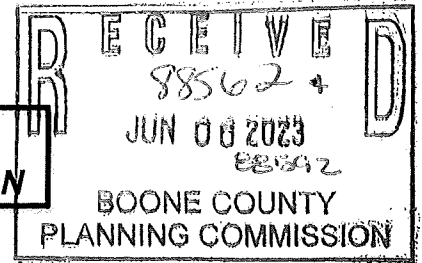


Fee: 2000 + 250 + (20 x 6.462) = \$2,445.24
+66

**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Name of Project: LOT 3A AIRPARK INTERNATIONAL
2. Location of Project: 1020 PETERSBURG RD HEBRON, KY
3. Total Acreage of Project: 6.462 Acres
4. Current Zoning of Property: C-2
5. Proposed Zoning of Property (classification being requested): I-1
6. Proposed Use(s) (specify each use):
~~Speculative Industrial Building~~
7. Proposed Building Intensities (specify for each building):
BUILDING SF / ACRES = 98,000 SF / 6.462 = 15,165 SF/ACRES
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: SL 1020 PETERSBURG ROAD LLC
Address: 195 MORRISTOWN RD
BASKING RIDGE NEW JERSEY 07920
City State Zip Code
Phone Number: Office: 973-765-0100 Fax Number: _____
Email: holdensabato@silvermangroup.net
10. Applicant: SL 1020 PETERSBURG ROAD LLC
Address: 195 MORRISTOWN RD
BASKING RIDGE NEW JERSEY 07920
City State Zip Code
Phone Number: Office: 973-765-0100 Fax Number: _____
Email: holdensabato@silvermangroup.net
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: ONE BUILDING

12. 1181 147 ~~2009~~ 2009
Deed Book Page Number Group Number

13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on TBD AS NEEDED BY STAFF WRITE IN: 9/2/23

Property Owner's Signature: _____



Applicant's Signature: _____



SECTION B: (To be completed by Planning Commission staff) ^{\$650 (Variance)} 88592

1. Date Received: 4/6/23 Fee Received: \$2445.24 Receipt #: 88562

2. Number of Copies Received: 7

3. Has the following been submitted (check all that apply):

- Completed Application
- Concept Development Plan
- Legal Description
- Names and Mailing Addresses of Adjacent Property Owners

4. Date the application is Administratively Complete (as defined in KRS 100.211): _____

5. Staff Reviewer: M. Schwartz

6. Committee Chairperson: C. Gulick

7. Scheduled Public Hearing Date: 7/5/2023

8. Boone County Planning Commission Action: _____ Date of Action: 8/2/2023

- _____ Approved
- Approved with Conditions
- _____ Denial
- _____ Other

9. Resolution Number: _____

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

EXHIBIT

“A”

STAFF REPORT

#2

Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

July 5, 2023

REQUEST

- A. The first part of the submitted request is to rezone approximately 5.5 acres of the site from Commercial Two (C-2) to Industrial One (I-1).
- B. The second part of the submitted request is for a Change of Concept Development Plan for approximately 1 acre of the site.
- C. The third part of the submitted request is for a Variance to reduce the corner side yard setback from fifty (50) feet to twenty-eight (28) feet.

SITE HISTORY

- 1991 On March 19, 1991, Boone Fiscal Court adopted Ordinance Number 920.222, changing the zoning of an approximate 264 acre area, including the site in question, from A-2 to I-1 and C-2 (R-91-003-A).
- 1995 On May 23, 1995, Boone Fiscal Court adopted Ordinance Number 920.307, changing an approximate 52 acre area, including the western portion of the site in question, from A to I-1 (R-95-014-A).
- 1995 On June 21, 1995, the Boone County Planning Commission Staff approved a Major Site Plan to allow the construction of a 75,000 square foot building on the site in question.
- 1997 On June 6, 1997, the Boone County Planning Commission Staff approved a Major Site Plan to allow the construction of a warehouse addition on the site in question.
- 1999 On November 30, 1999, the Boone County Planning Commission staff approved a Major Site Plan to allow the construction of an office addition on the site in question.
- 2021 On June 29, 2021, the Boone County Planning Commission staff approved

a Final Plat for the Resubdivision of Lots 3 and 4 of Section 2 and Lots 4A and 3A within Airpark International Subdivision, Section 8.

APPLICABLE REGULATIONS

- A. Section 302 of the Boone County Zoning Regulations states that a Concept Development Plan is to be submitted as part of a zoning map amendment.
- B. Section 303 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, an applicant may also request a dimensional variance for the same development.
- C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Planning Commission should evaluate the requested variance as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
 - 1. Findings listed in Section 251:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - b. The Board shall deny any request for a variance arising from

circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

- E. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- F. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.
- G. Section 505.4 of the Boone County Zoning Regulations identifies light industry, warehousing and distribution, and wholesaling as principally permitted uses in the I-1 district.
- H. Section 1102.A of the Boone County Zoning Regulations states that the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in

the district. This zoning classification can range from a compact, multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.

- I. Section 3122.A of the Boone County Zoning Regulations states that the setback for a rear yard or corner side yard which adjoins a freeway, expressway, arterial, or collector road, as classified in ARTICLE 32, shall be a minimum of fifty (50) feet for principal structures and twenty (20) feet for accessory structures.

SITE CHARACTERISTICS

- A. The site is located at the northwest corner of the intersection of Elijah Creek Road with Petersburg Road.
- B. The site has 378.06 feet of frontage along Petersburg Road and 520.96 feet of frontage along Elijah Creek Road.
- C. The site is currently occupied by a multi-story office building and two (2) off-street parking lots containing a total of 254 spaces.
- D. The site is currently accessed from a curb cut onto Elijah Creek Road and a shared curb cut onto Petersburg Road.
- E. The northern half of the site is currently heavily wooded.
- F. The site is within the 60 and 65 day/night noise level of the Cincinnati/Northern Kentucky International Airport.
- G. Topographically, the intersection of Elijah Creek Road with Petersburg Road sits at an elevation of 850 msl. The majority of the existing building on the site sits at an elevation of 836 msl. The northern portion of the site in question drops to an elevation of 814 msl.
- H. A liquid jet fuel pipeline runs along a portion of the south property line of the site.
- I. Pedestrian walkways connect the site in question to the adjacent property located to the northwest of the site in question.

ADJACENT LAND USES AND ZONES

North: Industrial uses as part of the Airpark International industrial subdivision (I-1)

- Northeast: Industrial uses as part of the Airpark International industrial subdivision (I-1)
- Northwest: Industrial uses as part of the Airpark International industrial subdivision (I-1)
- East: Vacant wooded area owned by the Kenton County Airport Board (A)
- South Interstate 275 (I-275) (A-2 and A)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question, as part of a larger area, for “Business Park” uses, which are described as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 4. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).
 5. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
 6. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 7. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
 8. Interstate commercial uses, as well as the freight logistics industry, shall be

in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy Goal B, Objective 4).

9. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).
 10. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).
- C. Petersburg Road is a state maintained arterial street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway. Elijah Creek Road is state county maintained collector street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.
- D. The following are excerpts from Our Boone County Plan 2040:
1. 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; where appropriate, 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 open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).
 2. Developments in Boone County must include landscaping to accompany

the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. 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 soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Demolition of the existing building and parking lots.
 2. Construction of an industrial/warehouse building having a maximum of 98,000 square feet.
 3. Provision for a 99 vehicle off-street parking lot.
 4. Provision for 28 bay docks.
 5. Provision for 7 truck/trailer parking spaces.
 6. Construction of several retaining walls.
 7. Provision for a stormwater detention facility.
 8. Access from the shared curb cut onto Petersburg Road.
 9. Construction of two (2) curb cuts onto Elijah Creek Road.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations and finds that the plan substantially meets the requirements of the zoning regulations.
- C. The applicant has provided a Project Description and Justification Statement supporting their requested zoning map amendment.
- D. Staff sent out an Agency Memo to Boone County Public Works,

1. Rob Franxman, Boone County Public Works replied with the following comments:
 - a. Encroachment permit for the entrances on Elijah Creek will be required. At 35 MPH, 390' sight distance will be required. Ultimately clearing may be required to achieve proper distances.
 - b. Elijah Creek is currently a No Trucks Route. This development is likely to add truck traffic to Elijah Creek Road and at the intersection with KY 20. The intersection at Elijah Creek and KY 20 can sometimes be challenging, as such, It would be prudent for this intersection to be evaluated for appropriate sight distances and safety.

STAFF CONCERNS

1. There are existing pedestrian walkways between the site in question and the adjacent property to the northwest of the site in question. The submitted concept development plan shows these walkways being terminated at the shared property line and not continuing into the site in question. The applicant should address if these pedestrian connections can be included in their design.
2. The submitted concept development plan indicates the construction of several retaining walls. The applicant should address the height of these walls and what material and color the face of these walls will be.
3. Zoning map amendments which involve sites that are located within areas designated as Business Park shall also be assessed relative to the Design Standards of the EPD and RPD district.

The applicant should address how their proposal meets these design standards.

4. There is approximately two hundred (200) feet between the pavement of Elijah Creek Road and the pavement of I-275, providing sufficient space for the future widening of Elijah Creek Road.

CONCLUSION

The zoning map amendment and change of concept development plan request needs to be evaluated by the Boone County Planning Commission and the Boone Fiscal Court in terms of Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

The variance request needs to be evaluated by the Boone County Planning Commission in terms of Article 2 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

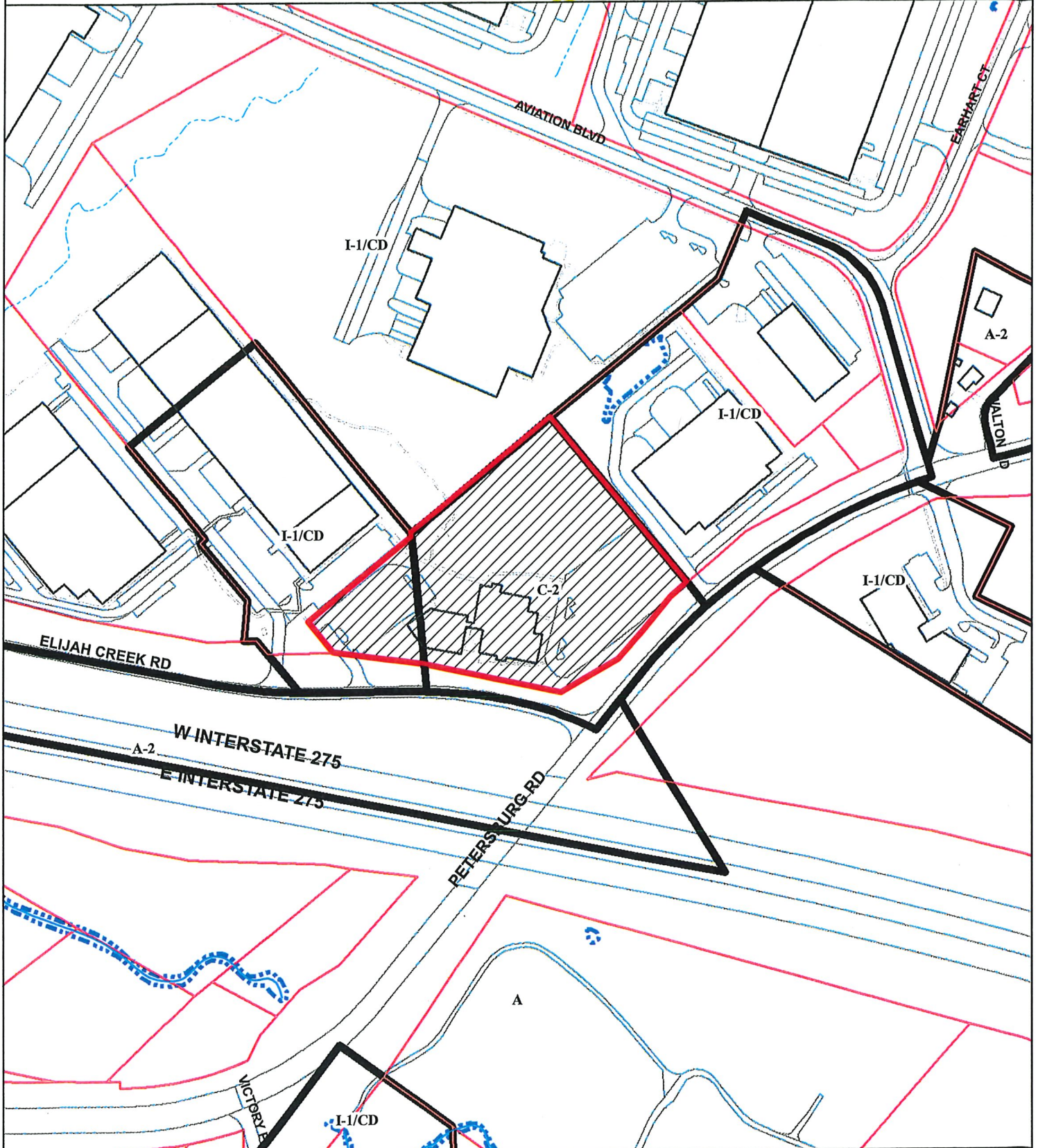
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour
- *Pipeline Location and Buffer Map
- *Application
- *Project Narrative
- *Concept Development Plan

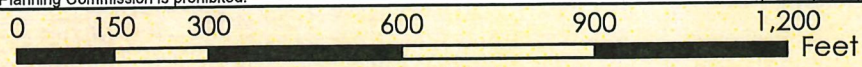
Zoning Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet

