

REQUEST OF HOLIDAY HOMES INC. (APPLICANT)  
FOR RON CLARK (OWNER)  
FOR A ZONING MAP AMENDMENT  
FROM SUBURBAN RESIDENTIAL ONE (SR-1)  
TO COMMERCIAL SERVICES (C-3).

This request is a Zoning Map Amendment on a 4.71 acre site located on the west side of Frontage Road, north of Richwood Road (KY 338) and west of I-75, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial Services (C-3). The site is presently used as open space or vacant property.

SURROUNDING LAND USES AND ZONING

The surrounding land uses near the 4.71 acre site are woodland and agricultural to the north and west, Public/Institutional (I-75) to the east, and commercial to the south. The surrounding zoning consists of Suburban Residential One (SR-1) to the north and west, Commercial Services (C-3) to the east (or across I-75), and Commercial Services (C-3) to the south.

NATURAL FEATURES OF THE SITE

There is a natural feature located directly north and west of the 4.71 acre site. This natural feature is a dense row of mature trees, which naturally separates the proposed use from any future residential development. The row of trees varies from 200-300 feet in width and are located in a drainage basin. The site slopes downward in a northerly direction with a good portion of the site being relatively flat. Soil types include two types of Rossmoyne Silt Loam (RSB and RSC), which are usually found on 0-12 percent slopes.

RELATIONSHIP TO COMPREHENSIVE PLAN

This Zoning Map Amendment request is being examined in relation to the 1986 Boone County Comprehensive Plan to determine whether it is consistent with the Plan's objectives and recommendations. The general area is referred to in a number of ways.

The 1986 Future Land Use Map shows the ultimate development of this site as Medium Density Residential, which is a general classification for residential ranging from three to eight units per acre. However, the Future Land Use Map shows some limited expansion of commercial use just south of the 4.71 acre site.

In addition, the Comprehensive Plan text describes the following in reference to the area surrounding the site.

Pages L-21 and L-22 refer to future land uses in the Richwood area.

"The Richwood area will be developed primarily as both industrial and highway related commercial, with medium and low density residential occurring along Richwood Road and Chambers Lane. Commercial interchange development currently exists at the I-75/Richwood exit and will likely continue in this area. The commercial development should move east to US 25 and encompass a portion of that area. The established residential subdivisions near the interchange need to be protected from any infiltrations of commercial development.

Land west of the interstate will continue to infill with residential subdivisions. The small mobile home park on Frontage Road should not be significantly enlarged."

Page B-15 discusses highway-related commercial uses on the west side of the Richwood Road/I-75 Interchange.

"Highway related commercial activity is appropriate at the Richwood interchange, however, any such growth on the west side of the interchange should be adequately buffered from existing and planned residential uses."

Page G-3 states the overall objective of locating industrial and commercial land uses and suggests four specific objectives for the placement of commercial land uses.

"Compact, efficient development patterns shall be encouraged for commercial and industrial development by maintaining buffer space between uses."

#### Commercial

1. Commercial uses shall be developed at strategic locations relative to their trade areas with direct access and ample parking space.
2. Future commercial development shall be encouraged, whenever practicable, to occur in the form of shopping centers or other compact aggregations having an integrated design.
3. The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to

minimizing harmful environmental influences.

4. Highway services shall be located in close proximity to major highway interchanges for maximum convenience and economy to the motoring public. (However, they should not be located so close to interchanges that they congest the traffic movements at these points of access).

In summary, the 1986 Boone County Comprehensive Plan recommends residential and commercial land uses for the 4.71 acre site.

#### CONCEPT DEVELOPMENT PLAN

The applicant has submitted a Concept Development Plan showing that the site will be utilized for the sale of mobile homes. The plan shows eight single-wide units and seven double-wide units. Two entrances are being planned for the site. One entrance will serve potential customers and the other one will be used for vehicles delivering individual units. A 1,680 square foot office building (a converted double-wide mobile home) and a parking area for 25 cars will be constructed on the 4.71 acre site. Water and sanitary sewer service will be provided by the connection into an existing 8 inch waterline from the Days Inn Hotel and the construction of an on-site sewage treatment plant or a holding tank on the 4.71 acre parcel. The applicant has also submitted a letter stating the reasons for the zone change (see attached letter).

