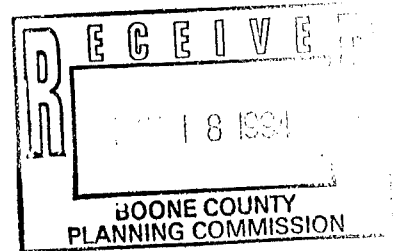


APPLICATION FORM
CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE
IN PLANNED DEVELOPMENT

(Concept Development Plan)
 BOONE COUNTY PLANNING COMMISSION
 (See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Check One:
 Change in Concept Development Plan
 Utilization of an Underlying Zone
 Planned Development (Concept Dev. Plan)
2. Name of Project Waco Self Storage
3. Location of Project KY. Hwy. 18
4. Total Acreage of Site 5.70 Acres
5. Current Zoning C-3/PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) _____
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) _____
8. Proposed Uses (please specify each use) Self Storage - Mini Warehouses
9. Proposed Building Intensities (please specify) _____
10. Have you submitted a Concept Development Plan? YES
11. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
12. Name of Applicant(s) James W. Berling
 Phone Number 331-9191 Fax No. 344-7422
13. Address of Applicant(s) 1671 Park Road Suite One
Fort Wright KY 41011
 City State Zip
14. Name of Property Owner(s) Waco Oil Company
 Phone Number 581-9226 Fax No. 655-6603
15. Address of Property Owner(s) 219 Garrard Street
Covington KY 41011
 City State Zip
16. Are there any existing buildings on the site? NO
 How many? _____
17. Deed Book 535 Page No. 241 Group No. 1545
18. Have you had a pre-application meeting with BCPC Staff? YES

(over)

EXHIBIT "A"

STAFF REPORT

Request of James W. Berling (applicant) for Waco Oil Company (owner) for a change in an approved Concept Development Plan to allow mini-warehouses. The 5.7 acre site is zoned Commercial Services/Planned Development (C-3/PD) and is located on Centennial Circle in Heritage Hill Subdivision, Boone County, Kentucky

June 15, 1994

The request is for a change in a previously approved Concept Development Plan which was originally approved on July 21, 1987 by the Boone County Fiscal Court. The site is located in the Heritage Hill Subdivision and has access off of Centennial Circle (see sheet # 1).

The site was rezoned as part of the 1986 Zoning Update from Industrial One (I-1) to Commercial Two/Planned Development (C-2/PD). In 1987 American Heritage Realty received a zone change from Commercial Two/Planned Development to Commercial Services/Planned Development (C-3/PD). As part of this zone change request a Concept Development Plan was approved which indicated approximately 65,000 square feet of office and commercial space, a 6,000 square feet restaurant, 13,000 square feet of auto sales, and approximately 86,000 square feet of mini-warehousing space (see sheet #2). Of the six lots which made up the Heritage Hill Subdivision two were sold and have been developed since the 1987 zone change. American Heritage Realty which owned and developed the six (6) lot subdivision went bankrupt before the existing section of Centennial Circle was completed. This street was not finished to County specifications and therefore, was never excepted by the County for maintenance.

Surrounding Zoning and Land Uses (See Sheet #2)

- North: Strip center/mini-warehouse and vacant lot of Heritage Hill Subdivision zoned Commercial Services/Planned Development (C-3/PD)
- South: Vacant woodland zoned Suburban Residential One (SR-1)
- West: Saturn and Pontiac Automobile Dealerships zoned Commercial Three/Planned Development (C-3/PD)
- East: Undeveloped farmland zoned Commercial Four (C-4)

Relationship to the Comprehensive Plan

The request must be reviewed on the basis of its relationship to the 1990 Boone County Comprehensive Plan. The Future Land Use Map indicates the area as Industrial while the text of the Comprehensive Plan indicates that commercial uses are recommended on the north side of KY 18, between Limaburg Road and Zig-Zag Road. Commercial uses within this area should serve local residential needs, and include office uses in order to avoid a continuous commercial strip.

The Transportation Goals and Objectives of the Comprehensive Plan indicate that the level of service of the transportation system shall be maintained and improved, thus enhancing safety, addressing and resolving identified inefficiencies, and promoting and responding to regional growth. In addition, intersection improvements and signal system enhancements and other types of operational improvements shall be made where appropriate.

The Airport Master Plan, which is addressed in the Transportation Element, identifies one proposal that would have a major impact on the applicant's property. This proposal consists of creating a road that connects Tower Drive with Zig-Zag Road. This roadway would provide an alternate route for traveling around the airport.

