

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

- 1. Name of Project
2. Location of Project 111 Frogtown Rd (us 25 & Frogtown) Boone Co. KY
3. Total Acreage of Site APPROX. 1 Acre
4. Current Zoning of Site I-1
5. Proposed Zoning (Classification being requested) C-3
6. Proposed Uses (please specify each use) Retail Sales For Used Automobiles
7. Names of Applicant(s) Blane Reese 606 371-2518 (H)
Phone Number 606 689 5444 (work) Fax No. 606 689 0444
8. Address of Applicant(s) 1938 Petersburg Rd.
Hebron Ky 41048
City State Zip
9. Name of Property Owner(s) BLANE Reese
Phone Number 606 689 5444 (w) Fax No. 606 689 0444
10. Address of Property Owner(s) 9316 Clover Hill DR
Florence KY 41042
City State Zip
11. Proposed Building Intensities (please specify) Office Space For Retail
Sales of Used Automobiles
12. Are there any existing buildings on the site? yes
How many? one house
13. Deed Book 518 Page No. 279 Group No. 3/26
14. Are you also applying for:
Conditional Use Permit
Dimensional Variance
15. Have you submitted a Concept Development Plan?
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within 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
Kentucky Transportation Cabinet
City of Florence Public Services Department
Boone County Building Department

# EXHIBIT "A"

## STAFF REPORT

Request of **Blane Reese (owner by contract)** to consider a Zoning Map Amendment from Industrial One (I-1) to Commercial Services (C-3) for an approximate 0.8 acre site located on the southeast corner of the Dixie Highway/Frogstown Road intersection at 111 East Frogstown Road, Boone County, Kentucky. The request is for a zone change to allow retail auto sales.

August 26, 1998

### Proposal

The applicant is requesting to rezone an approximate 0.8 acre tract of land located on the southeast corner of the Dixie Highway/Frogstown Road intersection at 111 East Frogstown Road (See Vicinity Map). The applicant is proposing to use the site for retail auto sales. The existing single family residence will be used as an office and additional parking will be constructed for the inventory of vehicles (See Concept Plan). Access into the facility will be from Frogstown Road and the parking will be located along Dixie Highway.

### Site Characteristics

The site is located on the southeast corner of the Dixie Highway/Frogstown Road intersection. This site is approximately an eighth of an acre large and is generally flat. The site is approximately 173 feet by 215 feet (See Plat Map). Trees line the east and south side of the site and are also scattered throughout the site. An existing single family residence is located on the property. The site is presently zoned I-1.

### Surrounding Zoning and Land Uses

(See Zoning Map and Land Use Map)

The Applied Industrial Technologies facility is located northwest of the site and is zoned I-1. The Richwood Bar and Grill is located directly north of the site and is zoned C-3. To the northeast of the site is a vacant office building and a storage warehouse. Both buildings are zoned I-2.

Railroad tracks run along the east side of the site. The land east and south of the site is zoned I-1. The land to the east of the site is undeveloped. South of the site is a single family residence.

The land west of the property across Dixie Highway is zoned C-3. The entrance to the Richwood Motel and Apartments is directly across from the site. A single family residence is also located across from the site.

#### Relationship to the Comprehensive Plan

This request must be reviewed on the basis of its relationship to the adopted 1995 Boone County Comprehensive Plan. The Future Land Use Map of this plan classifies this site as Industrial. The Industrial designation is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.

The Land Use Text of the Boone County Comprehensive Plan states the following regarding the Mt. Zion Area (Area D-5, pg.228)

"The industrial area to the south of Maher Road should be accessed via Frogtown Road, and the possibility of extending East Frogtown Road to connect with Maher Road should be explored because of the better visibility at the railroad crossing and intersection with U.S. 25. The frontage along U.S. 25 is suitable for a mixture of commercial and light industrial activity with proper access management provisions"(pg 228).

"The U.S. 25 and Frogtown Road intersection should support locally-oriented commercial uses, however, special attention should be given to controlling and coordinating access points with this area"(pg 229).

The Land Use Element Development Guidelines, identified in the Access Management category, indicate that: "Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems."(pg.211)

"Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way."(pg.211)

The Land Use Element Development Guidelines, identified in the Design, Signs and Historic Preservation category, indicate that:

"Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention." (Pg.211)

The Future Land Use Development Guidelines regarding buffering states(pg.210):

"Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline."

The Goals and Objectives section for Business Activity, regarding commercial uses states(pg.7):

"1. Commercial uses shall be limited to strategic locations serving trade area and neighborhood needs and shall have safe and effective access and ample parking."

"3. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the traveling public, while minimizing impact to the community in terms of traffic congestion, local commuting patterns and access."

### Staff Concerns

1. When considering this proposal, the Planning Commission needs to recognize that the size and depth of the site prevents many of the principally permitted uses in the I-1 zoning district from effectively being located there. Additionally, The Future Land Use Map of the 1995 Boone County Comprehensive Plan designates this site for industrial uses but the text in the Comprehensive Plan indicates that locally-oriented commercial uses in the Frogtown Road/U.S. 25 intersection may be appropriate. The Planning Commission will need to determine if a small-scale auto sales facility is a "locally-oriented commercial use".
2. The access on Frogtown Road may be too close to the Frogtown Road/Dixie Highway intersection. Additionally, it may be difficult for larger vehicles and vehicles with a wide turning radius to negotiate this driveway. Staff recommends that the access be moved further down Frogtown Road and the driveway

connecting the parking area be located behind the office. Pavement or parking areas should not be located between the building itself, and the streets.

