

ZONE CHANGE REQUEST BY FLORENCE
CHRISTIAN SERVICES, INC. FOR PROPERTY
ON MAIN STREET, FLORENCE

This is a zone change request by the property owner, Florence Christian Services, Inc. for a 1.118 acre tract located on Main Street, Florence about 100 feet south of its intersection with Shelby Street, Florence. The request is to change the current zoning of Commercial Two, C-2 to Urban Residential Three/Planned Development, UR-3/PD on this tract. Adjoining properties to the south and west are currently zoned Urban Residential Three/Planned Development, UR-3/PD. To the north and east is currently Commercial Two, C-2 zoning.

Current land use of the subject tract is undeveloped. To the north adjoining land uses are a mixture of Commercial, Residential, and Public/Institutional. To the east is existing Commercial Land Use. To the south is current Commercial and Public/Institutional Land Usage, and to the west is existing Multi-Family Residential Land Use.

The Land Use Map of the Boone County Comprehensive Plan indicates a planned future land use of Commercial on the subject tract. To the north and east is planned use of Commercial. To the south and west is planned future use of Public/Institutional. Even though the property lies within a planned Commercial area and would be considered as part of the "Central Business Area" of Florence which is to be maintained and expanded by the Comprehensive Plan, the text also identifies that high density residential should be designed and planned for. On Page 3.12 the text states, "Redevelopment of the central area (of Florence) should include high density housing for the elderly. On Page 6.4 and 6.5 of the Plan it is stated, "Another program, HUD Section 202 has been utilized to provide financial assistance for the construction of eighty four (84) units of elderly housing in Florence. Farmers Home Section 515 has facilitated construction of forty-seven units of elderly housing in Walton. Community Development Block Grant funds have been utilized to rehabilitate thirty (30) units of existing housing in Walton. While some elderly housing has been constructed recently, there remains a need for additional units of new construction. These units should be built in the central area of Florence to take advantage of the high level of urban services and opportunities such as shopping and entertainment offered by nearby, accessible facilities. Both the Section 8 and Section 202 programs of HUD may be utilized to meet this need."

A Concept Development Plan was submitted that shows a planned development of a five (5) story building to contain seventy (70) dwelling units. If approved, a grand total of 225 dwelling units *will be* on the total site of the Development. Access to this Phase will be provided by a twenty (20) foot wide driveway which is to connect to the existing development as contained on the site.

Both water and sanitary sewer utilities are available through mains along Main Street.

Fire protection is available through the Florence Fire Department with a review of the project, if eventually approved, being necessary to provide adequate protection.

In summary, if this Commission would decide to recommend approval of the request, it would be necessary to change the Land Use Map to a High Density Residential/Planned Development Land Use. There would be no necessary changes to the text of the Plan due to the text provision for high density elderly housing as contained in the Comprehensive Plan.

Alvin "Chip" Block
Alvin "Chip" Block
Zoning Enforcement Officer

Submitted: 7/27/83

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING #1

JULY 27, 1983

8:00 P.M.

Vice Chairman Viox called the Public Hearing to order at 8:07 P.M. Members present were: Messers, Felty, Barnett, Davis, Viox, Godsey, Collins. Staff members present were Mr. Wilson, Mr Block Mrs. Sullivan, Mrs. Ryan, and Mrs. Baker. He then proceeded to the request of Everett S. Clinkenbeard for a zoning map amendment for a parcel containing 19+ acres located at 134 U.S. 42 Walton, KY to change from a zoning district of Agriculture Two (A-2) to Industrial Two (I-2).

Mr. Block presented the enforcement Officer's Report and located the property on the Map. Vice Chairman Viox asked if anyone was present on behalf of the request. Mr. Nick Benson, attorney, stepped forward and stated that he represented Mr. Clinkenbeard. He stated that Quality Forest Inc., has an option on the property, subject to the zone change. Mr. Benson presented copies of the Concept Development Plan to the Commissioners, and highlighted its features. Mr. Benson stated that lumber will be transported primarily by rail and to some extent by truck. Mr. Benson pointed out that the creek behind the property would not be affected by water runoff. He continued that the plant would treat lumber; he noted that the process was entirely self contained, and created no by-product or runoff into creeks or septic systems. Mr. Benson pointed out that the operation involved an odorless chemical component not sticky or objectionable as is creosote.