The Business Activities Element of the Comprehensive Plan addresses the concern that commercial development along KY 18 should not extend uninterrupted from Florence to Burlington. The commercial developments that occur shall be limited in scale and clustered to serve growing residential neighborhoods. Commercial development around Limaburg Road and the surrounding area should coordinate closely with the projected high and medium density residential development to form a more coherent community rather than just a strip extending out of Florence.

Concept Plan

The proposed Concept Development Plan is changing 5.7 of the total 15.38 acres of the previous Concept Development Plan which included several different uses and approximately 170,000 square feet of building area. The intensity per acre was 11,066 square feet. The proposed Concept Development Plan shows only one proposed use a 83,600 square feet mini-warehouse facility (see sheet # 4) with an intensity of 14,666 square feet per acre. The Boone County Zoning Regulations permit 18,000 square feet of building area per acre of land. The proposed use would be considered a low traffic generator with infrequent trips because of the nature of the business. The proposed use has only a 20 feet setback along Centennial Circle and a 25 feet setback along KY 18. The underlying zone requires a 50 feet frontyard building setback.

Staff Concerns


1. Staff has a concern regarding the design and materials to be used for the building and the view that this structure may present along KY 18 and Centennial Circle. Staff would discourage the use of concrete block or painted block and would instead recommend a split faced block, brick or similar material. Landscaping will also be important in breaking up the long unbroken mass of the building. Staff would also recommend architectural variations in height to buildings on the perimeter to break the break up the mass of the building.
2. The current Boone County Zoning Regulations do not permit any additional free-standing signs for Heritage Hill Subdivision. The number of signs, the design, and the size of the signs should all be studied to determine if an additional free-standing sign should be granted. If the additional sign is granted, limits should be established on the size, height, and design for the sign.

3. The 1987 Zoning Map Amendment established a condition that required a right turn deceleration lane to be installed. There was a bond filed with the Kentucky Transportation Cabinet under the name of Donald Streck to construct the deceleration lane. However, the bond has never been used and may not be transferable to the applicant. Staff believes that the previous condition should still be adhered to if the existing bond is not transferable, and the applicant should install the right turn deceleration lane if the request is approved.
4. Centennial Circle is currently not County maintained because it was not built according to County specifications. At a minimum, the street would need to include provisions approved on a October 14, 1988, Improvement Plan for Centennial Circle. Staff believes that the road should be improved to County specifications before additional development is allowed to occur.
5. Staff believes that the proposed middle curb cut for the mini-warehouse should line up with the existing Pontiac Dealerships curb cut. In addition, staff questions whether the curb cut located adjacent to the strip center to the north complies with the minimum spacing between curb cuts of 50 feet.
6. A condition was established in the 1987 Zoning Map Amendment which required that right-of-way be provided and a frontage road constructed along KY 18 to provide access to the Commercial property to the east. Staff believes this condition should be explored to determine if this condition is still appropriate.
7. Staff believes the building setbacks should be examined to determine whether a reduction in the frontyard setback is appropriate.

Conclusion

In conclusion, the proposed Change in Concept Development Plan request generally is in agreement with the 1990 Future Land Use Map. However, the visual appearance and character of commercial development should be considered carefully when evaluating the Change in Concept Development Plan. Should the request be approved by the Boone County Fiscal Court, no change will be necessary to the 1990 Boone County Comprehensive Plan.

