

00-004

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION

DEC 22 1993  
BOONE COUNTY  
PLANNING COMMISSION

See Boone County Zoning Regulations  
**SECTION A** (To be completed by applicant)

- (Check One)
- 1.  Boone  Florence  Walton  Union
- (Check One)
- 2.  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
- 3. Applicant's Name Big Bone Baptist Church  
Phone Number 606-384-1717 ext. 163 Fax No. 606-384-9167  
Applicant's Address 11036 Big Bone Church Road  
Union Kentucky 41091  
City State Zip
- 4. Description of Request: Big Bone Baptist Church is requesting approval to build and erect New Fellowship Hall and Worship Center
- 5. Name of Development \_\_\_\_\_
- 6. Location of Development 11036 Big Bone Church Road
- 7. Acreage Under Review 10.62
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property Big Bone Baptist Church  
Phone Number of Owner 606-384-1717 10.  
Address of Property Owner Union Kentucky 41091  
City State Zip
- 11. Proposed Use(s) on Site Christian Education, Fellowship and Worship
- 12. Total Square Footage of Existing and/or Proposed Buildings 40,000 S.F.
- 13. Current Zoning on Property A-1 Zone
- 14. Deed Book 279 Page No. 44 Group No. 2062
- 15. Is the site subject to a zone change? \_\_\_\_\_  
If yes, give date of approval \_\_\_\_\_
- 16. Have you submitted a Site Plan with this request? yes
- 17. Have you submitted a list of adjoining property owners with this request? \_\_\_\_\_
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Richard Stone, Owner's Agent

Property Owner's Signature: Richard Stone, Owner's Agent

BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received \_\_\_\_\_ Fee Received \_\_\_\_\_
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
\_\_\_\_\_ **Denial** (See #7)
6. Conditions of Approval: SEE MINUTES  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission**  
2995 Washington Street  
Burlington, Kentucky 41005  
(606) 334-2196 Phone  
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

## STAFF REPORT

**APPLICANT:** Big Bone Baptist Church  
**LOCATION:** 11036 Big Bone Church Road  
**ZONING:** Agriculture (A-1)  
**DATE:** January 12, 2000

### Proposal

The applicant has applied for a Conditional Use Permit to allow the construction of a new fellowship hall and worship center as an addition to the existing building. The 10.62 acre site is located at the southwest corner of Gum Branch Road and Big Bone Church Road. The property is zoned Agriculture (A-1).

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Article 2, Section 262 and Article 10, Section 1023 of the Boone County Zoning Regulations.

### Property Background

Big Bone Baptist Church was granted a Conditional Use Permit on July 10, 1991 for the construction of a new church building with 15,540 square feet. Attached, please find the Staff Report submitted for the July 10, 1991 meeting and the minutes of that meeting.

### Article 2, Section 262

Article 2, Section 262 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the authority to grant Conditional Use Permits and may prescribe appropriate conditions and safeguards as part of the terms under which a Conditional Use Permit is granted. The Board shall consider whether or not, the intended use:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;

4. Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Article 6, Section 623

Article 6, Section 623 of the Boone County Zoning Regulations lists churches, synagogues, temples and other places of religious assembly for worship as a Conditional Use in Agriculture (A-1) zoning districts. The requested use and appropriate accessories are permitted subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided:

- a. the activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or
- b. the activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district; and
- c. provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Staff Comments

1. If the Conditional Use Permit is granted, a Major Site Plan will need to be submitted to the Boone County Planning Commission for the site plan review process.

2. The site plan submitted with the application for a Conditional Use Permit indicates a large parking area indicative of commercial type uses to be displayed along a rural road. Staff suggests minimizing appearance by reducing the size of the parking area, or possibly moving the larger section of the lot away from the road.
3. If the Conditional Use Permit is granted, substantially more parking lot landscaping will be required than what is indicated on the submitted plan.

### Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to approve the applicant's request for a Conditional Use Permit to allow the construction of a new fellowship hall and worship center as an addition to the existing building. The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit, stated in Article 2, Section 262 of the Boone County Zoning Regulations. It is Staff's opinion that the proposed Conditional Use Permit will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the zoning regulations.

