

APPLICATION FORM

<b>BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION</b>	<b>RECEIVED</b> FEB 20 2018 BOONE COUNTY PLANNING COMMISSION
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**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations

**SECTION A** (To be completed by applicant)

- (Check One)
1.  Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
  2. (Check One)  
 Conditional Use Permit  Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
 Change in Non-Conforming Use \_\_\_\_\_
  3. Applicant's Name Kenneth Brown (KLB Investments)  
 Applicant's Address 7037 HighPoint Dr  
Florence Ky 41042  
 City State Zip  
 Phone Number 859-393-6485 Fax No. N/A E-Mail Kingdom Billboard LLC
  4. Description of Request: To Build A Self Storage Facility on 2.19 Acres of Land via C.U.P, Variance request to increase fence height from 4 ft max. to 6 ft.
  5. Name of Development Cube-It Self Storage
  6. Location of Development 2983.2007 Flylles Court, Hebron, Ky 41048
  7. Acreage Under Review 2.19 Acres
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lots 15A & Lot 16 of Hebron Commercial Park
  9. Owner of Property Burlington Realty Development Company  
 Address of Property Owner 412 Westington Place  
Greer, S.C. 29651
  10. City State Zip  
 Phone Number 859 7347417 Fax No. \_\_\_\_\_ E-Mail KVBOBKAT@gmail.com
  11. Proposed Use(s) on Site Self Storage Facility
  12. Total Square Footage of Existing and/or Proposed Buildings 23,500 SQ FT
  13. Current Zoning on Property C2
  14. Deed Book 199 Page No. 620 Group No. 2006
  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.

**ORIGINAL Property Owner's Signature:** Robert Jeff  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**ORIGINAL Applicant's Signature:** Travis K. B...  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 2-22-18 Fee Received \$1732.00 Receipt # 74797
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**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: Kenneth Brown for KLB Investments

LOCATION: Lots 15A and 16 Hebron Commercial Park Subdivision, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: March 14, 2018

### PROPOSAL

The applicant has submitted the following applications:

1. A Conditional Use Permit to allow a self storage facility. The submitted plan and pictures show that five metal storage buildings are proposed on the 2.182 acre site.
  - Building 1 is 50' x 225' x 10' and contains 118 storage units. The units are accessed from interior hallways inside the building.
  - Building 2 is 20' x 200' x 10' and contains 20 storage units. The units are accessed from exterior doors.
  - Building 3 is 30' x 140' x 10' and contains 14 storage units. The units are accessed from exterior doors.
  - Building 4 is 30' x 140' x 10' and contains 28 storage units. The units are accessed from exterior doors.
  - Building 5 is 20' x 130' x 10' and contains 13 storage units. The units are accessed from exterior doors.

Access to the site is proposed from a single access point in the Phyllis Court cul-de-sac. The plan also shows perimeter landscaping, security fencing, and a dumpster.

2. A Variance to allow the height of decorative security fencing to be increased from 4' to 6' in the front and corner side yards of the proposed development.

### APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that two duties of the Board of Adjustment is to act on Conditional Use Permit and Variance applications.

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for Variances. A Variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board needs to evaluate the Variance request in terms of the criteria listed in Section 251 of the Boone County Zoning Regulations:

1. Before any Variance is granted, the Board must find that the granting of the Variance 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 requirements contained in the Zoning Regulations.

- A. The requested Variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the Zoning Regulation from which relief is sought.
2. The Board shall deny any request for a Variance arising from circumstances that are the result of willful violations of the Zoning Regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Section 1023 of the Boone County Zoning Regulations lists mini-warehouses or storage facilities as Conditional Uses in the Commercial Two (C-2) district.

The Board needs to evaluate the Conditional Use Permit request as it relates to the criteria found in Sections 262 and 1023 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

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.

Section 1023 of the Boone County Zoning Regulations allows mini-warehouses or storage facilities as Conditional Uses in the Commercial Two (C-2) district provided that:

- a. the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
- b. the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
- c. the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3655 of the Boone County Zoning Regulations states that fences shall be permitted within the front yard and corner side yard (Unincorporated Boone County, City of Union, and City of Walton only) according to the following standards:

- a. No fence can be taller than four (4) feet. The maximum height for fences in front yard and corner side yard areas in the I-1 and I-2 zones is eight (8) feet provided the fence meets the minimum required front yard or corner side yard building setback as applicable.
- b. Fences shall be of a decorative design, (chain link, barbed wire, stock wire, chicken wire and similar type fences are not permitted) and shall be designed to have an opacity of fifty (50) percent or less.
- c. No fence can be located within a public right-of-way nor can it be located in an area which will obstruct the sight triangle for any motorist or pedestrian as defined in Article 32.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site in question for "Commercial" uses. These designations is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element makes the following statements regarding the general area:

- A. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Future Land Use Development Guideline, Buffering, pp. 162-163).

- B. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (Future Land Use Development Guideline, Design, Signs, and Historic Preservation, pg. 164).
- C. The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development. Further Urban Residential uses planned behind the Hebron Commercial Mart development must utilize a site design that pays attention to building orientation and landscaping in order to enable an adequate visual transition from KY 20 and into older single-family areas to the north. These established residential neighborhoods will eventually be surrounded by commercial, industrial, and higher density residential development, and need some degree of visual protection (Hebron Geographical Area, pp. 178-179).

The following Goals & Objectives apply to the application:

- A. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
- B. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy, Objective).
- C. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy, Objective)..
- D. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy, Objective).

#### SURROUNDING LAND USES & ZONING

North: Country Place Apartments (UR-1/PD)

South: Petersburg Road and Single-Family Residential Dwellings (SR-2)

East: Phyllis Court and Stith Funeral Home (C-2)

West: Nor-Com (C-2)

### SITE CHARACTERISTICS

The 2.182 acre site is located at the northwest corner of the Petersburg Road/Phyllis Court intersection and includes lots 15A and 16 of Hebron Commercial Park Subdivision. The property is currently undeveloped and is covered with grass. Boone County GIS shows the topography of the site falls from 886' above sea level at the rear property line to 860' above sea level at the southwest property corner. Some mature deciduous trees exist along the front property line.

### STAFF COMMENTS

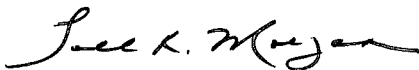
1. Staff has the following questions for the applicant:
  - A. The plan does not show that an office is proposed? Where will customers sign the leasing paperwork and get keys to the units?
  - B. Can customers access their lockers 24 hours a day and 7 days a week once they have keys to their units?
  - C. Will the access gate be controlled by keys or remote controls?
  - D. What colors will the buildings be?
  - E. Is any building mounted signage proposed on the buildings?
  - F. What will the dumpster enclosure be constructed with?
  - G. Will any outdoor storage be permitted?
  - H. The notes on the plan indicate that all exterior lighting would be mounted to the buildings, directed downwards, and controlled automatically by motion sensors. Will any lighting be oriented towards the front or rear property lines?
  - I. The notes on the plan and submitted pictures indicate that decorative metal fencing is being proposed. Will the fencing look similar to the pictures or could any barbed wire, razor wire, etc. be added to the top of the fence?
  - J. Can the fence plan be explained? Some of it appears to be redundant and unnecessary.
2. The Board needs to analyze the Conditional Use Permit and Variance criteria before acting on the requests.
  - A. Staff has some concerns about the Conditional Use Permit application because the subject property adjoins single-family and multi-family residential properties. The Board should analyze potential compatibility impacts (building materials, lighting, noise, and signage) because of the close proximity of the storage facility to adjoining residential properties.
  - B. Staff believes the Variance application should be approved if the Conditional Use Permit is approved. A 4' fence height in the front and corner side yards would cause an unnecessary hardship on the applicant. The 4' height would not allow him to properly secure the storage facility.