Respectfully Submitted,

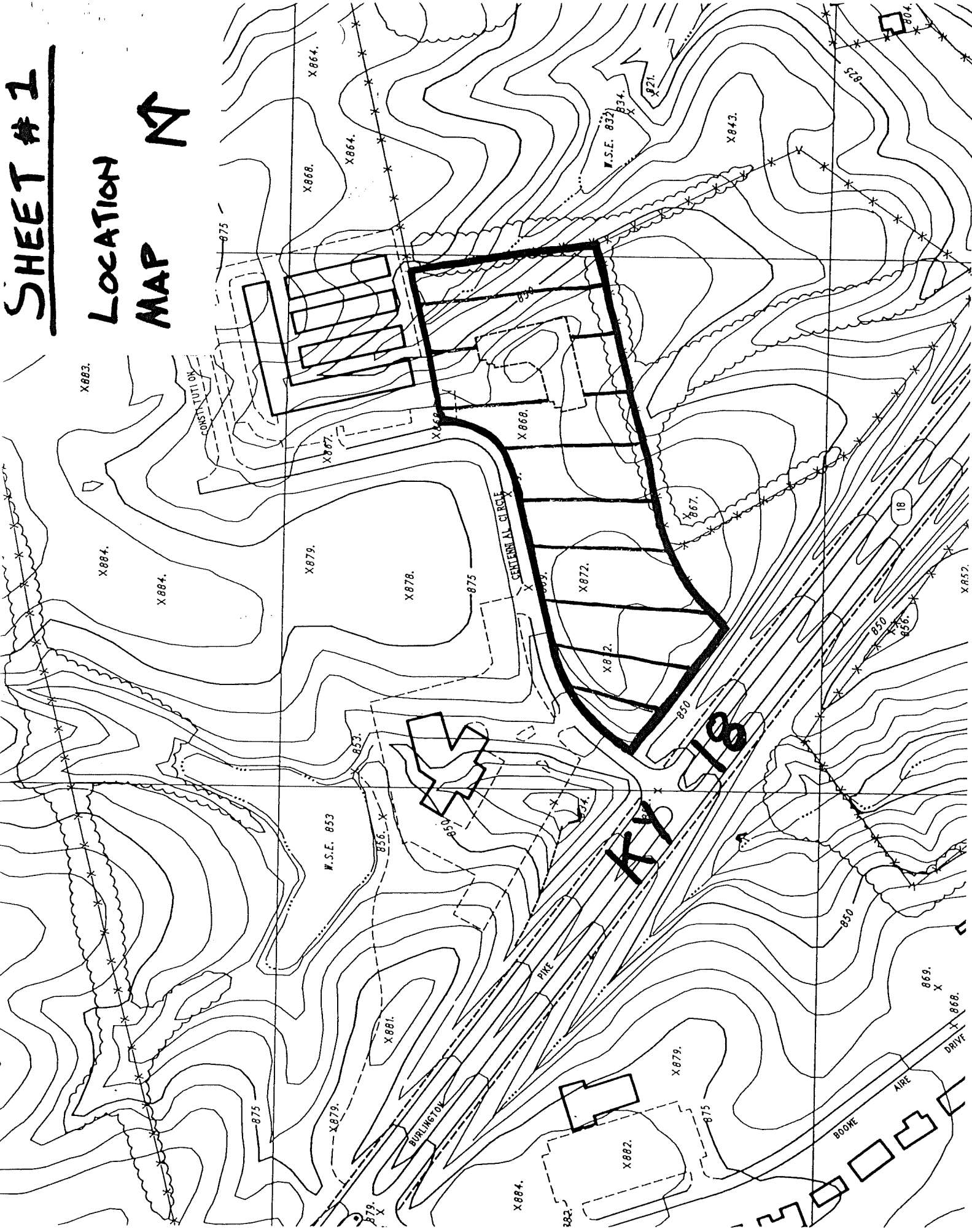

Jeffrey F. Hayes
Planner I

FOR JEFF

JFH\par

SHEET # 1

LOCATION MAP



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X884.

X884.

X879.

X878.

W.S.E. 853

X881.

X879.

BURLINGTON

X884.

X882.

X879.

X867.

X868.

X868.

X872.

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X867.

X864.

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X864.

W.S.E. 832

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BOONE AIRE DRIVE

CONSTRUCTION

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GENERAL AVENUE

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855.