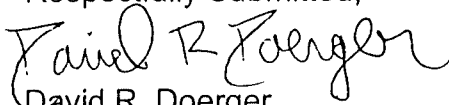
3. A signage package was not included with the Concept Development Plan. In a C-3 zoning district, this site would be allowed a freestanding sign along Dixie Highway at a height of 30 feet and 200 square feet in size. Since this intersection has such high visibility and the site is moderately sized, staff does not believe that a sign of this scale is necessary. Staff recommends that signage for the proposed site be limited to what is allowed in the present I-1 zoning district. In an I-1 zoning district a 10 foot high, 150 square foot monument style sign could be placed along Dixie Highway.
4. Staff is concerned that the site is properly buffered from the surrounding uses, especially the single family residence located south of the site. Article 37 of the Boone County Zoning Regulations requires a buffer yard "B" between a developing C-3 zone and an I-1 zone unless the developing zone is less than three acres. The buffer yard may then be reduced to a buffer yard "A". Although the developing site is less than three acres, staff recommends that the buffer yard between the proposed site and the single family residence south of the site remain as a buffer yard "B" in order to mitigate any negative visual impacts. Additionally, the trees along the east and south sides of the site should be preserved and incorporated into the buffer area.

#### Conclusion

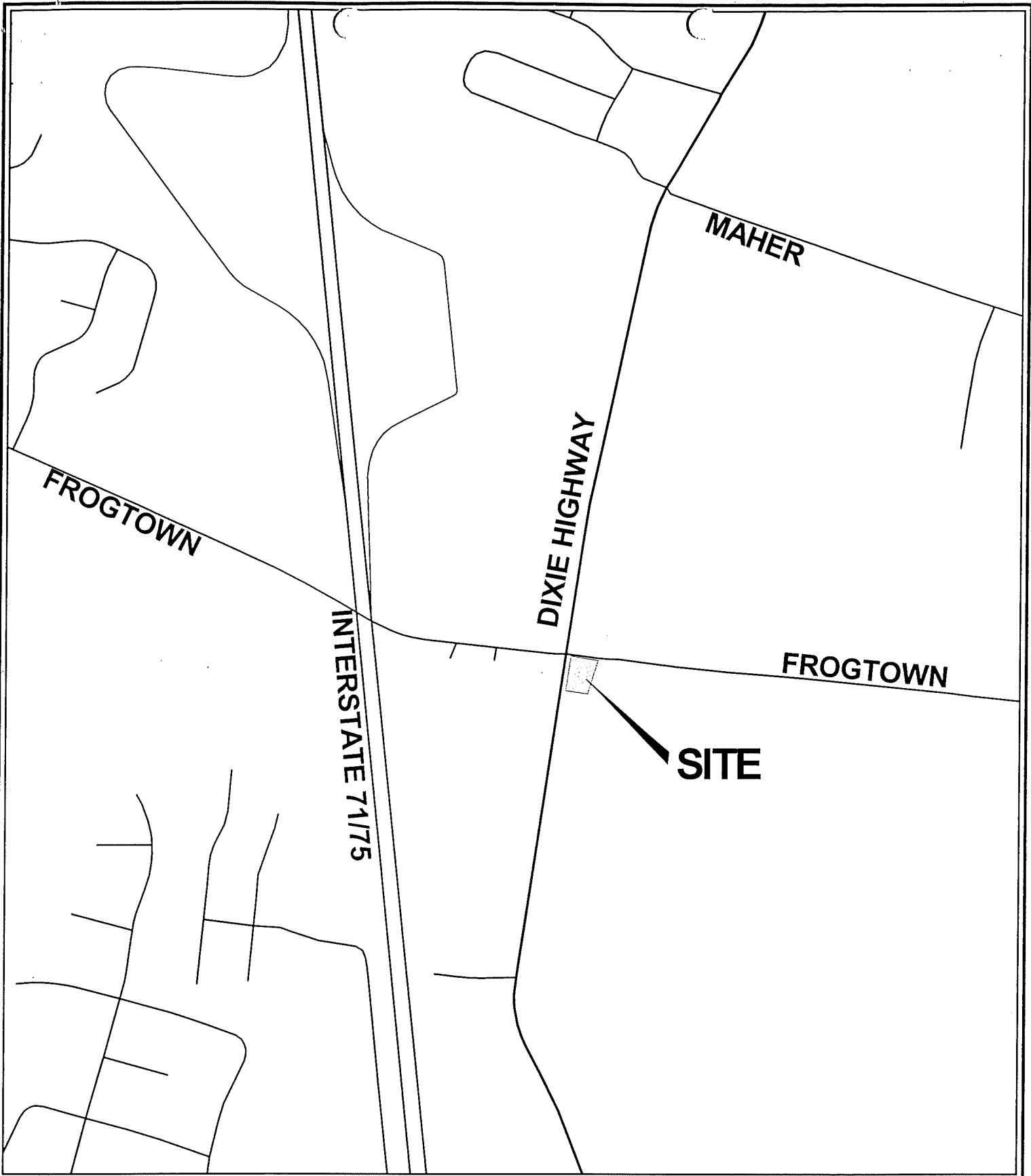
The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

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.

