions significance within the community and state. (awards, history, etc)
- 3 Include any impact that this attraction may have on efforts to increase local & regional tourism.

Historical - preserved house smoke house  
barn built 1913 -  
Ice Age History - flat boat history  
Agricultural - farm animals - gardens  
Food - self walking tours - live  
Historical programs, music, fishing  
derby - KY Humanities Council program  
Local custom, specific to region  
Cultural - food - land - history

## Family Fun – Riverboat Cruises

### BB Riverboats

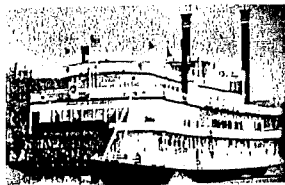
101 Riverboat Row, Newport, KY 41071  
859-261-8500 or 800-261-8586  
Sightseeing, lunch, brunch, dinner and specialty menu dinner cruises. Music, entertainment, and theme cruises. Located at Covington Landing.

### Celebration Riverboats

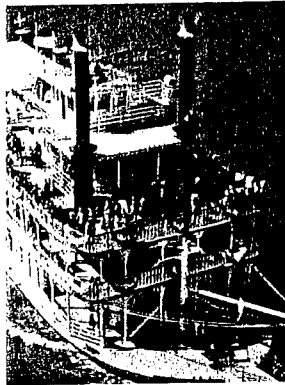
The Steamboat Landing,  
848 Elm St., Ludlow, KY 41016  
859-931-6752 or 877-651-6752  
Email: celboat@one.net  
Offers private chartered cruises on the Ohio River for groups up to 400

### Queen City Riverboats

303 O'Fallon St., Dayton, KY 41074  
859-292-8687  
www.queencityriverboats.com  
Lunch, dinner, and moonlight cruises.  
Public and charter cruises.



BB Riverboats' Belle of Cincinnati



Tall Stacks Music, Arts and Heritage Festival

## Attractions – Museums

### Behringer-Crawford Museum

1600 Montague Rd. (P.O. Box 67); Devou Park; Covington, KY 41011; 859-491-4003  
Northern Kentucky's premier museum of natural, cultural, and artistic heritage. Permanent collections encompass prehistoric artifacts, ice-age animal specimens, civil war, and local artworks. Museum is in the 19th-century home in scenic Devou Park. Adjacent grounds offer walks.

### James A. Ramage Civil War Museum

409 Kyles Lane, Fort Wright, KY 41011; 859-331-1700  
A collection of information and artifacts about the brief but important role of Northern Kentucky's line of defensive fortifications that were hastily constructed in 1862 to defend the region and Cincinnati from advancing Confederate troops under General Henry Heth. Also contains information about the Civil War in general.

### Railway Exposition Museum

315 W. Southern Ave., Covington, KY 41015; 859-491-RAIL  
Railroad museum has guided tours of pullman sleepers, diner, business cars, training cars, caboose, engine cars, kitchen cars, postal cars, and troop carriers. Memorabilia cars tell the history of the railroad. Open May through October Sat. & Sun. – 12:30 pm-4:30 pm. Other times by appointment.



Vent Haven Museum

### Vent Haven Museum

33 W. Maple, Ft. Mitchell, KY 41011  
859-341-0461  
Email: venthaven@home.com  
www.venthaven.com  
Over 500 ventriloquist figures from 20 countries can be seen on a guided tour of this unique museum. Also featured are hundreds of pictures and collectibles related to ventriloquism. By appointment only; season May-September.

22

## NEWPORT ON THE LEVEE

- \* eclectic restaurants
- \* specialty shops
- \* live comedy club
- \* 20-screen cinema
- \* Newport Aquarium
- \* interactive game world

www.NewportontheLevee.com  
1-866-LeveeKY



1-800-261-8586  
www.bbriVerboats.com

BB RIVERBOATS  
COVINGTON LANDING  
ONE MADISON AVENUE  
COVINGTON KY 41011

LUNCH, DINNER AND SIGHTSEEING CRUISES

## Jane's Saddlebag

BIG BONE LICK - KENTUCKY

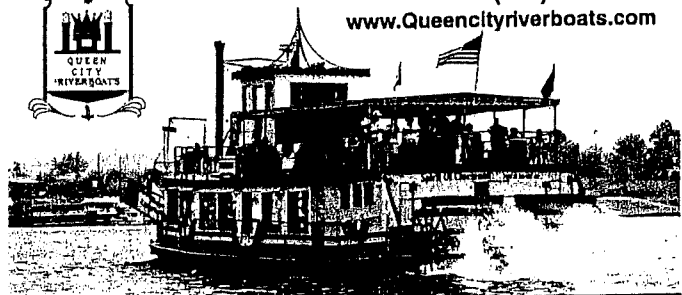
Come to a place where people are relaxed by nature



Open April – October  
Holidays, Saturday and Sunday  
or by Appointment  
859-384-6617

Located 2 miles past Big Bone Lick State Park on Rt 1925 South,  
next to Big Bone Landing Marina and Campground

WWW.BIGBONELICK.COM



(859) 292-8687  
www.queencityriverboats.com

LUNCH, DINNER AND SIGHTSEEING CRUISES

23

River Region 19  
AD - record

- Records -

20

Flat Boat Stage Little town

NOTES:

PROPOSED BUILDING

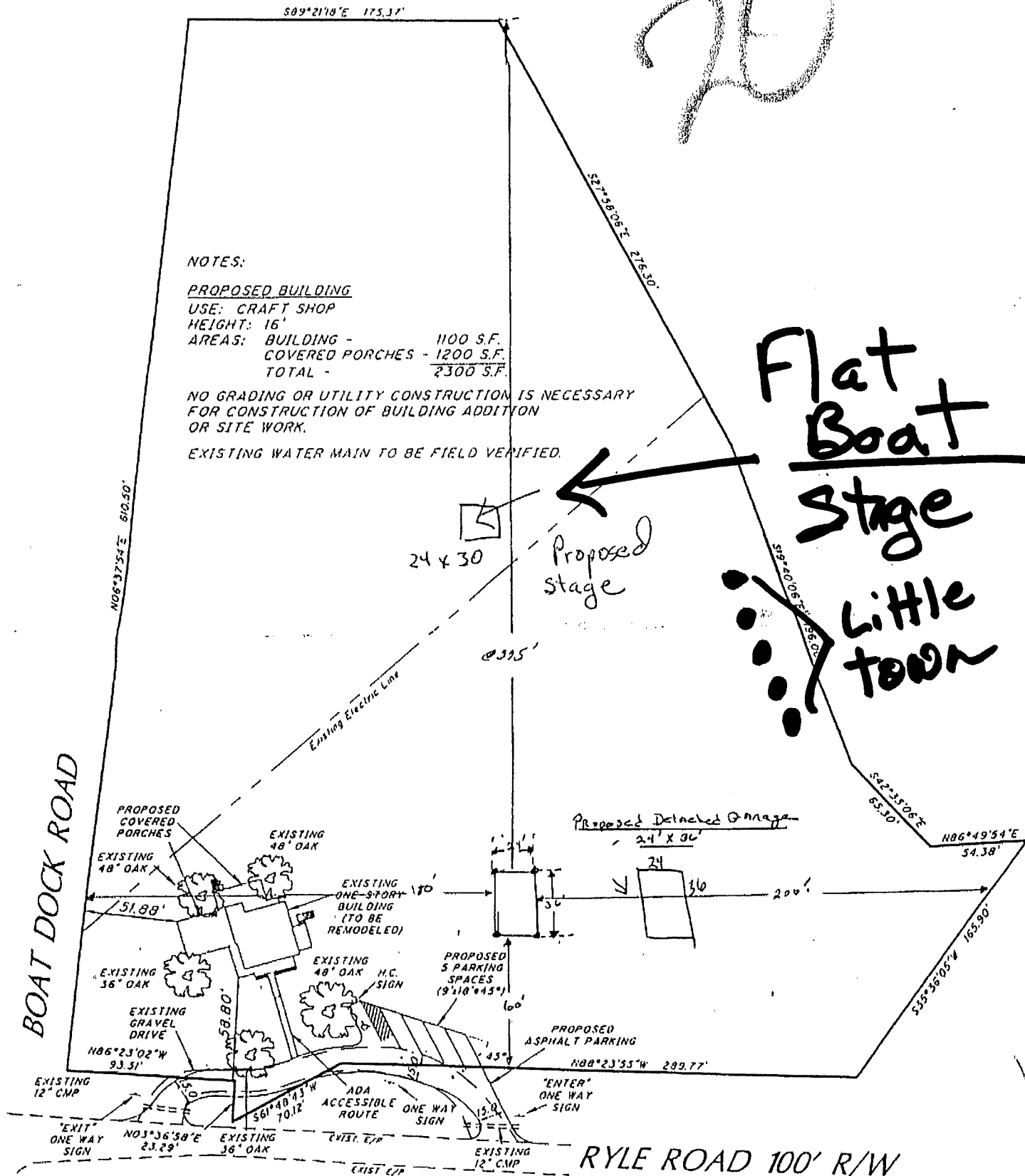
USE: CRAFT SHOP

HEIGHT: 16'

AREAS: BUILDING -	1100 S.F.
COVERED PORCHES -	1200 S.F.
TOTAL -	2300 S.F.