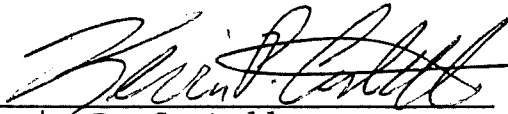
#### STAFF CONCERNS

1. Visibility of site from I-75 - This site is located adjacent to I-75 and has approximately 450 feet of road frontage. It is highly visible from I-75 and is subject to public view. It is important that the future development of this parcel be properly landscaped and the layout of the site have an attractive "home-like" setting rather than a clustered look with a large number of mobile homes located next to each other.
2. Signage - Because this 4.71 acre site has a tremendous amount of road frontage and visibility from I-75, there is no need for a typical free-standing, highway sign. An attractive low-lying, monument-type or free-standing sign is sufficient.
3. Width of Frontage Road - If this use generates a lot of traffic in terms of mobile homes being constantly placed on the site and then removed, there may be a problem with existing traffic patterns on Frontage Road. Frontage Road has a 20-25 foot pavement width along the site and its connection to Richwood Road is directly across the proposed

People's Deposit Bank (south side of Richwood Road and adjacent to Shell gasoline station). Traffic may be interrupted at times with the mixture of trucks delivering the mobile homes and entering the trucks stops and automobiles using Frontage Road. Also, the proposed service drive entrance to the site will have to be properly designed to allow for trucks delivering mobile homes. If the proposed use is utilized for sales only and the units are shipped directly from the factory to the owner, then there should not be a traffic circulation problem.

#### CONCLUSION

The Planning Commission should examine this Zoning Map Amendment request and determine if it is in agreement with the Comprehensive Plan or if it meets the other findings for granting a zone change in Article 3, Boone County Zoning Regulations. If both the Planning Commission and the Boone County Fiscal Court approve this request, the Zoning Map and the Future Land Use Map would need to be adjusted.

