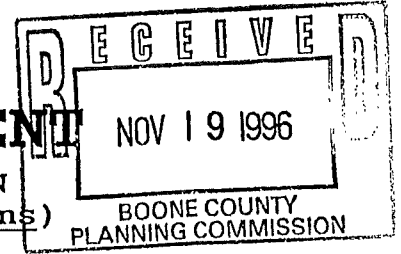


EXHIBIT "C"

11/19/96

APPLICATION FORM
ZONING MAP AMENDMENT

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

- 1. Name of Project Triple Crown Country Club
- 2. Location of Project Frogstown Road
- 3. Total Acreage of Site 10.4263 Acres
- 4. Current Zoning of Site SR-1
- 5. Proposed Zoning (Classification being requested) _____

- 6. Proposed Uses (please specify each use) _____
SR-2/R/PD
Landominiums and Townhomes

- 7. Names of Applicant(s) James W. Berling
- Phone Number 331-9191 Fax No. 344-7422
- 8. Address of Applicant(s) 1671 Park Road, Suite One
Ft. Wright, Kentucky 41011
City State Zip

- 9. Name of Property Owner(s) Triple Crown Developers, Inc.
- Phone Number 441-7400 Fax No. _____
- 10. Address of Property Owner(s) P. O. Box 308
Newport, Kentucky 41072
City State Zip

- 11. Proposed Building Intensities (please specify) _____
6.3 Dwelling Units Per Acre

- 12. Are there any existing buildings on the site? No
How many? _____
- 13. Deed Book 432 Page No. 78 Group No. 2064

- 14. Are you also applying for:
No Conditional Use Permit
No Dimensional Variance
- 15. Have you submitted a Concept Development Plan? Yes
- 16. Have you had a pre-application meeting with BCPC Staff? No

- 17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

Boone County Water and Sewer District

Florence Water and Sewer Commission

Union Light Heat and Power

Cincinnati Bell

Owen County Rural Electric

Boone County Public Works Department

(over)

EXHIBIT "A"

STAFF REPORT

Request of James W. Berling (applicant) for Triple Crown Developers, Inc. (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) for a 10.4 acre site located near Frogtown Road adjacent to Triple Crown Country Club, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing landminium and condominium phase of Triple Crown Country Club Subdivision.
(See Location Map Sheet #1)

December 18, 1996

This request for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development for a 10.4 acre site would allow 72 dwelling units as part of The Promenade at Triple Crown (See Sheet #2).

Surrounding Zoning and Land Uses (See Sheet #3)

- North: Don and Gilbert Borchers property zoned Suburban Residential One (SR-1).
West: Eric Borchers property zoned Suburban Residential One (SR-1).
South: Ford Mills property zoned Suburban Residential One (SR-1).
East: The Promenade at Triple Crown zoned Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD).

Site Characteristics

The northern portion of the site is relatively flat sloping toward Mud Lick Creek to the south. No structures currently exist on the site. This site has no direct access to either Triple Crown Blvd. or Frogtown Road (See Sheet #4).

Site History

The subject parcel has been used as farmland by the Borchers family. Triple Crown lies adjacent to the east and the Zimmerman/Investors Ten property lies to the west but is not adjacent. A zoning map amendment was approved on April 18, 1990, from A-2 and RS to SR-1 and is an extension of War Admiral Drive, currently under construction.

Relationship to the Comprehensive Plan

The Future Land Use Map shows this site as Suburban Density Residential (SR) which allows four (4) dwelling units per acre. However, High Suburban Density Residential (HSD) is directly adjacent to the east being The Promenade at Triple Crown.

Staff Concern

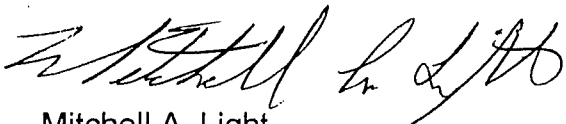
1. If approved, the Future Land Use Map would need to be changed from Suburban Density Residential (SR) to High Suburban Density Residential (HSD)

Conclusion

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the areas character.

