

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
84008  
MAY 18 2021

**BOONE COUNTY  
PLANNING COMMISSION**

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

**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: Boone Valley Farm, LLC  
Address: 15576 Porter Rd.  
Verona KY 41092  
City State Zip Code  
Phone Number: 859-907-0074 Fax Number: \_\_\_\_\_  
Email: tim.alexander@kyfb.com
4. Description of Request:  
~~Conditional use permit to construct barn and allow use of property for event venue~~
5. Name of Development: Boone Valley Farm
6. Location of Development: Porter Road (PIDN: 056.00-00-021.01)  
Verona KY 41092  
City State Zip Code
7. Acreage Under Review: 119.6432
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Alton Mills and Betty Jo Mills  
Address: 9756 Alhambra  
Bonita Springs FL 34135  
City State Zip Code  
Phone Number: 859-485-1205 Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Event venue
11. Total Square Footage of Existing and/or Proposed Buildings: Approx 5,000
12. Current Zoning: A-2
13. 1129 ~~1129~~ 994 ~~994~~ 2087A  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. 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:** Alton Mills  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:** Betty Mills  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

Boone Valley Farm, LLC  
Fred Anderson

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 5/18/21 Fee Received: \$766.<sup>00</sup> Receipt #: 84008

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: June 9, 2021

5. Board Action: June 9, 2021

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: See Minutes & CLUR

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

## STAFF REPORT

#3

APPLICANT: Boone Valley Farm, LLC, per Tim Alexander, on behalf of Alton and Betty Mills

LOCATION: North side of Porter Road, approximately 1,200 feet east of Monticello Way, and being directly across from 15614 Porter Road, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: June 9, 2021

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the construction of a 4,992 square foot (78' x 64') barn and an off-street parking area, for an event center on an approximate 120 acre property located along the north side of Porter Road, approximately 1,200 feet east of Monticello Way.

### SITE HISTORY

- 1989 On August 14, 1989, the Boone County Planning Commission approved a zoning permit for the construction of a single family dwelling located at 15591 Porter Road.
- 1999 On November 2, 1999, the Boone County Planning Commission approved a zoning permit for the construction of a barn located at 15591 Porter Road.
- 2019 On June 25, 2019, the Boone County Planning Commission approved a Conveyance Plat creating the lot in question.

### APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 623 of the Boone County Zoning Regulations.
1. Findings listed in Section 262 (Findings for all Conditional Uses):
    - a. 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;
    - b. 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;

- c. Will not be hazardous to existing or future neighboring uses;
  - d. 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;
  - e. 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;
  - f. 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;
  - g. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.
2. Criteria listed in Section 623 of the Boone County Zoning Regulations (A-2 District):
- 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;
  - 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.
- C. Section 620 of the Boone County Zoning Regulations states that “The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.”
- D. Section 623 of the Boone County Zoning Regulations identifies: (1) camping, picnicking, hiking areas, trails and other recreational uses for non-motorized activities; and (2) eating and drinking establishments including alcoholic beverages as Conditional Uses within the Agricultural Estate (A-2) district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Rural Land” and “Developmentally Sensitive”.
1. Rural land is described as wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.
  2. Developmentally sensitive is described as areas that have an existing slope of twenty percent or greater, 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.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
  2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  4. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
  5. Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands (Natural and Cultural Resources Goal B, Objective 1).
  6. Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).
  - 7.. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
  8. 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 Goal B, Objective 2).
  9. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

10. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
  11. Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed (Transportation Goal B, Objective 3).
- C. Porter Road is a county maintained local street providing for two way traffic within an approximate fifty (50) foot right-of-way. The pavement width of Porter Road is approximately fifteen (15) feet. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 120 acre site is located along the north side of Porter Road, approximately .75 miles southwest of Verona Mudlick Road.
- B. The site is currently occupied by an approximate 4,300 square foot barn and an approximate 5,700 square foot barn.
- C. Access is currently provided by a twelve (12) foot wide gravel driveway onto Porter Road, approximately 1,800 feet east of Monticello Way.
- D. Topographically, the site slopes downward from the front center of the site towards the northeast and northwest of the site at an average grade of 5% to 10%.

#### SURROUNDING LAND USES AND ZONING

- North: Single family, vacant, undeveloped, agricultural (A-2)
- South: Single family, vacant, undeveloped, agricultural (A-2)
- East: Single family, vacant, undeveloped, agricultural (A-2)
- West: Single family (A-2)

#### PROPOSED DEVELOPMENT

- A. Construction of a 4,992 square foot (78' x 64') barn, having a height of 16 feet, and a maximum seating capacity of approximately 300 persons.
- B. Construction of a gravel off-street parking area for 82 vehicles.
- C. Provision for an outdoor wedding vista/congregation area.
- D. Provision for overflow parking on flat grassland.
- E. Provision for the location of portable restrooms.
- F. Access via the existing curb cut onto Porter Road.
- G. Widening of the existing access drive to a minimum of twenty (20) feet.

STAFF COMMENTS

- A. The applicant has provided a project narrative (see attached) which indicates the following:
1. The proposed facility will not be equipped with a kitchen, but will have a "warming" kitchen.
  2. Events are anticipated to be held on Fridays, Saturdays, and Sundays between 12:00 pm and 10:00 pm.
  3. Any music or amplified sound will be required to end by 10:00 pm, Sunday through Thursday and 11:00 pm, Friday and Saturday.
  4. Guests will have to vacate the premises no more than one hour after the times identified above.
  5. There will be no exterior lighting other than that which is necessary for security and for the safety of guests accessing the parking area. Any lights, other than for security, will only be used during an event.
  6. The site will continue to be used for agricultural purposes.
- B. The applicant's project narrative provides their reasoning and basis for the approval of their application.
- C. The proposed event center barn will be located:
1. Approximately 400 feet to the adjacent property to the south, which is owned by Alton and Betty Mills.
  2. Approximately 1,140 feet to the adjacent property to the east, which is owned by R.E. Enterprises, Inc.
  3. Approximately 980 feet to the adjacent property to the north, which is owned by R.E. Enterprises, Inc.
  4. Approximately 1,270 feet to the adjacent property to the west, which is owned by Ernest and Christina Ryan.
  5. Approximately 1,000 feet to Porter Road.
- D. Porter Road terminates approximately 3,500 feet west of the site in question.
- E. The submitted development plan meets the minimum requirements of the Boone County Zoning Regulations, except for the following (these can be submitted and reviewed as part of a Site Plan):
1. Section 3314 states that all parking areas, driveways, and aisles shall be improved with either asphalt concrete or Portland cement concrete, unless a waiver is granted by the zoning administrator. The submitted plan indicates that the driveway and parking area will be gravel, with the exception of the ADA compliant spaces.
  2. Sections 3321 and 3327.5 require a raised walkway, having a minimum width of six (6) feet, to be provided between buildings and immediately adjacent parking spaces. The submitted plan indicates the provision of parking spaces

immediately adjacent to the northernmost building on the site. Raised walkways have not been provided.

- F. The applicant has submitted the following (see attached):
1. An email from Daniel Rice, Boone County Public Works, stating that there are no issues with the current access point.
  2. A letter from Chief David W. Jones, Verona Fire/EMS Protection District, stating that the existing driveway will allow for emergency responses, and that it is sufficient for the weight, height, and width of their trucks.
  3. A letter from Ernie and Christina Ryan stating that they are in support of the application.
  4. A letter from Michael Bowlin stating that he is in support of the application.
- G. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action:
1. Development shall be consistent with the plans and material submitted as part of the application.
  2. That the driveway and off-street parking area be paved with asphalt concrete or Portland cement concrete, unless a waiver is granted by the zoning administrator.
  3. If a waiver is granted by the zoning administrator, allowing a gravel driveway, the first nineteen (19) feet of the driveway, starting where it intersects with Porter Road, shall be paved with asphalt concrete or Portland cement concrete.
  4. That the parking spaces immediately adjacent to any building meet the minimum requirements of the zoning regulations.
  5. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction.

