



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

**BOONE COUNTY PLANNING COMMISSION
PUBLIC HEARING
BOONE COUNTY ADMINISTRATION BLDG.
BOONE COUNTY FISCAL COURTROOM
MAY 1, 2019
6:00 P.M.
AGENDA**

OUR BOONE COUNTY - PLAN 2040 - Robert Jonas & Matthew Becher, Staff

1. Request of the Boone County Planning Commission's Long Range Planning/Comprehensive Plan Committee to hear comments and review Our Boone County - Plan 2040, the update to the Boone County Comprehensive Plan. The Goals and Objectives of Our Boone County - Plan 2040 were adopted in January 2018 and formed the basis for the update of the remaining Elements which include the following: Demographics, Environment, Natural & Cultural Resources, Economy, Public Facilities, Transportation, and Land Use (text and maps).

UPCOMING BUSINESS MEETING AND PUBLIC HEARING

***Business Meeting - June 5, 2019 - 7:00 P.M.
Boone County Administration Building
Boone County Fiscal Courtroom***

***Public Hearings - June 5, 2019 - 6:00 P.M. & 7:30 P.M.
Boone County Administration Building
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**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
MAY 1, 2019
7:00 P.M.
AGENDA**

- A. Welcome and Pledge of Allegiance**
- B. Roll Call of Members**
- C. Approval of Minutes**
 - April 3, 2019 - Business Meeting
 - April 3, 2019 - Public Hearings
- D. Approval of Invoice Payments**
- E. Action on Plan Reviews**

ZONING MAP AMENDMENT & VARIANCES - Janet Kegley, Chairwoman, Kevin Wall, Staff

1. Request of **Al Neyer, LLC c/o Ryan Reardon, Vice President - Real Estate Development (applicant)** for **Kenton County Airport Board c/o Candace McGraw and Kathleen Utz as Trustee of the Charles and Kathleen Utz Revocable Trust c/o Glenn Utz (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial One (C-1) to Industrial One (I-1), and Variances from Section 3645 "Buffer Yards" of the **Boone County Zoning Regulations**, for a 45.6294 acre site located on the north side of Petersburg Road, across from the Petersburg Road/Hetzel Drive intersection, and on the east side of Riverview Drive, approximately 300 feet north of the Petersburg Road/Riverview Drive intersection, Boone County, Kentucky. The request is for a zone change to allow uses permitted in the I-1 zone and Variances to allow reductions in the perimeter landscape buffer yards.

ZONING MAP AMENDMENT - Kim Patton, Chairman, Michael Schwartz, Staff

2. Request of **Frank Fugate and Tammy Standbury (applicants)** for **Schleper Development Corporation (owner)** for a Zoning Map Amendment from Industrial One (I-1) to Urban Residential Two (UR-2) for a 7.8183 acre tract located on the southeast corner of the Southpark Drive/Continental Way intersection, Boone County, Kentucky. The request is for a zone change to allow a senior independent living development.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Brad Shipe, Chairman, Michael Schwartz, Staff

3. Request of **Hilton Displays (Teri Watts) on behalf of Starbucks (applicant)** for **Florence KY (SEC Hwy 42 and Express) LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage.

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Todd Morgan, Staff

4. Request of **Terry Crigger (applicant)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

ZONING MAP AMENDMENT - Janet Kegley, Chairwoman, Todd Morgan, Staff

5. Request of **James W. Berling (applicant)** for **TOC, LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Suburban Residential One (SR-1) to Industrial One (I-1) for approximately 7.75 acres of an approximate 15.03 acre tract located at 13299 Walton-Verona Road, Walton, Kentucky. The request is for a zone change to allow uses permitted in the I-1 zone.

F. New Business

G. Executive Director's Report: Kevin P. Costello, AICP

H. Committee Reports:

- Airport (Randy Bessler)
- Administrative/Personnel (Rick Lunnemann)
- Enforcement (Kim Bungler)
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
- Technical/Design Review (Lori Heilman)
- Executive (Charlie Rolfsen)

I. Chairman's Report: Charlie Rolfsen

- J. **OKI Report:** Kim Patton
- K. **Other:**
- L. **Adjournment:**

NEXT COMMITTEE MEETINGS:

Zone Change/Concept Plan - May 15, 2019 - 5:00 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

- A. Drees/Mains/Aylor/Godsey/Akin & Miller - Old North Bend Road***
- B. Al Neyer/Smith/Stidham - Bullittsville Road***

Long Range Planning/Comp Plan - May 15, 2019 - 7:00 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

A. Plan 2040

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MAY 1, 2019
7:30 P.M.
AGENDA**

ZONING MAP AMENDMENT - Todd Morgan, Staff

1. Request of **Drees Company - Matt Mains (applicant)** for **Aylor Investments Limited Partnership, Raymond O. Godsey, Jr., and Akin & Miller Land Developers (owners)** for a Zoning Map Amendment from Rural Suburban (RS) and Suburban Residential One (SR-1) to Suburban Residential Two/Planned Development (SR-2/PD) for a 41.8424 acre site located on the east side of Old North Bend Road, approximately 220 feet south/southeast of the Britt Drive/Old North Bend Road intersection, to the north and east of the properties at 1820 and 1828 Old North Bend Road, at the terminus of Cardinal Way and Grandview Drive, and including approximately 8.1 acres in the northeast portion of the 10.987 acre tract at 1846 Old North Bend Road, Boone County, Kentucky. The request is for a zone change to allow detached single family residences, attached residential condominiums, and townhouses.

ZONING MAP AMENDMENT - Kevin Wall, Staff

2. Request of **Al Neyer, LLC (applicant)** for **Loretta F. Smith Estate, Harold Stidham, and Deborah Stidham (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) and Rural Suburban Estates (RSE) to Industrial One (I-1) for a 111.1042 acre site located at 4548 and 4664 Bullittsville Road, and at the western terminus of Wright Boulevard, Boone County, Kentucky. The request is for a zone change to allow industrial uses.

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