Respectfully submitted,



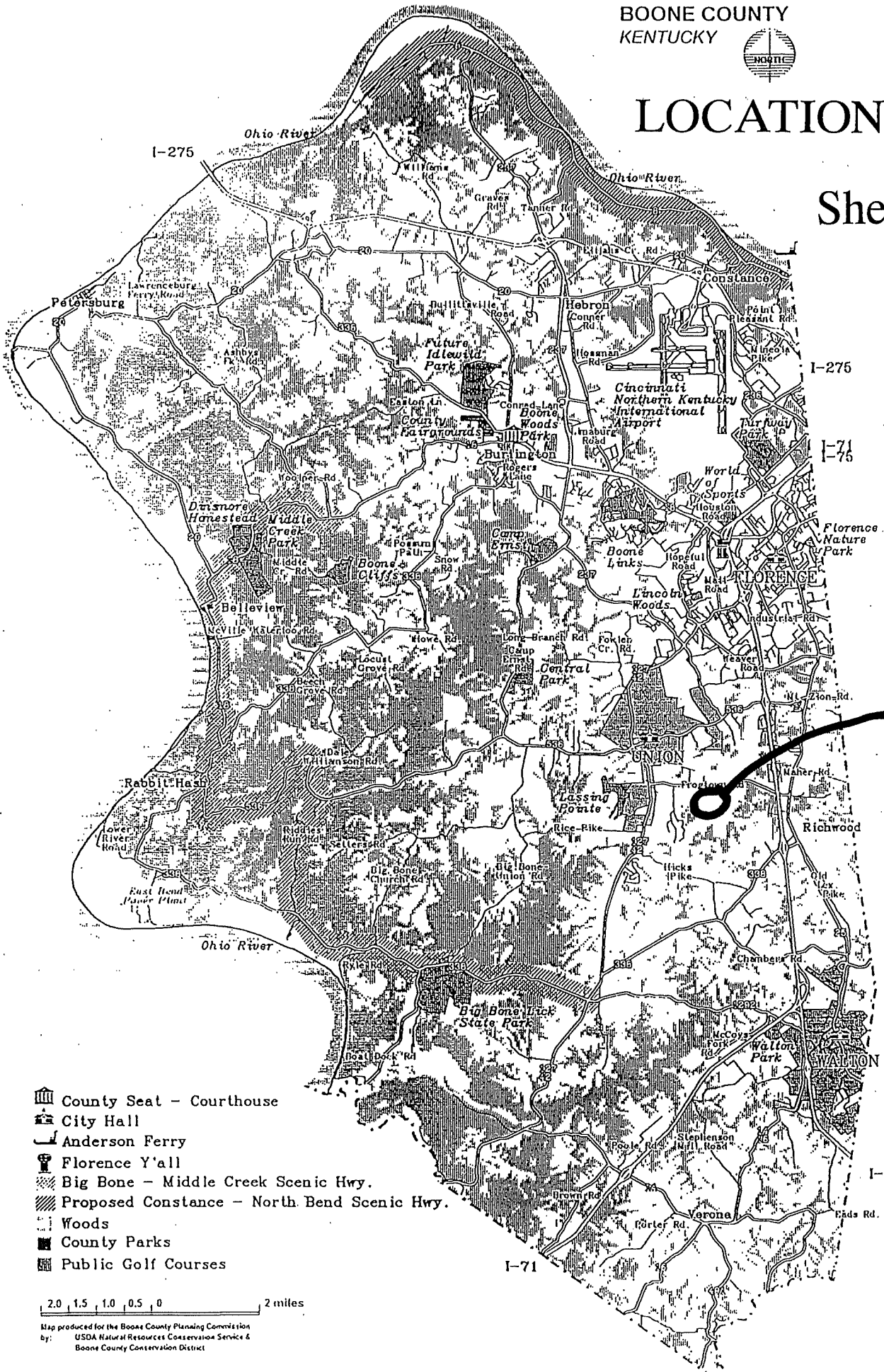
Mitchell A. Light
Asst. Zoning Administrator/Enf. Officer