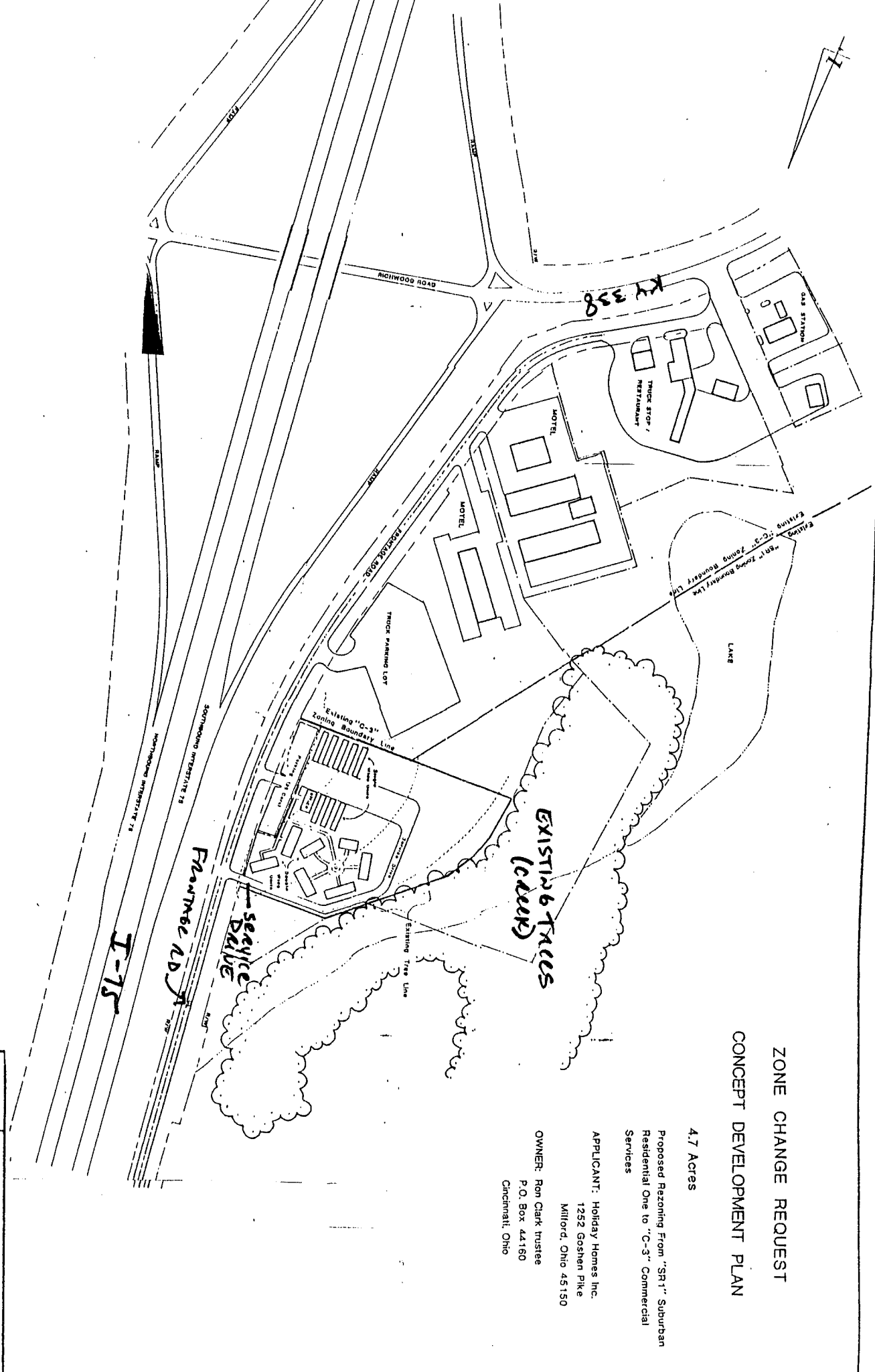


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Kevin P. Costello  
Asst. Director/Sr. Planner

KPC/jdh

CONCEPT DEVELOPMENT PLAN  
 HOLIDAY HOMES, INC.  
 4/22/87



ZONE CHANGE REQUEST  
 CONCEPT DEVELOPMENT PLAN

4.7 ACRES

Proposed Rezoning From "SR-1" Suburban Residential One to "C-3" Commercial Services

APPLICANT: Holiday Homes Inc.  
 1252 Goshen Pike  
 Millford, Ohio 45150

OWNER: Ron Clark trustee  
 P.O. Box 44180  
 Cincinnati, Ohio

McGILL'S	PUNSHON
INC.	INC.
1023 GOSHEN PIKE MILLFORD, OHIO 45150 TEL: 372/87	1400 W. WASHINGTON CINCINNATI, OHIO 45242 TEL: 372/87
Scale: 1" = 100'	Scale: 1" = 100'



HOLIDAY HOMES, INC.

Holiday Homes, Inc. is requesting a zone change from "SR-1" Suburban Residential One to "C-3" Commercial Services for 4.7+ acres of property located at the northwest corner of the I-75/Richwood Road interchange. The applicant is also requesting an amendment to the Comprehensive Plan for the area from residential designation to commercial. Holiday Homes, Inc. is proposing to develop the site as a sales facility for pre-fabricated homes. The proposed facility would contain a sales office, parking lot for 25 cars and show space for various types of homes offered by Holiday Homes, Inc. The area will be landscaped and maintained in an attractive manner.

It is the applicants opinion that the existing "SR-1" Suburban Residential One zoning district is inappropriate due to surrounding land uses; surrounding zoning and property location. The subject property located north of an existing "C-3" district has been developed as a motel complete with a semi-truck parking lot which is immediately adjacent to the Holiday Homes site. There is little tree cover or topographic change between the existing facility and the proposed development. The existing facility and zoning to the south of the site coupled with the exposure to Interstate 75 would render development of single family homes on this site inappropriate and unfeasible.

The use proposed by Holiday Homes, Inc. creates a transition for residential uses to the north and west of the site by having a residential appearance to the site. In addition, a thick mature tree line approximately 300' in depth surrounds the site to the north and west. A creek and ravine also to the north and west of the site serve as further transition for the property. A "C-3" zoning district with the Concept Development Plan submitted by Holiday Homes, Inc. creates the most appropriate zoning and use for this property. A Zoning Map amendment and a Comprehensive Plan amendment are respectfully requested.

EXHIBIT 'A'  
N O T I C E  
P U B L I C H E A R I N G

Notice is hereby given that the Boone County Planning Commission will hold a Public Hearing regarding a Zoning Map Amendment request by Holiday Homes Inc. for certain real estate owned by Ron Clark - Trustee. The map amendment request is for a change from the present zoning district of Suburban Residential One-(SR-1) to Commercial Services (C-3).

The Public Hearing is to be held the 22nd day of April, 1987, at 7:00 p.m., prevailing time, in the third floor auditorium of the Boone County Administration Building, Burlington, Kentucky.

