

REVIEW NO. _____

APPLICATION FORM ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Development LITTLE RED SCHOOL HOUSE
2. Location of Development RUSTIC LANE & RT 18
3. Total Acreage of Site APPROX. 1 ACRE OF TOTAL OF 2.65 AC.
4. Current Zoning SR-2
5. Proposed Zoning (classification being requested) _____
O-1 w/ CONDITIONAL USE PERMIT
6. Proposed Uses (please specify each use) _____
NURSERY SCHOOL
7. Name of Applicant(s) A. O. MAULEY
Phone Number(s) 341-1869
8. Address of Applicant(s) 201 PENWOOD
LAKEVILLE PARK KY 41017
City State Zip
9. Name of Property Owner(s) PEP INC - ROBERT L. McCLELLAND
Phone Number(s) 1-266-9880 AREV.
10. Address of Property Owner(s) 1241 SUMMIT DRIVE
LEXINGTON KY 41502
City State Zip
11. Proposed Building Intensities (please specify) _____
5000 SQUARE FEET
12. Are there any existing buildings on the site? HOME
How many? _____
13. Deed Book 350 Page No. 74 Group No. 2032
14. Have you had a pre-application meeting with BCPC staff? YES
15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Road Department
- Kentucky Transportation Cabinet
- City of Florence Public Works Department
- City of Walton Public Works Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: _____

APPLICATION FORM
ZONING MAP AMENDMENTS

16. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
17. Applicant's Signature: A. D. Mally
18. Property Owner's Signature: _____
19. Have you submitted a Concept Development Plan? YES

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Check what has been submitted:
 Application _____ Fee _____ Legal Description
 Concept Development _____ Addresses of Adjoining
Plan _____ Property Owners
 No. of copies of plan received**
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 Approval
 Approval With Conditions
 Disapproval
9. Other: _____

** FIVE (5) COPIES ARE REQUIRED

BCPC:7/11/88

EXHIBIT "A"

STAFF REPORT

#1

Request of A.D. Malley (applicant) for PFP Inc. (owner) for a Zoning Map Amendment on a 1 acre parcel located along KY 18 and at the end of Rustic Lane, Boone County, Kentucky.

JULY 18, 1990

This request is to rezone the property from Suburban Residential Two (SR-2) to Office One (O-1) with a Conditional Use Permit to allow a Nursery School.

SURROUNDING LAND USE AND ZONING

NORTH: Agricultural Land (C-2/PD)
SOUTH: Oakbrook Subdivision - Single Family Residences (SR-2)
EAST: Single Family Residences (SR-2)
WEST: Doctors Office (O-1)

BACKGROUND

On September 3, 1986, this property was granted Site Plan approval for the development of townhouses. However, the proposed plan was not constructed. This proposal was for the entire parcel as well as an adjacent parcel. The Zoning Map Amendment the applicant is now requesting is for 1 acre fronting onto KY 18.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 1990 Future Land Use Map indicates the site as Commercial. The rest of the 1990 Comprehensive Plan makes no reference to the site or the specific use of a Nursery School.

Concept Plan

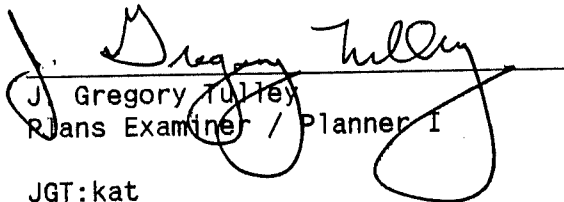
The submitted Concept Plan indicates a 4800 square foot school with a 3000 square foot outdoor play area. The plan also indicates a parking area along side of the building and play area. A turn around drop off will be placed in front of the facility and has access onto Rustic Lane. A rental townhouse development is proposed at the rear of this development, however, it is not a part of this review.

STAFF CONCERNS

1. Staff is concerned about existing trees along the western property line. They have not been indicated on the Concept Plan and Staff is unable at this time to determine if they are on the applicants property. The applicant has stated that if they indeed are on his property that care will be taken to retain as many as possible.

