

00-BCBOA-020-A

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION

MAY 23 2000

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One)  
 Boone  Florence  Walton  Union
- 2. (Check One)  
 Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
- 3. Applicant's Name Cornerstone Baptist Church  
Phone Number 586-8934/564-8190 Fax No. \_\_\_\_\_  
Applicant's Address P.O. Box 406  
Hebron Kentucky 41048  
City State Zip
- 4. Description of Request: Build Church/Conditional Use
- 5. Name of Development Cornerstone Baptist Church
- 6. Location of Development 3900 Block of Petersburg Road
- 7. Acreage Under Review 3.636 acres and 1.9048 acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lots 8 and 9 of Long Estates Subdivision
- 9. Owner of Property Lot 8 Cornerstone/Lot 9 Norma Long  
Phone Number of Owner 586-8934 & 689-7303 10.  
Address of Property Owner 3912 Petersburg Rd. Petersburg, KY 41080  
City State Zip
- 11. Proposed Use(s) on Site Church Services
- 12. Total Square Footage of Existing and/or Proposed Buildings 11,520
- 13. Current Zoning on Property RSE
- 14. Deed Book 126 & 179 Page No. 300 & 39 Group No. 4092 & 2003
- 15. Is the site subject to a zone change? No  
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? Yes
- 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 William H. Warnke Trustee Harold Dennis  
Carlos B. Trustee

Property Owner's Signature William H. Warnke Trustee Norma Long  
Carlos B. Trustee Harold Dennis

(over)

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 MINE HOMER MILLS
4. Scheduled Board Action Date 6/14/00
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:** Cornerstone Baptist Church

**LOCATION:** Lots 8 and 9 of the Long Estates Subdivision, Petersburg Road, Boone County, Kentucky

**ZONING:** Rural Suburban Estates (RSE)

**DATE:** June 14, 2000

### Proposal

The applicant has applied for a Conditional Use Permit to allow a new church to be constructed on Lots 8 and 9 of the Long Estates Subdivision, Petersburg Road, Boone County Kentucky. The enclosed Concept Development Plan indicates that the two lots would contain a 96' x 60' building (5,760 square feet) and 62 parking spaces.

### History

The original 76.7 acre Long property has gone through several subdivisions since 1993. The latest subdivision was approved in March of this year creating lots 8, 9, and 10.

The Cornerstone Baptist Church applied for a Conditional Use Permit in April of this year to allow a church to be constructed on Lot 8 of the Long Estates Subdivision. The request was denied by the Boone County Board of Adjustment in May. The applicant is now applying for a Conditional Use Permit to allow a church on two adjacent lots totaling 5.5 acres. The additional lot increases the property under review from the last application by 52 percent.

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 9, Section 913 of the Boone County Zoning Regulations.

### 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 9, Section 913

Article 9, Section 913 of the Boone County Zoning Regulations lists churches, synagogues, temples and other places of religious assembly for worship within a Rural Suburban Estates (RSE) zone as a Conditional Use. The following uses and appropriate accessories subject to the approval and qualifications of the Board of adjustment and Zoning Appeals provided:

- a. the activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or
- b. the activity will not contradict the semi-suburban, open space character of the district;
- c. require or contribute to infrastructure need above that common of the district's permitted uses;
- d. is of direct relation to and in support of the purpose of the district; and

- e. The arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

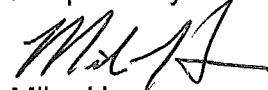
Staff Comments

1. Staff feels that the traffic impact on the community will be minimal considering the facility will primarily be used Wednesdays and Sundays, during off peak hours.
2. Should the Conditional Use Permit be approved, staff recommends that the applicant be required to meet the buffer yard B size (20') and the buffer yard C planting specifications.
3. Should the Conditional Use Permit be approved, staff feels that a 6' privacy fence within the buffer yard should be installed along the sides and rear of the property to assist in the effort to buffer the noise and visual impacts of the proposed church.
4. Staff feels that a brick facade on the church would help maintain the residential character of the surrounding area.
5. Staff feels that a low profile lighting system should be used in the parking lot if security lighting is required.
6. Should the Conditional Use Permit be approved, the applicant will be required to submit and obtain approval of a Major Site Plan from the Planning Commission Staff.

