

12. Deed Book 629 Page 182 4603 2033A
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):

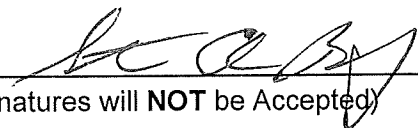
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|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
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| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> 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 Nov 21, 2024

ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

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

1. Date Received: 9/3/2024 Fee Received: \$1650.52 Receipt #: 91213
2. Number of Copies Received: _____
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: 10/2/2024
8. Boone County Planning Commission Action: _____ Date of Action: 11/6/2024
 - _____ Approved
 - Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

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

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Steve Berling (applicant)** for **Crestview Lands LLC, per Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

October 2, 2024

REQUEST

- A. The submitted request is to rezone an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, from I-1 to SR-2 to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

SITE HISTORY

- 1985 The area to the east of the site in question, along with the eastern edge of the site in question was rezoned from A-2 to MHP (R-85-023-A).
- 1999-2002 Based on information contained in the Boone County GIS, the site was developed.
- 2004 On March 23, 2004, Boone Fiscal Court adopted Ordinance Number 04-05, changing the zoning of the eastern edge of the site in question from MHP to I-1 (04-006-A).
- 2004 On April 21, 2004, the Boone County Planning Commission approved a Final Plat for Fountain Park Subdivision.

APPLICABLE REGULATIONS

- A. 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.

- B. Section 904.A of the Boone County Zoning Regulations states that “the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.”
- C. Section 4000 of the Boone County Zoning Regulations defines ‘Townhouse Dwelling Unit’ as a single-family attached dwelling consisting of one dwelling from ground to roof, a separate entrance and having more than one floor or story, but sharing walls with another dwelling unit or an accessory structure of another dwelling unit, where three or more dwelling units are so combined (attached).

SITE CHARACTERISTICS

- A. The approximate 2.3 acre area is located at the terminus of Fountain Drive.
- B. The site has approximately ninety (90) feet of frontage along Fountain Drive.
- C. The site is currently occupied by an approximate six thousand three hundred (6,300) square foot, one-story, industrial building.
- D. Existing mature trees cover the western half of the site.
- E. Access is currently provided by a single curb cut onto Fountain Drive.
- F. A perennial stream bisects the site.
- G. Topographically, the eastern half of the site is relatively flat and the western half of the site has a steep hill running down to the existing stream.
- H. Portions of the site are located within the 100-Year floodplain.
- I. The site is located within the 55 day/night noise level of the airport.

ADJACENT LAND USES AND ZONES

North: An industrial building (I-1) and a mobile home park (MHP)
South: Heavily wooded area and an industrial warehouse (I-1)
East: A mobile home park (MHP)
West: Heavily wooded area (I-1)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses, which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 2. 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).
 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 4. 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).
 5. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).
 6. Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics Goal B, Objective 4).
 7. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses (Demographics Goal B, Objective 6).
 8. Archaeology and cemetery preservation efforts shall follow permitting requirements and best practices where practical (Natural and Cultural resources Goal C, Objective 7).
 9. Plans for new or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed and reasonable measures taken to ensure identification and protection of significant cultural resources (Natural and Cultural resources Goal C, Objective 8).
 10. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 11. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
 12. 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).
 13. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
 14. Roadway capacity shall be preserved by utilizing access management policies and guidelines (Transportation Goal B, Objective 4).
- C. The following are excerpts from Our Boone County - Plan 2040:
1. The main need of a population base is for safe, sound, and sanitary housing. Meeting this involves considering both housing supply and demand in order to determine what those future needs will be. It is important to forecast housing growth by areas in order to ensure that an equal balance of options exist to meet

the needs of a diverse population. Furthermore, in order for Boone County to retain its youth, the county must provide housing choices that complement the educational opportunities, the current job market, and commercial attractions. Otherwise, an out-migration of the young population will occur. A variety of multi-family housing options should include apartments, townhouses, patio homes, condominiums, nursing homes, and retirement housing all ranging greatly in price per unit to accommodate a wide range of relative affordability. These types of units are increasing in demand beyond the established urban areas such as Florence and should be encouraged to occur in the unincorporated portions of Boone County as viable options for both the building community and the prospective resident, especially as the county's land values rise. Older housing stock that can be rehabilitated without undue effort or expense should be retained and in some cases, incorporated into new subdivision design rather than being demolished. There are concentrations of older housing stock in need of restoration or rehabilitation in many of the older communities like Florence, Belleview-McVile, Burlington, Constance, Hebron, Petersburg, Stringtown, Taylorsport, Union, Verona, and Walton. Home ownership, maintenance, and rehabilitation assistance of older homes in these areas should be incentivized and encouraged through Federal or local grants. New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment to ensure that it fits in with existing surrounding development through proper buffering and design. High density developments should be close to thoroughfares and urban services and be sensitively developed in terms of building height, setbacks, mass, and visual impact. A variety of housing opportunities within the established urban (and suburban) areas of Boone County would encourage mixing of different income levels. Most new construction of typical single-family housing should be encouraged to occur within undeveloped areas within the established suburban portion of the county in order to take advantage of existing infrastructure and services already in place and avoid placing strain on the more rural transportation network in the undeveloped portions of the county. Consideration must be given to existing conditions that may affect new development in established areas such as adjoining land uses and proximity to the Cincinnati-Northern Kentucky International Airport where commerce and airplane noise may be an issue.

Established single-family housing areas should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided to ease the transition. Duplexes are often more successful than multi-family housing in blending in with single-family residential surroundings. Therefore, when buffering is minimal between single-family housing areas and proposed multi-family units, an appropriate transitional area of duplexes may be designed. New subdivision development should include design considerations and gradation of lot sizes to lessen the impact on the character of the area. This is particularly true in areas of agricultural zoning and could include larger lots or green space along the main road(s), larger lots or a buffer along adjacent low density residential uses, strategic open space, and detailed attention to the orientation of housing units. The bottom line is that infrastructure partners must work together and correlate improvements in order to ensure capacity and be sensitive to the surrounding area. A progression of densities of residential uses

from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. The density of typical residential developments in Boone County over the past couple of decades has been consistent with the suburban residential densities reflected on the 2035 Future Land Use Map (up to 4 units per acre). However, there is a large segment of the population that desires to live in more rural areas while still having convenient access to centers of commercial, services, and employment activity. For residential development to occur in these outlying areas, adequate and proper infrastructure must be provided, and impact on the natural environment must be minimized. If significant large lot residential subdivision development does occur in some of these rural areas, roads and other components of infrastructure will have to be improved. Existing and planned water, stormwater, and sanitary sewer services influence the locations of new residential construction. However, just because one form of public infrastructure exists or has been improved, does not automatically mean the area is ready for suburban development. Other forms of infrastructure may also be needed or improved first. Development phasing is an option to ensure that the timing of a new development corresponds with the provision of adequate infrastructure. In order to support the densities needed to sustain mass transit and to foster new affordable housing options, average minimum densities should be encouraged for mixed-use, planned developments. This would allow a variety of housing types but also enable a logical progression of intensities. The highest residential densities would be in the activity centers of these mixed-use developments and would include neighborhood commercial, employment, public uses, as well as transit stations or stops. (Demographics, Conclusions and Recommendations, Housing Types and Locations, pages 20-21).

