

Zone Change Request by Paul Nagy for property at Turfway Road and Price Pike, Florence.

This is a zone change request by the property owner Mr. Paul Nagy for a 13.4549 acre tract located on the northwest corner of KY. 18, Price Pike and KY 1017, Turfway Road, Florence. This request is for a change of zoning from the current Urban Residential Two, UR-2 to Commercial Services, C-3.

Adjoining properties to the north before I-75 is Urban Residential Two, UR-2, and across I-75 is Office Two, O-2. Properties adjoining to the west and the east, across KY. 1017 Turfway Road are current Urban Residential Two, UR-2. And to the south, across KY. 18, Price Pike, is current zoning of Commercial Two, C-2.

This subject property is currently undeveloped. Adjoining properties to the north, west, and east are currently undeveloped. Adjoining to the south is current Commercial use.

The planned future land use as shown on the Land Use Plan map on the Boone County Comprehensive Plan is High Density Residential. To the north is planned High Density Residential and across I-75 is planned Commercial. To the east and west is planned High Density Residential. And to the south is planned Commercial. The text of the Comprehensive Plan addresses this area a number of times with regard to the planned Turfway Road and I-75 planned interchange and its relationship to the Plan.

On page 3.4 of the Plan it is stated, "New high density residential development is planned in several locations throughout the County where a high level of urban services exist or are planned to serve such development. In the existing Florence urban service area, new high density development could occur east of I-75 north and south of Turfway Road; on the present site of the Florence Drive-in Theatre; and on the northwest quadrant of the I-75/US 42 interchange." and on Page 3.12 it states, "Within the City, future development is planned to include residential infill or existing residential areas, including high density residential at Turfway and I-75, at the site of the Florence Drive-In Theatre, and on Tanner's Lane. Redevelopment of the central area should include high density housing for the elderly."

And on page 6.3 it is stated, "The majority of new housing construction in Boone County at this time is in low and medium density development. Developers of higher density residential housing in the County will be encouraged through the Comprehensive Plan and ultimate zoning for such uses. High density development on more valuable, or prime, sites in the County will work to hold down the cost of individual units sold or rented there. These include areas adjacent interstate

highways such as I-275 at KY 237 and I-75 at Turfway Road, US 42, and KY 14-16. Regarding the possible use of land around the intersection for highway commercial the Plan states on page 3.7, "Highway commercial development is anticipated at most interstate interchanges in Boone County. These include I-75 interchanges at KY 18, US 42, KY 338/U.S. 25, and KY 14-16. They also include I-275 interchanges with KY 212 (Including Airport-oriented uses), KY 237, and KY 8. The planned interchange of I-75 with Turfway Road is not scheduled for highway commercial uses to avoid congestion from uses and because ample facilities exist at the KY 18 and Donaldson Road interchanges to the north and south."

A concept development plan was submitted with this request. In fact two separate plans were submitted. Plan "A" indicates planned use of a motel, restaurant, and supermarket or department store. Plan "B" retains the motel and restaurant but proposes small businesses and professional buildings. On both plans the motel is situated facing Turfway closest to I-75. The restaurant is planned at the corner of Price Pike and Turfway. And the supermarket/department store or small businesses/professional buildings face Price Pike.

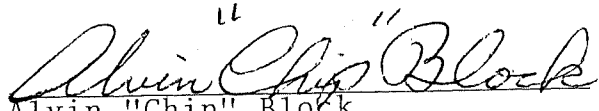
The subject property has public water and sanitary sewage disposal, electric, telephone and natural gas which might be supplied to the site.

Turfway Road is a two lane divided highway with a center turn lane. Price Pike is a four lane divided highway with a center turn lane. As on Page 4.2 of the Plan states, "The expressway system in Boone County is new and adequate to serve regional travel needs throughout the planning period with some minor improvements. The one major change which is planned is the creation of an interchange of I-75 with Turfway Road. This interchange would provide regional access to Booth Hospital and commercial and industrial facilities in the area. It would also provide an additional access point to I-75 for the intensely developed Florence area."

This property does lie outside of the Airport Environs Overlay district and is not affected by existing or planned Airport operations.

The applicant has submitted two separate concept development plans. I would recommend that the Commission and its committee and the applicant review the permitted, accessory, and conditional uses permitted in the Commercial Services, C-3 zone requested.

Should the Commission recommend approval and/or the legislative body eventually approves this request to rezone, I would recommend that the Commission re-evaluate the areas of the Comprehensive Plan text and map regarding the Turfway Road and I-75 planned intersection and the planned land uses on this subject property due to the request's lack of conformity to the Comprehensive Plan.


Alvin "Chip" Block
Zoning Enforcement Officer

Submitted: 9/29/82

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING MINUTES

SEPTEMBER 29, 1982 8:00 P.M.

BOONE COUNTY ADMINISTRATION BUILDING

Vice Chairman Shafer called the Public Hearing to order at 8:01 P.M. Nine members were present: Messrs. Collins Greene, Ingram, Jones and Kroger were absent. Staff members present were Mr. Block, Ms. Sullivan and Mr. Wilson.