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 a new church to be constructed on Lot 8 of the Long Estates Subdivision, Petersburg Road, Boone County Kentucky. 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.

Respectfully Submitted,



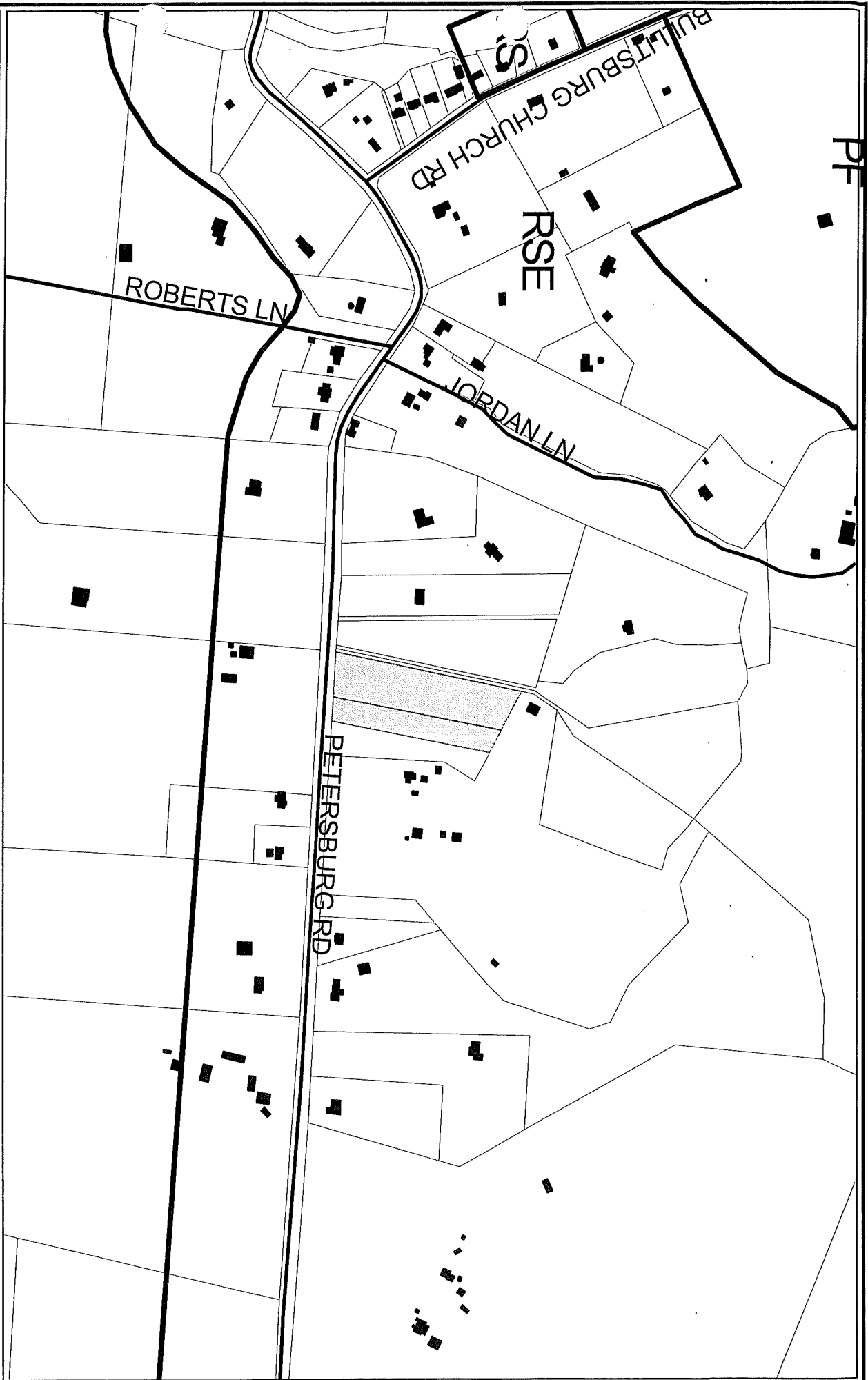
Mike Homer  
Planner

MH\pr

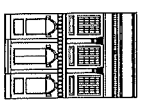
Attachments

- Zoning/Vicinity Map
- Site Plan
- Conditional Use Permit Application
- Petition For Request
- Letter in Opposition of Request

# Zoning/Vicinity Map Cornerstone Baptist Church



1 inch equals 600 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
June 1, 2000

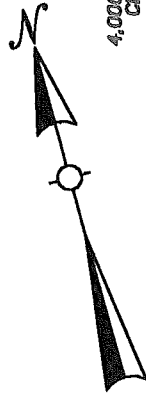


