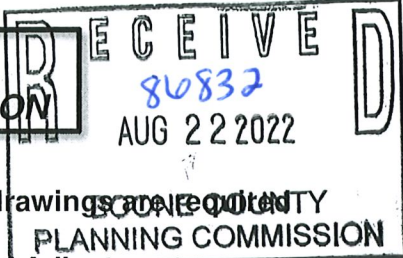


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Benjamin Strong
Address: 631 Emmett St
Emmett KS 66422
City State Zip Code
Phone Number: 386-214-0466 Fax Number: _____
Email: bestrong89@gmail.com
- 4. Description of Request:
Requesting a conditional use permit allowing for a farm educational program
- 5. Name of Development: N/A
- 6. Location of Development: (Current Farm) 15450 Glencoe Verona Rd
Verona KY 41092
City State Zip Code
- 7. Acreage Under Review: 121.17
- 8. Lot Number and Name of Subdivision (if part of a subdivision):
N/A
- 9. Current Owner: Our Lady Of Good Counsel
Address: 13469 Poole Rd
Verona KY 41092
City State Zip Code
Phone Number: 859-485-3261 Fax Number: 859-485-1406
Email: jimb@bavarianwaste.com

Farm Educational Program

10. Proposed Use(s) on Site: _____

27,000 sqft (existing house + barn)

11. Total Square Footage of Existing and/or Proposed Buildings: _____

AG-2

12. Current Zoning: _____

13.	<u> D1178 </u>	<u> 152-155 </u>	<u> 2088 </u>
	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: James Brueggemann Trustee
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 8/22/22 Fee Received: \$766 Receipt #: 86832

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 9/14/2022

5. Board Action: 9/14/2022

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
www.boonecountyky.org

STAFF REPORT

#2

APPLICANT: Benjamin Strong on behalf of Our Lady of Good Counsel, per James Brueggemann

LOCATION: 15450 Glencoe Verona Road

ZONING: Agricultural Estate (A-2)

DATE: September 14, 2022

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a farm education program along with other educational programming.

SITE HISTORY

- 2006 On April 17, 2006, the Boone County Planning Commission approved a Zoning Permit for a single-family residence.
- 2011 On October 20, 2011, the Boone County Planning Commission approved a Zoning Permit for a pole barn.

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; or
 - 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 623.3 of the Boone County Zoning Regulations identifies 'churches, synagogues, temples and other places of religious assembly for worship' as a Conditional Use 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 as "Rural Lands" and "Developmentally Sensitive". These categories are described as follows:
- 1. Rural Lands - 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 - Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems (Overall Goal A, Objective 3).
 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. Developmentally Sensitive and scenic areas shall be identified, mapped, and stabilized. Developments proposed in any of these areas shall be carefully designed and reviewed to minimize environmental impacts (Environment Goal A, Objective 3).
 5. Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).
 6. 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).
 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. Glencoe Verona Road is identified as a state maintained arterial street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 121 acre site is located along the southeast side of Glencoe Verona Road, approximately 1 mile southwest of Verona Mudlick Road.
- B. The site has approximately 2,700 feet of frontage along Glencoe Verona Road.
- C. The site is currently occupied by a detached single-family residential dwelling, a barn, an accessory structure, and farmland.

- D. Access to the site is from one curb cut onto Glencoe Verona Road.
- E. Topographically, the site sits higher than Glencoe Verona Road and contains several ridge lines.

SURROUNDING LAND USES AND ZONING

- North: Single-family, farmland, vacant/undeveloped land (A-2)
- South: Single-family, farmland, vacant/undeveloped land (A-2)
- East: Single-family, farmland, vacant/undeveloped land (A-2)
- West: Single-family, farmland, vacant/undeveloped land (A-2)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to utilize the existing farm, and its buildings, to house young men and to provide them with a farming educational program.
- B. Additional programming is to include classes in religion, literature, language, history, mathematics, folk music, astronomy, and natural history.
- C. Vocational training in woodworking, carpentry, and blacksmithing will be provided.
- D. The applicant has indicated that total enrollment will be 12 young men the first year and grow to a maximum of 48.
- E. The applicant has indicated that the proposed programming will be conducted from September to May.
- F. The applicant has indicated that no additional construction will be needed at this time.