Respectfully Submitted,

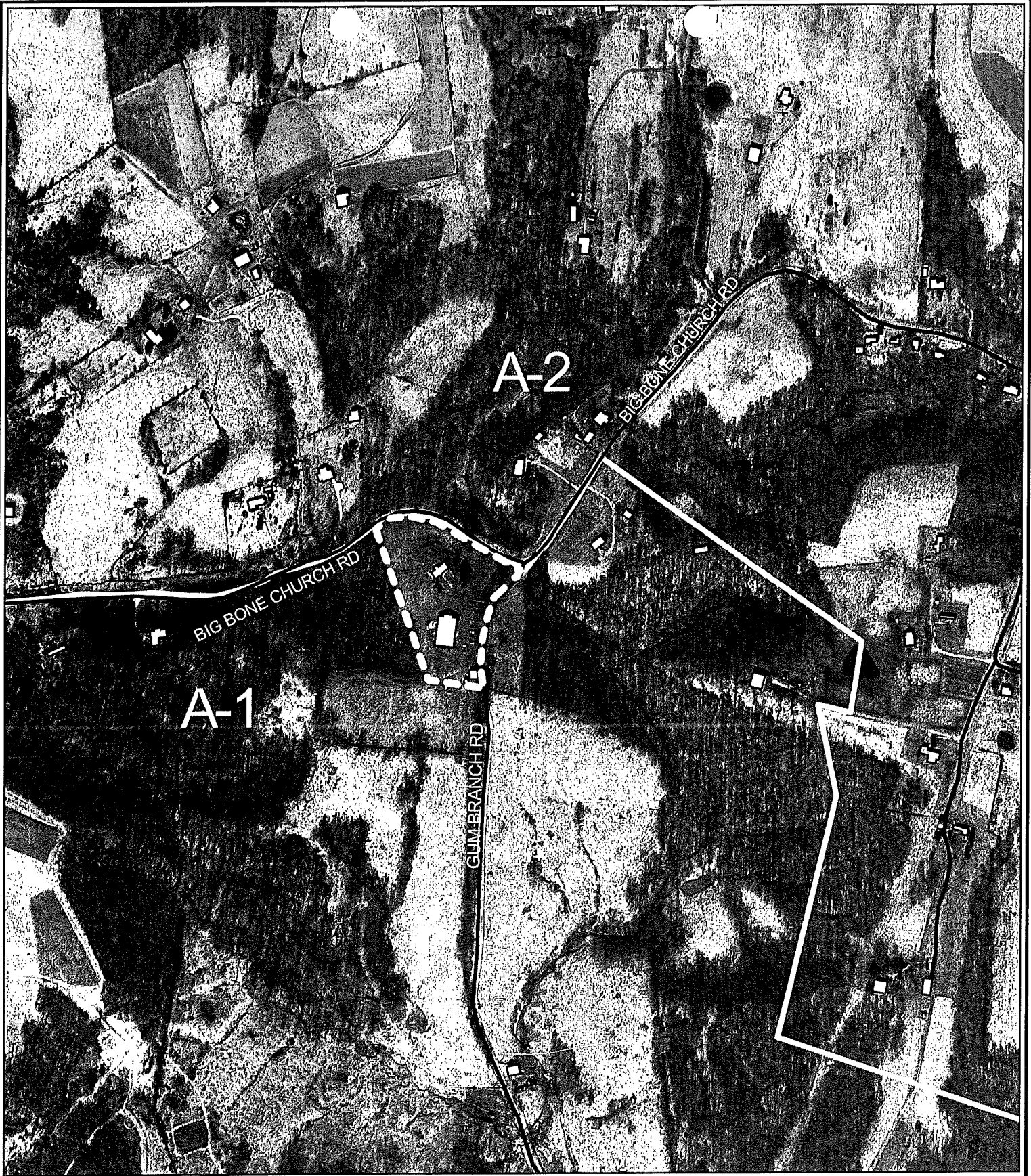


Mike Homer  
Planner

MH\pr

### Attachments

- Vicinity/Zoning Map
- Site Plan
- Conditional Use Application Form
- Staff Report form July 10, 1991
- Boone County Board of Adjustment meeting minutes from July 10, 1991
- Brief history of Big Bone Baptist Church