LONG ESTATES SUBDIVISION  
SECTION THREE  
SLIDE 263B - LOT 1  
GROUP NO. 3239  
ZONING: RSE

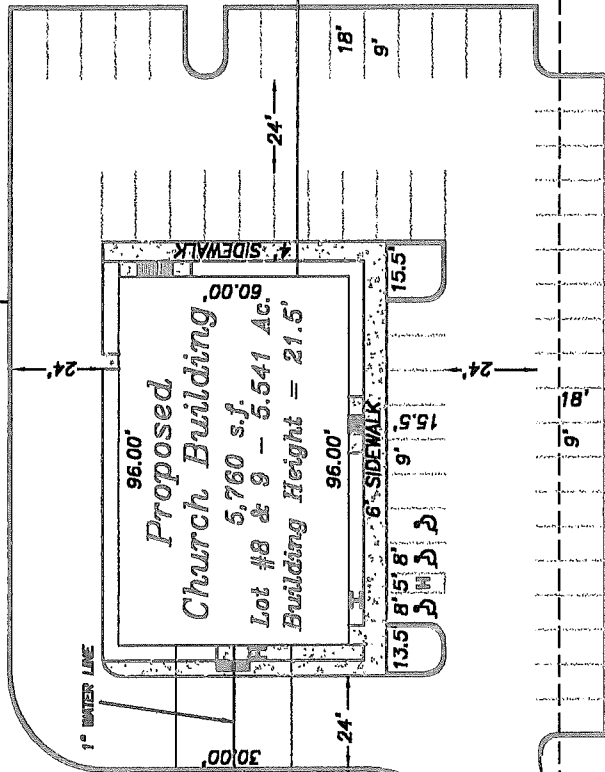
SLIDE 263B - LOT 6  
GROUP NO. 3239  
ZONING: RSE

N 15°15'15" E 862.80'

OVERHEAD ELECTRIC AND CABLE TELEVISION  
UNDERGROUND TELEPHONE CABLE



RECEIVED  
JUN - 2 2000



**Proposed Church Building**  
Lot #8 & 9 - 5.541 Ac.  
Building Height = 21.5'

4,000 GALLON SEPTIC TANK

4,000 GALLON CISTERN

2" FORCEMAIN

161.75'

18' 9"

S 15°17'09" W 778.88'

0' 50' 100' 150'



**Project Notes**

**1. GENERAL SITE CHARACTERISTICS:**

OWNER: Cornerstone Baptist Church  
C/O Bill Wainke  
4951 Hand Road  
Petersburg, Kentucky 41080