NO GRADING OR UTILITY CONSTRUCTION IS NECESSARY FOR CONSTRUCTION OF BUILDING ADDITION OR SITE WORK.

EXISTING WATER MAIN TO BE FIELD VERIFIED.



21

Record Jones  
2011

Here is the Travel & Tourism Industry information published by the State of KY for Boone County.

<b><u>2009 Direct Expenditures</u></b>	<b><u>2009 Total</u></b>
<b><u>Expenditures</u></b>	
\$734,414,009	\$1,154,498,822
<b><u>2010 Direct Expenditures</u></b>	<b><u>2010 Total</u></b>
<b><u>Expenditures</u></b>	
\$809,049,489	\$1,271,825,797

Statistics come from the KY Dept of Travel issues this every year for all counties and it the reporting mechanism used within State Government.

"The indirect & induced expenditures resulting from the initial infusion of money into the Ky economy were calculated using the RIMS II input-output ( I-O ) model developed by the US Dept of Commerce, Bureau of Economic Analysis. The output from the Certec Model served as data input for the I\_O model. The latter model provided indirect expenditures resulting from the tourism industry."

For the Record  
James  
2011

22



Friday, September 30, 2011  
**ANNUAL GALA**

Social Time: 6:30 p.m. Dinner: 7:00 p.m.

Dinner, live music, silent and oral auctions, house tours, cash b

NOTE: The date and location of the Gala are still tentative.  
Please call for confirmation. (859-586-6117)

Admission: \$60.00.  
Proceeds benefit the Dinsmore Homestead

[Back to Event List](#)





It's cheaper to educate about the environment than it is to clean it up.



- HOME
- EVENTS
- PROGRAMS
- COMMUNITY
- DONATIONS
- NEWS & AWARDS
- ABOUT US
- CONTACT US

*Welcome*

Welcome to Split Rock Conservation Park online. Split Rock is named for the unique glacial formations deposited in the area thousands of years ago. This awesome feature and the beauty and diversity of the surrounding area has been a destination for exploration and wonder for generations. The land is a mosaic of woodlands and meadows surrounded by Woolper Creek and the Ohio River (with an abundant wildlife resource). Archaeological evidence of past cultures gives testament to the rich bounty of this area that has supported human communities and endures today.

We use the many unique natural features to teach the importance of understanding, conserving and in some cases restoring the local biodiversity. Native grasslands, woodlands, and wetlands will be the focus of innovative educational activities and enhance a learning atmosphere reflective of Kentucky's rich natural and cultural heritage.

*Newsletter*

*Gallery*

*Record Jones 2011*

www.flickr.com



Go to Wildlife Conservation Kentucky's photostream

Petersburg, KY

Get the 10 day forecast

**62°F**  
 Cloudy  
 Feels like: 62°F  
 Humidity: 84%  
 Wind: NNE at 14 mph  
 Enter city/zip

Local Pollen  
Today's Air Quality  
Sun Safety

How to Get Rid of Car Smells

*Upcoming Events*

### Celebrate Earth Week!

Come out to Boone County on April 23rd, for the NKU Center for Environmental Education, ECOS, and Wildlife Conservation Kentucky's Spring Stewardship Day!

The Spring Stewardship Day is from 8:30am-Noon. Meet at the Boone/Kenton County Conservation District Office (6028 Camp Ernst Road, Burlington, KY 41005) to Check-in and Carpool to the Vohlpenhein Natural Area. Environmental Stewardship Activities include Invasive Species Removal and Trash Pick-up.

To volunteer and register, contact Ed Wilcox. wilcox1@nku.edu, 859-640-8328

*Closed*

*we over everything out right*

**CONTINENTAL WEB PRESS**  
of Kentucky

August 8, 2011

Zoning Committee  
Administrative Bldg  
Burlington, KY

Dear Zoning Committee,

My wife and I have visited and brought many of our friends and family to Jane's Saddlebag for the last five years. What we have witnessed is a very friendly environment run by a pleasant family, Pete and Nancy Blackmore. I am convinced that serving wine and beer at this establishment would be a value to this business and would not change the current family value emphasis.

Jane's Saddlebag is a great location not only for local residents to enjoy, but also for promoting tourism and support of Boone County.

Please remember when you are making the decision to allow their request that Jane's is a very peaceful established environment in Boone County, and that we should be proud to have Jane's Saddlebag here for people to enjoy.

William J. Scarpaci  
Chief Operating Officer  
Continental Web of Kentucky



August 9, 2011

Zoning Committee

Administrative Building

Burlington, KY

Over the past several years, my wife and I have visited Jane's Saddlebag often and brought family and friends there as we really enjoy the laid-back friendly, family atmosphere. Over this time, we have come to value Pete and Nancy Blackmore as a very pleasant family and consider them real friends.

Serving beer and wine at this establishment would be a value to their business and, I am convinced would not change the current family atmosphere and focus at Jane's Saddlebag. Jane's Saddlebag does much to promote the history and culture of the Big Bone Lick area, which is a plus to Boone County local residents and tourism.

We are fortunate to have a peaceful, family centered establishment such as Jane's Saddlebag in Boone County for people to enjoy and learn about the local history of the area. Please consider this when making the decision to grant their request for a beer and wine permit.

David Bowen

US Business Operational Planning Leader

The Procter & Gamble Company

8/29/11 (3)

To Whom It May Concern:

This letter is to request your consideration of a zoning change to allow James Saddlebag in Union, Ky, to serve beer and wine to its customers. They are an area restaurant located next to Big Bone Lick boat dock - which attracts many, many locals (and others) to their great property. We have been customers for years.

It is important to the owners and ~~we~~ its the customers to enact this zoning change.

Please consider our support!

Sincerely,

Theresa Busby

Rail 2 Lard

10656 Mountain Laurel Way  
Union, KY 41091

4

Net@address<sup>®</sup> By USA\*NET<sup>™</sup>

Folder: Inbox

Message 32 of 44 (OLD)

<	>	Delete	Reply	Reply All	Forward	as Attachment	
		Move To:	Trash			Submit as Spam	Close

**X-USANET-Received:** from netmail11.cms.usa.net [127.0.0.1] by netmail11.cms.usa.net via mtad (C8.MAIN.3.72B) with ESMTP id 780PiFRre1152M11: Tue, 06 Sep 2011 17:43:04 -0000

**Return-Path:** <dmussman@insightbb.com>

**Received:** from mail.insightbb.com [208.47.185.22] by netmail11.cms.usa.net via smtd (C8.MAIN.3.72B) with ESMTP id XID751PiFRre0298X11: Tue, 06 Sep 2011 17:43:04 -0000

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**X-USANET-MsgId:** XID751PiFRre0298X11

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**X-CNFS-Analysis:** v=1.1 cv=7/NQ8h8GKPUaOmFMfFC/vxuwPRDn sjiu48sSeXmM84= c=1 sm=0 a=jLN7EqiLvraA:10 a=JfL-E4bdK8dCNamthiaA:9 a=wPNLvGTTeEIA:10 a=vVxeERogPwJxEPD7ubEA:9 a=tUDmekuf5mnNh4NwjR2pfA==:117

**X-CM-Score:** 0

**X-Scanned-by:** Cloudmark Authority Engine

**Authentication-Results:** smtp01.insight.synacor.com smtp.mail=dmussman@insightbb.com; spf=softfail; sender-id=softfail

