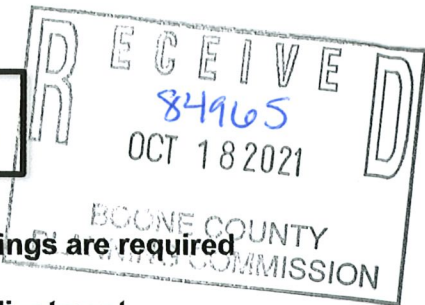


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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: Grace Pointe Community Church of the Nazarene  
Address: 1438 Cox Ave  
Erlanger KY 41018  
City State Zip Code  
Phone Number: 859/261-4113 Fax Number: \_\_\_\_\_  
Email: rosamondday1@gmail.com
4. Description of Request:  
We want to add a preschool to run Monday-Friday in the church building.
5. Name of Development: \_\_\_\_\_
6. Location of Development: 1438 Grace Pointe Comm. Church  
Erlanger KY 41018  
City State Zip Code
7. Acreage Under Review: \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_
9. Current Owner: Grace Pointe Community Church  
Address: 1438 Cox Ave  
Erlanger KY 41018  
City State Zip Code  
Phone Number: 859/261-4113 Fax Number: \_\_\_\_\_  
Email: rosamondday1@gmail.com

10. Proposed Use(s) on Site: Preschool
11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_
12. Current Zoning: I-1
13. 991 419 2022  
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:** Robert J. Butcher (Executive Pastor GPC)  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:** Kim Ross Director of Early Childhood  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 10/18/21 Fee Received: \$1116<sup>00</sup> Receipt #: 84965

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 11/10/2021

5. Board Action: 11/10/2021

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, & CLUP

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

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)

## CONDITIONS OF APPROVAL

APPLICANT: Kim Ross, on behalf of GracePointe Community Church of the Nazarene,  
per Robert Butsch

LOCATION: 1438 Cox Avenue

ZONING: Industrial One (I-1)

DATE: November 10, 2021

1. Church staff can occupy the building throughout the week.
2. Weekday services shall not occur before 6:00 pm.
3. Special events and church services can occur any time on Saturdays and Sundays.
4. The early childcare center (pre-school) and church services shall not be conducted simultaneously.
5. A tenant finish permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction or opening of the early childcare center (pre-school).

## STAFF REPORT

#4

APPLICANT: Kim Ross, on behalf of GracePointe Community Church of the Nazarene,  
per Robert Butsch

LOCATION: 1438 Cox Avenue

ZONING: Industrial One (I-1)

DATE: November 10, 2021

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a portion of the existing church building to be used as a pre-school.

### SITE HISTORY

- 1974 –  
1981 Based on information contained in the Boone County GIS, the site was developed with an industrial building.
- 1988 On July 20, 1988, the Boone County Planning Commission staff approved a site plan for a parking lot expansion.
- 1995 On May 16, 1995, the Boone County Planning Commission staff approved a site plan for a parking lot expansion.
- 2011 On March 9, 2011, the Boone Board of Adjustment approved a Conditional Use Permit to convert an approximate 25,000 square foot office/warehouse building to a church, subject to the following conditions: (BCBOA-11-002).
1. Church staff can occupy the building throughout the week.
  2. Weekday services shall not occur before 6:00 pm.
  3. Special events and church services can occur any time on Saturdays and Sundays.

### 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 1133 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 1133 of the Boone County Zoning Regulations (I-1 District):
  - a. The activity is provided primarily in support of and obtains its trade from the employees of the district; or
  - b. The activity is of integral relation to the purpose of the district;

- c. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
  - d. Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 1130 of the Boone County Zoning Regulations states that “The purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.”
- D. Section 1133.12 of the Boone County Zoning Regulations identifies ‘churches, synagogues, temples and other places of religious assembly for worship’ as a Conditional Use within the Industrial One (I-1) district.
- E. Section 1133.7 of the Boone County Zoning Regulations identifies ‘day care centers’ as a Conditional Use within the Industrial One (I-1) district.
- F. Section 4000 of the Boone County Zoning Regulations includes the following definitions:
  - 1. Day Care Center – Any facility or home that cares for more than six unrelated (unrelated to the operator) children or adults on a regular basis for the purpose of child care or adult care. Day care centers do not include

overnight accommodations.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.