Mr. Benson stated that the site would generate approximately 12 truck trips per day, and would employ approximately 9 to 10 persons. He stated his opinion that traffic would not be a problem. He presented a sample of the chemical to be used, pointing out that it had no odor nor was it harmful to the skin, and created no air pollution problems. Mr. Benson pointed out that the site would generate 1 or 2 rail stops per day, which would mean that trains would be going slower. The impact on the septic system would be limited to use of the rest room by the employees. Mr. Benson stated that the compound used in the process contained three chemicals which comprised less than 1 percent of the total solution: (99% water, 1% Chromium, Copper Sulfate, and Arsenic Acid AS-205.

Mr. Benson stated that the EPA is pleased with plants in other locations. He said that the chemicals used would be shipped in tanks specifically appointed for transporting chemicals.

Mr. Benson stated that the grounds would be entirely fenced.

Mr. Benson quoted a newspaper article stating Mayor Ryan's approval of the project. Mr. Benson stated that jobs would be offered to unskilled local people and there would be a significant tax revenue.

Vice Chairman Viox asked if anyone else wished to speak in behalf of the project. No one responded. Vice Chairman Viox asked if there was anyone present in opposition. Charlie Fugate, of Old Lexington Pike, stated that he knew of no factory that had no odor. He expressed concern regarding truck traffic on Old Lexington Pike, which he noted has an 8 ton limit. He stated his objection to the zone change.

Charles Burchan, of Old Lexington Pike, added his objection. Steve Yeager, of 126 Old Lexington Pike, stated his objection to the factory, since it would be directly behind residences. He noted that trains are noisiest when they start and stop. Mrs. Joanie Yeager of 126 Old Lexington Pike, stated that she and her husband had purchased their property as an investment and expressed concern about a decline in the property's value as a result of the factory. Mrs. Yeager, a nurse, added that arsenic has no odor, and she noted that the long term effect of the chemical is not known. She continued that the little revenue the plant would produce had to be balanced by the impact it would have in the lives of the residents nearby. Mr. Jerry Lathan stated that a truck load of acid per month, approximately 3000 gallons per month, would be used. Mrs. Yeager stated that she lived 600 feet from the proposed project and expressed concern for the health of her child. She stated her opposition to the project. Mrs. Martin, of Old Lexington Pike, pointed out that noise was worsened by the echo characteristic of the area and stated her objection to the project. In response to a question, Mr. Lathan stated that the water and chemicals remain in the wood. He noted that only if the chemicals were drastically condensed could it cause ill effects. Mr. Daryl Martin pointed out that neighborhood children play freely in the area and expressed concern for their safety. Mr. Lathan stated that tests had been run on vapor from similar factories, to discover that less arsenic is released by the process than is released by a mature oak tree. He mentioned that the factory, because of the small quantity of waste generated, is exempted from EPA regulations. Mr. Lathan noted that the solution used in the process is 99% water, is not a petroleum derivative, is non-flammable. Mr. Jim Kraft expressed concern that water pressure would decrease to nearby homes. Mr. Richard Day, a railroad employee, stated his opinion that the operation would be supplied primarily by truck. He noted water to homes on Old Lexington Pike was furnished by Kenton County. Mr. Lathan then described in detail the entire treatment process to be used by the plant. Mr. Lathan then stated he would furnish to the Committee any and all documents requested concerning the chemicals, used in the process and plant safety. Mr. Fugate stated that he was concerned about accidents since Old Lexington Pike was very dangerous in winter, involving trucks transporting chemicals. Mr. Lathan stated that trucks especially designed to carry chemicals which are less harmful than gasoline are used. Mr. Lathan stated that the plant would not substantially contribute to the noise, pollution, and odor in the area.

