



**EXHIBIT "A"**

# STAFF REPORT

Request of Richwood Land, Inc. (applicant) for TA Operating Corporation (owner) for a Zoning Map Amendment on a 2.23 acre site located at the Northeast corner of KY 338 and I-75, Boone County, Kentucky. The request is to change the zone from Rural Suburban (RS) to Commercial Services (C-3) to allow Commercial uses that include motel and restaurant uses.

July 27, 1994

The applicant is proposing to develop three (3) fast-food restaurants and one motel on the 6.15 acre site which once served as the Scott's Truck Stop. However, the applicant is only requesting a Zoning Map Amendment for the proposed motel use which is located on a 2.23 acre parcel. This parcel was used as a fuel island and parking area for the truck stop and is currently zoned Rural Suburban (RS) which does not permit commercial uses. The remaining portion of the truck stop property is currently zoned Commercial Services (C-3) and principally permits restaurant uses.

## Surrounding Zoning and Land Uses (See Sheet #1)

North: Single family residents located along Old Richwood Road zoned Rural Suburban (RS).

South: Truck Stops of America (TA) zoned Commercial Services (C-3)

East: Pilot Truck Stop zoned Commercial Services (C-3)

West: Interstate 75 and 71

## Site Characteristics

The site is located in the northeast corner of I-75/71 and KY 338 and has access from KY 338 via an existing curb cut. The site has approximately 600 feet of road frontage along KY 338. There is an existing highway tower sign and building located on the mostly paved site which is currently not being used. Stormwater sheet flows off of the site and is collected and released underneath the interstate.

## Relationship to the Comprehensive Plan

The applicant's site is in agreement with the adopted 1990 Boone County Comprehensive Plan Future Land Use Map which indicates the applicant's site as Commercial (See Sheet #2). This Commercial designation extends north from KY 338 to beyond Frogtown Road and is bordered on the west by the interstate and U.S. 25 to the east. The Text of the Comprehensive Plan indicates that the Richwood area should experience continued development pressure and improved infrastructure. Commercial development around the interchange area is expected to remain and expand to serve local residents, in addition to highway-related services.

Intrusive highway related services should not impact the low density residential uses on the west, and be limited to the east side of I-75. Commercial uses should develop in the northeast quadrant of the Richwood interchange, but further truck-oriented commercial uses in this area should be discouraged because of the existing traffic congestion and topographical constraints of the interchange.

#### Concept Development Plan

The applicant's Concept Development Plan indicates three (3) fast-food restaurants and one motel use (See Sheet #3). The three (3) restaurant uses which include Arby's, Burger King, and Taco Bell are currently located within a Commercial Services (C-3) zoning district. Restaurants are principally permitted within a C-3 district and are not part of this proposed Zoning Map Amendment. However, the motel use which is proposed in the rear portion of the abandoned truck stop is located within a Rural Suburban (RS) zoning district. This area of the site which comprises approximately 2.23 acres is the area for which the applicant is requesting a Zoning Map Amendment for Commercial Services (C-3).

The motel use is proposed to be approximately 20,000 square feet in size and will be accessed from a public road via KY 338 which will be constructed by the applicant. The applicant is also proposing to use the existing tower pole sign which is located on the property for advertising the motel.

#### Staff Concerns

1. The development of this site will require the applicant to follow the major division of land procedure specified within the Boone County Subdivision Regulations as well as the Site Plan Review procedure specified within the Boone County Zoning Regulations.
2. Staff believes that the proposed motel use will be a substantially smaller traffic generator than many other Commercial Services (C-3) uses.
3. Staff believes that the possibility of providing a future access to Old Richwood Road should be explored. A connection would allow for an additional means of ingress and egress from the site and also an emergency access. However, the condition of Old Richwood Road is very poor, and unless upgrades are made to this road a public road connection should not be made. If the road connection cannot be made the dedication of right-of-way should be explored for a future road connection and the emergency access should be installed.
4. Staff believes the issue of signage should be examined and a determination made as to whether the pole sign which has pre-existing, non-conforming status should be permitted to be reused or whether a smaller sign would be more appropriate for the motel use.
5. Staff believes the appearance of the building should be taken into consideration and items such as, building materials and landscaping should be addressed. In addition, staff is concerned about the applicant's intentions for screening along the residential property in the rear of the site.

Conclusion

In conclusion, the proposed Zoning Map Amendment request is in agreement with the Future Land Use Map which indicates the area as Commercial. If this request should be granted by the Boone County Fiscal Court, a change would not be needed in the Boone County Comprehensive Plan Future Land Use Map.