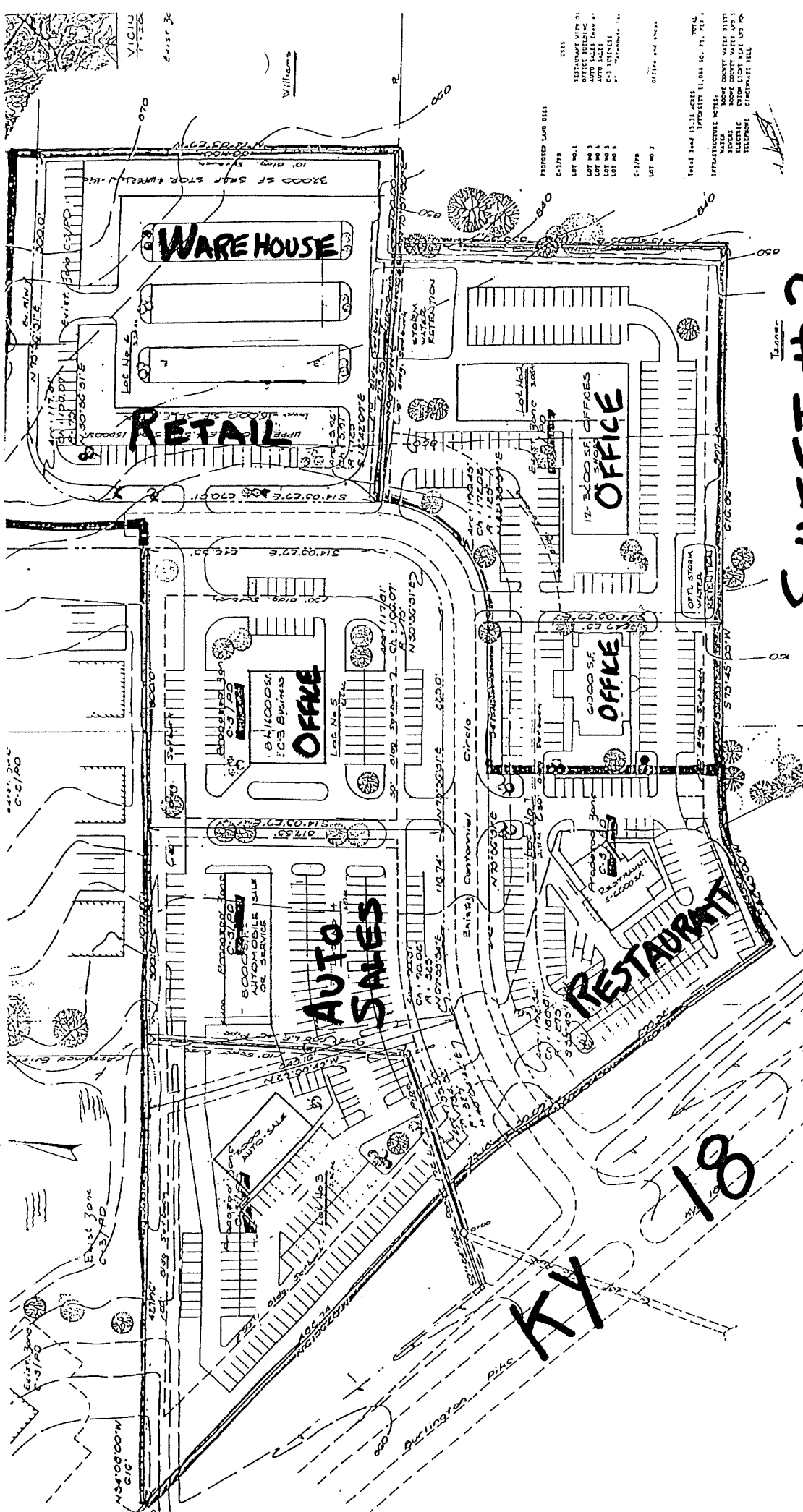
875

KY 18

850

875

868.



SHEET # 2
PREVIOUS CONCEPT
PLAN



PROPOSED LUM DIST
 C-3/778
 LOT NO. 1
 LOT NO. 2
 LOT NO. 3
 LOT NO. 4
 LOT NO. 5
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KY 18