Vice Chairman Shafer noted that six (6) items originally appeared on the agenda for the Public Hearing. One (1) item, however, had been withdrawn: i.e., the request of Mr. Larry Burcham, agent for Lillie Rose Fletcher Rarden, Executrix, for a Zoning Map Amendment from Airport Zone to Rural Suburban (RS), lying on the east side of KY. 237 (Limaburg Road) approximately 2/10 of a mile north of KY. 1334 (Old Youell Road), on a 5.513 acre site, zoned Airport (A). Mr. Shafer then proceeded with the evening's agenda.

PUBLIC HEARING #1

ZONING MAP AMENDMENT, requested by James Huff, to change from Commercial Three, C-3, to Commercial Two, C-2, for an 8,927 square foot site located on the corner of Hollywood Drive and U.S. 42, Florence, Boone County, Kentucky, for the purpose of operating a barber shop. Mr. Block presented the Enforcement Officer's Report.

Vice Chairman Shafer asked if there was anyone present that would like to say anything for the proposed zone change.

Mr. Jim Huff addressed the Commission members and said that when he had purchased the property about four (4) years ago there had been a real estate office in the building. He stated he might move his office to the location at some time in the future. He stated that the size of the property makes it suitable for C-2 zoning, which accommodates smaller businesses such as real estate offices.

Vice Chairman Shafer asked if there was anyone in the audience opposed to this zone change. No one spoke. He asked if any of the Board members had any comments or remarks. There were none. He declared the public hearing closed.

PAGE TWO

PUBLIC HEARING #2

ZONING MAP AMENDMENT, requested by Fred W. Fehr, Jr., President of Richter & Phillips, agent for Robert L. Bakst, owner for a change from Commercial Two, C-2, to Commercial Three, C-3, in order to permit additional uses. This property is located at 7851 Tanners Lane, on a 3 acre site. Mr. Block read the Enforcement Officer's report.

Vice Chairman Shafer asked if the owner or the agent for this request was present.

Mr. Fred W. Fehr, Jr., President of the Richter & Phillips stepped forward. He noted that there are two Richter & Phillips Corporations, the one which went out of business, and his company, which is still operating. Mr. Fehr stated that if the zone change is granted he would be able to rent the property in the near future. He pointed out that across the street from this property the zoning is C-3. Vice Chairman Shafer asked if anyone was present in opposition. No one spoke. He asked if the Board members had any questions. There were none. He declared the public hearing closed.

Vice Chairman Shafer informed both Mr. Huff and Mr. Fehr, that these requests would come before the Commission meeting on Wednesday, October 6, 1982 at 8:00 P.M.

PUBLIC HEARING #3

ZONING MAP AMENDMENT, request of David Parker for a Zone change from Suburban Residential One, SR-1, to Urban Residential One/Planned Development, UR-1/PD, Overlay on a 16.24 acre site located on the easterly side of Hopeful Road, approximately one (1) mile south of KY. 18, Boone County, Kentucky, for the purpose of constructing a retirement village. Mr. Block read the Enforcement Officer's report.

Vice-Chairman Shafer asked if anyone was present to represent the applicant for the request.

Mr. Andy Busald stepped forward, and stated that he represented the owner and the developer. He distributed literature on the Richmond Retirement Center, to the members and described the project, which is a new concept in retirement living. The individuals present involved in developing the center were introduced as Mr. E.W. Richmond, developer; Mr. David Parker, Mr. Roger Meece, President of National Health and Retirement Corporation; Mr. Earl Hayes, Architect; and Phil Roberts, Director of Marketing & Management for Mr. Richmond.

PAGE THREE

Mr. Hayes and Mr. Roberts presented a Concept Development Plan.

Mr. Busald noted that Mr. Richmond is constructing a similar project in the Lexington area and that a 19 million dollar bond had been approved by the City of Lexington. Mr. Busald informed the Commission members that the City Council of Florence has passed an inducement resolution for a 16 million dollar bond in the event the zone change is granted.

Mr. Hayes described the individual apartments; as well as offices and shops and a health facility planned for the project. Parking will be provided for all apartments. There will be storage areas, laundry facilities, and garden plots provided.

Mr. Hayes pointed out that this is not an institution: The people living at the project will be in good health and able to care for themselves.

At this point Mr. Busald introduced Mr. Phil Roberts. Mr. Roberts said that this is the twenty sixth (26) retirement village he has been associated with. It is unique in the project entrance fee is refundable in full, to residents. Accomodations are provided for life, with health care and other services available for additional fees. He stated that the Richmond would eventually employ approximately sixty people, and would generate more than 2million dollars into the local economy annually. Mr. Roberts stated that Mr. Richmond had developed retirement homes in Kentucky, Indiana, and in West Virginia.

At this point, Mr. Richmond was introduced. He said that he enjoys working with this type of project, and that he thought that the City of Florence would benefit from the Center.

Vice Charman Shafer asked if any one in the audience or on the Commission had any questions.

Mrs. Robert Miller asked why Florence had been selected. Mr. Richmond responded that Florence had the population density necessary to support the project.

Hearing no further comments, Vice Chairman Shafer declared the Public Hearing closed.

PUBLIC HEARING #4

ZONING MAP AMENDMENT requested by Michael T. McKinney, agent for Edna Miller, for a change from Rural Suburban (RS) to Commercial One (C-1), for a .992 acre site zoned Rural Sub-

rban, located the intersection of Williams Road, Graves Road and Ky. 20 in Hebron, Kentucky, Boone County. Mr. Block read the Enforcement Officer's report.