B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

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).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

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).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).

The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services (Public Facilities Goal A, Objective 12).

C. Cox Avenue is identified as a county maintained local street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

A. The approximate 5.1 acre site is located along the north and east sides of Cox Avenue, approximately 1,300 feet northeast of Donaldson Highway.

B. The site has approximately 200 feet of frontage along Cox Avenue.

C. The site is currently occupied by an approximate 28,000 square foot, on-story building and 84 off-street parking spaces.

- D. Access to the site is from two curb cuts onto Cox Avenue.
- E. Mature trees are located along the north, south, and east property lines, as well as the northeast portion of the interior of the site.
- F. Topographically, the southwest portion of the site slopes downward at an average grade of 2% and the northwest portion of the site slopes upward at an average grade of 10%.

#### SURROUNDING LAND USES AND ZONING

- North: Wayfair Home Furnishings (A)
- South: Geotechnology (I-1)
- East: SME Warehouse (I-1)
- West: Hann Machining and King Tool (I-1)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to convert a portion of the existing building into an early childcare center (pre-school).
- B. The applicant has indicated that the hours of operation will be 9:30 am to 1:30 pm, Monday through Friday, with the potential of expanded hours 7:30 am to 5:30 pm, Monday through Friday.
- C. The applicant has indicated that total enrollment will be 30 to 50 children a day.

#### STAFF COMMENTS

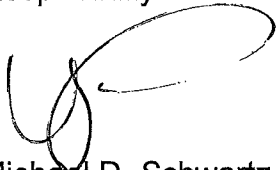
- A. An inter-departmental email was sent to the Point Pleasant Fire District requesting comments pertaining to the request.
  - 1. No comments were received.
- B. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action to ensure consistency with the original Board of Adjustment application and to ensure that adequate off-street parking is provided:
  - 1. Church staff can occupy the building throughout the week.

2. Weekday services shall not occur before 6:00 pm.
3. Special events and church services can occur any time on Saturdays and Sundays.
4. The early childcare center (pre-school) and church services shall not be conducted simultaneously.
5. A tenant finish permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction or opening of the early childcare center (pre-school).