Respectfully Submitted,



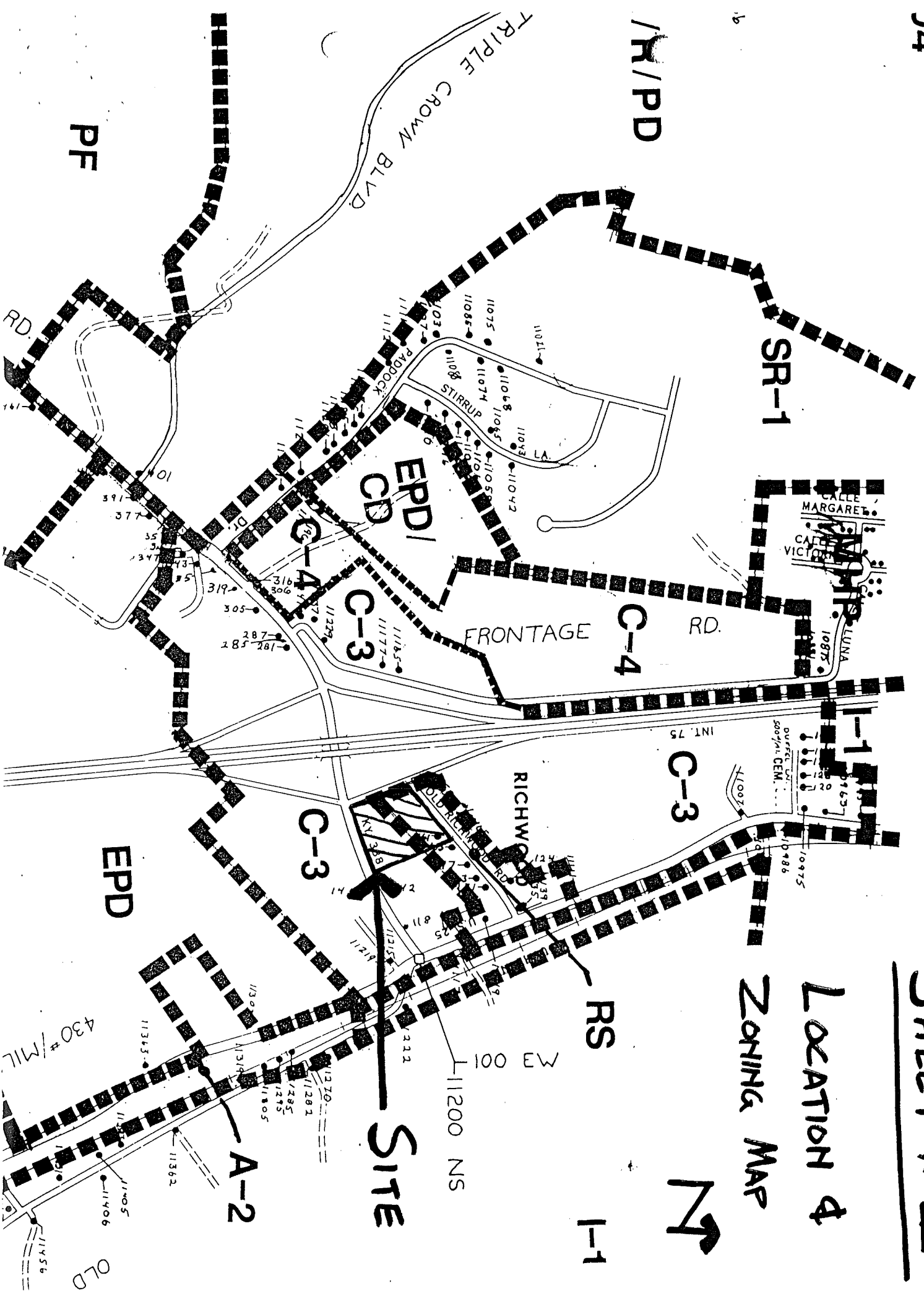
Jeffrey F. Hayes  
Planner I