2. The demand for more affordable residences, generated by the commercial and industrial employment growth centers, has resulted in the development of many new condominium and apartment complexes. However, attempts at more affordable new construction single-family or apartment developments are often met with localized resistance from the public. Creative site design and architecture can help overcome some of this opposition. Clustered housing or Open Space Subdivisions shall be promoted (via density bonuses) as they enable the development industry and local government to address density concerns and strengthen the sense of community, as well as meet the housing demands of a changing population. Mixed-use, planned developments that can provide a mix of housing options, commercial opportunities, offices, public uses, recreational uses, and multiple transportation options (i.e. transit, pedestrian, park-and-ride) could be one strategy for meeting this demand for higher density. Areas of employment growth in Boone County should experience development pressure for housing options relative in affordability to the jobs and shopping opportunities being created in the area. Manufactured (or modular) homes are an economical alternative to conventional homes and can lower the cost of construction to help offset rising land costs. These manufactured homes have historically been in demand in the rural, western half of the county. Most manufactured homes are permitted

throughout all of Boone County and can occur separately or in a subdivision, unless regulated by private deed restrictions or restrictive covenants. Mobile homes, however, are strictly limited to the few remaining mobile home parks in Boone County or in the Agricultural (A-1) zoning district which is primarily located in the western portion of the county. However, A-1 zoning requires a minimum five acre lot size making this a less economical housing alternative with the increasing land prices. (Demographics, Conclusions and Recommendations, Affordability, page 21).

3. 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).
4. 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).

- D. Fountain Drive is a county maintained local street providing for two way traffic within an approximate twenty-seven (27) foot pavement width. Sidewalks are located on portions of both sides of the roadway.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Conversion of the existing structure to accommodate five (5) attached single-family residential dwellings.
 2. Provision for additional surface parking area.
 3. Construction of a garage building for eight (8) vehicles.
 4. Access from the existing curb cut onto Fountain Drive.
 5. Construction of a sidewalk along Fountain Drive, fronting the site in question.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations:
1. Section 904.4.A states that the minimum size of a SR-2 district shall not be less than five (5) acres.

Rezoning the site in question will create a freestanding SR-2 district having an area of approximately 2.3 acres.
 2. Section 3161.A states that all accessory structures must maintain a minimum thirty (30) foot setback from all property lines of adjacent property not included as part of the townhouse development.

The submitted plan indicates that the proposed garage structure will be set back twenty (20) feet from the north property line and ten (10) feet from the east property line.
 3. Section 3645 requires a Buffer Yard C, having a minimum width of sixty (60) feet with a thirty (30) foot option, where the proposed development adjoins an I-1 district.

The submitted plan indicates that there will be a twenty (20) foot wide buffer along the north property line, where the site in question adjoins and I-1 district.
- C. Staff sent out an Agency Memo to the Community Development Division, Boone County Public Works, Boone County Schools, Boone County Water District, Florence Fire Department, and SD1.
1. Bridget Striker, Boone County Planning Commission Community Development Division, replied that adaptive reuse of the existing industrial structure to housing

is encouraging and it could be used as a model for similar opportunities throughout the county. The project will not impact any archeological or historical resources, including structures and cemeteries.

2. Mike Rouse, Boone County Water District, replied that he had no comments.
3. Randy Childress, Florence Fire Department, replied that he had no comments.
4. Daniel Menetrey, Boone County Public Works, replied that he had no comments.

- D. Section 1102.4.A of the zoning regulations states that the minimum size of an I-1 district shall not be less than five (5) acres.

If the proposed zoning map amendment application is approved, it will create a freestanding I-1 district having an area of approximately one (1) acre.

- E. The mobile home park located to the north of the site in question has developed at a density of approximately 4.3 units per acre.

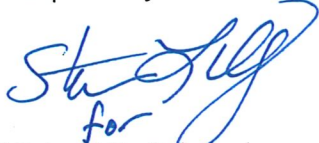
The mobile home park located to the east of the site in question has developed at a density of approximately 4.7 units per acre.

The site in question is to be developed at a density of approximately 2.3 units per acre.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and 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.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

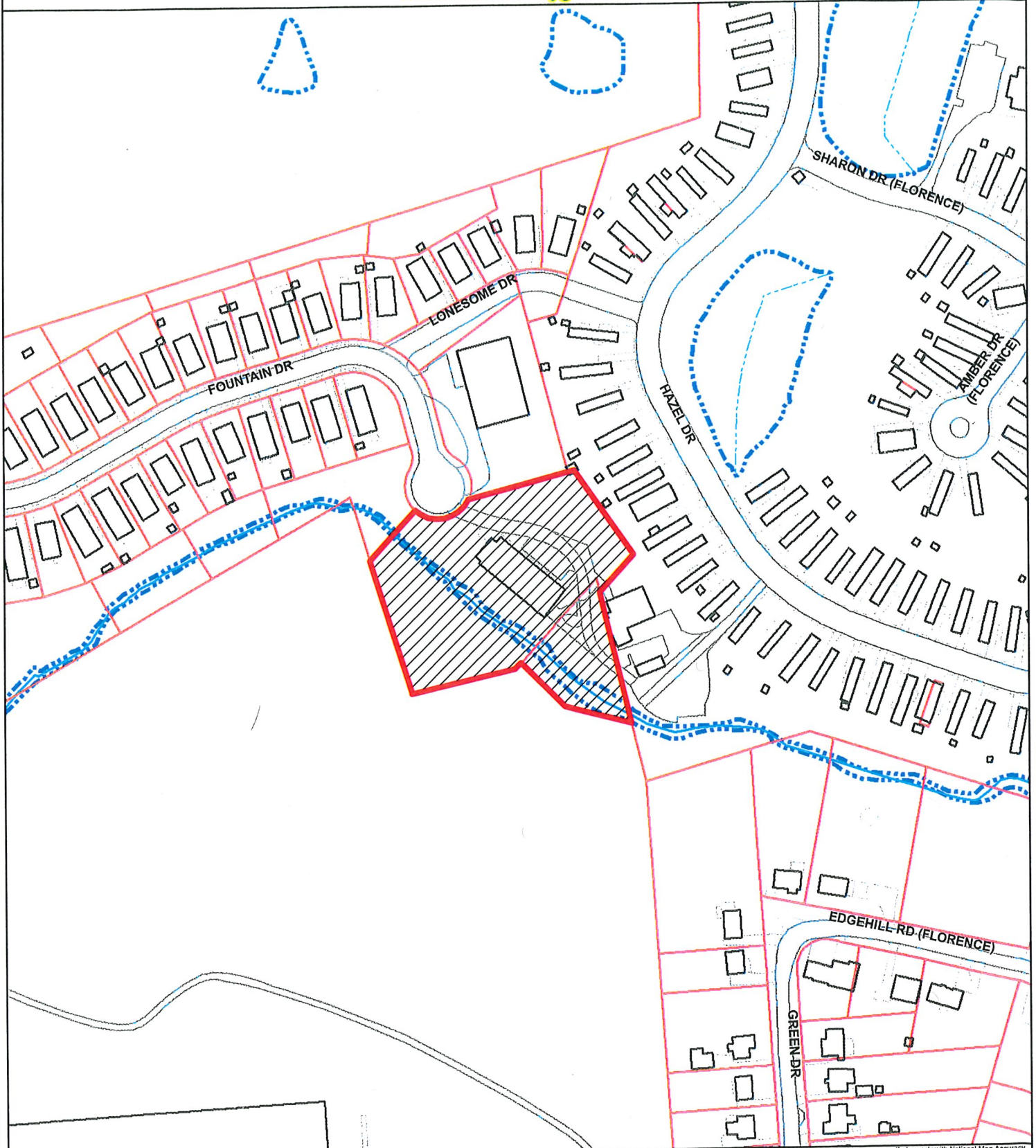
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Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographic and Floodplain Map
- *Zoning Map
- *Noise Contour Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan
- *Email from Rob Franxmann

