



BOONE COUNTY PLANNING COMMISSION

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Boone County Administration Building
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**BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
AUGUST 5, 2026
7:00 P.M. EST/6:00 P.M. CST**

A. Welcome & Pledge of Allegiance

B. Roll Call of Members

C. Approval of Minutes

- July 15, 2026 – Business Meeting

D. Approval of Invoice Payments

E. Action on Plan Reviews

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Steve Lilly, Staff

1. Request of **Kroger (applicant)** for **Richwood Pointe LLC (owner)** for: (1) a Zoning Map Amendment from Employment Planned Development (EPD) to Commercial Services (C-3); (2) a Variance reducing the Buffer Yard A requirement from ten (10) feet to zero (0) feet along the new internal property line; and (3) a Special Sign District, for an approximate 20 acre area located along the northeast side of Paddock Drive, between Richwood Road and Stirrup Lane, approximately 1,100 feet northwest of Richwood Road, and along the northwest side of Frogtown Connector Road, approximately 1,100 feet north of Richwood Road, Boone County, Kentucky, having a Parcel Identification Number (PIDN) of 075.00-00-102.10. The request is for a zone change to allow the development of an approximate 99,000 square foot grocery, an approximate 7,565 square foot wine and spirits store, a fuel center, and an approximate 51,840 square foot multi-tenant retail/service building. (**Jurisdiction: Boone County**)

THIS ITEM HAS BEEN DEFERRED TO THE 8/19/26 COMMITTEE MEETING

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Michael Schwartz, Staff

2. Request of **Arlinghaus I LLC (applicant)** for **Baptist Convalescent Center Inc. (owner)** for a Change of Concept Development Plan in a Suburban Residential One/Planned Development (SR-1/PD) district for an approximate 45.5 acre area located along the east side of Burlington Pike, between Shady Hollow Lane and Springfield Boulevard, approximately 500 feet north of Springfield Boulevard, and having a Parcel Identification Number (PIDN) of 027.00-00-025.13, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of 182 detached single-family residential dwellings. (**Jurisdiction: Boone County**)

F. **New Business**

G. **Executive Director's Report**

H. **Committee Reports:**

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

I. **Chairman's Report:** Charlie Rolfsen

J. **OKI Report:** Randy Bessler

K. **Adjournment**

NEXT COMMITTEE MEETINGS:

ZONE CHANGE/CONCEPT PLAN – August 19, 2026 – 6:00 P.M. EST/5:00 P.M. CST
(Boone County Fiscal Courtroom)

- A. Kroger/Richwood Pointe – Paddock Drive/Frogtown Connector Road
- B. Athena Hospitality Group/JDV Ventures – 4700 Houston Road
- C. Silverman & Company/Witt/Streutker – 8928-8946 Old Union Road
- D. Drees Company/Bleach Bottle Investments/Neltner – US 42

UPCOMING BUSINESS MEETINGS AND PUBLIC HEARINGS
(Boone County Fiscal Courtroom)

Business Meeting – August 19, 2026 – 7:00 P.M. EST/6:00 P.M. CST
Business Meeting – September 2, 2026 – 7:00 P.M. EST/6:00 P.M. CST
Public Hearings – September 2, 2026 – 7:30 P.M. EST/6:30 CST

To view Business Meetings/Public Hearings, visit:

Channel 200 Spectrum

Channel 823 Altafiber

Or Live Link below:

<https://cloud.castus.tv/vod/boonecountky/video/686c5cd5e34977a1c7afd500?page=HOME&type=live>



 [Meeting Documents Planning Commission](#)