EXISTING - OPEN SWALES W/ DETENTION CONTROL POND  
PROPOSED - OPEN SWALES W/ DETENTION CONTROL POND

**2. PROJECT DATA:**

PROJECT AREA: 5.5411 ACRES  
SOURCE OF TITLE: D.B. 179, PG. 39  
CURRENT ZONING: RSE (RESIDENTIAL SUBURBAN ESTATES)  
# OF PARKING SPACES: 49 SPACES + 3 HANDICAPPED

N 15°35'20" E 730.21'

NORMA MARY LONG  
DB 179, Pg. 39  
GROUP NO. 2003  
ZONING: RSE

**Cornerstone Baptist Church**

**Site Layout**  
Hebron, Kentucky  
Boone County

Scale: 1" = 50'
Date: June 2000
Dwn By: C.A.M.
Job No.: 00-12
Sht. 1 of 1
Filename: 8X11

**HICKS & MANN, INC.**  
Consulting Engineers  
Land Surveyors  
Planners  
P.O. Box 9  
Williamstown, Ky. 41097  
(606) 824-5231

Kentucky Route #20  
Petersburg Road

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Applicant's Signature: William H. Warnke Trustee Harold Davis  
Charles Burt Trustee

Property Owner's Signature: William H. Warnke Trustee Norma Long  
Charles Burt Trustee Harold Davis

(over)













JUN - 5 2000

BOONE COUNTY  
PLANNING COMMISSION

We the under signed are members of Bellevue Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

<u>Name</u>	<u>Address</u>
Ernest W. King	4795 Burlington Pike, Burlington Ky 41005
Mary A. Austin	P.O. Box 394, Hebron, Ky. 41005
Charles Mynick	10090 E Bond St Union
Delbert Deft	6056 Burling Pk Burl-Ky 41005
Danny Deft	" " " "
Jack Sargent	3004 Second - St Petersburg 12x
Burley Sargent	" " "
Bonita Scott	4807 Waterloo Rd Bur. Ky 41005
Rob Armstrong	4544 Burlington Pk Burlington Ky 41005
Juanita Suckow	937 Burlington Pike Florence, Ky 41042
Mary Herald	4895 Bellevue Rd. Petersburg, Ky 41080
Mary Johnson	5176 Botts Ln. Petersburg Ky 41080
Jim Jones	7585 McVILLÉ BURLINGTON KY 41005
Wanda & Willard Puck	P.O. Box 6091 Florence Ky, 41022
Bill Slayback	6295 #1 Riverside Dr Burl. 41005
Opkie Wilder	4795 Burlington Pike Burl Ky 41005
Sandra Jones	7585 McVille Rd Burlington, KY 41005
Virie Montgomery	6475 Home Creek, Petersburg
Terry Mahan	5183 Botts Lane Petersburg 41080
Kim Mahan	5183 Botts Ln, Petersburg, Ky. 41080
Mary Johnson	5176 Botts Ln Petersburg Ky 41080
Barb Hambick	6450 Cottontail Trail Burlington Ky 41005
Alison Hambick	6450 Cottontail Trail Burlington Ky 41005
Joni Shinkle	3357 Bellevue Rd. Petersburg, Ky 41080
Connie Shinkle	5360 Waterloo Rd. Burlington Ky 41005
Terry Shinkle	" " " "
Nancy Arlinghaus	7087 McVille Rd. Burlington, Ky 41005

Dew White's  
Shirley Sergeant  
Loren Noble  
Amy White  
Conne Doyle

Kincaid D. Conti, Ohio  
3004 2nd St. Petersburg, Ky.  
2868 Watts Rd. Burl. Ky. 41005  
207 W. White Pine Cir. Florence, Ky 41042  
5204 Bellevue Rd. Petersburg Ky  
41080



We the under signed are members of Sand Run Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

*[Signature]*

Mona Parker

Arlene Morris

Jerry M Moore

Ron Moore Sr.

Ronnie W. Moore Sr.