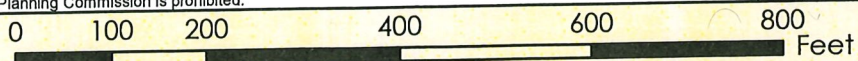
Vicinity Map

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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



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ArcMap Document: * mxd

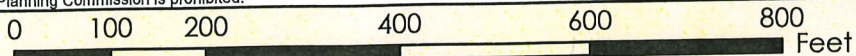
Aerial Map

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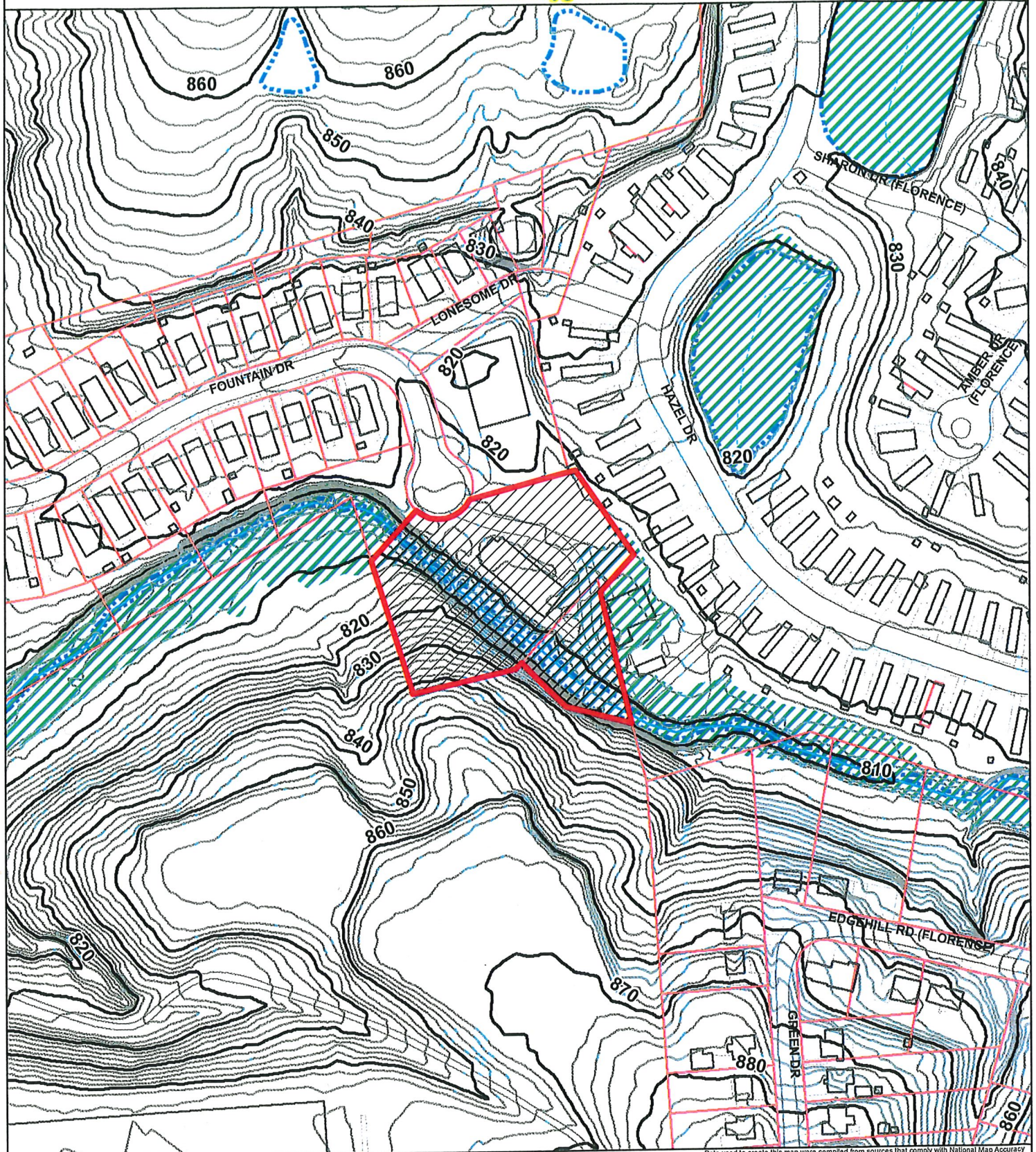


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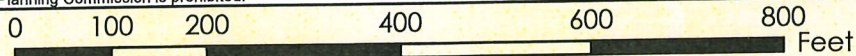
Topographic and Floodplain Map

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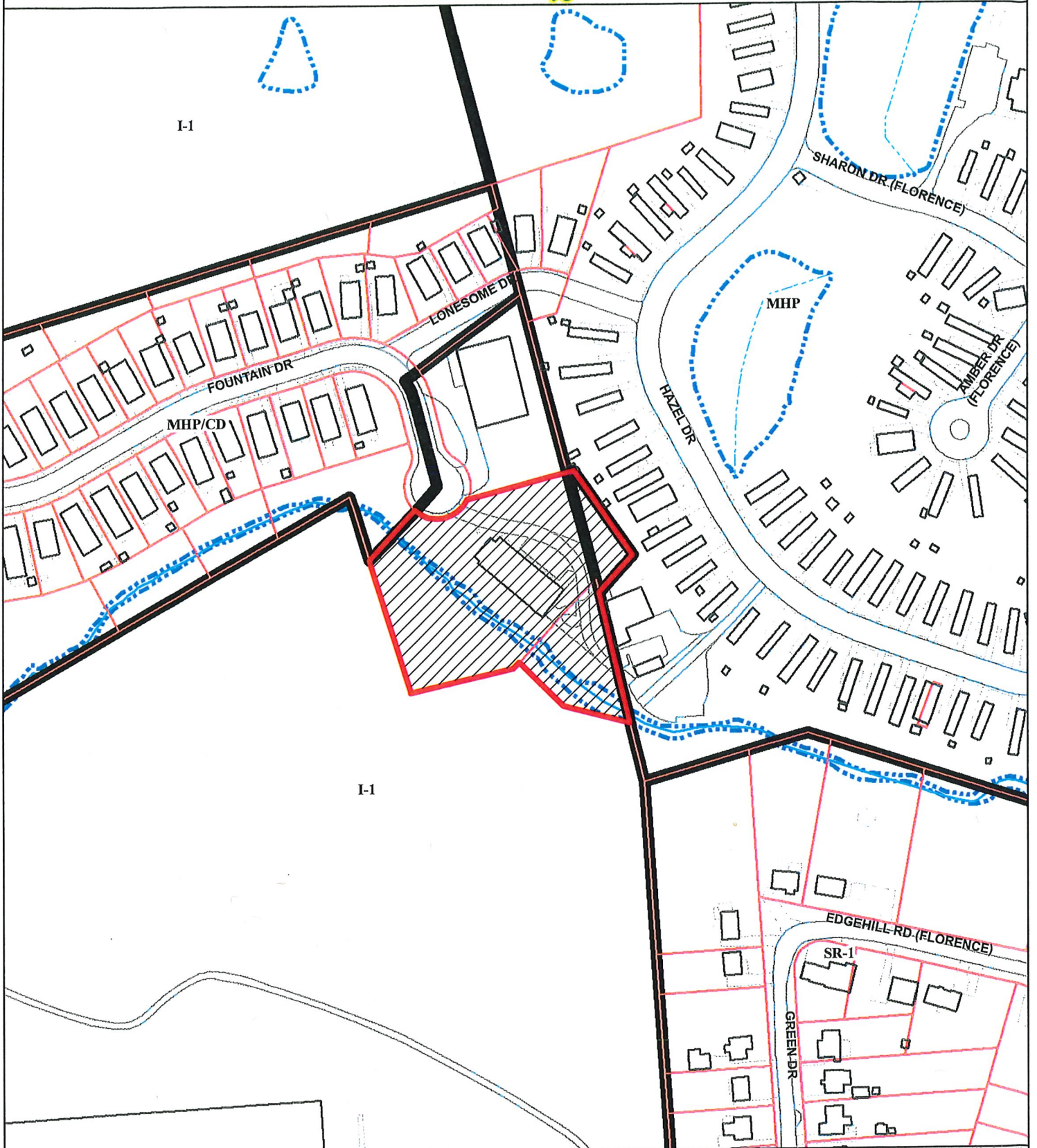