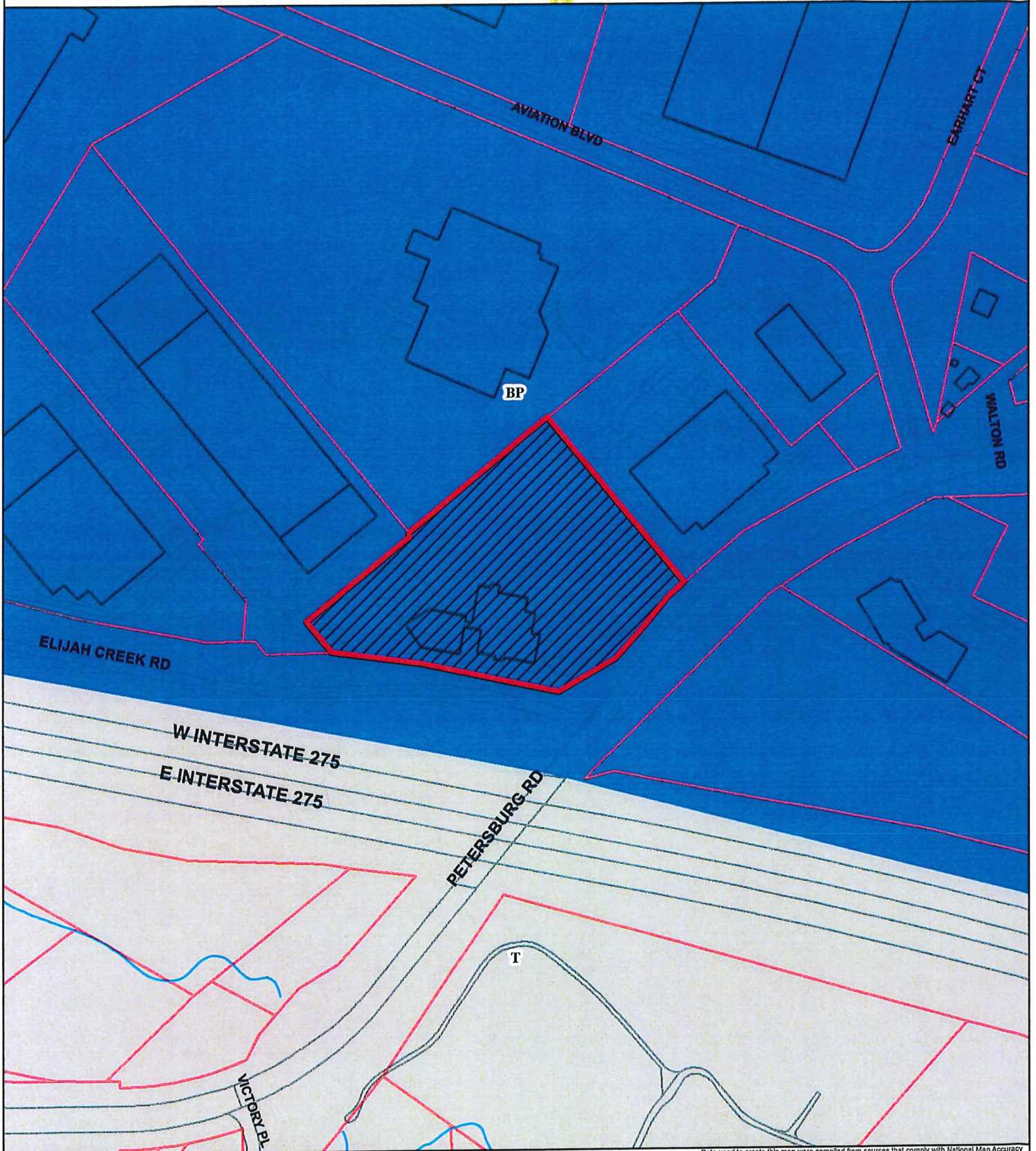


Boone County GIS - Putting Northern Kentucky on the Map



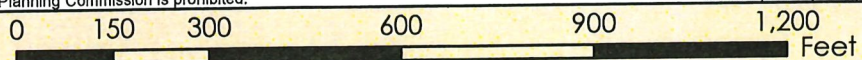
2040 Future Land Use Map

www.boonecountygis.com



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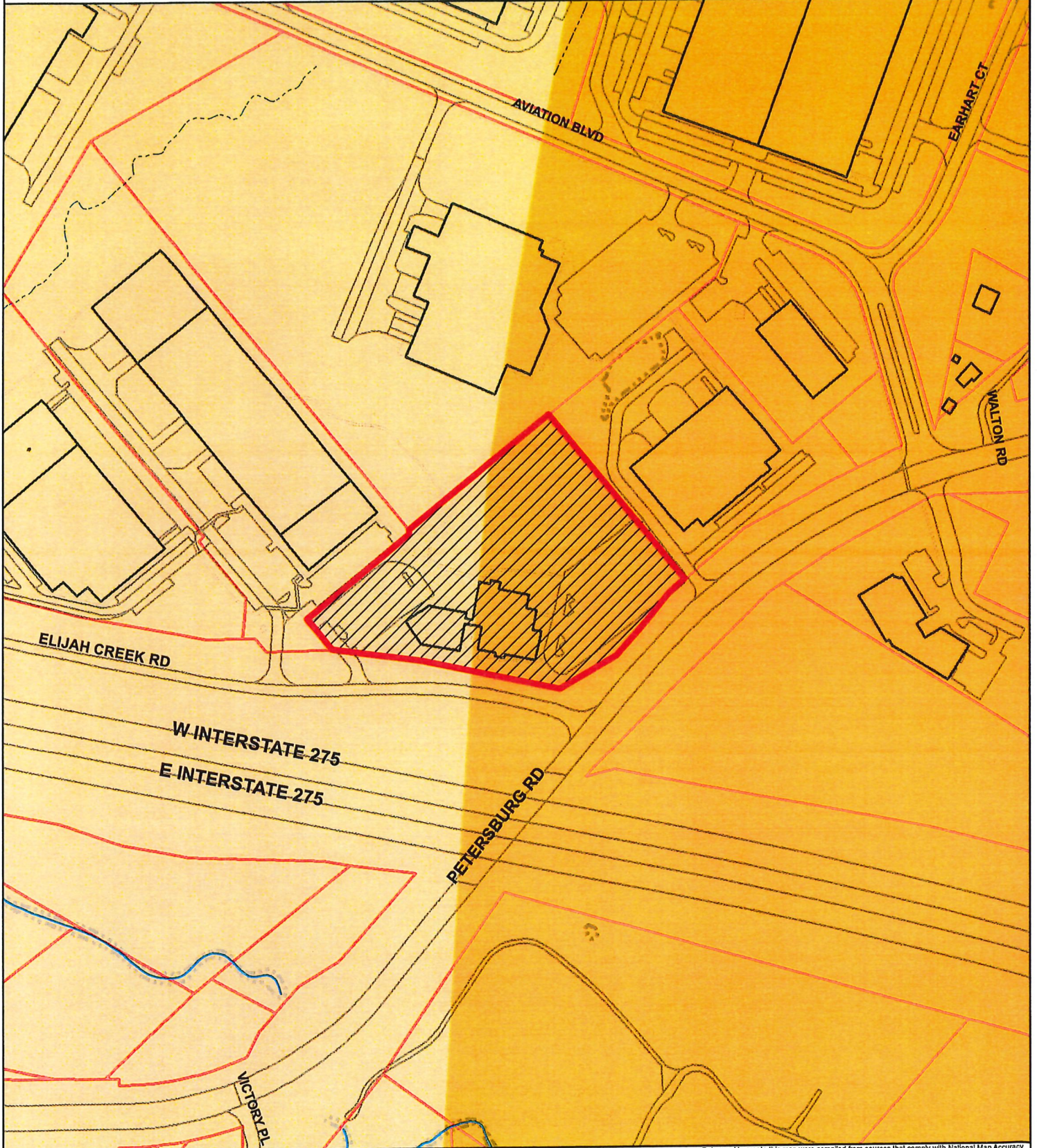


Boone County GIS - Putting Northern Kentucky on the Map



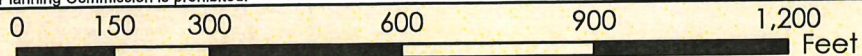
Noise Contour Map

www.boonecountygis.com



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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

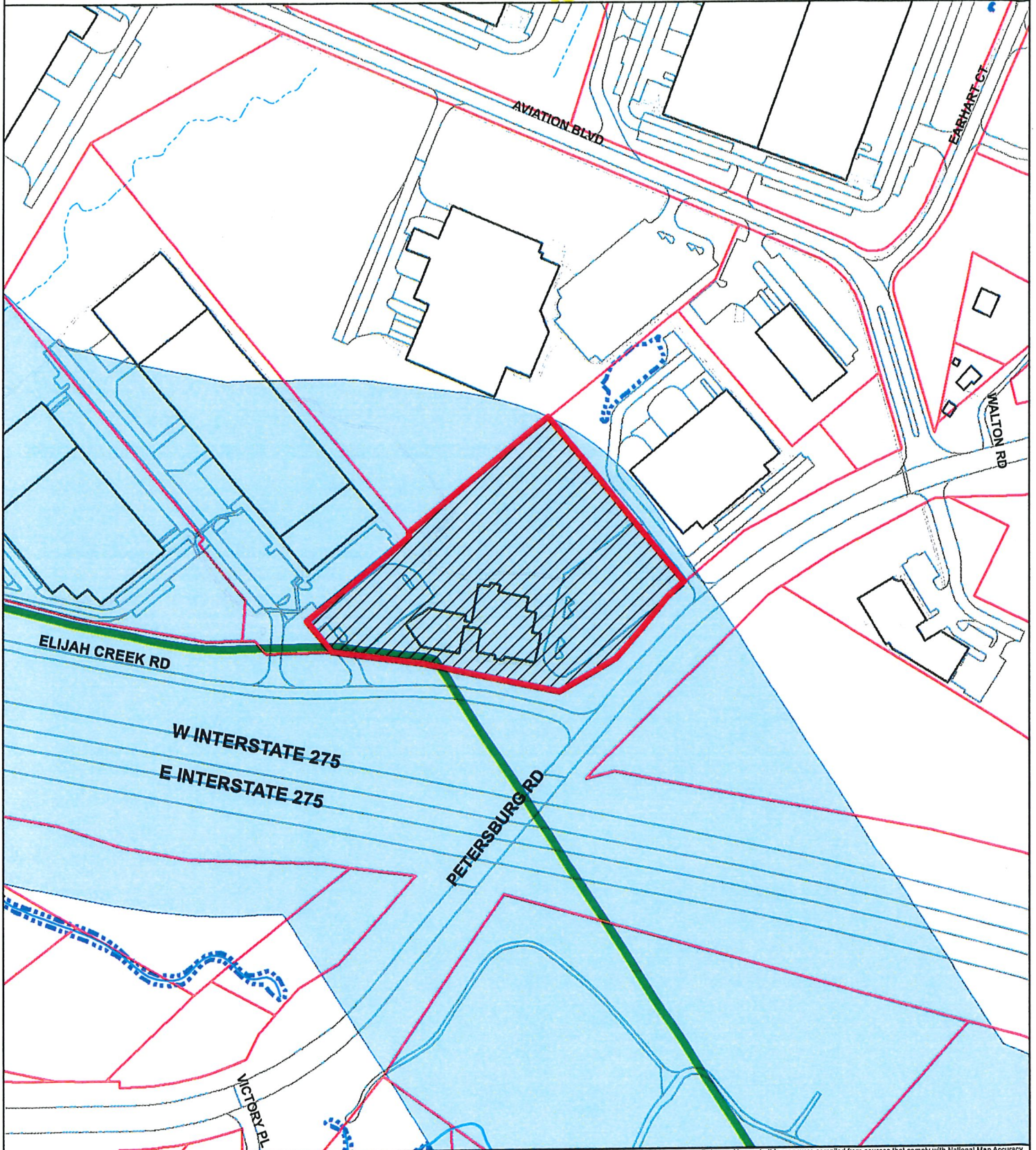


Map Created: xx/xx/2022

Boone County GIS
ArcMap Document: *.mxd

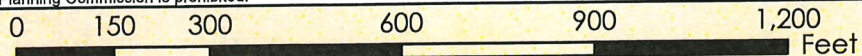
Pipeline Location and Buffer Map

www.boonecountygis.com



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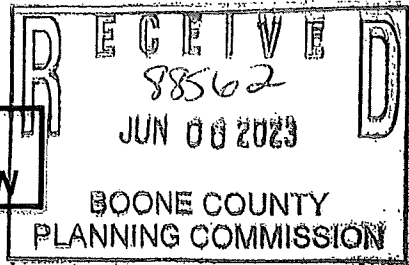


Boone County GIS - Putting Northern Kentucky on the Map



Fee: 2000 + 250 + (20 x 6.462) = \$2,445.24
#66

**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Name of Project: LOT 3A AIRPARK INTERNATIONAL
2. Location of Project: 1020 PETERSBURG RD HEBRON, KY
3. Total Acreage of Project: 6.462 Acres
4. Current Zoning of Property: C-2
5. Proposed Zoning of Property (classification being requested): I-1
6. Proposed Use(s) (specify each use):
~~Speculative Industrial Building~~
7. Proposed Building Intensities (specify for each building):
BUILDING SF / ACRES = 98,000 SF / 6.462 = 15,165 SF/ACRES
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: SL 1020 PETERSBURG ROAD LLC
Address: 195 MORRISTOWN RD
BASKING RIDGE NEW JERSEY 07920
City State Zip Code
Phone Number: Office: 973-765-0100 Fax Number: _____
Email: holdensabato@silvermangroup.net
10. Applicant: SL 1020 PETERSBURG ROAD LLC
Address: 195 MORRISTOWN RD
BASKING RIDGE NEW JERSEY 07920
City State Zip Code
Phone Number: Office: 973-765-0100 Fax Number: _____
Email: holdensabato@silvermangroup.net
11. Are there any existing buildings on the site: Yes No
If yes, indicate how many: ONE BUILDING

12. 1181 147 ~~2009~~ 2009
Deed Book Page Number Group Number

13. Have you had a pre-application meeting with the BCPC staff: Yes No
14. Have you submitted a Concept Development Plan: Yes No
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input checked="" type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
- Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on _____

TBD AS NEEDED BY STAFF WRITE IN: 9/7/23

Property Owner's Signature: 

Applicant's Signature: 

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 4/6/23 Fee Received: \$2,445.24 Receipt #: 88562
2. Number of Copies Received: 7
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
 - _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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

**Boone County, Kentucky – Zoning Map Amendment
Lot 3A Airpark International (“the Property”).**

Project Narrative

The proposed zoning map amendment is for 6.462 acres located at the corner of Elijah Creek Road and Petersburg Road (Kentucky 20) identified as Lot 3A in Airpark International Industrial Subdivision. The proposal is to remove the existing office building (zoned C-2) and replace it with a speculative industrial building with I-1 zoning. There have been efforts to lease the building over the past year with no success. The developer is working with BE-NKY and Cushman & Wakefield in efforts to repurpose the site and find potential businesses / users for the new facility on Lot 3A. Site redevelopment costs will be high. However, given the context of the surrounding land uses, the general location, and regional market conditions, I-1 appears to be the highest and best use for the property with the most potential for leasing, employment, and economic development. The development team and design team have also discussed the proposal with Boone County Planning Commission staff, Boone County Administration, and the Boone County Engineer.

The concept plan represents an approximate maximum build out for the proposed land use. Site constraints and implementation costs may yield a reduced final build out.

The project would be owned and developed by SL 1020 Petersburg Road LLC (Silverman Group / SL Industrial Partners) and constructed by their general contracting affiliate company, SL Management Group Southeast, LLC.

Airpark International is comprised of approximately thirty industrial lots, with 3A being the only C-2 lot. Airpark International includes a range of industrial building sizes and users that are typically seeking Interstate access and proximity to CVG.

Boone County, KY Zoning Regulations – Section 308 Findings Necessary for Map Amendment

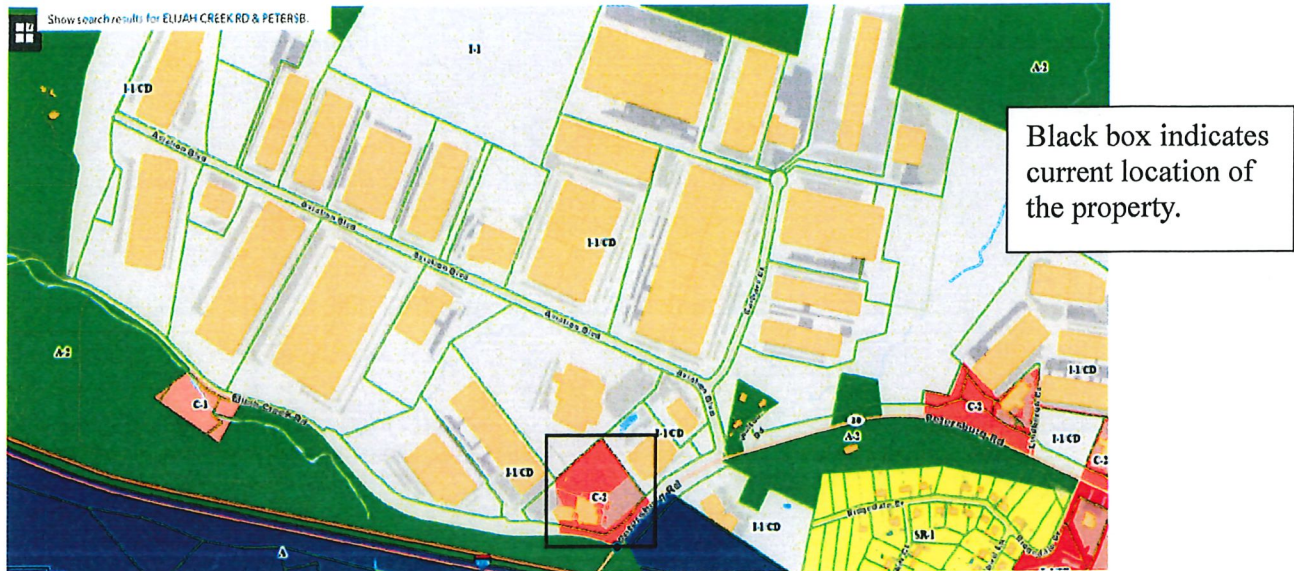
The Boone County Zoning Regulations state the following:

