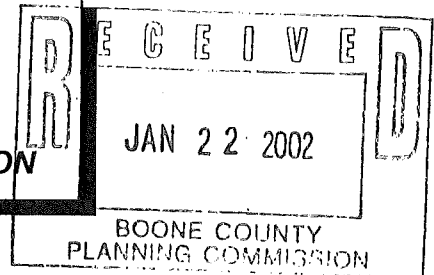


APPLICATION FORM

02-BCBOA 005A

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

1. (Check One) X Boone _____ Florence _____ Walton _____ Union _____

2. (Check One) X Conditional Use Permit _____ Variance _____ Appeal _____ Change in Non-Conforming Use _____

3. Applicant's Name TURKEYBRIDGE LLC Phone Number 859-586-9690 Fax No. _____ Applicant's Address 4427 LIZMARK ROAD Burlington, KY 41005

4. Description of Request: Conditional use permit for hunting + fishing club - limited membership, construction of clubhouse + 8 cabins

5. Name of Development TURKEYBRIDGE HUNTING + FISHING CLUB

6. Location of Development END OF LIZMARK ROAD

7. Acreage Under Review 556.7 Total

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

9. Owner of Property Idlewild Farm LLC

10. Phone Number of Owner C/O Jim Dressman 859-341-1891

Address of Property Owner Prestigium Hills KY 41017

11. Proposed Use(s) on Site Clubhouse (lodge) + 8 cabins

12. Total Square Footage of Existing and/or Proposed Buildings 3000 sq ft lodge / 1000 sq. ft cabins

13. Current Zoning on Property A-1

14. Deed Book 705 Page No. 264 Group No. 2017/2012

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: [Signature]

Property Owner's Signature: [Signature]

(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 1-22-02 Fee Received \$ 530.00 R#
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:

2-13-02 **Approved**
Approved with Conditions (See #6)

6. Conditions of Approval: ① All Buildings must go through SITE PLAN Review ② THE NO STOPPING ZONE SIGNS must BE moved back 50' (150' Requirement from the Property Lines)
7. Reasons for Denial: _____

**Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountky.org - E-mail**

www.boonecountky.org

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: Turkeyridge, LLC
LOCATION: 4427 Lizmark Road, Boone County, Kentucky
ZONING: Agriculture (A-1)
DATE: February 13, 2002

Proposal

Turkeyridge, LLC has requested a Conditional Use Permit to allow the construction of 8 cabins and a lodge on a 556.7 acre limited membership hunting and fishing club. The Applicant has informed Staff that the proposed cabins are single-story construction, up to 1,000 square feet in size, and contain two sleeping rooms. The proposed lodge is a 1½ story structure with a basement, 3,000 square feet in size, and contains 5 sleeping rooms.

Site History

On January 10, 2001, the Boone County Board of Adjustment approved a Conditional Use Permit to allow the hunting and fishing club use on the property. The Board imposed the following three conditions:

1. Approval of the septic system and cistern by the Northern Kentucky Independent Health Department for the proposed use in order to ensure that the use is adequately served by these essential sanitary facilities.
2. A Site Plan depicting appropriate buffer yards, landscaping, parking, signage, etc. must be reviewed and approved by the Staff of the Boone County Planning Commission in accordance with Article 30 of the Boone County Zoning Regulations.
3. There is to be a clearly marked NO SHOOTING ZONE around the residential area with a 100 yard radius and it is to be bush hogged and cleared of wildlife cover.

On December 19, 2001, a Minor Site Plan application was approved, which showed compliance with the three conditions.

Site Characteristics

The 556.7 acre site contains a 30 acre lake, 5 ponds, a manager's quarters, a garage, three barns (used to house hunting dogs and equipment), a pavilion, and a boat dock area. The proposed lodge and cabins will be located in close proximity to the lake (see Concept Development Plan).

Applicable Regulations

Article 6, Section 613 of the Boone County Zoning Regulations permits "dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts" as a conditional use within an Agriculture (A-1) zoning district.

Article 30, Section 3007 of the Boone County Zoning Regulations states that "property involving a conditional use and/or variance shall be subject to the Boone County Planning Commission Site Plan review and approval if required by an individual zoning district."

Article 33, Section 3325 of the Boone County Zoning Regulations states that 1 parking stall is required per sleeping room.

The Board should evaluate the applicant's request for a Conditional Use Permit as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 613 of the Boone County Zoning Regulations.

