

# 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 RIVERVIEW #2
2. Location of Development NE CORNER - KY 20 & RIVERVIEW DR.
3. Total Acreage of Site ONE (1)
4. Current Zoning SR-1
5. Proposed Zoning (classification being requested) COMMERCIAL ONE (1)
6. Proposed Uses (please specify each use) AS SPECIFIED IN SECTION 1010 BOONE COUNTY ZONING REGULATIONS
7. Name of Applicant(s) DUNAVANT & ASSOCS. - ARCHTS  
Phone Number(s) 371-2372
8. Address of Applicant(s) 235 SUREWOOD DR.  
FLORENCE, KY 41042  
City State Zip
9. Name of Property Owner(s) RIVERVIEW ESTATES, INC. - HOWARD L.  
Phone Number(s) RAVENS CRAFT, M.D., J.D., PRES. 689-4311
10. Address of Property Owner(s) 1789 PETERSBURG RD.  
HEBRON, KY 41018  
City State Zip
11. Proposed Building Intensities (please specify) NOT TO EXCEED ARTICLE 31 - BOONE COUNTY ZONING REGS.
12. Are there any existing buildings on the site? NO  
How many? 0
13. Deed Book \_\_\_\_\_ Page No. \_\_\_\_\_ Group No. \_\_\_\_\_
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:

- N/A Boone County Water and Sewer District
- N/A Florence Water and Sewer Commission
- \* Union Light Heat and Power
- \* Cincinnati Bell
- N/A Owen County Rural Electric
- N/A Boone County Road Department
- N/A Kentucky Transportation Cabinet
- N/A City of Florence Public Works Department
- N/A City of Walton Public Works Department
- ✓ Northern Kentucky Health District
- N/A U.S. Soil Conservation Service
- N/A Local School District
- ✓ Local Fire District
- ✓ Other: ON-SITE SUB-SURFACE SEWAGE DISPOSAL

DAVIS G. GEEHER

\* PRIOR TO "SEVERAL" MONTHS (COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

## STAFF REPORT

### REQUEST OF DUNAVANT & ASSOCIATES FOR A ZONING MAP AMENDMENT ON A 1 ACRE SITE OWNED BY DR. HOWARD RAVENSCRAFT

October 28, 1992

This is a request of Dunavant & Associates for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial One (C-1). The 1 acre site is located at the northeast corner of KY 20 and Riverview Drive, Boone County, Kentucky. The site contains lots 4 and 5 and part of lots 2 and 3 of Riverview Estates Subdivision.

#### History of Site

On April 1, 1981, the Boone County Planning Commission approved a Zoning Map Amendment request of Commercial One (C-1) for a one acre tract on the northeast corner of KY 20 and Riverview Drive. On May 5, 1981, the Boone County Fiscal court denied the above request. On April 1, 1981, the Boone County Planning Commission denied a Zoning Map Amendment request of Commercial One (C-1) for a 1.6 acre tract on the northwest corner of KY 20 and Riverview Drive. On May 5, 1981, the Boone County Fiscal court upheld the Planning Commission's denial of the above request. On June 21, 1989, the Boone County Planning Commission approved a zone change to C-3 on the 1.6 acre site across from the subject site. The Fiscal Court approved that request on November 21, 1989.

#### Surrounding Land Uses and Zoning

The Riverview Estates Subdivision lies to the north and is zoned Suburban Residential One (SR-1). South of the site, across KY 20 is the existing Val-Air Commercial parking lot and auto retail facility, which is zoned Commercial Services (C-3). West of the site is the 1.6 acre tract described above and the existing Airport Fast Park and Thrifty Car Retail, zoned Commercial Services (C-3). To the east is vacant land and low density residential uses zoned Suburban Residential One (SR-1).

#### Characteristics of the Site

The site is level and contains mostly grass cover.