Amanda M Moore

C.W. Moore

Jacene Moore

Renee Moore

Lillian Mahan

Margaret A. Carroll

Michael L. Fries

Low Wolgamott

Jasom Oberer

RECEIVED  
JUN - 5 2000

We the under signed are members of Sand Run Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

- Fred Swin
- John Crum
- Charles Moore
- Joseph R Mahan
- Alan Beckrow
- Jammy Carroll
- Eace Reynolds
- Wilma J. Reynolds
- Emie Burdine
- Mary Burdine
- Heyle Scudder
- Clurto, Wampler
- Roseo Summerlin
- Cathy Merrell
- Patsy Barnes
- Sue McBee
- Ellamae Kincaid
- Joe Farmer
- Dan Farmer Sr
- Norma Jean Farmer
- Sheila Setters
- Nancy Swin
- Ruby Merrell
- Virian Adcraft

We the under signed are members of Woodhaven Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

Donald L. Love

Joseph H. Love

Marble S. Love

W. D. Hulette

Eliah Hulette

Robert Brunner

Guanita Merrell

Bessie Sutton

Bro William H Merrell

Sam Steward

Michael Thomas

Linda Jogle

Jack Lawrence

Linda Lawrence

James Blackburn

Mellie Barnett

Heward Delp

Vicki Begley

Glenna Dalley

Lucretia Hulette

Warry Begley

Paula Hillemann

Pat Mcintosh

We the under signed are members of Sand Run Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

Mark W. Wagoner Sr.  
Charles M. Mervin

James Barnes

Lewis Morris

John Crain

Gregory Hampton

Earl Reynolds

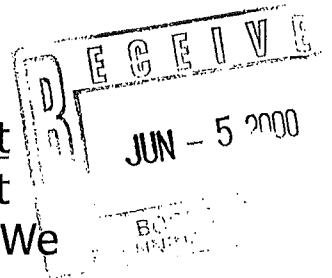
Evayne Holt

Donald Hall

Brandi Hartman

Jaymon Farmer

We the under signed are members of Sand Run Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.



Fred Swin

Julia Cross

Charles Moore

Joseph R. Mahan

Star Hedron

Tammy Carroll

Eric Reynolds

Wilma J. Reynolds

Emie Burdick

Mary Burdick

Lytle Sudder

Plurto, Wampler

Rose Summerlin

Cathy Merrell

Patsy Barnes

Sue McBee

Ellamae Kincaid

Joe Farmer

Dan Farmer Sr.

Norma Jean Farmer

Sheila Setters

Nancy Swin

Ruby Merrell

Vivian Adcroft

We the under signed are members of Sand Run Baptist Church and feel the Board of Adjustments should grant Cornerstone Baptist Church a Conditional Use Permit. We indeed need another church in our area.

*[Signature]*

Mona Parker

Arlene Morris

Janet M Moore

Ken Moore Sr.

Ronnie W. Moore Jr.

Amanda M Moore

C.W. Moore

Jaclene Moore

Beena Moore

Lillian Mahan

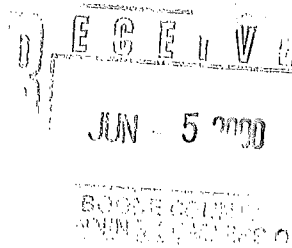
Margaret A. Carroll

Michael L. Fries

Low Wolgamott

Tasom Oberer

June 2, 2000



Dale & Angie Kahmann  
3948 Petersburg Road  
Burlington, Ky 41005

Dear Mr. Homer:

I am writing out of concern of living next door to Cornerstone Baptist Church and concern of the changes it will make to the character of our residential area.

Again, we did not move out here to live next to a public organization. We ask if building is permitted that planning and zoning work with us to keep the atmosphere of the area as close to what it is now that we truly enjoy.

We are the ones who will be effected the most if the church is built. It will only change where the congregation goes to worship once maybe twice a week and where they go for the other week long functions.

My family and the other families that already live here will deal with this every day of our lives. We live immediately to the left of the site if you are standing on KY 20.