STAFF COMMENTS

- A. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action:
 - 1. A maximum of one (1) additional dwelling building shall be allowed without an additional Conditional Use Permit approval.
 - 2. At least one supervisor shall reside on the site while the programming is in session.

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
Director, Zoning Services

MDS/ss

Attachments

*Vicinity Map

*Aerial Map

*Topographical Map

*Zoning Map

*2040 Future Land Use Map

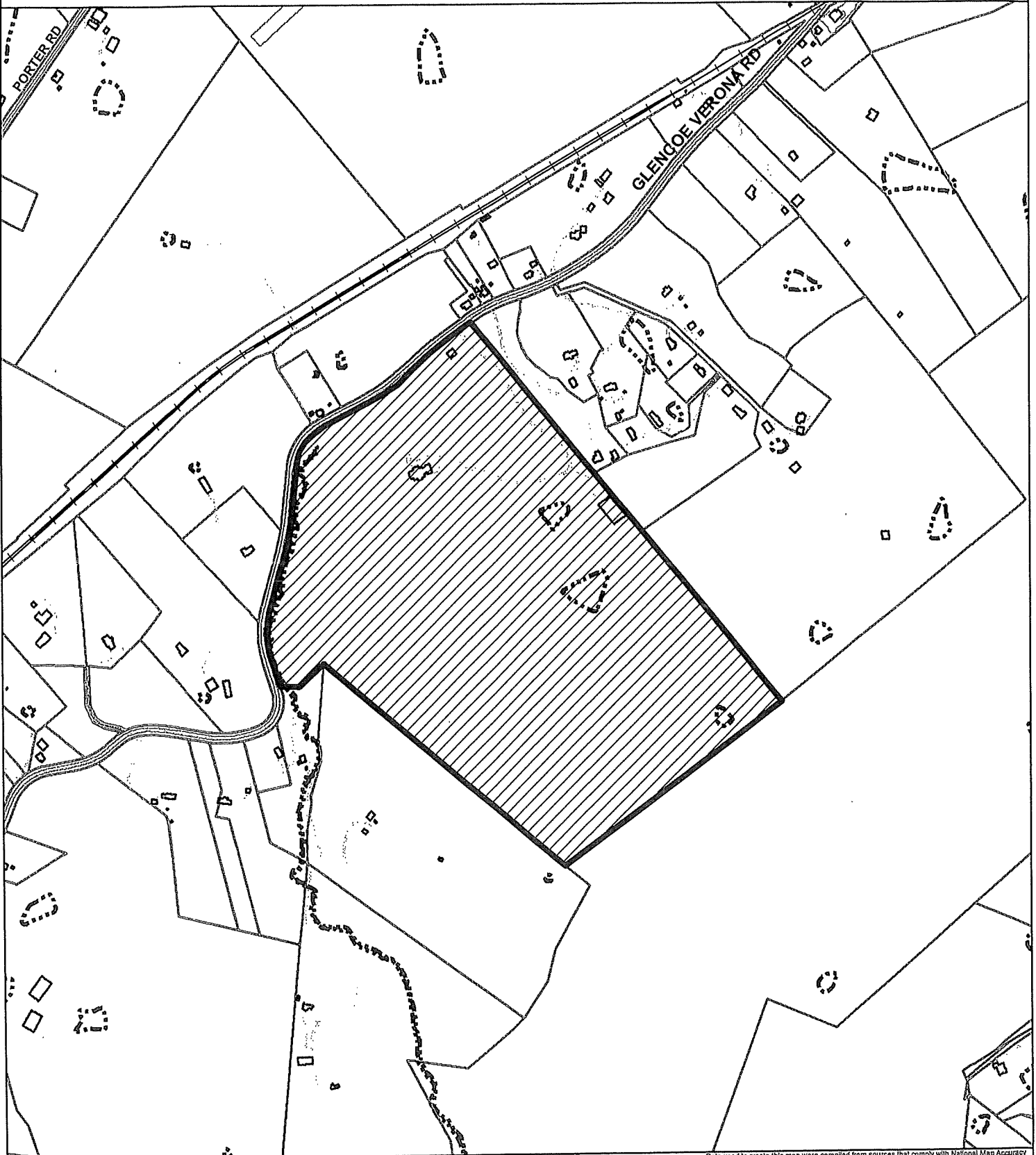
*Application

*Proposal

*Concept Development Plan

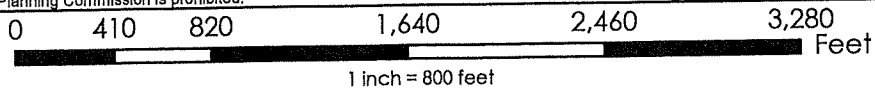
Vicinity Map

www.boonecountygis.com

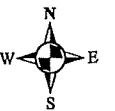


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Boone



Aerial Map

www.boonecountygis.com



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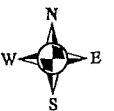
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0 410 820 1,640 2,460 3,280 Feet