“Before any map amendment is granted, the Planning Commission or the legislative body shall determine that one or more of the following findings apply:

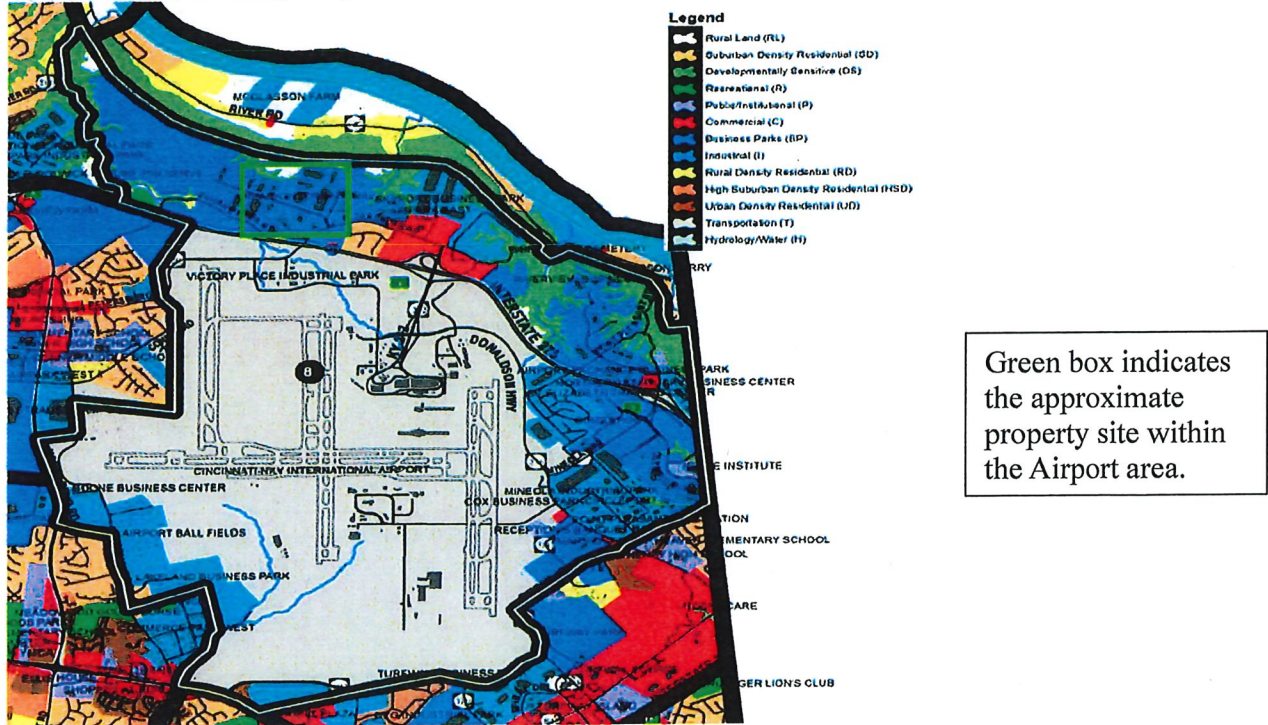
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question;
2. The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.”

For the following reasons the Applicant submits the requested map amendment from C-2 to I-1 is in agreement with the 2040 Future Land Use Plan (the "Comprehensive Plan" or the "Plan"). As shown below the "Property" is currently zoned C-2, but all of the privately developed property immediately adjacent to the Property is zoned and developed as I-1.

Applicable Zoning and Comprehensive Plan



Boone County Zoning Map



Boone County Comprehensive Plan Map for Airport **Airport Discussion in the Comprehensive Plan**

The Property is located within the Airport area as identified in the Comprehensive Plan. According to the Plan, this area should “experience substantial growth.” The Plan recommends that land north of Elijah’s Creek Road “should be developed in a Business Park fashion.”

The Comprehensive Plan designates the Property plus the surrounding parcels, as Business Park. Business Park is defined as “a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.”

The planned use of the Property to be developed to maximum 98,0000 square foot industrial building is consistent with the Business Park designation in the Comprehensive Plan and is consistent with the zoning for the immediately surrounding area. According to the Plan, this area should “experience substantial growth.” The plan for Property meets the criteria of a Business Park use and is consistent with the surrounding I-1/CD zones. The I-1 zoning development will include “light manufacturing, warehouse, distribution and related service uses.”

-1 zoning is suitable for the Property. The growth of commercial, industrial, and business parks in Boone County is emphasized as a key economic driver in the 2040 Future Land Use Plan, particularly in regions near the Cincinnati-Northern Kentucky International Airport. The Comprehensive Plan’s, Economy Element (P. 66) states that “industrial development needs to be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned.”

General Support in the Comprehensive Plan

Overall, our proposed development is supported by the following general goals and objectives in the Plan:

- “Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems.” (Overall, Objective 3)
- “Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County.” (Demographics, Goal A, Objective 4)
- “Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy.” (Economy, Goal A, Objective 2)
- “Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses.” (Economy, Goal B)
- “Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer spaces between the business use and other land uses.” (Economy, Goal B, Objective 1)
- “Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion.” (Economy, Goal B, Objective 4)

- “Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned.” (Economy, Goal B, Objective 5)
- “Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies.” (Economy, Goal B, Objective 7).

Changes in Office Demand Post Covid

While the Applicant asserts the requested map amendment is in compliance with the Comprehensive Plan, the changes in demand for office use post COVID renders the current zoning of the Property for office use as inappropriate and constitutes a change in circumstance of an economic and social nature that were not anticipated as the time the Comprehensive Plan was adopted and which has changed the character of the area (at least to the potential of the area to be used for office use).

The Property was initially developed as office for a specific user. However, over time that user changed and now the current office structure is vacant. The Applicant has marketed the site for the past year for one or more office tenants, but has not received any offers to lease the site for office use.

In addition, as a result of COVID the office market is in a serious decline as more employees work from home. The Property is in a remote location, which makes attracting office tenants a challenge. But even in downtown urban settings there is a huge glut of office availability. According to studies prepared by national commercial office realtors, the demand for office is down, but to the extent there is a demand, it is within newer developments that offer a variety of services that are attractive to workers – such as restaurants, entertainment, other services and even residential. The Property is simply attractive for new office users.

CONCEPT PLAN

LOT 3A AIRPARK INTERNATIONAL

ELIJAH CREEK ROAD AT PETERSBURG ROAD

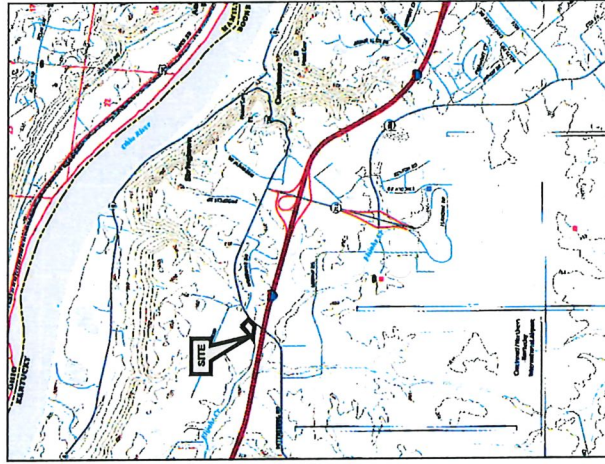
HEBRON, BOONE COUNTY, KENTUCKY

JUNE 1, 2023

SITE DATA
 Site Location: Petersburg Rd and Elijah Creek Rd
 Lot Number: Lot 3A
 Street Address: 020D Petersburg Road
 Total Acreage of Site: 6.662 Ac
 Owner: 020D Petersburg Road
 355 Mountbarn Road
 Bowling Ridge, TN 37026
 Soil Types: sD12, Av, R18, R1C
 Proposed Detention is Approximately 26,000 CF.
 Maximum Detention estimated at approximately 55,000 CF will be required.

SITE ZONING DATA
 Zoning Code: O2 & 1/4 CD
 Proposed Use: Industrial
 Setbacks: Front - 50'
 Rear - 30'
 Maximum Intensity: 25,000 SF
 Maximum Building Height: 50'

PARKING
 Parking: 38 Spaces (including 4 HC spaces)
 Deck Total: 38 Decks
 Truck Storage: 0 Spaces



VICINITY MAP
 SCALE: 1"=2000'

Location of utilities and structures, both surface and subsurface, are shown on this map. The contractor shall be responsible for determining the location and depth of all utilities and structures. The contractor shall be responsible for protecting all utilities and structures. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.



PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH SURFACE AND SUBSURFACE. ALL UTILITIES AND STRUCTURES LOCATED SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

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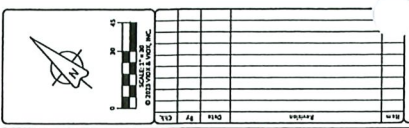
DATE	BY	CHK	APP

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 418 Exchange Street, Evansville, Kentucky 40318
 Phone: (812) 221-2222 • Fax: (812) 221-5555
 www.vioxinc.com



CONCEPT PLAN
 LOT 3A AIRPARK INTERNATIONAL
 ELIJAH CREEK ROAD AT PETERSBURG ROAD
 HEBRON, BOONE COUNTY, KENTUCKY

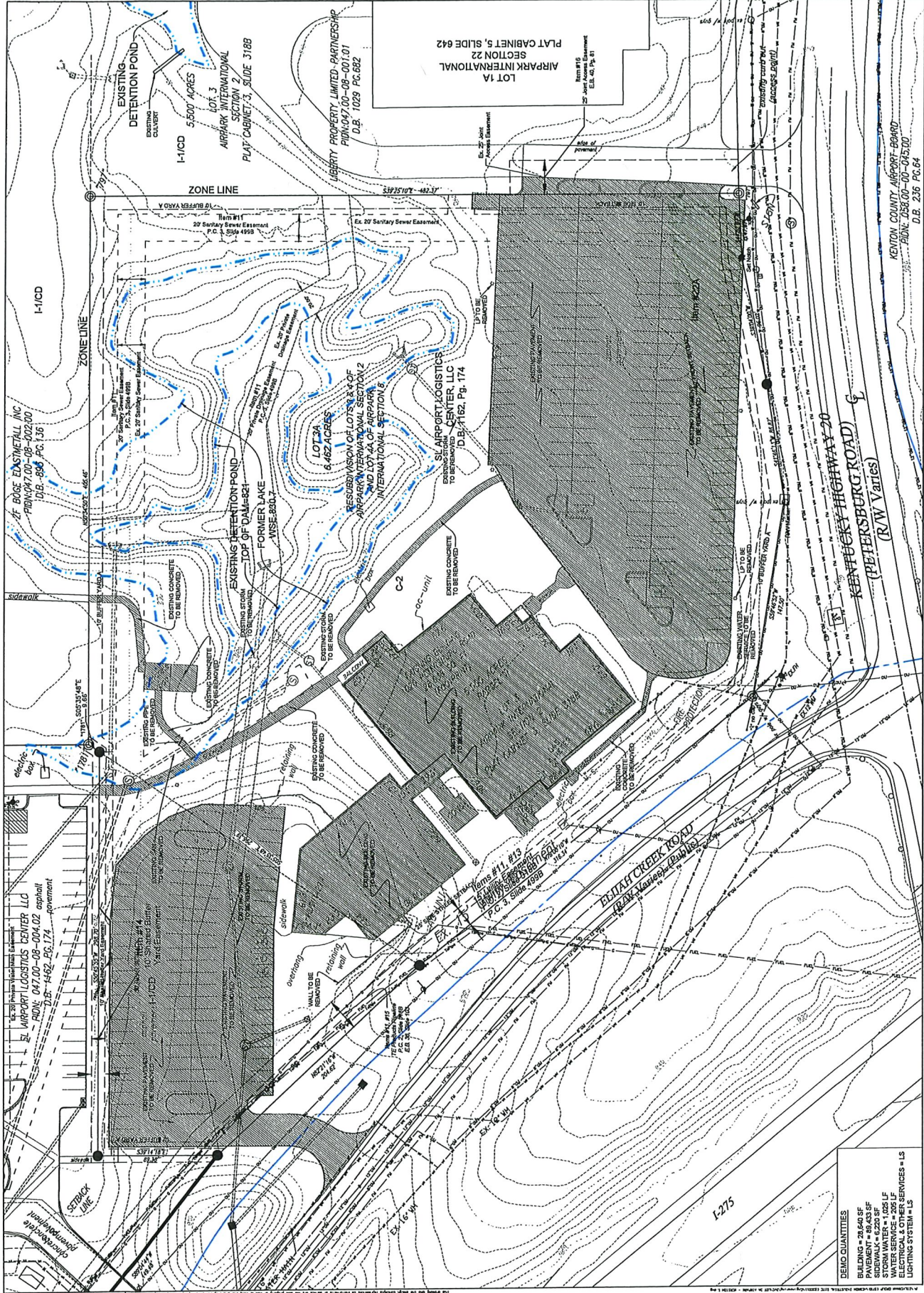
TITLE SHEET	DATE	BY



VIOX & VIOX
 CIVIL ENGINEERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 4555 Highway 20, Suite 200, Hebron, KY 41016
 PH: (502) 451-1000 FAX: (502) 451-1001
 WWW.VIOX.COM

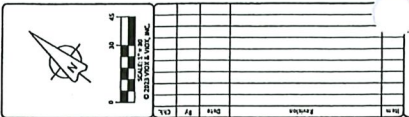
CONCEPT PLAN - OPTION 1 (DETAILED PLAN)
 ELIJAH CREEK ROAD AT PETERSBURG ROAD
 HEBRON, BOONE COUNTY, KENTUCKY

DATE	2
SCALE	
PROJECT	
CLIENT	



DEMO QUANTITIES
 BUILDING = 25,640 SF
 SIDEWALK = 6,230 SF
 STORM WATER = 1,025 LF
 ELECTRICAL LOT-WATERS SERVICES = LS
 LIGHTING SYSTEM = LS