The real estate for which the Zoning Map Amendment is requested is more particularly described as follows:

Situate in Group 2064, Burlington, Kentucky and being more particularly described as follows:

Located generally on Service Road 1-A, which runs North off of Kentucky highway 338 along Interstate highway 75, 0.2 miles North of said highway 338 and described as follows:

Beginning at a point in the West line of Service Road 1-A at the Northeast corner of a 6 acre parcel; thence from said point of beginning, South 87° 31' 29" West, 306.87 feet to a point;

thence South 87° 31' 32" West, 264.74 feet to a point;

thence North 07° 18' 19" East, 27.87 feet to a point;

thence North 03° 28' 27" East, 69.19 feet to a point;

thence North 14° 33' 24" East, 73.00 feet to a point;

thence North 29° 22' 44" East, 74.33 feet to a point;

thence North 47° 09' 56" East, 66.77 feet to a point;

thence North 42° 55' 32" East, 65.75 feet to a point;

thence North 45° 48' 02" East, 68.98 feet to a point;  
thence North 50° 58' 45" East, 71.26 feet to a point;  
thence North 47° 31' 17" East, 50.83 feet to a point;  
thence North 85° 12' 00" East, 238.74 feet to a point in the  
West line of aforesaid Service Road 1-A;  
thence along the West line of said Service Road 1-A, the  
following two (2) courses and distances:  
1. South 07° 21' 00" East, 180.61 feet to a point;  
2. South 02° 26' 30" East, 269.37 feet to the point  
of beginning.

Containing 4.714 acres of land.

This description taken from a Plat of Survey by B. L. Payne  
& Associates dated December 23, 1986 and is not intended for  
transfer of the above described parcel.

This legal description given above has been supplied by the applicant  
for this application and represents a part of or the complete tract  
as recorded in DEED BOOK 220 PAGE 261 of the Boone County Clerk's office.  
This Public Hearing is to serve as a due process, trial type  
hearing where all persons may be heard regarding this map amendment.

The Boone County Comprehensive Plan, including its Land Use Plan  
Map, will be reviewed to determine whether the map amendment,  
if approved, would be consistent with the Comprehensive Plan.  
If such a map amendment would be inconsistent with the Comprehensive  
Plan, then any changes to the Comprehensive Plan to make it  
consistent with the requested map amendment, if approved, will be  
reviewed.

All interested persons are encouraged to attend and be heard.

(for publication in the Boone County Recorder, 4/9/87 ).

Mr. David Martin, Vice Chairman, opened the Public Hearing for the last item on the agenda:

6. Applicant: Holiday Homes, Inc. for Ron Clark (owner)  
Request: Zoning Map Amendment

This was a Public Hearing on an application submitted by Holiday Homes, Inc. (applicant) for Ron Clark (owner) for a Zoning Map Amendment for a 4.71-acre site located on the west side of Frontage Road, north of Richwood Road, and west of I-75 in Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial Services (C-3).

Staff Member, Kevin Costello, asked the applicant to present the Concept Development Plan.

Mr. Mike Ricke stated that he was with the firm of McGill-Smith-Punshon, the Planning Consultants to the applicant. He stated that Mr. Rolfus, representing Holiday Homes, Inc., was also present. Mr. Ricke presented the Concept Development Plan and indicated that the applicant is proposing to develop the site as a sales facility for pre-fabricated homes. The facility would contain a sales office, parking lot for 25 cars, and show spaces for various types of homes offered for sale. He noted the proposed accesses for the development. He stated that it is the applicant's opinion that the existing zoning is inappropriate due to surrounding land uses and zoning. He noted the location of a wooded area to the north and west of the site and the location of a creek and ravine which provide a natural boundary for the proposed development. He stated that this natural boundary is a more logical dividing line for the site than the current zoning boundaries.

Staff Member, Kevin Costello, summarized the Staff's findings regarding this request. He noted the Staff's concerns regarding the visibility of the site from I-75 and the need for the site to be properly landscaped and have a residential appearance. He noted concerns regarding signage and the width of the frontage road. He stated that traffic may be interrupted by trucks delivering mobile homes to the site.

Vice Chairman Martin asked Mr. Ricke if he would comment regarding the Staff's concerns.

Mr. Ricke stated that they are in agreement to erecting a low-profile sign. He stated that they see no problem regarding the width of the frontage road and the delivery of the mobile homes. He stated that there would be approximately 10 to 20 single-wide units and possibly six double-wide units on the site initially, but they do expect the business to grow and the numbers to increase.

Mr. Martin asked if there was anyone in the audience who wished to comment on this application.