**Authentication-Results:** smtp01.insight.synacor.com header.from=dmussman@insightbb.com; sender-id=softfail

**Received-SPF:** softfail (smtp01.insight.synacor.com: transitional domain insightbb.com does not designate 74.140.105.78 as permitted sender)

**Received:** from [74.140.105.78] ([74.140.105.78:53883] helo=NEWHP) by mail.insightbb.com (envelope-from <dmussman@insightbb.com>) (ecelerity 2.2.2.40 r(29895/29896)) with ESMTP id 99/99-25297-8AB566E4: Tue, 06 Sep 2011 13:43:04 -0400

**Message-ID:** <9673AC82FA02463F9659DBEBB1230710@NEWHP>

**From:** "Danielle Mussman" <dmussman@insightbb.com> [Add to Address Book](#) [Block Sender](#)

**To:** <nblackmore@usa.net>

**Subject:** zoning change support [Allow Subject](#)

**Date:** Tue, 6 Sep 2011 13:43:21 -0400

**MIME-Version:** 1.0

**Content-Type:** multipart/alternative; boundary="---=\_NextPart\_000\_000B\_01CC6C9A.F102D5C0"

**X-Priority:** 3

**X-MSMail-Priority:** Normal

**Importance:** Normal

**X-Mailer:** Microsoft Windows Live Mail 15.4.3538.513

**X-MimeOLE:** Produced By Microsoft MimeOLE V15.4.3538.513

[Fewer Details](#) [Print Preview](#)

Hi Nancy.

Just writing a note to tell you I support your efforts in trying to get your zoning changed with the Boone County Planning Commission.

Take care!

Danielle Mussman  
1001 Oakmont Ct.  
Union, Ky 41091

<	>	Delete	Reply	Reply All	Forward	as Attachment	
		Move To:	Trash			Submit as Spam	Close

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Public Hearing records January 21, 2004

Mr. Don Clare 11646 Lower River Road. Union Stated that he has been a member of the Boone County Historic Preservation Review Board since its inception 15 or 20 years ago, he is the president of the Rabbit Hash Historical Society and the Vice President of the Friends of Big Bone. The applicant is the President of the Friends of Big Bone. They have been trying to promote history, heritage and tourism in Western Boone County for a number of years. The Historic Preservation Review Board recently completed a Heritage Tourism Plan. He stated that the proposed activity at Big Bone, in conjunction with the park, Big Bone Landing and the wildlife area, is favorable for creation and tourism. The only tool to save our heritage in places like Big Bone and Rabbit Hash is Tourism. The proposed use will help heritage tourism by completing a circle through Western Boone County. People will be able to take a day trip by going down KY 18 past Dinsmore, to Petersburg, Belleview, Rabbit Hash and around to Big Bone Lick State park and up US 42. It will be a nice trip families can take in a day, but they need places where they can buy food, get a drink and use the restroom.

He stated that Nancy Blackmore will continuously promote the importance of Big Bone Lick and is probably the greatest historical resource in the county. She will have crafts and activities, books and education. It is a good overall use of the property. He is confident the use will help the Heritage Tourism Plan. He commended the Blackmore's for the excellent job they did of rehabbing the property. He stated that the proposed use is good for Boone County and for the county's history and heritage.

Record



Folder: Inbox

<	>	Delete	Reply	Reply All	Forward	as Attachment	
Move To:		Trash				Submit as Spam	Close

This message has been forwarded.

X-USANET-Received: from netmail10.cms.usa.net [127.0.0.1] by netmail10.cms.usa.net via mlad (C8.MAIN.3.72B) with ESMTP id 341PIFDuM5040M10; Tue, 06 Sep 2011 03:20:38 -0000  
 Return-Path: <jsullivan2\_41042@yahoo.com>

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X-Yahoo-Newman-Id: 219333.7784.bm@omp1056.mail.sp2.yahoo.com

Received: (qmail 7941 invoked from network); 6 Sep 2011 03:20:37 -0000

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X-Yahoo-SMTP: 6FjY4yWswBD6UKH0Dcfe6S9ifoIEUqzs8mrYs-

Received: from [192.168.200.250] (jsullivan2\_41042@74.215.22.18 with xymcookie) by smtp101-mob.biz.mail.qq1.yahoo.com with SMTP; 05 Sep 2011 20:20:37 -0700 PDT

Subject: Zone Change [Allow Subject](#)

From: Jim Sullivan <jsullivan2\_41042@yahoo.com> [Add to Address Book](#) [Block Sender](#)

Content-Type: text/plain; charset=us-ascii

X-Mailer: iPad Mail (8L1)

Message-Id: <7F4D2DA6-7085-4EB4-966D-5D629F484A32@yahoo.com>

Date: Mon, 5 Sep 2011 23:24:04 -0400

To: Nancy Jordan Blackmore <nblackmore@usa.net>

Content-Transfer-Encoding: quoted-printable

Mime-Version: 1.0 (iPad Mail 8L1)

[Fewer Details](#) [Print Preview](#)

I James M Sullivan support the zone change requested by Pete & Nancy Blackmore for Jane's Saddlebag. I have been there many times and it is a great, friendly, and family oriented establishment. You could not asks for two nicer people who really care about their customers. I think they also do a great job of bringing additional visitors to the area. I believe this zone change would provide them with the opportunity to do even more for the area,

Sent from my iPad

<	>	Delete	Reply	Reply All	Forward	as Attachment	
Move To:		Trash				Submit as Spam	Close

7

**From:** Gerry Dusing  
**Sent:** Wednesday, August 31, 2011 11:10 AM  
**To:** 'Nancy Jordan Blackmore'  
**Subject:** Jane's Saddlebag proposed zone change

Mr. and Mrs. Blackmore.

Please submit this note in support of your zone change application.

There is no doubt but that your original application for a Recreation zone designation with the ability to serve alcoholic beverages for the Jane's Saddlebag concept was declined but for one overarching reason: fear of the unknown and the hyperbolic rhetoric expressed by a few that turning the location into a recreational opportunity would be the end of the bucolic, pastoral atmosphere along Boone County's Boat Dock Road.

Now the undisputable proof of many years of actual experience is in. None of the claims of the fear mongerers have occurred. Jane's Saddlebag has proven to be a family oriented significant asset to the community. It's unique location, on a back bay of the Ohio River, in a readily accessible location, yet isolated for noise or other distraction to any neighbors, perfectly fits the descriptive characteristics for a recreational zone in the Comprehensive Plan, as well as the Goals and Objectives of that Plan.

My family, including grandchildren ages 2 to 4, have much enjoyed the range of activities at Jane's Saddlebag. From Cruise-Ins to Concerts to Kitchen Creations, this operation, and the family running it, is first class. The owners are in the best position to know what is necessary to assure the continued viability of the enterprise. This family oriented destination recreation location should be actively promoted by the County, not impaired by it.

If the Commission has a concern about alcoholic beverages being available for purchase, those concerns should be allayed by the actual experience at Jane's Saddlebag for the past several years. Numerous non-profit concerts and fundraising events have occurred at the location, ranging from educational to motorcycle interests and much in between, where the patrons have brought their own alcoholic refreshments to the concerts. There has never been an incident that I know of. With alcoholic beverages limited to those purchased on the premises, there is even more control over consumption and less risk of disruptive behavior.

Good luck, and looking forward to more visits.

Gerald F. Dusing, Esq.  
Adams, Stepner, Woltermann & Dusing PLLC  
40 West Pike Street  
Covington, KY 41011  
859-394-6200  
859-392-7206



*Nancy Jordan Blackmore was at my school today.*

*Today I learned about the Pleistocene Epoch. I learned that Dinosaurs are very different from Ice Age Mammals. Dinosaurs have been extinct for 64 million years and Ice Age Mammals became extinct 10,000 years ago. I learned about a browser and a grazer, the Saber Tooth Cat, Mastodon, Sloth and the Woolly and Columbian Mammoth. I learned about fossils being reference books.*

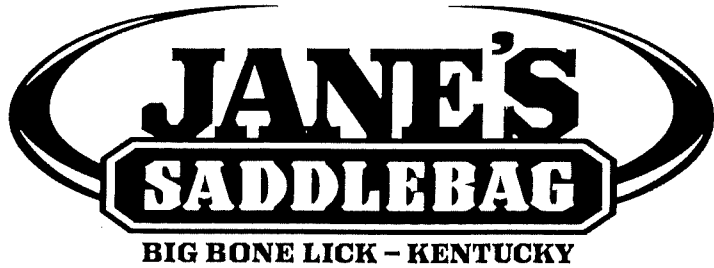
*I also learned that the State of Kentucky does not have a Natural History Museum. We need a State Natural History Museum for the people of Kentucky, with an interpretive center at Big Bone Lick. Then the extinct animals and the other sciences in the state are not forgotten, but preserved and protected for generations to come.*

*Nancy Jordan Blackmore  
For the Record  
2011  
1998*

Kentucky Author  
Nancy Jordan Blackmore  
The Story of Big Bone Lick

<sup>20</sup> perfect bound/<sup>30</sup> hard bound/\$ 5 poster  
Check payable to: Thoroughbred Publishing, L.L.C.  
with author signing (tax included)

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[www.bigbonelick.com](http://www.bigbonelick.com)**



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Every Friday Night from June 3rd  
until September 30th  
when exhibitors can win a flat  
screen TV.