2. Staff is concerned about a possible traffic conflict on KY 18. Due to the nature of traffic this type of development would generate, a conflict will be greatly increased in the median cut at Rustic Lane and KY 18. It is fair to assume that the majority of traffic to this development will approach, in the morning hours, from the west. This will not create a conflict since the traffic will be turning right off KY 18 onto Rustic Lane. However, in the afternoon, between the hours of 4:00 and 6:00, a serious conflict will arise on KY 18. The majority of traffic going to the school during these hours will be moving west (or coming from Florence). The median allows for 2 cars and is accessed from the high speed lane. Additionally, cars that have picked up children from the school, and will continue to move west on KY 18, will have a conflict in the median with those entering onto Rustic Lane. Also, cars crossing the eastbound lanes, must cross in front of the highest volume of traffic accessing KY 18 (between the hours of 4:00 and 6:00). Another potential problem is caused by the fact that the median cut for Rustic Lane is over a crest of a hill and visibility is limited. This will greatly reduce the reaction time of drivers travelling in the high speed lane. In other words, cars stacking onto KY 18 into the high speed lane over the crest of the hill causes a safety hazard for cars traveling west. There is no easy solution to this situation. A deceleration lane would not alleviate the conflict between cars entering Rustic Lane and exiting Rustic Lane. It would only alleviate the stacking hazard on westbound KY 18.