#### Relationship to Comprehensive Plan

The 1990 Future Land Use Map depicts the site and property generally located north of KY 20 as future Business Park with all property to the south of KY 20 recommended to be Commercial. The recommended Commercial Land Uses include some property to the east of the site, on the north side of KY 20. The Goals and Objectives of the Business Activity element recommend that compact, efficient development patterns be encouraged by maintaining buffer space between uses and that future commercial development occur in compact aggregations having an integrated design. The objectives also recommend that commercial uses be

developed at strategic locations relative to their trade areas with direct access, but located in such a way as not to congest traffic movements. The Business Activity element makes the following forecast of the I-275 airport interchange area:

The I-275 airport interchange should experience a decrease in the existing airport related commercial activities. The existing airport related commercial businesses should evolve into highway related businesses. This area could support office related businesses, particularly properties possessing panoramic views of the Ohio River.

The Goals and Objectives of the Transportation element call for access management to reduce vehicular traffic congestion wherever possible.

The text of the Land Use Element recognized the airport noise impacts on the area and recommends that the Riverview Subdivision redevelop as Business Park land uses.

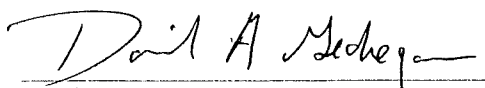
#### Staff Concerns

The applicant has submitted a letter (attached) that requests a waiver of the requirement of a Concept Development Plan. All Commercial One (C-1) uses are being requested. The site should develop with sensitivity to access management, traffic safety, and buffering for any adjacent residential uses. The permitted uses under the C-1 zoning district are attached. In addition, staff has been advised of deed restrictions that potentially limit development on the site to residential uses.

#### Conclusion

The Planning Commission and the Boone County Fiscal Court need to review this request in terms of the three criteria necessary for finding a zoning map amendment. In addition, the Commission should consider the potential impact of all C-1 permitted uses at this location. Should this request be approved, the 1990 Future Land Use Map may need to be adjusted.

Respectfully Submitted,



David A. Geohegan, AICP  
Senior Planner

DAG:par

# DUNAVANT & ASSOCIATES — ARCHITECTS

October 2, 1992

Mr. Bill Fromm, Director

Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005

RE: Zoning Map Amendment  
Riverview Development

Mr. Fromm:

Please accept this request for waiver of a Concept Development Plan on a one (1) acre tract on the northeast corner of KY Highway 20 and Riverview Drive (sketch enclosed). We will be requesting a change from SR-1 to Commercial One (C-1). The reasons for this request are as follows:

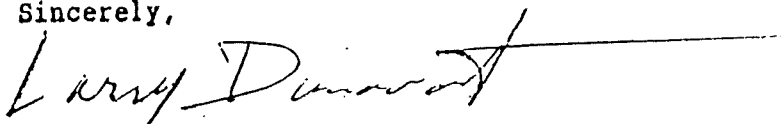
1. This area is in the impacted airport noise zone for residential use, the airport is either purchasing and/or insulating remaining residential property, the majority of which are owner vacant already.

2. Your, Boone County Planning Commission's, COMPREHENSIVE PLAN calls for the Redevelopment of this area into commercial purposes.

3. All conditions of the Boone County Zoning Regulations will be met at the time of Site Plan Review that will require approval by your agency.

Thank you for your attention to this matter. We look forward to your prompt and positive response.

Sincerely,



Wm. L. Dunavant, Architect

cc: Riverview Estates, Inc., Owner  
Howard L. Ravenscraft, M.D., J.D., President

Enclosure

S.R.-1  
ANDERSON

FUTURE STREET  
(DEDICATED)

RIVERVIEW DEVELOPMENT INC

RIVERVIEW DRIVE

1 ACRE

TRACT TO BE  
REZONED

KENON COUNTY AIRPORT BOARD  
S.R.-1

N

RIVERVIEW  
DEVELOPMENT CORP.

PUNAVANT & ASSOCIATES - ARCHITECTS

10/1/92  
10/6/92

1" = 30'

HEBRON

KY 20

BARING

ROLLERS INC

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ARTICLE

10

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COMMERCIAL DISTRICTS

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SECTION 1000

Intent

The intent of this article is to create: a) the necessary selection of goods and services required by urban neighborhoods, communities and regions; b) in order to prevent excessive commercialization from wasting or blighting public and private facilities and land; c) at sites capable of centrally serving trade area populations; d) able to be appropriately supported and related to infrastructure capabilities--circulation, in particular; e) implementing of an overall identifiable, cohesive urban form of; f) compact and efficient plans and designs which make multi-purpose use of parking, transit utility, open space and other physical characteristics of the land and improvements.