Vice Chairman Shafer asked if anyone was present to represent the owner in the request.

Mr. Michael McKinney, attorney, stated that he would speak for the owner, who was present, Mrs. Edna Miller. Mr.

McKinney stated that the building on the property is more than thirty years old, and has been used as a gas station and a store. He stated that the proposed tenant intended to use the building for light automotive repair. He noted that Mr. Block's report mentioned that the future use of the property was designated as commercial. Mr. McKinney stated that a number of persons supported the project, and he presented the Commission with a petition signed in support of the request.

Vice Chairman Shafer asked if there was anyone in the audience in opposition to the request.

At this point, Mr. Wilson clarified that the current zoning of the property is Rural Suburban (RS).

Mr. Ray Mattox from the Bullittsville area next was recognized, and stated that he was appearing as a spokesman for those in opposition to the request. He presented a petition in opposition displaying 95 names. He stated that he had attended a meeting of the Fiscal Court, and had presented a petition at that time in opposition, since he considers the project to be a potential safety hazard. He then read one of two letters presented to the Commission in opposition to the request.

Vice Chairman Shafer asked if anyone else wished to voice an opinion.

Mr. Robert Miller stepped forward, and noted that his name appeared on the petition in opposition. He recalled use of the building in question as a pool hall; he stated that he thought that the County should purchase the building to improve the safety of the intersection.

Mr. Charles Compton, 705 Petersburg Road, stepped forward and asked that the list of uses permitted in the Commercial One(C-1) zone be read; Mr. Block enumerated the uses. Mr. Compton noted that he would oppose use of the property as a liquor store, one of the permitted uses. Mr. Compton stated that his interest is in keeping the neighborhood residential. He stated that visibility at the intersection is poor, and that he thought that property values would decrease if certain types of commercial uses were permitted. He said that he opposed the change.

Mrs. Wanda Smith, Williams Road, Bullittsville, was recognized and said that she and her family now enjoy peace and quiet in the area. She said that a vehicle parked by the building would block view of the intersection.

Mrs. Edna Masters, Williams Road, was recognized and inquired about the set back requirements in a C-1 zone. Mr.

Block responded that for a new structure, the frontage would have to be 30 feet.

Vice Chairman Shafer then recognized Mr. Dennis Miller, son of the applicant, who stated that the property has never been used as a liquor store since his family owned the property. He said that he felt Mr. Mattox was holding a grudge against the previous owner for damage which had been done to the Mattox property.

Mr. Jim Smith, a resident of the area for ten years, said that the building is not suitable for a business of any sort. He also noted that the intersection was dangerous.

Mrs. Litrell stepped forward and, noting that she had lived in the area for four years, complained about the outhouse on the property.

Mr. Marion Willoughby said that as a thirty year resident, he knew that the intersection was dangerous since the road dips, and fog often accumulates. Adding people and traffic, he said, would increase the safety hazard.

In rebuttal, Mr. McKinney reiterated that the intended use is for a light automotive business with daytime hours. With respect to the outhouse, and other improvements, McKinney stated that the zone change would have to be approved before any improvements would be economically justified.

Mrs. Carol Smith, Commission member, asked if the present building would remain, or whether a new one was planned.

Mr. McKinney repeated that any changes to the existing site would depend upon the decision of the Commission.

Commissioner R. L. Buse asked Mr. Block to clarify use of a service station with respect to automotive repairs. Mr. Block said that if a zone change were to be approved, the applicant would then have to apply for a Conditional Use Permit from the Boone County Board of Adjustments, in order to use the facility as an automotive repair shop.

In response to further inquiry from Mr. Buse, Mr. Block stated that a Mrs. Smith had logged a complaint about a similar operation earlier in the year; a notice to vacate was issued, resulting in compliance. Mr. Block further stated that if a new building were placed on the property, the 30 foot setback requirement would have to be observed. Mr. Wilson interjected that such use of the existing building would constitute a pre-existing non-conforming use.

After further discussion, Vice Chairman Shafer, hearing no further comments, declared the Public Hearing closed, noting that the Commission could take action on the request at the next regular meeting, October 6, 1982.

PUBLIC HEARING # 5

ZONING MAP AMENDMENT, requested by Mr. Paul Nagy, owner for a change from Urban Residential Two (UR-2) to Commercial Three (C-3), for a 13.4549 acre site located at Turfway Road and Kentucky 18 (Price Pike), presently zoned Urban Residential Two. Mr. Blcok read the Enforcement Officer's report.

Vice Chairman Shafer asked if anyone was present to speak on behalf of the application.

Mr. Lawson Walker, attorney, stepped forward and presented an architectural rendering of the motel project. He said that the interchange at I-75 and Turfway Road is to be constructed in the near future. He presented a letter from the Kentucky Department of Highways confirming construction of the interchange. At present the land is vacant. He stated that if the request is granted, the project would improve the area, create jobs, generate tax revenues, and be an asset to the community.

Vice Chairman Shafer asked if anyone wished to speak in favor of the proposed zone change. No one responded. Nor was there response to his query for spokespersons in opposition.