There are characteristics this area offers that we desperately want to keep. Article 2 Section 262 clearly states that if the Conditional Use Permits is granted Planning and Zoning has the authority to "prescribe appropriate conditions and safeguards as part of the terms under which a Conditional Use Permit is granted." We ask this be exercised if building is permitted.

The first concern is our loss of privacy. If 62 parking spaces are proposed, at an average of two people per automobile, that is at least 124 people coming and going that will have direct view to everyone's yards and homes. We do not have anything against any of the church members. This is simply a large crowd of people coming and going. The number of times per week the church will be used or how many weeks out of the year is irrelevant. No one moved here to live in this type of environment.

We have discussed with the neighbors and come up with a few options of how we feel this can be avoided. The first request discussed at the first meeting (and suggested by the staff report) was a six foot wood privacy around the property line before building can began. We feel it would be adequate if the fence line the property between 3942 Petersburg Road and along the back of the property. On the other side of the property the next potential residents can choose if they want to live next to this type of atmosphere.

The second option discussed has been to extend the buffer yard between 3942 Petersburg Road and the building site to 50 feet with a landscaped berm of three to four feet and keep the existing fence. Just trees alone are not acceptable. Trees take years to mature. You can walk around trees, you can see through their branches. Neighbors have been told when the church is not in use the parking lot will be secured. (That was a concern we also addressed at the last meeting.)

However, when the church is in use no one will be watching over the parking lot. The church members will not know who has entered while they are inside. Anyone can have direct access to our property if there is not a fence in place. No-ones children can play outside for a second unattended if there is a parking lot in the area. Again, this is not about the members or the church. This is a situation that will be created for the already existing residents if a parking lot is in our neighborhood. Anyone with children can understand why a parking lot would not be desired next to your residence.

We request that planning and zoning do prescribe the "safeguard" and order the parking lot be placed on the right side of the building, if standing on KY 20 facing the site, away from the already existing homes that were built here because this is a rural residential area. Let the next buyers decide if they want to live next to a parking lot or not.

The parking lot does need to be secured when not in use. Many churches have parsonages that allow the minister to watch over such things.

We truly enjoy as other neighbors do sitting outside in the late evenings. It is very dark in our immediate area. We do not want this ruined by tall parking lot lights or bright security lights shining all night. We know other systems

are available that would not light up our property and Mr. & Mrs. Kidders property as well. A lower level lighting system can be used to prevent the "essential character" that this area offers from being changed. Motion detector lights can be used on other areas of the building so lights are on only if necessary. Residential landscape lights can be used to keep in theme with the area. Article 2 Section 262 clearly states any changes should be "constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general area and shall NOT CHANGE the essential character of the same area."

We live here. We have to be taken into consideration.

Bullittsville Christian Church was established in the late 1800's. The homes were built around the Church. Anyone living there now chose to live next to the Church, next to the parking lot and next to the bright security light that remains on every night. (I know it's on every night because I come home from work five night a week after dark.)

The church needs to be built from conventional residential materials. Some of the residents would not have chosen to build here if it had been open to other possibilities other than residential homes.

Putting a public organization next to our home and if tall parking lights are used would definitely be making unwanted changes to our homes character. Except for the seller, who benefited from the sale of the land, not one person who wants to build at this site lives here. There will not be any changes to the "essential character" of the area that they live in.

These requests and concerns or not unreasonable. Ourselves and other residents of this immediate area only want to keep the character of the vicinity that of what we moved here for.

Pastor Stinson's closing statement from his letter dated April 2, 2000 to Planning and Zoning states, "**We sincerely want to cooperate with you and with the people in the community.**" If this is truly how he feels and his congregation feels then there should not be a problem establishing a plan to accommodate the requested safeguards to limit the impact of change this will have on us and the "existing or intended character of the general vicinity and

shall not change the essential character of the same area." (Article 2, Section 262).