*For the  
Record  
2011*

- Great American Food
- \$1 Dogs
- Music
- Door Prizes
- Split the pot
- Choice Sound with DJ Ray  
Spinning the oldies

Come out and get your free photo  
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**859-384-6617**  
**[www.bigbonelick.com](http://www.bigbonelick.com)**



**859-384-6617**

## **Jane's Saddlebag Big Bone Lick Kentucky**

**[www.bigbonelick.com](http://www.bigbonelick.com)**

Directions to  
13989 Ryle Road Union Kentucky  
41091

Located 2 miles past Big Bone Lick State Park in Union KY. 30 minutes from Downtown Cincinnati Ohio, 45 minutes from Lexington KY and 90 Minutes from Louisville.

Exit 175 off interstate 75//71  
Follow the signs to the state park,  
turn left after the park entrance on  
1925 south go 2 miles to  
Jane's Saddlebag

# *Kentucky* chautauqua

*presents* Bet Stewart *as*



## Rosemary Clooney

A Sentimental Journey

**Date:** Aug 21<sup>st</sup> 2011

**Time:** 3pm

**Place:** Jane's Saddlebag

**Sponsored by:** Jane's Saddlebag Big Bone Lick, KY

With support from:



An exclusive presentation of the  
Kentucky Humanities Council, Inc.



PEOPLES BANK & TRUST COMPANY  
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UNION COLLEGE  
SCHOOL OF THE ARTS & LETTERS



SCRIPPS HOWARD  
FOUNDATION



PNC



Honorable Order  
of Kentucky Colonels



MURRAY



BROWN-FORMAN



NKU NORTHERN  
KENTUCKY  
UNIVERSITY

the People

To the Neighbors of Jane's Saddlebag,

Jane's Saddlebag would like to pursue a zone change so that in the future it could sell Beer and/or Wine (No alcohol).

In order to accomplish this Jane's must go before Boone County Planning and Zoning board. However, the surrounding neighbors must be informed of this proposed change.

Therefor if you do not oppose this effort, please sign this petition to show your support.

Thank you,

Jane's Saddlebag

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>
6/24/11	P. Brett Blackmore	13925 Boat Dock Rd, Union KY 41091
6/24/11	Donald R Tubery	13863 Boat Dock Rd " " "
6/24/11	RICHARD J NICHOLSON	11099 PADDOCK DR - WALTON, KY, 41094
6/24/11	SUE NICHOLSON	11099 PADDOCK DR WALTON KY 41094
6/24/11	Mary Ann	4407 Beaver Rd. Union, Ky 41091
6/24/11	Nancy Blackmore	13989 Kyle Rd Union Ky 41091
6/24/11	Samantha KUMOKA	13925 BOAT DOCK RD UNION KY 41091
6/24/11	W. H. Black	13989 Kyle Rd Union Ky 41091
6/24/11	Ray Doyles	1879 Clark Brook Dr. Burlington, Ky 41005
6/24/11	Dee Laman	14900 Boat Dock Rd Union, Ky 41091
6/24/11	Bill Laman	13750 Boat Dock Rd Union, Ky 41091
6/24/11	Beverly Mann	13718 Boat Dock Rd Union, Ky 41091
6/24/11	Steve Herrmann	13718 Boat Dock Rd Union Ky 41091
6/24/2011	Abby Mann	13930 Boat Dock Rd Union Ky 41091
6/24/11	Denise MSL type	13316 Kyle Rd Union Ky 41091
6/24/11	Maurice Beck	13729 RYCE RD Union, KY 41091
6/24/11	Judy Beck	13729 Kyle Rd. Union, Ky 41091
6/24/11	Frank Baum	13647 Kyle Rd Union Ky. 41091
6/24/11	Frances Baum	13647 Kyle Rd Union, Ky 41091
6/24/11	W. H. Black	13925 Boat Dock Rd Union Ky 41091
6/24/11	Hoop Johnson	10664 Sings Holo Ct. Union, Ky

To the Neighbors of Jane's Saddlebag,

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In order to accomplish this Jane's must go before Boone County Planning and Zoning board. However, the surrounding neighbors must be informed of this proposed change.

Therefor if you do not oppose this effort, please sign this petition to show your support.

Thank you,

Jane's Saddlebag

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>
6-25-11	Ryan McIntyre	13852 Kyle Rd. Union KY 41091
6-25-11	Ghenn M <sup>e</sup> McIntyre	13816 Kyle Road Union Ky 41091
6-25-11	Zach Murphy	13563 Kyle Rd Union KY 41091
6-25-11	DAVID HORN	13519 Kyle Rd Union 41091
6-25-11	Dana Horn	13519 Kyle Rd. Union Ky 41091
6-25-11	Darla Urso	3840 River Bluff Rd, Union KY 41091
6-25-11	Nick Urso	3840 River Bluff Rd, Union KY 41091
6-25-11	Gene Kirchner	3820 River Bluff Rd, Union, KY 41091
6-25-11	Hanna Grabow	13208 Kyle Rd. Union, Ky 41091
6-25-11	Maurice Grabow	13208 Kyle Rd Union, Ky 41091
6-25-11	Jackie Fobbe	13196 Kyle Rd Union, Ky 41091
6/25/11	Maggie Mastropiano	42 Ireland Ave Cincinnati, Oh 452
6-25-11	Roxann Roush	1156 Walnut St Elsmere Ky 41018
6-25-11	Ellen Blackburn	7106 Curtis Ave Florence Ky 41004
6-25-11	Judy Tarvin	34 Park Ave. Elsmere, KY 410
6-25-11	Lora Keardon	2900 Loretta Dr. Cinti OH 45239
6-25-11	Debbie CASON	575 Chambers Rd. Walton Ky 4109
6-25-11	Jennifer Starnes	350 Moler Rd Walton Ky 41094
6-25-11	Brench Mustachio	1757 Waverly dr Florence KY 41042
6-25-11	Donna Sprause	714 Garvey Elsmere KY 41018
6-25-11	MAETHA JUNKER	13162 RYLE ROAD UNION KY 41091



# Petition Against Zone-Change Request at Jane's Saddlebag, Big Bone, Kentucky.

This petition was circulated against the request for a zone-change, to sell alcohol at Ryle and Boat Dock Roads in Big Bone.

These signatures were collected in good faith from area residents and people from the surrounding area who have a personal association with the area. All who signed are of voting age, and so far as known, all are voters.

Many who signed a petition against a similar request in 2004 were visited, or otherwise confronted by the Applicant for the Rezoning. Under no circumstances should petitioners be harassed for signing a petition.

I have submitted 204 signatures on 22 pages. I understand additional signatures are being collected by Robert J. Hightner, of Potter's Ranch, Big Bone.

With all due respect,

Jas. Duwall, ma.  
Ryle Rd, Big Bone, Ky  
7 Sept 2011.