Mr. Dennis Davis of Richwood, Kentucky stated that he believed the C-3 Zoning would allow most types of commercial development. He noted that the applicant had not yet purchased this property and indicated that should the sale not be finalized, then the property would be zoned C-3 and available for other commercial use. He stated that the proposed development would create traffic congestion and be detrimental to the area. He noted current traffic problems in the area which would be further accentuated by this development. Mr. Davis stated that the Richwood Country Club would be locating on this road. He added that he lives in the area and is representing other homeowners in the area. He noted the location of Heritage Trails Subdivision and indicated that expensive homes will be built in the area due to the country club. He indicated that C-3 Zoning should not be allowed for this property on the basis of a potential sale and a potential development. In summary, he asked the Commission to consider the effect of the traffic and the future development of the area.

Mrs. Thelma Castellini of Dixie Highway, stated that she did not know if the intersection could accommodate the large trucks needed for this development.

Vice Chairman Martin asked the members of the Commission if they had comments or questions.

Mr. William Viox asked what the normal return policy is for mobile homes, whether or not the applicant projects that the facility would be at this location for a long period of time, what the normal business days would be, and what the projected market area would be.

Mr. Rolfus commented on the normal return policy. He stated that a lot of money would be spent to improve this site and on advertising. He added that the market area would go as far south as Georgetown and stated that they are normally closed on Sundays.

Mr. McMillian asked if the applicant planned any improvements for the narrow road, how the mobile homes would be transported into the site, and if sales would be from the models displayed and shipped from another location or if the mobile homes would be stored on the site.

Mr. Rolfus stated that they did not plan improvements to the road, that delivery vehicles would be accompanied by a flag car, and that normally the mobile homes would be shipped from the factory as opposed to being stored on the site. He added that they change their display models often.

At this time, in response to questions from Mr. Jones, Mr. Costello presented slides of the site and adjacent areas.

Mr. Don Davis noted the topography in the area and stated that a hill just south of the site is known to create problems for trucks when there is the slightest snowfall. He noted that the road is narrow and can be impassable in the winter. He indicated that there are now problems in the area due to traffic congestion. He noted that the narrow road is approximately 40 feet wide and is an undedicated street. He stated that the blacktop often has to be replaced at the top of the road because it is destroyed by the trucks. Mr. Davis stated that any commercial use on this frontage road, especially a use requiring large vehicles, is not appropriate at this location.

Vice Chairman Martin asked if there were any additional comments or questions.

Mr. Ricke stated that the slides shown by the Staff do not properly indicate the amount of space available for trucks to turn into the site.

There being no further discussion, Mr. Martin advised that this request will be placed on the agenda for the Business Meeting on May 6, 1987. He advised interested parties to contact the Staff Office to determine if action on this item is expected at that meeting.

Hearing no further comments or questions, Mr. Martin closed this Public Hearing.

EXHIBIT 'B'

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

May 6, 1987

8:00 P.M.

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Mr. David Martin, Vice Chairman, called the meeting to order.

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett  
Mr. Fred Burch  
Mr. Lawrence Collins  
Mr. Donald Davis  
Mr. Melvin DeLong  
Mr. R. N. Greene  
Mr. Michael Hemmer  
Mr. Rector Jones  
Mr. David Martin, Vice Chairman  
Mr. Don McMillian  
Mr. Barry Neltner  
Mrs. Carol Smith  
Mr. William Viox

COMMISSION MEMBERS NOT PRESENT:

Mr. Paul Kroger, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Martin noted that each member had received a copy of the Minutes of the Business Meeting of April 15, 1987 and asked if there were any comments or corrections.

There being no corrections to the Minutes, Mr. McMillian moved, seconded by Mr. Jones, that the Minutes be approved as written. The motion carried unanimously.

Mr. Martin stated that each member had received a copy of the Minutes of the Public Hearings held April 22, 1987 and asked if there were any corrections.

There being no changes to the Minutes, Mr. Davis moved, seconded by Mr. Hemmer, that the Minutes of the Public Hearings be approved. The motion carried unanimously.

Mr. Martin asked if there were any comments or questions from the floor or the Commission. There was no further discussion.

Mr. Viox moved that the request be denied as recommended in the Committee Report. Mr. Neltner seconded the motion.

Mr. Martin asked for a roll call vote on the motion which found Mr. Barnett, Mr. Burch, Mr. Collins, Mr. Davis, Mr. DeLong, Mr. Hemmer, Mr. Jones, Mr. Martin, Mr. McMillian, Mr. Neltner, Mrs. Smith and Mr. Viox in favor. Mr. Greene was opposed. The motion carried by a vote of 12 to 1. All four legislative units are to be notified.