#### CONCLUSION

- A. KRS 100.237 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 Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz  
Planner

MDS/ss

Attachments

\*Vicinity Map

\*Aerial Map

\*Zoning Map

\*Topographical Map

\*2040 Future Land Use Map

\*Application

\*Project Summary

\*Concept Development Plan

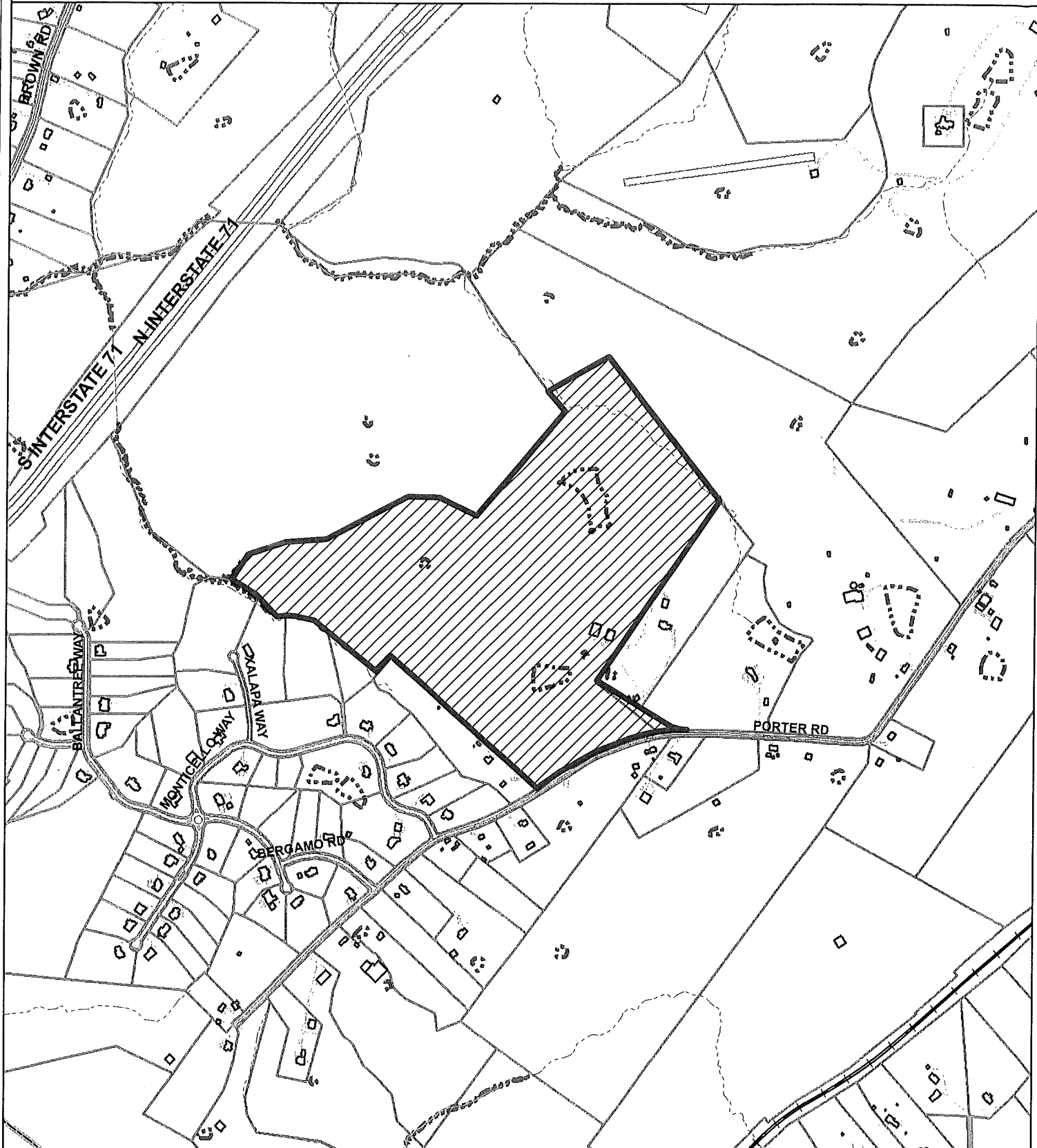
\*Email from Daniel Rice, Boone County Public Works, dated March 12, 2021

\*Letter from Chief David. W. Jones, Verona Fire/EMS Protection District, dated April 13, 2021

\*Letters from Ernie and Christina Ryan and Michael Bowlin

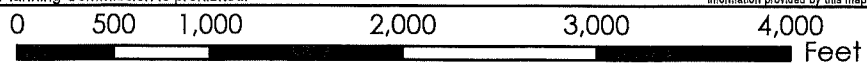
# Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 1,000 feet



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

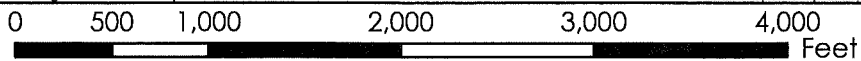
# Aerial Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 1,000 feet



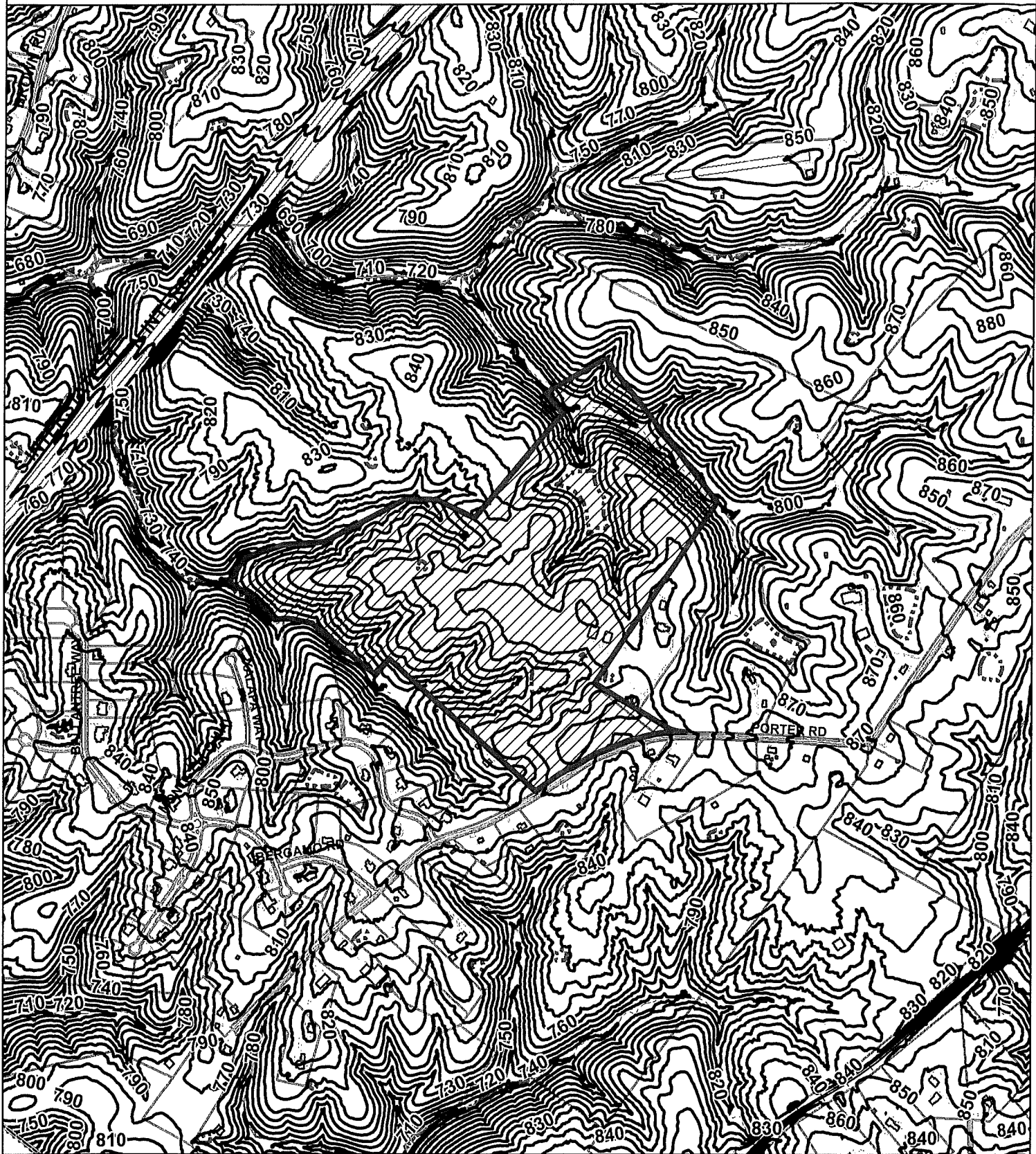
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2018