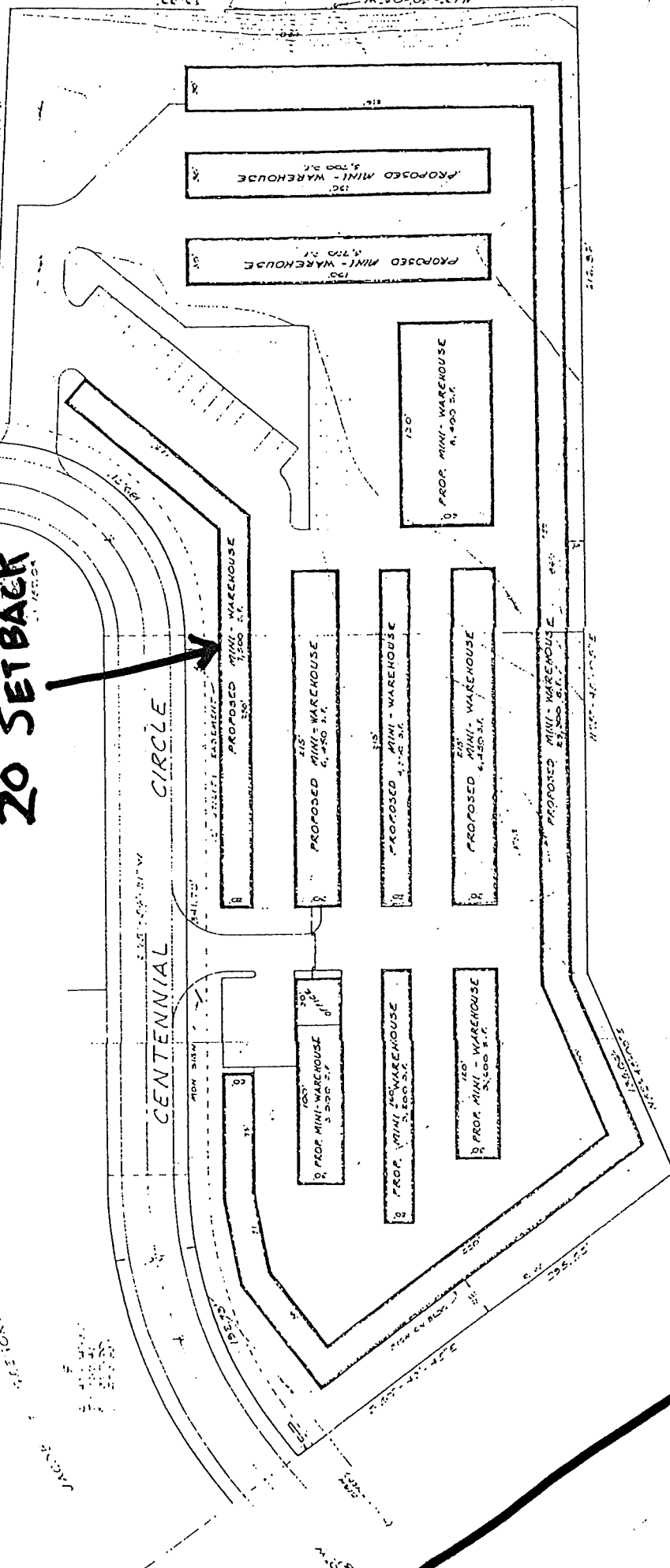
STRIP CENTER
& MINI WAREHOUSE

WACO OIL COMPANY

20' SETBACK

JAKE SWEENEY

SWEENEY



SHEET # 4



PROPOSED CONCEPT
PLAN

ROSA M. TANNER

TY 18

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Barry Neltner, Chairman

DATE: July 6, 1994

RE: Request of James W. Berling (applicant) for Waco Oil Company (owner) for a change in an approved Concept Development Plan to allow mini-warehouses. The 5.7 acre site is zoned Commercial Services/Planned Development (C-3/PD) and is located on Centennial Circle in Heritage Hill Subdivision, Boone County, Kentucky.

REMARKS:

We the Committee, recommend approval of the request based upon the following findings of fact and with the following conditions:

Findings of Fact

1. The request is generally in agreement with the adopted 1990 Boone County Comprehensive Plan which indicates that commercial uses are recommended on the north side of KY 18, between Limaburg Road and Zig-Zag Road.
2. The Committee believes that the proposed use, with the attached conditions, avoids the continuous commercial strip mentioned within the Comprehensive Plan.
3. The planned development does not hinder nor deter development of surrounding undeveloped properties in accordance with the Comprehensive Plan.

Conditions

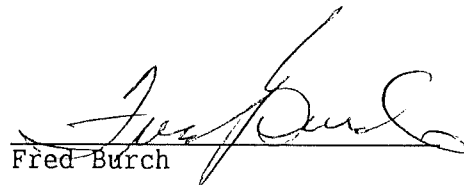
The applicant is being asked to agree to and include these items as part of the Concept Development Plan:


1. The applicant shall be responsible for installing a right turn deceleration lane into Centennial Circle. This deceleration lane shall be built to Kentucky Transportation Cabinet standards and will require their ultimate approval.
2. The building shall be designed to incorporate architectural variations ~~in the height and materials~~ along the perimeter located along KY 18 and Centennial Circle. The architectural variations ~~in height~~ should create a visual break in the long continuous linear ~~height~~ ^{shape} of the proposed building. The materials to be used for the building shall include split-faced block, brick or similar material which require limited maintenance for areas of the building which are visible from public rights-of-way. However, materials such as concrete block, plain concrete or siding shall not be permitted in areas which are visible from public rights-of-way. The building design and materials will be reviewed during the Site Plan Review procedure and shall be designed to meet the satisfaction of the Planning Commission. JFH

3. The applicant shall improve the section of Centennial Circle from the intersection with KY 18 to their proposed entrance. This section of the road shall be upgraded to meet Boone County Street Specifications. In addition, the applicant shall work with the Boone County Public Works Department and the other affected property owners to improve the section of Centennial Circle which is currently not maintained by the Public Works Department.
4. The applicant shall install substantial landscaping along the perimeter of the building which is visible from public rights-of-way. The landscaping shall include large deciduous and evergreen trees as well as ornamental landscaping. The landscaping plan will be reviewed during the Site Plan Review procedure and shall be designed to meet the satisfaction of the Planning Commission.
5. The proposed entrance shall be aligned with the Pontiac Dealership driveway or shall comply with the Boone County Access Management Regulations. The second driveway which is indicated on the submitted Concept Development Plan shall be for emergency access only.

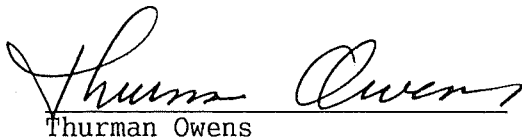
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.