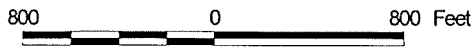
Respectfully Submitted,



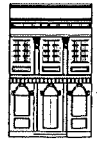
David R. Doerger  
Planner

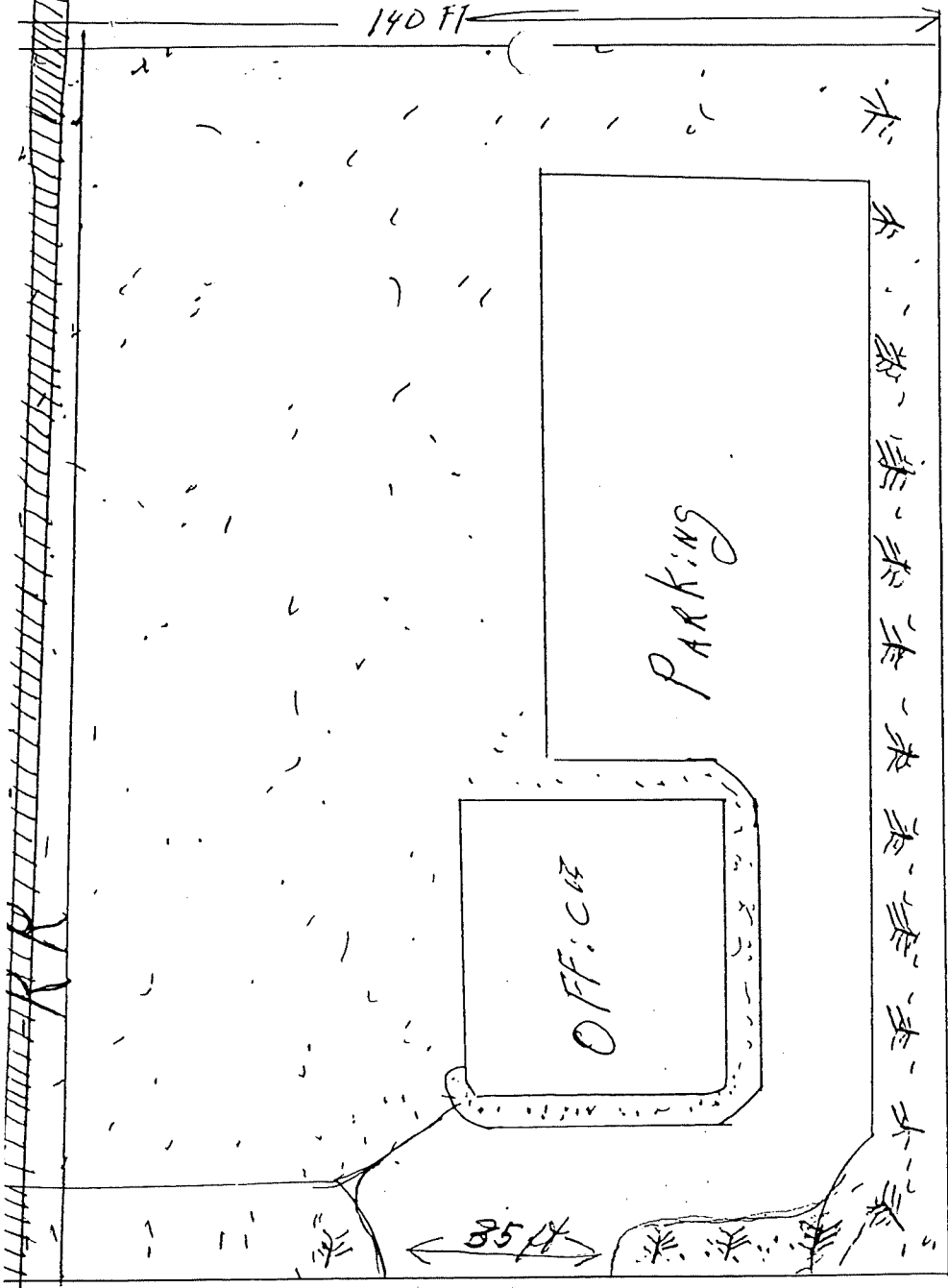


# VICINITY MAP



1 inch equals 800 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
August 12, 1998