Sincerely,

*Angie Kahmann*

*Dale Kahmann*

Dale & Angie Kahmann

## Residents Requests to be prescribed...

By planning and zoning if planning and zoning grants the Conditional Use Permit to Cornerstone Baptist Church.

Article 2, Section 262 clearly 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.

1. Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the County's plan, a specific corridor plan and/or the zoning order.
2. Will<sup>be</sup> 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:

The residents simply want to keep the same level of serenity that we have now. Pastor Stinson's closing statement from his letter dated April 2, 2000 to Planning and Zoning states, **"We sincerely want to cooperate with you and with the people in the community."**

With these things taken into consideration there should not be a problem establishing a plan to accommodate the requested safeguards in order to limit the impact of change this will have on the residents and the "existing or intended character of the general vicinity and shall not change the essential character of the same area."

1. A ground lighting system must be used in order not to change the character of the dark nights offered by our area and to prevent from lighting up existing homes and yards. Use motion detectors so lights are on only when necessary if other areas of the building need to be lit. Residential landscape lights can be used if other lighting is necessary to keep the theme of our residential area. (No one wants tall parking lights shining all night.)
2. Conventional residential building material must be used in order to stay in character with the existing homes.
3. If the permit is granted, before building can began a six foot wood privacy fence

Needs to be put into place between 3942 Petersburg Road and the site. Also, along the back of the property.

The fence must be maintained by the Church in order to keep the appearance and keep a "new" look to it.

OR a three to four feet landscaped berm can be used and keep the existing fence.

Another option would be to extend the buffer yard from twenty feet to fifty feet and keep the existing fence. This would help existing homes to keep the character of the area we came here for.

4. Secure the parking lot when not in use to keep vehicles from entering that do not belong.
5. If you are standing on KY 20 facing the site keep all parking to the right of the site. If 62 spaces are proposed, at an average of two people per automobile that means at least 124 people would be coming and going. Let the next potential residents choose to live next to the parking area.

These requests are not unreasonable. We live here we want to be taken into consideration. No one who wants the church at this site will have any changes made to the area that they chose to establish their homes at.

SANITEC OF KENTUCKY, LLC  
3940 OLYMPIA BLVD #400  
ERLANGER KY 41018

JUN - 1 2000

May 31, 2000

Mr. Mike Homer  
Boone County Planning Commission  
2996 Washington Street  
Burlington KY 41005

Dear Mr. Homer:

Please consider this writing the official withdraw of Sanitec of Kentucky's request for a conditional use permit for our property located at 299 E Frogtown Road, Walton KY 41099.

Sanitec has found suitable space elsewhere in Boone County that is zoned properly for our intended purpose. Thank you and Mr. Wall for your patience and understanding in this matter.

We are looking forward to a long and mutually beneficial relationship with the citizens and officials of Boone County.

Sincerely:

  
Robert D. Jennings

COPY

CLUR #00-BCBOA-020-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Norma Long  
3912 Petersburg Rd.  
Petersburg, KY 41080

2. ADDRESS OF PROPERTY

Petersburg Rd.  
Petersburg Rd. 41080

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Cornerstone Baptist Church

4. DEED BOOK 126, 179

PAGE NO. 300, 39

GROUP NO. 2003

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From      To     

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other:

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

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 June 14, 2000 Certificate of Land Use Restriction (#00-BCBOA-020-A), for Norma Long, Property Owner(s).

The following conditions will apply:

1. Applicant must meet Buffer Yard B size (20') and Buffer Yard C planting specifications.
2. Applicant must provide a four (4) foot berm along the east, west and north property lines.
3. The building must have a stone front and vinyl sides.
4. A low profile lighting system must be used in the parking lot if security lighting is required.
5. The applicant is required to submit and obtain approval of a Major Site Plan from the Planning Commission Staff.
6. The parking area is to remain on the east side of the property.
7. The parking area is to be secured to deny vehicular access in times of non-use.

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

DEED BOOK 126, 179

PAGE NO. 300, 39

GROUP NO. 2003