Barry Neltner, Chairman


Fred Burch


Phil Damstrom


William Bailey

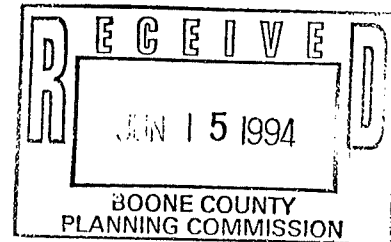

Thurman Owens


Gayle McElroy



DON SALYERS MASONRY, INC.

5834 CONSTITUTION DRIVE
FLORENCE, KY. 41042
(606) 525-6694
FAX 283-5921



June 14, 1994

Boone County Planning and Zoning Commission
2995 Washington Street
Burlington, KY 41005

RE: Heritage Hill Commercial Center

Dear Sirs:

I am unable to attend the public hearing on June 15, 1994 due to prior committments. However, I would like to express my concerns.

Jake Sweeney Jr. and myself have expressed the same concerns at a meeting two years ago. At that time, the proposed zoning change was turned down by this commission. At the time, my building was proposed for construction, several restrictions were placed on my development. The main restriction was to keep the mini storage building hidden from public view. The re-design of my building accomplished this with the retail office center at street level and the warehouses hidden from view at the rear. I am very proud of the construction appearance of Liberty Hill Plaza and feel as does Mr. Sweeny Jr., that construction that proposed many warehouses would be detrimental to the value to my property and Mr. Sweeney's property.

I also feel that the overdue appearance of the warehouse buildings at the proposed location in plain public view is a detriment to the value of the entire development. I ask for consideration that the zoning change be turned down for these reasons.

Thank you very much for your time.

Sincerely,

Don Salyers
Owner/President

Liberty Hill PLaza
Don Salyers Masonry, Inc.

BOONE COUNTY PLANNING COMMISSION

June 15, 1994
7:00 P.M.

PUBLIC HEARING

Commission members present: Mr. Bailey, Mr. Burch - Vice Chairman, Mr. McMillian, Mr. Neltner, Mr. Owens, Mr. Ries, Mrs. Schaffer, Mr. Viox - Chairman, and Mr. White.

Mr. William Viox, Chairman, called the meeting to order at 7 P.M.. Following an explanation of the Public Hearing process, Chairman Viox introduced the item on the Agenda:

1. Applicant: James W. Berling for Waco Oil Company (owner)

Request: Change in Concept Development Plan

The request of James W. Berling (applicant) for Waco Oil Company (owner) for a change in an approved Concept Development Plan to allow mini-warehouses. The 5.7-acre site is zoned Commercial Services/Planned Development (C-3/PD) and is located on Centennial Circle in Heritage Hill Subdivision, Boone County, Kentucky.

Staff Member Dave Geohegan presented the Staff Report which included a slide presentation (see Staff Report). Mr. Geohegan advised that letters were received from two adjacent property owners, Mr. Don Salyers, Owner/President of Don Salyers Masonry, Inc., and Mr. Jake Sweeney, Jr., in opposition to the request. Their primary concern was that if mini-warehouses are permitted in this development, they should occur in the back and not in this highly visible location.

Chairman Viox asked for clarification of Mr. Geohegan's comment that access to the adjoining property could not be achieved. Mr. Geohegan stated that this type of use is such that it would be fenced for security reasons. The adjacent property, referred to as the Rosa Tanner property, fronts on KY 18. He stated that because of the nature of the use, security reasons, and the layout, there would not be a driveway coming through there.

Chairman Viox asked for the applicant's presentation.

Mr. Jim Berling, speaking for Mr. Don Conrad, noted the attachments to the Staff Report in regard to what was previously proposed and what they are now proposing. He stated that Mr. Conrad wants to do a mini-warehouse type development, which is a good use for the site because it involves minimal traffic and no peak hour. He stated that a restaurant and two office structures were proposed before and they would have generated quite

a bit of traffic compared to this use. He does not think a curb cut offset is important in this issue. They want a 25-foot setback off of KY 18 because of the excessive right-of-way. Their building would be 125 feet from the center line of KY 18. He stated that according to the Staff, the right-of-way is at the pole line -- and they are another 25 feet back from there. He does not think the use is that visible from the immediate area, and may be more visible from one-half to one-quarter mile away.

Mr. Berling stated that everything is internal -- they have no chain link fence with barbed wire on top. All of the activities are internal. They intend to do a nice facade on the exterior of the building and it will be decorative. He stated that they gave no thought to tying to the property to the east and providing access. The original Concept Development Plan gave no thought to that. They did not know it was important that those people have access.