### 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

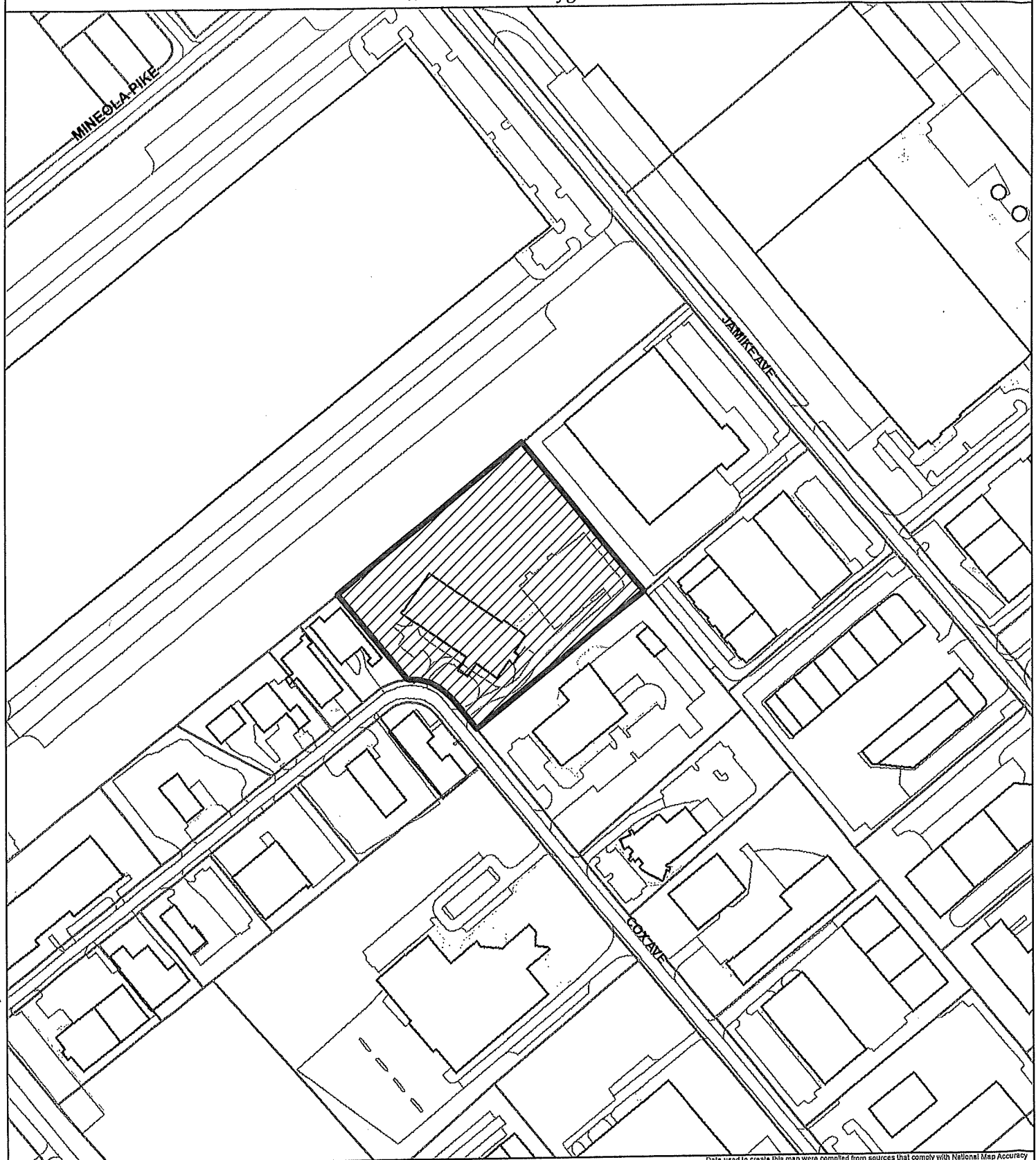
MDS/ss

### Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Proposal
- \*Concept Development Plan

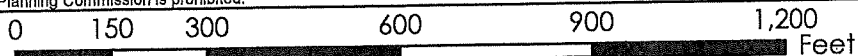
# Vicinity Map

www.boonecountygis.com



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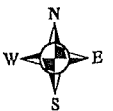
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1 inch = 300 feet



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



Map Created: x/boc/2021

Map File: E:\Data\Map 2021.mxd  
ArcMap Document: \*.mxd

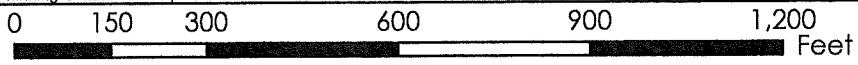
# Aerial Map

www.boonecountygis.com

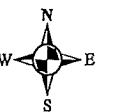


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**Boone County GIS - Putting Northern Kentucky on the Map**