Mr. Benson stated that although he understood concerns

expressed by the residents, the owner had a right to develop his property. He pointed out that the Comprehensive Plan calls for future Industrial Use at the site. He pointed out that the proposed factory would be a better use than some other industrial use that could be built under the Zoning Regulations.

In response to Mr. Martin, Mr. Lathan stated that trains would maintain normal schedules. He stated that loading area would not be lit nor would chemical be received at night. Discussion followed. Mr. Benson invited the public to go to the Lexington plant for review of the operation. He stated that the address would be available at his office. Vice Chairman Viox declared the Public Hearing closed at 9:32.

PUBLIC HEARING #2

Vice Chairman Viox proceeded with the Public Hearing for the request of J.N. Dewitt, Agent for Akila J. Misali, to recommend a zone change on a 17.3 acre tract located at KY 18 and Tanners Lane, from present zone of Suburban Residential Two (SR-2) to Commercial Three (C-3). Mr. Block presented the Enforcement Officer's Report and located the property on the map. Vice Chairman Viox asked if the applicants were present. Mr. J.N. Dewitt stepped forward and presented a Concept Development Plan. He noted that future development on the site would be permitted C-3 uses, such as a Central Hardware type of operation, which are low traffic operations. Mr. Dewitt noted that as his Concept Development Plan, the owner would agree not to develop the following uses on the site, although otherwise permitted by the Zoning Regulations in Section 941 as principally permitted uses:

- Item: 6. Eating and drinking establishments including alcoholic beverages, entertainment, drive-in and fast food franchises;
- Item: 8. Sale of mobile homes;
- Item: 10. Food lockers including preparation facilities and individualized household goods storage lockers;
- Item: 11. Gasoline service stations, automobile repair, maintenance and wash services including autobody work, but excluding junk yards, wrecking or other storage.

Vice Chairman Viox asked if anyone were present in opposition. Mr. Drennan stepped forward and pointed out that no firm proposals for development of the tract had been presented. He expressed concern that traffic problems would develop along Tanners Lane.

Mr. Drennan pointed out that the developer had said nothing about the development of the portion remaining SR-2. Mr. Drennan stated that development on that site would be low income since it was across from commercial use. He noted that traffic flow along Highway 18 would be greatly increased. Mr. Drennan pointed out

that the existing water runoff problem which affected the nearby subdivision would be worsened by the proposed Commercial development. He noted that residents feared increased noise pollution resulting from increased traffic. Mr. Drennan stated that although the property is more valuable to the owner zoned commercial, the residents should be considered since they had been there first. He acknowledged that development of the proposed road would be considered an attraction to the City of Florence.

Mr. Charles Kenner, Center Park, stated his opposition to the zone change and cited his opposition based upon the fact that increased water runoff could not be accommodated by the existing system.

Henry Fedders, Mr. David Ransdell, 331 Center Park and Mr. Paul Collins, 355 stated their opposition for the same reason, anticipated water run off problems.

Mrs. Joan Kenner stated her objection and opposition to any expansion of the Burns Brothers Truck Stop. Mr. Scroggins, Center Park, stated his opposition as did Mr. Durrand, 502 Roster, and Mr. Greg Humphrey. In response to Mrs. Kenner, Mr. Dale Wilson stated that an additional Public Hearing would have to be held if conditions of the Concept Plan were changed. At Mr. Durrand's request, Mr. Block read the uses which would be permitted in the zone if items 6, 8, 10, and 12, were eliminated.

Mrs. Shirley Meihaus, 210 Center Park, stated her opposition to the zone change, since she feared it would disturb the peacefulness of the neighborhood. Mrs. Karen Veith, 200 Center Park, expressed her opposition, since truck traffic would divide residential areas.

Terry Godsey, 220 Center Park, expressed his objection to the zone change and asked that residents fight the proposed change.

In response to a question from the audience, Mr. Dewitt outlined alternatives which to his knowledge had been discussed relative to the relocation of Tanners Lane. He noted that no actual relocation was being considered in conjunction with his project. Mrs. Kenner stated that she had spoken to Mr. Misali and had been told that townhouses would be built on the area zoned SR-2.