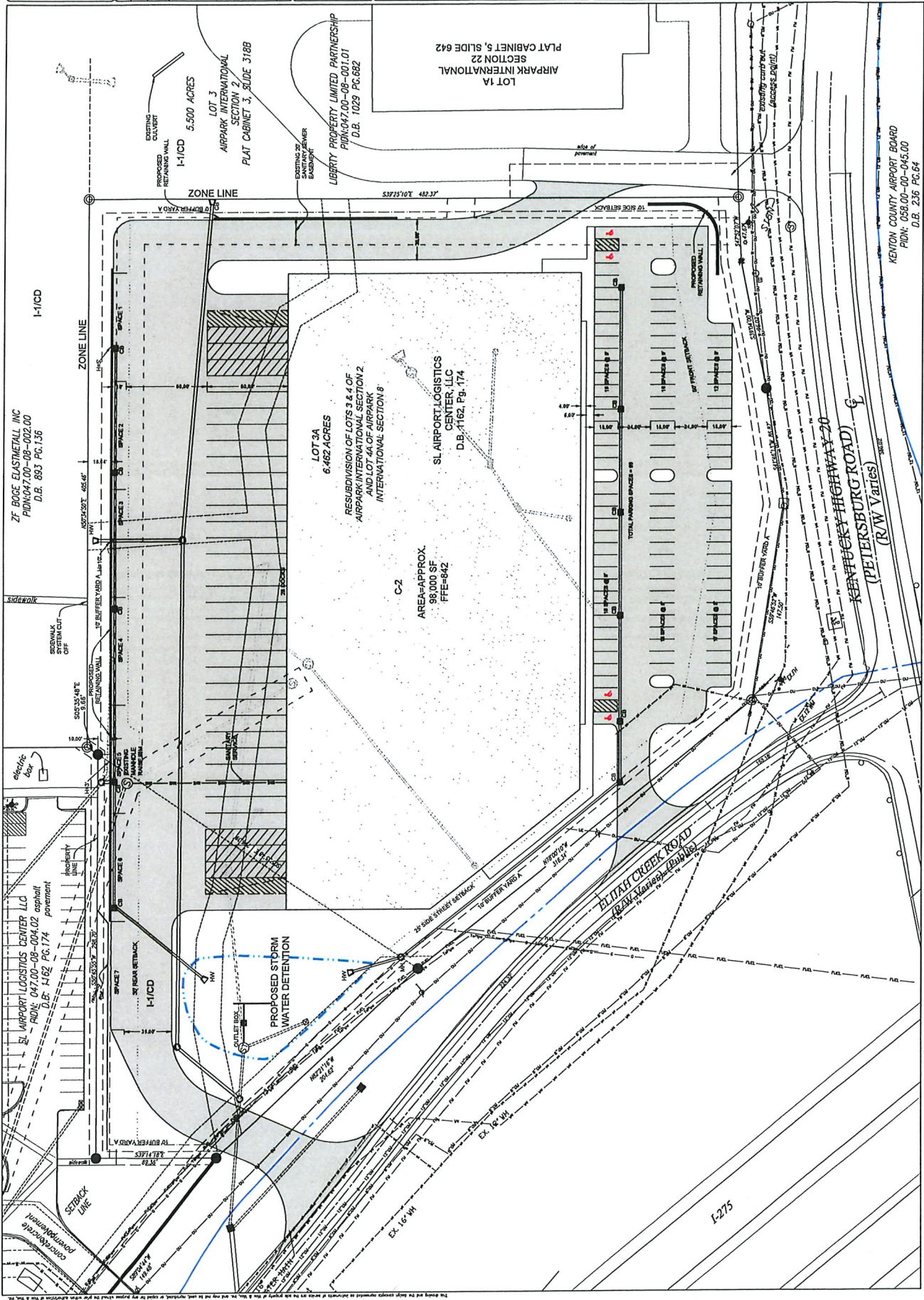
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 Fax: (606) 253-1001
 www.viox.com

CONCEPT PLAN
 ELIJAH CREEK ROAD AT PETERSBURG ROAD
 HEBRON, BOONE COUNTY, KENTUCKY

DATE	NO.	DESCRIPTION
08/15/2017	1	CONCEPT PLAN
08/15/2017	2	REVISIONS
08/15/2017	3	REVISIONS



ZF BOCE ELASTOMETAL, INC
 PID#047.00-08-002.00
 D.B. 893 PG.156

EL AIRPORT LOGISTICS CENTER LLC
 PID# 047.00-08-004.02 asphalt
 D.B. 162 PG.174 pavement

LOT 3A
 6.462 ACRES
 RESUBDIVISION OF LOTS 3 & 4 OF
 AIRPARK INTERNATIONAL SECTION 2
 AND LOT 3A OF AIRPARK
 INTERNATIONAL SECTION 6

C-2
 AREA-APPROX.
 98,000 SF
 FFE-842

LOT 1A
 AIRPARK INTERNATIONAL
 SECTION 22
 PLAT CABINET 5, SLIDE 642

LOT 3
 AIRPARK INTERNATIONAL
 SECTION 2
 PLAT CABINET 3, SLIDE 3188

KENTON COUNTY AIRPORT ROAD
 PID# 008.00-00-045.00
 D.B. 238 PG.64

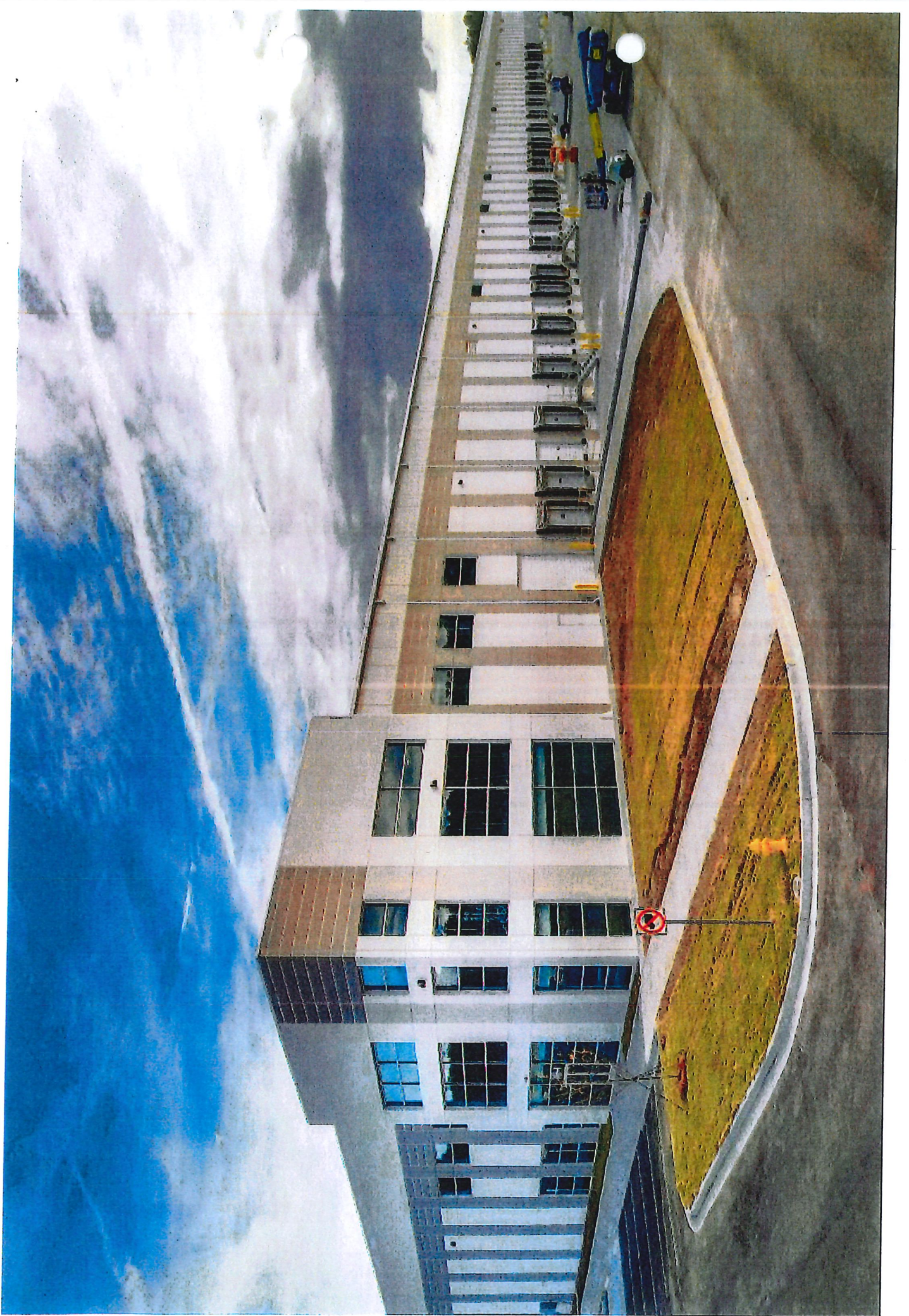
KENTUCKY HIGHWAY 20
 (PETERSBURG ROAD)
 (R/W Varies)

1-275

The bearing and length of all lines shown on this plan are as shown on the plat of record and are not to be construed as a warranty of accuracy by the engineer. The engineer is not responsible for the accuracy of the data provided to him by the client. The engineer is not responsible for the accuracy of the data provided to him by the client.

Architectural and Materials Exhibits













EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chair

DATE: August 2, 2023

RE: Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

REMARKS:

1. 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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment/Change of Concept Development Plan and Variance based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment):

1. The Committee concluded that the proposed I-1 district and Change of Concept Development Plan, along with the submitted concept development plan, is generally consistent with the Our Boone County Plan 2040 Future Land Use Plan Map, which identifies the site as being part of a larger area identified for "Business Park" uses.

This designation is described as a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.

The site is part of a larger planned industrial park. Development of the site with an approximate 98,000 square foot industrial building will be compatible with the existing development in the area.

2. The Committee concluded that the proposed I-1 district and Change of Concept Development Plan, along with the submitted concept development plan, is consistent with several Our Boone County Plan 2040 Goals and Objectives.

- a. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
- b. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
- c. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
- d. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
- e. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
- f. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
- g. Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy Goal B, Objective 4).
- h. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).
- i. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).

The submitted concept development plan indicates the development of an approximate 98,000 square foot industrial building. Such building size lends itself to smaller manufacturing and office uses, rather than larger wholesale/warehouse businesses.

The site is located at the intersection of an arterial street and a collector street and is approximately one (1) mile from an I-275 interchange and approximately two (2) miles from the airport.

The proposed use and design will reduce the amount of traffic generated from the previous use of the site.

The site is located in an area that is not visible from any nearby residential developments.

3. The Committee concluded that the attached conditions are necessary to achieve

consistency with the Our Boone County Plan 2040. The Committee also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with the conditions:

CONDITIONS:

1. Development shall be consistent with the submitted Concept Development Plan, along with all supplemental information, except as modified by the following conditions.
2. All retaining walls shall be constructed with architectural grade materials and be the same color(s) as the principal structure.
3. An internal pedestrian connection shall be provided to the property located to the northeast of the site.
4. Development of the site shall meet the minimum requirements of Section 1610 (EPD/RPD Design Standards) of the zoning regulations.
5. A directional sign shall be installed at the westernmost curb cut onto Elijah Creek Road, directing traffic to turn left.

FINDINGS OF FACT (Variance):

1. The requested variance reducing the corner side yard setback from fifty (50) feet to twenty-eight-eight (28) feet meets the findings as outlined in Section 251 of the zoning regulations.

The site sits significantly lower than the pavement of Petersburg Road and Elijah Creek Road. Other properties along these roadways do have this characteristic. The proposed variance will not create a hazardous or unsafe situation and the proposed development will not be out of place, given the character of the area.

CONDITION:

1. The variance reducing the corner side yard setback from fifty (50) feet to twenty-eight-eight (28) feet shall only be approved if the Boone Fiscal Court takes action to approve the proposed zoning map amendment from C-2 to I-1 and Change of Concept Development Plan.

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 Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chairwoman

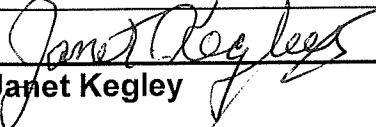
DATE: July 19, 2023

REMARKS:

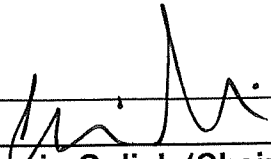
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

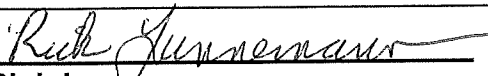
1. Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.



Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

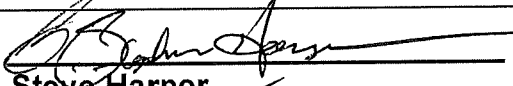


Corrin Gulick (Chairwoman)
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



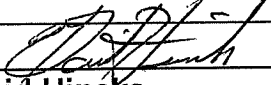
Rick Lunnemann
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



David Hincks
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____

TOTAL: _____ DEFERRED _____ FOR PROJECT _____ ABSENT _____
_____ AGAINST PROJECT _____ ABSTAIN _____

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
JULY 5, 2023
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:30 p.m. and welcomed the audience to the Planning Commission's July 5, 2023 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
M Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner

Chairman Rolfsen introduced the first item on the Agenda at 8:00 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **CPRE TP Boone Limaburg LLC/Chavez Properties, per Martin Chavez (applicant)** for **CPRE TP Boone Limaburg LLC, per Martin Chavez (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 1.0 acre area located at 5460-5468 Limaburg Road,

Boone County, Kentucky. The request is to place an overall approximate 27.4 acre area located at 5460-5468 Limaburg Road, Boone County, Kentucky, in one zoning district so that it can be developed in accord with the I-1 district.

This item has been postponed at the request of the applicant and rescheduled to the August 2, 2023 Public Hearing date.

Chairman Rolfsen introduced the second item on the Agenda at 8:00 p.m.

ZONING MAP AMENDMENT AND VARIANCE, Michael Schwartz, Staff

2. Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation (See Staff Report). The site is located at the intersection of Elijah Creek Road and Petersburg Road. It has 378 feet of road frontage along Petersburg Road and 528 feet of frontage along Elijah Creek Road. The site history is noted on Pages 2-3 of the Staff Report. The site is currently occupied by a multi-story building and 2 off street parking lots containing a total of 254 parking spaces. The northern half of the site is vacant and heavily wooded. Access to the site is provided by shared curb cuts off Petersburg Road and Elijah Creek Road. There are pedestrian walkways that connect the site to adjacent sites. Mr. Schwartz described the adjoining land uses which include industrial. The site is zoned both C-2 and I-1 and was subject to Zoning Map Amendment requests in 1991 and 1995. The first part of the request is to rezone the C-2 portion to I-1 and the second part of the request is for a Change in an Approved Concept Development Plan. The third part of the request is for a Variance to reduce the corner side yard building setback from 50 feet to 28 feet along Elijah Creek Road. Mr. Schwartz described the surrounding zoning. Pages 2-4 of the Staff Report includes the applicable regulations to the request. The site sits below the Petersburg Road/Elijah Creek Road intersection. Some of the site drops to an elevation of 914. The 2040 Future Land Use Map designates the site for Business Park (BP) uses. Pages 5-7 of the Staff Report includes sections from the Comprehensive Plan. The site is located in the 60 and 65 DNL noise contour. A liquid jet fuel pipeline runs along a portion of the south property line of the site. Mr. Schwartz showed photographs of the site and adjacent properties. The proposal includes the demolition of the existing building and parking lots and the construction of an industrial warehouse building of 98,000 square feet. There is a provision for 99 off street parking spaces, 28 bay docks, 7 truck/trailer parking spaces, several retaining walls, a stormwater detention facility, access from

the shared curb cut onto Petersburg Road and construction of 2 curb cuts onto Elijah Creek Road. The submitted plan substantially meets the requirements of the zoning regulations. The applicant has provided a project description or narrative supporting their application and Variance request. It is attached to the Staff Report. The County Engineer offered a few comments about the project and the entrances along Elijah Creek Road. At 35 mph, a sight distance of 390 feet will be required. Ultimately, clearing may be required to achieve proper distances. Elijah Creek is currently a "No Trucks" route. This development will most likely add truck traffic at the intersection of KY 20 and Elijah Creek Road. This intersection should be evaluated for sight distances and safety. Page 8 of the Staff Report outlines several Staff concerns. There are existing pedestrian walkways between the site in question and the adjacent property to the northwest. The submitted Concept Development Plan shows these walkways being terminated at the shared property line and not continuing into the site in question. The applicant should address if these pedestrian connections can be included in their design. The submitted Concept Development Plan indicates the construction of several retaining walls. The applicant should address the height of these walls and what material and color the face of these walls will be. Zoning Map Amendments which involve sites that are located within areas designated as Business Park shall also be assessed relative to the Design Standards of the EPD/RPD districts. The applicant should address how their proposal meets these design standards. Lastly, there is approximately two hundred (200) feet between the pavement of Elijah Creek Road and the pavement of I-275, providing sufficient space for the future widening of Elijah Creek Road. The request is a Zoning Map Amendment, a Change in Concept Development Plan and a Variance.

Chairman Rolfsen asked if the 2 proposed curb cuts on Elijah Creek Road are new or is one existing? Mr. Schwartz replied that one of them will be widened and shifted slightly. The other curb cut off Elijah Creek Road is new. Chairman Rolfsen asked Staff to clarify the "No Trucks" route? Mr. Schwartz responded that he is unsure as it was a comment from Rob Franxman. Staff will address it at the Committee Meeting. Mr. Schwartz noted there are trucks using the road already.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. James Parsons, attorney representing the applicant, referred to his PowerPoint presentation. The site is the former Pomeroy property. The Silverman Group is a national investor and developer of industrial and other types of businesses. He gave an overview of the company and its holdings. They own the site now. It is known as Lot 3A of Airpark International Industrial Subdivision. It is only 6.4 acres in size. The remaining properties in the subdivision are for industrial use. The existing office building has been vacant since 2022. The owner tried to lease the building for office use. Instead, they would like to build a modest size industrial spec building.