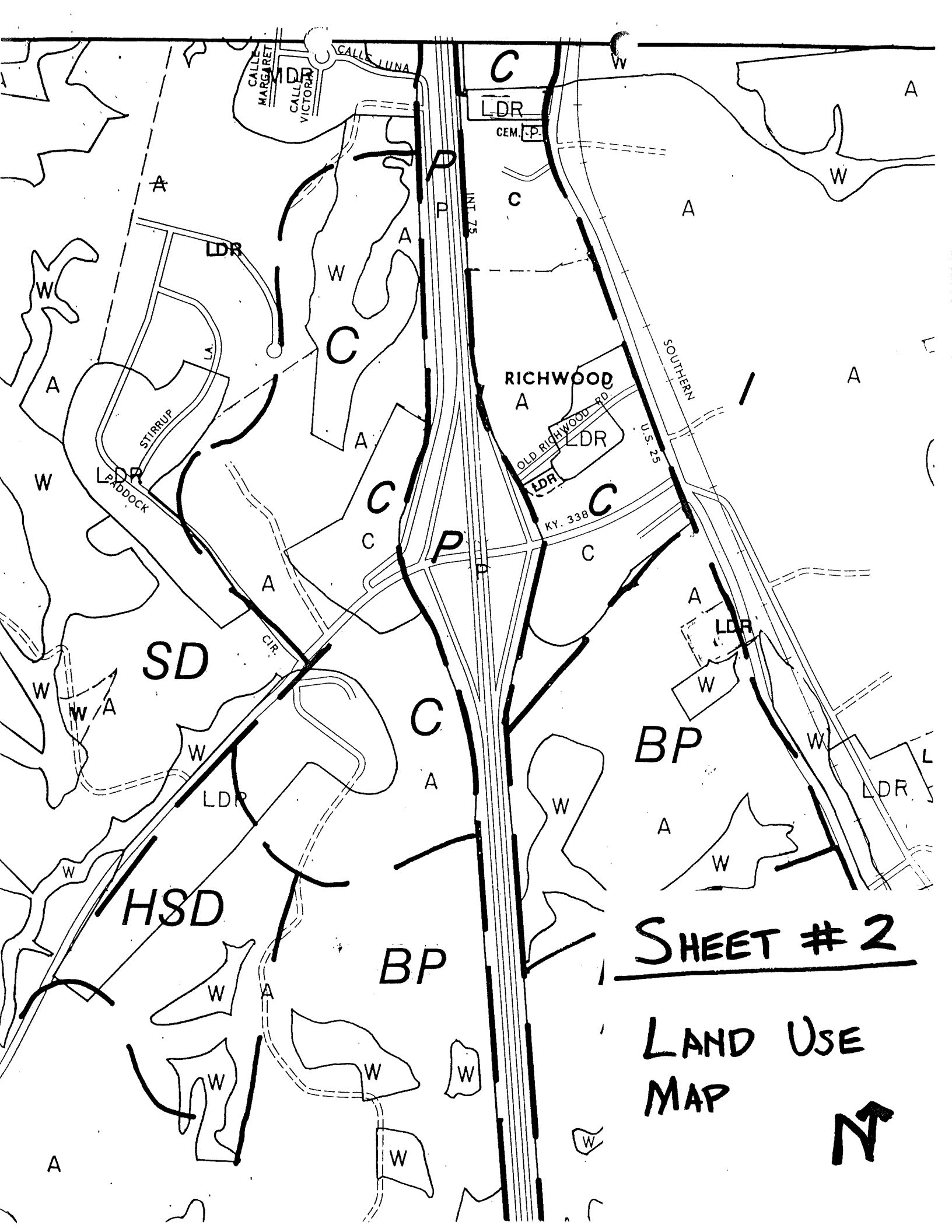
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# SHEET # 1