World File: 8.mxd  
ArcMap Document: \*.mxd

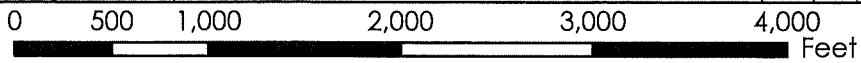
# Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



**Boone**

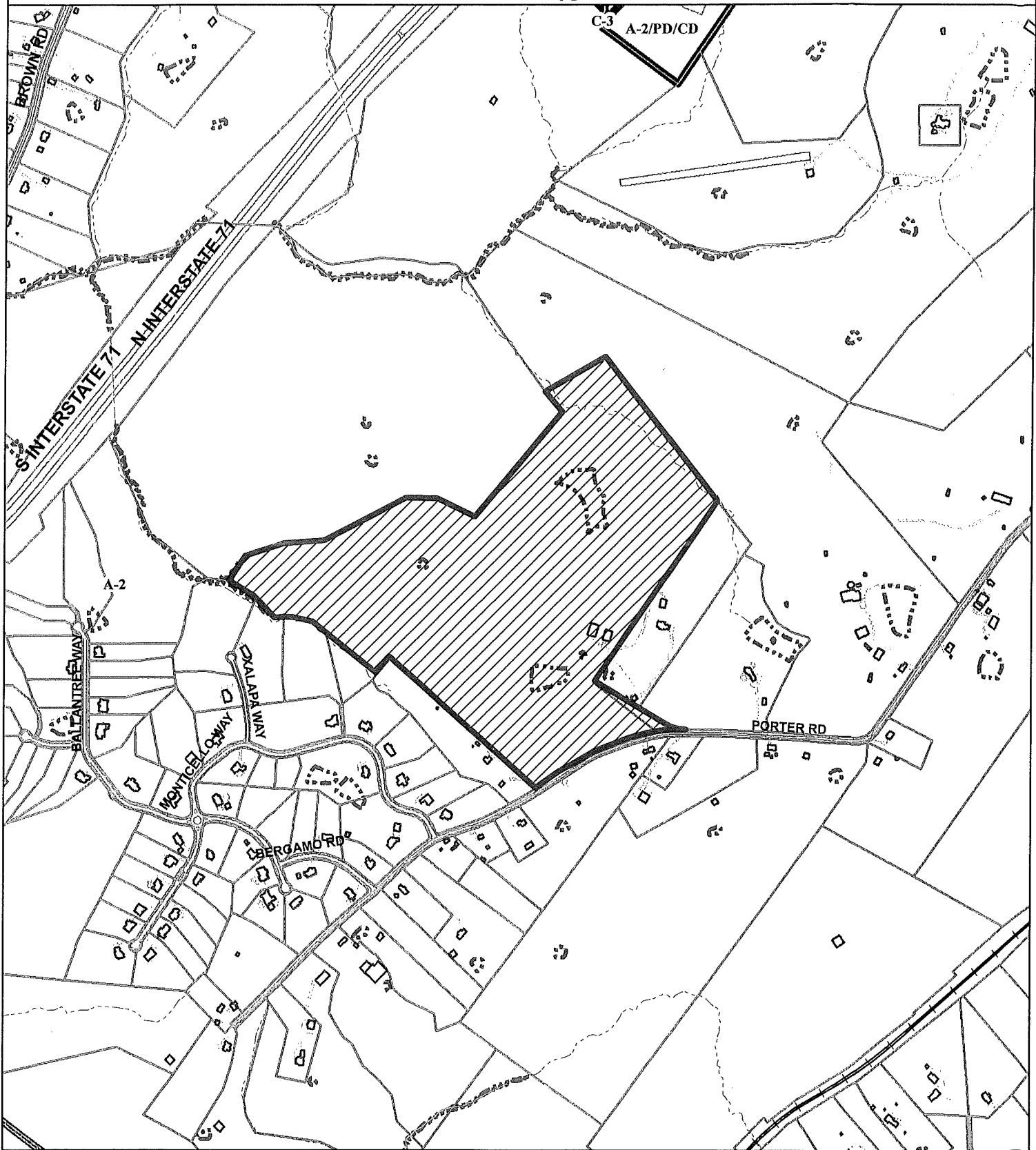


Map Created: 01/01/2018

Boone County GIS  
ArcMap Document: \*.mxd

# Zoning Map

www.boonecountygis.com

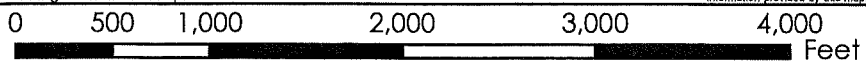


Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.