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Zoning Map

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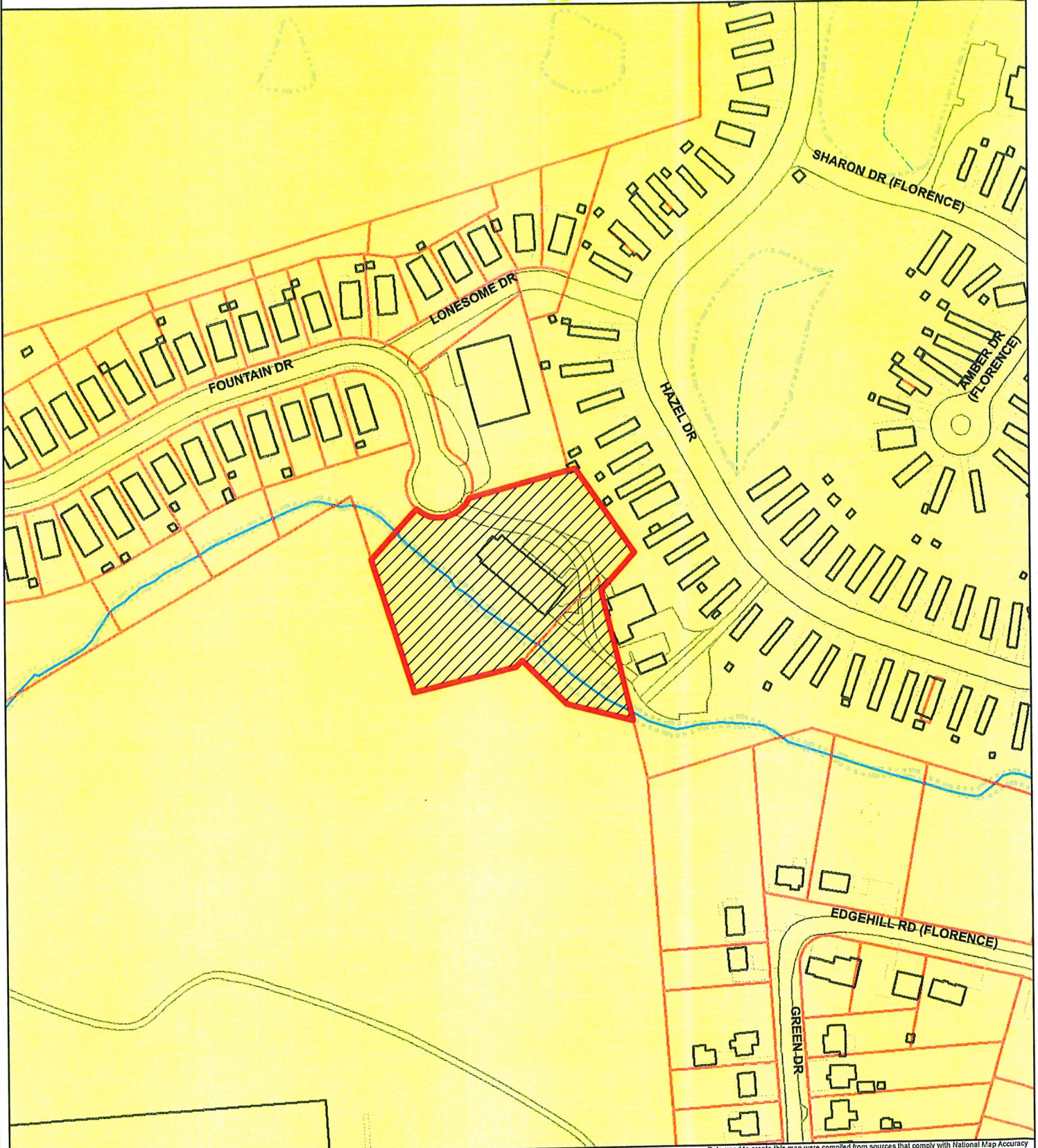


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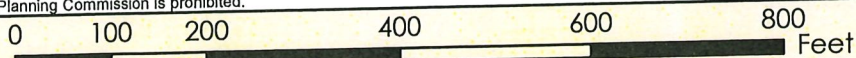
Noise Contour Map

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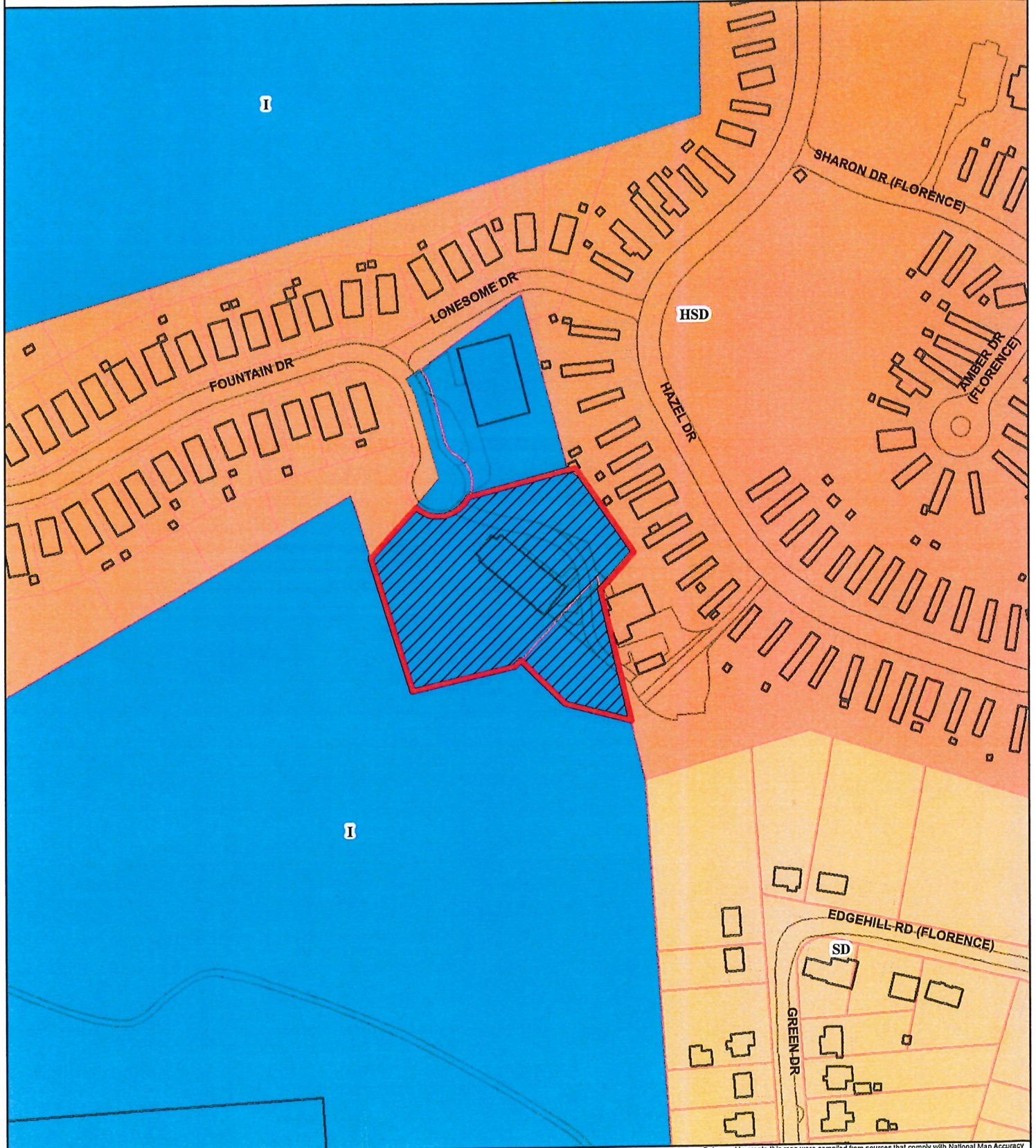