3. Staff recommends the following conditions if the request is approved:
- A. The approval shall be based on the submitted plan and pictures. Minor changes can be approved by the Zoning Administrator.
  - B. Outdoor storage shall be prohibited.
  - C. The dumpster enclosure shall be constructed with brick or decorative concrete block and shall comply with Section 3151 of the Boone County Zoning Regulations.
  - D. The property shall comply with the following site lighting requirements:
    - Exterior lighting shall be limited to fixtures mounted on the exterior of the storage units. No light poles shall be permitted.
    - All light fixtures shall be directed downwards and inwards towards the subject site.
    - All light fixtures shall be controlled automatically by motion sensor technology.
    - A photometric plan shall be required. Footcandle readings at the proposed parking lot boundaries shall not exceed 1 footcandle.
  - E. The property shall comply with the following fencing requirements:
    - Decorative security fencing shall be required and be consistent with the submitted pictures. Barbed wire, razor wire, etc., shall be prohibited.
    - Redundant security fencing shall be prohibited.
    - The front gate shall be located so that a vehicle can park on site and not obstruct the Phyllis Court right-of-way.
    - All security fencing shall be located behind the required landscaping buffer yard plantings.
  - F. The Peterburg Road street frontage area shall be screened with Buffer Yard B landscaping plantings.
  - G. The property shall comply with the following signage conditions:
    - Freestanding signage shall be limited to an 8' tall, 48 square foot monument sign.
    - Building mounted signs shall be prohibited in locations where they are visible from adjoining residential properties.

CONCLUSION

KRS 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM/ss

Attachments

- \*Site Vicinity Map
- \*Preliminary Plan
- \*Storage Building and Fence Pictures
- \*Letter from Applicant's Engineer Addressing C.U.P. and Variance Criteria
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Topographical Map
- \*2016 Aerial Map
- \*Application



**RECEIVED**  
 BOONE COUNTY  
 PLANNING COMMISSION  
 FEB 20 2018

**CONCEPT DATA**

STORAGE UNIT COUNT = 182  
 STORAGE UNIT AREA = 27,468.85 SF  
 TOTAL PROPERTY AREA = 2,180 AC  
 TOTAL PROPERTY ADJACENT = 2,180 AC  
 STORAGE UNIT ADJACENT = 2,180 AC

**BUILDING SETBACKS:**  
 FRONT = 20' ADJACENT WITH UR-1 ZONE  
 SIDE = 10'

**UTILITIES:**  
 FRONT (C-2) ADJACENT = 15'  
 SIDE (C-2) ADJACENT = 10'

PLANNED PER ZONING REGULATIONS

LOT 18A AREA = 27,468.85 SF = 1,000 AC  
 LOT 18B AREA = 27,468.85 SF = 1,000 AC  
 TOTAL PROPERTY ADJACENT = 2,180 AC  
 MAXIMUM INTENSITY = 25,000 SF

FINISHED FLOOR ELEVATION = 678.00

**ADVANCED PROPERTY OWNERS:**  
 57TH REAL ESTATE HOLDINGS LLC  
 15200 WOODLAND DRIVE  
 FORT WORTH, TX 76104  
 STUMM COUNTY PLACE APARTMENTS LTD  
 10000 WOODLAND DRIVE  
 DALLAS, TX 75201

**UNREGISTERED OWNERS:**  
 VAN WERTER, DANA, JEROCOUBLE TRUST  
 7571 RIVER ROAD  
 HEBRON, KY 41048

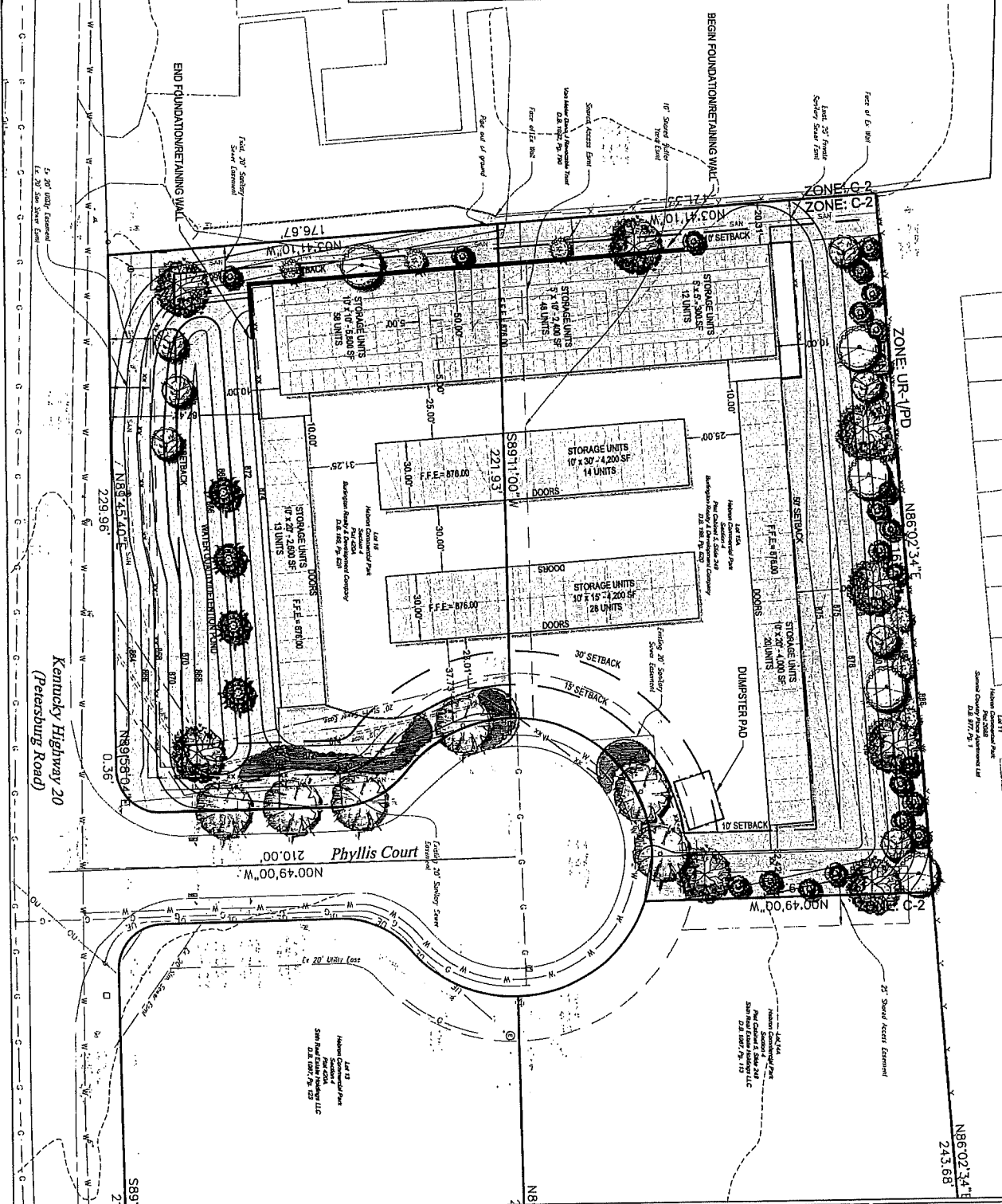
**CABINET, JUDITH A**  
 2117 PETERSBURG ROAD  
 HEBRON, KY 41048