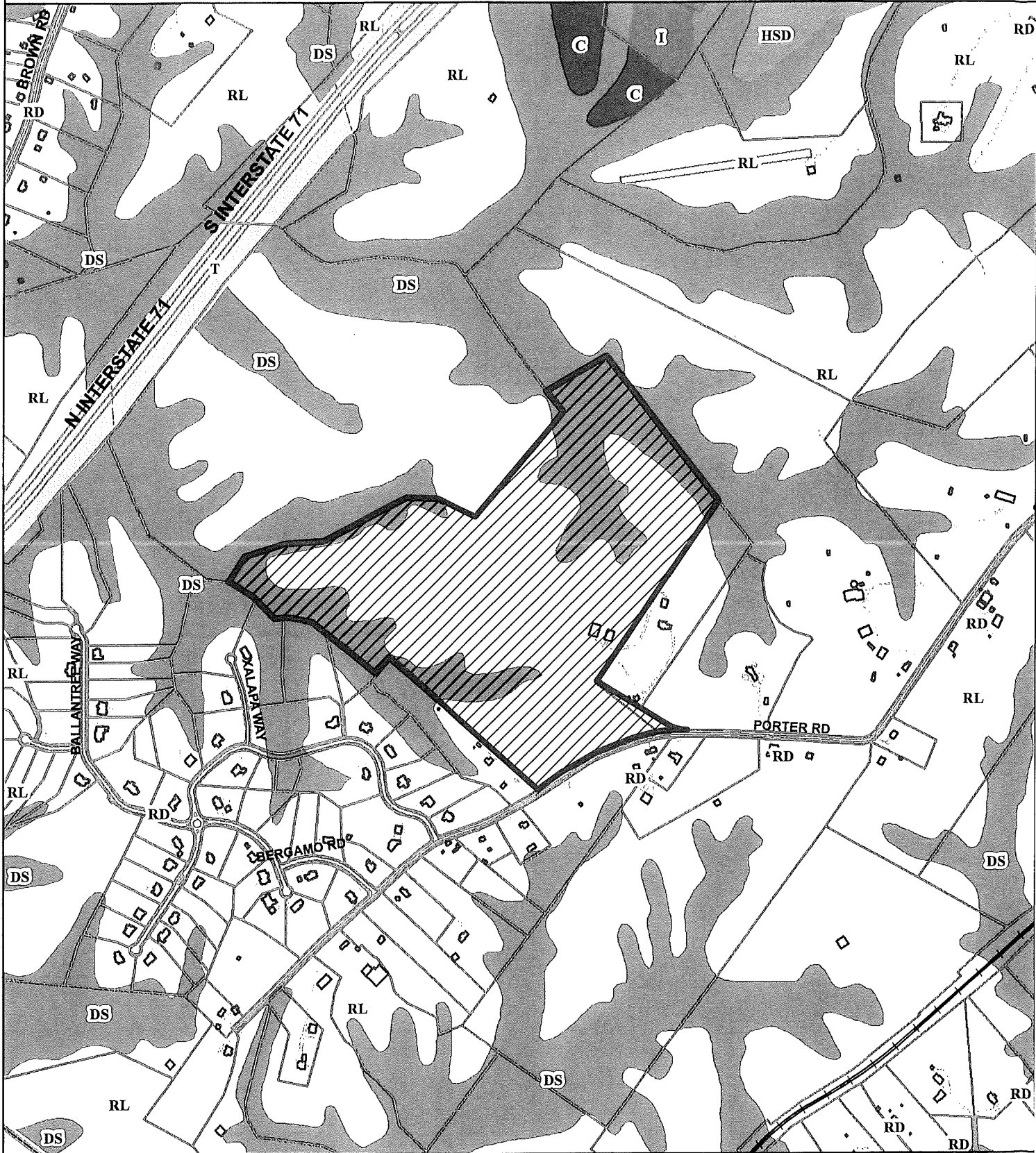


**Boone**



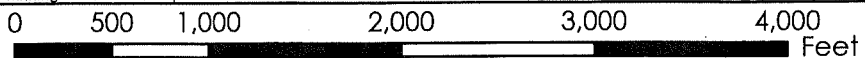
# 2040 Future Land Use Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 1,000 feet



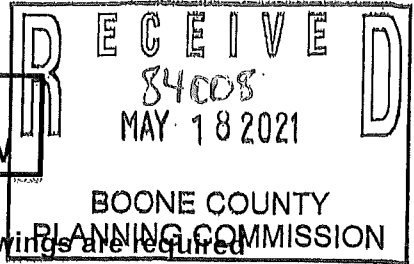
**Boone**



Map Created: 01/01/2010

Boone County GIS  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

**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: Boone Valley Farm, LLC  
Address: 15576 Porter Rd.  
Verona KY 41092  
City State Zip Code  
Phone Number: 859-907-0074 Fax Number: \_\_\_\_\_  
Email: tim.alexander@kyfb.com

4. Description of Request:  
~~Conditional use permit to construct barn and allow use of property for event venue~~

5. Name of Development: Boone Valley Farm  
6. Location of Development: Porter Road (PIDN: 056.00-00-021.01)  
Verona KY 41092  
City State Zip Code

7. Acreage Under Review: 119.6432

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

9. Current Owner: Alton Mills and Betty Jo Mills  
Address: 9756 Alhambra  
Bonita Springs FL 34135  
City State Zip Code

Phone Number: 859-485-1205 Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Event venue
11. Total Square Footage of Existing and/or Proposed Buildings: Approx 5,000
12. Current Zoning: A-2
13. 1129 994 2087A  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. 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: Alton Mills

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Betty Mills

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Boone Valley Farm, LLC

Tim Alexander

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 5/13/21 Fee Received: \$766.<sup>00</sup> Receipt #: 84008

2. Is application complete:

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  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

May 17, 2021

Boone County Board of Adjustment  
2950 Washington Street  
Burlington, Kentucky 41005

**RE: *Conditional Use Permit***  
***Porter Road, Verona, Kentucky 41092 (PIDN 056.00-00-021.01)***

To the Boone County Board of Adjustment:

The Applicant, Boone Valley Farm, LLC, is seeking a conditional use permit for the property located on Porter Road, Verona, Kentucky 41092 and identified by PIDN 056.00-00-021.01 (the "Property"). The application requests a permit to use the Property as an event venue consistent with the plans incorporated in the Application and in accordance with Section 623.11 and 623.12 of the Boone County Zoning Ordinance (the "Ordinance"). The proposed use of the Property is consistent with the criteria set forth in Sections 623 and 262 of the Ordinance.

The present zoning classification of the Property is A-2. The Applicant seeks to use the Property to host various events that will be consistent with the principal purpose of the A-2 district and which will not alter the overall character of the Property. As an event venue, the Property will host private events including weddings, wedding receptions, corporate/business retreats, family reunions, community gatherings, and farming and environmental education programs. In order to accommodate such uses, the Applicant will construct an approximately 5,000 square foot barn building. Consistent with the aesthetics of the surrounding area, the barn will be constructed using rough cut, natural wood barn siding. The Applicant intends to source lumber and stone from the Property when possible.

The facility will not contain a full kitchen for cooking or meal preparation but will be equipped with a "warming" kitchen for use by caterers. Sanitary facilities will be provided in the form of portable facilities. The portable facilities will be arranged in a manner that is consistent with the aesthetic of the Property and the types of events that will be hosted. The sanitary facilities will either be placed behind a façade or be similar in appearance to the pictures that have been submitted with the application.

The indoor capacity of the barn building will be approximately 250. The Applicant may host slightly larger events in the outdoor area adjacent to the barn building if weather permits. However, use of the Property for events will be limited to those areas identified in the plans. For educational programs and smaller gatherings, some hiking and fishing activities may be permitted in the surrounding area. Amplified music will be permitted inside the barn building, but not outdoors. The Applicant anticipates that most events will be held on Fridays, Saturdays, and Sundays between the hours of 12:00 pm to 10:00 p.m. All music and amplified sound will be

required to end by 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday through Saturday, with all guests having vacated the Property no more than one hour later. The Applicant will install the minimum amount of exterior lighting necessary to provide guests with safe access to the building and parking lot at night. Exterior lighting will only be used during events, however, the Applicant may install security lighting consistent with similar lighting used on neighboring properties.

As set forth in the plans, access to the Property is from Porter Road. The driveway will be widened to twenty feet in order to accommodate the expected number of guests. The parking lot will have a sufficient number of spaces, including the required number of disability accessible spaces, and sufficient space for vehicles to safely maneuver. As shown by the plans, the parking area will be adjacent to existing buildings and will not change or impair the current character of the Property.

The hosting of events will be only a small portion of the Property's overall use. The Property is operated as a farm, with cattle grazing and cultivation of hay, corn, and other crops being the primary agricultural activities. The Property consists of approximately 120 acres, the majority of which will continue to be used for farming operations.