Findings listed in Section 262:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective 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 not be hazardous to existing or future neighboring uses;
4. Will be served adequately 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 such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not 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 designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 6, Section 613 of the Boone County Zoning Regulations allows hunting grounds, fishing lakes, and resorts as a conditional use in the A-1 district provided that:

- a. the activity is an integral part of the agricultural 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;
- b. the activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend 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.

Relationship to the Comprehensive Plan

The 2000 Boone County Comprehensive Plan's "2025 Future Land Use Plan" designates the site in question as a mixture of Rural Lands, Rural Density Residential, and Developmentally Sensitive uses. These designations are described as follows:

Rural Lands – "Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25 year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision."

Rural Density Residential – "Low density residential uses of up to one dwelling unit per acre, which are not part of a formal subdivision."

Developmentally Sensitive – "Areas that have an existing slope of twenty percent or greater for a height of 20 meters, or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat or other natural features that are important to a site's stability and visual character. Any development on land identified as Developmentally Sensitive must be carefully assessed by the developer and the Planning Commission to determine the ability of the land to support the project."

Surrounding Land Uses and Zoning

Most of the property surrounding Turkeyridge is zoned Agriculture (A-1) and is undeveloped or used agriculturally. There are two single-family homes located immediately to the north of the access point. These homes are zoned A-1.

Staff Comments

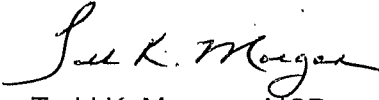
1. The hunting and fishing club use was approved by the Boone County Board of Adjustment on January 10, 2001. The current request would further allow the construction of a lodge and eight cabins on the property. Staff believes that the current request is not of scale or nature which will detract or conflict with the principal purposes of the district. However, Staff has asked the applicant to bring some photos or plans of the proposed buildings to the meeting so the Board can determine if their appearance is in character with the general vicinity.
2. The Applicant has informed Staff that the current manager's quarters/clubhouse will no longer be used by club members. Its sole use will be to house the manager of the club.
3. The buildings, if approved, will need to go through Site Plan review before construction can proceed. The Site Plan will need to address building setbacks, building size, storm water runoff, septic approval and parking.

Conclusion

Sections 262 and 613 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the Applicant's request for a Conditional Use Permit. It is Staff's opinion that the proposal is harmonious with and in accordance with the zoning

order and that it is not of scale or nature which will detract or conflict with the principal purposes of the district. However, the Board needs to review the pictures or plans of the proposed buildings to make sure that they are appropriate in appearance and in character with the general vicinity.