**JONES, NELSON G & LUTICA, N**  
 2108 PETERSBURG ROAD  
 HEBRON, KY 41048

**TAMMAY, W E**  
 2108 PETERSBURG ROAD  
 HEBRON, KY 41048

**THOMAS, CHERI L & PRINGLE, PATRICIA M**  
 2108 PETERSBURG ROAD  
 HEBRON, KY 41048

**LANDING PROVISIONS:**  
 ALL LIGHTING FOR THE PROPERTY WILL BE ADJUSTED TO THE STORAGE UNIT EXTENSION STRICTLY AND WILL BE PROVIDED IN ACCORDANCE TO ADVANCED PROPERTIES. LIGHTS WILL BE CONTROLLED AUTOMATICALLY VIA MOTION DETECTORS. ALL LIGHTING SHALL BE PROVIDED WITHIN THE PROPERTY LIMITS. FINISH PROVISIONS: A DECORATIVE SECURITY FENCE WILL BE INSTALLED FOR THE PROPERTY.



**Cube-IT Self Storage**  
 Site Plan  
 Phyllis Court  
 Hebron, Boone County, Kentucky  
 Concept Plan

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 468 Glasgow Road - Bowling Green, Kentucky 41103  
 Ph (502) 727-3205 • Fax (502) 727-8452 • www.vioxinc.com

Project No.	Checked	Approved	Approved	Approved
100180	ML	ML	ML	ML
Date	7/20/17			

Scale: 1" = 20'

North Arrow

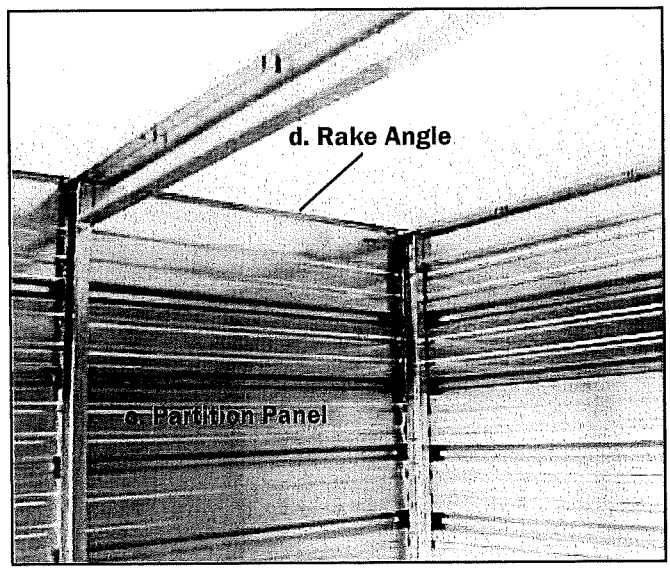


FEB 20 2018

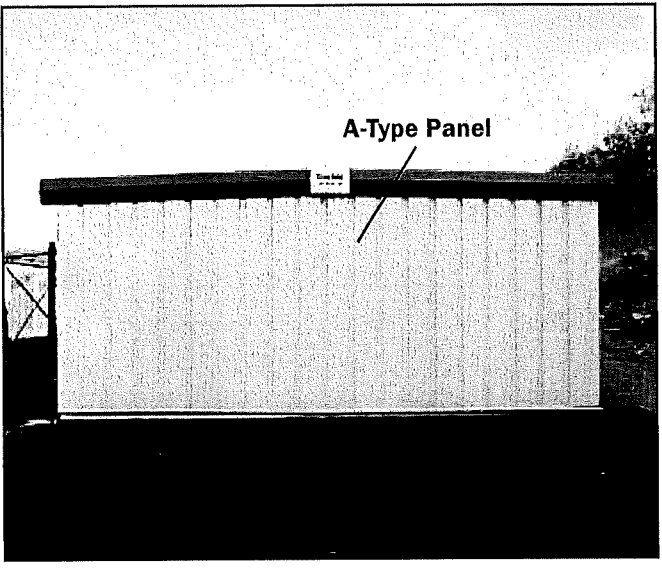


# Trachte Self-Storage Building

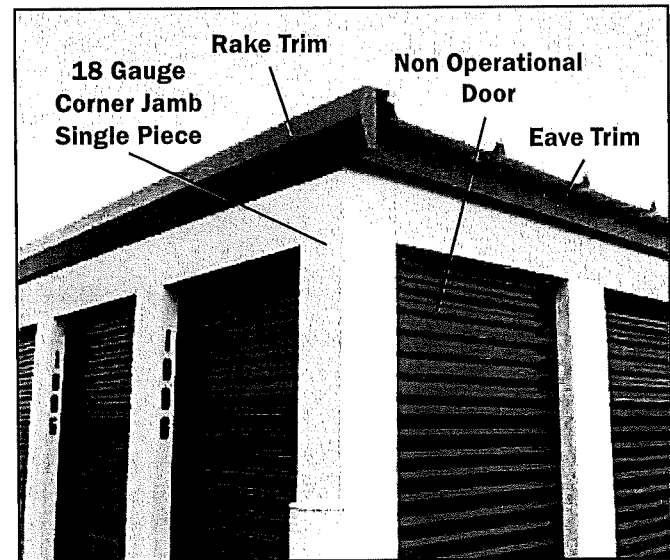
BOONE COUNTY  
PLANNING COMMISSION



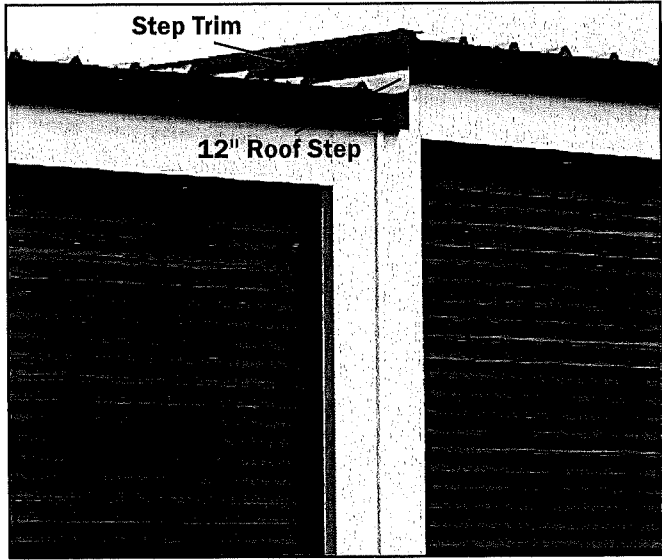
- c. 29 gauge galvalume horizontal partition panel.
- d. Rake angles close the gap between the partition panel and the underside of the roof.



- e. 26 gauge A-Type Panel is used at wall locations that do not have doors.