MALpar












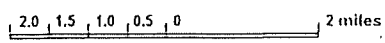
LOCATION MAP

Sheet #1

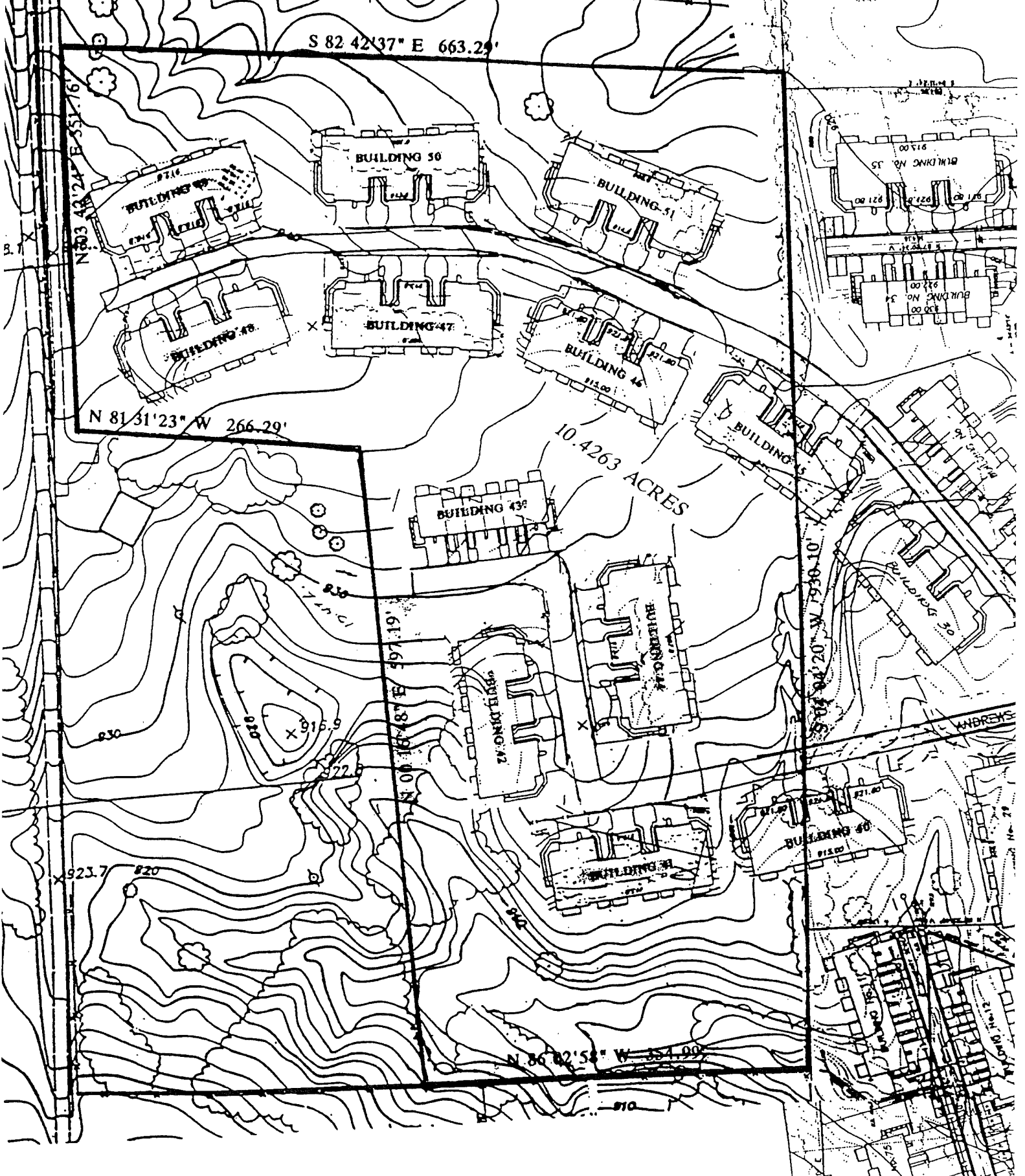


Site

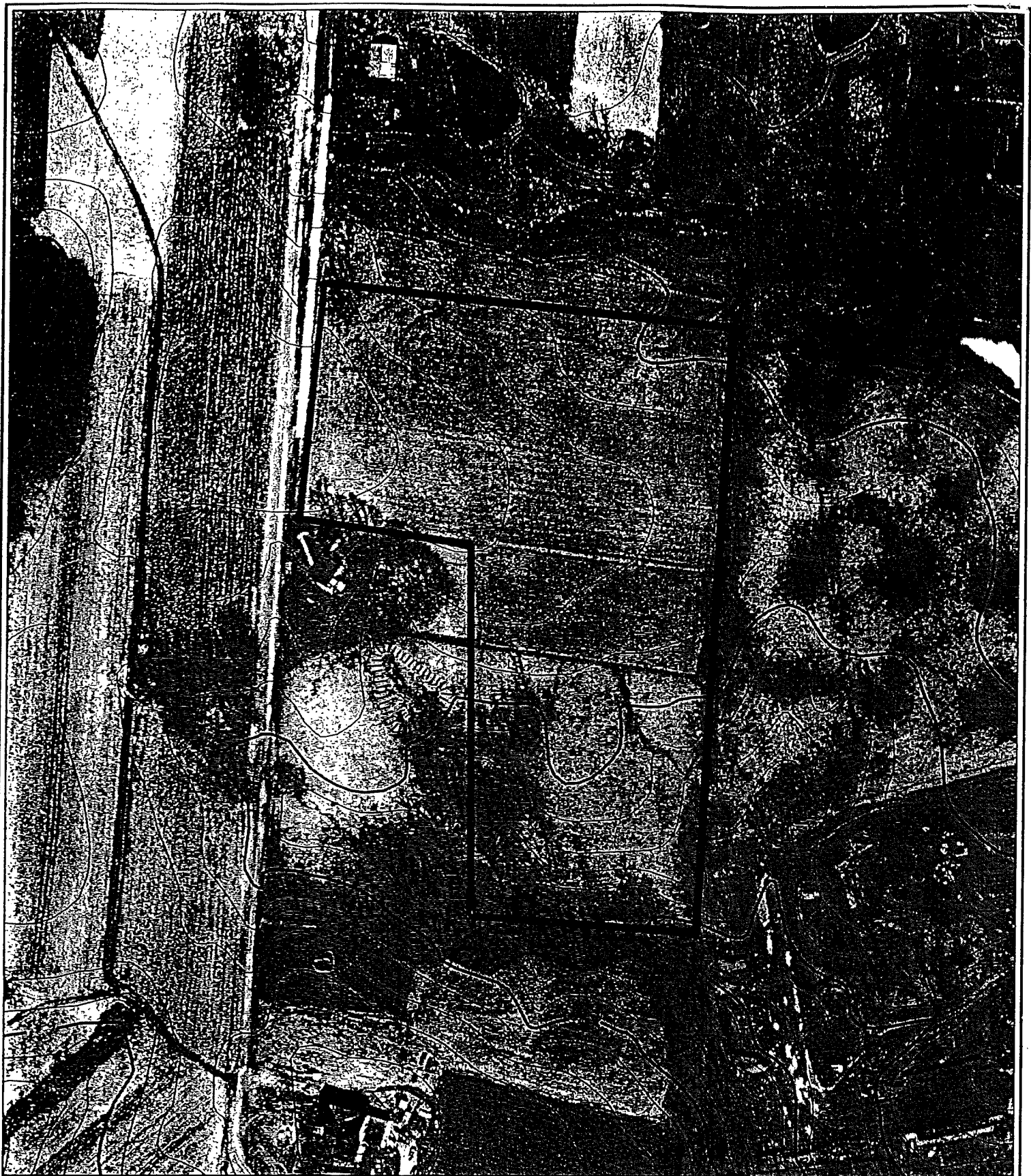
-  County Seat - Courthouse
-  City Hall
-  Anderson Ferry
-  Florence Y'all
-  Big Bone - Middle Creek Scenic Hwy.
-  Proposed Constance - North Bend Scenic Hwy.
-  Woods
-  County Parks
-  Public Golf Courses