Mr. R L. Buse, noting that Mr. Nagy was an option holder, asked if the owner of the property was aware and in favor of the request. Mr. Walker said that owners Imfeld and Gemmer had stated their support of the project in writing to the Commission.

Mr. Paul Nagy was recognized and stated that the project would be an asset to the community; he would not want to be associated with a project that would be a detriment to the community.

In response to a question from Mr. Godsey, Mr. Nagy stated that there would be considerable distance between the project's parking area and the nearby apartments.

Mr. Jacobs, owner of the apartments, stated that he had no objection to the project; he was present just to obtain more information about the proposed motel.

Vice Chairman Shafer asked if anyone else wished to speak in favor or in opposition to the request; he received no response. He declared the Public Hearing closed at 9:52 P.M.

APPROVED: 10/26/82

Respectfully submitted:

Paul J. Kozmin

Caroline Monk

Chairman

Clerk

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING MINUTES

OCTOBER 6, 1982

8:00 P.M.

BOONE COUNTY ADMINISTRATION BUILDING

Chairman Kroger called the business meeting to order at 8:02 P.M. Ten members were present: Messrs. Conkle, Greene, Ingram and Jones were absent. Staff members present were Mr. Block, Ms. Sullivan and Mr. Wilson. Mr. Jenkins was absent.

Minutes from meetings of September 13, 1982 and September 15, 1982, were approved by motion of Mr. Barnett, seconded by Mrs. Smith, the vote carried unanimously.

Since minutes from the Public Hearing of September 29, 1982, were not available Mr. Kroger indicated that they would be approved at the next regular meeting.

COMMUNICATIONS AND BILLS:

There were two communications: Fiscal Court and Larry Burcham.

Ms. Sullivan noted that a communication had been received from Mr. Larry Burcham requesting that his previously submitted application for a zone change of property located on Limaburg Road be withdrawn. At Mr. Burcham's request, the Public Hearing on the matter had been cancelled. Mr. Kroger asked if anyone was present regarding the matter. No one responded.

The following bills were presented: Boone County Finance Department, \$58.28 for photocopies for August; Boone County Finance Department, \$68.68 for photocopies for September; Jerry Rouse, Recording, \$7.50 for Conditional Use Permit for King Kwik; Boone County Recorder, \$419.27 for Public Notices; John R. Green Company, \$42.50 for office supplies; Madison Office Products, Inc, \$88.60 for office supplies; Rev. Thomas Middendorf, \$50.00 for re-imburement; Staff Salaries, \$2,731.45; Catherine Monk, Clerk, \$57.20 petty cash; A.H. Block, Z.E.O., \$79.56 mileage. Mr. Godsey moved that the bills be paid, Mr. Shafer seconded; the vote carried unanimously.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE TWO

REPORTS:

Mr. Godsey presented the Treasurer's Report: balance on hand September 1, 1982, \$29,753.40 in the checking account; \$512.63 in savings.

City of Florence, Building Inspector issued permits 3507 thru 3531 during August for a total of \$872,452. estimated construction costs. Boone County Building Inspector issued 23 permits for a total construction costs of \$1,208,279.00.

Mr. Block presented the Enforcement Officer's Report.

UNFINISHED BUSINESS:

The first item on the agenda was a request of David Parker for a Zoning Map Amendment from Suburban Residential One, SR-1, to Urban Residential One/Planned Development, UR-1/PD Overlay on a 16.24 acre site located on the easterly side of Hopeful Road, approximately one (1) mile south of KY 18, Florence, Boone County, Kentucky, for the purpose of constructing a retirement village.

Mr. Kroger asked if a representative was present to synopsize the request.

Mr. Busald stepped forward to introduce representatives involved in the Richmond Project. He described briefly the financial concept behind the retirement village, and the facilities which would be available to residents. He stated that although the concept was unique to this area, similar projects have been developed in Lexington, Kentucky, and in Dayton, Ohio. He stated that a tour would be provided to the Dayton facility. He noted that Florence had made a 16 million dollar bond issuance to support the project.

Mr. Kroger asked if there was anyone present in opposition. No one responded. He asked if there was anyone in favor of the request. No one responded. He then asked if anyone on the Commission had any comments or questions. Mr. Block identified the project location. Mr. Wilson noted that his firm represented the City of Florence and would thus be involved in the issuance of bonds. The Committee report was read by Mr. Larry Barnett, which recommended approval.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE THREE

Hearing no further comments from the audience or from the Commission, Mr. Kroger called for a motion. Based upon the staff report, the Committee report, and the information presented by the agent of the applicant, and the comments made at the Public Hearing, Mr. Viox moved by Resolution, R-15-82, that the request be approved, and that a letter indicating the Commission's approval be sent to the City of Florence. Mr. Godsey seconded the motion. There was no discussion. Mr. Kroger called for the vote. The motion to approve the request passed unanimously.

Mr. Shafer moved by Resolution, R-16-82, to change the Comprehensive Plan map and tables as necessary to reflect the request should it be approved by the Florence City Council. Mr. Viox seconded the motion. Calling for discussion and then a vote. The Chairman noted that the vote on the motion was unanimous.