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2040 Future Land Use Map

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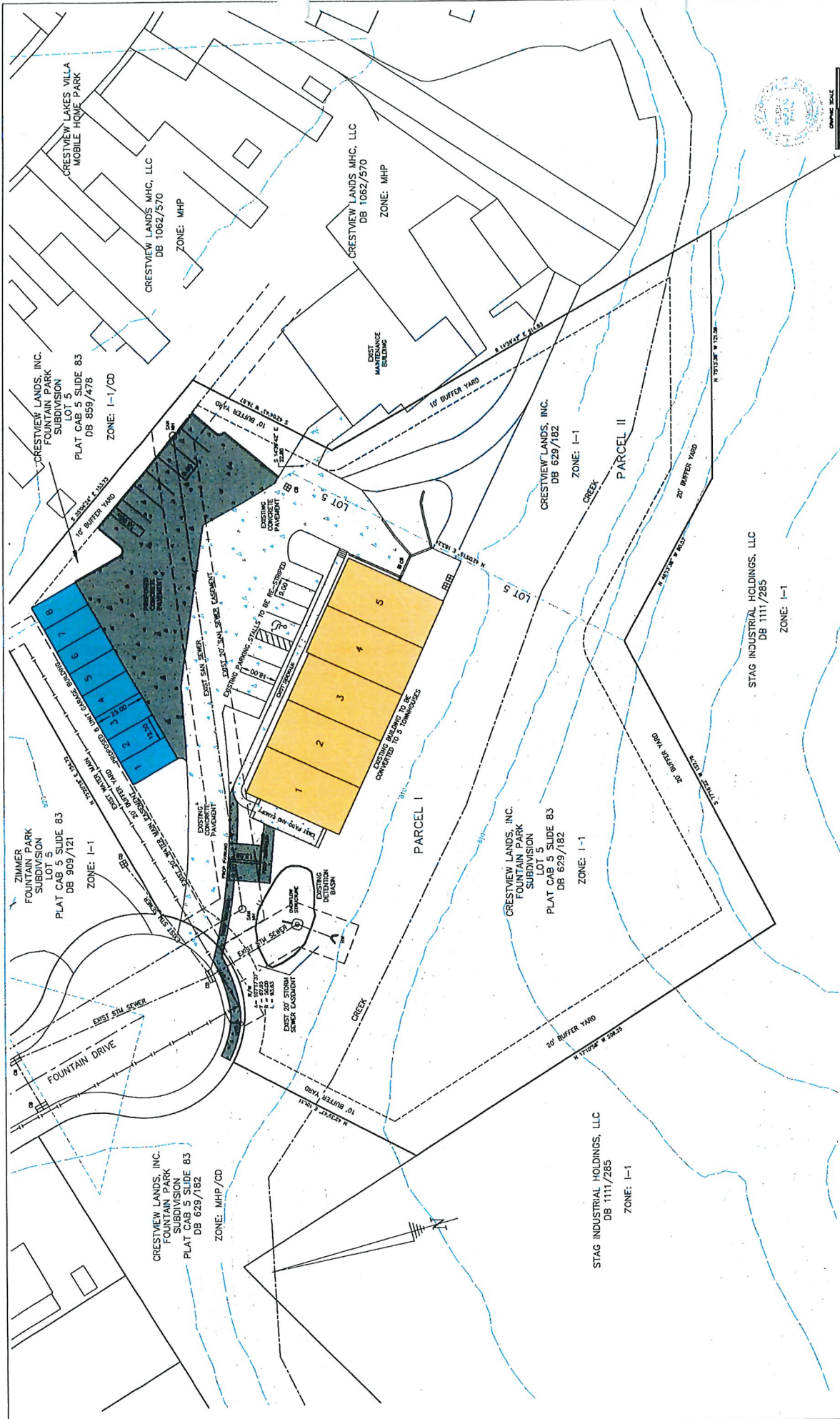
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CONCEPT PLAN
 LOT 5 FOUNTAIN PARK SUBDIVISION
 1401 FOUNTAIN DRIVE
 BOONE COUNTY, KENTUCKY

JAMES W. LABELING
 ENGINEERING, PLLC
 2.3012 ACRES

DATE: 09/13/2021
 SCALE: 1" = 20'

RECEIVED
 SEP 13 2021
 BOONE COUNTY
 PLANNING COMMISSION

Sara Smith

From: Michael Schwartz
Sent: Thursday, September 26, 2024 12:16 AM
To: Sara Smith
Subject: Fwd: Zoning Map Amendment - Crestview Lands - 1401 Fountain Drive

Sara -

If you have not already made copies of this staff report, please add the email from Rob to the end of the report. If you have already made the copies, please make enough copies of this email to put in each of the planning commission members packets.

Thanks.

Michael

Sent from my iPhone

Begin forwarded message:

From: Robert Franxman <rfranxman@boonecountyky.org>
Date: September 25, 2024 at 4:54:28 PM EDT
To: Michael Schwartz <mchwartz@boonecountyky.org>
Subject: RE: Zoning Map Amendment - Crestview Lands - 1401 Fountain Drive

Michael,

No comments from a PW perspective. I will say I don't like the way the proposed sidewalk cuts behind the proposed parking on the west side of the building.

Thanks,
Rob

From: Michael Schwartz <mchwartz@boonecountyky.org>
Sent: Wednesday, September 4, 2024 7:53 AM
To: Jenna LeCount <jlecount@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; kim.best@boone.kyschools.us; miker@boonewater.com; randy.childress@florence-ky.gov; aaman@sd1.org; Jared Ison <jison@sd1.org>
Subject: Zoning Map Amendment - Crestview Lands - 1401 Fountain Drive

We are in receipt of the above referenced Zoning Map Amendment application.

If you have any comments that you would to be included in our staff report to the Planning Commission, please forward them to me no later than Wednesday, September 25, 2024.