SECTION 1010

COMMERCIAL ONE (C-1)

The purpose of the Commercial One district is to provide the convenience good and personal services required for daily living needs. Districts will be located on suitable lands central to the neighborhood trade area provided direct access from neighborhood collector roads or minor arterials. District facilities and plans will be organized to provide central and convenient collection of vehicles and pedestrians within the district's facilities and major shopping spaces.

SECTION 1011

Principally Permitted Uses

The following uses are permitted:

1. Hardware stores;
2. Eating and drinking places including alcoholic beverages, and with drive thru facilities;  
Eating and drinking places including alcoholic beverages, but excluding drive-in and franchise food chains  
(CITY OF FLORENCE ONLY);
3. Grocery stores and supermarkets;
4. Stores with retail sales of meat, fish, seafood, dairy and poultry products;
5. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;

58 ARTICLE 10

6. Convenience stores;
7. Liquor, beverage, drug and proprietary stores;
8. Banking services (including drive-thru facilities) savings and loan associations, credit unions and other credit services;
9. Insurance carriers and agents;
10. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services;
11. Accounting, auditing and bookkeeping services;
12. Postal services;
13. Physician, dental, optical goods and services;
14. Veterinary services and pet grooming services but not including the boarding of animals;
15. Beauty and barber services and tanning salons;
16. Nursery and day care centers;
17. Laundering, dry cleaning and dyeing services including self-service;
18. Alteration and garment repair and custom tailoring;
19. Shoe repair, shoe shining and hat cleaning services;
20. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trade;
21. Jewelry stores;
22. Radio, t.v., music supplies, cameras, photographic supplies and specialty household appliances;
23. Art, craft and hobby supplies and products, gifts and novelties;
24. Antiques and used merchandise;
25. Books, stationery, newspapers and magazines;
26. Florists excluding greenhouses;
27. Sporting goods including bicycles;
28. Draperies, curtains, upholstery and floor coverings;
29. Paint, glass and wallpaper stores;
30. Photo finishing services;
31. Recreation centers, gymnasiums, clubs and similar athletic uses.

**SECTION 1012**

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses defined to be:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
  - a. Temporary exhibit spaces;
  - b. Aquariums, botanical gardens and other natural exhibitions;
  - c. Stages and similar assembly areas;
  - d. Indoor target ranges and similar athletic uses;
2. Dwelling unit provided the building was originally designed for residential uses, including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets;
3. Direction and incidental signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;
6. Storage, uncrating or unpacking areas provided such activities are an integral function of a permitted use and do not create enclosed or outside spaces which will tend to enlarge or overpower the activities of permitted uses;
7. Retail sale of motor fuels;
8. Drive-up photo finishing services and automatic teller services.

**SECTION 1013**

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and, c) the arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. Gasoline service stations and vehicle maintenance facilities;
2. Churches, synagogues, temples and other places of religious assembly for worship.

60 ARTICLE 10

**SECTION 1014**

Intensity

The intensity of use in a Commercial One district of under two (2) acres shall not exceed 8,000 square feet of gross floor area per acre of land.

The intensity of use in a Commercial One district larger than two (2) acres shall not exceed 11,000 square feet of gross floor area per acres of land.

**SECTION 1015**

Minimum Size

There is no minimum size or extent required of a Commercial One district.

**SECTION 1016**

Minimum Standards

See Article 31 for dimensional standards. (Site Plan Review required for all permitted uses) (See Article 30)

The Chairman introduced the second item on the Agenda:

2. Zoning Map Amendment: The request of Dunavant & Associates - Architects (applicant) for Riverview Estates, Inc. (owner) for a Zoning Map Amendment on a one-acre site at the northeast corner of KY 20 and Riverview Drive, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial One (C-1).

Staff Member Dave Geohegan presented the Staff Report which included a slide presentation (see Staff Report). He noted a letter from the applicant attached to the Staff Report requesting waiver of the requirement for a Concept Development Plan. The Staff Report also included an attached listing of uses permitted in the C-1 Zone.

Chairman Viox asked for comments from the applicant.