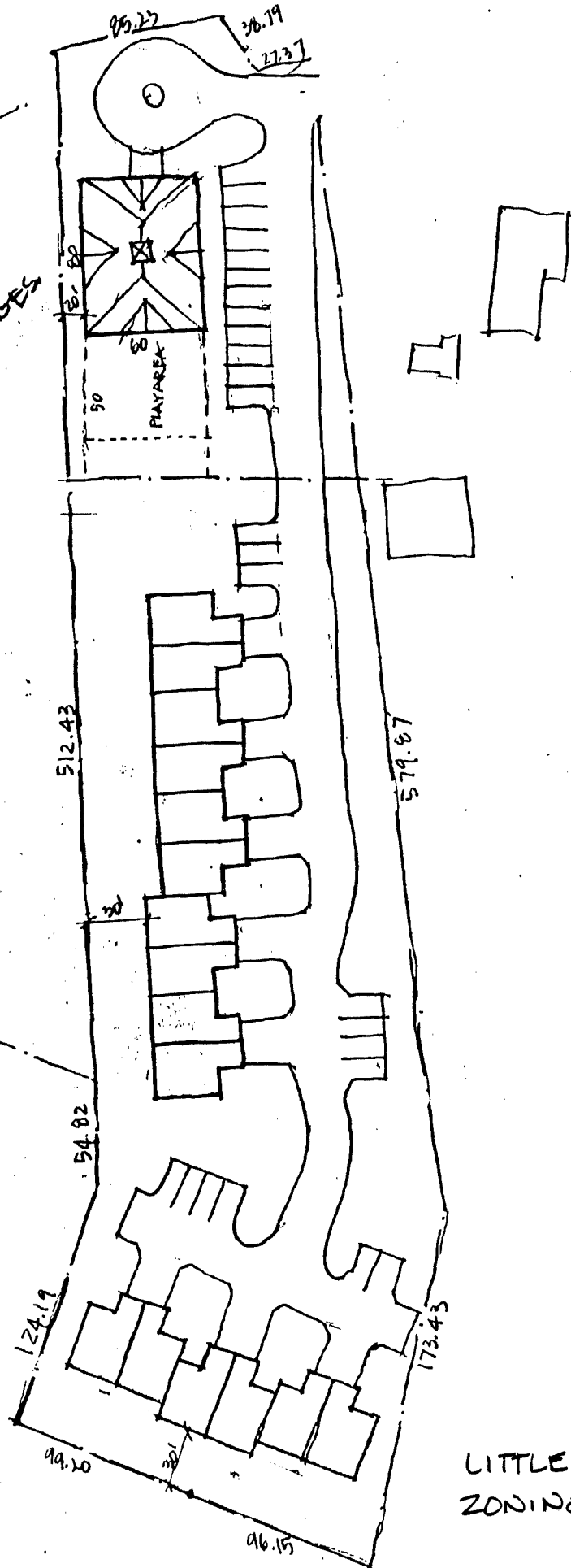
Respectfully submitted,


J. Gregory Tully
Plans Examiner / Planner I

JGT:kat

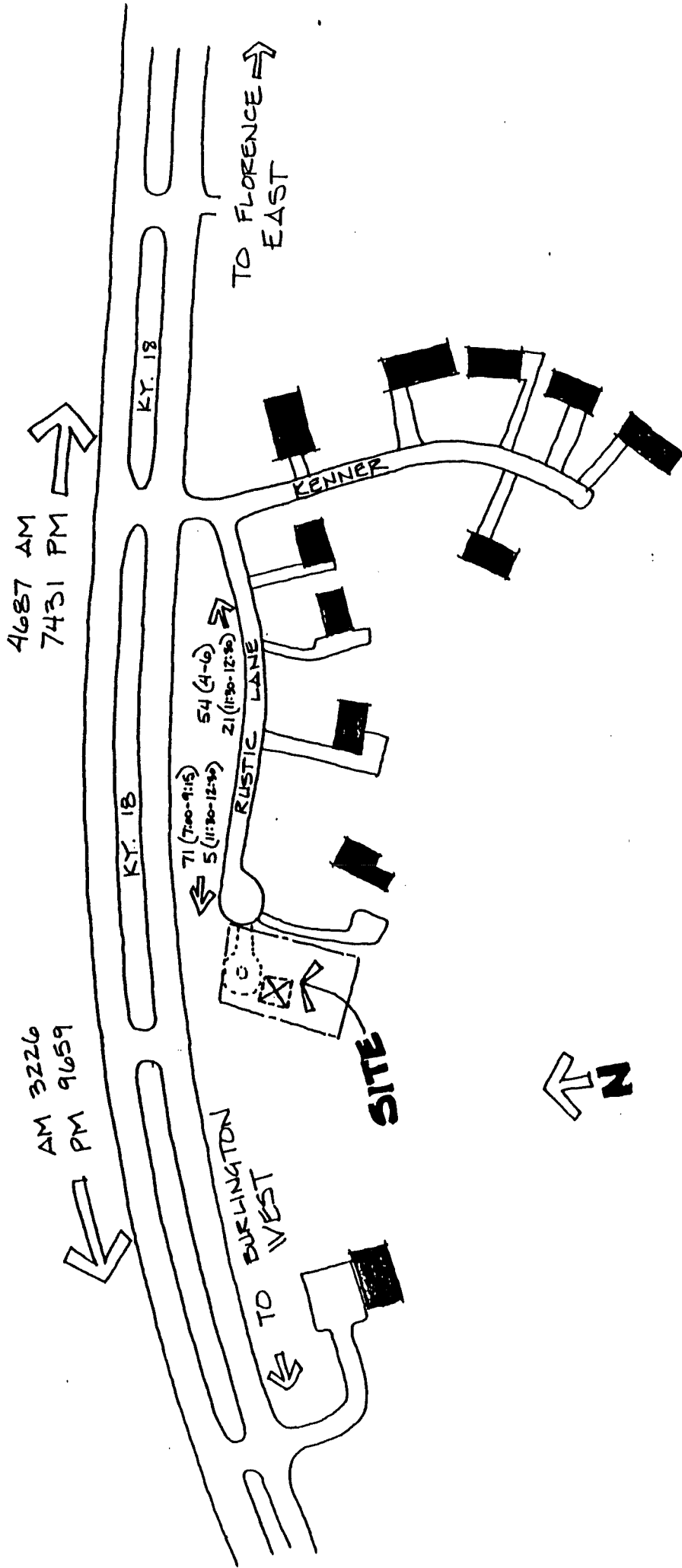
ZONE O-1
DAYCARE
PLAY AREA
4800 SF
50 X 60