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature Rowena Bush Address 1469 Atlanta Ct.  
Printed Name Rowena Bush Comments: Florence, Ky 41042

2. Signature Pamela S. Boles Address  
Printed Name Pamela S Boles Comments: 4295 DALE Williams Rd  
Union, Ky 41091

3. Signature Kevin A Bush Address 1469 ATLANTA ct  
Printed Name Kevin A Bush Comments: FLORENCE KY 41042

4. Signature Victor F. Alther Address 2348 HATHAWAY RD  
Printed Name VICTOR F. ALTHER Comments: UNION, KY

5. Signature Lisa D. Pfeuger Address 11108 Misty Wood Ct  
Printed Name LISA D. PFEUGER Comments: Walton, KY 41094

6. Signature Ashton Pfeuger Address  
Printed Name ASHTON PFEUGER Comments:

7. Signature Paul Ralph Address 2050 Donny Dr  
Printed Name Paul Ralph Comments: Hebron, KY 41048

8. Signature Tini Rodgers Address 85 Short Ln.  
Printed Name Tini Rodgers Comments: Xenia, Ky. 41092

9. Signature Cheryl Varner Address 10376 Big Bone Road  
Printed Name Cheryl Varner Comments: Apt 4  
Union, Ky 41091

10. Signature Sean Palmer Address 37 RACE STREET  
Printed Name Sean Palmer Comments: member BIGBONE BAPTIST CHURCH  
DRY RIDGE KY 41035

Save Big Bone, Don't Re-zone!

Page 2 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Read Shettler* Address *414 Dick Combs Dr*  
Printed Name **READ SHETTLER** *Chargen Ky 41012*  
Comments: *Big Bone Baptist Church*

2. Signature *[Signature]* Address *1881 Gordon Blvd*  
Printed Name **Les Elison** *Arlington, Ky 41005*  
Comments:

3. Signature *Brandy Barton* Address *1005 orchid Dr.*  
Printed Name **Brandy Barton** *Florence, Ky 41045*  
Comments:

4. Signature *Eddie Barton* Address *1005 orchid Dr.*  
Printed Name **Eddie Barton** *Florence Ky. 41042*  
Comments:

5. Signature *Deborah J. Aylor* Address *11050 Big Bone Church Rd.*  
Printed Name **Deborah J. Aylor** *Union, Ky. 41091*  
Comments:

6. Signature *[Signature]* Address *10989 Kirby Ln*  
Printed Name **Sam T Dibert** *Union Ky 41091*  
Comments:

7. Signature *Ann Altherr* Address *2368 Hathaway Rd.*  
Printed Name **Ann Altherr** *Union, Ky 41091*  
Comments:

8. Signature *Linda S. Duval* Address *2375 Hathaway Rd.*  
Printed Name **Linda S. Duval** *Union, Ky. 41091*  
Comments:

9. Signature *Kenzi Paulhus* Address *13556 SERVICE RD*  
Printed Name **KENZIE BAULTSO** *WALTON, KY 41094*  
Comments: *Against Bar.*

10. Signature *Okim Bryant* Address *1494 Von HaggE Dr.*  
Printed Name **Okim Bryant** *Florence, Ky.*  
Comments: *HO42*

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Gerald Sherman* Address 19 Scott Dr. Florence, Ky

Printed Name  
Comments:

2. Signature *Catherine Baumgartner* Address 13779 VERONA Rd  
VERONA, Ky

Printed Name  
Comments:

3. Signature *Robert C Neal* Address 1403 AFTON DR  
FLORENCE KY 41042

Printed Name  
Comments:

4. Signature *Michael Steward* Address 2880 FAWN DR  
BURLINGTON KY 41005

Printed Name  
Comments:

5. Signature *Emily Shelton* Address 6338 Cloverdale Dr  
Burlington, KY 41005

Printed Name  
Comments:

6. Signature *Robert J. Lightner* Address My Ryle rd. Apt 5194 BEAVERD.  
Union Ky. 41091  
(no mail box)

Printed Name  
Comments:

7. Signature *Ernest W. Wilder, Jr.* Address 11515 Fairy Tree Dr  
Watson, Ky 41094

Printed Name  
Comments:

8. Signature *Elizabeth Long* Address 11688 Victory School House Rd.  
Union, Ky 41091

Printed Name  
Comments:

9. Signature *Janet Feldhaus* Address 8206 East Bend Rd.  
Burlington Ky 41005

Printed Name  
Comments:

10. Signature *Karen Ratcliff* Address 2308-101 Sawmill Ct  
Burlington Ky  
41005

Printed Name  
Comments:

117

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature Lori Stephenson Address 10090 TURNER RD  
Printed Name LORI STEPHENSON UNION, KY 41091  
Comments:
2. Signature Mark C. Hargis Address Hebron, Ky 41048  
Printed Name MARK C. HARGIS  
Comments:
3. Signature Amie Hargis Address 8424 Wintergreen Ct.  
Printed Name Amie Hargis Florence, Ky 41042  
Comments:
4. Signature Chuck Oupree Address 11798 SCHMIDT LN  
Printed Name Chuck Oupree WATER KY 41094  
Comments:
5. Signature Azzen Stephens Address 12007 Leon River Rd.  
Printed Name Azzen Stephens UNION, Ky 41091  
Comments:
6. Signature Edward M Wilson Address 1480 HWY 42 E.  
Printed Name EDWARD M WILSON WARSAW, KY 41095  
Comments:
7. Signature Vanessa Wilson Address 1480 US 42 E  
Printed Name Vanessa Wilson Warsaw, Ky 41095  
Comments:
8. Signature Philip Stephens Address 6478 BEAVER RD  
Printed Name Philip STEPHENS UNION KY 41091  
Comments:
9. Signature Michelle Lustenberg Address 1245 Baker Williams Rd  
Printed Name Michelle Lustenberg Corinth, Ky 41010  
Comments:
10. Signature Joe Hamilton Address 17058 KITO LANE  
Printed Name Joe Hamilton UNION KY 41091  
Comments:

Save Big Bone, Don't Re-zone!

Page 5 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Carlotta M. Prather* Address 6092-220 Taylor Dr.  
Printed Name Carlotta M. Prather Burlington, KY 41005  
Comments:
2. Signature *Steve Pendergast* Address 3380 Easton Lane  
Printed Name member Big Bone Baptist Burlington KY 41005  
Comments:
3. Signature *Annette Cooley* Address 236 KENTON St.  
Printed Name ANNETTE COOLEY BRAMLEY, KY 41016  
Comments: Big Bone Church member (member of Big Bone Church)  
A
4. Signature *Rick B. Cooley* Address 236 Kenton St.  
Printed Name RICK B COOLEY Bramley, KY 41016  
Comments: Member Big Bone Church
5. Signature *Carl Kirby Jr* Address  
Printed Name Carl Kirby Jr  
Comments: Member of B3
6. Signature *Heather Ellison* Address 6881 Gordon Blvd.  
Printed Name Heather Ellison Burlington, Ky 41005  
Comments: B3 member
7. Signature *Cosette Spillo* Address 13956 W Hwy 42  
Printed Name Cosette Spillo Verona Ky 41092  
Comments:
8. Signature *Masami Kirby* Address 2167 Lumberjack  
Printed Name Masami Kirby Hebron KY 41048  
Comments:
9. Signature *John E. Cotton* Address  
Printed Name JOHN E. COTTON  
Comments:
10. Signature *Wanda F. Cotton* Address  
Printed Name WANDA F. COTTON  
Comments:

Save Big Bone, Don't Re-zone!

Page 6 of 12

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature Joan S. Lickliter Address 8597 Camp Evans +  
Union, Ky 41091  
Printed Name Joan S. Lickliter  
Comments:
2. Signature Mike Lickliter Address 8597 Camp Evans Rd  
Union Ky 41091  
Printed Name Mike Lickliter  
Comments:
3. Signature W. Bob Shettler Sr. Address 44 Dick Combs Dr  
Franklin, Ky 41018  
Printed Name W Bob SHETTLER SR.  
Comments: I am a Regular Member  
of Big Bone Baptist Church  
Pastor Emeritus
4. Signature Terry Phillips Address 3274 Forest View Dr.  
Union, Ky. 41091  
Printed Name  
Comments:
5. Signature Debra J Minnard Address  
Printed Name Debra J Minnard  
Comments: Member of Big Bone Church
6. Signature Martin L Minnard Address  
Printed Name Martin L. Minnard  
Comments: member BBB
7. Signature Luila Stunge Address 5843 Iron Dr  
Florence, Ky 41042  
Printed Name  
Comments:
8. Signature Karman Harris Address  
Printed Name Karman Harris  
Comments:
9. Signature Dorothy Hopperdon Address 755 Eddie Rd.  
Dry Ridge, Ky. 41035  
Printed Name  
Comments: Member of Big Bone Baptist Church
10. Signature Gregory Moore Address 1809 Measium Ct.  
Union, Ky. 41091  
Printed Name  
Comments:

Save Big Bone, Don't Re-zone!