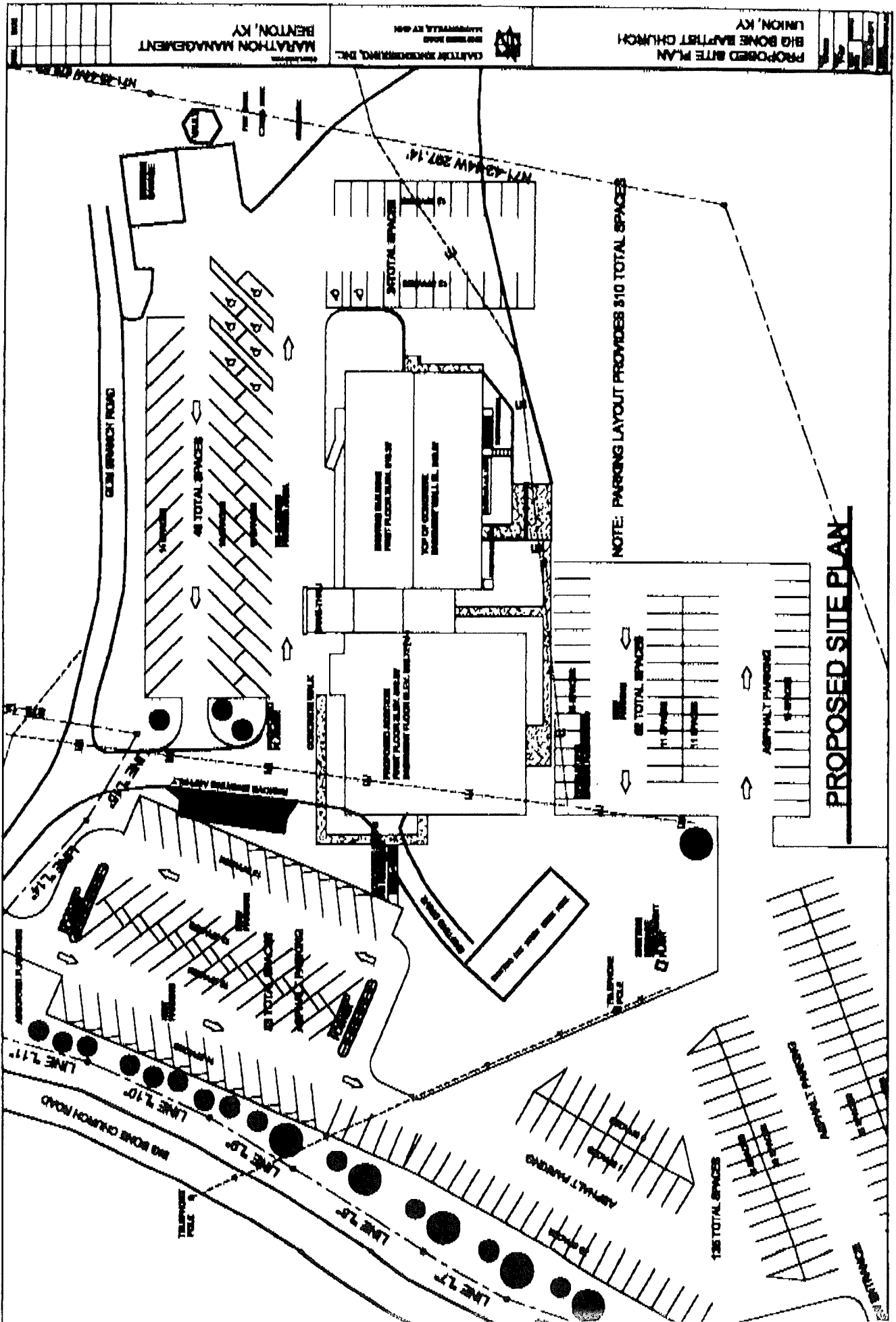


Vicinity/Zoning Map  
 11036 Big Bone Church Road



1 inch equals 500 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 January 6, 2000





MARTINSON MANAGEMENT  
BENTON, KY

GASTON ENGINEERING, INC.  
MEMPHIS, TN 38103

PROPOSED SITE PLAN  
BIG BONE BAPTIST CHURCH  
UNION, KY

PROPOSED SITE PLAN

NOTE: PARKING LAYOUT PROVIDES 110 TOTAL SPACES

48 TOTAL SPACES

30 TOTAL SPACES

62 TOTAL SPACES

126 TOTAL SPACES

LINE 7.7  
LINE 7.8  
LINE 7.9  
LINE 7.10  
LINE 7.11

TRASHY REUSE BARN

CONCRETE WALK

ASPHALT PARKING

ASPHALT PARKING

ASPHALT PARKING

ASPHALT PARKING

CONCRETE

CROSSING

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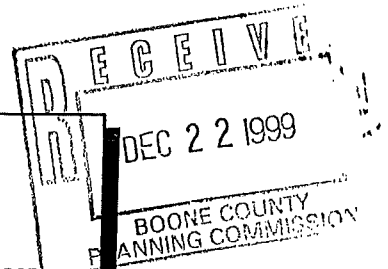
TRASHY REUSE BARN

TOP OF CHURCH

PARKING BUILDING

REST

APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

(Check One)

- 1. xx Boone Florence Walton Union

(Check One)

- 2. x Conditional Use Permit Variance Appeal Change in Non-Conforming Use

- 3. Applicant's Name Big Bone Baptist Church Phone Number 606-384-1717 ext. 102 Fax No. 606-384-9167 Applicant's Address 11036 Big Bone Church Road Union Kentucky 41091 City State Zip

- 4. Description of Request: Big Bone Baptist Church is requesting approval to build and erect New Fellowship Hall and Worship Center

- 5. Name of Development

- 6. Location of Development 11036 Big Bone Church Road

- 7. Acreage Under Review 10.62

- 8. Lot Number and Name of Subdivision (if part of a subdivision)

- 9. Owner of Property Big Bone Baptist Church

- Phone Number of Owner 606-384-1717 10.

- Address of Property Owner Union Kentucky 41091 City State Zip

- 11. Proposed Use(s) on Site Christian Education, Fellowship and Worship

- 12. Total Square Footage of Existing and/or Proposed Buildings 40,000 S.F.

- 13. Current Zoning on Property A-1 Zone

- 14. Deed Book 279 Page No. 44 Group No.

- 15. Is the site subject to a zone change? If yes, give date of approval

- 16. Have you submitted a Site Plan with this request? yes

- 17. Have you submitted a list of adjoining property owners with this request?

- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Richard Stone, Owner's Agent

Property Owner's Signature: Richard Stone, Owner's Agent

## STAFF REPORT

#3

APPLICANT: Big Bone Baptist Church  
REQUEST: Conditional Use Permit  
LOCATION: 11091 Gum Branch Road  
ZONE: Agriculture (A-1)  
DATE: July 10, 1991

### REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a new church building. The 14 acre site, located at the corner of Gum Branch Road and Big Bone Church Road, is zoned Agriculture (A-1) and is owned by the Big Bone Baptist Church.

### Request

The applicant is requesting a permit for the construction of a new 15,540 square foot church building which will seat approximately 375 people. This building will be located due west of the existing church and will consist of a sanctuary, a fellowship hall, offices, a nursery, and classrooms. The applicant intends, at this point, to remove the existing church building, which seats approximately 250 people and has been in existence since 1846. The applicant has provided a brief history of the church, which is attached.

The site plan indicates that the old church will be removed to accommodate parking spaces for the new church. A separate parking plan indicates that 123 parking spaces are planned after the historic church is removed. However, the zoning regulations require only 75 parking spaces for a church which seats 375 people (1 space per 5 seats). The area covered by the old portion of the church (approximately 1,190 square feet) is equivalent to  $\text{\textcircled{X}}$  parking spaces.

$\pm 14$

### Review

The following reviews the general criteria which the Board must apply to all requests for Conditional Use Permits:

1. The Future Land Use Map of the 1990 Boone County Comprehensive Plan indicates the future use of this property to be Public/Institutional, a classification which includes churches. The Land Use element of the text makes no specific mention of the property in question. However, the Goal of the Preservation element of the Plan reads:

Significant natural features, archeological sites, and historic sites in Boone County are preserved. (p. 8).

Objectives of this element include:

1. Priorities shall be established for the conservation, restoration, and rehabilitation of natural features, archeological sites, and structures and cemeteries.
4. *New or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed to ensure identification and protection of significant historical, architectural, and archeological sites.* (emphasis added) (p. 8).
6. Historically and culturally significant sites shall be identified for further study and/or scientific investigation.
8. The public and private sector's awareness of historic preservation efforts shall be encouraged. (p. 9).

The Historic Preservation Officer should be in attendance at the meeting and will be able to address the historical significance of the site.

2. The design of the new church building (see attached elevation drawing) will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. A new church building will not be hazardous to existing or future neighboring uses
4. The site is adequately served by essential public facilities.
5. The proposed development will not create excessive additional requirements at public cost for public facilities and services.
6. A church does not involve uses, activities, processes, materials, or conditions of operation which will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. The vehicular approach to the site has been established.

The Board must also consider the following criteria which applies to Conditional Uses in A-1 districts:

- a. The new church building is necessary to provide a public service for the residents of the district and will not overpower, transcend, or conflict with the principal purpose of the district.
- b. The proposed arrangement of the new building, in and of itself, is mutually compatible with the organization of permitted uses to be protected in the district.

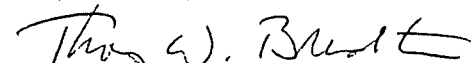
#### Staff Concerns

1. Staff is concerned with the proposed demolition of the historic church. Although it has been dramatically altered over the years, it is still

sound and could serve many useful functions. Preservation of this structure, or even its oldest portion, will accomplish the objectives of the 1990 Boone County Comprehensive Plan. As mentioned, the Historic Preservation Officer will address this issue at the meeting.

2. If approved, Staff does not believe that the Planning Commission need to review a Site Plan. However, the applicant should be required to submit, for Staff review and approval, a detailed parking plan. The plan which was submitted does not conform to Article 18 of the zoning regulations. Also, Staff would work with the applicant on ways of arranging parking areas so that the historic church can be saved. Finally, all parking and circulation areas should be paved with either blacktop or concrete.
3. Additional concerns and suggested conditions may be presented at the meeting.