Mr. Berling stated that they are asking for a Variance in setback off Centennial because all of their activities are internal. They think the development will be well received with the landscaping around the perimeter and the type of building they will construct. He believes the street was built completely at one time and declared to be inadequate, and that someone intended to come back later and pave the center. Mr. Conrad would be willing to improve the street from KY 18 back past his entrance in the first phase, and in the second phase he would improve the street all the way to the end of his property. He stated that if you look at any of Mr. Conrad's properties, you can see that he takes good care of them. This property will be taken care of and will make a good appearance. It took about two years to agree on what they would do on the piece of property on the Burlington side of the Sweeney property, but they then did a first class job. They are doing rock around the perimeter of the lake. They did run the road all the way back to Mr. Salyers' area. They think this is a good way to complete this development without adding a burden of additional traffic to the area.

Chairman Viox asked if there was anyone else present who wished to speak in regard to this request. There was no response. Chairman Viox asked for comments or questions from the Commission.

Chairman Viox asked if the applicant had given any thought to leaving the corner as retail. He referred to the old plan for a restaurant with office in the back. He stated that if they had a use in the front different from the warehousing, they could have the access to the adjoining (Tanner) property. He stated that they could have access through the middle and have warehouses on both sides of the street. He asked if Mr. Conrad had considered two different uses.

Mr. Berling stated that he did not think Mr. Conrad had considered two different uses. Mr. Schand stated that they would then have to cut the size down substantially and he does not know if it would then be feasible to develop the warehouses.

Chairman Viox stated that Mr. Berling knows how the Commission feels about access. Mr. Berling stated that he could not make that commitment without discussion with Mr. Conrad.

Mr. Costello advised that when Mr. Streck was developing the tract, there was a bond posted with the Transportation Department. Mr. Costello is checking to see if that money is still available to make turning lane improvements -- primarily the right-turn decel lane into Centennial Circle.

Mr. Neltner noted that there is a lot of roof top and concrete proposed and questioned if the retention pond indicated in the upper right hand corner on Sheet #4 is properly sized to handle all of the water that will come from the paved area. Mr. Berling stated that it is.

Mr. Ries questioned the letter from Mr. Salyers. Mr. Geohegan stated that they have some mini-warehouses back there and in Mr. Salyers' opinion the Planning Commission was hard on him in terms of design and hiding the mini-warehouses from public view.

Mr. Berling stated that Mr. Conrad wanted to put mini-warehouses on the strip without the thru street and was turned down until the street was put thru.

Mrs. Schaffer questioned Planned Development. Mr. Geohegan reviewed the aerial photograph with her and explained Planned Development. Mrs. Schaffer stated that this is a very visible site from KY 18.

Mr. Neltner questioned what the facade would look like since there will be about 1,000 feet of building along the roadway. Mr. Berling stated that the building is split-faced block and will be somewhat decorative. Mr. Neltner stated that there will not be any windows and there will be the backs of warehouses. Mr. Berling agreed, but stated that the back of the building could be landscaped and ground lit and look nice.

There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on June 27, 1994 at 1 P.M.. This item will be on the Agenda for the Business Meeting on July 6, 1994 at 8 P.M..

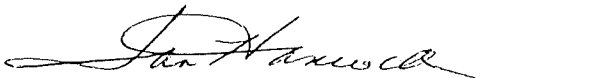
The Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING

July 6, 1994
8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:15 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett
Mr. William Bailey
Mr. Fred Burch, Vice Chairman
Mr. Phil Damstrom
Mr. Gayle McElroy
Mr. Don McMillian
Mr. Barry Neltner
Mr. Thurman Owens
Mr. Robert Ries
Mrs. Linda Schaffer
Mrs. Carol Smith, Secretary/Treasurer
Mr. William Viox, Chairman
Mr. Earl White

COMMISSION MEMBERS NOT PRESENT:

Mr. Robert Kirby, Jr.
Mr. Ralph Rush

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Director
Mr. Dave Geohegan, AICP
Mr. Jeff Hayes
Ms. Jan Hancock, Secretary
Mr. Robert Jonas
Mr. Mitch Light
Mr. Dean Niemeyer

Mrs. Arnett asked how many homes there are on Greenview. Mr. Owens estimated that there are 45 to 50 homes. Mr. Jonas advised that the estimate at the Zone Change Committee meeting was 85 to 100 homes. Mrs. Arnett questioned how far back the Commercial zoning goes. Mr. Jonas advised that the Commercial zoning is existing and was changed in 1991.

Mr. Burch stated that this is not a zone change request, it is a change in a Concept Plan.

Chairman Viox asked for a roll call vote on the motion made by Mr. Neltner which found Mr. Bailey, Mr. Burch, Mr. Damstrom, Mr. McElroy, Mr. McMillian, Mr. Owens, Mr. Neltner, Mrs. Schaffer, Mrs. Smith, and Chairman Viox in favor. Mrs. Arnett, Mr. Ries, and Mr. White were opposed. The motion carried by a vote of 10 to 3.