The site is also well suited for manufacturing use. Mr. Parsons stated that the request meets the requirements of the Comprehensive Plan. References are made in the narrative. The site is not ideal for office because it is not easily visible and accessible. It was previously designed for a

specific client. Office users today want amenities nearby and the site is very limited. Covid 19 also changed the need and amount of office space. There have been changed circumstances. There are some special circumstances with the Variance request because it is a corner lot and a collector street and it won't affect the health or safety of others. Mr. Parsons showed examples of the proposed building architecture. Also, Elijah Creek Road is partially no trucks. The front part that affects the site allows trucks. He believes that the site will generate less traffic versus previous office traffic during the peak period. The pedestrian access may not be needed since the lots are no longer owned by one entity and the use will change.

Mr. Bill Viox stated that the Kentucky Transportation Cabinet is working on a design for the KY 20/Aviation Boulevard intersection. A traffic study has been conducted for KY 20 in both directions. He gave a historical view of traffic leaving the Pomeroy site, about 150 cars leaving via KY 20 and remaining 100 vehicles leaving via Elijah Creek Road. Truck traffic is spread out throughout the day versus automobile traffic in morning and afternoon peak periods. The KY 20 automobile mid-stream traffic will be eliminated. All the traffic will come onto Elijah Creek Road. There are only 28 docks and they won't be leaving at once.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Mr. Maynard Leever, 2764 Berwood Lane, read a statement. The proposal doesn't make the community of Hebron of over 7,000 residents ideal. Hebron has already 60 plus industrial/commercial warehouses, 15-20 of them are available for sale or lease anytime. The existing warehouses have problems – trucks parking on side roads, ramps and in residential areas. The trucks knock signs down, litter and generate noise and light pollution. Truckers have no vested interest in our community. The workers are from Ohio, Indiana and Fleming County. He did not see one Boone County license plate. He referred to the prior approval of Airport North Logistics Subdivision and the problems of light and noise. The County should fix these problems. It should not have been approved. DHL operates 18 docks 24/7 directly behind his house without sufficient buffering. It has made his home unlivable. There are solutions and the County and the developer should work with homeowners. He has been communicating with County Officials for 3 years with very few results since the warehouses have been operational. We don't need additional warehousing until the other warehouses are fixed. He offered to show videos and pictures of the adjoining property to his house.

Chairman Rolfsen asked if any Commissioner had any questions or comments for the applicant.

Ms. Gulick asked if the applicant completed a traffic study? If so, were there any improvements proposed on KY 20 or Elijah Creek Road? Mr. Viox replied they have not done a study. Mr. Viox stated that they would perform one at the Site Plan stage as they are waiting for the completion of the State study. She inquired on whether the applicant can provide any preliminary information on which way they are leaning towards improvements?

Chairman Rolfsen asked if the applicant had a user in mind? Mr. Parsons responded no. He has met with BE NKY to recruit a manufacturer to the building. It would be marketed for both types of uses. Chairman Rolfsen asked if there was a building design that they would lean towards building?

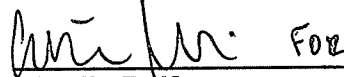
Mr. Holden Sabato, applicant, showed examples of what they have built in Georgia as the entrance would be featured on KY 20.

Mr. Lunnemann asked the applicant to have a better idea of what the building would look like and accentuate the corner of the site off KY 20. It should be more prominent.

Mr. Costello wanted to make sure that the applicant would be open to manufacturing uses and not limit the use to a warehouse. Mr. Parsons replied yes.


Seeing no further questions or comments, Chairman Rolfsen announce that Committee Meeting for this item will be on July 19, 2023 at 5:00 P.M in the Information Services Training Room on the 2nd floor (Room 204A) of the Administration Building. This item will be on the Agenda for the Business Meeting on August 2, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:43 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
JULY 5, 2023
7:30 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:30 p.m. and welcomed the audience to the Planning Commission's July 5, 2023 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
M Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner

Chairman Rolfsen introduced the first item on the Agenda at 8:00 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. Request of **CPRE TP Boone Limaburg LLC/Chavez Properties, per Martin Chavez (applicant)** for **CPRE TP Boone Limaburg LLC, per Martin Chavez (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 1.0 acre area located at 5460-5468 Limaburg Road,

Boone County, Kentucky. The request is to place an overall approximate 27.4 acre area located at 5460-5468 Limaburg Road, Boone County, Kentucky, in one zoning district so that it can be developed in accord with the I-1 district.

This item has been postponed at the request of the applicant and rescheduled to the August 2, 2023 Public Hearing date.

Chairman Rolfsen introduced the second item on the Agenda at 8:00 p.m.

ZONING MAP AMENDMENT AND VARIANCE, Michael Schwartz, Staff

2. Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation (See Staff Report). The site is located at the intersection of Elijah Creek Road and Petersburg Road. It has 378 feet of road frontage along Petersburg Road and 528 feet of frontage along Elijah Creek Road. The site history is noted on Pages 2-3 of the Staff Report. The site is currently occupied by a multi-story building and 2 off street parking lots containing a total of 254 parking spaces. The northern half of the site is vacant and heavily wooded. Access to the site is provided by shared curb cuts off Petersburg Road and Elijah Creek Road. There are pedestrian walkways that connect the site to adjacent sites. Mr. Schwartz described the adjoining land uses which include industrial. The site is zoned both C-2 and I-1 and was subject to Zoning Map Amendment requests in 1991 and 1995. The first part of the request is to rezone the C-2 portion to I-1 and the second part of the request is for a Change in an Approved Concept Development Plan. The third part of the request is for a Variance to reduce the corner side yard building setback from 50 feet to 28 feet along Elijah Creek Road. Mr. Schwartz described the surrounding zoning. Pages 2-4 of the Staff Report includes the applicable regulations to the request. The site sits below the Petersburg Road/Elijah Creek Road intersection. Some of the site drops to an elevation of 914. The 2040 Future Land Use Map designates the site for Business Park (BP) uses. Pages 5-7 of the Staff Report includes sections from the Comprehensive Plan. The site is located in the 60 and 65 DNL noise contour. A liquid jet fuel pipeline runs along a portion of the south property line of the site. Mr. Schwartz showed photographs of the site and adjacent properties. The proposal includes the demolition of the existing building and parking lots and the construction of an industrial warehouse building of 98,000 square feet. There is a provision for 99 off street parking spaces, 28 bay docks, 7 truck/trailer parking spaces, several retaining walls, a stormwater detention facility, access from

the shared curb cut onto Petersburg Road and construction of 2 curb cuts onto Elijah Creek Road. The submitted plan substantially meets the requirements of the zoning regulations. The applicant has provided a project description or narrative supporting their application and Variance request. It is attached to the Staff Report. The County Engineer offered a few comments about the project and the entrances along Elijah Creek Road. At 35 mph, a sight distance of 390 feet will be required. Ultimately, clearing may be required to achieve proper distances. Elijah Creek is currently a "No Trucks" route. This development will most likely add truck traffic at the intersection of KY 20 and Elijah Creek Road. This intersection should be evaluated for sight distances and safety. Page 8 of the Staff Report outlines several Staff concerns. There are existing pedestrian walkways between the site in question and the adjacent property to the northwest. The submitted Concept Development Plan shows these walkways being terminated at the shared property line and not continuing into the site in question. The applicant should address if these pedestrian connections can be included in their design. The submitted Concept Development Plan indicates the construction of several retaining walls. The applicant should address the height of these walls and what material and color the face of these walls will be. Zoning Map Amendments which involve sites that are located within areas designated as Business Park shall also be assessed relative to the Design Standards of the EPD/RPD districts. The applicant should address how their proposal meets these design standards. Lastly, there is approximately two hundred (200) feet between the pavement of Elijah Creek Road and the pavement of I-275, providing sufficient space for the future widening of Elijah Creek Road. The request is a Zoning Map Amendment, a Change in Concept Development Plan and a Variance.

Chairman Rolfsen asked if the 2 proposed curb cuts on Elijah Creek Road are new or is one existing? Mr. Schwartz replied that one of them will be widened and shifted slightly. The other curb cut off Elijah Creek Road is new. Chairman Rolfsen asked Staff to clarify the "No Trucks" route? Mr. Schwartz responded that he is unsure as it was a comment from Rob Franxman. Staff will address it at the Committee Meeting. Mr. Schwartz noted there are trucks using the road already.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. James Parsons, attorney representing the applicant, referred to his PowerPoint presentation. The site is the former Pomeroy property. The Silverman Group is a national investor and developer of industrial and other types of businesses. He gave an overview of the company and its holdings. They own the site now. It is known as Lot 3A of Airpark International Industrial Subdivision. It is only 6.4 acres in size. The remaining properties in the subdivision are for industrial use. The existing office building has been vacant since 2022. The owner tried to lease the building for office use. Instead, they would like to build a modest size industrial spec building.

The site is also well suited for manufacturing use. Mr. Parsons stated that the request meets the requirements of the Comprehensive Plan. References are made in the narrative. The site is not ideal for office because it is not easily visible and accessible. It was previously designed for a

specific client. Office users today want amenities nearby and the site is very limited. Covid 19 also changed the need and amount of office space. There have been changed circumstances. There are some special circumstances with the Variance request because it is a corner lot and a collector street and it won't affect the health or safety of others. Mr. Parsons showed examples of the proposed building architecture. Also, Elijah Creek Road is partially no trucks. The front part that affects the site allows trucks. He believes that the site will generate less traffic versus previous office traffic during the peak period. The pedestrian access may not be needed since the lots are no longer owned by one entity and the use will change.

Mr. Bill Viox stated that the Kentucky Transportation Cabinet is working on a design for the KY 20/Aviation Boulevard intersection. A traffic study has been conducted for KY 20 in both directions. He gave a historical view of traffic leaving the Pomeroy site, about 150 cars leaving via KY 20 and remaining 100 vehicles leaving via Elijah Creek Road. Truck traffic is spread out throughout the day versus automobile traffic in morning and afternoon peak periods. The KY 20 automobile mid-stream traffic will be eliminated. All the traffic will come onto Elijah Creek Road. There are only 28 docks and they won't be leaving at once.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Mr. Maynard Leever, 2764 Berwood Lane, read a statement. The proposal doesn't make the community of Hebron of over 7,000 residents ideal. Hebron has already 60 plus industrial/commercial warehouses, 15-20 of them are available for sale or lease anytime. The existing warehouses have problems – trucks parking on side roads, ramps and in residential areas. The trucks knock signs down, litter and generate noise and light pollution. Truckers have no vested interest in our community. The workers are from Ohio, Indiana and Fleming County. He did not see one Boone County license plate. He referred to the prior approval of Airport North Logistics Subdivision and the problems of light and noise. The County should fix these problems. It should not have been approved. DHL operates 18 docks 24/7 directly behind his house without sufficient buffering. It has made his home unlivable. There are solutions and the County and the developer should work with homeowners. He has been communicating with County Officials for 3 years with very few results since the warehouses have been operational. We don't need additional warehousing until the other warehouses are fixed. He offered to show videos and pictures of the adjoining property to his house.

Chairman Rolfsen asked if any Commissioner had any questions or comments for the applicant.

Ms. Gulick asked if the applicant completed a traffic study? If so, were there any improvements proposed on KY 20 or Elijah Creek Road? Mr. Viox replied they have not done a study. Mr. Viox stated that they would perform one at the Site Plan stage as they are waiting for the completion of the State study. She inquired on whether the applicant can provide any preliminary information on which way they are leaning towards improvements?

Chairman Rolfsen asked if the applicant had a user in mind? Mr. Parsons responded no. He has met with BE NKY to recruit a manufacturer to the building. It would be marketed for both types of uses. Chairman Rolfsen asked if there was a building design that they would lean towards building?

Mr. Holden Sabato, applicant, showed examples of what they have built in Georgia as the entrance would be featured on KY 20.

Mr. Lunnemann asked the applicant to have a better idea of what the building would look like and accentuate the corner of the site off KY 20. It should be more prominent.

Mr. Costello wanted to make sure that the applicant would be open to manufacturing uses and not limit the use to a warehouse. Mr. Parsons replied yes.

Seeing no further questions or comments, Chairman Rolfsen announce that Committee Meeting for this item will be on July 19, 2023 at 5:00 P.M in the Information Services Training Room on the 2nd floor (Room 204A) of the Administration Building. This item will be on the Agenda for the Business Meeting on August 2, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:43 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
AUGUST 2, 2023
7:00 P.M.**

Vice-Chairwoman Corrin Gulick opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's August 2, 2023 Business Meeting. Ms. Gulick then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Kathy Clark
Mrs. Janet Kegley
Mr. Charlie Rolfsen, Chairman
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Steve Lilly, Planner

APPROVAL OF THE MINUTES:

Vice-Chairwoman Gulick stated that the Commissioners received copies of the Minutes from the July 5, 2023 Business Meeting and Public Hearings. He asked if there were any comments or corrections?

Mr. Turner moved to approve the Minutes as presented. Mrs. Goetting seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between July 6, 2023 and August 2, 2023.

EXPENSES:

Attorney Fees	\$ 4,600.00
Consultant/Professional Svcs Fees	10,752.25
Filing Fees (CLURS)	800.00
GIS Operations	7,319.99
Legal Ads/Recruitment	413.20
Miscellaneous Expense	829.30
Office & Board Meeting Supplies	1,401.72
Office Equipment / Expense	487.26
Postage Expense	500.00
Printing/Pub/Dues/Subscriptions	279.00
Professional Development	<u>644.00</u>

TOTAL: \$ 28,026.72

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 7,171.71
Health/Dental/Life/LTD	16,890.59
Retirement – BCPC Portion	22,670.63
Salaries – Staff Expenses	97,813.74
Salaries – BCPC & BOA	<u>895.00</u>

TOTAL: \$145,441.67

GRAND TOTAL: \$173,468.39

Mr. Hincks moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Schwenke seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT and VARIANCE, Michael Schwartz, Staff

1. Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and a Conditions for the Zoning Map Amendment and for the Variance request with one Condition. The applicant has signed the condition letter.

Vice-Chairwoman Gulick asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Jim Parsons, attorney for the applicant, stated that his client was okay with the Conditions of Approval. The site needs to be redeveloped as the existing office use is not needed anymore in the area. The request is consistent with the Comprehensive Plan. It meets the requirements of the zoning district and it will be a good project for the County.

Seeing no further comment, **Mr. Lunnemann moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions including the Variance request. Mr. Hincks seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT/VARIANCES, Steve Harper, Chairman, Todd Morgan, Staff

2. Request of **Listen to Amy LLC, per Wayne Smith (applicant/owner)** for: (1) a Zoning Map Amendment from Agricultural Estate (A-2) to Industrial One (I-1) for an approximate 3.58 acre area located along the northeast side of Dolwick Drive at the Boone/Kenton County line, between Mineola Pike and Interstate Drive, approximately two hundred fifty (250) feet northwest of Interstate Drive, and having a Parcel Identification Number (PIDN) of 070.00-00-039.06, Boone County, Kentucky; and (2) Variances to: (a) reduce the minimum required front yard setback from fifty (50) feet to approximately five (5) feet; (b) reduce the minimum required landscape Buffer Yard A width along Dolwick Drive from ten (10) feet to approximately five (5) feet; and (c) reduce the minimum required landscape Buffer Yard D width along the northwest property line from eighty (80) feet to approximately twenty (20) feet for an approximate 3.58 acre area located along the northeast side of Dolwick Drive at the Boone/Kenton County line, between Mineola Pike and Interstate Drive, approximately two hundred fifty (250) feet northwest of Interstate Drive, and having a Parcel Identification Number (PIDN) of 070.00-00-039.06, Boone County, Kentucky. The request is for the development of two (2) buildings for office, truck repair, and truck storage use.