Michael D. Schwartz
Director, Zoning Services

COMMISSION MEMBERS PRESENT:

Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
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 second item on the Agenda at 8:19 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Steve Berling (applicant)** for **Crestview Lands LLC, per Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The 2.3 acre site is located at the terminus of Fountain Drive. The site has 90 feet of frontage along Fountain Drive. The history of the site can be found on Page 1 of the Staff Report. The site is currently occupied by a 6,300 square foot, one story industrial building. Mature trees cover the western half of the site. Access to the site is from Fountain Drive. The site is currently zoned I-1. Mr. Schwartz described the surrounding land uses and zoning. Pages 1 and 2 of the Staff Report include sections of the applicable regulations. A perennial stream bisects the site. Portions of the site are located within the 100 year flood plain and 55 DNL noise level. The 2040 Future Land Use Map designates the site for industrial use. Fountain Drive is a County maintained local road. Pages 2-7 of the Staff Report include sections from the Comprehensive Plan that are relevant to the request. Mr. Schwartz showed photographs of the site.

The submitted Concept Development Plan indicates that the existing building will be divided into 5 individual attached residential units. A garage is being proposed for 8 vehicles. A sidewalk will be constructed to connect the site to Fountain Drive. Pages 7-8 of the Staff Report provide an analysis of the Concept Development Plan. It should be noted that the zone change will produce a free standing SR-2 zoning district of less than 5 acres. Second, the proposed garages will need to be set back 30 feet from the property line. A Buffer Yard C is required along the northern property line. Only a Buffer Yard B is shown. The zone change will also create a freestanding I-1 zoning district of less than 5 acres.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. Steve Berling, applicant, stated that when they submitted the application, they thought they were designing the site for UR-1. He offered to drop the idea of the garages because of the setback and buffer yard requirements. He should have asked for the variances up front. It can't work because there is a sanitary sewer easement that runs in front of the garages. The SR-2 requirements are different than the UR-1 requirements. He wants to pull the garages and they will submit a new application at a later date if they want them. The existing building can no longer be used for industrial uses. The concept is to do 5 rental townhomes. Crestview Lakes Villa Mobile Home Park is okay with the proposed project. He also has a letter of support from Zimmer Motors. Zimmer Motors uses the warehouse for parts. Mr. Berling gave the two letters to Staff for the file.

Mr. Greg Meyerratken showed some building elevations. The idea is to cater to the empty nester just like the mobile home park. It is a lease community. The building conversion would fit better with the existing residential units. All units will be ground level walk ins. They are planning to use the shell of the existing building. Each unit is anticipated to be 50 feet deep and 125 feet long. They are duplicating the area of 5 mobile homes next to each other. It will have a brick and stone look. Shutters and porches will be added.

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Mrs. Goetting inquired about rent cost? Mr. Meyerratken replied \$1,300 per month.

Ms. Gulick asked about the parking on the west side of the building. Mr. Berling replied that they are adding 2 parking spaces with the new sidewalk. Other spaces will be built in the garage area.

Dr. Clark inquired about no response from the School District. Mr. Costello explained that Staff always reaches out to the School District for comment on a project. Comments were received depending on the project. It is not occurring now. Mr. Costello noted that he had a meeting with Deputy Superintendent, Kim Best today and encouraged her to respond to every project – either they don't have a comment or have one based on the location of the project and school capacity. Mr. Costello invited the new superintendent to attend a future Planning Commission meeting. Contrary to what people think, the School District is not growing. Overall, student population figures have decreased to a little over 20,000 students. There are some schools that are overcrowded and some are not. For example, Northpointe Elementary is only 53% filled – a school built 15-20 years ago. Chairman Rolfsen also explained that a representative from the School District served as a member of the Planning Commission for many years but not today.

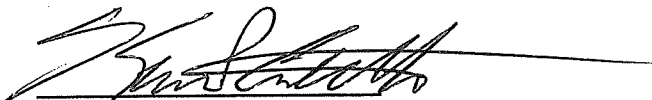
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 16, 2024 at 6:30 P.M. This item will be on the Agenda for the Business Meeting on November 6, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:36 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
NOVEMBER 6, 2024
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:01 p.m. and welcomed the audience to the Planning Commission's November 6, 2024 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

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

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 16, 2024 Business Meeting. He asked if there were any comments or corrections?

Mr. Hincks moved to approve the Minutes as presented. Mr. Vaught 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 October 3, 2024 and November 6, 2024.

EXPENSES:

Accounting Fees	16,811.58
Attorney Fees	4,800.00
Auto Expense	287.18
Consultant/Professional Svcs Fees	2,103.75
Filing Fees	1,300.00
GIS Operations	32,708.04
Legal Ads/Recruitment	426.09
Miscellaneous Expense	2,226.50
Office & Board Meeting Supplies	1,501.16
Office Equipment / Expense	316.40
Printing/Pub/Dues/Subscriptions	1,754.84
Professional Development	<u>991.00</u>

TOTAL: \$ 65,226.54

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 8,760.05
Health/Dental/Life/LTD	16,735.12
Retirement – BCPC Portion	18,726.86
Salaries – Staff Expenses	120,132.04
Salaries – BCPC & BOA	<u>1,120.00</u>

TOTAL: \$ 165,474.07

GRAND TOTAL: \$ 230,700.61

Ms. Gulick 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. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Bayer Becker, per Rob Keller (applicant)** for **Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Ms. Gulick moved to defer the request until the December 4, 2024 Business Meeting. Mrs. Goetting seconded the motion and it carried unanimously. The next Committee Meeting for the request is scheduled for November 20, 2024 at 5:00 p.m.

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

2. Request of **Steve Berling (applicant)** for **Crestview Lands LLC, per Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

At this time, Commissioner Bessler left the meeting room.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Conditions. The Condition Letter has been signed and submitted to the Planning Commission. All Committee members were present at the Committee meeting and all voted in favor of the request.

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

Mr. Steve Berling, applicant, stated that he was present to answer any questions.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion.** Chairman Rolfsen inquired about the garages. Mr. Schwartz replied that the applicant would shorten the building and construct only 5 garages.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mrs. Kegley. The motion passed unanimously.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

3. Request of **James and Yvonne Finley, Lisa Mason, and Zachary Mason (applicants/owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Rural Suburban Estates (RSE) for an approximate 5.8 acre area located at 3252, 3266, and 3278 Idlewild Road, Boone County, Kentucky. The request is for a zone change to allow for the development of one (1) additional single-family residential dwelling.

At this time, Commissioner Bessler returned to the meeting room.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts. All members of the Committee voted in favor of the request.

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

Ms. Lisa Mason, applicant, thanked the Board and was available to answer any questions.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment based on the Committee Report and Findings of Fact. Dr. Clark seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT - Steve Harper, Chairman, Steve Lilly, Staff

4. Request of **Sinkula Investments (applicant) for Mt. Zion MHC LP (owner)** for a Zoning Map Amendment from Mobile Home Park (MHP) to Commercial Four (C-4), including the following variances: (1) reducing the Buffer Yard A width from ten (10) feet to two (2) feet along Lakeside Drive; and (2) reducing the Buffer Yard A width from ten (10) feet to two (2) feet along the west property line, for an approximate 1.2 acre area located at the southwest corner of the intersection of Mt Zion Road and Lakeside Drive, including the properties at 10013, 10017, 10021, 10025, 10029, and 10033 Lakeside Drive, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of an eating and drinking establishment with drive-through service.

Mr. Lunnemann moved to defer the request until the December 4, 2024 Business Meeting. Mr. Szurlinski seconded the motion and it passed unanimously. The Committee Meeting for the request is scheduled for November 20, 2024 at 5:00 p.m.