The next item on the agenda was the request of Michael T. McKinney, agent for Edna Miller, for a Zoning Map Amendment, to change Rural Suburban, RS, to Commercial One, C-1, for property at the intersection of Williams Road, Graves Road and KY 20, in Hebron, Boone County, Kentucky, zoned RS, on a .992 acre site.

Mr. McKinney was recognized. He noted that at the Public Hearing the past use of the property in question had been identified as commercial, and that the intended use was commercial, that is, light automotive, and that Mr. Block's report had indicated that the Comprehensive Plan provided for commercial use of the property. He asked the Commission to weigh only pertinent facts in their decision, and not be influenced by emotional factors, which came out at the Public Hearing. He stated the project would add to the cohesiveness of the Bullittsville area.

Mr. Kroger recognized Mr. Raymond Mattox, spokesman for those in opposition, who had appeared at the Public Hearing. Mr. Mattox noted that the concern of persons signing a petition in opposition were safety and the direction of growth in the community. He stated that he trusted that the Commission members would base their decision on the merits of the request.

Mr. Block identified the project location. Mr. Kroger called for questions from the Commission. He asked if anyone in the audience wished to add to what had been said.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE FOUR

Mr. Jim Smith, Bullittsville, noted that some names on a petition favoring the change did not live in the area; Mr. McKinney noted that the same was true for signers of the petition in opposition. Mr. Kroger, at Mr. Smith's request, asked for a show of hands from persons present in support and in opposition to the request.

Mr. Barnett then presented a Committee report, signed by R.L. Buse, Mr. Raymond Godsey and Mr. Barnett, which recommended that the project not be approved.

Mr. McMillian commented that the decision was on land use, not on a specific building. Mr. Wilson noted that the Concept Development Plan submitted in conjunction with the request indicated use of the existing structure. Mr. Viox moved to deny the request based upon the Committee report, as well as on the following facts:

- The requested zone change is not in agreement with the Comprehensive Plan. While commercial development is indicated on the Land Use Plan map, the Comprehensive Plan text states that such Commercial use should be on extension of the Hebron Urban Center, when developed. The Hebron Urban Center is not yet developed.
- The Comprehensive Plan provides that neighborhood commercial convenience facilities should be developed in a manner to avoid strip commercial development. Use of the existing structure in its present location for the use of automotive repair would encourage strip type development.
- Use of the existing structure in its present location as shown on applicant's Concept Development Plan would result in the commercial use activity being within five (5) feet of Williams Road, in the immediate vicinity of its intersection with Graves Road and KY 20. Cars being repaired at the structure's present location should require maneuvering of cars through constant use of Williams Road as a turn around location or an integral part of the business as part of its parking lot.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE FIVE

- Existing adjacent uses in the immediate area of this request are predominately residential.
- The intersection of KY 20, Williams Road and Graves Road is a "Y" type intersection with the subject property lying between Graves Road and Williams Road. There are blind spots at this intersection for cars using Graves and Williams Roads.
- Urban development in Hebron and Bullittsville has not yet occurred to make the requested commercial zone change in agreement with the Comprehensive Plan.
- Based on the foregoing, the requested zone change is not compatible with existing uses in the immediate vicinity as it has been presented in its Concept Development Plan.

Mr. R.L. Buse seconded the motion to deny the request.

Mr. McMillian stated that the intersection was the problem of the state, not of the owners of the property. He noted that changes would have to be made to operate the business, which would serve the Community. He said that adequate parking was available at the site. Since there was no further discussion, the Chairman called for a roll call vote. There were nine yes votes and one no vote. The dissenting vote was that of Mr. McMillian. The motion to deny carried.

Mr. Wilson noted that the Commission's action was a recommendation to the Fiscal Court, which would take final action.

In response to a question from the audience, Mr. Kroger suggested that interested persons stop by the Commission office to inquire about the impact of the Comprehensive Plan on the area. Mr. Kroger noted that interested persons should be alert to the appearance of the matter on the agenda of the Fiscal Court.

The next item on the agenda was the request of Thomas Schreiber, owner, for a Site Plan Review to construct a metal building 70' X 100', located on Sussex Drive, Florence, Boone County, Kentucky, zoned Office Two ,O-2, on a 99.5' X 275' lot.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE SIX

Mr. Block read the staff report. Mrs. Monk read the Committee report approving the request. At Mr. Kroger's call, Mr. Hasselbring moved that the request be granted based on the information presented in the staff and committee reports. Mr. Godsey seconded the motion. The vote was unanimous to pass the motion approving the request.

The next item considered was the request of Wajih A. Safi, owner, for a Site Plan Review to construct a multi-tenant retail shopping center, located at 8410 U.S. 42, Florence, Boone County, Kentucky, zoned Commercial Two, C-2, on a 0.782 acre site.

The Chair noted that the location was in Florence, not in Union, as indicated on the agenda.

Mr. Block read the Enforcement Officers Report. The Committee report recommending approval was read. The Chairman called for a motion; Mr. Viox moved that based on the staff and committee reports that the request be granted, Mr. Godsey seconded. The vote to pass the motion was unanimous.

The next item considered was the request of the Salvation Army, William Booth Memorial Hospital, owner for a Site Plan Review to place a 55' X 64' modular structure on the hospital property to accommodate a School for Practical Nurse Education (48) students, located at 7380 Turfway Road, Florence, Boone County, Kentucky, zoned Public Facility, PF, on a .4 acre site.