Mr. Dunavant stated that the area is one of the areas most impacted by noise from the airport. The airport has acquired the adjacent SR-1 property and they understand that as of this afternoon the airport has a verbal commitment on the property to the north. They believe that going with a C-1 use at this time is the most practical approach. He noted that the plan refers to "Office Park", but it also refers to "redevelopment of the area into commercial type uses". He stated that half of the area is surrounded by the airport.

Chairman Viox asked if there were any further comments or questions from the audience.

Dr. Ravenscraft stated that he had nothing to add, but would answer any questions.

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

Mr. Sharp questioned the deed restrictions. Mr. Geohegan advised that when the property on the other side of the street was reviewed in 1989, there were deed restrictions limiting it to residential use. He did not know if there were deed restrictions affecting this property.

Mr. Dunavant stated that two law firms have told him that there are still deed restrictions. He stated that there were 29 houses on Riverview Drive, but 21 of them are now owned by the airport. The remaining property owners are under option to the airport to purchase their homes. The deed restrictions should not be a problem. He does not know what he wants to do with the property at this time.

Mr. Sharp question the LDN in the area. Mr. Geohegan advised that it is in the 65 LDN. Mr. Costello agreed.

Mr. DeLong stated that if the Committee recommends approval of this request, he would strongly support access management. Mr. Sharp commented that this would be access to the airport property. Chairman Viox stated that it would be tying commercial to residential property. Mr. DeLong stated that there is supposed to be a business park in the back. Mr. Geohegan advised that the entire area is seen as business park. Mr. DeLong stated that he wants the access management.

There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on November 4, 1992 at 8 P.M. and closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:

  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING

November 4, 1992 - 8:00 P.M.

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Mr. Fred Burch, Vice Chairman, called the meeting to order at 8:00 P.M..

COMMISSION MEMBERS PRESENT:

Mr. William Bailey  
Mr. Fred Burch, Vice Chairman  
Mr. Lawrence Collins  
Mr. Phil Damstrom  
Mr. R. N. Greene  
Mr. Robert Kirby, Jr.  
Mr. Don McMillian  
Mr. Barry Neltner  
Mr. Thurman Owens  
Mr. Robert Ries  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mrs. Carol Smith

COMMISSION MEMBERS NOT PRESENT:

Mr. William Viox, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Burch stated that each Commission member had received copies of the Minutes of the October 21, 1992 Business Meeting and the October 28, 1992 Public Hearings. He asked if there were any comments or corrections.

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

Mr. Kirby stated that if the Zoning Administrator feels that a Waiver request is controversial, he can bring it to the Commission. He noted that the Subdivision Regulations are reviewed annually and if the Commission does not like the way this amendment works, then it can be reviewed again next year. He stated that he was the Committee member who asked that there be a report to the Commission of what the Zoning Administrator is doing so that the Commission can keep tabs on it. He stated that the Commission will be kept informed.

Mr. Neltner stated that he does not question Mr. Costello's ability to make a proper judgment, but he views administering the Subdivision Regulations as a responsibility of the Planning Commission. Waivers are the responsibility of the Commission. He stated that if the language has to be changed in the future because of an abuse, then there is already a problem because Waivers had been granted that are counter to the plan the Commission has for the county. He does not want the Commission to be sued for decisions that someone else makes.

Mr. Owens stated that the purpose of the amendment is to expedite to assist a builder, developer, or homeowner with a minor problem. The Staff is relied on to enforce the Zoning Regulations and the Commission is adequately protected if the Zoning Administrator reports the actions that he has taken.

Mr. Greene asked if the Zoning Administrator has a problem with informing the Planning Commission about a Waiver. Mr. Costello stated that he does not.

Mr. Kirby stated that he does not want to make Mr. DeLong's motion a part of his motion. Mr. Burch stated that it would be voted on separately.

Mr. Burch asked for a roll call vote on the amendment made by Mr. DeLong to maintain the existing wording in Section 155 of Article 1. The vote found Mr. Collins, Mr. DeLong, and Mr. Neltner in favor. Mr. Bailey, Mr. Burch, Mr. Damstrom, Mr. Greene, Mr. Kirby, Mr. McMillian, Mr. Owens, Mr. Ries, Mr. Rush, Mr. Sharp, and Mrs. Smith were opposed. Mr. DeLong's amendment to Mr. Kirby's motion failed by a vote of 11 to 3.