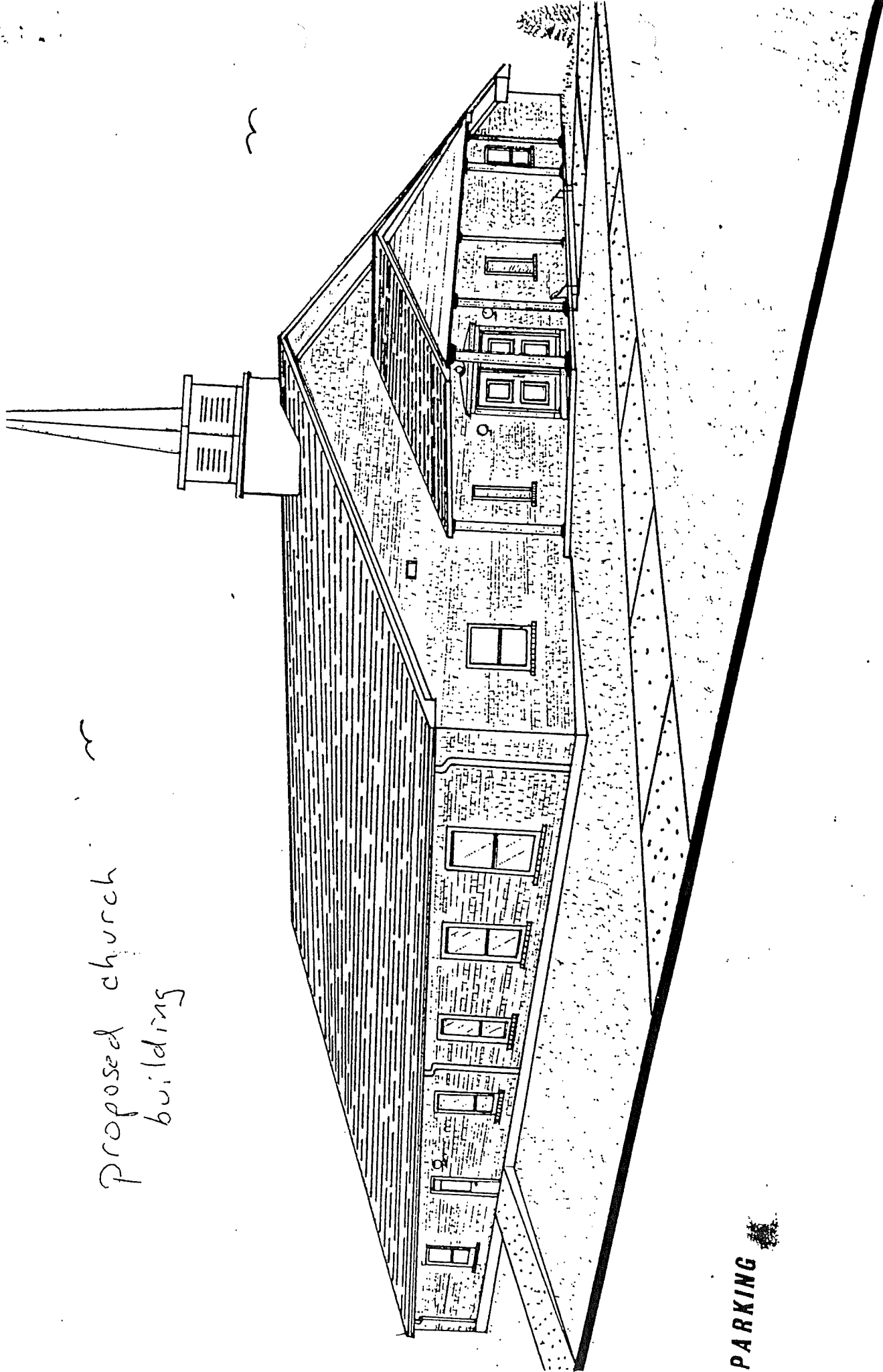
Respectfully submitted,

  
Thomas W. Breidenstein  
Zoning Enforcement Officer

TWB:kat



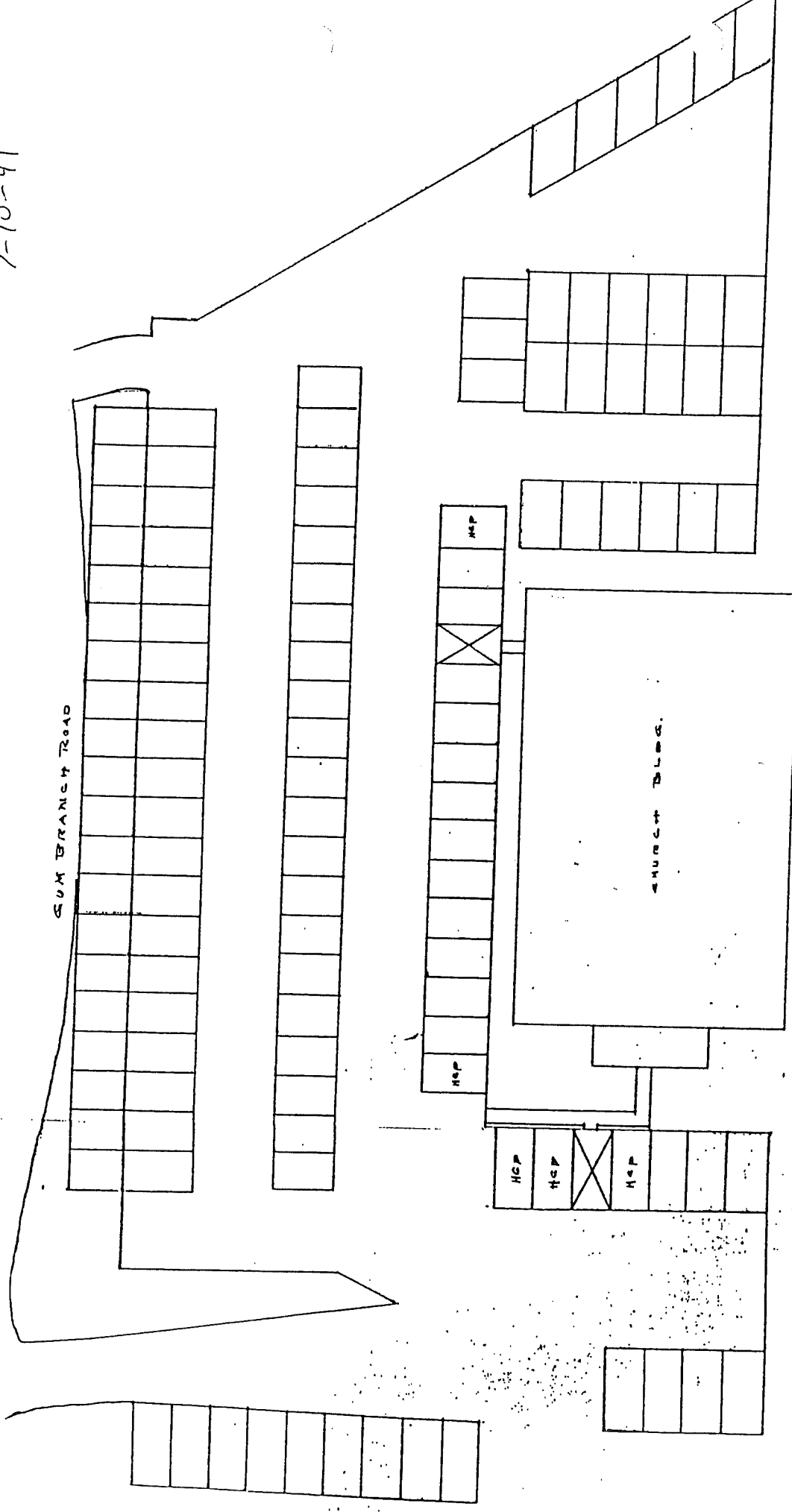
Proposed church  
building



PARKING

Rice Bume Baptist Church 7-10-91

Parking lot arrangement  
7-10-91



Rio Borne Baptist Church 7-10-91

3. The request of Big Bone Baptist Church for a Conditional Use Permit to allow the construction of a new church building. The 14-acre site, located at the corner of Gum Branch Road and Big Bone Church Road, is zoned Agriculture (A-1) and is owned by the Big Bone Baptist Church.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report). Mr. Breidenstein also distributed a memorandum entitled, "History of Big Bone Baptist Church". Mr. Breidenstein advised that at a meeting on Monday, July 8, he and Miss Cabot talked with the church members about possible uses of the portion of the church built in 1846. The original site plan showed that the original church area was to be used for parking spaces, but the number of parking spaces gained is not significant. He noted that only 75 parking spaces are required for the new church and they have above that number now. He believes the church may have reconsidered the preservation of the older church. A revised site plan showed the preservation of the older church building and the elimination of the parking spaces. He stated that it will be up to the Board whether or not the older church should remain. During the construction period the church can undertake a feasibility analysis of their existing church and what will be required to preserve it.

Mr. Joe Biel, the church clerk, stated that they intend to go ahead with the plans as initially proposed. The plan is to destroy the older church and build a new church. He stated that they had 8 different dates listed for public business meetings and on four different occasions they have discussed site development. Every time they had a vote there was no opposition to going ahead with the development as proposed.