ZONE SR-2
16 TOWNHOUSES
W/ ATTACHED GARAGES



LITTLE RED SCHOOL
ZONING MAP AMEND

Little Red School House Zoning Map Amendment



KY 18 Traffic Counts



Wolcott Consultants Summer 1989

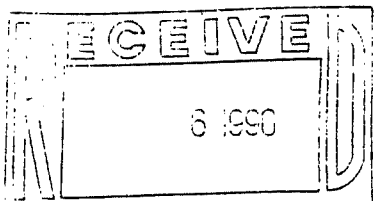
	Location 2202 EB	Location 2203 WB	Location 2205 EB	Location 2845 WB	Location 2207 EB	Location 2206 WB	Location 2215 EB	Location 2215 WB
MIDNITE	0	226	84	167	74	154	58	150
01:00 AM	0	136	55	77	45	83	41	37
02:00 AM	0	75	29	63	24	58	27	57
03:00 AM	0	37	38	43	38	29	38	31
04:00 AM	1	36	43	39	30	23	37	25
05:00 AM	0	55	203	94	136	48	182	55
06:00 AM	0	163	644	247	484	179	597	177
07:00 AM	0	441	363	522	776	371	772	332
08:00 AM	0	604	740	507	658	503	633	424
09:00 AM	400	522	511	598	593	465	554	418
10:00 AM	775	280	686	555	537	434	595	461
11:00 AM	843	651	791	659	678	539	661	529
NOON	487	754	760	766	716	583	368	595
01:00 PM	474	814	680	751	624	613	318	641
02:00 PM	771	722	707	768	611	609	610	625
03:00 PM	637	863	753	901	656	750	607	734
04:00 PM	5	1,071	852	1,005	734	920	703	896
05:00 PM	1	1,258	768	1,165	692	985	669	999
06:00 PM	6	1,039	743	841	689	814	632	825
07:00 PM	0	825	629	699	634	730	595	677
08:00 PM	0	770	564	579	485	681	459	678
09:00 PM	1	744	421	579	450	531	385	583
10:00 PM	1	462	391	395	390	290	342	311
11:00 PM	0	337	163	260	177	222	138	233

AM TOTAL	2,019	3,226	4,687	3,571	4,073	2,385	4,195	2,746
PEAK HOUR	11:00 AM	11:00 AM	07:15 AM	11:00 AM	07:15 AM	11:00 AM	07:00 AM	11:00 AM
VOLUME	843	651	876	659	799	539	772	529
PHF	0.32	0.34	0.36	0.39	0.36	0.32	0.37	0.37
PM TOTAL	2,383	9,559	7,431	8,709	6,858	7,728	5,326	7,797
PEAK HOUR	02:30 PM	05:15 PM	04:00 PM	05:00 PM	04:30 PM	05:15 PM	04:00 PM	05:00 PM
VOLUME	793	1,279	852	1,165	757	1,012	703	999
PHF	0.32	0.33	0.38	0.39	0.36	0.35	0.39	0.39
TOTAL	4,402	12,385	12,118	12,280	10,931	10,113	10,021	10,543

LITTLE RED SCHOOL HOUSE
7269 KY 18 FLORENCE

Traffic Pattern as of 7/12/90

<u>TIME</u>	<u>CHILDREN ARRIVING</u>	<u>CHILDREN DEPARTURING</u>
7:00 - 7:15	6	
7:15 - 7:30	9	
7:30 - 7:45	10	
7:45 - 8:00	11	
8:00 - 8:15	10	
8:15 - 8:30	9	
8:30 - 8:45	8	
8:45 - 9:00	5	
9:00 - 9:15	3	
11:30 - 11:45	2	6
11:45 - 12:00	3	7
12:00 - 12:15		3
12:15 - 12:30		5
4:00 - 4:15		5
4:15 - 4:30		5
4:30 - 4:45		6
4:45 - 5:00		8
5:00 - 5:15		7
5:15 - 5:30		9
5:30 - 5:45		9
5:45 - 6:00		5



BOONE COUNTY PLANNING COMMISSION

July 18, 1990
7:00 P.M.