Map produced for the Boone County Planning Commission
by: USDA Natural Resources Conservation Service &
Boone County Conservation District



Concept Plan
Sheet #2



Berling/Triple Crown

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
December 16, 1996



PUBLIC HEARING ITEM NO. 3:

Commission members present: Mr. Bailey, Mr. Caddell, Mr. Damstrom, Mr. McKinney - Vice Chairman, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries, Mr. Rush, Mrs. Schaffer, Mrs. Smith, Mr. Viox - Chairman, and Mr. White.

Chairman Viox introduced the last item on the Agenda:

3. Applicant: James W. Berling for
Triple Crown Developers, Inc. (owner)

Request: Zoning Map Amendment

The request of James W. Berling (applicant) for Triple Crown Developers, Inc. (owner) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) for a 10.4-acre site located near Frogtown Road adjacent to Triple Crown Country Club, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing landominium and condominium phase of Triple Crown Country Club Subdivision.

Staff Member Mitch Light presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Jim Berling, engineer and one of the developers of Triple Crown, stated that this parcel has been in the Borchers family long before they came into the Triple Crown area and they would like to have purchased it earlier, but it took a while to get an agreement worked out. He stated that this is an extension of the Promenade at Triple Crown. It is the same density they are currently building at the Promenade and it will be the end of the Promenade, which is a neighborhood within Triple Crown. It is pasture land with a few trees in the low lying area and they intend to keep as much vegetation as possible along the perimeter. He stated that they built a fence for the Borchers because they agreed to it, and they will paint it white in the spring. He stated that the utilities are available from Triple Crown.

The Chairman asked if there was anyone else present who wished to speak in regard to this request. There being no response, he asked if there were any comments or questions from the Planning Commission.

Mrs. Schaffer questioned the R/PD zoning. She noted that SR-2 allows 8 units per acre and this is 7.2 units.

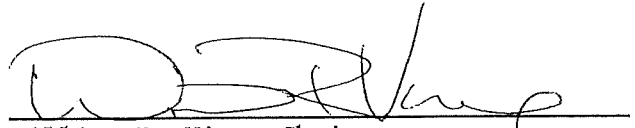
Mr. Berling stated that before they developed Triple Crown, they tried to put it in one zone and the Staff came up with the zoning. He stated that the SR-2 suggested a maximum density, the property is also Recreational, and the PD is for the PD overlay. He stated that they are just extending this zoning over all of Triple Crown so that people will know this is part of Triple Crown.

Mrs. Schaffer stated that it is basically SR-2. Mr. Costello explained that there are additional recreational facilities in Triple Crown and planned commercial uses. The idea was to have one zone for the entire property and this is an extension of the existing development.

There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on January 13, 1997 at 4 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on January 22, 1997 at 8 P.M..

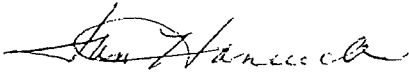
The Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
January 22, 1997
8 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:00 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mr. William Bailey
Mr. Fred Burch
Mr. Arnold Caddell
Mr. Phil Damstrom
Mr. Mike McKinney, Vice Chairman
Mr. Don McMillian
Mr. Bob Millay
Mr. Barry Neltner
Mr. Robert Ries
Mr. Ralph Rush
Mrs. Linda Schaffer
Mrs. Carol Smith
Mr. William Viox, Chairman
Mr. Earl White

All members were present.