## LOCATION &

## ZONING MAP





**SHEET # 2**

**LAND USE  
MAP**





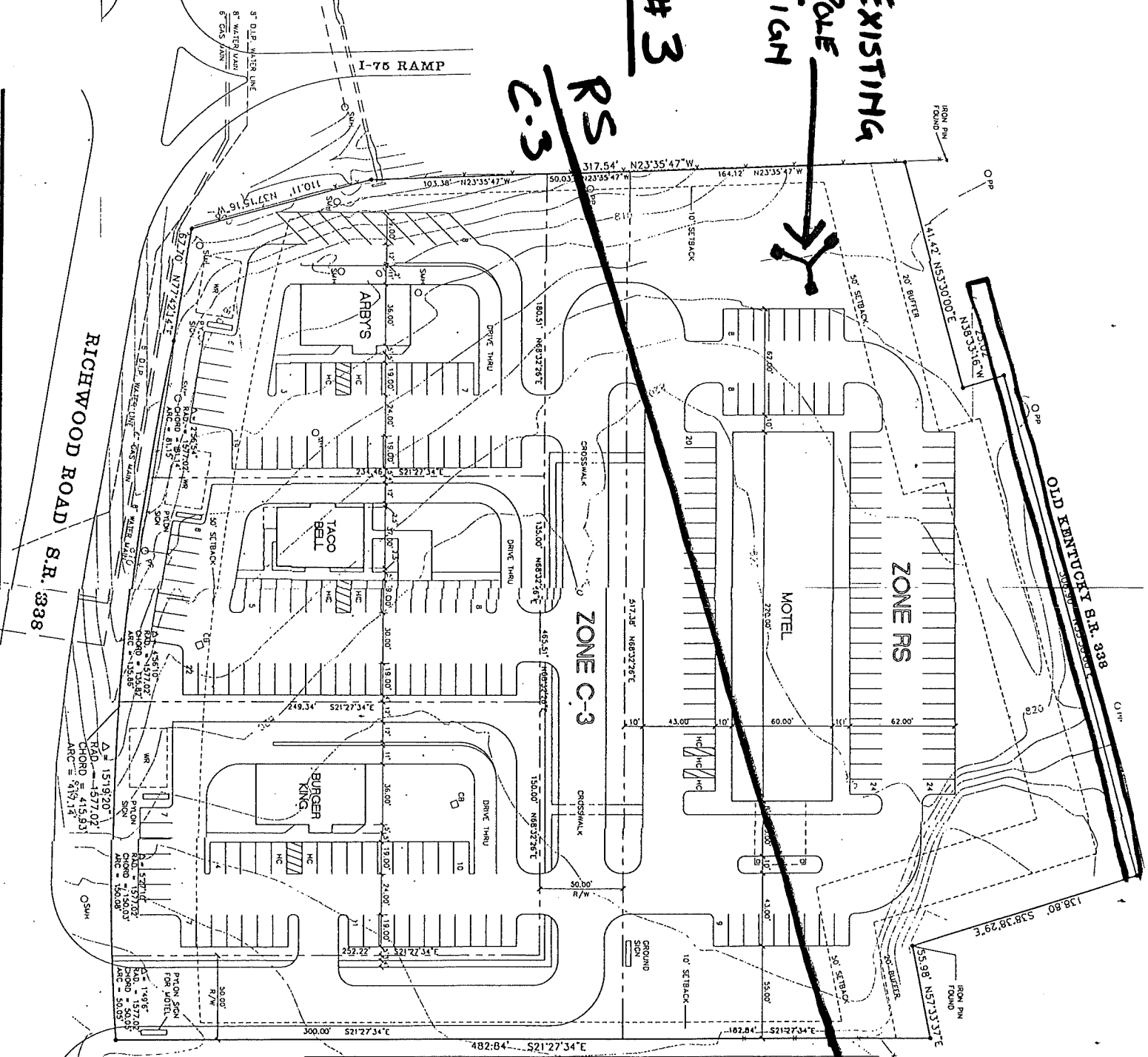
# SHEET # 3

## CONCEPT PLAN

**RS**  
**C-3**

**EXISTING**  
**PALE**  
**SIGN**

**RS**  
**C-3**



**RICHWOOD ROAD S.R. 338**

**OLD KENTUCKY B.R. 338**

SPACE CALCULATIONS	
EXISTING ZONES	2,2215 ACRES
C-3	3,8903 ACRES
TOTAL	6,1158 ACRES (28771 ± 1)
NEW CONSTRUCTION:	
BUILDINGS	20,000 ± ft.
INTENSITY	20,000 ± ft. = 7.5%
257,711 ± ft.	
OPEN SPACE	107,000 ± ft. = 43%
287,711 ± ft.	

LEGEND	
PP	POWER POLE
WR	WATER RETENTION
SM	SEWER MAIN
SB	SEWER BASIN
CB	CATCH BASIN
DL	CHAIN LINK FENCE

PROPOSED SITE PLAN	
SCALE 1" = 30'	
0' 10' 20' 30'	60'

PUBLIC HEARING ITEM NO. 2:

Commission members present: Mrs. Arnett, Mr. Bailey, Mr. Damstrom, Mr. Kirby, Jr., Mr. McElroy, Mr. McMillian, Mr. Neltner, Mrs. Schaffer, Mr. Viox - Chairman, and Mr. White.

Chairman Viox introduced the second item on the Agenda:

1. Applicant: Richwood Land, Inc. for  
TA Operating Corporation (owner)  
Request: Zoning Map Amendment

The request of Richwood Land, Inc. (applicant) for TA Operating Corporation (owner) for a Zoning Map Amendment on a 2.23-acre site at the northeast corner of KY 338 and I-75, Boone County, Kentucky. The request is to change the zone from Rural Suburban (RS) to Commercial Services (C-3) to allow commercial uses that include motel and restaurant uses.

