

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEOTELECONFERENCE  
BURLINGTON, KENTUCKY  
PUBLIC HEARING  
MARCH 16, 2022  
7:30 P.M.**

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Chairman Charlie Rolfsen opened the Public Hearing at 7:33 p.m. and welcomed the audience to the Planning Commission's March 16, 2022 Public Hearing. The Boone County Planning Commission, pursuant to KRS 61.826, will conduct its regularly scheduled Public Hearing on Wednesday, March 16, 2022 via live video teleconference. This meeting format has been necessitated due to the threats to public health presented by the novel coronavirus (COVID 19) pandemic.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele  
Mr. Tom Szurlinski  
Mr. Steve Turner  
Mr. Kenny Vaught

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Kim Patton, Vice Chairman

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the only item on the Agenda.

**TEXT AMENDMENTS, Michael Schwartz, Staff**

1. Request of the **Walton City Council** to consider Zoning Text Amendments to Section 3154, Outside Storage, Display, and Loading Areas, of the Boone County Zoning Regulations to: (1) allow outside storage, display, and loading areas within front and corner side yards; (2) allow outside storage, display, and loading areas along the front of a building and along the edge of designated off-street parking areas; and (3) exempt outside storage, display, and loading areas from meeting certain screening requirements, when specific locational requirements are met. The request is to hear and evaluate comments on proposed Text Amendments and how they affect the current Boone County Comprehensive Plan and Boone County Zoning Regulations.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The proposed Text Amendments will only apply in the City of Walton and on corner lots that are zoned C-2, have frontages on 2 local streets, a site located immediately adjacent to an industrial zone and have a minimum lot area of 6 acres. KRS 100.211(3) identifies what can be included within the text of a zoning regulation and this request falls within those parameters. Based upon a GIS analysis, there is only one parcel in Walton that falls within these parameters. This property is located at the southeast corner of the intersection of Towne Center Drive and Wenstrup Drive. It is located directly across the street from the proposed Fischer Homes project and east of the Walton Fire Station and the UC Health Helipad. The current regulations require outside display and loading areas to be allowed in the side and rear yards as well as to be screened by a wall structure constructed of masonry, EIFs, stucco or material that is compatible in texture and color with the principle structure. Pages 2-4 of the Staff Report contain excerpts from the Comprehensive Plan.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak?

Mr. Mike Duncan, Attorney for the City of Walton, explained the history of the request. Mr. Parsons came to the City of Walton with plans for a new Tractor Supply store. Even though the developer attempted to meet all of the C-2 regulations, they still could not make their prototype fit. The City Council preferred to have a Tractor Supply store at the proposed location for their citizens and visitors. They wanted to accommodate the proposed business but not give carte blanche approval to all C-2 zoned property within the City of Walton. He worked with Staff and Mr. Jim Parsons, Attorney for Tractor Supply, to provide some finite relief from the regulations. He requested that the Planning Commission consider approving the Zoning Text Amendments and forwarding them recommendations to Walton City Council.

Mr. Jim Parsons, Attorney for Tractor Supply, stated that Mr. Schwartz assisted in drafting the language for the Zoning Text Amendments in such a way not to accommodate the proposed use without fully opening up the C-2 zoning district.

Mr. Garrett Howicz, Tractor Supply, stated that his company has a lot of outdoor displays that are fenced in on each site. These items are too big to pickup with a traditional shopping cart. The current zoning does not allow fenced outdoor displays. That is the reason for the request. The proposed facility will be similar to the store on Centennial Drive but bigger. It will be the newest prototype.

Seeing no one else, Chairman Rolfsen asked if any Board members had questions? Chairman Rolfsen stated that in the beginning he had a concern about the proposed Zoning Text Amendments because he isn't a fan of outdoor displays and storage. He understands the request and appreciates the narrow scope of the text amendments.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 16, 2022 at 7:45 P.M., immediately following the Public Hearing, via live video teleconference. This item will be on the Agenda for the Business Meeting on April 6, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 7:42 p.m.**

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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**Kevin P. Costello, AICP**  
**Executive Director**