Respectfully submitted,

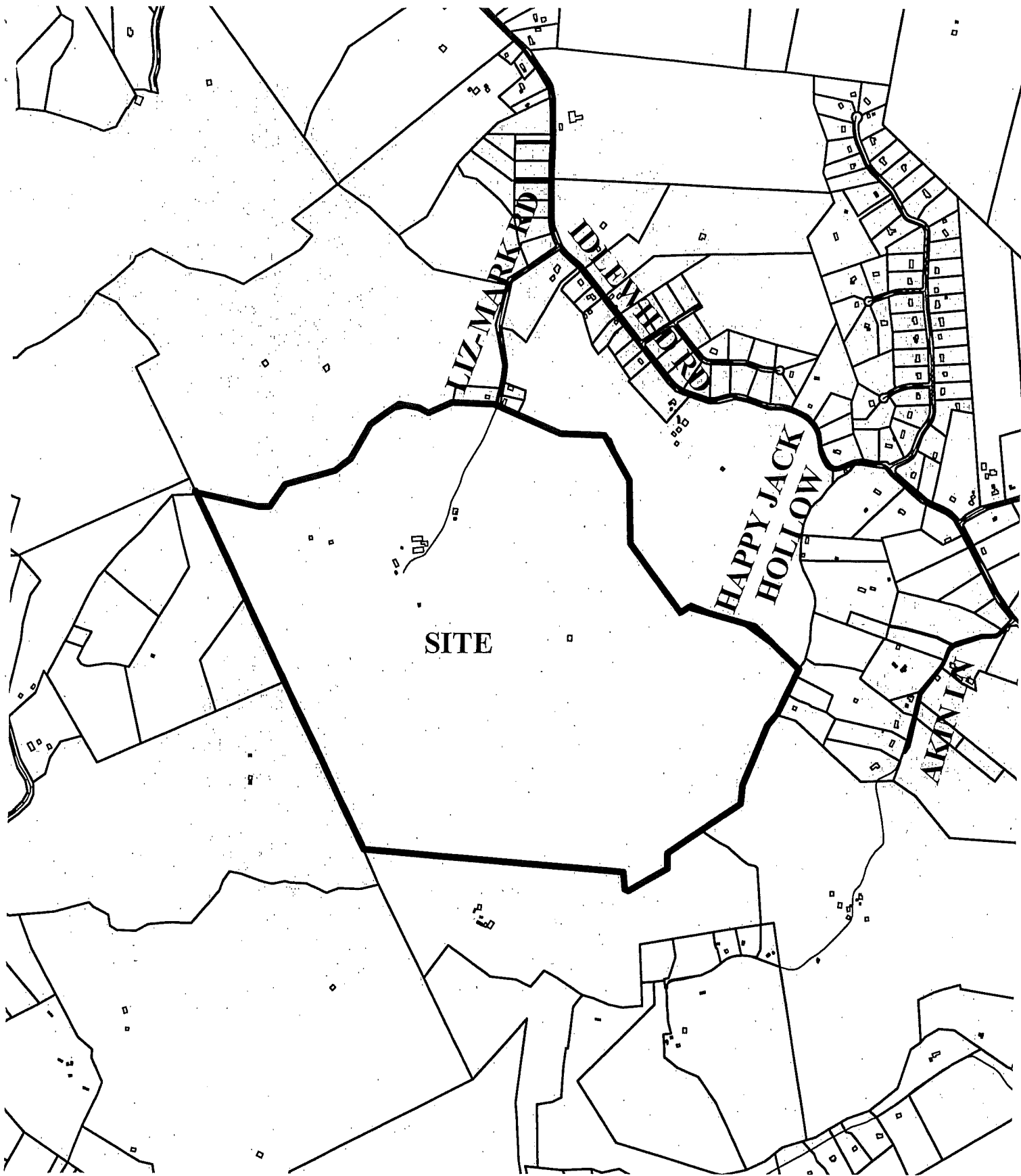


Todd K. Morgan, AICP
Planner, Zoning Services

TKM/pr

Attachments

- Exhibit A – Site Vicinity Map
- Exhibit B – Concept Development Plan
- Exhibit C – Zoning Map
- Exhibit D – Future Land Use Map
- Exhibit E – Application



Turkeyridge Site Vicinity Map

1500 0 1500 Feet



1 inch equals 1500 feet

Produced by the
Boone County Planning Commission
GIS Services Division
February 1, 2002