6. Zoning Text Amendment

A request of The Boone County Fiscal Court to consider a Zoning Text Amendment to further define the term "buffer areas" in The Boone County Zoning Regulations.

Staff member, Kevin Costello, read the Committee Report which recommended deferral of the request to allow additional time to review other alternatives for landscaped buffer areas.

Mr. McMillian moved that the request be deferred as recommended in the Committee Report. Mrs. Smith seconded the motion and it carried unanimously.

7. Zoning Map Amendment

A request of Holiday Homes, Inc. (applicant) for Ron Clark (owner) for a Zoning Map Amendment for a 4.71-acre site located on the west side of Frontage Road, north of Richwood Road, and west of I-75 in Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial Services (C-3).

Staff member, Kevin Costello, read the Committee Report which recommended denial of the request based on the findings of fact.

Mr. Martin asked if the applicant wished to comment on the Committee Report.

Mr. Mike Ricke with McGill-Smith-Punshon, the Planning Consultants to the applicant, stated that they disagree with the Committee Report. He stated that they do not believe that traffic problems would be created. He indicated that the Highway Department restricts the movement of mobile homes and that a permit would have to be obtained. He stated that there would be approximately 100 trips per day to the site by employees and customers, which is less than the number that would be generated by the existing zoning. He added that the existing zoning is inappropriate.

Mr. Don Rolfus, representing Holiday Homes, Inc., commented on the roadway into the site and stated that there is not much traffic on the roadway, and that Holiday Homes would not interfere with the existing traffic.

Mr. Martin asked if there were any comments or questions from the floor or the Commission regarding this request. There was no further discussion.

Mr. Viox moved that the request be denied based on the Committee Report. Mr. McMillian seconded the motion and it carried unanimously.

8. Site Plan Review

A request of Beckman Construction, Inc. (applicant) for Zimmer Motors (owner) for Site Plan Review to construct a 2,700 square foot addition and make other site improvements. The 5- acre site is zoned Commercial Services (C-3) and is located at 1086 Burlington Pike in Boone County, Kentucky.

Staff member, Jim Sturdevant, presented the Staff Report which indicated that the Site Plan meets the minimum requirements of The Boone County Zoning Regulations, provided parking and driveway areas are paved as required by the Technical Committee. Mr. Sturdevant stated that the written Staff Report needed to be amended orally to state that the Technical Committee had decided not to grant a waiver of the time requirement for completion of the paving. Therefore, the paving must be completed as required by the Zoning Regulations.

Staff member, Kevin Costello, read the Committee Report which recommended approval of the request based on the Staff Report (as amended).

Mr. Martin asked if the applicant wished to comment on the Committee Report.

Mr. Robert Beckman stated that he had no comments, but would answer any questions.

Mr. Martin asked if there were any comments or questions from the floor or the Commission. There was no further discussion.

Mr. McMillian moved that the request be approved as recommended in the Committee Report. Mr. Jones seconded the motion and it carried unanimously.

9. Site Plan Review

A request of Truckstops of American (owner) for Site Plan Review to construct a 1,872 square foot storage building on an 8.9 acre site. The site is zoned Commercial Services (C-3) and is located on the southeast side of KY 338 and I-75 in Boone County, Kentucky. (An adjustment to agenda fee has been paid.)

Staff Member, Jim Sturdevant, presented the Staff Report which indicated that the Site Plan meets the minimum requirements of The Boone County Zoning Regulations for an accessory structure.

Staff member, Kevin Costello, read the Committee Report which recommended approval of the request based on the Staff Report. (see Staff Report)

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Melvin Delong, Chairman

DATE: May 6, 1987

RE: Request of Holiday Homes, Inc. (applicant) for Ron Clark (owner) for a Zoning Map Amendment for a 4.71 acre site located on the west side of Frontage Road, north of Richwood Road, and west of I-75, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial Services (C-3).

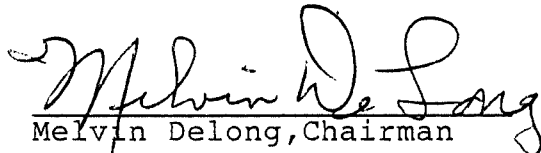
REMARKS:

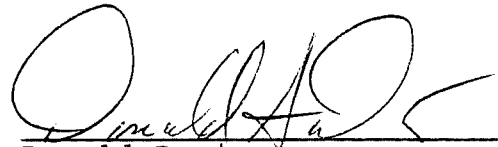
We, the Committee, recommend denial based upon the following findings of fact.