1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map

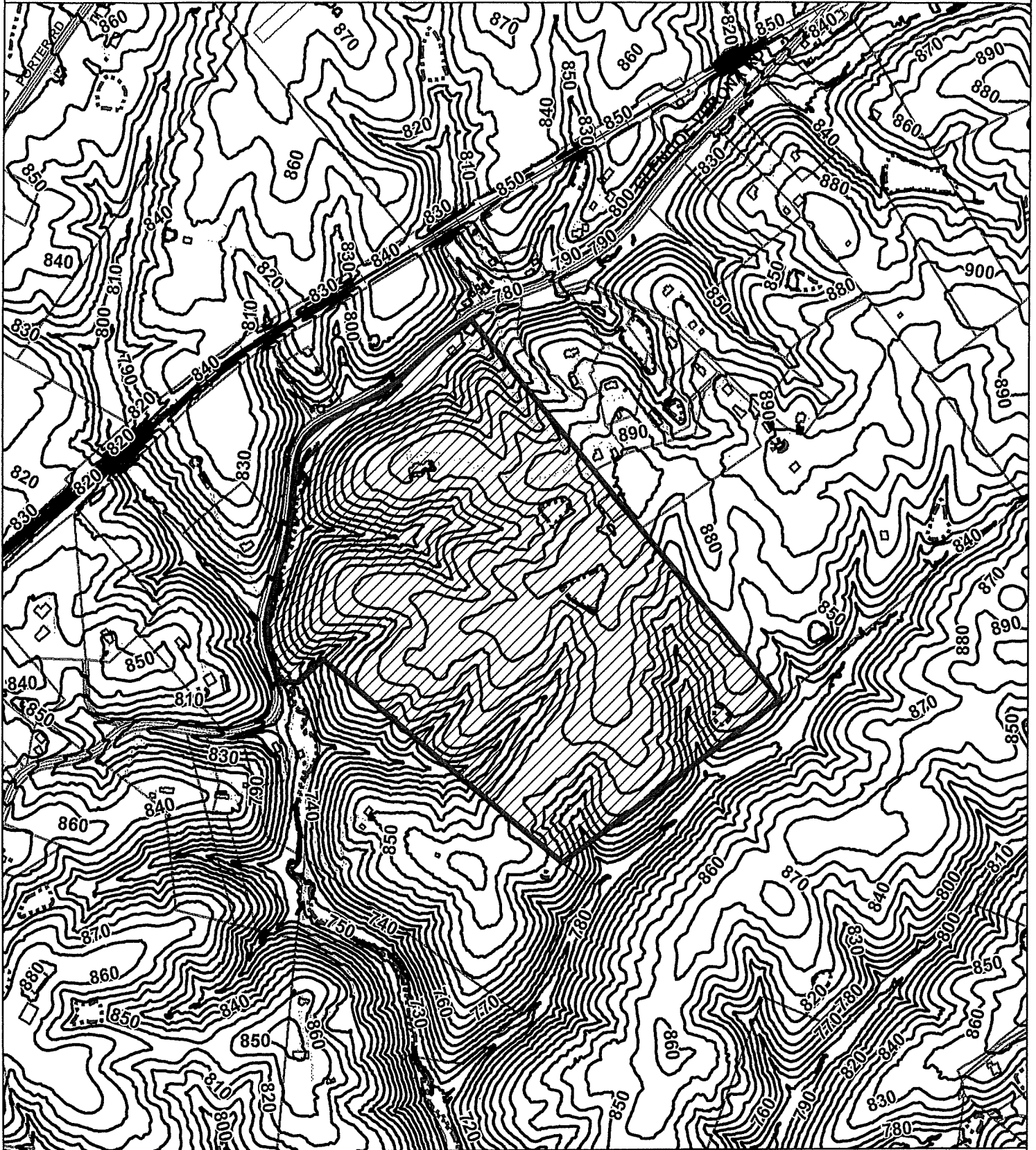


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Topographical Map

www.boonecountygis.com