Mr. Misali stepped forward and said that the property had been zoned commercial prior to the rezoning in 1980. He said that he would *not* want to lower property values in the area, and continued that any additional water run off would be taken care of by construction of water retention basins as needed.

Larry Barnett asked if what the applicant had submitted could be considered a Concept Development Plan. Mr. Wilson stated that it could. Mr. Dewitt noted that the truck stop could not expand due to the construction behind it. He continued that no definite plans were in mind for the property, and that the owners

were merely asking to have the property zoned back to its original zoning designation. Mr. Wilson pointed out that the City of Florence had met with Mr. Dewitt, and was considering requiring a 30 foot road width. Mr. Jack Collett and Mr. Yager expressed objection to the request on the basis of additional run off and noise pollution.

Mr. Drennan stated that the zone change would benefit the City, as a result of the new road and benefit the property owners, but that it would not benefit residents of the subdivision because no definite plans had been submitted for development of the property. Mr. Dritz presented a petition containing the signatures of residents in opposition to the zone change, which was accepted by Mr. Viox. Vice Chairman Viox asked if there were any further comments. Hearing none, he adjourned the Public Hearing at 10:35.

PUBLIC HEARING #3

Vice Chairman Viox proceeded to the request of Florence Christian Services, Inc. for a zoning map amendment for property containing 1.118 acres located at 300 Main Street, Florence, KY to bring the property in conformity with the Boone County Comprehensive Plan, to change the zone from Commercial Two (C-2), to Urban Residential Three/Planned Development (UR3-PD). Mr. Block presented the Enforcement Officer's Report and located the property on the map. Vice Chairman Viox asked if a representative were present. Mr. Fisk stepped forward and stated that he had nothing to say. Vice Chairman Viox asked if anyone else wished to speak in behalf of or in opposition to the project. No one responded. Vice Chairman Viox adjourned the Public Hearing at 10:41 P.M.

PUBLIC HEARING #4

Vice Chairman Viox proceeded to the request of D. Brigham Roberts, Agent for Skilcraft Sheetmetal Inc., for a Zoning Map Amendment for property containing 0.32 acres located at 1033 Limaburg Road, Burlington, Kentucky from a Commercial One (C-1) zoning district to a Industrial One (I-1) zoning district. Mr. Block presented the Enforcement Officer's Report.

Mr. Koenig introduced Mr. Anderson and Mr. Roberts and presented plans to the Commissioners. He stated that the purpose of the zone change was to permit an addition to Skilcraft. He continued that Phase I would begin this year; Phase II would begin next year.

Mr. Koenig outlined the property uses surrounding Skilcraft, and stated the Industrial use would be more compatible to existing land use in the area that Commercial Two (C-2), particularly as a result of Airport noise. Mr. Koenig presented a letter to Bruce Ferguson from Mr. Kroger which recommended a zone change in 1980 for Skilcraft. Vice Chairman Viox asked if anyone else wished to speak in opposition to, or in favor of, the request. No one responded. Vice Chairman Viox adjourned the Public Hearing at 10:51 P.M.

RESPECTFULLY SUBMITTED,

CLERK

APPROVED:

Paul S. Rogers

CHAIRMAN

COMMITTEE REPORT

DATE: August 3, 1983

TO: BOONE COUNTY PLANNING COMMISSION

FROM: LARRY COLLINS , CHAIRMAN

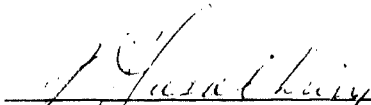
RE: Request of Florence Christain Services, Inc. for a zoning map amendment for property located at 300 Main Street, Florence, Kentucky to bring the property in conformity with the Boone County Comprehensive Plan containing 1.118 acres.

CONCLUSION:

The Committee recommends approval based on review of the plan submitted, the Boone County Comprehensive Plan and the Staff Report. Specifically, the Committee finds that the recommendation is in agreement with language and intent of the Comprehensive Plan as it will provide needed housing for the elderly in the central area of Florence, in a location with excellant access to urban services.