The Enforcement Officer's report was read by Mr. Block; the Committee report recommending approval was read by Mrs. Monk. Mr. Shafer, at the Chairman's request for a motion, moved that the request be granted subject to the Staff and Committee reports. Mr. Godsay seconded. There was no discussion. The vote on the motion approving the request was unanimous.

Mr. Kroger then addressed the request of Mr. Paul Nagy for a Zoning Map Amendment from Urban Residential Two, UR-2, to Commercial Three, C-3, for the purpose of developing a Motel, Restaurant, and Commercial Uses, located at Turfway Road and KY 18 (Price Pike), presently zoned, UR-2, on a 13.4549 acre site. Mr. Block located the property on an area map. Mr. Nagy, at the Chairman's invitation, commented that the site in question is suitable for commercial development, and that the adjoining property owners had been contacted and were not in opposition to the project.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE SEVEN

He noted that the Comprehensive Plan had been adopted during a time of economic inflation, a factor which might have influenced the future land use designation of the area.

He said that the interchange ramp area is now being surveyed; he continued that it was in the community interest to have the area zoned commercial. Chairman Kroger asked if anyone else wished to speak. Mr. Shafer commented that he had spoken with the Kentucky Department of Transportation, and was advised that bids on the interchange would be let on December 17, 1982.

At Chairman Kroger's request, Mrs. Monk read the Committee report recommending approval of the request. Chairman Kroger called for questions, discussion and a motion. Mr. Barnett moved by Resolution, R-18-82, to approve the request based on the Committee and the Staff reports, as well as on information presented by the applicant, and that presented at the Public Hearing. Mr. Hasselbring seconded the motion; vote on the motion to approve the request was unanimous.

Mr. Godsey moved by Resolution, R-19-82, to change the map, text and appropriate tables of the Comprehensive Plan, if the request was granted by Florence City Council. Mr. R.L. Buse seconded. Subsequent vote on the motion was unanimous; the motion carried.

Mr. Nagy thanked the Commission for their consideration.

The next item considered was the request for a Preliminary Plat Approval by K & H Corporation, option holder, for the purpose of a residential subdivision, the Fairwinds, located near the Hebron-Limaburg Roads with the nearest intersection road at Val Court Drive, Boone County, Kentucky, zoned Urban Residential One, UR-1, on a 3.84 acre site.

Ms. Sullivan, prior to reading the staff report submitted by James Jenkins, Engineer, commented that it was her understanding that two (2) of the items noted by Mr. Jenkins as being deficient had been corrected. Mr. Viox identified that as project engineer, he would abstain from any action taken by the Commission. Mr. Viox continued that two of the shortcomings noted in the staff report, primarily drafting problems, had been corrected; with respect to the third item, he said that he had been notified by Mr. Ken Bohannon that the State had, that day, issued a discharge permit.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE EIGHT

Since Mr. Jenkins was out of town, Mr. Viox had not been able to communicate the issuance to Mr. Jenkins in order to have his report updated for the meeting.

A representative of K & H Corporation stated that there might be an upgrade in the plant in the future. Mr. Kroger asked what the time frame for the project was: the representative stated that he anticipated starting construction in November.

Mr. Kroger noted that water and sewage for the project would have to be approved by the Boone County Water and Sewer District.

The Committee report submitted by Mrs. Smith, Chairperson, approving the project was read.

Mr. Shafer moved that the project be approved subject to Mr. Jenkins review and approval of the most recent plans. Mr. Barnett seconded the motion to give conditional approval to the request, pending Mr. Jenkins review approval. In the discussion following, Mr. Buse stated that although he did not doubt Mr. Viox' veracity, he would vote, no, on the motion since he did not think it proper to override staff recommendation for postponement. Mr. Kroger called for a roll call vote: Eight (8) members voted yes, Mr. Buse voted no, Mr. Viox abstained, since he had interest in the project. The motion passed.

The next item was the request of Mr. James Huff for a Zoning Map Amendment from Commercial Three, C-3, to Commercial Two, C-2, for an 8,927 square foot site located on the corner of Hollywood Drive and U.S. 42, Florence, Boone County, Kentucky, for the purpose of operating a barber shop. Mr. Block read the Enforcement Officer's report. Mr. Kroger asked if anyone wished to speak in favor of or in opposition to the request. No one responded.

Mrs. Monk read the Committee report recommending approval of the request. Since the report referred to findings of fact stated in the staff report, Mr. Block, at Mr. Kroger's request, stated that the Comprehensive Plan shows the area as commercial, and that the change would result in what is now a pre-existing non-conforming use being a permitted use. Mr. Kroger called for a motion. Mr. Viox announced that he would abstain as he had prepared the project Concept Development Plan.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE NINE

Mr. Shafer moved by Resolution, R-20-82, that the Florence City Council be notified that the request was recommended by the Commission, based upon the Committee and staff report, Mr. Godsey seconded the motion. The vote on the motion was unanimous; the motion carried.

The next item considered was the request of Fred W. Fehr, Jr., President of Richter & Phillips, agent, for Robert L. Bakst, owner for a Zoning Map Amendment from Commercial Two, C-2, in order to permit additional uses, located at 7851 Tanners Lane, presently zoned, C-2, on a 3 acre site.