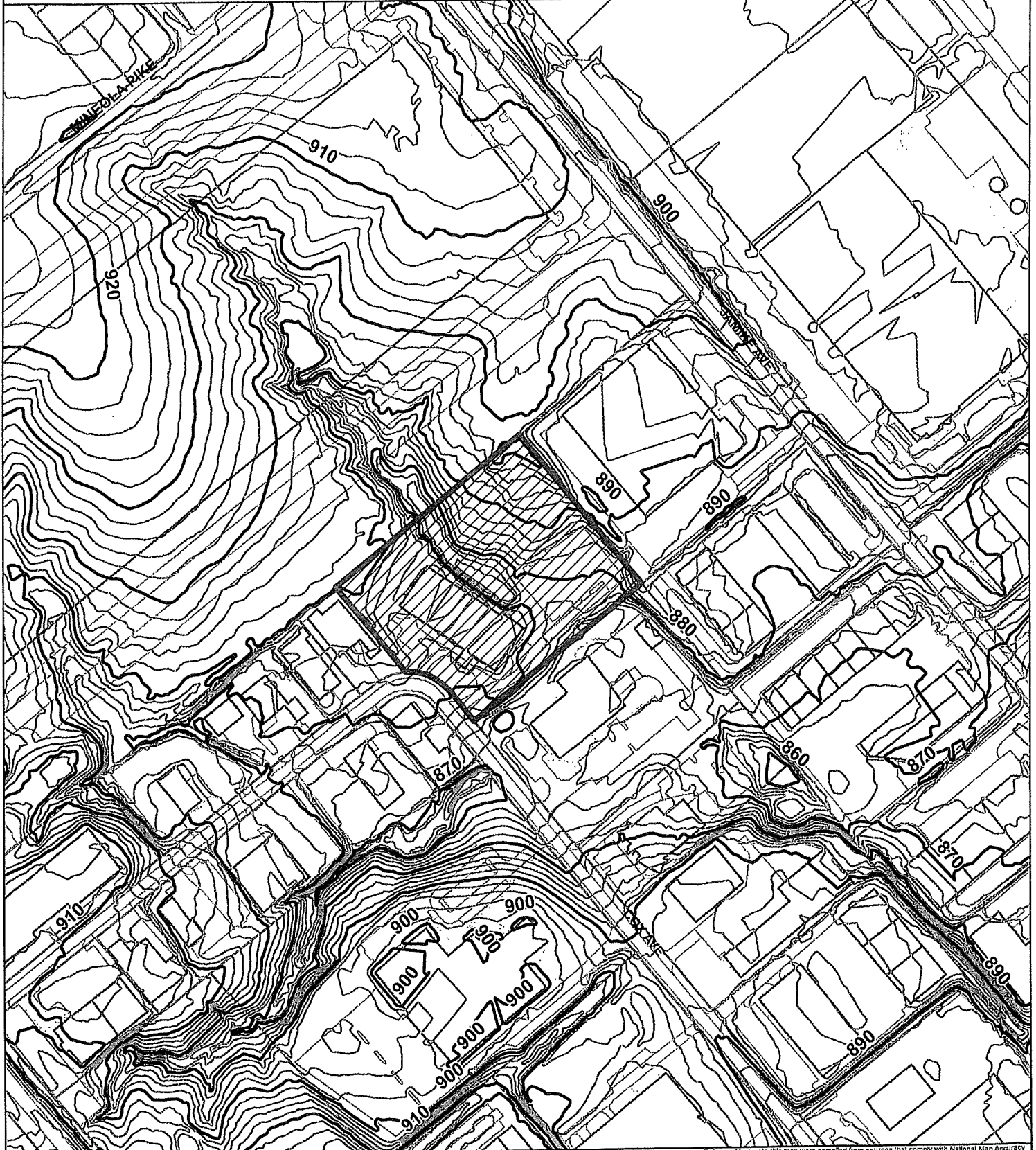


Map Created: xx/xx/2021

Boone County GIS  
ArcMap Document: \*.mxd

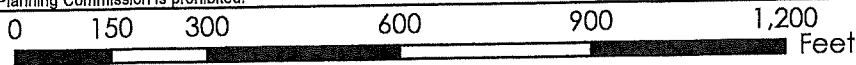
# Topographical Map

www.boonecountygis.com



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**Boone County GIS**



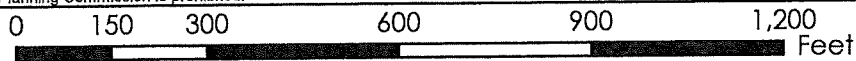
# Zoning Map

www.boonecountygis.com



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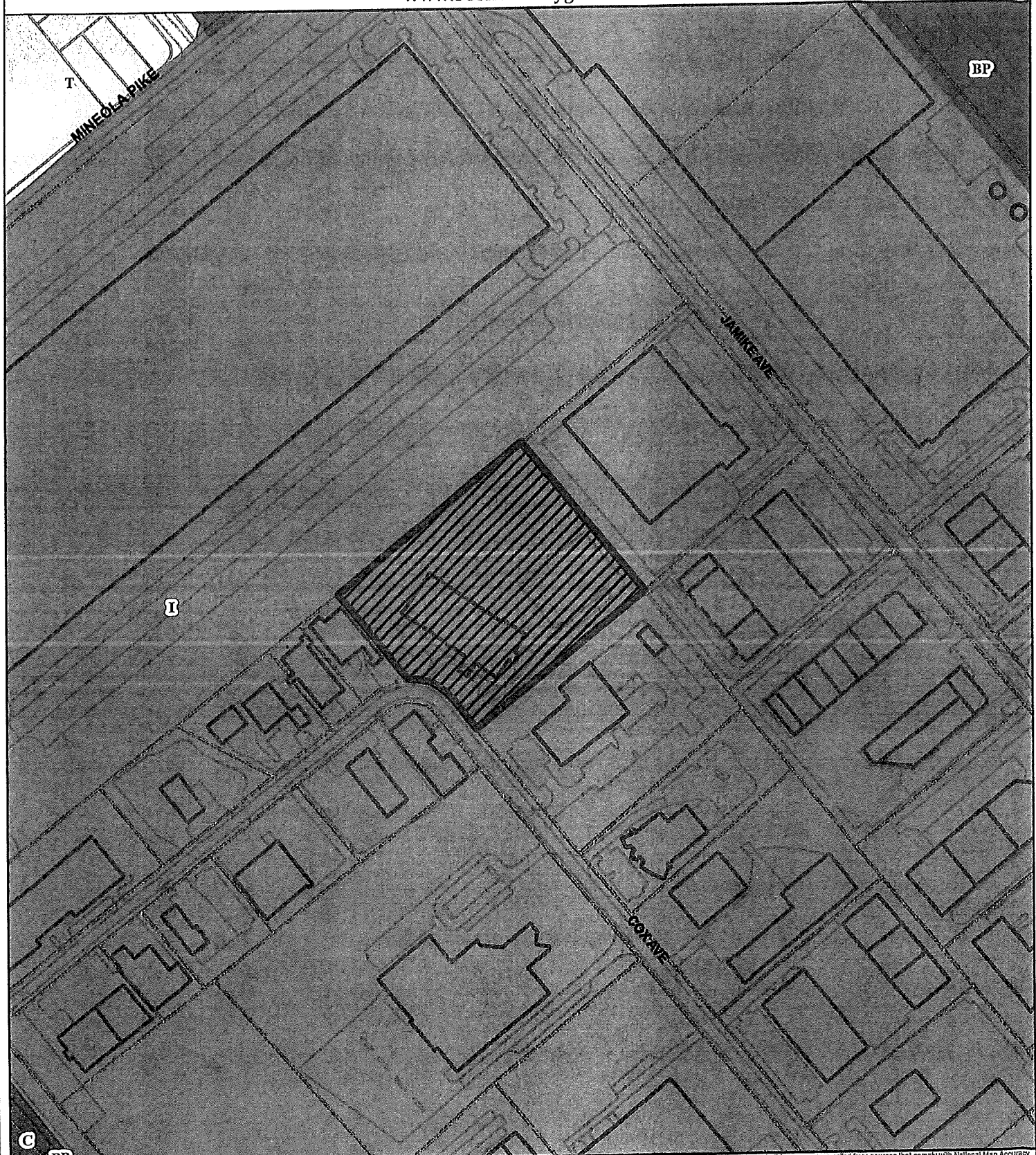


**Boone County GIS**



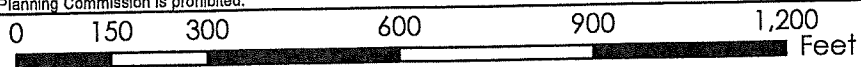
# 2040 Future Land Use Map

www.boonecountygis.com



BP  
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1 inch = 300 feet



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

Map Created: xx/xx/2021

Boone County GIS  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

RECEIVED  
84965  
OCT 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: GracePointe Community Church of the Nazarene  
Address: 1438 Cox Ave  
Erlanger KY 41018  
City State Zip Code  
Phone Number: 859/261-4113 Fax Number: \_\_\_\_\_  
Email: rosamondday1@gmail.com
4. Description of Request:  
We want to add a preschool to run Monday-Friday in the church building.
5. Name of Development: \_\_\_\_\_
6. Location of Development: 1438 GracePointe Comm. Church  
Erlanger KY 41018  
City State Zip Code
7. Acreage Under Review: \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_
9. Current Owner: GracePointe Community Church  
Address: 1438 Cox Ave  
Erlanger KY 41018  
City State Zip Code  
Phone Number: 859/261-4113 Fax Number: \_\_\_\_\_  
Email: rosamondday1@gmail.com