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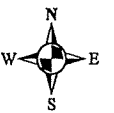
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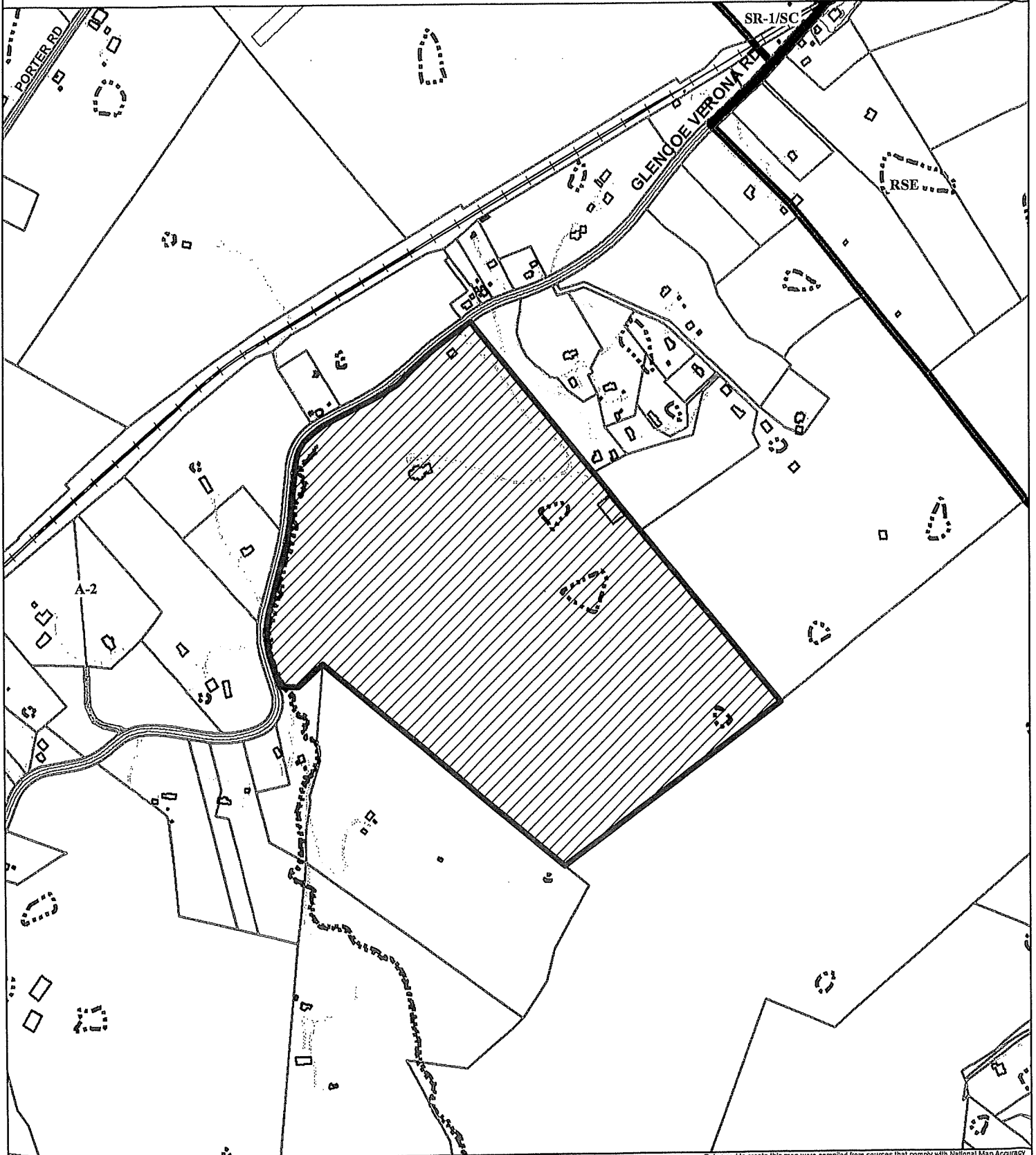