PUBLIC HEARINGS

Mr. Fred Burch, Vice Chairman, called the meeting to order at 7:00 P.M..

Following a review of the Public Hearing process by Counselor Wilson, Mr. Burch introduced the first item on the Agenda:

1. Applicant: A. D. Malley for PFP Inc. (owners)
Request: Zoning Map Amendment

The request of A. D. Malley for PFP Inc. (owners) for a Zoning Map Amendment with a Conditional Use Permit on a 1.0-acre site located on KY 18 and known as The Little Red School House. The request is to rezone the site from Suburban Residential Two (SR-2) to Office One (O-1) with a Conditional Use Permit to allow a Nursery School.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation. He noted a traffic analysis provided by the applicant which is attached to the Staff Report. He emphasized that the townhouses are not a part of this request. (See Staff Report).

Mr. Burch asked if there was a representative of the applicant present.

Mr. Chip Malley stated that he and his wife, Jan, are the owners of the present Schoolhouse. They have been in existence for 15 years. They have a school in Erlanger and one in Florence, approximately three miles down KY 18. They will open in September in Crescent Springs. They have approximately 70 to 80 students in their current Florence location, which has been open for two years and never had a traffic problem. He noted that they have a school on the same road and there has never been a problem. They stagger the drop-off and pick-up times over an approximate 2½ hour period so that there is never a stack of cars coming in or departing at one time. They are not a day care service. They are a pre-school with college degreed teachers. They cater to career parents.

Mr. Malley stated that The Drees Company contacted them to serve the needs of the people at Oakbrook, where there is potentially 2,000 families. He stated that the children are always kept in the facility or a fenced playground. There will be screening for both sides of the building and the back. He stated that he has a letter from a neighbor that has been next to their Erlanger facility for 15 years and there is not a problem associated with the noise.

Mr. Burch asked if there was anyone else present who wished to speak in behalf of the request. There being no response, he asked if there was anyone present in opposition to the request or having questions.

Mr. Charles Payne stated that he has a single-family residence next to the proposed site. He is concerned about the traffic increase on Rustic Lane. He stated that his driveway was a legal right-of-way that used to go to Oakbrook and that they may tear this up to build the building. He is concerned about where they will put the building. He stated that there are now trees on the property as the last developer sawed them up for firewood. He stated that this is a residential area. He noted that there may be problems from the traffic slowing down on KY 18 to enter the site. He commented that if this building goes in, they may as well live on Mall Road.

Mr. Charles Johnson lives two doors from the proposed Little Red School House. He noted that the other Schoolhouse is in more of a commercial area. He stated that this is a commercial use and will have a lot of traffic. It will change the quiet residential neighborhood.

There being no further comments from the audience, Mr. Burch asked if there were any comments or questions from the Commission.

Mr. McMillian questioned the expected number of pupils and Mr. Malley advised that there will be 65 to 80 children -- some being full-time and some being part-time. The ages are two years to kindergarten. He stated that they have a certified Kindergarten program.

Mrs. Smith questioned the hours of operation and Mr. Malley stated that they are open from 7 a.m. to 6 p.m., five days a week. There will be no one there at night or on the weekend.

In response to questions from Mr. Collins regarding Rustic Lane, Mr. Payne stated that it is Old KY 18. Mr. Tulley estimated that it is 18' to 20' wide. Mr. Payne added that it is a state highway, and occasionally the state clears the snow -- but usually the residents do. Mr. Tulley noted that about two cars could stack at the end of the cul-de-sac.

Mr. Malley added that as part of their proposal, they will have a turnaround area associated with their entrance. The people will be able to turn around, drop off the children, and exit the premises.

Counselor Wilson noted that the Staff had stated that the site is indicated in the Future Land Use Map for commercial and that one of the reasons for a zone change would be that it is in compliance with the Comprehensive Plan.

Mr. Owens questioned if there was any investigation of other properties for the Schoolhouse.