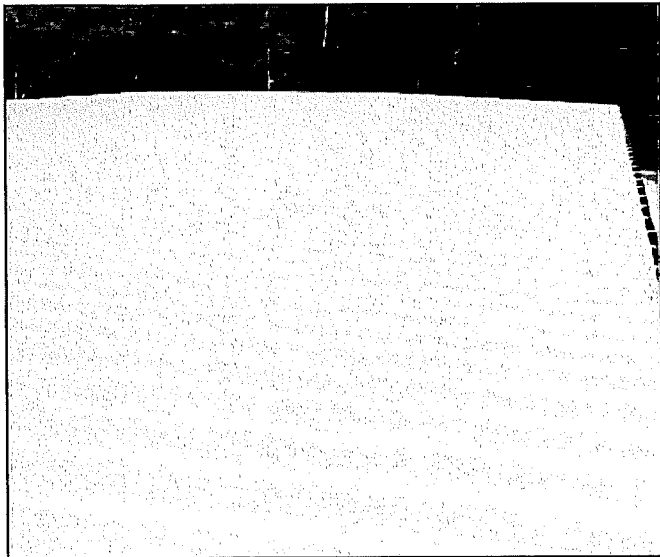


- f. Rake trim covers the end of the building while eave trim covers the side. Both rake and eave trims are used to accent the building and are normally the same color as the doors.



- g. When there is a change in foundation grade, building steps will be required. For steps 12" or less, the step trim color will be determined by the rake trim color and the starter strip color will be determined by the roof color. For steps greater than 12", additional rake trim and A-Type panel will be included at step. The starter strip color will be determined by roof color. Contact a Trachte Regional Manager if you have any questions about building steps.

# Trachte Self-Storage Building

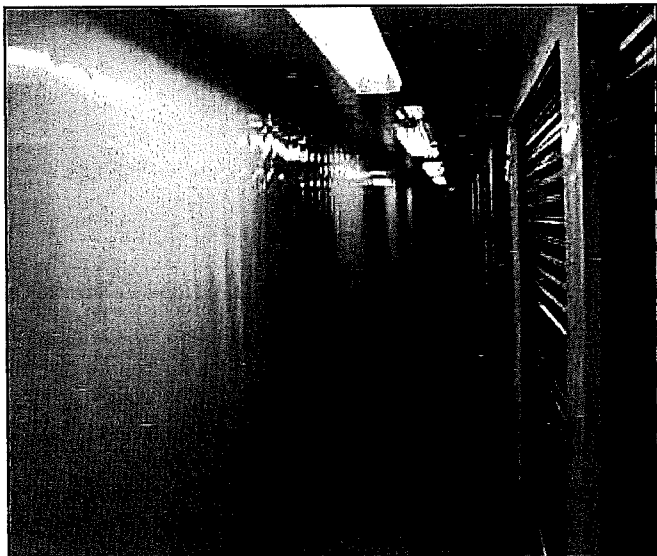


p. Trachte can ship the standing seam roof panel in sections up to 82' wide, avoiding the need for a ridge cap or screws inside the building.

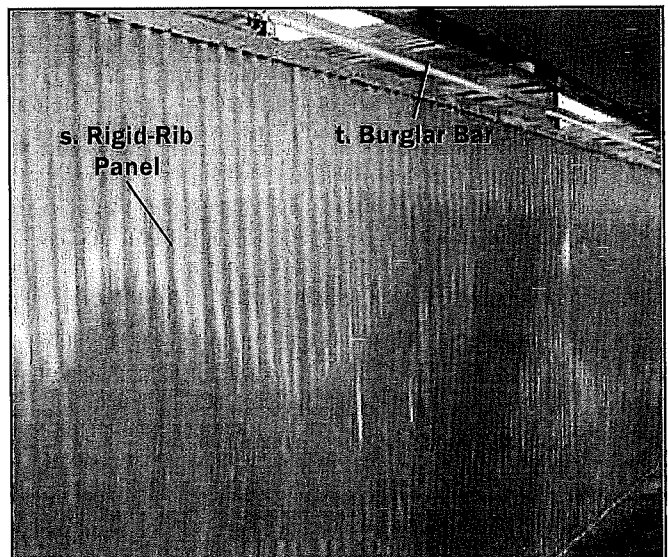


q. An interior corridor with flush headers has a fixed height with a gap between the corridor and purlin. The gap varies depending on the location of the corridor.

- The lights should be centered in the hallway.
- Material used to support the lights are by others.



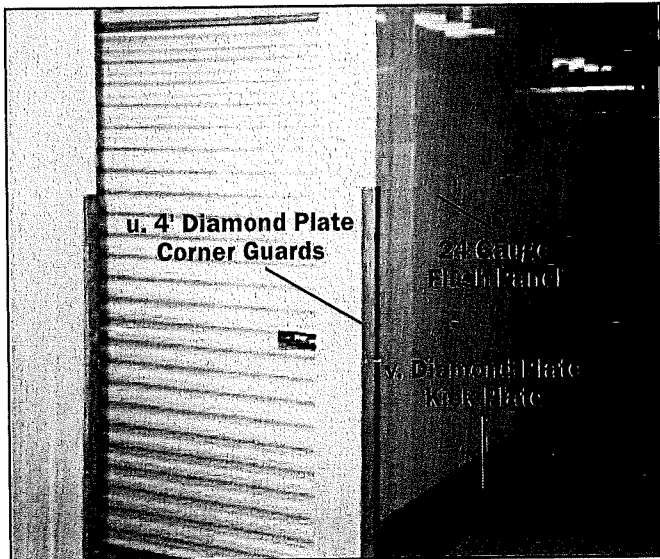
r. Trachte standard corridor uses a flush panel for all blank walls. This system gives a clean, finished look.



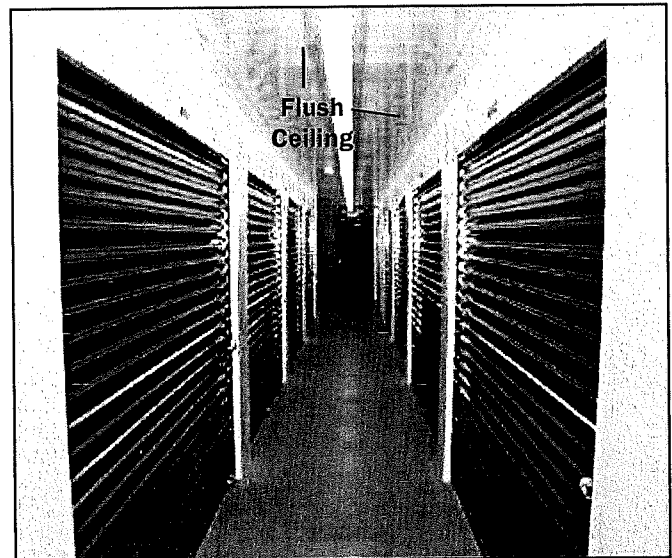
s. A bright white rigid-rib hallway panel is an optional less expensive cost alternative to the flush panel.

t. If the gap above the corridor is greater than 7", Trachte supplies burglar bars to fill the gap.

# Design Specifications



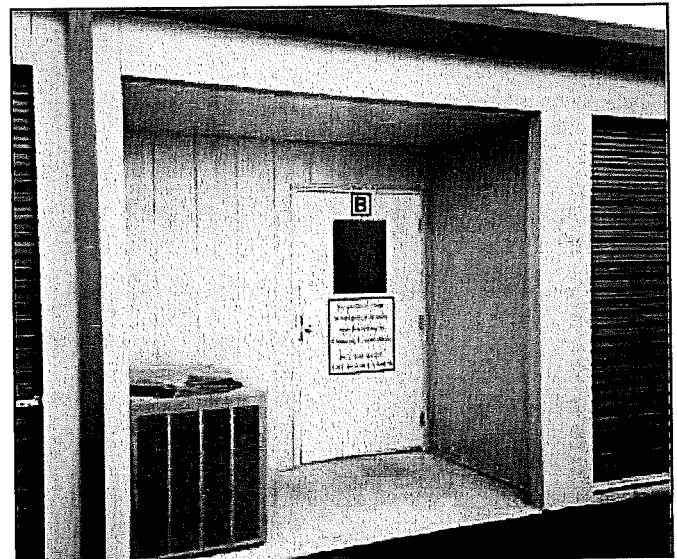
- u. 4' diamond plate corner guards are used to protect panels from cart damage.
- v. 12" wide kick plates are used to protect panels from cart damage.