At this time, the Chairman changed the Agenda to hear Item No. 6:

6. Change in Concept Development Plan

The request of James W. Berling (applicant) for Waco Oil Company (owner) for a change in an approved Concept Development Plan to allow mini-warehouses. The 5.7-acre site is zoned Commercial Services/Planned Development (C-3/PD) and is located on Centennial Circle in Heritage Hill Subdivision, Boone County, Kentucky.

Staff Member Jeff Hayes presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He advised that the applicant signed the condition letter, but now wants to make changes to Condition #2.

Mr. Berling asked to change the first two sentences of Condition #2 as follows: "2. The building shall be designed to incorporate architectural variations ~~in-the-height-and-materials~~ along the perimeter located along KY 18 and Centennial Circle. The architectural variations ~~in-height~~ should create a visual break in the long continuous linear ~~height~~ shape of the proposed building." (Note: dashed words deleted and bold/underlined word added). He stated that they realize the long linear shape of the building needs to be addressed, but he is not sure there needs to be a variation in height. If it is determined in the meetings that it needs to be done, they will yield to that. They may be able to accomplish it in another manner.

Mr. Neltner asked if the request would go through architectural review. Mr. Costello advised that it would not. He stated that it is not part of the Houston-Donaldson Study, but there is a condition that refers to review by the Plan Review Committee. He stated that there is some justification, but not specific standards like the Houston-Donaldson Study.

Mr. Berling stated that they will do some modifications. They will make a colored rendering and propose it -- if the Committee does not like it, they will do it again and again. They want to cooperate -- but a

variation in height may or may not be the answer -- they do not know without studying the architecture. They do not want to tell the architect that he has to vary the height to make the building look good.

Mr. Costello stated that when the Site Plan is submitted there will be review of the building. He recommended that the Technical Design Review Committee work with the Committee on the design.

Mr. Neltner stated that the amendments would satisfy the Committee's needs. The object was to prevent one long continuous back of the building that would not be aesthetically pleasing, and it sounds like the applicant is willing to work to prevent that situation. He stated that the review recommended by Mr. Costello is acceptable.

Mr. Neltner moved by resolution to the Fiscal Court that the Revised Concept Development Plan be approved. Mr. White seconded the motion.

Mr. Ries stated that Mr. Salyers submitted a letter to the Public Hearing in opposition because he was turned down when he asked to put mini-warehouses in the front of the complex. Mr. Costello disagreed and advised that Mr. Salyers never applied for Concept Plan approval for mini-warehouses in the front of the property.

Mrs. Schaffer asked if the vote would include the requested building setback reduction. Mr. Costello advised that the property is in Planned Development and the setbacks are flexible. What is presented on the Concept Plan is close to what the setbacks will be. Mr. Hayes stated that the front yard setback is 50 feet and the Variance being granted in for 25 feet.

Mrs. Schaffer asked if a Variance on signs is being granted. Mr. Hayes advised that the Committee felt that there was no need to place a condition on the sign they are proposing. The Committee was allowing them to have one free-standing sign for the development. Mrs. Schaffer questioned the height, size, and design of the sign. Mr. Costello advised that the existing sign that advertises the name of the subdivision is intended to market the entire subdivision. The intent was to advertise all the lots on that sign. He stated that it is questionable as to whether they are entitled to a free-standing sign. Mr. Hayes stated that the submitted Concept Development Plan indicated one monument sign at the entrance.

Chairman Viox asked for a vote on the motion made by Mr. Neltner and it carried unanimously.

Chairman Viox stated that he would abstain from participation in the next two items. He asked Mr. Burch to chair the meeting at this time.

Boone County Recorder
SEPTEMBER 7, 1994

**LEGAL SUMMARY
ORDINANCE NO. 920.286**

The Boone County Fiscal Court at its meeting held Tuesday, August 30, 1994, at 5:30 P.M., Second Floor Courtroom, Administration Building, Burlington, Kentucky, gave Second Reading and adopted the following ordinance.

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RECOMMENDING APPROVAL FOR A REQUEST OF JAMES W. BERLING (APPLICANT) FOR WACO OIL COMPANY (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE ON A 5.7 ACRE SITE GENERALLY LOCATED ON CENTENNIAL CIRCLE IN HERITAGE HILL SUBDIVISION, BOONE COUNTY, KENTUCKY, AS RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION NO. R-94-027-A.

I heroby certify that the above summary of said Ordinance has been written in such a manner as to inform the public of the context of same. A copy of said Ordinance is on file in the office of the Fiscal Court Clerk and may be reviewed between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, at the Administration Building, second floor, Burlington, Kentucky.

**CAROLYN A. RUDICILL
FISCAL COURT CLERK
P.O. #P9502025**