Mr. Malley stated that there was and that they even pursued some property within Oakbrook, which was the first choice of Mr. Drees. The owners would not sell the property next to the swimming pool at a reasonable price. He emphasized that they are trying to get as close to Oakbrook as possible.

Mr. Owens noted that there is a lot on Oakbrook Drive, before you go up the hill, that is about 2.5 acres and not being used. Mr. Terry Severs of The Drees Company, noted that this lot might be in the floodplain. Also, it has been dedicated to the Boone County Park Service for the residents of the community.

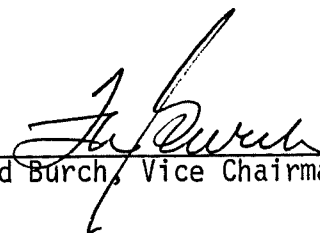
Mr. Burch asked for final comments from the neighborhood and the applicant.

Mr. Johnson stated that there is a small piece of property for sale adjoining the Drees entrance, to the west side of the doctor's office.

Mr. Payne questioned how the property to the rear of the site would be accessed. He asked that it be kept in mind that at the last zoning hearing they were going to build driveways and provide screening. He added that this was probably the cheapest piece of property on KY 18, being about \$160,000 for two acres.

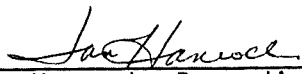
There being no further comments, Mr. Burch stated that this item will be on the Agenda for the Business Meeting on August 1, 1990 at 8 P.M.. He suggested that interested parties call the Staff office in the afternoon to be sure it will be heard at that time. Mr. Burch closed this Public Hearing.

APPROVED:



Fred Burch, Vice Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

August 1, 1990

8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett
Mr. Fred Burch, Vice Chairman
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Barry Neltner
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Thurman Owens
Mr. Ralph Rush

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox stated that each member had received copies of the Minutes of the Business Meeting of July 18, 1990 and the Public Hearings of July 18 and July 25, 1990. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that they be approved as mailed. Mrs. Smith seconded the motion and it carried unanimously.

BUSINESS MEETING AGENDA

UNFINISHED BUSINESS:

1. Zoning Map Amendment

The request of GBBN Architects (applicant) for Gary, Nancy, and Marie Moore (owners) for a Zoning Map Amendment on a 42-acre site located on the north side of KY 18, west of Houston Road, Boone County, Kentucky. The request is to rezone the site from Urban Residential One/Planned Development (UR-1/PD) and Industrial One/Planned Development (I-1/PD) and Industrial One/Planned Development (I-1/PD) to Commercial Two/Planned Development (C-2/PD) and Industrial One/Planned Development (I-1/PD).

Mr. Kevin Costello, Interim Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The Committee Report included a summary of findings for the contrary recommendation. The applicant has signed the letter agreeing to the conditions and a copy is included in the packet.

There being no discussion, Mr. McMillian moved by resolution to the legislative bodies that the request be approved based on the Committee Report, including the conditions. Mr. Jones seconded the motion and it carried unanimously.

2. Zoning Map Amendment and Conditional Use Permit

The request of Pilot Oil Corporation (owner) for a Zoning Map Amendment and a Conditional Use Permit on a 9.688-acre site located at the northwest corner of KY 338 and U.S. 25, Boone County, Kentucky. The request is to rezone the site from Rural Suburban (RS) to Commercial Services (C-3) and to receive a Conditional Use Permit to expand the existing parking lot for the Pilot Oil truck stop.

Mr. Costello read the Committee Report which recommended deferral of the request until the August 15, 1990 Business Meeting (see Committee Report).

There being no discussion, Mr. McMillian moved that the request be deferred until the August 15, 1990 Business Meeting based on the Committee Report. Mrs. Smith seconded the motion and it carried unanimously.

3. Zoning Map Amendment

The request of A. D. Malley for PFP Inc. (owners) for a Zoning Map Amendment with a Conditional Use Permit on a 1.0-acre site located on KY 18 and known as the Little Red School House. The request is to rezone the site from Suburban Residential Two (SR-2) to Office One (O-1) with a Conditional Use Permit to allow a Nursery School.