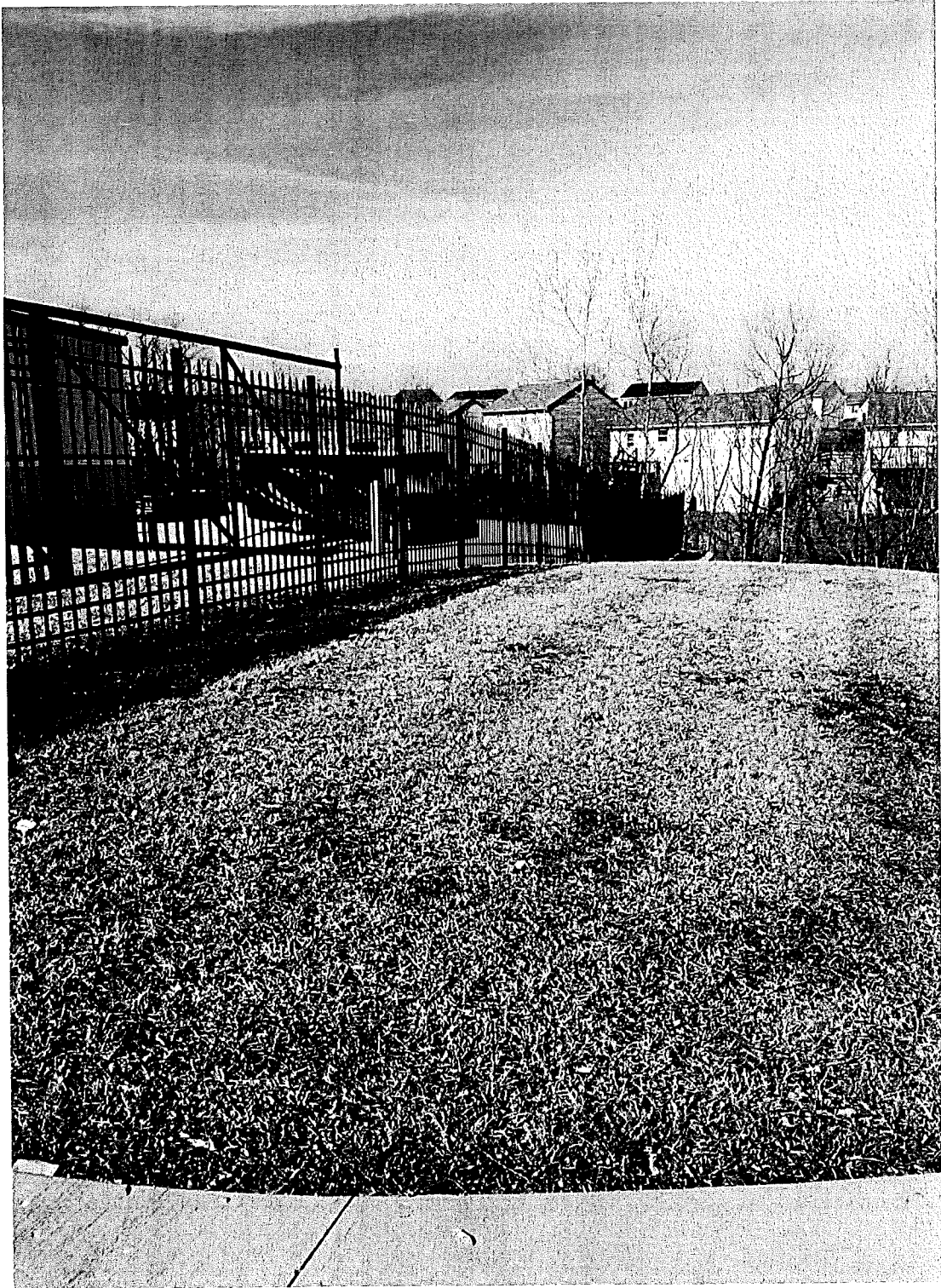
- w. A bright white flush ceiling covers all interior duct work and completely encloses the corridor, resulting in a clean, finished look. Lights can be installed directly to the ceiling panel.



- x. A soffit ceiling is recommended if using door alarms. This gives access to the alarms for maintenance purposes. Trachte can supply a 2-T8 bulb lighting package which is recommended.



- y. The 18 gauge flush recessed entry way is an ideal location for the HVAC unit. In addition, it gives customers a place to stage their goods during inclement weather.



**6' DECORATIVE FENCE FOR KY-20 AND PHYLLIS COURT FRONTAGE**



FENCE TYPE AROUND PROPERTY



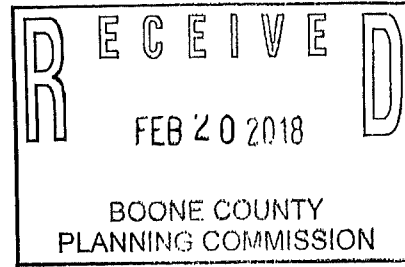
# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 215B Main Street,  
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

www.vioxinc.com



February 20, 2018

Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

ATTN: Todd Morgan, AICP  
Senior Planner, Zoning Services

Re: Conditional Use Permit and Variance Request  
For Cube-It Self Storage, KY-20 and Phyllis Court  
Hebron, Boone County, Kentucky

Dear Mr. Morgan:

This letter is to provide statements regarding the above referenced project for compliance with Boone County's Conditional Use regulations and a variance request. Below are the following statements for consideration (numbered according to their sequence within Section 262 (1-7) and Section 1023 (8-10)):

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.

Response: The proposed development will abide by the standards set forth for a Commercial Two Conditional Use zone as a self-storage/mini-warehouse facility.

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.

Response: The activity generated by the proposed development will not oppose the existing surrounding activity, and the appearance of the proposed development will be similar to the quality expected for the nearby surroundings.

3. Will [not] be hazardous to existing or future neighboring uses.

Response: The proposed development will possess a security fence that will keep unauthorized individuals out of the facility. The entrance will be an automatic gate that



is accessed via key card or key code. Therefore, the proposed development 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 any such services of the County's comprehensive plan, a specific corridor plan and/or the zoning order.

Response: Planning for the proposed development has included all the pertinent required and desired facilities and services. These include, but are not limited to, close proximity to a fire hydrant, adequate drive aisle widths, provision for storm sewer conveyance and detention systems, trash-collecting items, and lighting.

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.

Response: The proposed development will not create unforeseen costs or additional services outside of the typical public services.

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.

Response: The aforementioned nuisances will not be detrimental to any persons, property, or the general welfare. Specifically regarding traffic, peak hour trips for self-storage facilities on a typical day occur mid-morning and mid-afternoon, which is offset from peak traffic times on roadways. Glare nuisances will be prevented by providing a lighting system that directs light downward from the storage unit buildings to the pavement and storage units, and not outward toward neighboring properties. The lights will be automatically controlled by motion sensors.

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public.