Susan Cabot, Historic Preservation Officer representing the Historic Preservation Review Board, stated that the Big Bone Baptist Church is a well known landmark in the county originally built in 1846. The original building is intact. She displayed a picture of the church taken in 1901 and indicated the original structure of the church. The original front and back walls have been covered up by additions. The founding members of the church include well known Boone County families. The church had an influence on the county and was responsible for other baptist churches being established in the county. The original church building is a tangible reminder of heritage. It would not cause a hardship to the proposed plans to keep the church.

Miss Cabot referred to her memorandum dated July 10, 1991 which reflects the position of the Boone County Historic Preservation Review Board. They support the building of a new church, but want the older portion of the original church to remain and the additions to be removed. She stated that the church can be secured and left alone. They are not asking that it be restored immediately. She stated that the congregation may feel differently in ten years and want to restore the old church. Miss Cabot stated that they would like to create a partnership of the Review Board, the Church, and other members of the community to do everything possible to assist with the restoration project. The state coordinator of the National Historic Register feels that the building will be eligible for listing on the Historic Register. This will not give tax credits, but would probably keep a road or federally funded sewer system or runway from going through the church. The church is not on the register at this time because of the additions. There are many people within the county and the congregation who have volunteered their skills and time to restore the church to its original appearance. The Review Board will help the church seek grant funds to provide for restoration of the church.

Miss Cabot stated that 1993 would be the 150th anniversary of the church. There is a need for heritage education for the children in the county. She asked that this request be approved with the condition that the older building be retained.

Mr. Biel stated that anyone in the church family has had ample opportunity to make their feelings known. They oppose any threat to their autonomy. They have made a decision. The ideas that were taught in the old church are what is important and they will be taught in the new church. He stated that what would be taught in the future is that church autonomy is not important, but material things are.