Mr. Costello read the Committee Report which recommended denial of the request based on the statements made and facts gathered at the July 18, 1990 Public Hearing (see Committee Report).

There being no discussion, Mr. Greene moved that the request be denied based on the Committee Report. Mrs. Smith seconded the motion. The Chairman asked for a roll call vote on the motion which found Mr. Barnett, Mr. Burch, Mr. Collins, Mr. Damstrom, Mr. Greene, Mr. Jones, Mr. Kirby, Mr. McMillian, Mr. Neltner, Mr. Sharp, Mrs. Smith and Chairman Viox in favor. Mr. DeLong was opposed. The motion carried.

Counselor Wilson stated that the Commission is a recommending body and the request will go to the Fiscal Court for their final action.

4. Annexation Request by the City of Florence

The request of the City of Florence to determine the impact of annexation upon the current zoning of a 1.44-acre site located off Weaver Road, Boone County, Kentucky. The site is owned by Towne Land Company and is zoned Commercial Two (C-2).

Mr. Costello read the Committee Report which recommended that the annexation not affect the current zoning (see Committee Report).

Mr. Collins moved that the Committee Report be adopted. Mr. Jones seconded the motion.

Chairman Viox stated that he would abstain from voting in regard to this item as he is the city engineer and prepared the sketch for the request.

The Chairman asked for a vote on the motion which found all voting members in favor. Chairman Viox abstained. The motion carried.

5. Zoning Map Amendment

The request of Mary E. Riegler (applicant) for Mary E. Riegler and the Estate of Len Riegler (owners) for a Zoning Map Amendment on a 30-acre site located on the south side of Longbranch Road, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Agriculture (A-1) in order to allow one mobile home.

Mr. Costello read the Committee Report which recommended deferral of the request until the August 15, 1990 Business Meeting (see Committee Report).

There being no discussion, Mr. Collins moved that the request be deferred until the August 15, 1990 Business Meeting based on the Committee Report. Mr. Kirby seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#3

TO: Boone County Planning Commission

FROM: Larry Barnett, Chairman

DATE: August 1, 1990

RE: Request of A.D. Malley for PFP, Inc. (owners) for a Zoning Map Amendment with a Conditional Use Permit on a 1.0 acre site located on KY 18 known as the Little Red School House. The request is to rezone the site from Suburban Residential Two (SR-2) to Office One (O-1) with a Conditional Use Permit to allow a nursery school.

REMARKS:

We, the Committee, recommend denial of this request based on statements made and facts gathered at the July 18, 1990, Public Hearing and on the following findings of fact.

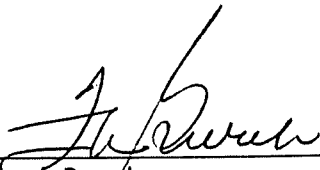
FINDINGS OF FACT

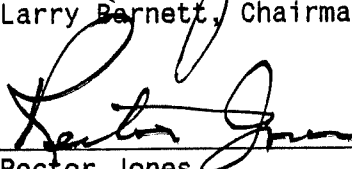
1. The Committee believes that KY 18 is an important traffic corridor for the public to travel from Burlington to Florence. The 1990 Boone County Comprehensive Plan states that "the primary function of this road (KY 18) should be to move traffic through the area, not to serve as access for new developments on KY 18, which will affect the traffic capacity of surrounding thoroughfares. While the 1990 Comprehensive Plan generally describes the general area as being commercial in the future, the Plan is sensitive to the traffic impact of all future uses in the area, including the commercial nature of the proposed use.

Due to the nature of traffic this development will generate and the hours which it will be generated, the Committee believes that a substantial traffic hazard will arise along KY 18 at Rustic Lane given the existing conditions and limitation of KY 18 and Rustic Lane. A serious conflict will be created at the intersection of Rustic Lane, Boone Aire Road, and KY 18, between the peak hours of 4:00 and 6:00 p.m., for traffic moving both west and eastbound on KY 18, as well as for traffic accessing the development. The Committee is of the opinion that this intersection is not properly designed to handle this development. A deceleration lane on KY 18 would not alleviate the conflict between cars entering Rustic Lane and exiting Rustic Lane. It would only alleviate a stacking problem on eastbound KY 18. In addition, the Committee is concerned about left-hand turning movements from westbound KY 18 traffic and adequate storage capacity to allow traffic to travel across KY 18 and turn right onto Rustic Lane. Additional concerns regarding this issue are mentioned in the Staff Report dated July 18, 1990.