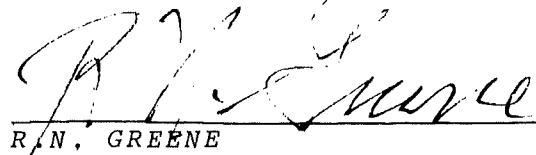

LARRY COLLINS, CHAIRMAN


BARRY NELTNER


SCOTT HASSELBRING


CAROL SMITH


CHARLES MITCHELE


R.N. GREENE

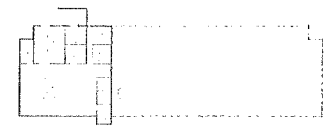
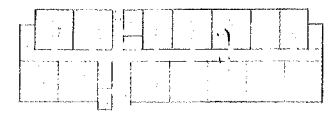
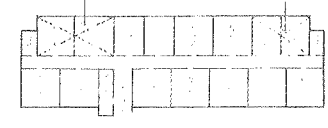
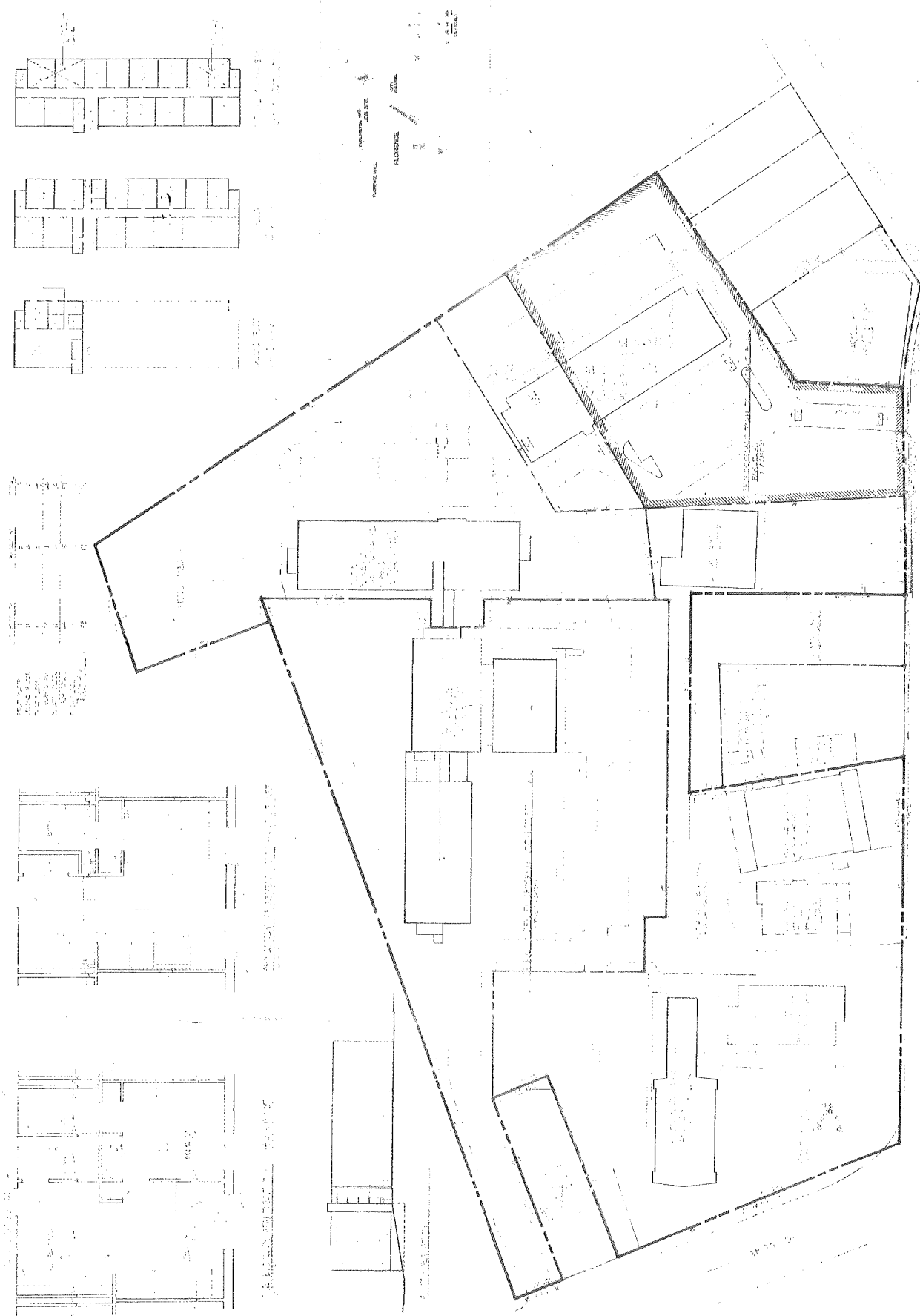