Staff Member Jeff Hayes presented the Staff Report which included a review of the submitted Concept Plan using the overhead projector and a slide presentation (see Staff Report). Mr. Hayes indicated a line drawn on the Concept Plan to show the boundary between the RS and C-3 Zones. He showed the Commission aerial photographs of the existing truck stop and surrounding area.

Mr. Hayes read a letter received from Lori D. Wendling representing North American Properties (see Exhibit 1). He advised that this letter was not received until 5 P.M. today. Mr. Costello stated that copies of the letter would be sent out to the Commissioners.

Mr. Mike Finn with the architectural designers of the project stated that they are extending an existing C-3 district to the north. Several of the Staff Concerns have been considered by the plan. If the zoning is approved for the upper portion of the site, they have been contracted to consolidate the ground and go through a land division in accord with the Boone County Subdivision Regulations. He stated that the Richwood Road access would not be a problem. They propose that the access road be designed to dedicated standards and they can then make a decision whether to dedicate the roadway. Extending the dedicated road to Old KY 338 would be a possibility. There would be no problem in regard to emergency ingress/egress.

Mr. Finn stated that the reason they provided a Concept Plan that shows the whole site was to indicate to the Commission and the Staff that it is being considered as a total development. He stated that they are trying to eliminate access off KY 338 to the existing curb cut and provide a reasonable circulation pattern on the site. He stated that the property on the corner has been looking at ugly asphalt, and they have made an effort to pull the parking and build as far away from the corner as they can to be sensitive to the property owner. The parking lot does not encroach on the buffer or a required building setback. The plan is as sympathetic to the adjoining owner as any plan could be and is a significant improvement over what they have had next to them for the last

several years. In regard to the letter from North American Properties, he stated that the impact on the infrastructure of the small piece they are asking to rezone is insignificant compared to the impact the North American Properties development will have. He stated that they intend to put all utilities in their access road and tie the stormwater into the current ditch and headwall. He noted that they will be subject to more detailed Site Plan Review. He stated that the motel will be involved in the development when each fast food restaurant brings in a Site Plan and will be obligated to show how the utilities are being handled. He stated that it would be unfair to impose any restriction on the infrastructure for the small piece that will be rezoned. He believes that Ms. Wendling is looking at the fast food restaurants, but they are permitted under current zoning.

Mr. Finn stated that there has been some talk of some contamination and environmental studies have been provided. As a condition of the sale, TA Operating Corporation has to contract and be responsible for any required clean up prior to the conveyance of the property. Before any commercial development happens, any required clean up will have taken place.

Chairman Viox asked if there was anyone else present who wished to speak in favor of the request.

Mr. Gerald Dusing, attorney, representing Thomas Bischoff, stated that he was neither for nor against the request, but echoes the comments Lori Wendling made in her letter. He referred to Sheet #1 attached to the Staff Report and stated that on the Bischoff site the property is Employment Planned Development and CD, and C in the front. One of the conditions imposed by the Commission was that proposed improvements to the ramps at the Richwood exit/interchange on I-75 be contracted and locked in as being committed to by the state and the contract let before they could occupy their premises. It was a condition beyond their control and they did not like it, but understood it. The O.G. Simpson project was scheduled to go in then and all of that has been put off now. Even though the zoning map contemplated the type of uses approved for the Bischoff property based on EPD and Commercial Zoning, traffic was discussed ad nauseam over many months and there were many legitimate concerns. Traffic studies were commissioned by them at the Commission's direction and it was the Commission's decision, based on the level of traffic, that ramp improvements be made as a condition of their development. At that time, the subject site was vacant and generating zero traffic. Now that this site is to be developed it will be part of the overall scenario and they feel strongly that the Commission needs to be consistent in regard to the public improvements elements which the letter refers to, and impose a consistent condition. They do not have any problem with the development per se, except that it be allowed to go forward at the same time their development was limited to. The ramp improvements have not come to fruition yet. To be consistent and fair, the Commission should impose a uniform condition.

Mr. Bill Woodruff, 11012 Appaloosa, agreed with Mr. Dusing. He stated that there has been a long established history of conditions concerning traffic. He asked for further information regarding the history of the

sign on the site, and questioned if there were any permits or Variances for it. Mr. Costello advised that he will check into the sign.

Mr. Woodruff stated that he understands that the regulations are vague about whether or not the sign would have to come down and in regard to a Variance. He referred to Section 280, which deals with non-conforming lots, uses, and structures, and quoted from that Section noting that it is the intent that non-conforming items continue until they are removed but not to encourage their survival. He stated that there has been removal of the sign and there should be an effort to get it within the regulations. He asked that the Committee address the sign. He stated that there was a condition imposed on February 3, 1993 in regard to the A.G. Simpson property. He quoted from Condition #5 of the Committee Report in regard to the study, design, and implementation of necessary improvements.