140 FT

PARKING

OFFICE

85 FT

173 FT

215 FT

111 E. FROGTOWN

U.S. DIXIE Highway

No 25

# PLAT MAP

SUBJECT SITE IS LOT #35,#36,#37 and #38

TRACT 4

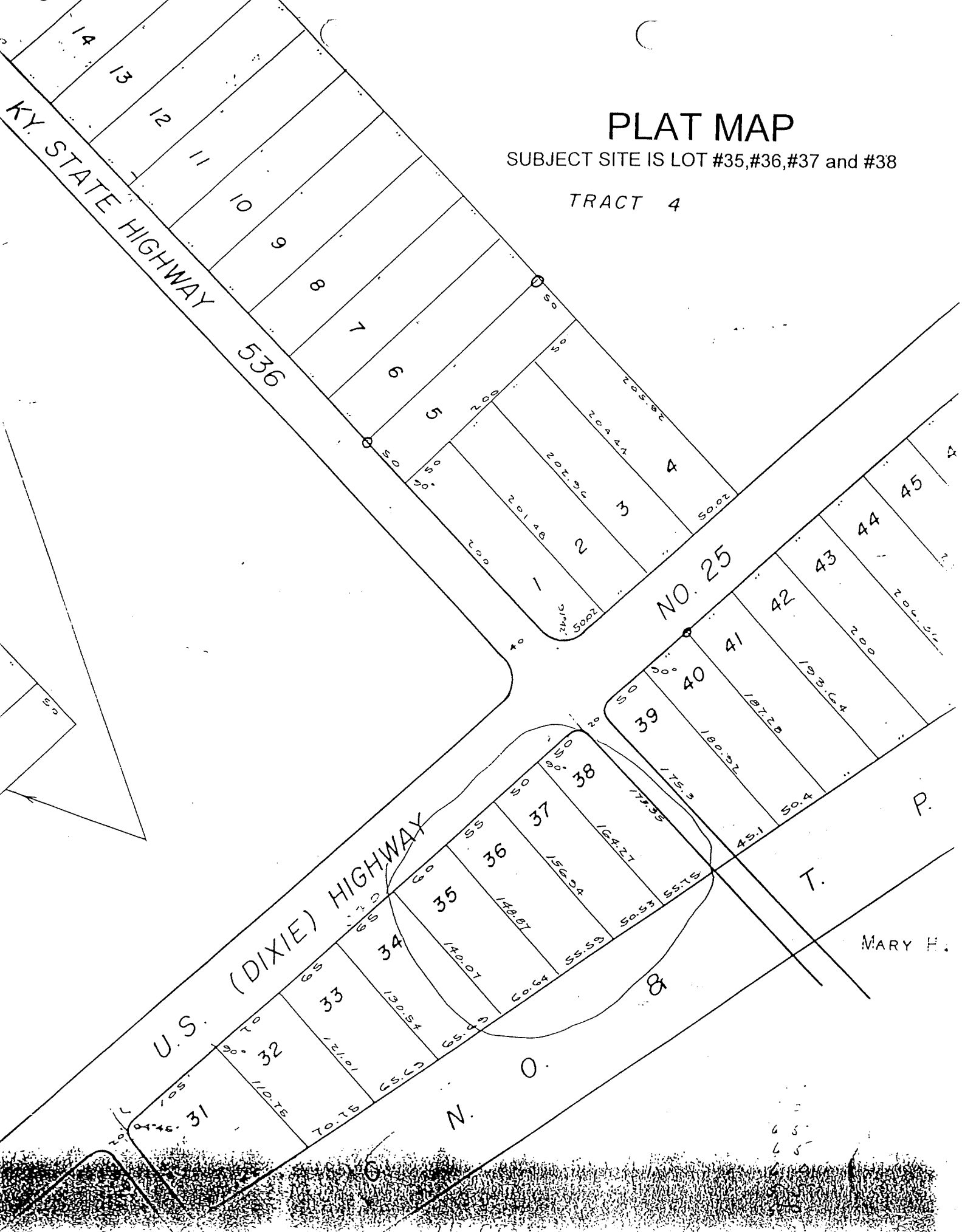
KY STATE HIGHWAY  