NO.	DATE	DESCRIPTION	BY
1	1/15/50	...	...
2	2/10/50	...	...
3	3/15/50	...	...
4	4/20/50	...	...
5	5/25/50	...	...
6	6/30/50	...	...
7	7/10/50	...	...
8	8/15/50	...	...
9	9/20/50	...	...
10	10/25/50	...	...
11	11/30/50	...	...
12	12/10/50	...	...
13	1/15/51	...	...
14	2/20/51	...	...
15	3/25/51	...	...
16	4/30/51	...	...
17	5/10/51	...	...
18	6/15/51	...	...
19	7/20/51	...	...
20	8/25/51	...	...
21	9/30/51	...	...
22	10/10/51	...	...
23	11/15/51	...	...
24	12/20/51	...	...
25	1/25/52	...	...
26	2/28/52	...	...
27	3/31/52	...	...
28	4/3/52	...	...
29	4/27/52	...	...
30	5/21/52	...	...
31	6/14/52	...	...
32	7/7/52	...	...
33	7/31/52	...	...
34	8/24/52	...	...
35	9/17/52	...	...
36	10/10/52	...	...
37	11/3/52	...	...
38	11/27/52	...	...
39	12/20/52	...	...
40	1/13/53	...	...
41	1/27/53	...	...
42	2/20/53	...	...
43	3/14/53	...	...
44	3/28/53	...	...
45	4/21/53	...	...
46	5/15/53	...	...
47	5/29/53	...	...
48	6/22/53	...	...
49	7/16/53	...	...
50	7/30/53	...	...
51	8/23/53	...	...
52	9/16/53	...	...
53	9/30/53	...	...
54	10/23/53	...	...
55	11/16/53	...	...
56	11/30/53	...	...
57	12/23/53	...	...
58	1/16/54	...	...
59	1/30/54	...	...
60	2/23/54	...	...
61	3/17/54	...	...
62	3/31/54	...	...
63	4/24/54	...	...
64	5/18/54	...	...
65	5/31/54	...	...
66	6/24/54	...	...
67	7/18/54	...	...
68	7/31/54	...	...
69	8/24/54	...	...
70	9/18/54	...	...
71	9/30/54	...	...
72	10/24/54	...	...
73	11/18/54	...	...
74	11/30/54	...	...
75	12/24/54	...	...
76	1/18/55	...	...
77	1/31/55	...	...
78	2/24/55	...	...
79	3/18/55	...	...
80	3/31/55	...	...
81	4/24/55	...	...
82	5/18/55	...	...
83	5/31/55	...	...
84	6/24/55	...	...
85	7/18/55	...	...
86	7/31/55	...	...
87	8/24/55	...	...
88	9/18/55	...	...
89	9/30/55	...	...
90	10/24/55	...	...
91	11/18/55	...	...
92	11/30/55	...	...
93	12/24/55	...	...
94	1/18/56	...	...
95	1/31/56	...	...
96	2/24/56	...	...
97	3/18/56	...	...
98	3/31/56	...	...
99	4/24/56	...	...
100	5/18/56	...	...

