



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

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### **ANNOTATED**

**BOONE COUNTY PLANNING COMMISSION  
BUSINESS MEETING  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
AUGUST 1, 2018  
7:00 P.M.  
AGENDA**

- A. **Welcome and Pledge of Allegiance**
- B. **Roll Call of Members**
- C. **Approval of Minutes**
  - July 5, 2018 Business Meeting - **APPROVED**
  - July 11, 2018 Special Public Hearing - **APPROVED**
- D. **Approval of Invoice Payments - APPROVED**
- E. **Action on Plan Reviews**

### **ZONING MAP AMENDMENT - Janet Kegley, Chairwoman, Kevin Wall, Staff**

1. Request of **Al Neyer, Inc./Matt Blankenship (applicant)** for **KY 18 Acres, LLC c/o Paul Vesper (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Urban Residential Three (UR-3) for 12.8 acres, and a Zoning Map Amendment from Commercial Four (C-4) to Industrial One (I-1) for 47.2 acres, both within a 66.3 total acre tract that is located on the northeast corner of the Burlington Pike/Aero Parkway intersection, along the south side of Aero Parkway, and to the north of the properties at 5945, 5965, 5975, and 5985 Centennial Drive, and 5785 Constitution Drive, Boone County, Kentucky. The request is for two zone changes to allow uses permitted in the UR-3 and I-1 zones.

**COMMITTEE MEETING - 8/15/18 - 5:00 P.M. - FISCAL COURTROOM  
DEFERRED UNTIL - 9/5/18 - 7:00 P.M. - FISCAL COURTROOM**

**F. New Business:**

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

2. Request of **David M. Blair (applicant)** for **Blair Professional Center (owner)** for a Zoning Map Amendment for a Special Sign District for a 2.04 acre site located at 1821 Florence Pike, Boone County, Kentucky. The request is for a Special Sign District in a Office One (O-1) District to allow an electronic message center on a monument sign.

***PUBLIC HEARING - SEPTEMBER 5, 2018 - 7:30 P.M. - FISCAL COURTROOM***

**ZONING MAP AMENDMENT AND VARIANCE - Todd Morgan, Staff**

3. 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 Three (SR-3), and a Variance, for a 44.7277 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, south, and east of the properties at 1820 and 1828 Old North Bend Road, at the terminus of Cardinal Way and Grandview Drive, and including the tract at 1846 Old North Bend Road, Boone County, Kentucky. The request is for a zone change to allow attached residential condominiums and a Variance from Section 3645 "Buffer Yards" of the Boone County Zoning Regulations to allow the required perimeter landscape areas to be reduced from Buffer Yard C to Buffer Yard B.

***PUBLIC HEARING - SEPTEMBER 5, 2018 - 7:30 P.M. - FISCAL COURTROOM***

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

**H. Committee Reports:**

- Airport (Randy Bessler)
- Administrative/Personnel (Steve Turner)
- 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:** Greg Breetz

**K. Other:**

**L. Adjournment:**

**NEXT COMMITTEE MEETINGS:**

**Long Range Planning/Comp Plan - August 1, 2018 - 6:00 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom Conference Room)**  
**A. Plan 2040 Update - 2017 Comprehensive Plan Update**

**Zone Change/Concept Plan - August 15, 2018 - 5:00 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom Conference Room)**  
**A. Al Neyer/KY 18 Acres/Vesper - KY 18/Aero Parkway**

**Long Range Planning/Comp Plan - August 15, 2018 - 6:30 P.M.**  
**(Boone County Admin. Bldg. - Fiscal Courtroom Conference Room)**  
**A. Logistics Three - Ted Bushelman & Doering Drive**  
**B. Plan 2040 Update - 2017 Comprehensive Plan Update**

**UPCOMING BUSINESS MEETING AND PUBLIC HEARINGS:**

***Business Meeting - September 5, 2018 - 7:00 p.m.***  
***Boone County Administration Building***  
***Boone County Fiscal Courtroom***

***Public Hearings - September 5, 2018 - 7:30 p.m.***  
***Boone County Administration Building***  
***Boone County Fiscal Courtroom***