Chairman Viox stated that Mr. Woodruff was referring to the Committee Report, not the approval. Mr. Costello explained that it is his understanding that the condition was agreed to by the property owner, but Fiscal Court deleted the condition. He will verify this information.

Mr. Woodruff stated that it was recognized that there was traffic in the area, and that was with zero traffic from this site. There were conditions on the development referred to by Mr. Dusing. He stated that he asked the state about the current status and Mr. George Hoffmann told him that the southbound interstate off ramp will be two lanes beginning Spring, 1995 and they will rebuild the pavement of KY 338 eastbound in 1995. He stated that the lanes as established are not going to change and he does not know if the traffic flow will change. He does not know that this addresses the issue of improvement and there needs to be a condition with this development. Road improvements on KY 338 need to be addressed. He referred to the Update of the Comprehensive Plan and the growth in the county and stated that we need to be concerned with the 59% growth anticipated by the year 2020. He believes the infrastructure needs to be put in place to support this type of development and a condition to improve road conditions and safety for adults and kids traveling on school buses needs to be put on this plan. He stated that the plan looks like a good fit, but there is still a problem with traffic.

Mrs. Thelma Castellini stated that she is neutral. This plan is better than a truck stop. She stated that the idea of having a road thru over to Old Richwood Road is excellent because, even though it is not noted on the map, the property on the north side of Old KY 338 is also zoned C-3. She stated that a year or so ago Ron Tackett came in for a C-3 zone change on the property and there was an indication on the map that eventually there would be a road over thru there. She does not think the tower pole will serve the business because it is dreadful. She asked that there be a condition of softening along the expressway -- not to screen away public view but some plantings to soften the raw building.

Mr. Finn referred to the highway and infrastructure. He stated that he met with Richard Wettig because he and his client are concerned about traffic. He stated that if the traffic is miserable, people will not get out there and his business will suffer. He stated that he pulled out the highway plans and the dates when they were designed and built and what was

taken into consideration when they were built. He stated that extending 15 years from now there are no plans of doing anything east of I-75 or KY 338. They have made improvements and taken into account what they anticipate the traffic to be. He does not know what other types of infrastructure participation could be imposed. He stated that the Comprehensive Plan mentions specifically to reduce truck traffic and this development takes what could be another truck stop -- which was another truck stop -- and eliminates that component of the traffic.

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

Mr. McMillian asked if there has been any consideration of a curb cut into Pilot. He stated that someone staying at the motel may want to get gasoline without pulling out onto the highway. Mr. Finn stated that it could be a possibility, but there is a wall that separates the properties and it would be a fairly substantial obstacle to overcome. He can mention this to his client and it could be considered if Pilot would agree.

Mr. Kirby questioned the pylon signs and asked if consolidation would be possible. Mr. Finn stated that there is a height regulation for pylon signs by definition in the Zoning Ordinance and they will conform to that regulation. They are not asking for additional height or size. They have indicated a pylon sign on the road to give identification to the motel that is back on the site and a sign back by the motel to identify the driveway.

Mrs. Schaffer questioned how close the access is to the next access and if it will create congestion across the street. Mr. Hayes advised that the Pilot curb cut is about 50 to 70 feet away. He reviewed the aerial photograph with Mrs. Schaffer. He stated that the applicant's ingress/egress lines up with the TA entrance to the site.

In response to a question from Chairman Viox, Mr. Finn advised that at this time there is no specific provision for trucks to access the site.

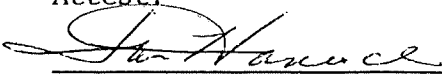
Chairman Viox noted that Counselor Wilson had reviewed the zone change process previously. There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on August 8, 1994 at 4 P.M. in the Extension Office, Claxton Room. This item will be on the Agenda for the Business Meeting on August 17, 1994 at 8 P.M..

The Chairman closed this Public Hearing.

APPROVED:

  
William R. Viox, Chairman

Attest:

  
Jan Hancock, Recording Secretary



NORTH AMERICAN  
PROPERTIES

EXHIBIT 1

7/27/94

7:30 PM PUBLIC HEARING #2

July 27, 1994

Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005

Dear Commissioners:

As you are aware, North American Properties, Inc. ("North American") has received Planning Commission approval for its proposed retail center on approximately 21 acres presently owned by Thomas Bischoff, pursuant to Resolution NO. R-93-009A. We must make certain substantial improvements to the public infrastructure as a condition for our proposed development. In addition, the I-75/Richwood interchange improvements must be under construction before North American can obtain a building occupancy permit. The Commission justified those requirements on the basis that our project will increase the demand on the existing infrastructure.