Response: The driveway for the proposed development is located such that it will not interfere with other vehicular movements within the Phyllis Court vicinity.

8. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service.

Response: Buildings of storage units/mini-warehouses will serve a needed storage function for surrounding commercial uses and nearby residential areas.

9. The activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center.

Response: The proposed development will be accessible by all individuals who are authorized to enter the facility.



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

Response: The buildings have been located appropriately to comply with the permitted and accessory uses of the commercial use district.

Additionally, a variance is requested to deviate from the fence height regulations set forth per Section 3655, Part 4a. The request is to increase the maximum permitted fence height to from 4-foot tall to 6-foot tall. A 6-foot fence is typical and necessary for the safety and operation of a self-storage facility. The proposed development will possess a decorative fence that is designed to keep unauthorized individuals from accessing the premises (see attached pictures).

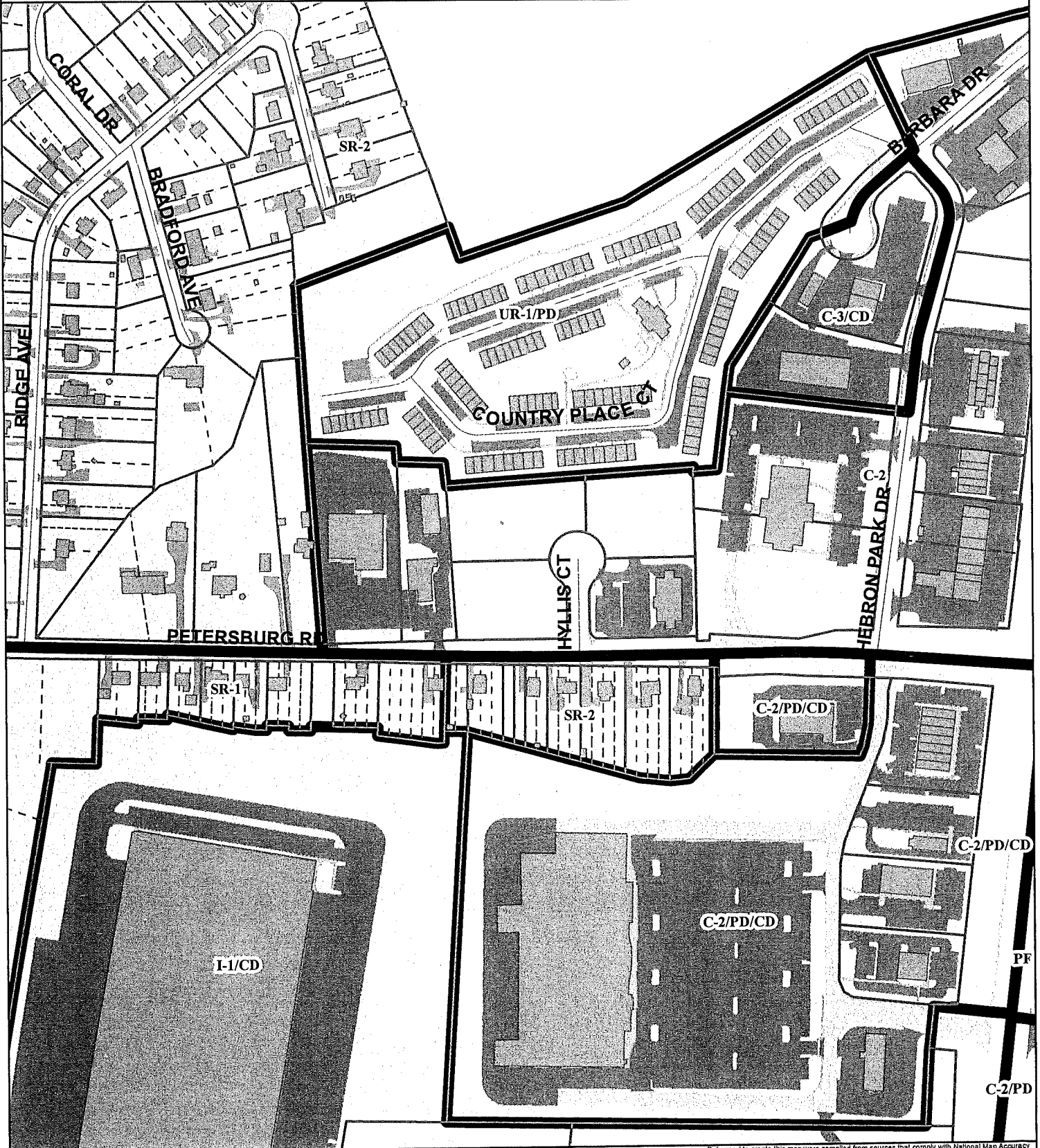
If you have any further questions regarding this project, feel free to contact me.

Sincerely,

Jon Girdler, P.E.

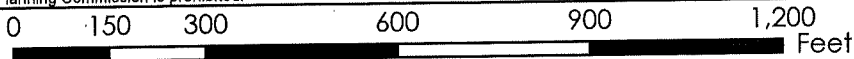
# ZONING MAP

www.boonecountygis.com



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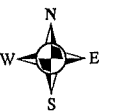
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet

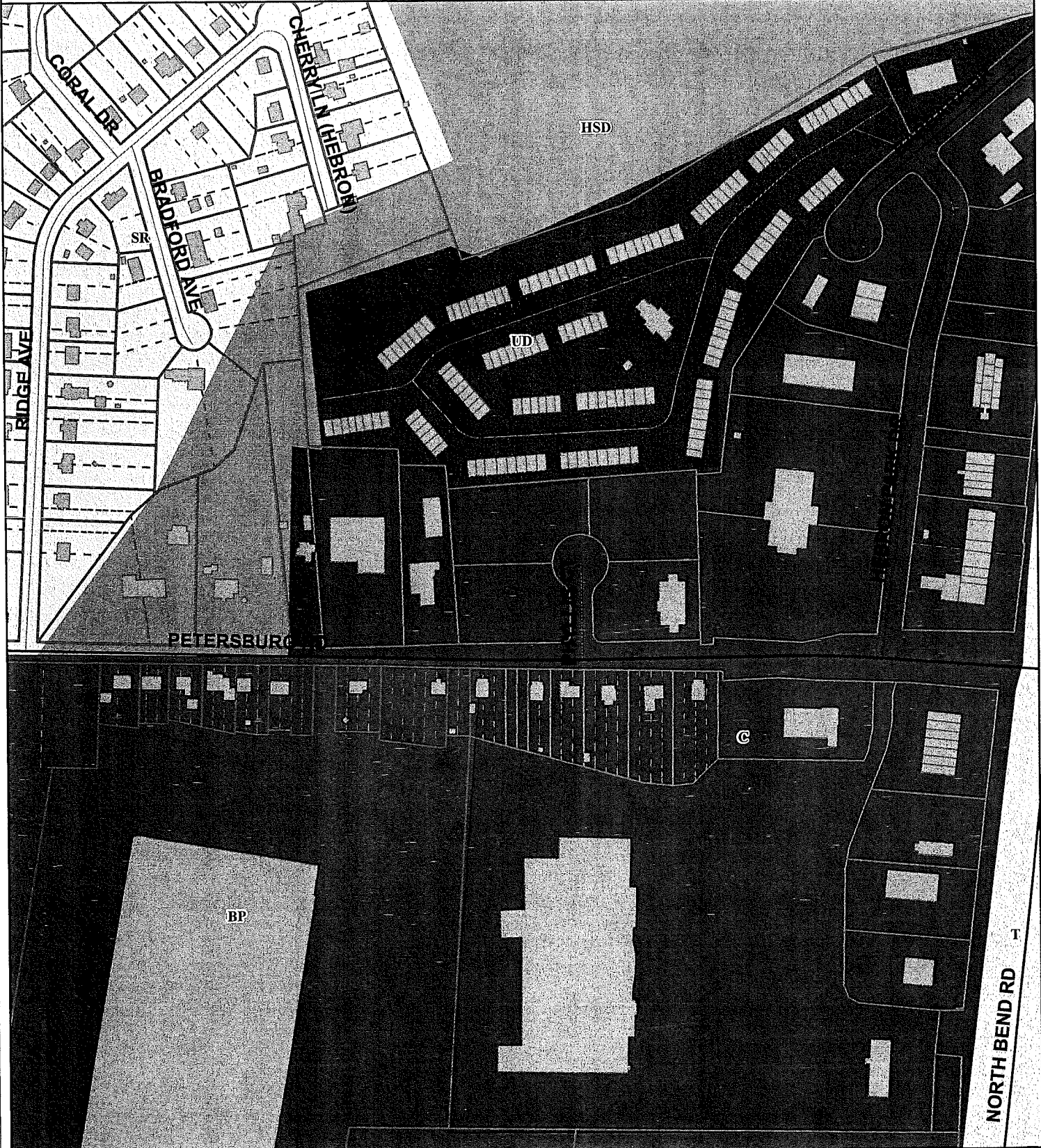


**Boone County GIS - Putting Northern Kentucky on the Map**



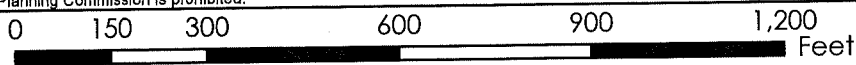
# 2035 FUTURE LAND USE MAP

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1 inch = 300 feet

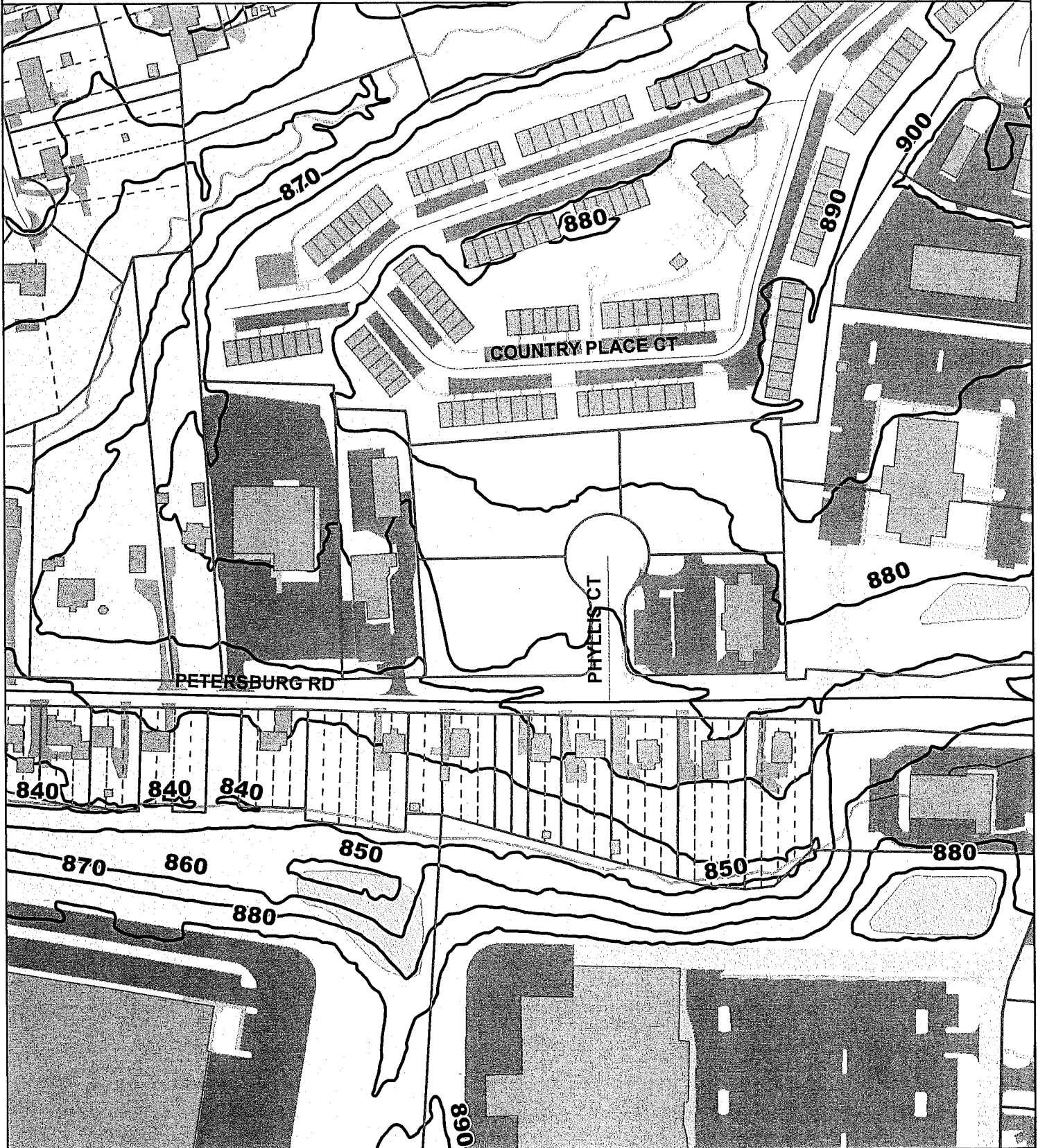


**Boone County GIS - Putting Northern Kentucky on the Map**



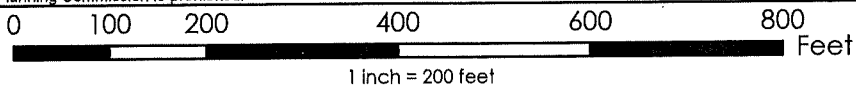
# TOPOGRAPHICAL MAP

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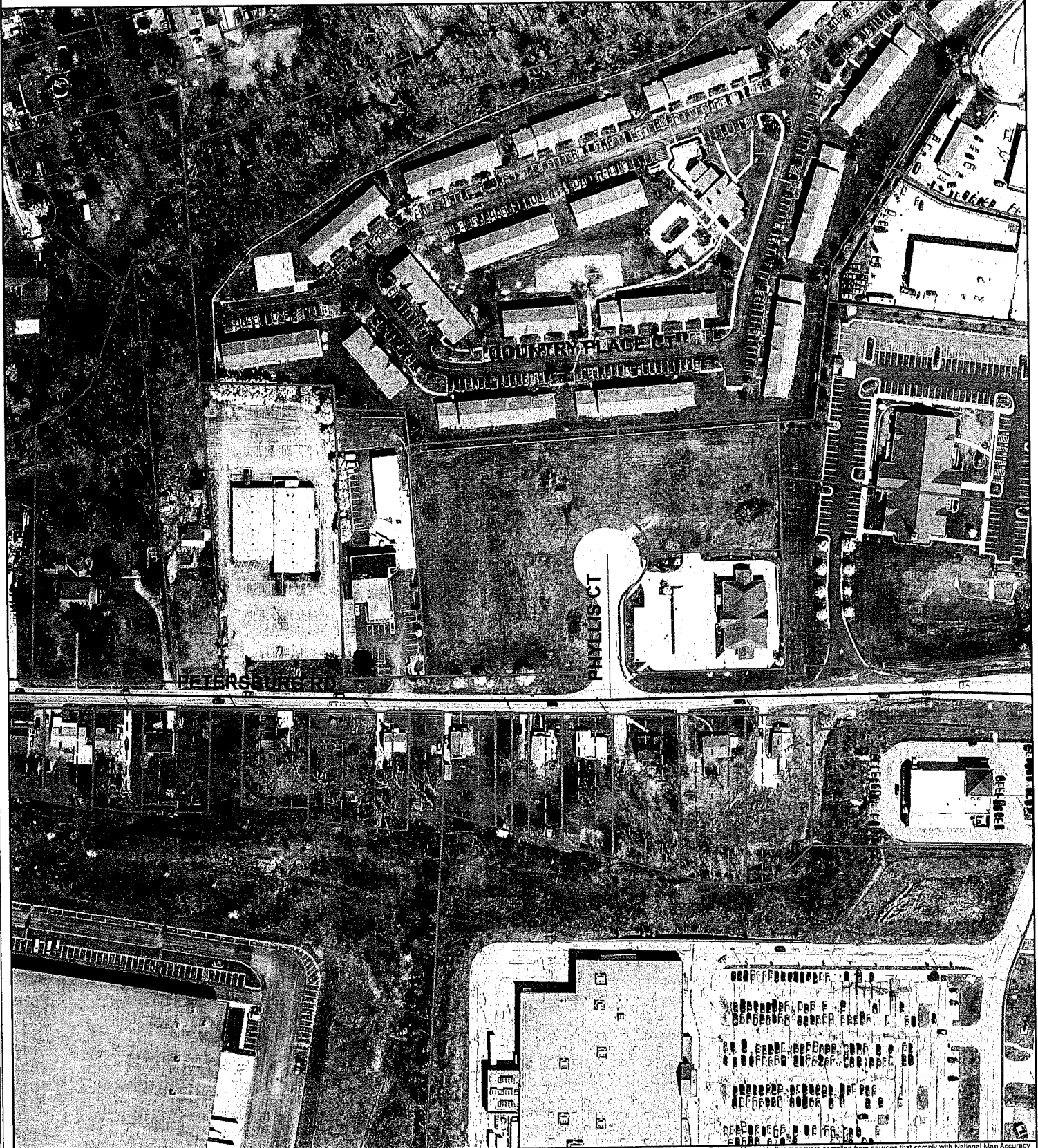
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

Map File: Boone County GIS 07/01/2013  
ArcMap Document: BooneMap (16).mxd

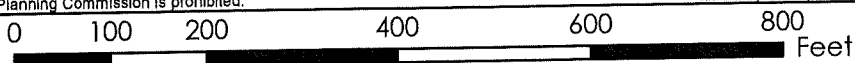
# 2016 AERIAL MAP

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1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013  
MapInfo File: C:\GIS\Boone\BooneMap.mxd  
ArcMap Document: BooneMap (file).mxd

APPLICATION FORM

<b>BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION</b>	<b>RECEIVED</b> FEB 20 2018 BOONE COUNTY PLANNING COMMISSION
---	---

**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

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 Kenneth Brown (KLB Investments)  
 Applicant's Address 7037 HighPoint Dr  
Florence Ky 41042  
 City State Zip
4. Phone Number 859-393-6485 Fax No. N/A E-Mail Kenneth.Brown@kbl.com  
 Description of Request: To Build A Self Storage Facility on 2.19 Acres of Land via C.U.P. Variance request to increase fence height from 4ft max. to 6ft.
5. Name of Development Cube-It Self Storage
6. Location of Development 2983-2987 Phyllis Court, Hebron, Ky 41048
7. Acreage Under Review 2.19 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lots 15A & 16 of Hebron Commercial Park
9. Owner of Property Burlington Realty Development Company  
 Address of Property Owner 412 Westington Place  
Greer, S.C. 29651
10. City State Zip  
 Phone Number 859 7347417 Fax No. \_\_\_\_\_ E-Mail KVBOBKAT@GMAIL.COM
11. Proposed Use(s) on Site Self Storage Facility
12. Total Square Footage of Existing and/or Proposed Buildings 23,500 SQ FT
13. Current Zoning on Property C2
14. Deed Book 199 Page No. 620 Group No. 2006
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.

ORIGINAL Property Owner's Signature: Robert Jeff  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Travis K. Brown  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Burlington Realty Development Company  
412 Wennington Place  
Greer, SC 29651
- 2. ADDRESS OF PROPERTY  
Phyllis Court  
Hebron, KY 41048
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Cube-It Self Storage

4. DEED BOOK 199                      PAGE NO. 620                      GROUP NO. 2006

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
  - Zoning Map Amendment:                       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  