536

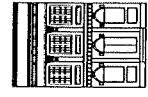
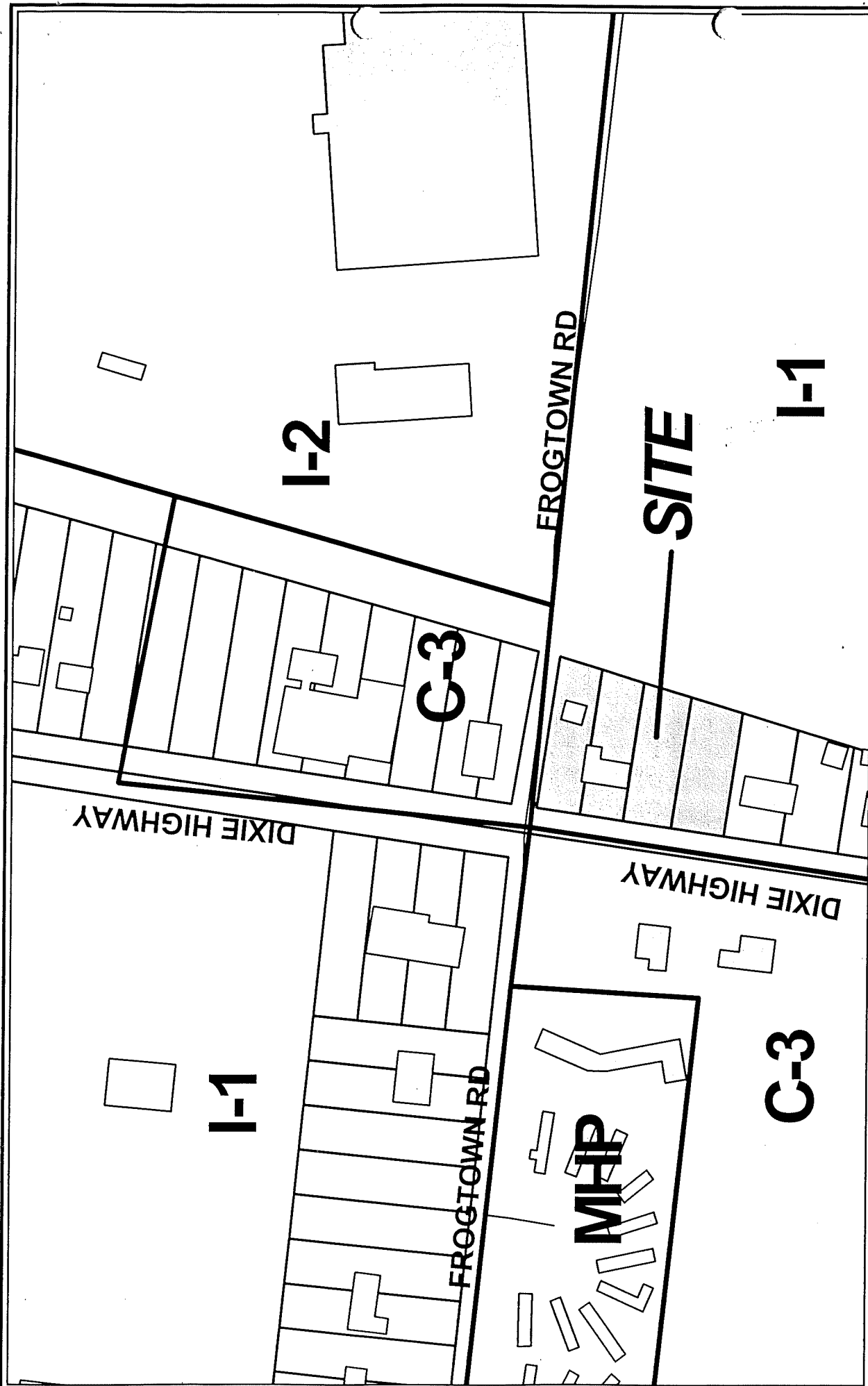
U.S. (DIXIE) HIGHWAY

NO. 25

T. P.

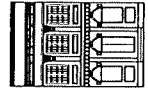
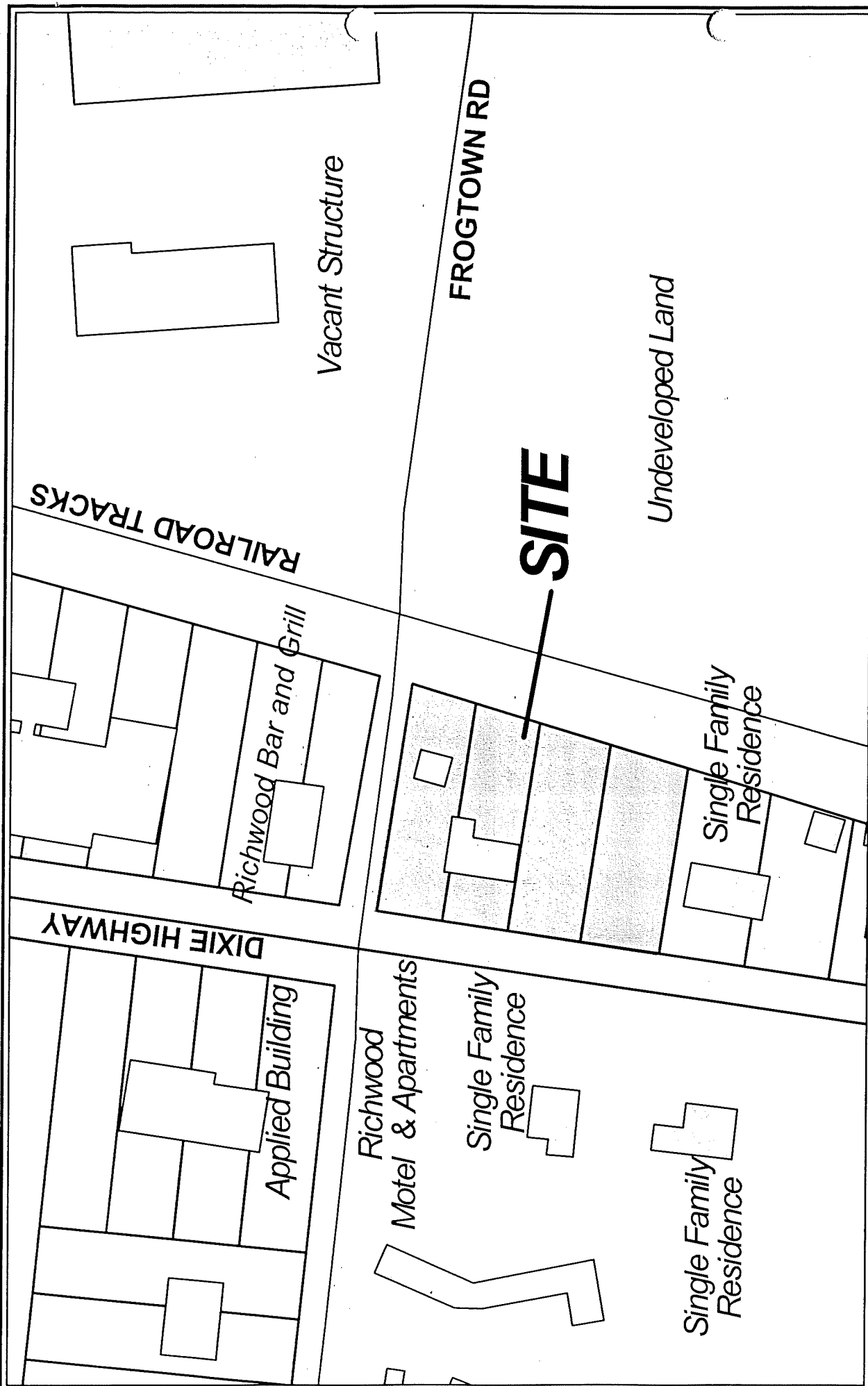
MARY F.