Economic pressures make farming a tract of this size a financially difficult undertaking on land that is much more valuable for residential or commercial development. The proposed conditional use is intended by the Applicant to generate revenue to support the existing agricultural use rather than to supplant it. As indicated by the plans, the conditional use will encompass only a small portion of the Property as a whole. The Applicant believes that there is significant demand for such an event facility in this area, and further improvement of, and investment in, the Property will help preserve the rural character of the area rather than detract from it.

As demonstrated by the plans and the application, the proposed use will be limited in size and scope so as to not overpower the Property's existing use and character. The construction of an event venue in the style and fashion of a barn, in close proximity to existing agricultural use buildings, and use thereof for social and business events, is compatible with the organization of permitted and accessory uses that are protected in the A-2 district.

The proposed use of the Property is consistent with the criteria by which conditional uses are to be evaluated. First, the proposed use is harmonious and in accordance with the general objectives of the County's comprehensive plan for this area of Boone County. The use of the Property as an event space will be periodic, typically used on weekends during warmer months, and will permit the Property's continued use and character as undeveloped land or farmland. Second, the Applicant's design is harmonious and appropriate with the character of the area, as the improvements to be constructed include only a gravel parking area and a barn building that will be similar in size and appearance to other agricultural buildings used in the area. Furthermore,

as indicated above, the Applicant intends to source local materials for construction of the barn building where possible.

As to the third criteria, the surrounding area is used primarily for residential and agricultural purposes. The requested conditional use for private gatherings and events will not alter or impair these existing uses. As indicated by the letters of support/signatures from neighboring property owners, the proposed use does not create a hazard to existing or future neighboring uses. Further, as shown by the plans submitted with this application, the event building is located a significant distance away from residential developments.

Fourth, the proposed use has been reviewed by Boone County Public Works and the Verona Fire Department. Correspondence from these departments has been submitted with the Application. The existing entrance and driveway will be sufficient to support safe ingress and egress from the Property, and is sufficient for the provision of emergency services. Water and electric utilities are already installed on the Property, and no further public utilities will be extended or installed on the property. As discussed above, sanitary facilities will be provided through attractive, portable units, and all refuse and waste will be transported off-site. The Property is and will continue to be adequately served by existing public facilities. Accordingly, consistent with the fifth criteria, the proposed use will not create excessive additional requirements at public cost or be detrimental to the economic welfare of the area.

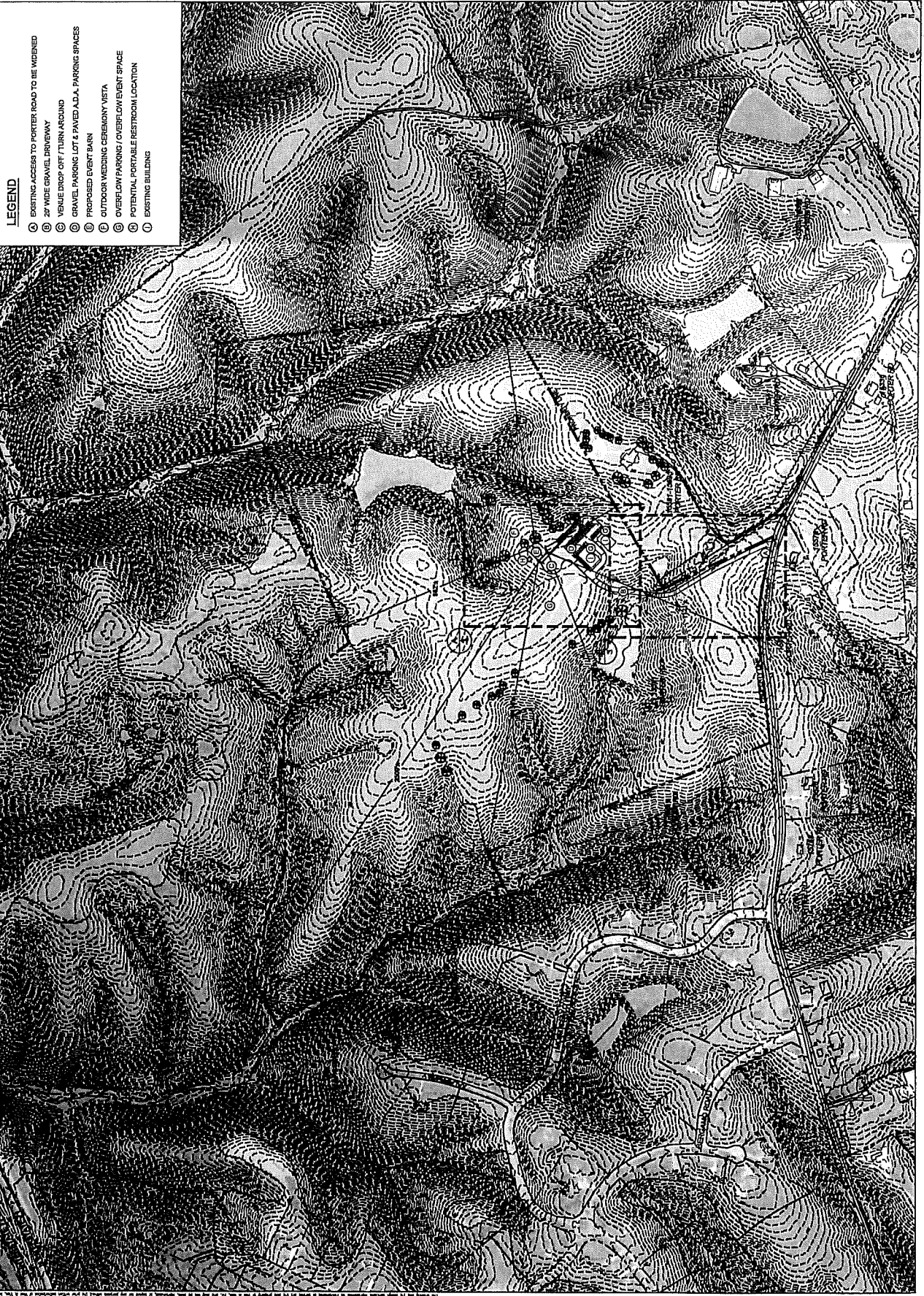
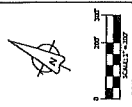
The sixth criteria concerns the production of excessive traffic, noise, smoke, dust, fumes, glare or odors. To the extent the proposed use may create any additional traffic, noise, or light, the Application contains provisions to limit the impact thereof. As discussed above, hours of operation will be limited so that all amplified noise will end by no later than 11:00 p.m. on weekends and 10:00 p.m. on weekdays. Amplified noise will be contained within the barn building. Furthermore, as noted in the plans, all existing residences are a significant distance away from the proposed event space and will experience no noise or light emanating from the event facility. The closest residential property is that owned by the Mills family, who have signed the Application for this conditional use. The indoor capacity of the facility will be approximately 250 people and will not create excessive traffic in this area. As outlined above, exterior lighting will be minimal and not create any glare on the public road or adjoining properties. Finally, as to the seventh criteria, Boone County Public Works has confirmed that the vehicular approaches to the property do not create an interference with traffic on the surrounding roads, and that department will not require any additional or altered curb-cuts or entrance facilities.

The Applicant respectfully requests that the Board of Adjustment grants its application for a conditional use permit.