Page 7 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Jeanne Isaacs* Address 10100 TURNER RD.  
Printed Name JEANNE ISAACS Union Ky 41091  
Comments:
2. Signature *Rhonda Kuehar* Address 1918 Whispering Trails  
Printed Name Rhonda Kuehar Union Ky 41091  
Comments:
3. Signature *James F. Pederman* Address 1051 BELMONT PARK  
Printed Name JAMES F. PEDERMAN Union, Ky 41091  
Comments:
4. Signature *Allen McClaskey* Address 8125 LITE DRIVE  
Printed Name ALLEN McCLASKEY Florence, Ky 41042  
Comments:
5. Signature *Joseph H. Beil* Address 3391 FORESTVIEW DR.  
Printed Name JOSEPH H. BEIL Union Ky 41091  
Comments:
6. Signature *Carol Ayres-Steinweh* Address 2096 DIXIE DRIVE  
Printed Name CAROL AYRES-STEINWEH Burlington, KY 41005  
Comments:
7. Signature *B. Massman* Address  
Printed Name BABB MASSMAN  
Comments: I like the park the way it is.
8. Signature *Michael C. King* Address 110 DILVEST DR  
Printed Name MICHAEL C. KING Florence, Ky 41042  
Comments:
9. Signature *James G. Ransob* Address  
Printed Name JAMES G. RANSOB  
Comments:
10. Signature *Gary C. Conell* Address 300 CHRISTIAN DR.  
Printed Name  
Comments:

Save Big Bone, Don't Re-zone!

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Deborah Ponder* Address 10684 Big Bone Rd  
Printed Name Deborah Ponder Union KY 41091  
Comments:
2. Signature *Stephen Muff* Address 11932 Oxford Hills Dr  
Printed Name Stephen Muff Walton, KY 41094  
Comments:
3. Signature *Patti Muff* Address 11932 Oxford Hills Dr.  
Printed Name Patti Muff • Walton, KY 41094  
Comments:
4. Signature *Jenny Trapp* Address 10681 Sedco drive  
Printed Name Jenny Trapp Union, Ky 41091  
Comments:
5. Signature *Kice Pfleger* Address 11108 M. St. Wood Ct  
Printed Name Kice Pfleger Walton, Ky. 41094  
Comments:
6. Signature *Jeffrey Husted* Address 3112 Elmwood Dr  
Printed Name JEFFREY HUSTED EBBEWOOD KY  
Comments: MEMBER BIG BONE BAPTIST
7. Signature *Justin Simpson* Address 2904 Whitney Ln  
Printed Name JUSTIN SIMPSON HEBRON, KY 41048  
Comments:
8. Signature *Jeff Jackson* Address 10814 Small Rd  
Printed Name Jeff Jackson Union, Ky 41091  
Comments:
9. Signature *Alan Lane* Address 10143 Ash Creek  
Printed Name Alan Lane  
Comments:
10. Signature *Sherry Hon* Address 5641 Regal Ridge  
Printed Name Drive, Burlington, Ky  
Comments: 41005

Save Big Bone, Don't Re-zone!


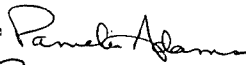






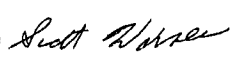
Page 9 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Larry McBee* Address 3155 Bluebird Ln  
Printed Name LARRY MCBEE Hebron KY 41048  
Comments:
2. Signature *Diana Ginn* Address 11031 Big Bone Church Rd  
Printed Name DIANA GINN UNION KY 41091  
Comments:
3. Signature *Vickie Whalen* Address 1153 FAIRMAN Way  
Printed Name VICKIE WHALEN Florence, Ky 41042  
Comments:
4. Signature *Jerry Lickliter* Address 8597 Camp Ernst Rd.  
Printed Name JERRY LICKLITER Union, Ky  
Comments:
5. Signature *Robert Ginn* Address 11031 Big Bone Church Rd  
Printed Name ROBERT GINN Union Ky 41091  
Comments:
6. Signature *Bill Simpson* Address 10721 Huey Lane  
Printed Name BILL SIMPSON Walton Ky 41094  
Comments:
7. Signature *Brenton C Devins* Address 9606 Camp Ernst Rd  
Printed Name BRENTON C DEVINS UNION, KY  
Comments:
8. Signature *Paul Bayzic* Address 10758 Autumn Ridge Dr  
Printed Name PAUL BAYZIC Independence, Ky  
Comments:
9. Signature *Robert Starnje* Address 5843 Green Dr  
Printed Name ROBERT STARNJE FLORENCE, KY 41042  
Comments:
10. Signature *Dennis Ping* Address  
Printed Name  
Comments:

Save Big Bone, Don't Re-zone!

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature  Address \_\_\_\_\_  
Printed Name Wm Powell  
Comments: \_\_\_\_\_
2. Signature  Address 1464 Beemon Ln  
Printed Name Pamela Adams Florence KY 41042  
Comments: Nothing good comes from bars. The owner may make money but alcohol only brings destruction, heartache to those who drink it and many innocent others.  
3. Signature \_\_\_\_\_ Address \_\_\_\_\_  
Printed Name Bill & Lila Ranson  
Comments: \_\_\_\_\_
4. Signature  Address 10120 Canoe Dr.  
Printed Name Lila Ranson Union Ky 41091  
Comments: \_\_\_\_\_
5. Signature  Address 10120 Canoe Dr  
Printed Name William E Ranson Union Ky 41091  
Comments: \_\_\_\_\_
6. Signature  Address 6100 Stewartsville Rd.  
Printed Name Micah Boles Williamstown Ky 41097  
Comments: \_\_\_\_\_
7. Signature  Address 3008 Ashbrook Cir  
Printed Name Autumn Kelley Burlington Ky 41005  
Comments: \_\_\_\_\_
8. Signature  Address 3008 Ashbrook Cir.  
Printed Name Patrick Kerley Burlington, Ky 41005  
Comments: \_\_\_\_\_
9. Signature  Address 10123 Canoe Dr  
Printed Name Ashley Richardson Union, Ky 41091  
Comments: \_\_\_\_\_
10. Signature  Address 2150 Serenity Ct  
Printed Name Scott Warner Union Ky 41091  
Comments: \_\_\_\_\_

Save Big Bone, Don't Re-zone!

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Judy Goodman* Address *10691 Kelsey Dr.*  
Printed Name *Judy Goodman* *Independence Ky 41051*  
Comments:

2. Signature *Norman Goodman* Address *10691 Kelsey Dr.*  
Printed Name *Norman Goodman* *Independence Ky*  
Comments: *41051*

3. Signature *Sue McBee* Address *3155 Bluebird Ln*  
Printed Name *Sue McBEE* *Nelson, Ky 41048*  
Comments:

4. Signature *Ma Jones* Address *12030 Kite Lane*  
Printed Name *Ma Jones* *Union, Ky. 41091*  
Comments:

5. Signature *Chris Anzsmoth* Address *10467 Riddles Run*  
Printed Name *Chris Anzsmoth* *Union Ky 41091*  
Comments:

6. Signature *Carol Mayfield* Address *10777 Big Big Bone Church Rd*  
Printed Name *Carol Mayfield* *Union Ky 41091*  
Comments:

7. Signature *Sandra Moore* Address *1809 Merrimac Ct.*  
Printed Name *Sandra Moore* *Union Ky 41091*  
Comments:

8. Signature *Cinda Thacker* Address  
Printed Name *Cinda Thacker*  
Comments:

9. Signature *Jamie Carnes* Address *11046 Big Bone Church Rd*  
Printed Name *Jamie Carnes* *Union, Ky 41091*  
Comments:

10. Signature *Nathan Fluzege* Address *1276 Brookstone Dr*  
Printed Name *Nathan Fluzege* *Walton Ky 41094*  
Comments:

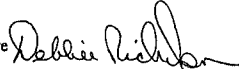
Save Big Bone, Don't Re-zone!