100 0 100 Feet  
 1 inch equals 150 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 August 13, 1998

# ZONING MAP



1 inch equals 100 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 August 14, 1998

# LAND USE MAP

BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
COURTROOM 3A  
AUGUST 26, 1998  
7:00 P.M.

PUBLIC HEARINGS

Commission members present: Mr. Caddell, Mr. Damstrom, Mr. Hicks, Mr. McMillian, Mr. Millay - Chairman, Mr. Neltner - Vice Chairman, Mr. Newman, Mr. Ries, and Mr. Rush.

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

1. Applicant: Blane Reese (owner by contract)

Request: Zoning Map Amendment

The request of Blane Reese (owner by contract) to consider a Zoning Map Amendment from Industrial One (I-1) to Commercial Services (C-3) for an approximate 0.8 acre site located on the southeast corner of the Dixie Highway/Frogtown Road Intersection at 111 East Frogtown Road, Boone County, Kentucky. The request is for a zone change to allow retail auto sales.

Staff Member David Doerger presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Tom Herald, speaking on behalf of the applicant, stated that they are in agreement with the Staff Concerns, with the exception of Staff Concern #2. They have no problem with moving the access further back, but want to keep the front of the building accessible to use as a display lot. They plan to put public parking towards the back of the building.

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

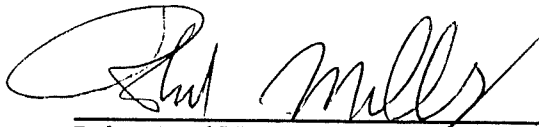
The Chairman asked if there were any comments or questions from the Commissioners.

Mr. Caddell stated that C-2 permits used auto sales for up to fifty cars on the lot. He questioned C-2 versus C-3 zoning. Mr. Doerger explained that the use would be allowed as a Conditional Use in the C-2 zoning district and is a Principally Permitted Use in the C-3 zoning district.

There being no further comments, Chairman Millay stated that the Committee Meeting for this item will be on September 3, 1998 at 5 PM in this room. This item will be on the Agenda for the Business Meeting on September 16, 1998 at 7:30 PM.

The Chairman closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
Robert Millay, Chairman

Attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
COURTROOM 3A  
BUSINESS MEETING  
September 16, 1998  
7:30 P.M.

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Mr. Robert Millay, Chairman, called the meeting to order at 7:38 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer  
Mr. Arnold Caddell  
Mr. Phil Damstrom  
Mr. Mark Hicks  
Mr. Mike McKinney  
Mr. Bob Millay, Chairman  
Mr. Barry Neltner, Vice Chairman  
Mr. Robert Newman  
Mr. Robert Ries  
Mr. Ralph Rush  
Mrs. Linda Schaffer  
Mrs. Carol Smith  
Mr. William Viox  
Mr. Earl White, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Don McMillian

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director  
Ms. Susan Cabot, Historic Preservation  
Mr. Edward Coleman  
Mr. David Doerger  
Mr. David Geohegan, AICP  
Ms. Jan Hancock, Secretary  
Mr. Kevin Wall, AICP

Mr. Viox explained that there are two different viewpoints. He stated that we cannot write a Comprehensive Plan that can take into consideration every use and there are areas that have to be interpreted. He noted that there was discussion about the issue of water and sewer and because of the positioning of that discussion, it can be interpreted two ways -- does it mean the interchange or KY 20? The Comprehensive Plan is "wordy" and that is where the problems are.

Mr. White stated that looking at the map, it seems like the Commission has its work cut out to set about changing C-3 and I-2 to green space areas for the future.

Mr. Viox stated that he has mentioned several times that there are people out there who have development rights. There are zones in place. The concrete plant is zoned I-2 and if it were torn down tomorrow, that property has a right to I-2. That is part of the problem at the interchange -- there is some zoning that is in place, but the infrastructure is not there to support it. This is similar to what existed at the Richwood exit and the airport exit some years ago. To this day, there is not adequate infrastructure at the airport exit. The restrooms at the gas station were closed because there was not potable water. He has said from the beginning that the interchange should develop when the infrastructure is in place and the interchange can develop properly.

Attorney Mike Duncan asked to speak. The Chairman did not allow his comments.

Chairman Millay stated that the motion on the floor is for denial and asked for a roll call vote, which found Mr. Caddell, Mr. Hicks, Mr. McKinney, Chairman Millay, Mr. Newman, Mr. Rush, Mrs. Schaffer, Mrs. Smith, and Mr. Viox in favor. Mrs. Arnett, Mr. Damstrom, Mr. Neltner, Mr. Ries, and Mr. White were opposed. The motion carried by a vote of 9 to 5.