NEW BUSINESS

CHANGE OF CONCEPT DEVELOPMENT PLAN, Lauren Elliott, Staff

5. Request of **Connections: Skills for Life, Inc., per Deb Geers (applicant) for Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 8.8 acre area located at 45 Cavalier Boulevard, Florence, Kentucky. The request is for

a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,
Michael Schwartz, Staff**

6. Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

7. Request of **SMJ International, on behalf of Tesla, per Aaron Adelman (applicant)** for **Meijer Stores Limited Partnership (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change of Concept Development Plan to allow for the expansion of electric vehicle charging stations.

ZONING TEXT AMENDMENT, Michael Schwartz, Staff

8. Request of **Walton City Council** to consider a Zoning Text Amendment to Section 505.3 (Use District Matrix), of the Boone County Zoning Regulations adding 'Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises' as a conditional use within the Commercial Two (C-2) district.

ZONING MAP AMENDMENT, Steve Lilly, Staff

9. Request of **Viox and Viox (applicant)** for **James W. and Jacqueline Turner (owners)** for a Zoning Map Amendment from Agriculture (A-1) and Suburban Residential One (SR-1) to Agricultural Estate (A-2) for an approximate 37 acre area located at 8369 Locust Grove Road, Boone County, Kentucky. The request is for a zone change to allow for the creation of two (2) additional building lots.

Mr. Szurlinski moved to schedule the Public Hearings for Items #5, #6, #7, #8 and #9 on December 4, 2024 at 7:30 p.m. in the Fiscal Courtroom. Mrs. Goetting seconded the motion and it passed unanimously.

H. EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, mentioned that the first regularly scheduled Planning Commission meeting in 2025 would be January 1, 2025. This is a holiday so the Planning Commission first Business Meeting will be pushed back to January 8, 2025 and the second one in January will be January 22, 2025. The 2025 calendar of meetings will be adopted at the next Business Meeting on November 20, 2024.

Second, The referendum to allow the sale of medical cannabis was approved by voters on November 5, 2024 within the City of Florence and the City of Union. The next step would be for both cities to adopt the Zoning Text Amendments and a Business License ordinance if necessary. The sale of the product goes into effect on January 1, 2025.

Mr. Costello mentioned that there is a Comprehensive Plan workshop tomorrow night at the Hebron Library from 5:30 – 7:30 p.m. Two workshops have previously been held in Florence and Walton and 2 additional workshops will be held at Belleview Baptist Church and the Union Fire Station. More information is available at www.bcpcky.org.

In response to Dr. Clark's question, Mr. Schwartz explained the cannabis location process for dispensaries. The State will conduct a lottery. Each region will have 4 dispensaries but each County will not have more than one. Businesses will have to sign up for the lottery.

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

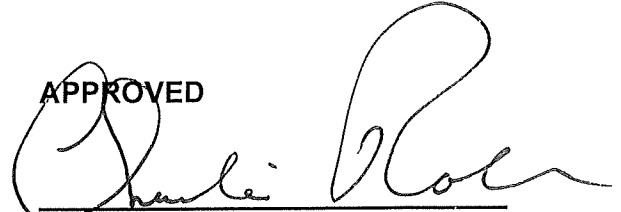
J. CHAIRMAN'S REPORT: (Charlie Rolfsen)
No Report

K. OKI REPORT: (Randy Bessler)
No Report

L. ADJOURNMENT:

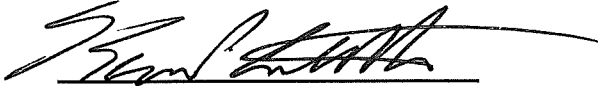
There being no further business to come before the Planning Commission, **Mr. Bessler** moved to adjourn the meeting. **Mr. Schwenke** seconded the motion and it passed unanimously. The meeting was adjourned at 7:23 p.m.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Corrin Gulick, Chair

DATE: November 6, 2024

RE: Request of **Steve Berling (applicant)** for **Crestview Lands LLC, per Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

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 based on the following findings of fact:

FINDINGS OF FACT:

1. The proposed Zoning Map Amendment from I-1 to SR-2, along with the submitted Concept Development Plan, is generally consistent with the 2040 Future Land Use Map of the Comprehensive Plan, Our Boone County – Plan 2040.

While the site is identified for Industrial uses, areas to the north and east of the site are identified for High Suburban Density Residential uses.

The boundaries of the 2040 Future Land Use Map are not intended to be precise. Rather, they are intended to be flexible based on a more detailed evaluation.

2. The existing I-1 district is inappropriate and the proposed SR-2 district is appropriate.

The site is accessed solely from Fountain Drive, which has been developed with detached single-family residential dwellings at an intensity of 4.3 units per acre. It is inappropriate to have industrial traffic being directed through a residential area. It is more desirable to have residential traffic, as proposed, directed through an existing residential area.

3. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. With the exception of not having a free-standing zoning district of at least five (5) acres, the proposed development shall meet the minimum requirements of the zoning regulations.
2. An easement shall be recorded through the site in question, from Fountain Drive to the southeast property line, to afford access to the existing mobile home park maintenance building.

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

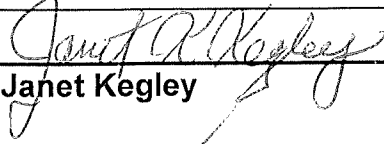
TO: Boone County Planning Commission
FROM: Corrin Gulick, Chairwoman
DATE: October 16, 2024

REMARKS:

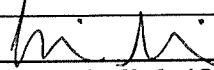
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

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

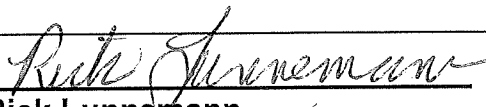
2. Request of **Steve Berling (applicant)** for **Crestview Lands LLC, per Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.



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

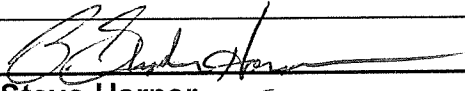


Corrin Gulick (Chairwoman)
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___



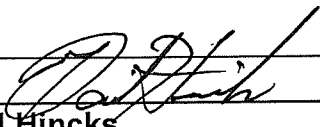
Rick Lunnemann
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

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

COMMISSION MEMBERS PRESENT:

Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
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 second item on the Agenda at 8:19 p.m.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

2. Request of **Steve Berling (applicant)** for **Crestview Lands LLC**, per **Greg Meyerratken (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The request is for a zone change to allow the conversion of the existing building into five (5) attached single-family residential dwellings and the construction of a garage building for eight (8) vehicles.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The 2.3 acre site is located at the terminus of Fountain Drive. The site has 90 feet of frontage along Fountain Drive. The history of the site can be found on Page 1 of the Staff Report. The site is currently occupied by a 6,300 square foot, one story industrial building. Mature trees cover the western half of the site. Access to the site is from Fountain Drive. The site is currently zoned I-1. Mr. Schwartz described the surrounding land uses and zoning. Pages 1 and 2 of the Staff Report include sections of the applicable regulations. A perennial stream bisects the site. Portions of the site are located within the 100 year flood plain and 55 DNL noise level. The 2040 Future Land Use Map designates the site for industrial use. Fountain Drive is a County maintained local road. Pages 2-7 of the Staff Report include sections from the Comprehensive Plan that are relevant to the request. Mr. Schwartz showed photographs of the site.