Mrs. Elizabeth Curtley stated that the church contains a balcony that was for the slaves who were part of their first membership. There were two Curtley men who were pastors in the church. Her parents were members of the church. She was a member of the church from 1935 to 1945. She did not know about this situation until July 3. She went over on July 4 as she was concerned that the building might be torn down. She stated that many of the members were not aware that there was a Historic Commission and other means to preserve the building. Some of the members thought there was no alternative but to tear it down. She asked that the church reconsider the decision to tear it down and that the church be allowed to proceed with the construction of the new church and delay the demolition of the old church until they can determine if it is feasible to maintain the old church.

Mr. Tom Stevens stated that quite a few members want to keep the church if it is possible to work everything out. The old church is important to him and his family.

Mr. Glen Jones stated that he is 54 years old and has gone to Big Bone Church all of his life. He stated that his old home place, his old school, and the old store that his father had are gone. He stated that there were 182 people present the night they voted to build a new church and demolish the old one. The vote was unanimous. He described how the front part of the church was built in 1961 or 1962. He stated that the wiring in the church is old, some of the sills are rotting the sashes are worn out, the back of

the church originally did not have doors and now it does, some of the gutters and chimney are gone, etc.. He stated that it would be expensive to restore the building, and that is not figured in their budget. They figured on money to tear the old church down.

Miss Cabot agreed that there would be structural problems in restoring the church. She stated that there is an architect who has volunteered his services and a structural engineer can be found. The church could be boarded up and left. The hidden problems of restoration can be worked out one at a time with as little cost to the church as possible. She stated that this does not represent a governmental control over the business or function of the church -- the interest is in the historic significance of the building.

In response to questions from Mr. Ryan, Mr. Biel stated that they decided on the removal of the old church on March 12, 1991. They heard about Miss Cabot's proposal a few weeks ago.

Miss Cabot advised that she viewed the church a few months ago and recommended to her Board at that time that they wait until the matter came before this Board.

Mr. Ryan questioned when the church plans to start construction and Mr. Biel replied, "tomorrow".

Mr. Ryan questioned that should the church agree to Miss Cabot's proposal, how long would the process take.

Miss Cabot stated that they plan to use the old church while they build the new one and they estimate six months to complete it. That allows time to have meetings. The retention of the old church has no conflict with the new church. She emphasized that it is not the county undertaking the restoration of the building.

Mr. Ryan questioned who would have the expense and responsibility of the restoration. Miss Cabot stated that they will try to find grants to assist the church. They will also try to find skilled volunteers to do the type of work that needs to be done. The old church could be locked up and left for ten years. If there was an intensive program, it could probably be restored within 6 months to a year, or it could take 20 years. There is no timetable.

Mr. Hubbard stated that he has been a member of the church since 1932 and has 7 generations there. He is a carpenter and has done about 90% of the work on the church. There is a Delco plant in the church and Delco wiring. He described the work that had been done in the church and how the additions were put on. He stated that he cannot see putting up a half million dollar church with the old building in the front. He stated that they would be lucky to restore the old church for \$50,000.

Debbie Ayler stated that she owns the property to the east of the church and can see the old building from her property. The old building is not important. They are taking the people and the memories with them. She stated that they have to move on. The children will have the memories from the people, not the building. They voted unanimously to tear the old

building down. The history they have is in each other, not the building. If the old building is left, the children will get into it and it could fall down on top of someone. They need the parking spaces more than the old building.

Mr. Nevel questioned if the Board has the legal right to say that the church must retain the building. Mr. Dillon stated that the Board can follow the recommendation of the Historic Preservation Review Board and make this a condition.

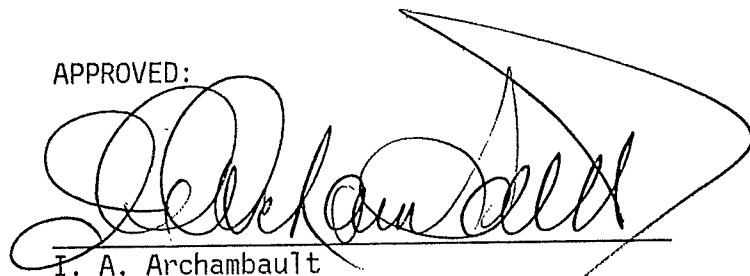
Mr. Nevel stated that the church has indicated that they do not want to maintain the building. He does not feel that it is appropriate to force the church to maintain the old building. Mr. Ryan agreed.

Mr. Ryan stated that restoring the old building could cause a hardship on the church. There is no idea of the cost involved. He stated that he does not know of any Baptist churches that have money to throw around.

Mr. Ryan moved that the Conditional Use Permit be granted. Mr. Nevel seconded the motion and it carried unanimously.

There being no further business to come before the Board, Mr. Nevel moved that the meeting be adjourned. Mr. Ryan seconded the motion. The meeting was adjourned by unanimous consent.