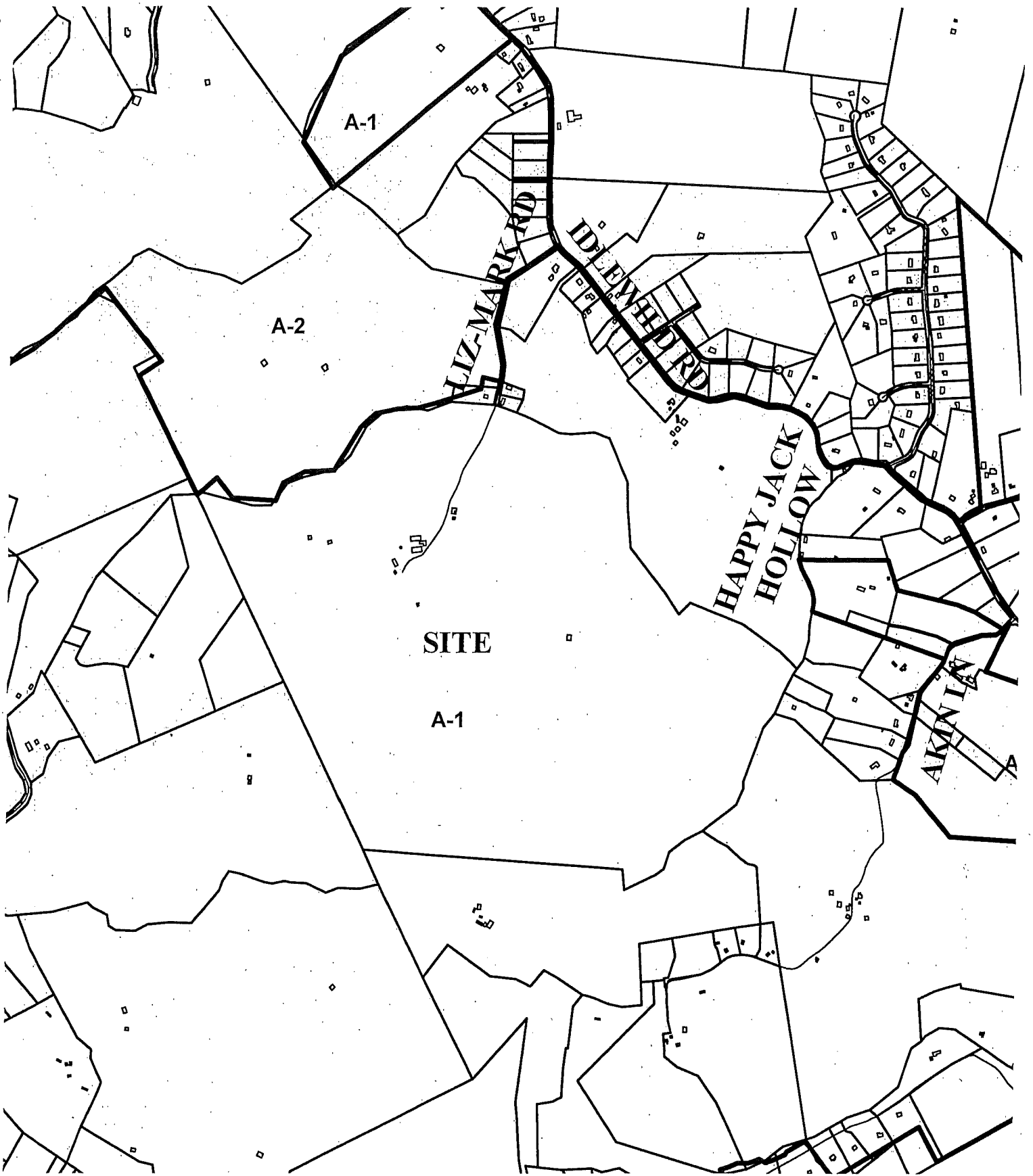
Turkeyridge Concept Plan



1 inch equals 900 feet

Produced by the
Boone County Planning Commission
GIS Services Division
February 1, 2002