Mr. Burch asked for a roll call vote on the original motion made by Mr. Kirby which found Mr. Bailey, Mr. Burch, Mr. Damstrom, Mr. Greene, Mr. Kirby, Mr. McMillian, Mr. Owens, Mr. Ries, Mr. Rush, Mr. Sharp, and Mrs. Smith in favor. Mr. Collins, Mr. DeLong, and Mr. Neltner were opposed. The motion carried by a vote of 11 to 3.

## 2. Zoning Map Amendment

The request of Dunavant & Associates - Architects (applicant) for Riverview Estates, Inc. (owner) for a Zoning Map Amendment on a one-acre site on the northeast corner of KY 20 and Riverview Drive, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial One (C-1).

Mrs. Smith read the Committee Report which recommended approval of the request based on the Findings of Fact (see Committee Report).

Mr. Sharp moved that the request be approved based on the Staff and Committee Reports. Mr. Collins seconded the motion and it carried unanimously.

4. Site Plan Review

The request of Heritage Bank (applicant) for Steve Turner (owner) for Site Plan Review to construct a 3,000 sq. ft. branch bank at 7434 U.S. 42, Florence, Kentucky. The 0.7-acre site is zoned Office One (O-1).

Staff Member Amy Moore presented the Staff Report (see Staff Report).

Mrs. Moore read the Committee Report which recommended approval of the request based on the Staff Report (see Committee Report).

Mr. McMillian moved that the request be approved based on the Staff and Committee Reports. Mr. Greene seconded the motion and it carried unanimously.

5. Site Plan Review

The request of James W. Berling (applicant) for Corporex (owner) for Site Plan Review to construct a parking lot off Steeple Chase Drive for Cracker Barrel Old Country Store, Florence, Kentucky. The one-acre site is zoned Office Two/Planned Development (O-2/PD).

Staff Member Jeff Hayes presented the Staff Report (see Staff Report).

Mr. Hayes read the Committee Report which recommended approval of the request based on the Staff Report (see Committee Report).

Mr. McMillian moved that the request be approved based on the Staff and Committee Reports. Mr. Greene seconded the motion.

Mr. Collins questioned keeping the headlights off the expressway exit. Mr. Hayes advised that trees and bushes are shown on the Landscaping Plan. Mr. Costello advised that the site is much higher than the ramps.

There being no further comments, Mr. Burch asked for a vote on the motion made by Mr. McMillian and it carried unanimously.

7. Preliminary Plat Review

The request of George Finke (applicant) for Woodrum Borders (owner) for Preliminary Plat Review to develop 492 lots in Pebble Creek Subdivision, Boone County, Kentucky. The 175-acre site at 7402 Camp Ernst Road is zoned Suburban Residential One/Planned Development (SR-1/PD).

EXHIBIT "B"

## COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Carol Smith, Chairperson

DATE: November 4, 1992


RE: Request of Dunavant & Associates - Architects (applicant) for Riverview Estates, Inc. (owner) for a Zoning Map Amendment on a 1 acre site located on the northeast corner of KY 20 and Riverview Drive, Boone County, Kentucky. The request is to rezone the site from Suburban Residential One (SR-1) to Commercial One (C-1).

### REMARKS:


We, the Committee, recommend approval of the request based upon the following Findings of Fact.