2. Zoning Map Amendment

The request of Blane Reese (owner by contract) to consider a Zoning Map Amendment from Industrial One (I-1) to Commercial Services (C-3) for an approximate 0.8 acre site located on the southeast corner of the Dixie Highway/Frogstown Road intersection at 111 East Frogstown Road, Boone County, Kentucky. The request is for a zone change to allow retail auto sales.

Staff Member David Doerger presented the Committee Report which recommended approval of the request based on the findings of fact but subject to conditions (see Committee Report).

Mr. Ries moved to approve the request based on the Staff and Committee Reports. Mr. Damstrom seconded the motion.

Mrs. Schaffer asked if "no building-mounted signage" includes awnings. Mr. Doerger stated that awnings are allowed, but copy on awnings would be considered signage and not allowed.

Mrs. Schaffer questioned Staff in regard to the access. Mr. Doerger reviewed the Revised Concept Development Plan with Mrs. Schaffer. Mrs. Schaffer asked if the access is addressed in the conditions. Mr. Costello explained that approving the zone change would approve the associated Concept Development Plan. We normally stamp the Concept Development Plan and sign off on it. If the request is approved, the approval would be subject to the conditions and the Concept Development Plan.

Mrs. Schaffer stated that she did not see the word "Revised" and questioned how she would know that she was voting on a "Revised" Concept Development Plan if she had not raised the issue. Mr. Costello stated that the Concept Development Plan was looked at by the Committee and this is the Concept Development Plan approved by the Committee when they voted. Mrs. Schaffer asked that in the future it be indicated in the Committee Report that it is a revised plan. Mr. Costello agreed. Chairman Millay commented that Mrs. Schaffer has raised a good point.

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

3. Zoning Map Amendment

The request of Hicks Pike LLC (owner) to consider a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One (SR-1) for a 4.6 acre tract located on Hicks Pike and on Richwood Church Road, near the southwest corner of the Hicks Pike/Richwood Church Road intersection, Boone County, Kentucky. The request is for a zone change to allow single-family detached residences.

Mr. Viox stated that he has a conflict in regard to Items 3 and 4 as he has represented Hicks Pike LLC and Grammas Development in the past. Mr. Viox left the room at this time.

Staff Member Ed Coleman presented the Committee Report which recommended approval of the request based on the findings of fact (see Committee Report).

There being no discussion, Mr. White moved that the request be approved based on the Committee Report. Mr. Neltner seconded the motion and it carried unanimously.

# EXHIBIT "B"

## COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: September 16, 1998

RE: Request of **Blane Reese (owner by contract)** to consider a Zoning Map Amendment from Industrial One (I-1) to Commercial Services (C-3) for an approximate 0.8 acre site located on the southeast corner of the Dixie Highway/Frogtown Road intersection at 111 East Frogtown Road, Boone County, Kentucky. The request is for a zone change to allow retail auto sales.

### Remarks:

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

### Findings of Fact:

1. The Committee has determined that the proposed Zoning Map Amendment and the accompanying Concept Development Plan is appropriate for the property located at 111 East Frogtown Road, Boone County, Kentucky. The Committee's decision is based on the fact that the applicant's request is in agreement with the Boone County Comprehensive Plan.

The Land Use Text of the Boone County Comprehensive Plan states that "the frontage along U.S. 25 is suitable for a mixture of commercial and light industrial activity with proper access management provisions"(Mt. Zion Area D-5, pg 228). This proposal provides the commercial/light industrial land use mixture suggested in the Comprehensive Plan. The Land Use Text of the Boone County Comprehensive Plan also states that "the U.S. 25 and Frogtown Road intersection should support locally-oriented commercial uses"(Mt. Zion Area D-5, pg 229). The Zone Change Committee has determined that the proposed small scale auto sales facility is a locally-oriented commercial use. The Goals and Objectives section of the Comprehensive Plan for Business Activity, regarding commercial uses states that "commercial uses shall be limited to strategic locations serving trade areas and neighborhood needs and shall have safe and effective access and ample parking" (pg.7). The placement of this proposed commercial use is within a strategic location as recommended by the Boone County Comprehensive Plan.

2. The Committee has determined that the existing zoning classification is inappropriate for this site and the proposed zoning is appropriate. The size and depth of this lot prevents many of the principally permitted uses in the I-1 zoning district from effectively being utilized on this site. Therefore, the potential use of the site is limited beyond the intent of the I-1 zone.
3. The Committee has concluded that the following conditions are necessary for the purpose of satisfying the Goals, Objectives, and Policies stated in the 1995 Boone County Comprehensive Plan and the mitigation of any foreseeable impacts that may be created by the proposal. The Applicant has signed a letter of agreement with these conditions and understands that the submitted Concept Development Plan along with these conditions serves as a basis for this recommendation.