Page 12 of 22


We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature   
Printed Name DAN RICHARDSON  
Comments:

Address 2772 SHAMU,  
HERSON KY 41042

2. Signature   
Printed Name DEBBIE RICHARDSON  
Comments:


Address 2772 SHAMU,  
HERSON KY 41042

3. Signature   
Printed Name Ivan Adams  
Comments:

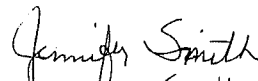
Address 1464 Beemon LN  
Florence Ky 41042

4. Signature   
Printed Name Charles Bantz  
Comments:


Address 1005 ORCHID DR  
FLORENCE, KY 41005

5. Signature   
Printed Name RICHARD H SMITH  
Comments:


Address 3160 BEAVER RD  
UNION KY 41091

6. Signature   
Printed Name Jennifer Smith  
Comments:

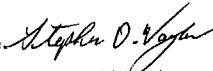
Address 3160 Beaver Rd.  
Union, KY 41091

7. Signature   
Printed Name Steve Ponder  
Comments: In 46 years, I've never seen anything soot come out of Alcohol.


Address 1118 Kirby Ln  
Union Ky 41091

8. Signature   
Printed Name Tracie Ponder  
Comments:

Address 1118 Kirby Ln.  
Union, KY 41091

9. Signature   
Printed Name STEVE VAUHEY  
Comments:

Address 27 JULIA AVE  
FLORENCE, KY 41042

10. Signature   
Printed Name DAVID ELLIOTT  
Comments:

Address 6554 THE OAKS  
FLORENCE, KY 41042

Save Big Bone, Don't Re-zone!

Page 13 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Dee Ann Armitage* Address *Eaton, Ohio*

Printed Name *Former Pastors wife of*  
Comments: *Big Bone Baptist Church*

2. Signature *Rachel* Address *Hebron, Ky*

Printed Name *Rachel Wienandt*  
Comments:

3. Signature *Randy Wisniewski* Address *Hebron, Ky*

Printed Name *Randy Wisniewski*  
Comments:

4. Signature *Bobby* Address *Union, Ky*

Printed Name *Bobby Coates*  
Comments:

5. Signature *Richard* Address *Hebron, KY*

Printed Name *RICHARD STRATFORD*  
Comments:

6. Signature *W. Stratford* Address *Hebron Ky*

Printed Name *WANDINE STRATFORD*  
Comments:

7. Signature *Angie Drake* Address *Florence*

Printed Name *ANGIE DRAKE*  
Comments:

8. Signature *Angie Drake* Address *Florence*

Printed Name  
Comments:

9. Signature *B.D. Kunkel* Address *Walton*

Printed Name *B.D. Kunkel*  
Comments:

10. Signature *Laverne Hay* Address *Florence*

Printed Name *Laverne Hay*  
Comments:

Save Big Bone, Don't Re-zone!

Page 14 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature: Jamie Morgan  
Printed Name: Jamie Morgan  
Comments:   
Address: 9609 Camp Ernst Road  
Union, KY 41091

2. Signature: [Handwritten Signature]  
Printed Name: Amette M. Hatfield  
Comments: member of Big Bone Baptist Church  
Address: [Blank]

3. Signature: [Handwritten Signature]  
Printed Name: Kevin Long  
Comments:   
Address: 2373 Twelve Oaks Dr  
Florence, Ky 41042

4. Signature: Rhonda Taylor  
Printed Name: Rhonda Taylor  
Comments:   
Address: Florence, KY

5. Signature: [Handwritten Signature]  
Printed Name: Dianna Braden  
Comments:   
Address: Watton, KY

u

6. Signature: [Handwritten Signature]  
Printed Name: Audie DeFur  
Comments:   
Address: Dry Ridge, KY

7. Signature: Kim Palmer  
Printed Name: Kim Palmer  
Comments: member at Big Bone  
Address: ~~Dry Ridge~~ Dry Ridge

8. Signature: [Handwritten Signature]  
Printed Name: [Blank]  
Comments:   
Address: 100 Risco Court / Row  
Newport KY

9. Signature: [Handwritten Signature]  
Printed Name: Randy Crawford  
Comments:   
Address: 1050 Sycamore,  
Union, KY.

10. Signature: [Handwritten Signature]  
Printed Name: Holly Crawford  
Comments:   
Address: 1050 Sycamore Dr.  
Union KY 41091

Save Big Bone, Don't Re-zone!

Page 15 of 22

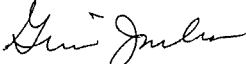
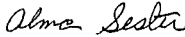
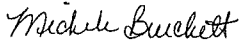

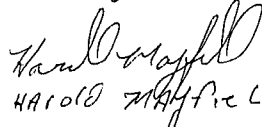
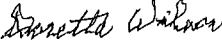
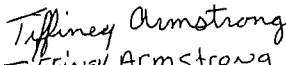

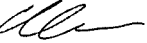

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Roland Hay* Address *179 Weeler Lane  
Florencia KY 41042*  
Printed Name *Roland Hay*  
Comments: *general principle*
2. Signature *Robert Wynn* Address  
Printed Name *Robert Wynn*  
Comments: *not supporter*
3. Signature *Larry Treadwell* Address *12098 US 42  
Walton KY 41094*  
Printed Name *Larry Treadwell*  
Comments:
4. Signature *Michael Black* Address *6920 Beaver Rd  
Union, KY 41091*  
Printed Name *MICHAEL BLACK*  
Comments:
5. Signature *Melinda Simonds* Address *10099 Timboccek Dr.  
Union KY 41091*  
Printed Name *Melinda Simonds*  
Comments:
6. Signature *Sharon Simonds* Address *10099 Timboccek  
Union KY 41091*  
Printed Name *Sharon Simonds*  
Comments:
7. Signature *Darrell Braden* Address  
Printed Name *DARRELL BRADEN* *12283 US 42  
WALTON, KY,*  
Comments:
8. Signature *Dea Andrew* Address *2756 Rice Pk  
Union, Ky 41091*  
Printed Name  
Comments:
9. Signature *Shirley Stephenson* Address *Union, Ky*  
Printed Name  
Comments:
10. Signature *Phyllis Magrath* Address *Ruby Ln.  
Union, Ky 41091*  
Printed Name  
Comments:

Save Big Bone, Don't Re-zone!

Page 16 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature   
Printed Name Gina Jackson  
Comments:  
Address 10864 Sewell Rd  
Union, Ky 41091
2. Signature   
Printed Name Alma Sester  
Comments:  
Address 10088 Timbercreek Dr.  
Union Ky 41091
3. Signature   
Printed Name Michele Burchett  
Comments:  
Address 10280 Gunpowder Rd.  
Florence, Ky. 41042
4. Signature   
Printed Name Anita Burchett  
Comments:  
Address 10280 GUNPOWDER RD  
FLO KY 41042
5. Signature   
Printed Name HAROLD MAYFIELD  
Comments:  
Address 10727 Big Bone Church Rd.  
41091
6. Signature   
Printed Name  
Comments:  
Address 2320 Long Branch  
Union Ky 41091
7. Signature   
Printed Name TIFFNEY ARMSTRONG  
Comments:  
Address 5517 HAZEL Dr  
FLORENCE KY 41042
8. Signature   
Printed Name Oscar Pantoja  
Comments: Member of Bigbone baptis Church.  
Address 7000 College Station Dr  
Williamsburg Ky 40769.
9. Signature   
Printed Name STEFAN NEUHANN  
Comments:  
Address
10. Signature   
Printed Name  
Comments:  
Address 9607 UNION 41091

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Justine Smith* Address 111 Valley Dr  
Printed Name Justine Smith Florence KY 41042  
Comments: Oppose on general principles

2. Signature *Justin Sarracino* Address 111 Valley Dr.  
Printed Name Justin Sarracino Florence, KY 41042  
Comments: Oppose on general principles

3. Signature *Mary Ann Boron* Address 12052 4542  
Printed Name Mary Ann Boron Walton ky 41091  
Comments: Oppose liquor service

4. Signature *Beth D. Kyle* Address Rabbit Haul Rd.  
Printed Name  
Comments: *Union*

5. Signature *Peta D. Williamson* Address East Bend  
Printed Name  
Comments:

6. Signature *Gene Pendleton* Address Beaver Rd  
Printed Name Gene Pendleton Union  
Comments:

7. Signature *Linda Stephens* Address Beaver Rd  
Printed Name Linda Stephens  
Comments:

8. Signature *Betty Taylor* Address 10231 E. Bend Rd  
Printed Name BETTY TAYLOR UNION, KY 41091  
Comments:

9. Signature *Amy Osborne* Address 10294 Cardigan Dr.  
Printed Name Amy Osborne Union, KY 41091  
Comments:

10. Signature *Scott A. Osborne* Address 10294 CARDIGAN DRIVE  
Printed Name SCOTT A. OSBORNE Union, KY 41091  
Comments: Pastor, East Bend Baptist Church

Save Big Bone, Don't Re-zone!