LEGAL COUNSEL PRESENT:

Mr. Larry Dillon

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Susan Cabot, Historic Preservation
Mr. Ed Coleman
Ms. Jan Hancock, Secretary
Mr. John Huth
Mr. Mitch Light
Mr. Kevin Wall, AICP

4. Zoning Map Amendment

The request of James W. Berling (applicant) for Triple Crown Developers, Inc. (owner) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) for a 10.4 acre site located near Frogtown Road adjacent to Triple Crown Country Club, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing landownership and condominium phase of Triple Crown Country Club Subdivision.

Staff Member Mitch Light presented 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. Millay moved by resolution to the Boone County Fiscal Court that the request be approved based on the Staff and Committee Reports. Mr. Bailey seconded the motion and it carried unanimously.

5. Design Review - Special Tee Golf Signage - KY 18

Mr. Light advised that this item is deferred.

6. Design Review - Commonwealth Hilton - Turfway Road

Mr. Huth advised that this item is deferred.

7. Design Review - Citicorp Signage - Houston Road

Staff Member Kevin Wall presented the Design Review Request for a signage package for Citicorp. He passed around renderings of the proposed signage for the facility. The proposal includes two directory signs, which are 3 feet high and 18.5 square feet, and would be located in the median islands and the driveway. One of the directory signs directs visitors and the other directs employees and service personnel. Mr. Wall stated that they will take the Marydale sign copy off and stain the brick to match the building. That sign will be 62.5 square feet. There will also be a building-mounted sign of 124 square feet on the front of the building.

Mr. Wall stated that the Committee recommends approval of the request. He explained that the request is for about half the amount of signage permitted on this site under the Houston-Donaldson Study. The building-mounted sign is 24 square feet larger than what is permitted, but it is an 88-acre facility and if it were to be a park, there would be numerous building-mounted signs. He noted that the amount of square footage of signage on the whole is less than half what would be permitted for the site and, therefore, the Committee found the sign package acceptable.

There being no discussion, Mrs. Arnett moved to approve the request based on the Staff and Committee Reports. Mr. McMillian seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

To: Boone County Planning Commission

From: Robert Millay, Chairman

Date: January 22, 1997

Re: Request of James W. Berling (applicant) for Triple Crown Developers, Inc. (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) for a 10.4 acre site located near Frogtown Road adjacent to Triple Crown Country Club, Boone County, Kentucky. The request is for a zone change to allow an expansion of an existing landminium and condominium phase of Triple Crown Country Club Subdivision.

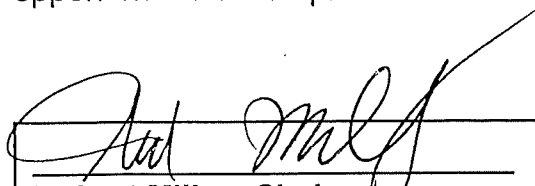
Remarks:

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

Findings of Fact:

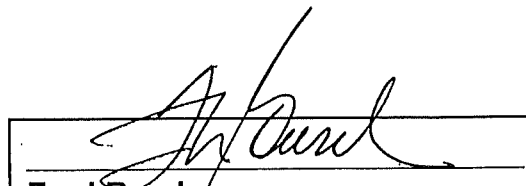
1. The existing zoning classification of Suburban Residential One (SR-1) is inappropriate;
2. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the areas character.

A copy of the Pubic 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.



Robert Millay, Chairman

For Against _____
 Abstain _____ Absent _____



Fred Burch

For Against _____
 Abstain _____ Absent _____

William Bailey

William Bailey

For _____ Against _____
Abstain _____ Absent _____

Arnold Caddell

Arnold Caddell

For _____ Against _____
Abstain _____ Absent _____

Phil Damstrom

Phil Damstrom

For _____ Against _____
Abstain _____ Absent _____

Barry Neltner

Barry Neltner

For _____ Against _____
Abstain _____ Absent _____

TOTAL: 6 FOR 0 AGAINST 0 ABSTAIN 0 ABSENT

PUBLIC HEARING ITEM NO. 3:

Commission members present: Mr. Bailey, Mr. Caddell, Mr. Damstrom, Mr. McKinney - Vice Chairman, Mr. McMillian, Mr. Millay, Mr. Neltner, Mr. Ries, Mr. Rush, Mrs. Schaffer, Mrs. Smith, Mr. Viox - Chairman, and Mr. White.