Mr. Block read the Enforcement Officer's report.

Mrs. Monk read the report of the Committee, which recommended approval of the request. Mr. Kroger asked if Mr. Fehr was present in the audience, and if he had any comments. He had none. Nor were there other comments in support or in opposition. Mr. Buse stated that he would abstain from action as he had a financial interest in the project; Mr. Viox abstained because he had prepared the Concept Development Plan.

Mr. Kroger noted that it was a tradition that Commission members disclose their interest in projects before the Commission, and abstain from any official Commission action on such requests. He then called for a motion. Mr. Don McMillian moved by Resolution, R-21-82, that the request be recommended for approval to the Florence City Council based upon the staff and Committee reports. Mrs. Carol Smith seconded the motion. There was no discussion. The vote on the motion, with Messrs. Buse and Viox abstaining, was unanimous: The motion for approval carried.

NEW BUSINESS:

Mr. Kroger accepted the request of Bankers Financial Corporation, owner, for a Zoning Map Amendment for a Financial Institution, located at 8121 U.S. 42, Florence, Boone County, Kentucky, from Commercial Three, C-3, to Commercial One, C-1, on a 0.3056 acre site.

Mr. Buse moved that a Public Hearing for the project be set for October 27, 1982 at 8:00 P.M. Mr. Shafer seconded: The vote was unanimous to carry the motion setting the hearing.

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING MINUTES
OCTOBER 6, 1982
PAGE TEN

The request of Orville Saylor, owner, for a Zoning Map Amendment, from Agricultural Two, A-2, to Rural Suburban Estate, RSE, located on KY Highway 338, Boone County, Kentucky, presently zoned Agricultural Two, A-2, on a 5.38 acre site.

Mr. Buse moved that a Public Hearing be scheduled for October 27, 1982, Mr. Shafer seconded; the vote carrying the motion was unanimous.

The request of Ida Pearl Sebree for a Zoning Map Amendment, from Commercial Three, C-3, to Commercial One, C-1, to permit physician and dental services, located on KY 18, 300 feet east of Carlton Drive, Burlington, Boone County, Kentucky, presently zoned Commercial Three, C-3, on a 1.0 + acre site.

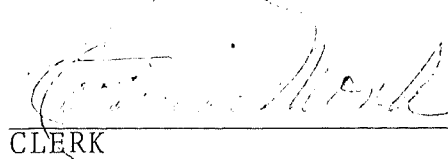
Mr. Buse moved that a Public Hearing be scheduled for October 27, 1982, Mr. Shafer seconded; the vote carrying the motion was unanimous.

Mr. Kroger, noting that the agenda items were dispensed with, entertained Mr. Shafer's traditional motion to adjourn; Mr. Buse seconded. Mr. Kroger adjourned the meeting at 9:17 P.M.

APPROVED:


CHAIRMAN

Respectfully submitted,

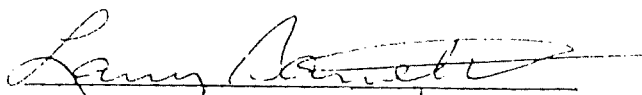

CLERK

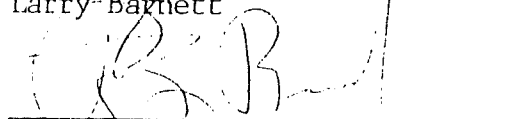
DATE: October 6, 1982
TO: Boone County Planning Commission
FROM: Larry Barnett
SUBJECT: Zoning Map Amendment

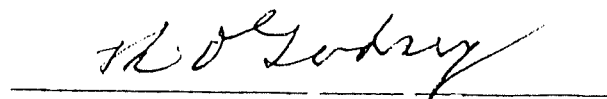
Request of Paul Nagy, owner for a Zoning Map Amendment from Urban Residential Two (UR-2) to Commercial Three (C-3), located at Turfway Road and KY. 18 (Price Pike), presently zoned UR-2, on a 13.4549 acre site.

The Committee, having viewed the site, finds that the requested zone change would be compatible with other existing land uses in the vicinity. In addition, a survey of the zoning surrounding other interchange areas indicates the appropriateness of this type use, that is, Commercial Three (C-3) in interchange areas as a result of the economic impact development of an interchange has on land in its vicinity.

Based on these factors, as well as on the recommendations of the Staff report, the Committee recommends approval of the request.


Larry Barnett


Pat Buse


Raymond Godsey

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 97 — 50 E. WASHINGTON SQUARE

BURLINGTON, KENTUCKY 41005

334-2196

MR. P. E. KROGER
CHAIRMAN

MR. E. R. SHAFER
VICE CHAIRMAN

MR. R. O. GODSEY
SECRETARY-TREASURER

MS. SHARON A. SULLIVAN
DIRECTOR

MR. D. T. WILSON
ATTORNEY

MR. W. L. CLARK
ENGINEER

MR. A. H. BLOCK, III
ENFORCEMENT OFFICER

MS. BETSY R. CONRAD
CLERK

MEMBERS—

MR. L. BARNETT

MR. R. L. BUSE, JR.

