



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
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**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
JUNE 5, 2019
7:00 P.M.
AGENDA**

- A. **Welcome and Pledge of Allegiance**
- B. **Roll Call of Members**
- C. **Approval of Minutes**
 - May 1, 2019 - Business Meeting
 - May 1, 2019 - Public Hearings
- D. **Approval of Invoice Payments**
- E. **Action on Plan Reviews**

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

2. 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.

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

3. 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).

TECHNICAL/DESIGN REVIEW - Lori Heilman, Chairwoman, Todd Morgan, Staff

4. Tru Hotel - 1080 Vandercar Way

F. New Business

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

H. Adjournment:

NEXT COMMITTEE MEETINGS:

Technical/Design Review - June 5, 2019 - 6:30 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

A. TRU Hotel - 1080 Vandercar Way

Zone Change/Concept Plan - June 19, 2019 - 5:00 P.M.
(Boone County Admin. Bldg. - Fiscal Courtroom)

- A. Immanuel Baptist Church/Foster - 7183 Pleasant Valley Road**
- B. Dunham/Benenson Flo KY/Wal-Mart - 4949 Houston Road**
- C. Al Neyer/Smith/Stidham - Bullittsville Road**

UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:

***Business Meeting - July 3, 2019 - 7:00 p.m.
Boone County Administration Building
Boone County Fiscal Courtroom***

***Public Hearings - July 3, 2019 - 7:30 p.m.
Boone County Administration Building
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ZONING MAP AMENDMENT - Kevin Wall, Staff

1. 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.

CHANGE IN CONCEPT DEVELOPMENT PLAN - Todd Morgan, Staff

2. Request of **Brian Dunham, Frost Brown Todd, LLC (applicant)** for **Benenson Flo. KY. LLC and Wal-Mart Real Estate Business Trust (owners)** for a Change in Concept Development Plan for a 14.85 acre site located at 4949 Houston Road, Florence, Kentucky (Sam's Club). The request is for a Change in Concept Development Plan to allow a gasoline fueling station and for modifications to an existing retail building in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) zone.

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

3. Request of **Immanuel Baptist Church, Pastor Doug Foster (applicant)** for **Immanuel Baptist Church of Florence, KY, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for a 4.72 acre site located at 7183 Pleasant Valley Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates (RSE) zone to allow an electronic message center on a freestanding sign.

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