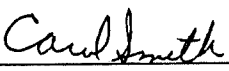
2. The proposed use as presented does not meet the applicable standards pertaining to Conditional Uses, especially standards which involve designing approaches to the property so as not to create an interference with traffic on surrounding public thoroughfares. In addition, the Committee feels that the proposed commercial nature of the use will substantially impact the established residential character of the Rustic Lane and Boone Aire Road areas.


Larry Barnett, Chairman


Fred Burch


Rector Jones


Barry Neltner


Carol Smith


Phil Damstrom

Don McMillian

LB:mcb

Summary of Findings for Contrary Recommendation

1. The proposed development is consistent with the Future Land Use Map of the 1990 Boone County Comprehensive Plan, which recommends Commercial. The commercial land use classification of the Future Land Use Map includes office uses. No other reference to the site or specific use as a nursery school is made in the Comprehensive Plan.

MINUTES
BOONE COUNTY FISCAL COURT
AUGUST 28, 1990
5:30 P.M.

Mr. Tom Banta, of Corporex, passed out a list of conditions signed off at the Public Hearing meeting of the Boone County Planning Commission, and requested clarification of some of the terminology.

It was the consensus of the court that Mr. Banta should take the conditions back to the Technical Committee of Boone County Planning Commission for clarification prior to second reading to be held September 11th.

Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

ORDINANCE 920.211 - SKF PROPERTIES, LTD.

Commissioner Patrick moved, seconded by Commissioner Davis, to approve on first reading Ordinance 920.211, an ordinance of the Boone County Fiscal Court recommending approval for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by SKF Properties, LTD. (Owner by option) and such map amendment being a zone change from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for a 13 acre site generally located adjacent to Treetop Subdivision, Boone County, Kentucky, as recommended by a unanimous vote of the Boone County Planning Commission via Resolution R-29-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

ORDINANCE 920.212 - CHAD & THERESA ROBINSON

Commissioner Patrick moved, seconded by Commissioner Davis, to approve on first reading Ordinance 920.212, an ordinance of the Boone County Fiscal Court recommending approval for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by Chad and Theresa Robinson (Owners) and such map amendment being a zone change from Commercial Services (C-3) to Commercial One (C-1) for a 0.5 acre site located at 166 Shoemaker Lane, Boone County, Kentucky as recommended by a unanimous vote of the Boone County Planning Commission via Resolution R-30-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

RESOLUTION R-08-28-90-01-PZ - MALLEY/PFP, INC.

Commissioner Meihaus moved, seconded by Commissioner Davis, to approve the recommendation for denial based on the findings of fact for Resolution R-08-28-90-01-PZ, a resolution of the Boone County Fiscal Court recommending denial for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by A. D. Malley for PFP, Inc. (Owners) and such map amendment being a zone change from Suburban Residential Two (SR-2) to Office One (O-1) for a 1.0 acre site located on Kentucky 18 known as The Little Red School House, Boone County, Kentucky as recommended for denial on a 12-1 vote by the Boone County Planning Commission via Resolution 4-27-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. Exhibit "J"

RESOLUTION R-08-28-90-01 - REGIONAL JUVENILE DETENTION FACILITY

Commissioner Davis moved, seconded by Commissioner Meihaus, to approve Resolution R-08-28-90-01, a resolution of the Boone County Fiscal Court endorsing the concept of the construction of a regional juvenile detention facility designed to meet the correction needs of the eight counties of the Northern Kentucky Area Development District. Judge Ferguson called for a vote on the motion, ALL VOTED AYE. Exhibit "K"

ITEM VI. OLD BUSINESS

Judge Ferguson advised there was no old business to come before the court at this time.