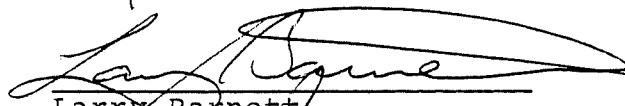
1. The proposed zoning classification and intended use is inappropriate and the existing zoning classification is appropriate at this time. While the Committee recognizes that the site may be suited for some type of commercial use in the future, it does not feel that the proposed use, mobile home sales, is appropriate at the Richwood Road/I-75 Interchange location. The rationale for this consists of the following:
  - a. At times, there are traffic congestion problems at the Richwood Road/I-75 Interchange. This is due to the mixture of automobile and truck traffic and the existing condition and design of the interchange and Richwood Road. The presence of truck traffic is due to existing truck gasoline service stations and hotels in the area. The proposed use would significantly add to the apparent problem and would severely affect traffic patterns for residents leaving and entering Heritage Trail Subdivision and from a major, planned residential development (Richwood Country Club), which will utilize the interchange as its major point of access.
  - b. The width of Frontage Road abutting the 4.7 acre site and near the intersection of Richwood Road severely limits turning capabilities for delivering and removing the mobile home units from the parcel. The planned use would generate a sufficient amount of traffic in terms of mobile homes being constantly placed on the site and then removed. Therefore, traffic patterns on Richwood Road and Frontage Road will be interrupted with the

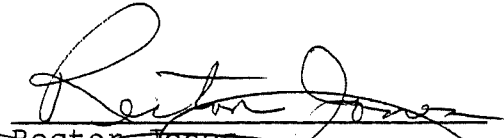
mixture of trucks delivering the mobile homes and with vehicles using the local road system.

2. While the Future Land Use Map suggests Medium Density Residential for the 4.71 acre site, the text of the Comprehensive Plan recommends some highway commercial near the I-75/Richwood Road Interchange with some limitations. The Comprehensive Plan suggests on page G-3 that "Highway services shall be located in close proximity to major highway interchanges for maximum convenience and economy to the motoring public. (However, they should not be located so close to interchanges that they congest the traffic movements at these points of access.)" The proposed commercial use will congest traffic movements within the area.