NO.	DATE	DESCRIPTION
1	10/11/2011	Final

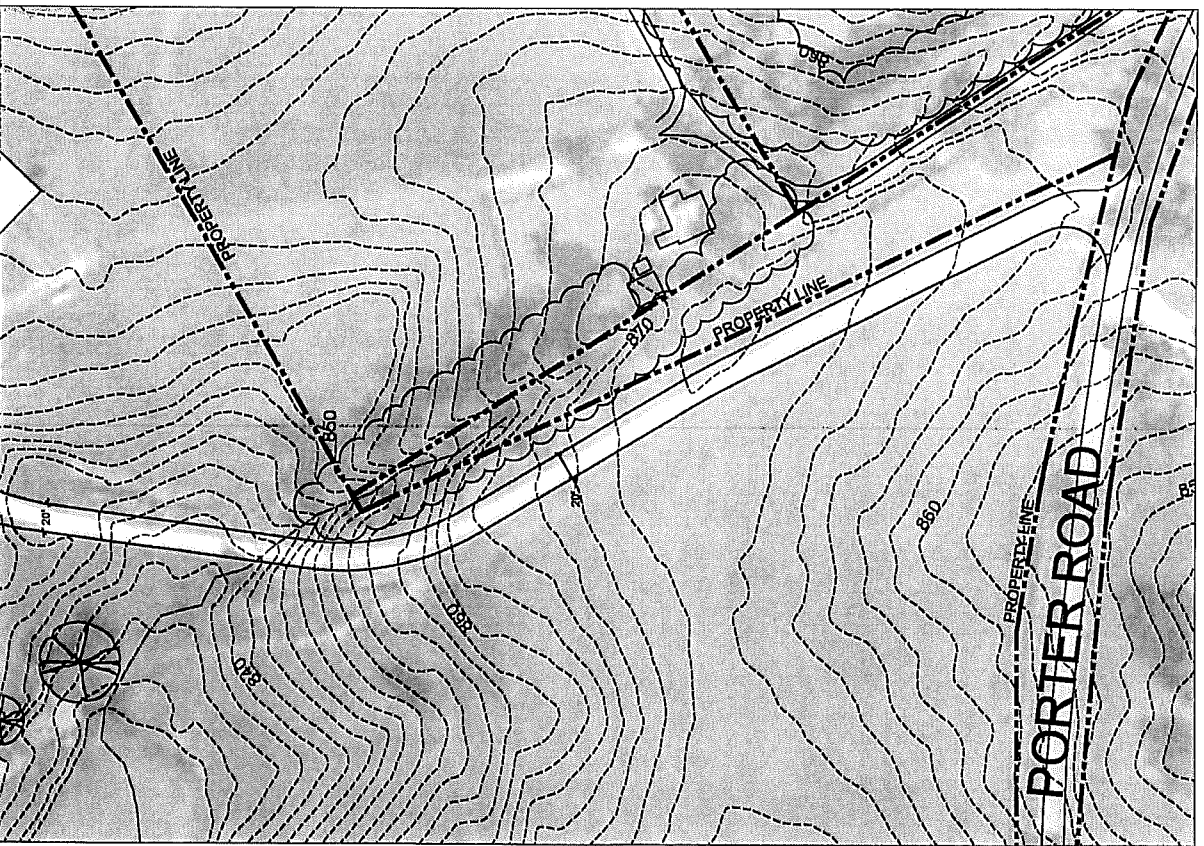
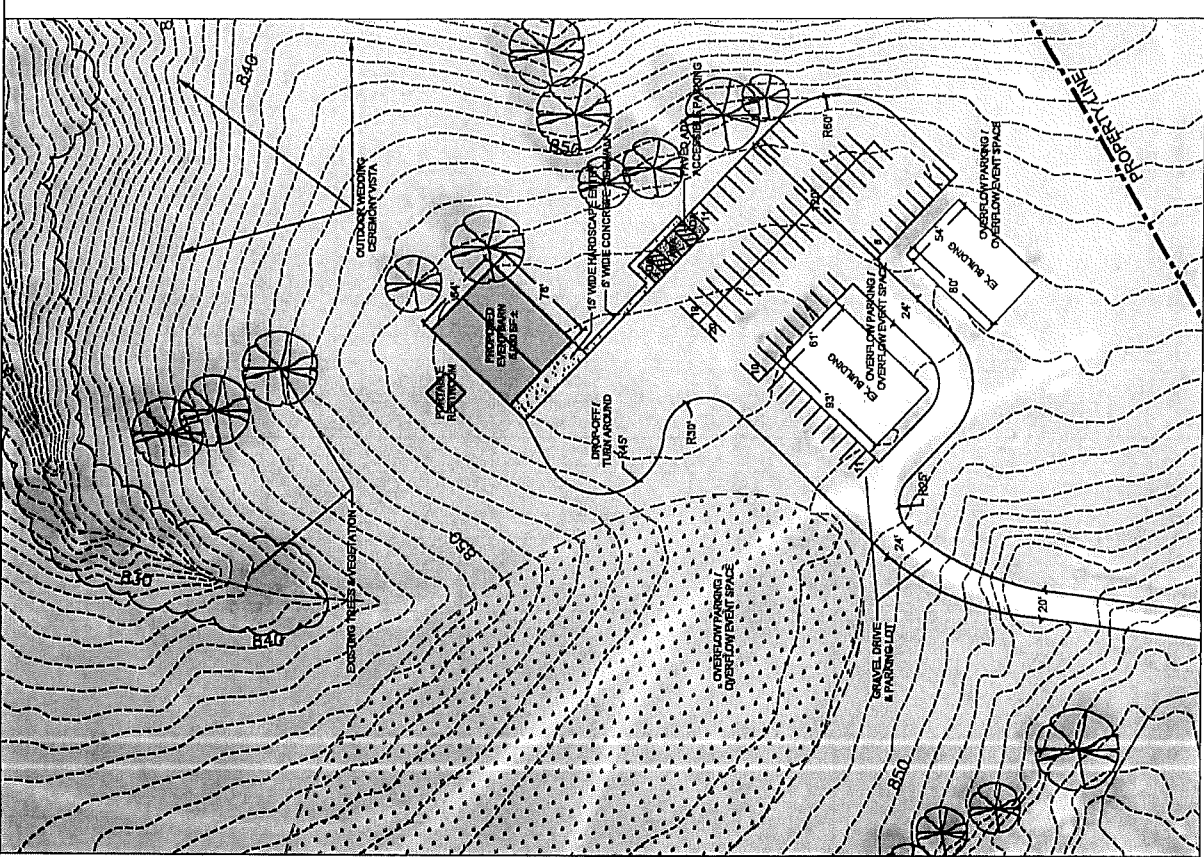


- LEGEND**
- ⊙ EXISTING ACCESS TO PORTER ROAD TO BE WIDENED
  - ⊙ 20' WIDE GRAVEL DRIVEWAY
  - ⊙ VENUE DROP OFF / TURN AROUND
  - ⊙ GRAVEL PARKING LOT & PAVED ADA, PARKING SPACES
  - ⊙ PROPOSED EVENT BARN
  - ⊙ OUTDOOR WEDDING CEREMONY VISTA
  - ⊙ OVERFLOW PARKING / OVERFLOW EVENT SPACE
  - ⊙ POTENTIAL PORTABLE RESTROOM LOCATION
  - ⊙ EXISTING BUILDING