APPROVED:



I. A. Archambault

Attest:



Jan Hancock, Recording Secretary

## HISTORY OF BIG BONE BAPTIST CHURCH

The minutes of the church state "Big Bone Baptist Church was constituted on May 25, 1843 with Bro. Robert Kirtley preaching the introductory sermon. The church was organized with 20 male, 21 female and 3 colored members. (1 male, 2 female)".

The property was purchased from General John Wallace at a cost of \$7.00 per acre making a total of \$35.00 plus 2 acres which were donated.

The church was received into the North Bend Assn. August 18, 1843. The first Lord's Supper was observed in September of 1843.

In March of 1844 the church voted to build a church meeting house. In February 1846 the house of worship was completed at a cost of \$1,240.00. A red brick, complete with white trim and shutters, it is still the sanctuary today.

In May 1855, the Florence Baptist Church was organized with the help of Big Bone. Also the Walton Baptist Church in 1866.

In March of 1876 the committee appointed to see about building a church in Union were authorized to secure land and erect a building at a cost of about \$1,600.00. Thus a mission was started in the town of Union.

In 1883 a Baptist Church was established in Beaver Lick by Big Bone.

March 26, 1887 the church voted to donate the property in Union to the Baptist Church of that place.

May 26th & 27th, 1893 a Jubilee meeting was held in honor of the 50th Anniversary of the church. In the history of Big Bone Church by Rev. T.L. Utz, he states the present membership as being 270.

In May 1897 a stone wall was built in front of the church. When the weather permitted, during revival meetings and Sunday evening services, it was usually filled with quite a few of the men from the neighborhood.

Nov. 17, 1900, Bro. James A. Kirtley offered his resignation. After "expressions of regret and sorrow it is the opinion of the church and duty toward our pastor to accept his resignation." This notation from church minutes.

May 29, 1921 new Sunday School rooms were dedicated a cost of \$3,961.91.

The fifth Sunday in May 1943 was set aside for observance of the 100th Anniversary of the church. This history was prepared by Miss Lillian Bristow.

November 26, 1952 the church again voted to build more Sunday School room, consisting of 7 classrooms, office and 2 restrooms. These were completed and dedicated June 14, 1953.

A vestibule was erected in front of the church auditorium in 1963.

July 11, 1965 motion was made and passed to build a brick parsonage on the church grounds.

In May of 1976 the church voted to build an addition on top of the classroom section of the church to consist of a large assembly hall and storage area.

The following is a list of pastors who have been called to serve Big Bone Baptist Church: the Reverends Robert Kirtley assisted by Geo. Scott, James A. Kirtley, W.S. Taylor, Layton Maddox, J.T. Betts, William McMillian, Albert Maddox, J.E. Myers (Called & accepted-Did Not Serve), O.G. Tillman, C.J. Avery, R.A. Johnson, S.L. Branham, Sam Hogan, Harry Lee Wainscott, J.R. McClure, James R. Armstrong, Robert T. Ginn, Jos. H. Beil, Robert Shettler, Chris Barnett and Michael A. Jones.

In the Fall of 1989 this pictorial album was printed for those members and their families desiring to participate.

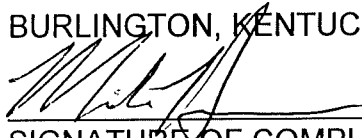
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CLUR #00-BCBOA-004-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Big Bone Baptist Church  
11036 Big Bone Church Road  
Union, KY 41091
2. ADDRESS OF PROPERTY  
11036 Big Bone Church Road  
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Big Bone Baptist Church
4. DEED BOOK 279                      PAGE NO. 44                      GROUP NO. 2062
5. TYPE OF RESTRICTION(S) (Check all that apply)
- \_\_\_ Zoning Map Amendment:                        X   Conditional Use Permit  
    From \_\_\_ To \_\_\_
- \_\_\_ Development Plan                                      \_\_\_ Conditional Zoning
- \_\_\_ Subdivision Plat                                      \_\_\_ Other:  
    (Not Recorded)
- \_\_\_ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005



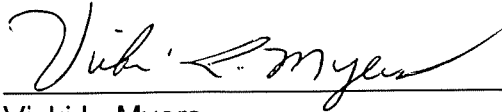
SIGNATURE OF COMPLETING OFFICIAL

Mike Homer, Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

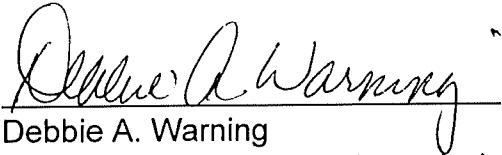
Subscribed, sworn to, and acknowledged before me by Mike Homer on behalf of the  
Boone County Planning Commission this 25 day of January, 2000.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2003

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of January 12, 2000 Certificate of Land Use Restriction (#00-BCBOA-004-A), for Big Bone Baptist Church, Property Owner(s).

The following conditions will apply:

1. Reposition the parking lot off the road and more along the side of the building.
2. More landscaping around the front to keep the visual impact of the parking lot to a minimum.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 279

PAGE NO. 44

GROUP NO. 2062