Mr. Harper moved to defer the request until the September 6, 2023 Business Meeting. The Committee Meeting is scheduled to be held on August 16, 2023 at 5:00 p.m. Mrs. Goetting seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

3. Request of **Northern Kentucky Aggregates, Inc., per Dennis Garrison (applicant) for Timothy William Hitzfield, Daniel Lynch Hitzfield, Joseph Gerard Hitzfield, and Nancy Hitzfield (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial Three Surface Mining (I-3) for an approximate 32 acre area located at 3989 Belleview Road, Boone County, Kentucky. The request is for the expansion of an existing sand and gravel mining operation on an overall approximate 78 acre area located at 3989 Belleview Road, Boone County, Kentucky.

At this time, Mr. Bob Schwenke left the meeting room.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions. The applicant has signed the condition letter.

Vice-Chairwoman Gulick asked if there was anyone in the audience who wanted to speak in favor or against the request?

Ms. Loren Wolff, attorney for the applicant, stated that her client will no longer mine where the lake is located but rather shift the activity to the south and adjacent to the lake. It is not really an expansion. It is just shifting the mining operations as it will result in the same amount of mining activity.

Mr. Dennis Garrison, President of Northern Kentucky Aggregates, stated that it isn't a new operation but an expansion of their existing operation. The amount of truck traffic will stay exactly where it is at with the existing facility. The existing dredging equipment will simply be moved. Nothing else will change.

Mr. James Barth, 4145 Adena Trail, bought his property in September, 2022 and in March, 2023, the company started drilling holes for the gravel pit. Now he will have a new neighbor – a 60 acre lake. He is opposed to the project since his property will be devalued. He would like the Planning Commission to recommend to the Fiscal Court to provide City water to the residents on Lucas Park and Adena Trail. Why can't the public water be extended? The Planning Commission and the Fiscal Court should care.

Seeing no further comment, **Mr. Lunnemann moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Harper seconded the motion and it passed unanimously.**

Vice-Chairman Gulick stated that the public will have the opportunity to address the Fiscal Court when the matter is voted on officially. Mr. Costello will forward the Planning Commission's recommendation to the Fiscal Court on August 17th. The public should contact the Fiscal Court about their schedule. Mr. Schwartz showed where the public water line ends along KY 20. While the Planning Commission considers public water to be important, requiring the developer to extend the water when the proposed development doesn't have a direct impact to require it. There isn't the ability to require it. There is chlorinated water located four tenths of a mile up the road according to Mr. Barth.

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

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Todd Morgan, Staff

4. Perfetti Van Melle – 3645 Turfway Road

Staff Member, Todd Morgan, referred to a PowerPoint presentation. The applicant would like a 4,100 square foot building addition for a mixing room. It will be constructed on CMU block and metal fascia. It will match the same color scheme. The Committee met prior to the Business Meeting and recommended approval.

Mr. Lunnemann moved to approve the request as submitted and presented by Mr. Morgan. Mr. Hincks seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Michael Schwartz, Staff

5. Chick-fil-A – 4980 Houston Road

Staff Member, Michael Schwartz, referred to a PowerPoint presentation. The project consists of 3 parts. A building addition is proposed to the rear of the building. A second part is the addition of a retaining wall along Houston Road as well as the construction of a larger canopy on the drive-thru pick-up side of the building. The Committee met prior to the Business Meeting and recommended approval subject to the seven conditions – (1) The building materials and colors of the building addition must match the existing building (2) The proposed canopy shall be identical and designed to have the same colors of the existing canopy; (3) Wing walls must be constructed with the same material and colors of the proposed building addition if mechanical equipment or Co2 tanks are installed on the building addition; (4) Lighting must meet the minimum requirements of the Zoning Regulations and any other previous Design Review requirements; (5) Landscaping shall meet the minimum requirements of the Zoning Regulations; (6) The distance between the bottom of the fascia and the ceiling of the canopy recess shall be a minimum of 8 inches; and (7) the proposed retaining wall shall be constructed with architectural grade material that matches the building. The representative from Chick-fil-A verbally agreed to the 7 conditions at the Committee Meeting. The Committee voted 2-1 in favor of the proposal with Mr. Hincks and Mrs. Goetting in favor and Mr. Lunnemann voting no.

Mr. Hincks moved to approve the request as presented by Mr. Schwartz with the 7 Conditions. Mrs. Goetting seconded the motion.

Mr. Lunnemann stated that he voted no because the canopy portion of the project was rather excessive. It is more than double the size of the order canopy. It is against the design principles and theories behind the Houston-Donaldson Study. He will vote no on the request. **The vote found Mrs. Goetting, Mr. Harper, Mr. Hincks, Mr. Richardson and Mr. Schwenke voting yes and Mr. Bessler, Ms. Gulick, Mr. Lunnemann and Mr. Turner voting no. The motion to approve the request passes by a vote of 5-4.**

NEW BUSINESS

ZONING MAP AMENDMENTS, Michael Schwartz, Staff

6. Request of **Steve Berling (applicant)** for **Webbs Excavation LLC, per Adam Reid (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Agriculture/Planned Development (A-1/PD) for an approximate 6.6 acre area located at the terminus of Webb Lane, Boone County, Kentucky, and being part of the property with the address of 13203 Webb Lane and part of the property with the Parcel Identification Number (PIDN) of 043.00-00-016.02. The request is for a Zoning Map Amendment to allow the storage of trucks and supplies for an excavation company.

ZONING MAP AMENDMENTS, Michael Schwartz, Staff

7. Request of **Florence (Dixie & Mt. Zion) WW LLC, per Danielle E Yance (applicant)** for **ARRM Properties, per Garry Setters (owner)** for a Zoning Map Amendment from Commercial One (C-1) and Industrial Two (I-2) to Commercial Services (C-3) for an approximate 2.6 acre area located at the northwest corner of the intersection of Dixie Highway (US 25) with Mt. Zion Road (KY 536), Boone County, Kentucky, and being the properties with the Parcel Identification Numbers (PIDN) of 074.00-00-033.02 and 074.00-00-034.00 and a portion of the property located at 130 Mt. Zion Road. The request is for a Zoning Map Amendment to allow a 5,919 square foot convenience store with gasoline pumps.

Mr. Richardson moved to schedule the Public Hearings for Items #6 and #7 on September 6, 2023 at 7:30 p.m. in the Fiscal Courtroom. Mrs. Goetting seconded the motion and it passed unanimously.

H. **Executive Director's Report:**

No Report

I. **Committee Reports:**

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report

- Executive (Charlie Rolfsen)
No Report

- J. Vice-Chairwoman's Report: (Corrin Gulick)
No Report

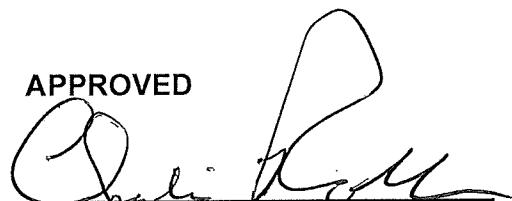
- K. OKI Report: (Randy Bessler)
No Report

- L. Other:

- M. Adjournment:

There being no further business to come before the Planning Commission, **Mr. Turner moved to adjourn the meeting. Mr. Schwenke seconded the motion and it passed unanimously. The meeting was adjourned at 7:35 P.M.**

APPROVED



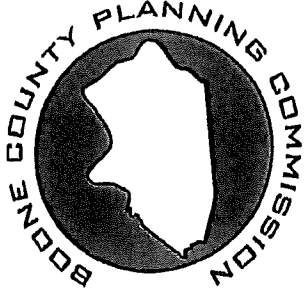
Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

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

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

July 21, 2023

Holden Sabato
SL 1020 Petersburg Road LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

RE: Request of **SL 1020 Petersburg Road LLC, per Holden Sabato (applicant/owner)** for: (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The request is to demolish the existing building and construct an approximate 98,000 square foot industrial/warehouse building.

Dear Mr. Sabato:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their July 19, 2023 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than July 28, 2023.

CONDITIONS

1. Development shall be consistent with the submitted Concept Development Plan, along with all supplemental information, except as modified by the following conditions.
2. All retaining walls shall be constructed with architectural grade materials and be the same or complementary color(s) as the principal structure.
3. An internal pedestrian connection shall be provided to the property located to the northeast of the site.
4. Development of the site shall meet the minimum requirements of Section 1610 (EPD/RPD Design Standards) of the zoning regulations.
5. A directional sign shall be installed at the westernmost curb cut onto Elijah Creek Road, directing traffic to turn left.

Sincerely,

Michael D. Schwartz
Director, Zoning Services

Airpark International Industrial Building
July 21, 2023
Page 2

MDS/ss

AGREEMENT

The property owner and developer of the approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky, agrees to the conditions listed herein for the above referenced Zoning Map Amendment/Change of Concept Development Plan.



SL 1020 Petersburg Road LLC (owner)

7/21/23

Date

ORDINANCE 2023-19

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF SL 1020 PETERSBURG ROAD LLC, PER HOLDEN SABATO (APPLICANT/OWNER) FOR: (1) A ZONING MAP AMENDMENT FROM COMMERCIAL TWO (C-2) TO INDUSTRIAL ONE (I-1) AND A CHANGE OF CONCEPT DEVELOPMENT PLAN WITHIN AN EXISTING INDUSTRIAL ONE (I-1) DISTRICT; AND (2) A VARIANCE SUBJECT TO A CONDITION REDUCING THE CORNER SIDE YARD SETBACK FROM FIFTY (50) FEET TO TWENTY-EIGHT (28) FEET, FOR AN APPROXIMATE 6.46 ACRE AREA LOCATED AT 1020 PETERSBURG ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg 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 of Fact recommending approval, with Conditions, for the Zoning Map Amendment and a Variance with a condition.

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

Section One

That the request for a Zoning Map Amendment and Variance for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance subject to a Condition reducing the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Commercial Two (C-2) zone is more particularly described in DEED BOOK: 1181, PAGE NO: 147 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for the recommendation of approval, with Conditions, for (1) a Zoning Map Amendment from Commercial Two (C-2) to Industrial One (I-1) and a Change of Concept Development Plan within an existing Industrial One (I-1) district; and (2) a Variance subject to a Condition to reduce the corner side yard setback from fifty (50) feet to twenty-eight (28) feet, for an approximate 6.46 acre area located at 1020 Petersburg Road, Boone County, Kentucky 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 shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Boone County Planning Commission recommended approval for these requests based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 5th day of September 2023


Second Reading the 19th day of September 2023

Adopted this 19th day of September 2023 Yes 4 No 0



Gary W. Moore, Judge/Executive
Boone County Fiscal Court

ATTEST:



Shona Schulkers,
Fiscal Court Clerk

**Boone County, Kentucky – Zoning Map Amendment
Lot 3A Airpark International (“the Property”).**

Project Narrative

The proposed zoning map amendment is for 6.462 acres located at the corner of Elijah Creek Road and Petersburg Road (Kentucky 20) identified as Lot 3A in Airpark International Industrial Subdivision. The proposal is to remove the existing office building (zoned C-3) and replace it with a speculative industrial building with I-1 zoning. There have been efforts to lease the building over the past year with no success. The developer is working with BE-NKY and Cushman & Wakefield in efforts to repurpose the site and find potential businesses / users for the new facility on Lot 3A. Site redevelopment costs will be high. However, given the context of the surrounding land uses, the general location, and regional market conditions, I-1 appears to be the highest and best use for the property with the most potential for leasing, employment, and economic development. The development team and design team have also discussed the proposal with Boone County Planning Commission staff, Boone County Administration, and the Boone County Engineer.

The concept plan represents an approximate maximum build out for the proposed land use. Site constraints and implementation costs may yield a reduced final build out.

The project would be owned and developed by SL 1020 Petersburg Road LLC (Silverman Group / SL Industrial Partners) and constructed by their general contracting affiliate company, SL Management Group Southeast, LLC.

Airpark International is comprised of approximately thirty industrial lots, with 3A being the only C-3 lot. Airpark International includes a range of industrial building sizes and users that are typically seeking Interstate access and proximity to CVG.

Boone County, KY Zoning Regulations – Section 308 Findings Necessary for Map Amendment

The Boone County Zoning Regulations state the following:

“Before any map amendment is granted, the Planning Commission or the legislative body shall determine that one or more of the following findings apply:

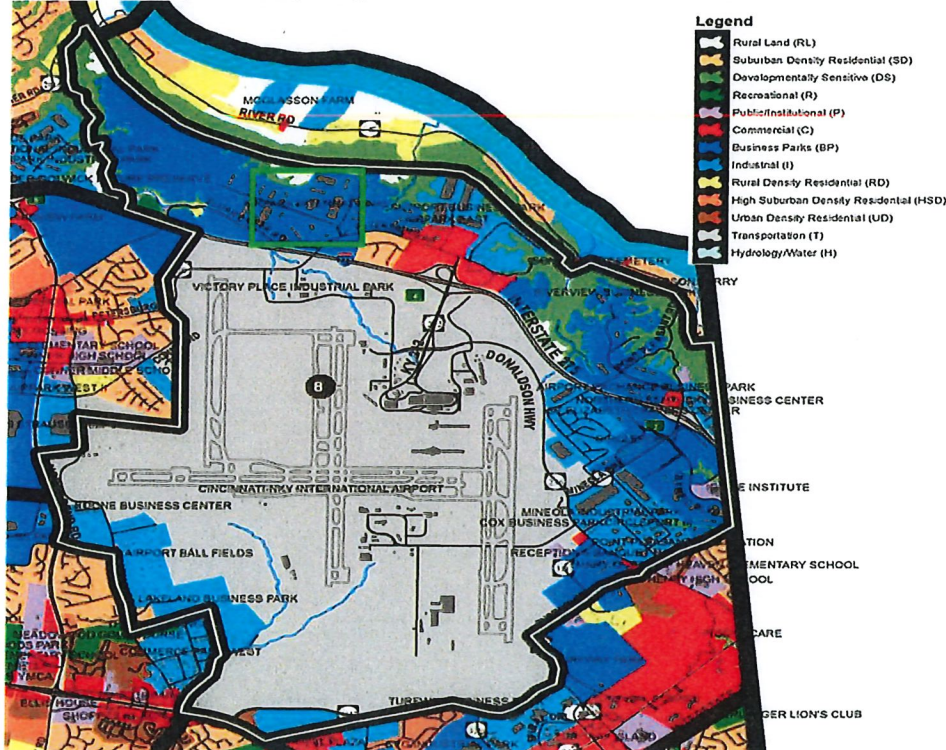
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question;
2. The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.”

For the following reasons the Applicant submits the requested map amendment from C-2 to I-1 in agreement with the 2040 Future Land Use Plan (the "Comprehensive Plan" or the "Plan"). As shown below the "Property" is currently zoned C-2, but all of the privately developed property immediately adjacent to the Property is zoned and developed as I-1.

Applicable Zoning and Comprehensive Plan



Boone County Zoning Map



Boone County Comprehensive Plan Map for Airport **Airport Discussion in the Comprehensive Plan**

The Property is located within the Airport area as identified in the Comprehensive Plan. According to the Plan, this area should “experience substantial growth.” The Plan recommends that land north of Elijah’s Creek Road “should be developed in a Business Park fashion.”

The Comprehensive Plan designates the Property plus the surrounding parcels, as Business Park. Business Park is defined as “a mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, consistent architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses.”

The planned use of the Property to be developed to maximum 98,0000 square foot industrial building is consistent with the Business Park designation in the Comprehensive Plan and is consistent with the zoning for the immediately surrounding area. According to the Plan, this area should “experience substantial growth.” The plan for Property meets the criteria of a Business Park use and is consistent with the surrounding I-1/CD zones. The I-1 zoning development will include “light manufacturing, warehouse, distribution and related service uses.”