DATE	DESCRIPTION
12/17/11	REVISED
04/17/12	REVISED
07/18/12	REVISED
08/14/12	REVISED
09/11/12	REVISED
10/09/12	REVISED
11/07/12	REVISED
12/05/12	REVISED
01/02/13	REVISED
02/09/13	REVISED
03/07/13	REVISED
04/04/13	REVISED
05/02/13	REVISED
06/01/13	REVISED
07/01/13	REVISED
08/01/13	REVISED
09/01/13	REVISED
10/01/13	REVISED
11/01/13	REVISED
12/01/13	REVISED
01/01/14	REVISED
02/01/14	REVISED
03/01/14	REVISED
04/01/14	REVISED
05/01/14	REVISED
06/01/14	REVISED
07/01/14	REVISED
08/01/14	REVISED
09/01/14	REVISED
10/01/14	REVISED
11/01/14	REVISED
12/01/14	REVISED
01/01/15	REVISED
02/01/15	REVISED
03/01/15	REVISED
04/01/15	REVISED
05/01/15	REVISED
06/01/15	REVISED
07/01/15	REVISED
08/01/15	REVISED
09/01/15	REVISED
10/01/15	REVISED
11/01/15	REVISED
12/01/15	REVISED
01/01/16	REVISED
02/01/16	REVISED
03/01/16	REVISED
04/01/16	REVISED
05/01/16	REVISED
06/01/16	REVISED
07/01/16	REVISED
08/01/16	REVISED
09/01/16	REVISED
10/01/16	REVISED
11/01/16	REVISED
12/01/16	REVISED
01/01/17	REVISED
02/01/17	REVISED
03/01/17	REVISED
04/01/17	REVISED
05/01/17	REVISED
06/01/17	REVISED
07/01/17	REVISED
08/01/17	REVISED
09/01/17	REVISED
10/01/17	REVISED
11/01/17	REVISED
12/01/17	REVISED
01/01/18	REVISED
02/01/18	REVISED
03/01/18	REVISED
04/01/18	REVISED
05/01/18	REVISED
06/01/18	REVISED
07/01/18	REVISED
08/01/18	REVISED
09/01/18	REVISED
10/01/18	REVISED
11/01/18	REVISED
12/01/18	REVISED
01/01/19	REVISED
02/01/19	REVISED
03/01/19	REVISED
04/01/19	REVISED
05/01/19	REVISED
06/01/19	REVISED
07/01/19	REVISED
08/01/19	REVISED
09/01/19	REVISED
10/01/19	REVISED
11/01/19	REVISED
12/01/19	REVISED
01/01/20	REVISED
02/01/20	REVISED
03/01/20	REVISED
04/01/20	REVISED
05/01/20	REVISED
06/01/20	REVISED
07/01/20	REVISED
08/01/20	REVISED
09/01/20	REVISED
10/01/20	REVISED
11/01/20	REVISED
12/01/20	REVISED
01/01/21	REVISED
02/01/21	REVISED
03/01/21	REVISED
04/01/21	REVISED
05/01/21	REVISED
06/01/21	REVISED
07/01/21	REVISED
08/01/21	REVISED
09/01/21	REVISED
10/01/21	REVISED
11/01/21	REVISED
12/01/21	REVISED
01/01/22	REVISED
02/01/22	REVISED
03/01/22	REVISED
04/01/22	REVISED
05/01/22	REVISED
06/01/22	REVISED
07/01/22	REVISED
08/01/22	REVISED
09/01/22	REVISED
10/01/22	REVISED
11/01/22	REVISED
12/01/22	REVISED
01/01/23	REVISED
02/01/23	REVISED
03/01/23	REVISED
04/01/23	REVISED
05/01/23	REVISED
06/01/23	REVISED
07/01/23	REVISED
08/01/23	REVISED
09/01/23	REVISED
10/01/23	REVISED
11/01/23	REVISED
12/01/23	REVISED
01/01/24	REVISED
02/01/24	REVISED
03/01/24	REVISED
04/01/24	REVISED
05/01/24	REVISED
06/01/24	REVISED
07/01/24	REVISED
08/01/24	REVISED
09/01/24	REVISED
10/01/24	REVISED
11/01/24	REVISED
12/01/24	REVISED
01/01/25	REVISED
02/01/25	REVISED
03/01/25	REVISED
04/01/25	REVISED
05/01/25	REVISED
06/01/25	REVISED
07/01/25	REVISED
08/01/25	REVISED
09/01/25	REVISED
10/01/25	REVISED
11/01/25	REVISED
12/01/25	REVISED
01/01/26	REVISED
02/01/26	REVISED
03/01/26	REVISED
04/01/26	REVISED
05/01/26	REVISED
06/01/26	REVISED
07/01/26	REVISED
08/01/26	REVISED
09/01/26	REVISED
10/01/26	REVISED
11/01/26	REVISED
12/01/26	REVISED
01/01/27	REVISED
02/01/27	REVISED
03/01/27	REVISED
04/01/27	REVISED
05/01/27	REVISED
06/01/27	REVISED
07/01/27	REVISED
08/01/27	REVISED
09/01/27	REVISED
10/01/27	REVISED
11/01/27	REVISED
12/01/27	REVISED
01/01/28	REVISED
02/01/28	REVISED
03/01/28	REVISED
04/01/28	REVISED
05/01/28	REVISED
06/01/28	REVISED
07/01/28	REVISED
08/01/28	REVISED
09/01/28	REVISED
10/01/28	REVISED
11/01/28	REVISED
12/01/28	REVISED
01/01/29	REVISED
02/01/29	REVISED
03/01/29	REVISED
04/01/29	REVISED
05/01/29	REVISED
06/01/29	REVISED
07/01/29	REVISED
08/01/29	REVISED
09/01/29	REVISED
10/01/29	REVISED
11/01/29	REVISED
12/01/29	REVISED
01/01/30	REVISED
02/01/30	REVISED
03/01/30	REVISED
04/01/30	REVISED
05/01/30	REVISED
06/01/30	REVISED
07/01/30	REVISED
08/01/30	REVISED
09/01/30	REVISED
10/01/30	REVISED
11/01/30	REVISED
12/01/30	REVISED
01/01/31	REVISED
02/01/31	REVISED
03/01/31	REVISED
04/01/31	REVISED
05/01/31	REVISED
06/01/31	REVISED
07/01/31	REVISED
08/01/31	REVISED
09/01/31	REVISED
10/01/31	REVISED
11/01/31	REVISED
12/01/31	REVISED
01/01/32	REVISED
02/01/32	REVISED
03/01/32	REVISED
04/01/32	REVISED
05/01/32	REVISED
06/01/32	REVISED
07/01/32	REVISED
08/01/32	REVISED
09/01/32	REVISED
10/01/32	REVISED
11/01/32	REVISED
12/01/32	REVISED
01/01/33	REVISED
02/01/33	REVISED
03/01/33	REVISED
04/01/33	REVISED
05/01/33	REVISED
06/01/33	REVISED
07/01/33	REVISED
08/01/33	REVISED
09/01/33	REVISED
10/01/33	REVISED
11/01/33	REVISED
12/01/33	REVISED
01/01/34	REVISED
02/01/34	REVISED
03/01/34	REVISED
04/01/34	REVISED
05/01/34	REVISED
06/01/34	REVISED
07/01/34	REVISED
08/01/34	REVISED
09/01/34	REVISED
10/01/34	REVISED
11/01/34	REVISED
12/01/34	REVISED
01/01/35	REVISED
02/01/35	REVISED
03/01/35	REVISED
04/01/35	REVISED
05/01/35	REVISED
06/01/35	REVISED
07/01/35	REVISED
08/01/35	REVISED
09/01/35	REVISED
10/01/35	REVISED
11/01/35	REVISED
12/01/35	REVISED
01/01/36	REVISED
02/01/36	REVISED
03/01/36	REVISED
04/01/36	REVISED
05/01/36	REVISED
06/01/36	REVISED
07/01/36	REVISED
08/01/36	REVISED
09/01/36	REVISED
10/01/36	REVISED
11/01/36	REVISED
12/01/36	REVISED
01/01/37	REVISED
02/01/37	REVISED
03/01/37	REVISED
04/01/37	REVISED
05/01/37	REVISED
06/01/37	REVISED
07/01/37	REVISED
08/01/37	REVISED
09/01/37	REVISED
10/01/37	REVISED
11/01/37	REVISED
12/01/37	REVISED
01/01/38	REVISED
02/01/38	REVISED
03/01/38	REVISED
04/01/38	REVISED
05/01/38	REVISED
06/01/38	REVISED
07/01/38	REVISED
08/01/38	REVISED
09/01/38	REVISED
10/01/38	REVISED
11/01/38	REVISED
12/01/38	REVISED
01/01/39	REVISED
02/01/39	REVISED
03/01/39	REVISED
04/01/39	REVISED
05/01/39	REVISED
06/01/39	REVISED
07/01/39	REVISED
08/01/39	REVISED
09/01/39	REVISED
10/01/39	REVISED
11/01/39	REVISED
12/01/39	REVISED
01/01/40	REVISED
02/01/40	REVISED
03/01/40	REVISED
04/01/40	REVISED
05/01/40	REVISED
06/01/40	REVISED
07/01/40	REVISED
08/01/40	REVISED
09/01/40	REVISED
10/01/40	REVISED
11/01/40	REVISED
12/01/40	REVISED