We understand that another developer has sought a change in zoning to accommodate a commercial project (motel and fast food restaurants) at the North East corner of I-75 and Richwood Road. We believe that the Commission must act in a nondiscriminatory fashion and impose similar conditions on any new developments. Therefore, we ask that the Planning Commission require the developer of this new project to make comparable improvements to the public infrastructure and to have its occupancy permits similarly tied to a public construction project.

cc: Mr. Kevin Costello, Director

Sincerely,

Lori D. Wendling

LDW/lg

BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
October 5, 1994  
8:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 10:50 P.M..

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Mrs. Linda Schaffer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director  
Mr. Dave Geohegan, AICP  
Mr. Jeff Hayes  
Ms. Jan Hancock, Secretary  
Mr. Robert Jonas  
Mrs. Vicki Myers  
Mrs. Pat Russ  
Mr. Kevin Wall

UNFINISHED BUSINESS:

Chairman Viox stated that the following items have been recommended for deferral:

2. Site Plan Review: The request of Earl Williams, Roth Partnership (applicant) for St. Luke Hospital, Inc. (owner) to construct Outpatient Services, Emergency Department, and Occupational Health additions, and to make site improvements. The site is located at Houston Road and Turfway Road, Florence, Kentucky.
3. Design Review - St. Luke West

Mr. Kirby moved that Agenda Items Nos. 2 and 3 be deferred to the October 19, 1994 Business Meeting. Mr. Burch seconded the motion and it carried unanimously.

Chairman Viox introduced the first item on the Agenda:

1. Zoning Map Amendment

The request of Richwood Land, Inc. (applicant) for TA Operating Corporation (owner) for a Zoning Map Amendment on a 2.23-acre site located at the northeast corner of KY 338 and I-75, Boone County, Kentucky. The request is to change the zone from Rural Suburban (RS) to Commercial Services (C-3) to allow Commercial uses that include motel and restaurant uses.

Staff Member Jeff Hayes read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report).

There being no discussion, Mr. Kirby moved by resolution to the Boone County Fiscal Court that the request be approved based on the Staff and Committee Reports. Mrs. Smith seconded the motion and it carried unanimously.

4. Design Review - Satellite Center

Staff Member Dave Geohegan presented the Design Review. Satellite Center is currently located on Dream Street. They want to take over this building, completely redo the interior and exterior, and sell satellite dishes at this location. Staff had concerns about the satellite dishes, which are operational, being displayed on the property. The applicant has worked with the Staff and the Committee to locate the dishes so that they would not be seen from KY 18. There will be 3 or 4 satellite dishes in the rear, and there may be several future satellite dishes on the east side. The satellite dishes will be well screened by existing vegetation, buildings, and proposed vegetation. All existing trees will remain on the site. The roof equipment, which is now clearly visible, will be screened. The chainlink fence will be removed and a wooden fence will take its place. Mr. Geohegan displayed a rendering in regard to the building roof line, which will be completely changed. The lower portion of the building

**EXHIBIT "B"**

# COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Gayle.McElroy, Chairman

DATE: October 5, 1994

RE: Request of Richwood Land, Inc. (applicant) for TA Operating Corporation (owner) for a Zoning Map Amendment on a 2.23 acre site located at the Northeast corner of KY 338 and I-75, Boone County, Kentucky. The request is to change the zone from Rural Suburban (RS) to Commercial Services (C-3) to allow Commercial uses that include motel and restaurant uses.

## 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 in agreement with the adopted 1990 Boone County Comprehensive Plan Future Land Use Map which indicates the site as commercial.
2. The Comprehensive Plan Land Use Text discourages additional truck-oriented commercial uses in the northeast quadrant of the Richwood interchange because of the existing traffic congestion. Therefore, the Committee believes that the proposed use is in agreement with the Land Use Text because the propose use is not a truck-oriented use and will generate substantially less traffic than many other Commercial Services (C-3) uses.
3. Based on comments made at the Public Hearing, the Committee believes that by removing the existing sign and replacing it with a smaller and less obtrusive sign, the visual appearance of the site will be improved. In addition, the Committee believes that the reduction in height of the existing sign from 85 feet to a maximum of 75 feet will make a non-conforming situation more conforming.