-1 zoning is suitable for the Property. The growth of commercial, industrial, and business parks in Boone County is emphasized as a key economic driver in the 2040 Future Land Use Plan, particularly in regions near the Cincinnati-Northern Kentucky International Airport. The Comprehensive Plan’s, Economy Element (P. 66) states that “industrial development needs to be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned.”

General Support in the Comprehensive Plan

Overall, our proposed development is supported by the following general goals and objectives in the Plan:

- “Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems.” (Overall, Objective 3)
- “Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County.” (Demographics, Goal A, Objective 4)
- “Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy.” (Economy, Goal A, Objective 2)
- “Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses.” (Economy, Goal B)
- “Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer spaces between the business use and other land uses.” (Economy, Goal B, Objective 1)
- “Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion.” (Economy, Goal B, Objective 4)

- “Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned.” (Economy, Goal B, Objective 5)
- “Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies.” (Economy, Goal B, Objective 7).

Changes in Office Demand Post Covid

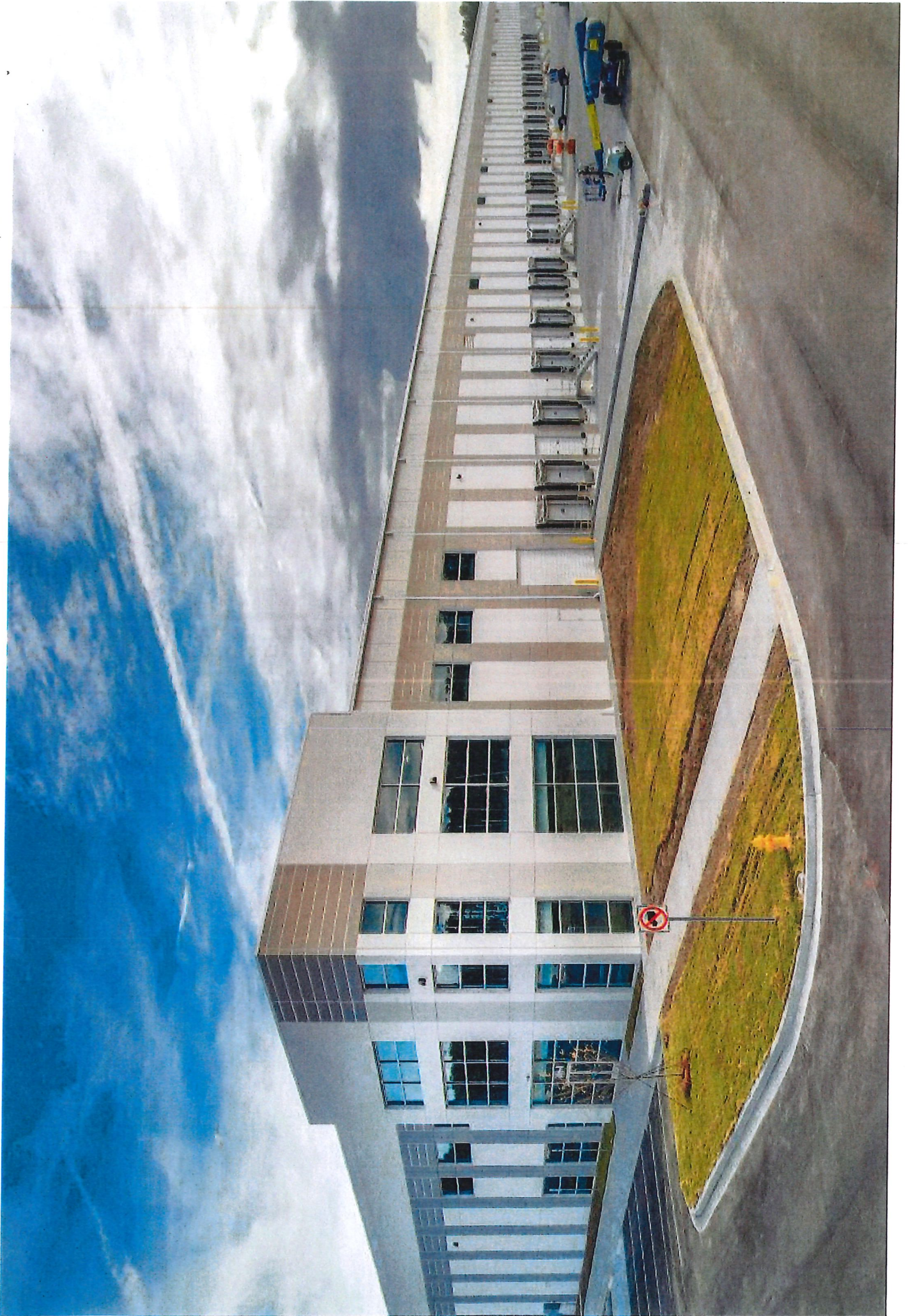
While the Applicant asserts the requested map amendment is in compliance with the Comprehensive Plan, the changes in demand for office use post COVID renders the current zoning of the Property for office use as inappropriate and constitutes a change in circumstance of an economic and social nature that were not anticipated as the time the Comprehensive Plan was adopted and which has changed the character of the area (at least to the potential of the area to be used for office use).

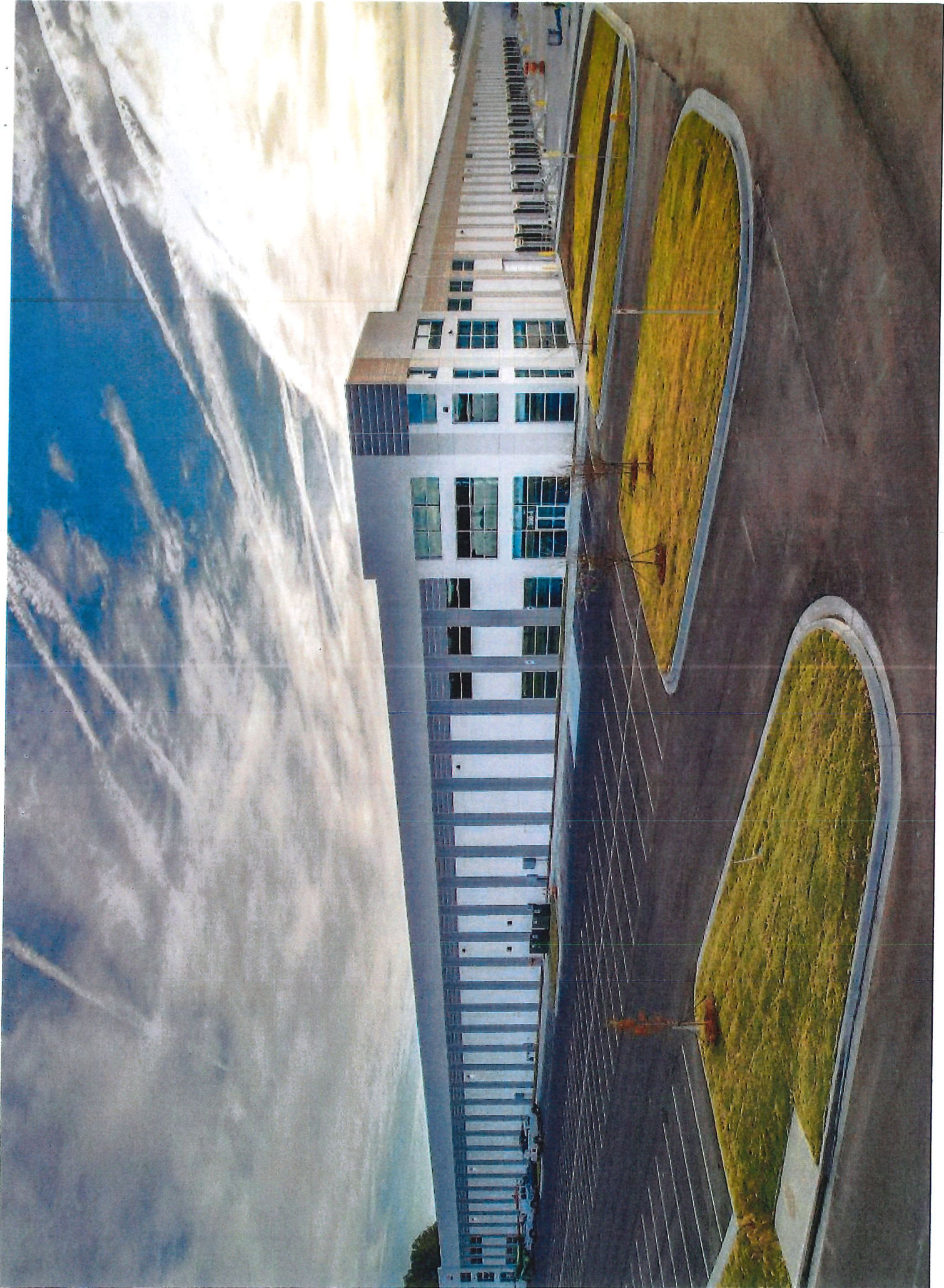
The Property was initially developed as office for a specific user. However, over time that user changed and now the current office structure is vacant. The Applicant has marketed the site for the past year for one or more office tenants, but has not received any offers to lease the site for office use.

In addition, as a result of COVID the office market is in a serious decline as more employees work from home. The Property is in a remote location, which makes attracting office tenants a challenge. But even in downtown urban settings there is a huge glut of office availability. According to studies prepared by national commercial office realtors, the demand for office is down, but to the extent there is a demand, it is within newer developments that offer a variety of services that are attractive to workers – such as restaurants, entertainment, other services and even residential. The Property is simply attractive for new office users.

Architectural and Materials Exhibits













CONCEPT PLAN

LOT 3A AIRPARK INTERNATIONAL

ELIJAH CREEK ROAD AT PETERSBURG ROAD

HEBRON, BOONE COUNTY, KENTUCKY

JUNE 1, 2023

ZONING MAP AMENDMENT
 & VARIANCE
 APPROVED *with Conditions*
 Staff M. Schwartz
 Date 6/12/2023
 Boone County
 Planning Commission

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Item	Revision	Date	By	Chk.

SITE DATA
 Site Location: Petersburg Rd and Elijah Creek Rd
 Subdivision: Airpark International
 Lot Number: Lot 3A
 Street Address: 1020 Petersburg Road
 Total Acreage of Site: 6.462 Ac

OWNER/DEVELOPER:
 SL 1020 Petersburg Road
 195 Morristown Road
 Basking Ridge, NJ 07920

Soil Types: JsD3, Av, RsB, RsC

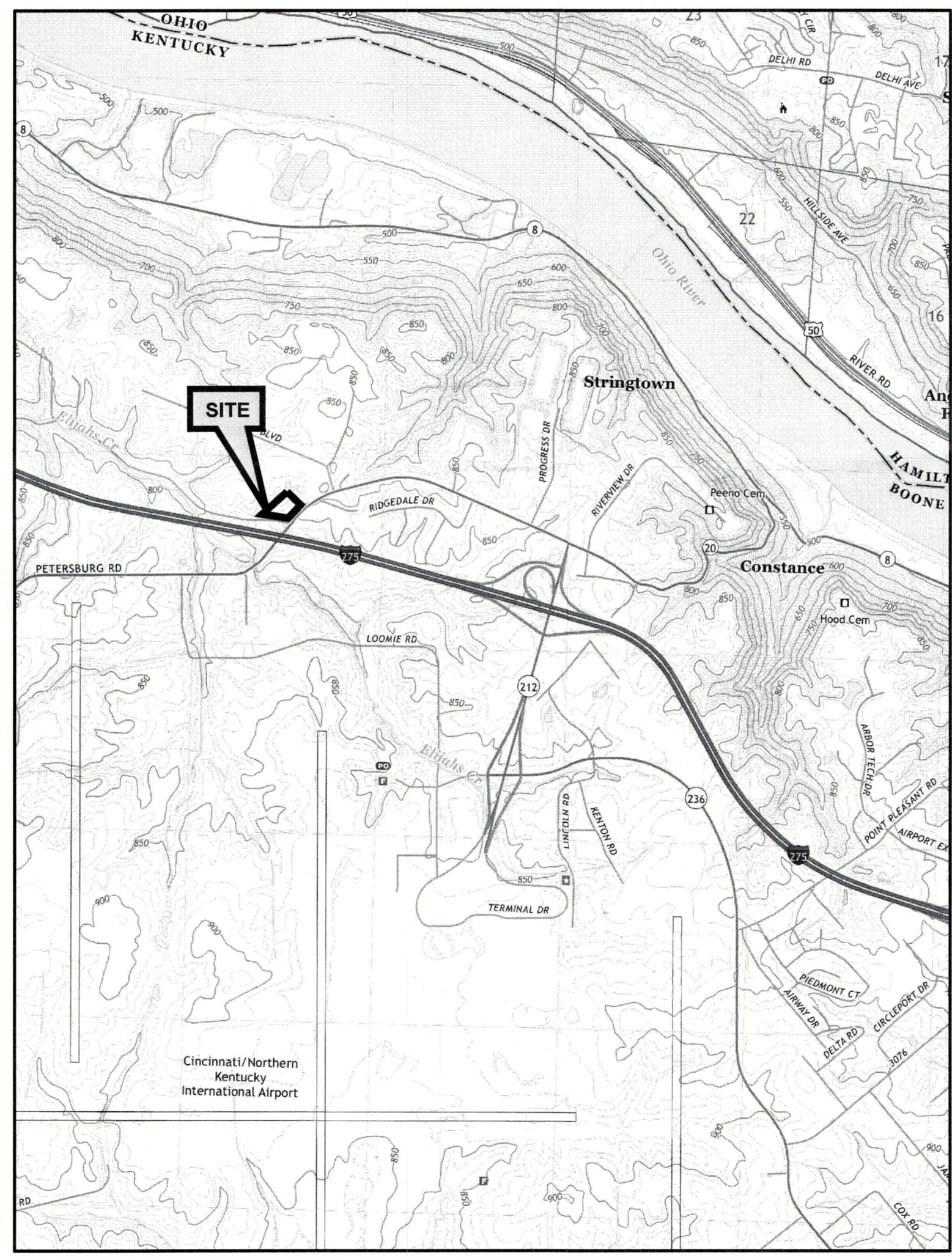
Proposed Detention is Approximately 26,000 CF.
 Additional Detention estimated at approximately 55,000 CF will be required.