**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 8021 1st Avenue • Independence, MO 64050  
 P: 816-835-2200 • F: 816-835-1000  
 www.vioxinc.com

**BOONE VALLEY FARM**  
 EVENT VENUE  
 VERONA, BOONE COUNTY, KENTUCKY  
 ENLARGED LAYOUT PLAN



The design and the details herein are prepared on behalf of the client by the firm of Viox & Viox, Inc. and are not to be used, modified, or altered in any way without the written consent of Viox & Viox, Inc.

**B SITE LAYOUT PLAN**  
 3 PLAN VIEW

**A SITE LAYOUT PLAN**  
 3 PLAN VIEW





er, Tim

**From:** Daniel Rice <Drice@boonecountyky.org>  
**Sent:** Friday, March 12, 2021 2:14 PM  
**To:** Alexander, Tim  
**Subject:** Porter Rd.

Good afternoon,

I have reviewed the driveway across from 15614 Porter Rd. I see no current or future issues.

**Thanks,**

**Daniel Rice**

**Engineering Services Supervisor**

**Boone County Public Works**

Office: 859-334-4809

Cell: 859-743-1395

[drice@boonecountyky.org](mailto:drice@boonecountyky.org) | <http://www.boonecountyky.org> [[boonecountyky.org](http://www.boonecountyky.org)]



14920 WALTON VERONA ROAD • P.O. Box 110  
VERONA, KENTUCKY 41092  
OFFICE: (859) 493-0000  
FAX: (859) 485-4990

VERONA FIRE/EMS PROTECTION DISTRICT

DAVID W. JONES, CHIEF

---

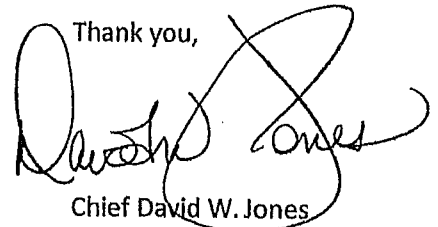
April 13, 2021

To Whom It May Concern:

I am writing in regards to the proposed Boone Valley Farm venue that is being submitted to be located on Porter Road in Verona. I have personally inspected the entrance and driveway of the location and found that it is an established driveway to the property. The driveway to the barn that would allow access for emergency responses, such as Fire and EMS apparatus, is sufficient for the weight, height and width of the trucks.

Should you have any questions in this matter please feel free to contact me at 859-743-9816.

Thank you,



Chief David W. Jones

---

**Ernie and Christina Ryan**

15625 Porter Rd  
Verona, KY 41092  
(859)486-4603  
ryanchrstina10@yahoo.com

May 9th, 2021

To Whom It May Concern,

I am writing to show support for the future business endeavor of Boone Valley Farms.

As adjoining property owners, we appreciate the beauty in the land and love observing the changing seasons. We understand that to keep family farms going through generations, there are times that business needs to expand into different avenues. We trust and support the construction and operation of a venue on the properties will help continue the operation of the farm well into the future.

If we can answer any other questions concerning this topic, please reach out.

Sincerely,

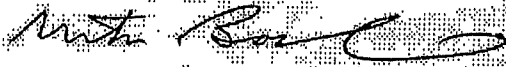
Handwritten signatures of Ernie and Christina Ryan. The signature on the left is 'Ernie Ryan' and the signature on the right is 'Christina Ryan'.

**Ernie and Christina Ryan**

To Whom It May Concern:

I am a neighbor adjoining Boone Valley Farm. I am fully in support of their application to be able to hold events at this site.

Any questions or concerns, please let me know.



Michael Bowlin  
859.640.0108  
3124 Monticello Way  
Verona KY 41092

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Alton & Betty Jo Mills  
9756 Alhambra  
Bonita Springs, FL 34135
2. ADDRESS OF PROPERTY  
Porter Road  
Verona, KY
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Boone Valley Farm, LLC
4. DEED BOOK 1129      PAGE NO. 994      GROUP NO. 2087A
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  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

  
\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the  
Boone County Planning Commission this 10th day of June, 2021.

\_\_\_\_\_  
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:

Sara Smith  
\_\_\_\_\_  
Sara Smith  
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 Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of June 10<sup>th</sup>, 2021 Certificate of Land Use Restriction (#21-BCBOA-20-A), for Alton & Betty Jo Mills, Property Owner(s).

The following conditions will apply:

1. Development shall be consistent with the plans and material submitted as part of the application;
2. That the driveway and off-street parking area be paved with asphalt, concrete or Portland cement concrete, unless a waiver is granted by the zoning administrator;
3. If a waiver is granted by the zoning administrator, allowing a gravel driveway, the first nineteen (19) feet of the driveway, starting where it intersects with Porter Road, shall be paved with asphalt concrete or Portland cement concrete;
4. That the parking spaces immediately adjacent to any building meet the minimum requirements of the zoning regulations;
5. The event center shall not schedule the beginning or ending of an event at the same time that Walton-Verona Elementary School conducts their opening or closing;
6. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction.

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

DEED BOOK 1129

PAGE NO. 994

GROUP NO. 2087A



DATE	1
SCALE	
PROJECT	
CLIENT	
DRAWN BY	
CHECKED BY	
DATE	

**BOONE VALLEY FARM**  
**EVENT VENUE**  
 VERONA, BOONE COUNTY, KENTUCKY  
 EXISTING CONDITIONS

**VIOXX & VIOX**  
 CIVIL Engineers, Surveyors, and Landscape Architects  
 409 Frazier Road, Lexington, Kentucky 40510  
 602-434-4444  
 Fax: 602-434-4444  
 www.viox.com

NO. 1	BOONE VALLEY FARM
NO. 2	EXISTING CONDITIONS
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
NO. 13	
NO. 14	
NO. 15	
NO. 16	
NO. 17	
NO. 18	
NO. 19	
NO. 20	
NO. 21	
NO. 22	
NO. 23	
NO. 24	
NO. 25	
NO. 26	
NO. 27	
NO. 28	
NO. 29	
NO. 30	
NO. 31	
NO. 32	
NO. 33	
NO. 34	
NO. 35	
NO. 36	
NO. 37	
NO. 38	
NO. 39	
NO. 40	
NO. 41	
NO. 42	
NO. 43	
NO. 44	
NO. 45	
NO. 46	
NO. 47	
NO. 48	
NO. 49	
NO. 50	