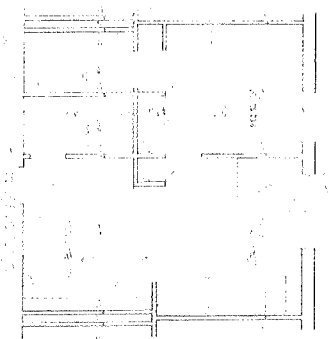
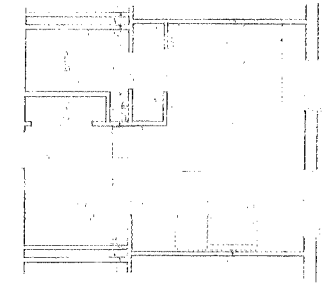
Richardson, Paul

NO.	DATE	DESCRIPTION	BY
1	1/15/50	...	...
2	2/10/50	...	...
3	3/15/50	...	...
4	4/20/50	...	...
5	5/25/50	...	...
6	6/30/50	...	...
7	7/10/50	...	...
8	8/15/50	...	...
9	9/20/50	...	...
10	10/25/50	...	...
11	11/30/50	...	...
12	12/10/50	...	...
13	1/15/51	...	...
14	2/20/51	...	...
15	3/25/51	...	...
16	4/30/51	...	...
17	5/10/51	...	...
18	6/15/51	...	...
19	7/20/51	...	...
20	8/25/51	...	...
21	9/30/51	...	...
22	10/10/51	...	...
23	11/15/51	...	...
24	12/20/51	...	...
25	1/25/52	...	...
26	2/28/52	...	...
27	3/31/52	...	...
28	4/3/52	...	...
29	4/27/52	...	...
30	5/21/52	...	...
31	6/14/52	...	...
32	7/7/52	...	...
33	7/31/52	...	...
34	8/24/52	...	...
35	9/17/52	...	...
36	10/10/52	...	...
37	11/3/52	...	...
38	11/27/52	...	...
39	12/20/52	...	...
40	1/13/53	...	...
41	1/27/53	...	...
42	2/20/53	...	...
43	3/14/53	...	...
44	3/28/53	...	...
45	4/21/53	...	...
46	5/15/53	...	...
47	5/29/53	...	...
48	6/22/53	...	...
49	7/16/53	...	...
50	7/30/53	...	...
51	8/23/53	...	...
52	9/16/53	...	...
53	9/30/53	...	...
54	10/23/53	...	...
55	11/16/53	...	...
56	11/30/53	...	...
57	12/23/53	...	...
58	1/16/54	...	...
59	1/30/54	...	...
60	2/23/54	...	...
61	3/17/54	...	...
62	3/31/54	...	...
63	4/24/54	...	...
64	5/18/54	...	...
65	5/31/54	...	...
66	6/24/54	...	...
67	7/18/54	...	...
68	7/31/54	...	...
69	8/24/54	...	...
70	9/18/54	...	...
71	9/30/54	...	...
72	10/24/54	...	...
73	11/18/54	...	...
74	11/30/54	...	...
75	12/24/54	...	...
76	1/18/55	...	...
77	1/31/55	...	...
78	2/24/55	...	...
79	3/18/55	...	...
80	3/31/55	...	...
81	4/24/55	...	...
82	5/18/55	...	...
83	5/31/55	...	...
84	6/24/55	...	...
85	7/18/55	...	...
86	7/31/55	...	...
87	8/24/55	...	...
88	9/18/55	...	...
89	9/30/55	...	...
90	10/24/55	...	...
91	11/18/55	...	...
92	11/30/55	...	...
93	12/24/55	...	...
94	1/18/56	...	...
95	1/31/56	...	...
96	2/24/56	...	...
97	3/18/56	...	...
98	3/31/56	...	...
99	4/24/56	...	...
100	5/18/56	...	...

DATE DATE JUN 27 1953



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO PHASE I AND II DRAWINGS FOR EXISTING CONDITIONS.
3. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
4. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.



DATE: 10/15/2010
DRAWN BY: J. H. [Name]
CHECKED BY: [Name]