Chairman Viox introduced the last item on the Agenda:

3. Applicant: James W. Berling for
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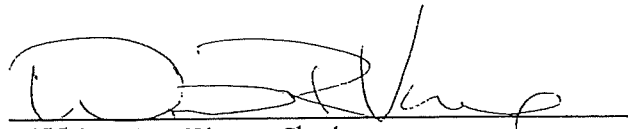
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Mrs. Schaffer stated that it is basically SR-2. Mr. Costello explained that there are additional recreational facilities in Triple Crown and planned commercial uses. The idea was to have one zone for the entire property and this is an extension of the existing development.

There being no further comments, Chairman Viox stated that the Committee Meeting for this item will be on January 13, 1997 at 4 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on January 22, 1997 at 8 P.M..

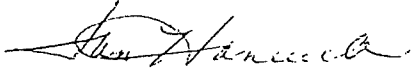
The Chairman closed this Public Hearing.

APPROVED:



William R. Viox, Chairman

Attest:



Jan Hancock, Recording Secretary

MINUTES
BOONE COUNTY FISCAL COURT
February 25, 1997
5:30 P.M.

ORDINANCE NO. 920.344 - SCHLEPER/KELLS

Judge Lucas read a summary of Ordinance No. 920.344 and declared a Public Hearing open at 5:48 p.m. Hearing no objection, Judge Lucas declared the Public Hearing closed at 5:50 p.m.

Commissioner Patrick moved, seconded by Commissioner Campbell, to approve on Second Reading Ordinance No. 920.344, an ordinance of the Boone County Fiscal Court approving the request of Mike Schleper (Applicant) for Ollie Kells, Bruce Kells and Barry Kells (Owners) for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Industrial One (I-1) and Commercial One (C-1) on a 20.88 acre site located at 10729 U.S. 25, Boone County, Kentucky, recommended unanimously by the Boone County Planning Commission via Resolution R-97-002-A. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "D"

ORDINANCE NO. 920.345 - BERLING/TRIPLE CROWN DEVELOPERS, INC.

Judge Lucas read a summary of Ordinance No. 920.345 and declared a Public Hearing open at 5:51 p.m. Hearing no objection, Judge Lucas declared the Public Hearing closed at 5:52 p.m.

Commissioner Meihaus moved, seconded by Commissioner Campbell, to approve on Second Reading Ordinance No. 920.345, an ordinance of the Boone County Fiscal Court approving the request of James W. Berling (Applicant) for Triple Crown Developers, Inc. (Owners) for a Zoning Map Amendment, such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Suburban Residential Two/Recreation/Planned Development (SR-2/R/PD) on a 10.4 acre site generally located near Frogtown Road adjacent to Triple Crown Country Club, Boone County, Kentucky, recommended unanimously by the Boone County Planning Commission via Resolution R-97-003-A. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "E"

RESOLUTION NO. R-02-25-97-01 - THE HENNEGAN COMPANY.

Commissioner Meihaus moved, seconded by Commissioner Campbell, to approve Resolution No. R-02-25-97-01, a resolution of the Boone County Fiscal Court authorizing the County Judge/Executive to execute any and all documents and to take all necessary actions as relates to an Economic Development Bond Grant from the Cabinet for Economic Development in a principal amount of \$258,000.00 for the purpose of purchasing certain equipment which shall be leased to The Hennegan Company, an Ohio corporation as part of Hennegan's expansion and equipping of its printing operation located in Boone County, Kentucky. Judge Lucas called for a vote of the motion, ALL PRESENT VOTING AYE. Exhibit "F"