Page 18 of 22

Save Big Bone, Don't Re-zone!

Page 18 of 22

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Union Foltz* Address 708 Maple Ave  
Printed Name VIVIAN FOLTZ Essex, Ky 41018  
Comments:
2. Signature *Margaret Simpson* Address 12721 Aoy Lane  
Printed Name Margaret Simpson Walnut, Ky, 41094  
Comments:
3. Signature *Kathy Bevins* Address 9606 Camp Ernst Rd  
Printed Name Kathy BEVINS Union, Ky 41091  
Comments:
4. Signature *Jeannie Jones* Address 12030 Kite Ln  
Printed Name Jeannie Jones Union, Ky 41091  
Comments:
5. Signature *Julana Sisson* Address 8690 Sigmon Ln  
Printed Name Julana Sisson Independence, KY 41051  
Comments:
6. Signature *Tammy Mullins* Address 605 MARS DRIVE  
Printed Name TAMMY MULLINS VERONA, KY 41092  
Comments:
7. Signature *Linda Bishop* Address 2140 Natchez Trace  
Printed Name Linda Bishop Union, KY 41091  
Comments:
8. Signature *Judy Black* Address 9572 Camp Ernst Rd.  
Printed Name Judy Black Union Ky 41091  
Comments:
9. Signature *Sharon Warner* Address 4518 Hathaway Rd.  
Printed Name Sharon Warner Union, Ky. 41091  
Comments:
10. Signature *Amanda Warner* Address 4373 Hathaway Road  
Printed Name Amanda Warner Union Ky. 41091  
Comments:

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *[Signature]* Address WORK AT 5194 BEAVER RD  
Printed Name TONY VOENBELGER UNION KY 41091  
Comments:

2. Signature *[Signature]* Address 3561 Possum Path  
Printed Name PAUL R. HAMM Burlington Ky 41005  
Comments:

3. Signature *[Signature]* Address 5194 BEAVER RD  
Printed Name DAVID J. BEUSCHMAYER UNION, KY 41091  
Comments:

4. Signature *[Signature]* Address 4705 Waterloo Rd  
Printed Name David Pratt Burlington Ky 41005  
Comments:

5. Signature *[Signature]* Address 11500 Victory School Hous. Rd  
Printed Name Michael Sours Union, Ky 41091  
Comments:

6. Signature *[Signature]* Address 5202 BEAVER RD  
Printed Name CORDELL REPLOGLÉ UNION, KY 41091  
Comments:

7. Signature CARLIN ADAMS Address 1015 COTTONTAIL TRAIL  
Printed Name CARLIN ADAMS BURLINGTON, KY 41005  
Comments:

8. Signature *[Signature]* Address Work at 5194 Beaver  
Printed Name Deldoré Vomberg Union, KY 41091  
Comments:

9. Signature *[Signature]* Address 10650 UNBRIANVA CT  
Printed Name DAVE FLISCHER Union Ky 41091  
Comments:

10. Signature *[Signature]* Address POTTER'S RANCH  
Printed Name Charles Abernethy 5194 Beaver Rd.  
Comments: Charles Abernethy Union, KY 41091

Comments: \_\_\_\_\_

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Bonnie Hoffmann* Address 13563 Ryle Rd  
Printed Name Bonnie Hoffmann  
Comments: Road conditions, Ryle Road too narrow, uneven for some one interested to navigate.

2. Signature *Charles Hoffmann* Address 13563 RYLE RD  
Printed Name CHARLES HOFFMANN  
Comments: ROAD BAD HARLEY TERRIBLE - NOISE!!!

3. Signature *Betty Jones* Address *Boone Co*  
Printed Name Betty Jones  
Comments:

4. Signature *Barbara Hamilton* Address 12058 Kite Ln.  
Printed Name BARBARA HAMILTON Union, KY 41091  
Comments:

5. Signature *Margie S. Patterson* Address  
Printed Name MARGIE S. PATTERSON Union, Ky 41091  
Comments:

6. Signature *Paul Stephenson* Address Union, Ky 41091  
Printed Name Paul Stephenson  
Comments:

7. Signature *Pamela M. Hon* Address 13016 Ryle Rd.  
Printed Name Pamela M. Hon Union Ky. 41091  
Comments:

8. Signature *Ralph Mitchell* Address 4210 Beaver Rd  
Printed Name Ralph Mitchell Union, Ky 41091  
Comments:

9. Signature *Nicole Duvall* Address 13806 Ryle Rd.  
Printed Name NICOLE DUVALL Union 41091  
Comments:

10. Signature *We don't need a destination for people to come and drink alcohol & put the rest of us at risk in our own communities.*  
Printed Name  
Comments:

Our road is so bad, I do not want to see any increase in Traffic.

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

*uncircled*

1. Signature *Paul Stephens* Address *2345 Hathaway*  
Printed Name  
Comments:

2. Signature *James R. Swore* Address *2375 Hathaway Rd*  
Printed Name *JAMES R. SWORE* *Union, Ky 41091*  
Comments:

3. Signature Address  
Printed Name  
Comments:

4. Signature Address  
Printed Name  
Comments:

5. Signature Address  
Printed Name  
Comments:

6. Signature Address  
Printed Name  
Comments:

7. Signature Address  
Printed Name  
Comments:

8. Signature Address  
Printed Name  
Comments:

9. Signature Address  
Printed Name  
Comments:

10. Signature Address  
Printed Name  
Comments:

Continued

*1, 10/10/10*

We, the undersigned, oppose any re-zoning at Big Bone, Kentucky, for the purpose of alcohol sales or any liquor establishment.

1. Signature *Wesley Lightner* Address *304 Wexford Dr*  
Printed Name *Wesley Lightner* *Walton Ky 41094*  
Comments:

2. Signature *James Dwall, ma* Address *Big Bone, Ky.*  
Printed Name *James Dwall*  
Comments: *"Save Big Bone, Don't Re-zone!"*

3. Signature Address  
Printed Name  
Comments:

4. Signature Address  
Printed Name  
Comments:

5. Signature Address  
Printed Name  
Comments:

6. Signature Address  
Printed Name  
Comments:

7. Signature Address  
Printed Name  
Comments:

8. Signature Address  
Printed Name  
Comments:

9. Signature Address  
Printed Name  
Comments:

10. Signature Address  
Printed Name  
Comments:

## ORDINANCE 11-12

**AN ORDINANCE RELATING TO APPROVAL, WITH CONDITIONS, FOR THE REQUEST OF PETER, NANCY AND BRETT BLACKMORE (APPLICANTS) FOR PETER AND NANCY BLACKMORE (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURE (A-1) TO RECREATION (R) FOR A 5 ACRE SITE LOCATED AT 13989 RYLE ROAD, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and a Conditional Use Permit, and such Zoning Map Amendment being a zone change from Agriculture (A-1) to Recreation (R) for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky, which is more particularly described below; and,

**WHEREAS**, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment and Conditional Use Permit.

**NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:**

### SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved with conditions, this Zoning Map Amendment being a zone change from Agriculture (A-1) to Recreation (R) for a 5 acre site located at 13989 Ryle Road, Boone County, Kentucky. The real

estate which is the subject of this request for a Zoning Map Amendment in an Agriculture (A-1) zone and a Conditional Use Permit is more particularly described in DEED BOOK 824, PAGE NO. 150 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

## SECTION II

That a basis for this approval for a Zoning Map Amendment and Conditional Use Permit request are the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request said findings of fact and conditions being herein incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

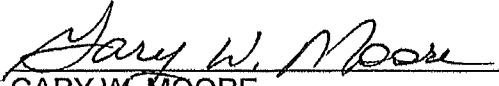
The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report, said Committee Report being marked as "Exhibit B."


## SECTION III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced and given First Reading on the 15<sup>th</sup> day of November, 2011.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 30<sup>th</sup> day of December, 2011 and signed by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.

  
GARY W. MOORE  
BOONE COUNTY JUDGE/EXECUTIVE

  
DAPHNE KORNBLUM  
FISCAL COURT CLERK