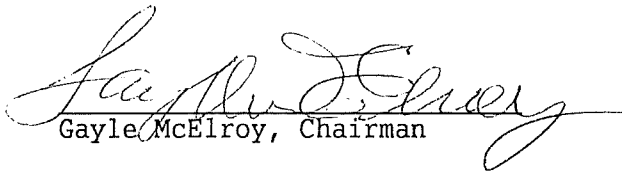
### Conditions

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

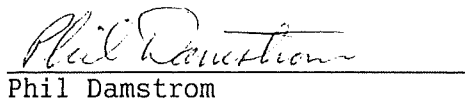
1. The existing pole sign structure shall be removed. A new single pole sign will be permitted at a maximum height of 75 feet and a total of 250 square feet in size. The design of the sign shall be to the Planning Commission satisfaction. A maximum of three uses can be identified on the pole sign. Two uses shall be permitted to be installed on the top of the pole with the third use advertised below the top two signs. The pole sign has to be located on the property of the uses which it advertises. The outlots cannot be sold to different owners and still be permitted to advertise on the single pole sign. The applicant shall provide proof at the time of the sign permit application which indicates single ownership for the three users of the sign.

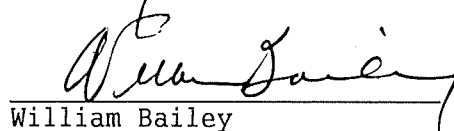
2. The applicant shall provide an emergency access which connects with Old Richwood Road. The location of the emergency access shall be determined during the Preliminary Plan Review procedure.
3. The applicant's Concept Development Plan indicates a twenty (20) foot buffer between the motel site and the residentially zoned property to the north however, a 25 foot buffer will be required. In addition, a solid evergreen buffering will be required along the corner of the property which abuts the existing residences. The evergreen buffer shall be designed during the Site Plan Review procedure to the satisfaction of the Planning Commission.
4. The applicant shall provide ornamental plantings along the I-75 road frontage to provide a softening of the building and parking area.

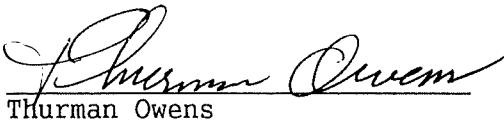
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

  
Gayle McElroy, Chairman

  
Fred Burch

  
Phil Damstrom

  
William Bailey

  
Thurman Owens

  
Barry Neltner

# BOONE COUNTY RECORDER

12/7/94

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## LEGAL SUMMARIES

The Boone County Fiscal Court at its meeting held Tuesday, November 22, 1994, at 5:30 P.M., Second Floor Courtroom, Administration Building, Burlington, Kentucky, gave Second Reading and adopted the following ordinances:

Ordinance No. 410.6, AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RELATING TO REGULATION OF THE SALE OF ALCOHOLIC BEVERAGES AND THE TIMES OF DAY ALCOHOL MAY BE SOLD AND REPEALING ORDINANCE NOS. 410.2, 410.3, 410.4 AND 410.5.

Ordinance No. 710.4, AN ORDINANCE RELATING TO THE USE OF THE BOONE COUNTY PARKS AND REPEALING ORDINANCE NOS. 710.1, 710.2, 710.2A.

Reading Ordinance No. 1010.12, AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RELATING TO FAILURE TO MOW GRASS AND/OR WEEDS AND REPEALING ORDINANCE NOS. 1010.2 AND 1010.2A.

Ordinance No. 920.294, AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT TO CONSIDER THE REQUEST OF LAWRENCE J. HUMPERT (APPLICANT) FOR DAVID M. OTTE, ST. HENRY HIGH SCHOOL (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM URBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (UR-1/PD) TO PUBLIC FACILITIES (PF) FOR A 32.93 ACRE SITE GENERALLY LOCATED ON THE NORTH SIDE OF DONALDSON HIGHWAY ACROSS FROM MARYDALE, BOONE COUNTY, KENTUCKY, RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION NO. R-94-040-A.

Ordinance No. 920.295, AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT TO CONSIDER THE REQUEST OF RICHWOOD LAND, INC. (APPLICANT) FOR TA OPERATING CORPORATION (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN (RS) TO COMMERCIAL SERVICES (C-3) FOR A 2.23 ACRE SITE, GENERALLY LOCATED AT THE NORTHEAST CORNER OF KY 338 AND I-75, BOONE COUNTY, KENTUCKY, RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION NO. R-94-032-A.

I hereby certify that the above summary of said Ordinance has been written in such a manner as to inform the public of the content 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 6:00 P.M. Monday through Friday, at the Administration Building, second floor, Burlington, Kentucky.

CAROLYN A. RUDICILL  
FISCAL COURT CLERK  
#P9504230

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