To: Boone County Board of Adjustment

From: GracePointe Community Church of the Nazarene

1438 Cox Ave., Erlanger Kentucky, 41018

October 18, 2021

**Proposal**

We would like to establish an early childcare center in our building at 1438 Cox Avenue Erlanger KY. The proposed area will be in our children's area marked in green on the floorplan along with the spaces of "The Incredibles Room" and "Fellowship Hall". This preschool will be considered a ministry of GracePointe Community Church. We will not be changing the inside or outside of the existing building.

The hours of operation for the preschool will be 9:30-1:30 Monday – Friday with the possibility of extended childcare if there is a need in the community. The extended times would be 7:30-9:30 AM and 1:30-5:30 PM.

We look to have approximately 30-50 children a day at this location.

We believe that this early childhood center will be a benefit for the many employees that travel through this part of Boone County daily going to their place of business.

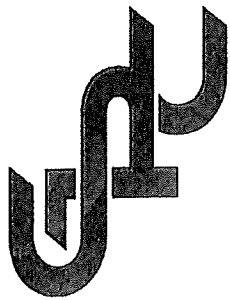
Thank you for your consideration!



Kim Ross

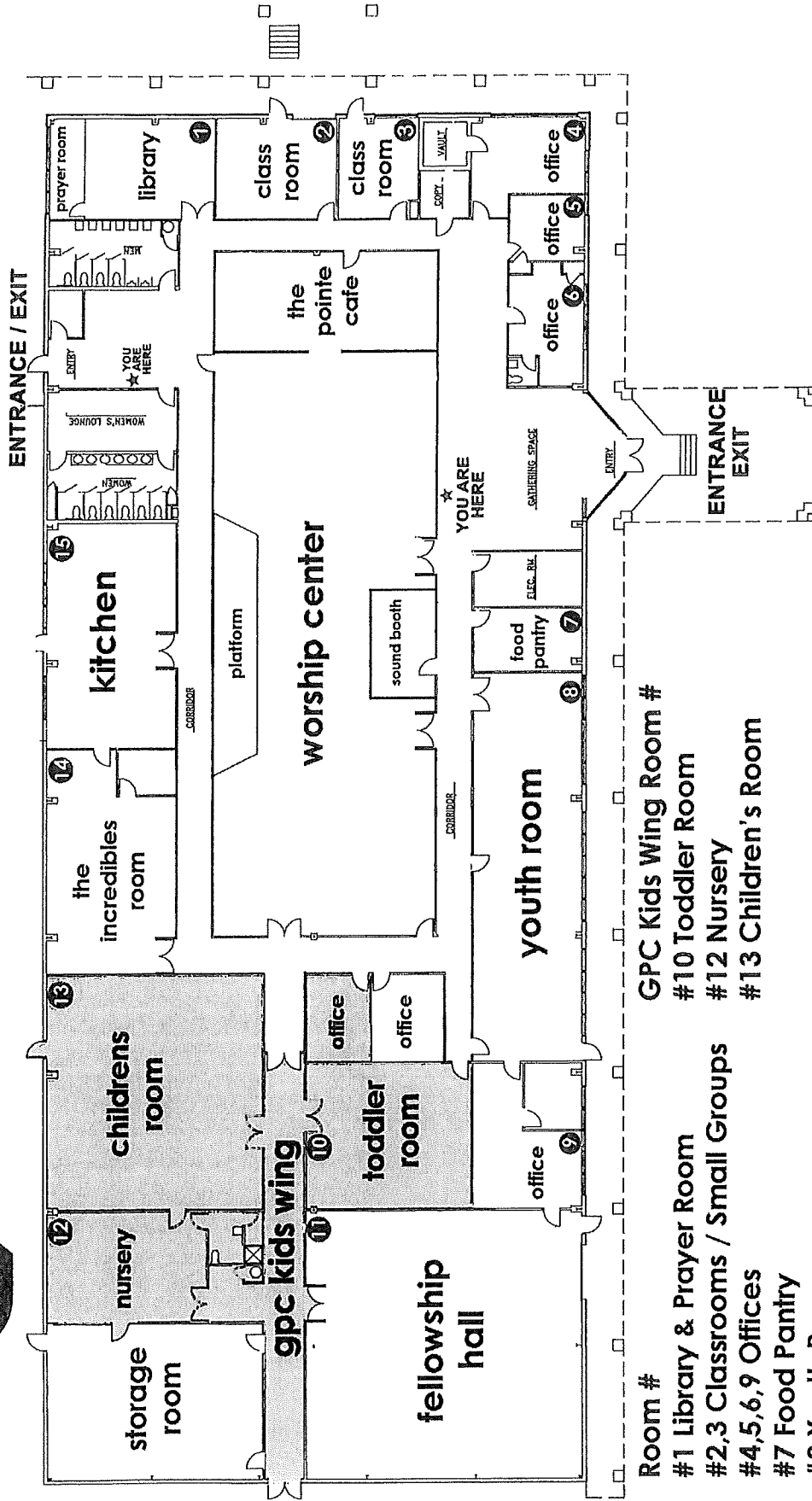
Director Early Childhood Education

Gracepointe Community Church



# GRACEPOINTECOMMUNITY

CHURCH of the Nazarene



- Room #
- #1 Library & Prayer Room
- #2,3 Classrooms / Small Groups
- #4,5,6,9 Offices
- #7 Food Pantry
- #8 Youth Room
- #11 Fellowship Hall
- #14 The Incredibles Room
- #15 Kitchen

- Room #
- #10 Toddler Room
- #12 Nursery
- #13 Children's Room
- GPC Kids Wing Room #



CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
GracePointe Community Church  
1438 Cox Ave  
Erlanger, KY 41018
2. ADDRESS OF PROPERTY  
1438 Cox Ave  
Erlanger, KY 41018
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
GracePointe Community Church
4. DEED BOOK 991                      PAGE NO. 419                      GROUP NO. 2022