Conditions:

1. The applicant shall provide a Buffer Yard "B" along the south property line in accordance with Article 37 of the Boone County Zoning Regulations.
2. The allowable signage for the site will be limited to one (1) freestanding monument sign that is a maximum of ten (10) feet in height and one hundred and fifty (150) square feet in size. The dimensions and placement of this sign shall be in accordance with the regulations set forth in Article 34 of the Boone County Zoning Regulations. Building mounted signage will not be allowed on this site.
3. The exterior walls of any structure located on site shall be predominately earth tone (tans, beiges, reddish browns, warm greys) and/or white in color and roof structures shall use colors that coordinate with the exterior walls. The Planning Commission staff shall review and determine the appropriateness of proposals involving the exterior color of structures on site through the Site Plan Review Process.
4. Major repairs or maintenance of any vehicles will not occur on site. Minor repairs and replacement of parts (including but not limited to: washing of the vehicles, charging batteries, fixing flat tires, replacing headlamps, wiper blades, air filters etc.,) will be allowed on inventory vehicles (vehicles intended to be sold on site) 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.

*Phil Damstrom*  
\_\_\_\_\_  
**Phil Damstrom, Chairman**

For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Arnold Caddell*  
\_\_\_\_\_  
**Arnold Caddell**

For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Barry Neltner*  
\_\_\_\_\_  
**Barry Neltner**

For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Bill Viox*  
\_\_\_\_\_  
**Bill Viox**

For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

*Earl White*  
\_\_\_\_\_  
**Earl White**

For  Against \_\_\_\_\_  
Abstain \_\_\_\_\_ Absent \_\_\_\_\_

**TOTAL:      5   FOR      -   AGAINST      -   ABSTAIN      -   ABSENT**

BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
COURTROOM 3A  
AUGUST 26, 1998  
7:00 P.M.

PUBLIC HEARINGS

Commission members present: Mr. Caddell, Mr. Damstrom, Mr. Hicks, Mr. McMillian, Mr. Millay - Chairman, Mr. Neltner - Vice Chairman, Mr. Newman, Mr. Ries, and Mr. Rush.

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

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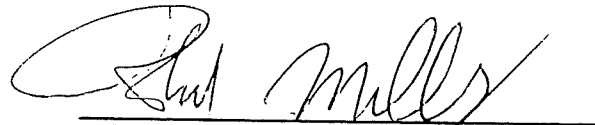
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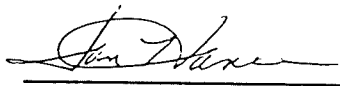
There being no further comments, Chairman Millay stated that the Committee Meeting for this item will be on September 3, 1998 at 5 PM in this room. This item will be on the Agenda for the Business Meeting on September 16, 1998 at 7:30 PM.

The Chairman closed this Public Hearing.

APPROVED:

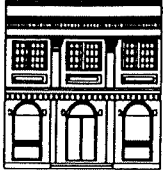
  
\_\_\_\_\_  
Robert Millay, Chairman

Attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary

# SUPPORTING INFORMATION

# BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005

606-334-2196

FAX 606-334-2264

E-Mail [plancom@one.net](mailto:plancom@one.net)

September 9, 1998

Mr. Blane Reese  
1938 Petersburg Road  
Hebron, KY 41048

RE: Zone Map Amendment at 111 East Frogtown Road

Dear Mr. Reese:

The following conditions in conjunction with the Concept Development Plan Application, as agreed to by the Boone County Planning Commission's Zone Change Committee, serves as the basis for the Committee's recommendation of approval. If you, as the applicant and owner, agree to the following conditions please indicate so by signing at the space provided below and return this letter to the Planning Commission Office by 5:00 P.M., Tuesday, September 15, 1998.

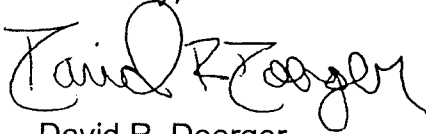
Conditions:

1. The applicant shall provide a Buffer Yard "B" along the south property line in accordance with Article 37 of the Boone County Zoning Regulations.
2. The allowable signage for the site will be limited to one (1) freestanding monument sign that is a maximum of ten (10) feet in height and one hundred and fifty (150) square feet in size. The dimensions and placement of this sign shall be in accordance with the regulations set forth in Article 34 of the Boone County Zoning Regulations. Building mounted signage will not be allowed on this site.
3. The exterior walls of any structure located on site shall be predominately earth tone (tans, beiges, reddish browns, warm greys) and/or white in color and roof structures shall use colors that coordinate with the exterior walls. The Planning Commission staff shall review and determine the appropriateness of proposals involving the exterior color of structures on site through the Site Plan Review Process.

Mr. Blane Reese  
September 9, 1998  
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4. Major repairs or maintenance of any vehicles will not occur on site. Minor repairs and replacement of parts (including but not limited to: washing of the vehicles, charging batteries, fixing flat tires, replacing headlamps, wiper blades, air filters etc.) will be allowed on inventory vehicles (vehicles intended to be sold on site) only.

Sincerely,

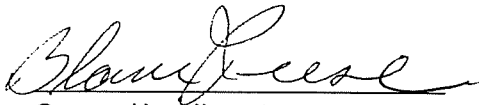


David R. Doerger  
Planner

DRD\pr

Agreement

I, the owner and applicant, agree to the above listed conditions of approval for the requested Zoning Map Amendment at 111 East Frogtown Road, Boone County, Kentucky.



Owner/Applicant  
Blane Reese

Concept Development Plan

**APPROVED**

Staff Quinn R. Zenger

Date 9-16-08

Boone County  
Planning Commission