Boone County GIS



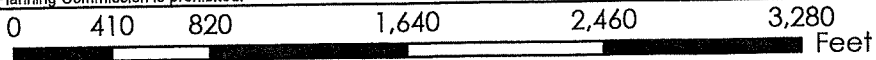
Zoning Map

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Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2021

ArcMap Document: *.mxd

2040 Future Land Use Map

www.boonecountygis.com



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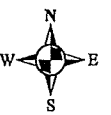
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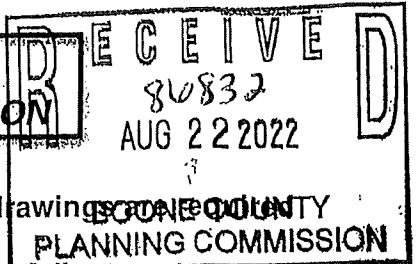
1 inch = 800 feet



Boone County GIS



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

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

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2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
Benjamin Strong

3. Applicant: _____
Address: _____
631 Emmett St
Emmett KS 66422
City State Zip Code
Phone Number: 386-214-0466 Fax Number: _____
Email: bestrong89@gmail.com

4. Description of Request: _____
Requesting a conditional use permit allowing for a farm educational program

5. Name of Development: _____
N/A

6. Location of Development: _____
(Current Farm) 15450 Glencoe Verona Rd
Verona KY 41092
City State Zip Code

7. Acreage Under Review: _____
121.17

8. Lot Number and Name of Subdivision (if part of a subdivision): _____
N/A

9. Current Owner: _____
Our Lady Of Good Counsel
Address: _____
13469 Poole Rd
Verona KY 41092
City State Zip Code
Phone Number: 859-485-3261 Fax Number: 859-485-1406
Email: jimb@bavarianwaste.com

Farm Educational Program

10. Proposed Use(s) on Site: _____
27,000 sqft (existing house + barn)
11. Total Square Footage of Existing and/or Proposed Buildings: _____
AG-2
12. Current Zoning: _____
13.

D1178	152-155	2088
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: James Baueggemann Trustee
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 8/22/22 Fee Received: \$706 Receipt #: 86832

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
www.boonecountyky.org

Site Plan and Summary of Proposed Property Use

Overview

We would like to start a small farm as an educational program for a small group of high-school age boys. The boys would live at the property for the duration of the program, which would extend from September to May. We will be offering the program to 12 young men for the first year of the program, and anticipate a maximum of 48 boys after several years.

The farm will be integral to the experience of the boys; cultivating a sense of responsibility and ownership through the chores relating to the care of livestock, and by providing a real and tangible context for regular and meaningful contact with nature. The boys would care for the animals, plant a garden in the spring and harvest in the fall.

In addition to the education specifically related to the farm, the program would include standard classes of religion, literature, language, history, mathematics, as well as folk music, astronomy and natural history.

Lastly, the program will include a trades element, offering an introduction to trades such as woodworking, carpentry and blacksmithing.

In short, the aim of the program is a cultivation of the whole man; to offer education rooted in the soil and reaching for the stars.

Structures

The mansion and large barn on the property will serve our purposes. We are not currently planning on new construction or significant property modification.

Traffic considerations

Considering that the small number of boys participating in the program would be living at the property, and would not necessarily be from the immediate area, we do not anticipate any significant increase in traffic to the property.

Organization

The organization responsible for the program will be a non-profit corporation operating as a 501(c)(3).

Site Plan and Summary of Proposed Property Use

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