5. TYPE OF RESTRICTION(S) (Check all that apply)
- \_\_\_ Zoning Map Amendment:                      X Conditional Use Permit  
    From \_\_\_\_\_ To \_\_\_\_\_
- \_\_\_ Development Plan                                      \_\_\_ Conditional Zoning
- \_\_\_ Subdivision Plat                                      \_\_\_ Other:  
    (Not Recorded)
- \_\_\_ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

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

Michael D. Schwartz, Director, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

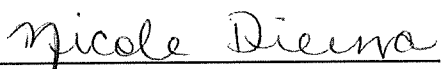
Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the  
Boone County Planning Commission this 16<sup>th</sup> day of November, 2021.

---

Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

---

Nicole Dierna  
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 November 10, 2021, Certificate of Land Use Restriction (#21-BCBOA-035-A), for GracePointe Community Church, Property Owner(s).

The following conditions will apply:

1. Church staff can occupy the building throughout the week.
2. Weekday services shall not occur before 6:00 pm.
3. Special events and church services can occur any time on Saturdays and Sundays.
4. The early childcare center (pre-school) and church services shall not be conducted simultaneously.
5. A Tenant Finish permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction or opening of the early childcare center (pre-school)

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

DEED BOOK 991

PAGE NO. 419

GROUP NO. 2022

To: Boone County Board of Adjustment  
From: GracePointe Community Church of the Nazarene  
1438 Cox Ave., Erlanger Kentucky, 41018

October 18, 2021

**Proposal**

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Thank you for your consideration!