MR. L. COLLINS

MR. P. CONKLE

MR. R. N. GREENE

MAYOR S. HASSELBRING

MR. J. INGRAM

MR. R. JONES

MR. D. McMILLIAN

MS. C. SMITH

MR. W. R. VIOX

MR. T. HODGE

October 21, 1982

The Honorable Roger Rolfes
City of Florence
Florence City Building
Florence, KY. 41042

Dear Mayor Rolfes:

This letter is written to advise you of the action taken by the Boone County Planning Commission in regards to the request of Paul Nagy for a Zoning Map Amendment.

At their meeting of October 6, 1982, the Commission voted unanimously to recommend approval by Resolution No. R-18 -82 of this zone change from Urban Residential Two, UR-2, to Commercial Three, C-3, on a 13.4549 acre site located on Turfway Road and KY 18 (Price Pike). These minutes are attached.

This action was taken upon hearing the recommendation of the Committee which included the following findings of fact:

- That a change of conditions has occurred in the demand for Commercial Services in the area as a result of the planned interchange at I-75 and Turfway Road.
- That economic conditions have changed since the Comprehensive Plan was adopted which have lessened the demand for high density residential housing in the area.
- That the area, as a result of the anticipated interchange was incorrectly zoned for high density residential use.

October 21, 1982
Mayor Rolfes
Page Two

A copy of the Committee Report is enclosed. Also, taken into consideration was the report of the Enforcement Officer. A copy of this report, along with a copy of the minutes of the Public Hearing which was held on September 29, 1982, are enclosed.

The Commission also voted unanimously by Resolution No. R-19-82 that upon final approval of this zone change by the Florence City Council, if given, the necessary changes are to be made to the Comprehensive Plan text and Land Use Map and should be so authorized by the Florence City Council. Enclosed are copies of the above mentioned resolutions.

If you desire any further information or have any questions concerning this action, please contact us.

With kindest regards,

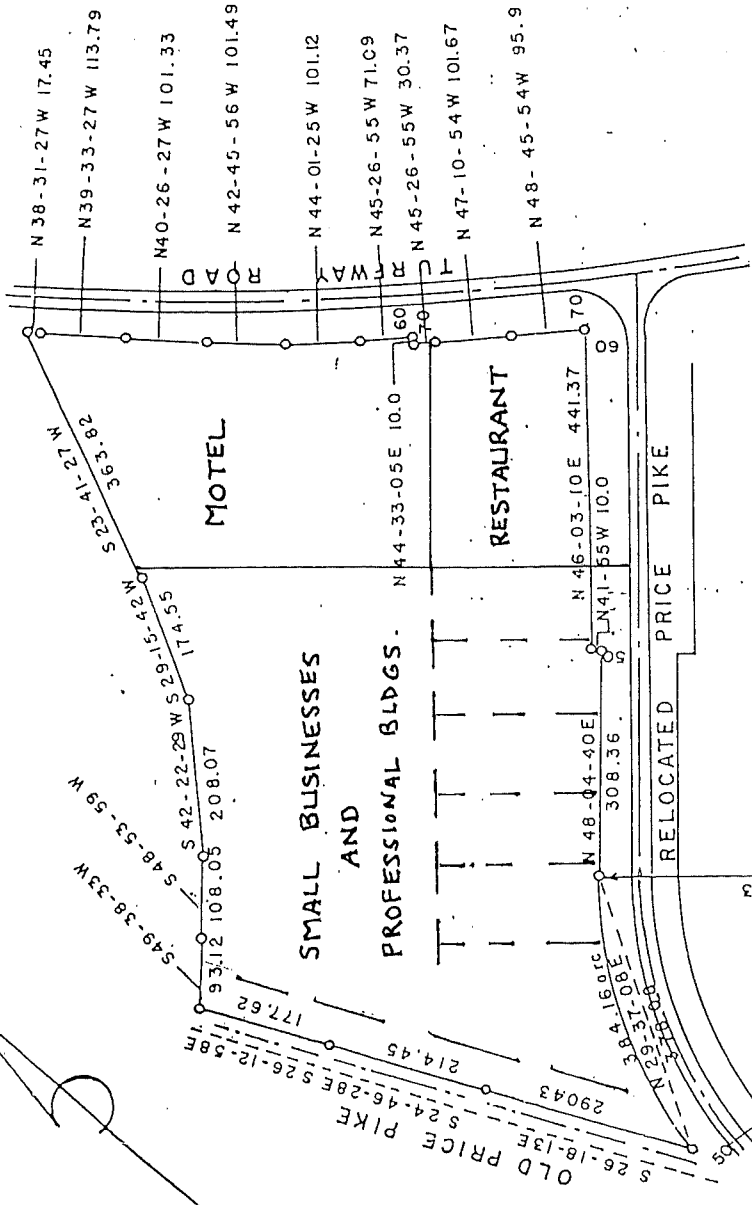
Sincerely,

Edward R. Shafer
Vice Chairman

ERS/cm

Enclosure

cc: Mr. Paul Nagy
496 Todhunter Road
Monroe, Ohio 45050



SURVEY OF 13.4549 ACRE CARPENTER TRACT
 FLORENCE
 AUGUST 12, 1977

JAMES E. RANSOM P.E.
 KY. REG. C.E. 673 L.S.III

SCALE 1" = 200'

CONCEPT DEVELOPMENT PLAN "B"