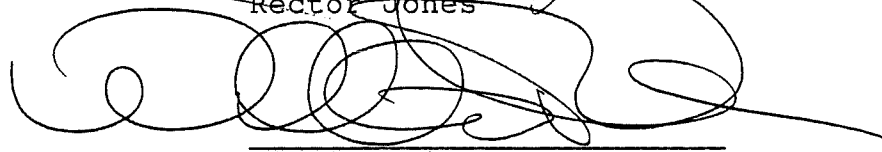
  
Melvin DeLong, Chairman

  
Donald Davis

  
Larry Barnett

  
Rector Jones

  
Fred Burch

  
William Viox

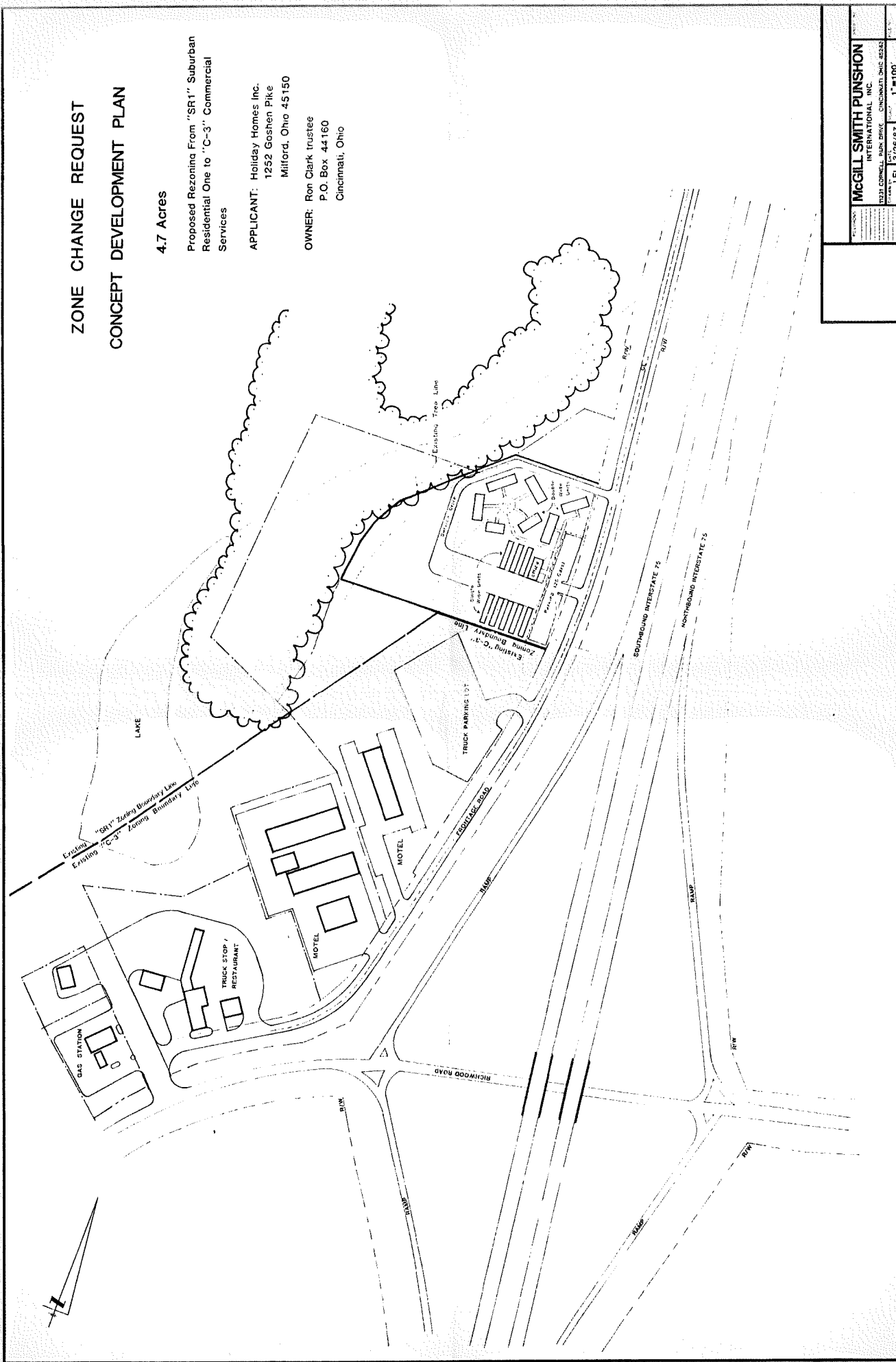
# ZONE CHANGE REQUEST CONCEPT DEVELOPMENT PLAN

4.7 Acres

Proposed Rezoning From "SR1" Suburban Residential One to "C-3" Commercial Services

APPLICANT: Holiday Homes Inc.  
1252 Goshen Pike  
Milford, Ohio 45150

OWNER: Ron Clark trustee  
P.O. Box 44160  
Cincinnati, Ohio



<b>McGILL SMITH PUNSHON</b>	
INTERNATIONAL INC.	
1000 CORNELL BLVD. SUITE 2000	CINCINNATI, OHIO 45202
TEL: 513/762/937	FAX: 513/762/937
DATE: 11/10/00	SCALE: 1"=100'



McGill, Smith, Punshon  
International, Inc.

Engineers, Architects, Planners, Surveyors and Landscape Architects

11231 Cornell Park Drive  
Cincinnati, Ohio 45242-1811  
(513) 489-0731  
Telex 241468

Amelia, Ohio

Cincinnati, Ohio

Edgewood, Kentucky

July 6, 1987

Mr. Scott Kimmich  
Boone County Deputy Executive  
2950 Burlington Square  
Burlington, KY 41005

RE: Boone County Zone Change

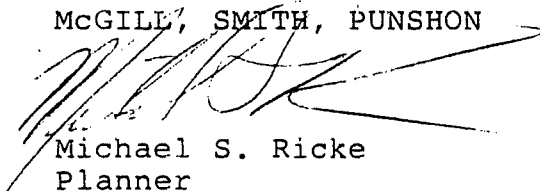
Dear Mr. Kimmich:

On behalf of Dan Rolfes of Holiday Homes, Inc., I am requesting that the Zoning Map Amendment and Comprehensive Plan Change for 4.7 acres be withdrawn from consideration by Boone County Fiscal Court on July 7th. Based on the review and recommendation of the Boone County Planning Commission, we do not believe our request is appropriate at this time.

If you have any questions please call me. I appreciate your attention to this matter.

Sincerely,

McGILL, SMITH, PUNSHON



Michael S. Ricke  
Planner

km

cc Dan Rolfes  
Kevin Costello