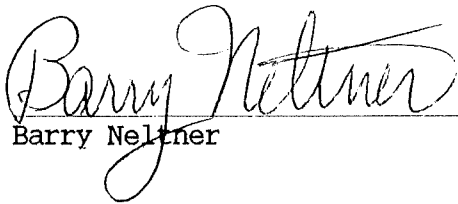
### Findings of Fact

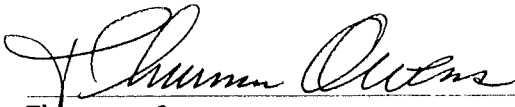
1. The text and map of the 1990 Boone County Comprehensive Plan support commercial usage of the one acre site. The Business Park Future Land Use classification can allow some limited commercial uses. Specifically, the Business Activity Element and its Goals and Objectives recommend that commercial uses be developed at strategic locations relative to their trade areas. This element also specifically notes additional commercial growth around the I-275 airport interchange, primarily airport and highway-related uses clustered along KY 20. The Business Activity Element and Land Use Element recommend commercial and office uses different from the existing parking lot uses. The requested C-1 zoning district would not allow commercial parking lots. Specific references to the Boone County Comprehensive Plan are made in the October 28, 1992 Staff Report.
2. The existing zoning of Suburban Residential One (SR-1) is inappropriate on this site because of the combination of forecasted airport-related noise impacts, KY 20 vehicular traffic, and the visual impact of adjacent parking and rental facilities that make the site, in the Committee's opinion, undesirable for low or medium density residential usage. The proposed zoning of Commercial One (C-1) is appropriate to reflect the change in development patterns that is foreseen in this area in the Comprehensive Plan. The Committee recognizes that the site lies inside the 1994 projected 65 LDN noise contours for the airport and that the Kenton County Airport Board is actively purchasing residences and residential lots within Riverview Subdivision.


  
\_\_\_\_\_  
Carol Smith, Chairperson

  
\_\_\_\_\_  
Fred Burch

  
\_\_\_\_\_  
Phil Damstrom

  
\_\_\_\_\_  
Barry Nelner

  
\_\_\_\_\_  
Thurman Owens

  
\_\_\_\_\_  
Floyd Sharp

Bill (MMP)  
Kevin WZ

MINUTES  
BOONE COUNTY FISCAL COURT  
DECEMBER 22, 1992  
5:00 P.M.

ITEM I. CALL TO ORDER

Judge Ken Lucas called to order the meeting of the Boone County Fiscal Court.

Present: Ken Lucas, County Judge/Executive  
Irene Patrick, Commissioner, District 1  
Shirley Melhaus, Commissioner, District 2  
Donald A. Davis, Commissioner, District 3  
Larry Crigler, County Attorney  
Gwen Vice, Assistant County Attorney

Staff: Jim Collins, County Administrator  
Ruth Shaffer, Deputy Judge/Executive  
Tim Kazior, Budget Director  
Harvey Pelley, Director of Public Works  
Carol Rudicill, Fiscal Court Clerk

Commissioner Davis led in the invocation and Pledge of Allegiance.

ITEM II. APPROVAL OF MINUTES

Commissioner Patrick moved, seconded by Commissioner Melhaus, to approve the minutes of the meeting held December 8, 1992. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE.

ITEM III. DELEGATIONS

Judge Lucas advised there are no delegations to come before the court at this time.

ITEM IV. PERSONNEL MATTERS

Mr. Collins presented several personnel recommendations to the fiscal court.

Commissioner Melhaus moved, seconded by Commissioner Patrick, to amend the current Personnel Policy to allow annual increases for seasonal employees. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE.

Commissioner Davis moved, seconded by Commissioner Patrick, to approve the appointment of Amy Salsbury in the Historic Preservation Department at \$4.50 per hour for eight days during Miss Salsbury's Christmas vacation from the University of Kentucky (money is available in the Historic Preservation budget to cover this expense). Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE.

Commissioner Patrick moved, seconded by Commissioner Melhaus, to approve the appointment of Kurt Elam to the position of Part-time On-call Child Care Worker at Maplewood. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE.

ITEM V. ORDINANCES & RESOLUTIONS

ORDINANCE 920.242 - DUNAVANT/RIVERVIEW ESTATES

Commissioner Melhaus moved, seconded by Commissioner Patrick, to approve on second reading Ordinance 920.242, an ordinance of the Boone County Fiscal Court recommending approval for a request of Dunavant & Associates, Architects (Applicant) for Riverview Estates, Inc. (Owner) for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Commercial One (C-1) for a 1 acre site generally located on the northeast corner of Kentucky 20 and Riverview Drive, Boone County, Kentucky, as recommended unanimously by the Boone County Planning Commission via Resolution No. R-92-021-A. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "A"

RESOLUTION NO. R-12-22-92-01

Attorney Crigler advised this item needs to be deferred until action is taken by the Solid Waste Board later in the evening in the Northern Kentucky Area Development District