 2950 WASHINGTON STREET, ROOM 317  
 P.O. BOX 958  
 BURLINGTON, KENTUCKY 41005

*Todd K. Morgan*

---

SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP – Senior Planner  
 Name and Title of Completing Official

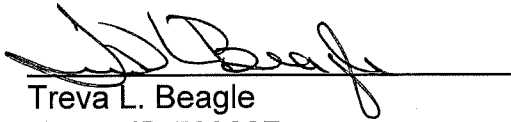
COPY

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 19 day of March, 2018.



Treva L. Beagle  
Notary ID 588897  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2021

This instrument was prepared for recording purposes only by:



Ronica Wuest  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
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 Variance/C.U.P. approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of March 14, 2018 Certificate of Land Use Restriction (#18-BCBOA-004-A), for Burlington Realty Development Company, Property Owner(s).

The following conditions will apply:

1. The approval shall be based on the submitted plan and pictures. Minor changes can be approved by the Zoning Administrator.
2. Outdoor storage shall be prohibited.
3. The dumpster enclosure shall be constructed with brick or decorative concrete block and shall comply with Section 3151 of the Boone County Zoning Regulations.
4. The property shall comply with the following site lighting requirements:
  - A. Exterior lighting shall be limited to fixtures mounted on the exterior of the storage units. No light poles shall be permitted.
  - B. All light fixtures shall be directed downwards and inwards towards the subject site.
  - C. All light fixtures shall be controlled automatically by motion sensor technology.
  - D. A photometric plan shall be required. Foot candle readings at the proposed parking lot boundaries shall not exceed 1 foot candle.
5. The property shall comply with the following fencing requirements:
  - A. Decorative security fencing shall be required and be consistent with the submitted pictures. Barbed wire, razor wire, etc., shall be prohibited.
  - B. Redundant security fencing shall be prohibited.
  - C. The front gate shall be located so that a vehicle can park on site and not obstruct the Phyllis Court right-of-way.
  - D. All Security fencing shall be located behind the required landscaping buffer yard plantings.

Copy

6. The Petersburg Road street frontage area shall be screened with Buffer Yard B landscaping plantings.
7. The property shall comply with the following signage conditions:
  - A. Freestanding signage shall be limited to an 8' tall, 48 square foot monument sign.
  - B. Building mounted signs shall be prohibited in locations where they are visible from adjoining residential properties.

The approved Variance/C.U.P. as well as the preceding conditions apply to the property described in:

DEED BOOK 199

PAGE NO. 620

GROUP NO. 2006