Kim Ross

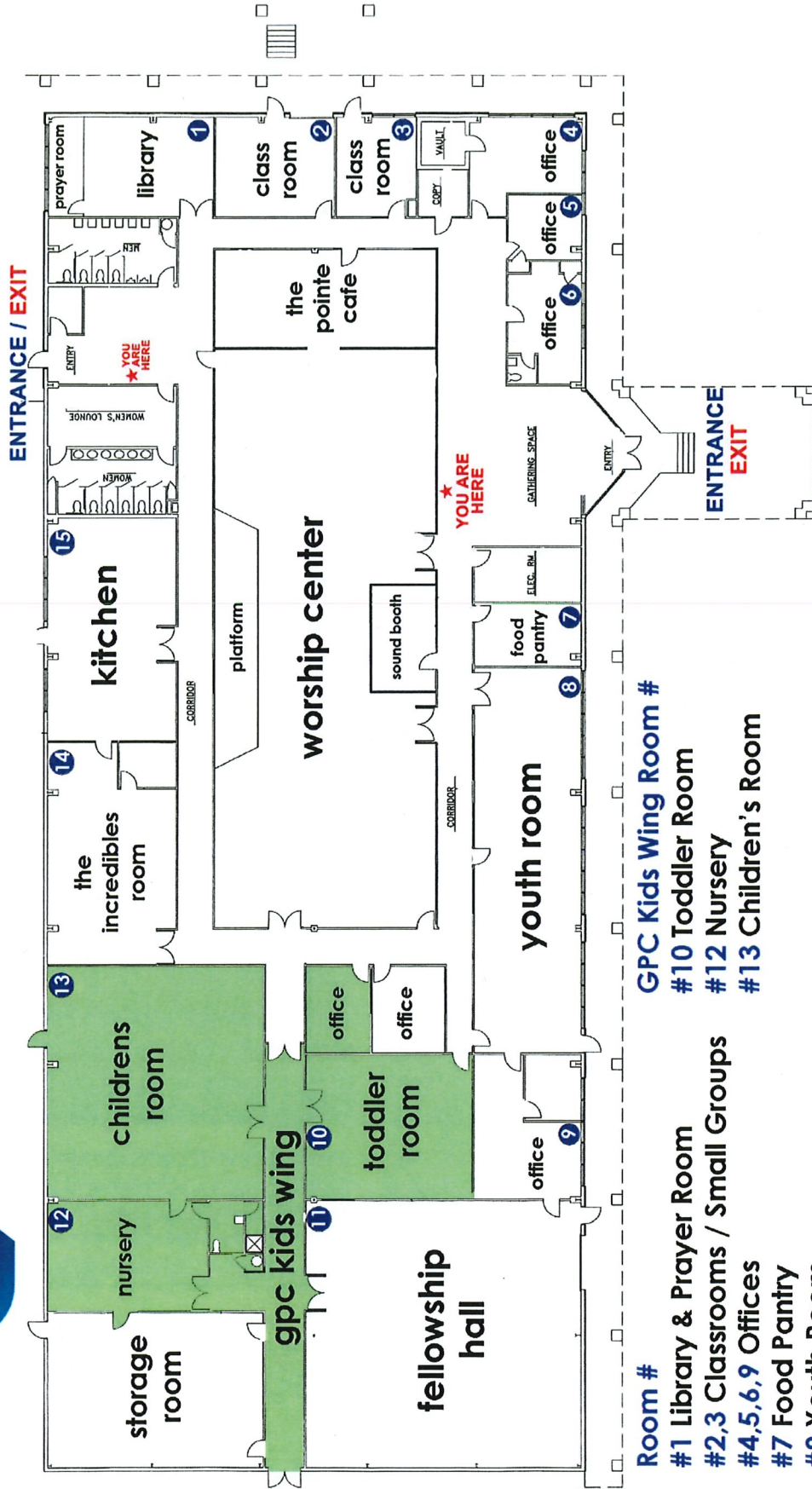
Director Early Childhood Education

Gracepointe Community Church



# GRACEPOINTE COMMUNITY

C H U R C H o f t h e N a z a r e n e



## Room #

- #1 Library & Prayer Room
- #2,3 Classrooms / Small Groups
- #4,5,6,9 Offices
- #7 Food Pantry
- #8 Youth Room
- #11 Fellowship Hall
- #14 The Incredibles Room
- #15 Kitchen

## Room #

- GPC Kids Wing Room #
- #10 Toddler Room
- #12 Nursery
- #13 Children's Room