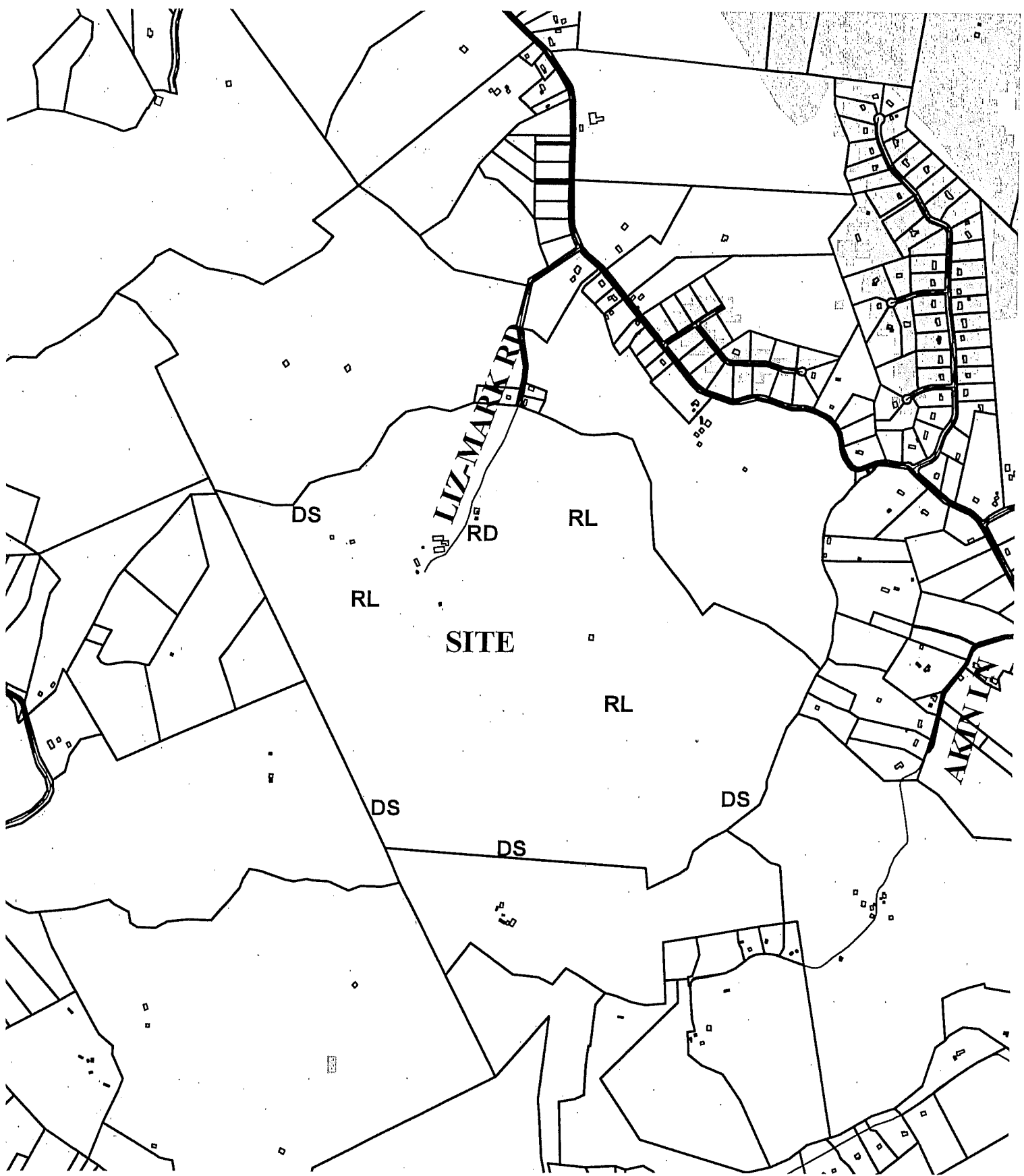
Turkeyridge Zoning Map

1500 0 1500 Feet

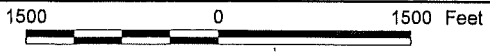
1 inch equals 1500 feet

Produced by the
Boone County Planning Commission
GIS Services Division
February 1, 2002





Turkeyridge Future Land Use Map



1 inch equals 1500 feet

Produced by the
Boone County Planning Commission
GIS Services Division
February 1, 2002



APPLICATION FORM

ONE THIRTY EIGHT TWO ROAD
BOONE COUNTY PLANNING COMMISSION
MARTINSBURG, WV 26158

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION

RECEIVED
JAN 22 2002
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 TURKEYRIDGE LLC

Phone Number 859-586-9690 Fax No. _____

Applicant's Address 4427 LIZMARK ROAD
Burlington, KY 41005

4. Description of Request: CONDITIONAL USE PERMIT FOR HUNTING + FISHING CLUB - LIMITED MEMBERSHIP CONSTRUCTION OF CLUBHOUSE + 8 CABINS

5. Name of Development TURKEYRIDGE HUNTING + FISHING CLUB

6. Location of Development END OF LIZMARK ROAD

7. Acreage Under Review 256.7

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

9. Owner of Property Idlewild Farm LLC

Phone Number of Owner C/O Jim Dressman 859-341-1881

Address of Property Owner Crestview Hills KY 41017

11. Proposed Use(s) on Site Clubhouse (lodge) + 8 Cabins

12. Total Square Footage of Existing and/or Proposed Buildings 3000 Sq Ft Lodge / 1000 Sq Ft CABINS

13. Current Zoning on Property A-1

14. Deed Book 705 Page No. 264 Group No. 2017/2012

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: [Signature]

Property Owner's Signature: [Signature]

(over)

COPY

CLUR #02-BCBOA-005-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Idlewild Farm, LLC
c/o Jim Dressman
2701 Turkeyfoot Rd.
Crestview Hills, KY 41017
2. ADDRESS OF PROPERTY
4427 Lizmark Road
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Turkeyridge Hunting & Fishing Club
4. DEED BOOK 705 PAGE NO. 264 GROUP NO. 2017 & 2012
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

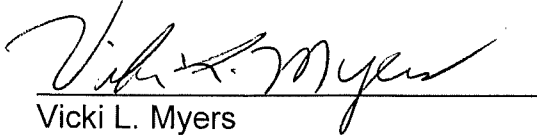

SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Planner, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

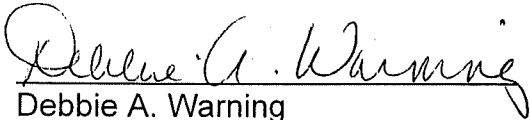
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 26 day of February, 2002.



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 February 13, 2002 Certificate of Land Use Restriction (#02-BCBOA-005-A), for Idlewild Farm, LLC, Property Owner(s).

The following conditions will apply:

- 1) All buildings must go through Site Plan Review.
- 2) The "No Shooting Zone" signs must be moved back 50' (fifty feet). (150' requirement from the property lines).

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

DEED BOOK 705

PAGE NO. 264

GROUP NO. 2017 & 2012