The submitted Concept Development Plan indicates that the existing building will be divided into 5 individual attached residential units. A garage is being proposed for 8 vehicles. A sidewalk will be constructed to connect the site to Fountain Drive. Pages 7-8 of the Staff Report provide an analysis of the Concept Development Plan. It should be noted that the zone change will produce a free standing SR-2 zoning district of less than 5 acres. Second, the proposed garages will need to be set back 30 feet from the property line. A Buffer Yard C is required along the northern property line. Only a Buffer Yard B is shown. The zone change will also create a freestanding I-1 zoning district of less than 5 acres.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Mr. Steve Berling, applicant, stated that when they submitted the application, they thought they were designing the site for UR-1. He offered to drop the idea of the garages because of the setback and buffer yard requirements. He should have asked for the variances up front. It can't work because there is a sanitary sewer easement that runs in front of the garages. The SR-2 requirements are different than the UR-1 requirements. He wants to pull the garages and they will submit a new application at a later date if they want them. The existing building can no longer be used for industrial uses. The concept is to do 5 rental townhomes. Crestview Lakes Villa Mobile Home Park is okay with the proposed project. He also has a letter of support from Zimmer Motors. Zimmer Motors uses the warehouse for parts. Mr. Berling gave the two letters to Staff for the file.

Mr. Greg Meyerratken showed some building elevations. The idea is to cater to the empty nester just like the mobile home park. It is a lease community. The building conversion would fit better with the existing residential units. All units will be ground level walk ins. They are planning to use the shell of the existing building. Each unit is anticipated to be 50 feet deep and 125 feet long. They are duplicating the area of 5 mobile homes next to each other. It will have a brick and stone look. Shutters and porches will be added.

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Mrs. Goetting inquired about rent cost? Mr. Meyerratken replied \$1,300 per month.

Ms. Gulick asked about the parking on the west side of the building. Mr. Berling replied that they are adding 2 parking spaces with the new sidewalk. Other spaces will be built in the garage area.

Dr. Clark inquired about no response from the School District. Mr. Costello explained that Staff always reaches out to the School District for comment on a project. Comments were received depending on the project. It is not occurring now. Mr. Costello noted that he had a meeting with Deputy Superintendent, Kim Best today and encouraged her to respond to every project – either they don't have a comment or have one based on the location of the project and school capacity. Mr. Costello invited the new superintendent to attend a future Planning Commission meeting. Contrary to what people think, the School District is not growing. Overall, student population figures have decreased to a little over 20,000 students. There are some schools that are overcrowded and some are not. For example, Northpointe Elementary is only 53% filled – a school built 15-20 years ago. Chairman Rolfsen also explained that a representative from the School District served as a member of the Planning Commission for many years but not today.

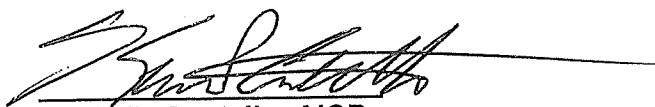
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 16, 2024 at 6:30 P.M. This item will be on the Agenda for the Business Meeting on November 6, 2024 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:36 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

Crestview Lands MHC LLC
870 Sharon Drive
Florence, KY 41042

August 20, 2024

Boone County Planning Commission
2950 Washington Street
Burlington, KY 41005

Boone County Planning Commission,

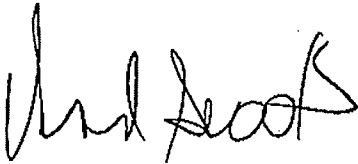
I am writing to give my authorization for the rezoning of the following address from commercial to residential use:

1401 Fountain Drive, Florence KY 41042

I have spoken with Greg Meyerratken regarding their plans moving forward, and I support their request to change the zoning from commercial use to residential use.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Scott", written in a cursive style.

Crestview Lands MHC LLC

August , 2024

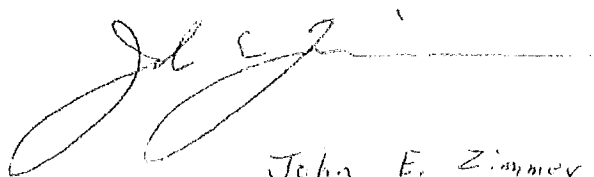
Attn: Boone Co. Planning
Commission

2950 Washington St.
Burlington, KY
41005

This letter is in regards to
a change of zoning for
1401 Fountain Drive in Florence.

I am the owner of 1430 Fountain Dr.
Greg contacted me about their intentions
with the neighboring property and the
needed change of zoning. I am writing
to give my permission for Greg to move
forward with using the property for
residential purposes. I am in support of
changing the zoning of 1401 Fountain Dr.
from business to residential use.

Sincerely,



John E. Zimmer

LEGAL DESCRIPTIONS
2.3012 ACRE PARCEL
PROPOSED ZONE CHANGE
FOR 1401 FOUNTAIN DRIVE
BOONE COUNTY, KENTUCKY

PARCEL I

Being all of Lot 5 of the Fountain Park Subdivision as shown in Plat Cabinet 5 at Slide 83 of the Boone County Clerk's Records at Burlington, Kentucky and containing 1.8221 acres of land.

PARCEL II

Beginning at the common corner of Lot 5 of the Fountain Park Subdivision as shown in Plat Cabinet 5 at Slide 83 of the Boone County Clerk's Records at Burlington, Kentucky, the remaining Crestview Lands, Inc. property as described in Deed Book 629 at Page 182 of said Records, and the Stag Industrial Holdings, LLC property as described in Deed Book 1111 at Page 285 of said Records; thence along the common line of said Lot 5 and said Crestview Lands, Inc. property N 42°-05'-15" E a distance of 183.24 feet to the north corner of said Crestview Lands, Inc. property; thence continuing along the common line of said Lot 5 and said Crestview Lands, Inc. property S 14°-39'-42" E a distance of 22.60 feet to the common corner of said Lot 5 and of the Crestview Lands MHC, LLC property as described in Deed Book 1062 at Page 570 of said Records; thence along the common line of said Crestview Lands, Inc. property and said Crestview Lands MHC, LLC property S 14°-39'-42" E a distance of 214.83; thence along the common line of said Crestview Lands, Inc. property and said Stag Industrial Holdings, LLC property N 75°-13'-38" W a distance of 121.59 feet to a point, and N 46°-13'-38" W a distance of 90.57 feet to the Place of Beginning, containing 0.4791 acres of land.

ORDINANCE 2024-38

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING A REQUEST, WITH CONDITIONS, OF STEVE BERLING (APPLICANT) FOR CRESTVIEW LANDS LLC, PER GREG MEYERRATKEN (OWNER) FOR A ZONING MAP AMENDMENT FROM INDUSTRIAL ONE (I-1) TO SUBURBAN RESIDENTIAL TWO (SR-2) FOR AN APPROXIMATE 2.3 ACRE AREA LOCATED AT 1401 FOUNTAIN DRIVE AND INCLUDING THE PROPERTY HAVING A PARCEL IDENTIFICATION NUMBER (PIDN) OF 061.00-00-014.00, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, 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 and Conditions, recommending approval for the Zoning Map Amendment.

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 for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Industrial One (I-1) to Suburban Residential Two (SR-2) for an approximate 2.3 acre area located at 1401 Fountain Drive and including the property having a Parcel Identification Number (PIDN) of 061.00-00-014.00, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Industrial One (I-1) zone is more particularly described in DEED BOOK: 629, PAGE NO: 182 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for of approval, with conditions, for a Zoning Map Amendment request are the Findings of Fact and Conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit 1."

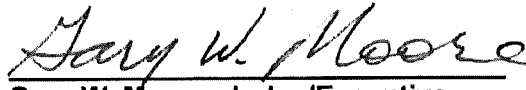
Section Three

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


First Reading the 3rd day of December 2024

Second Reading the 17th day of December 2024

Adopted this 17th day of December 2024 Yes 4 No 0


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

ATTEST:


Shona Schulkers,
Fiscal Court Clerk