SHEET INDEX	
SHEET NO.	DRAWING TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN

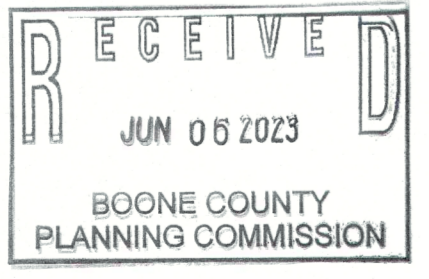
SITE ZONING DATA
 Existing Zone: C-2 & I-1/CD
 Current Use: Office
 Proposed Use: Industrial
 Requested Zone: I-1
 Setbacks: Front - 50'
 Rear - 30'
 Side - 10'

Maximum Intensity: 25,000 SF
 Minimum Frontage: 150'
 Maximum Building Height: 50'

PARKING
 Parking Total: 99 Spaces (including 4 HC spaces)
 Dock Total: 28 Docks
 Truck Queue: 7 Spaces



VICINITY MAP
 SCALE: 1"=2000'



Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

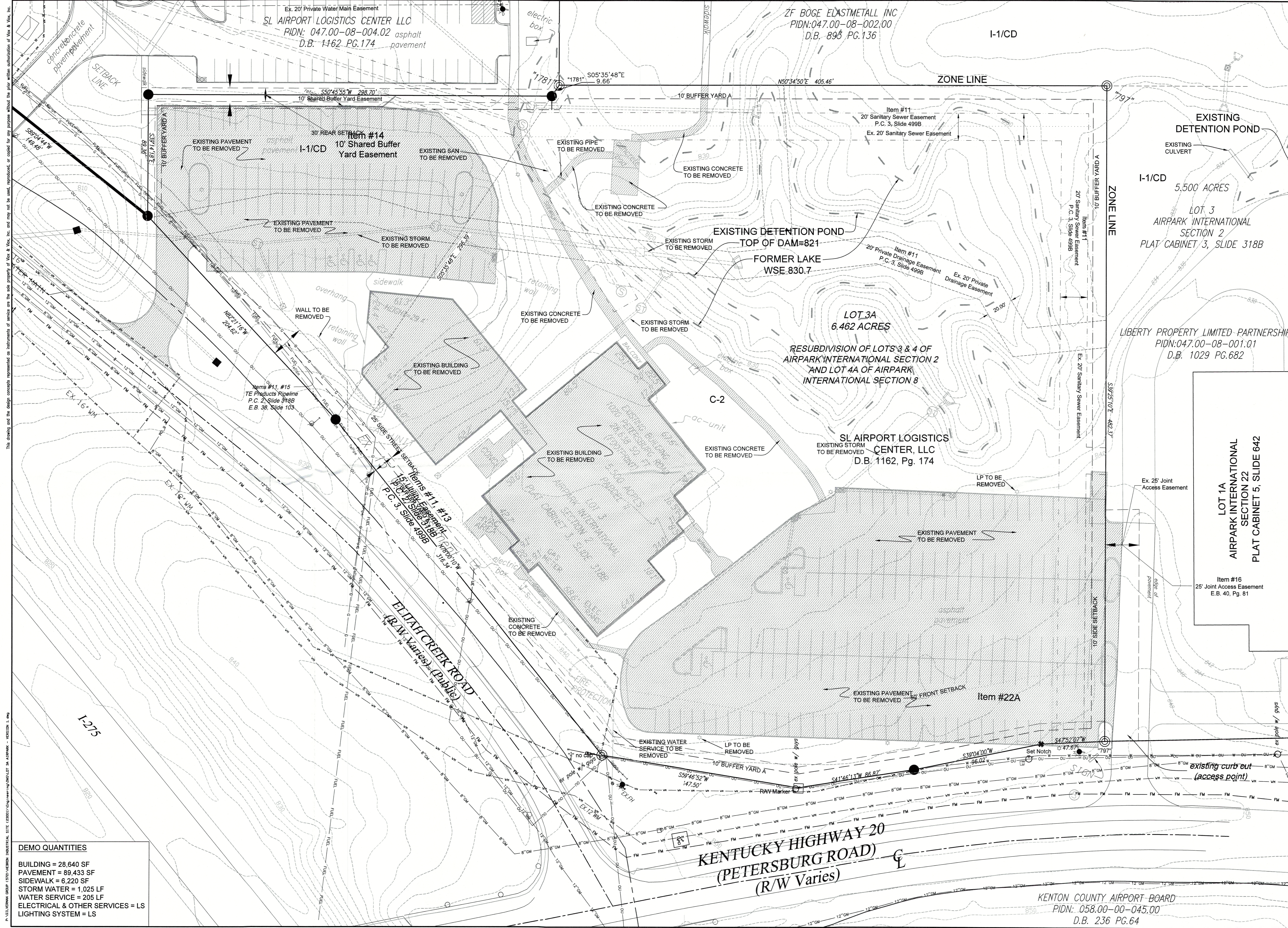
VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 498 Erlanger Road • Erlanger, Kentucky 41018
 402 Lila Avenue • Milford, Ohio 45150
 Ph Erlanger (659)727-2939 • Ph Milford (513)576-1000
 www.vioxinc.com

CONCEPT PLAN
 LOT 3A AIRPARK INTERNATIONAL
 ELIJAH CREEK ROAD AT PETERSBURG ROAD
 HEBRON, BOONE COUNTY, KENTUCKY

TITLE SHEET

Project No: 248520002	Checked:
Date: 6/1/23	Ref:
Sheet: 1	

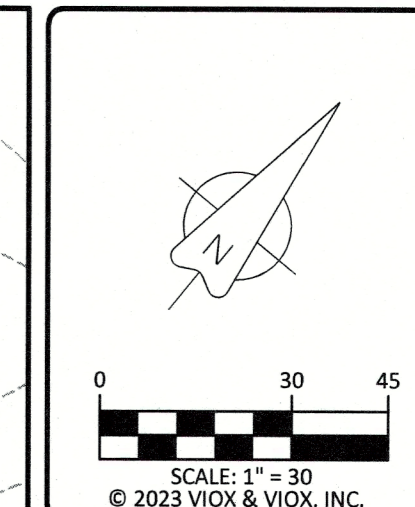
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DEMO QUANTITIES

BUILDING = 28,640 SF
 PAVEMENT = 89,433 SF
 SIDEWALK = 6,220 SF
 STORM WATER = 1,025 LF
 WATER SERVICE = 205 LF
 ELECTRICAL & OTHER SERVICES = LS
 LIGHTING SYSTEM = LS



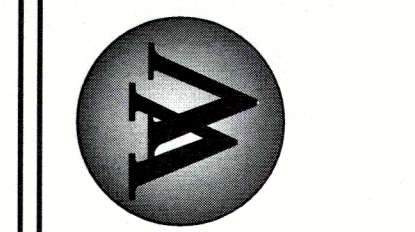
Item	Revision	Date	By	Chk.

LOT 1A
 AIRPARK INTERNATIONAL
 SECTION 22
 PLAT CABINET 5, SLIDE 642

Item #16
 25' Joint Access Easement
 E.B. 40, Pg. 81

VIOX & VIOX

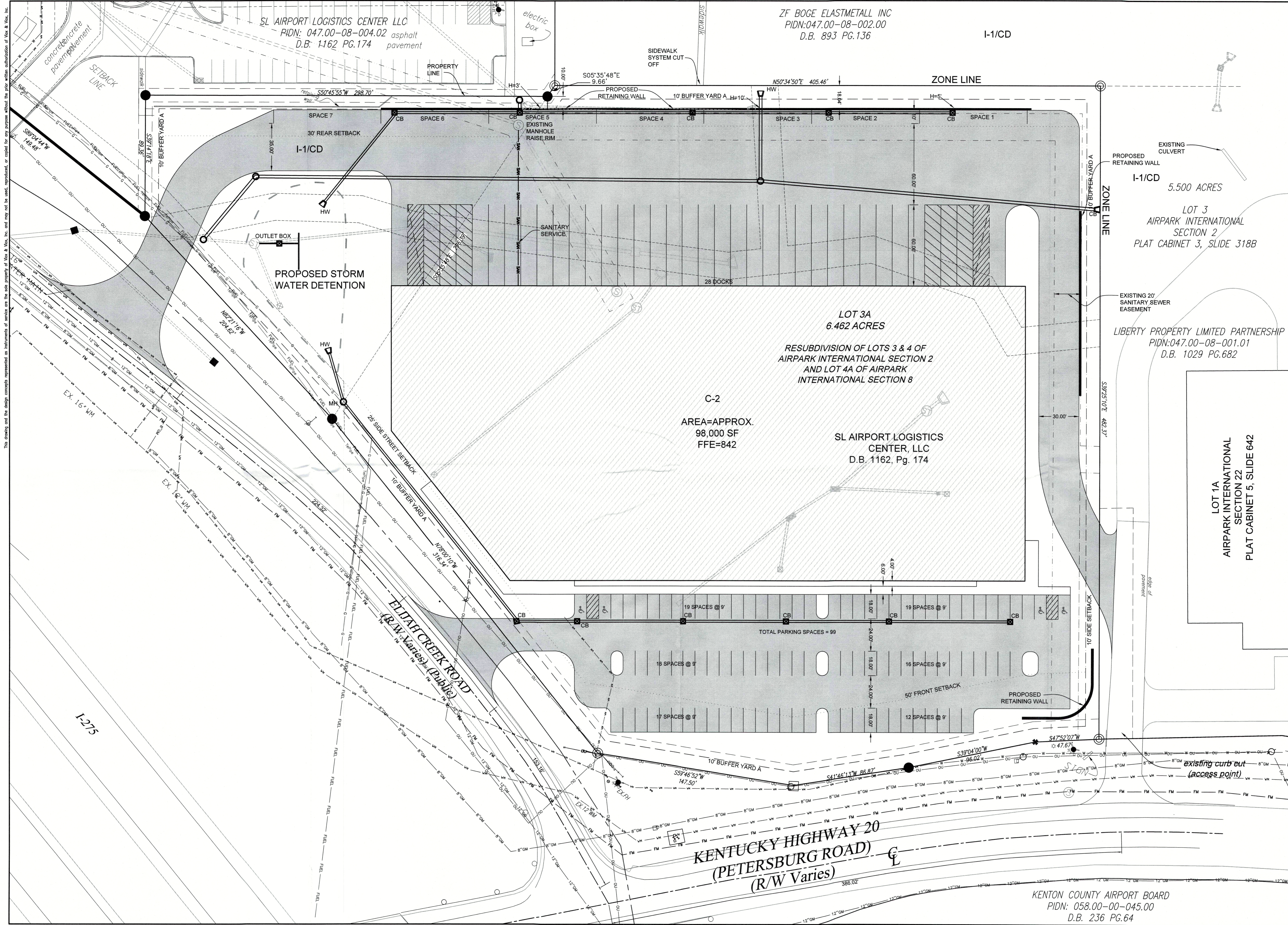
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 402 Lila Avenue • Milford, Ohio 45150
 Ph: Erlanger (659)727-3293 • Ph: Milford (615)576-1000
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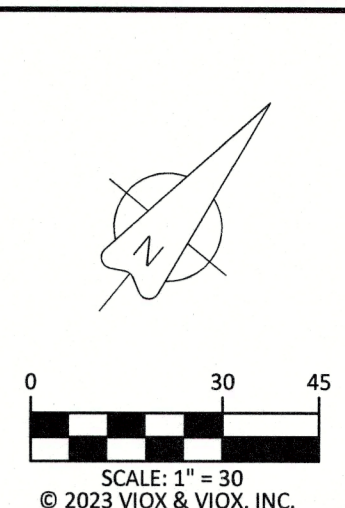
LOT 3A AIRPARK INTERNATIONAL
ELIJAH CREEK ROAD AT PETERSBURG ROAD
HEBRON, BOONE COUNTY, KENTUCKY

CONCEPT PLAN - OPTION 1 (DEMO PLAN)

Project No: 15723001	Checked:
Date: 6/1/23	Ref:
Sheet: 2	



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Item	Revision	Date	By	Chk.

LOT 3A
6.462 ACRES
RESUBDIVISION OF LOTS 3 & 4 OF AIRPARK INTERNATIONAL SECTION 2 AND LOT 4A OF AIRPARK INTERNATIONAL SECTION 8

VIOX & VIOX
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466 Erlanger Road • Erlanger, Kentucky 41018
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www.vioxinc.com

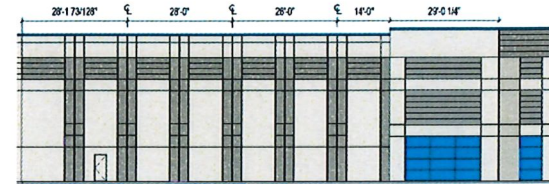
LOT 3A AIRPARK INTERNATIONAL
ELIJAH CREEK ROAD AT PETERSBURG ROAD
HEBRON, BOONE COUNTY, KENTUCKY

CONCEPT PLAN

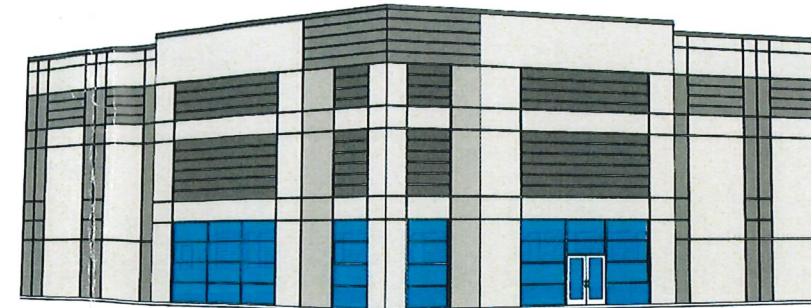
Project No: 157223001	Checked:
Date: 6/1/23	Ref:
Sheet: 3	

KENTON COUNTY AIRPORT BOARD
PIDN: 058.00-00-045.00
D.B. 236 PG.64

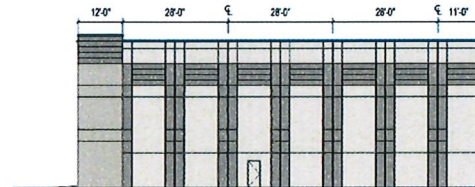
Preliminary Elevations



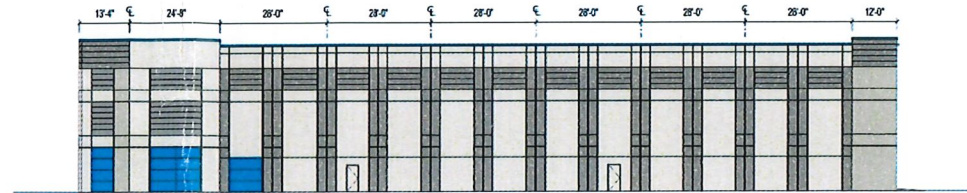
5 Elevation - ANGLED WALL
1/8" = 1'-0"



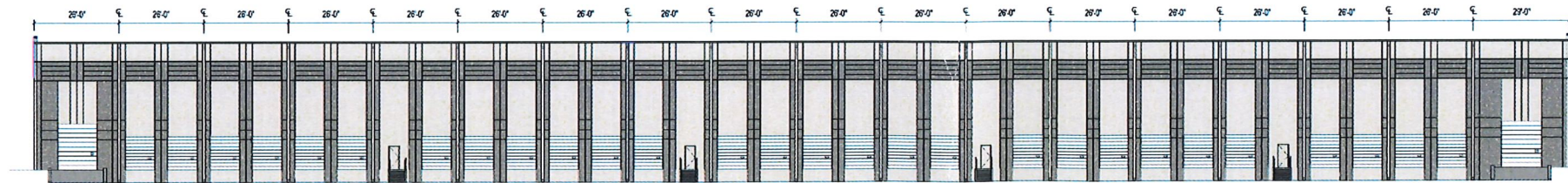
6 Corner View 1



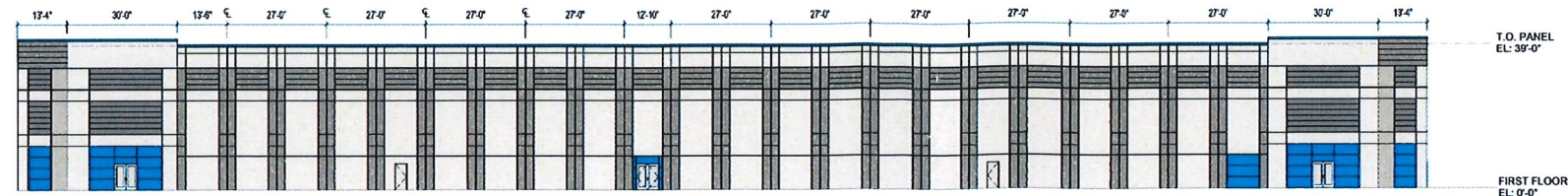
3 Elevation 4 - WEST
A-1112 1/8" = 1'-0"



2 Elevation 2 - EAST
1/8" = 1'-0"



4 Elevation 3 - LOADING DOCK
A-1112 1/8" = 1'-0"



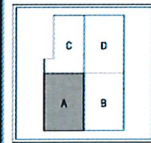
1 Elevation 1 - FRONT
A-1112 1/8" = 1'-0"



2907 Providence Rd
Suite 304
Charlotte, NC 28211

Tel: 704.342.9876
Fax: 704.334.4246

wgmdesign.com



KEY PLAN
NORTH

Change project name
in project information
Change project
address in
project information

REV	DATE	DESCRIPTION

ISSUE DATE: _____

PROJECT NO.: 08011.05

TITLE: Exterior Elevations - Overall

DRAWING NO.: A-300

Not For Construction

