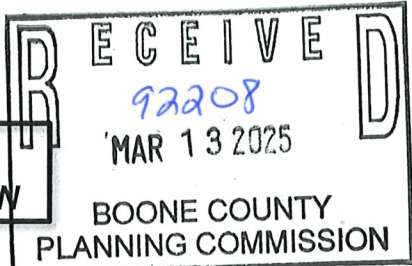


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

008

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: Tony Berling
Address: 1671 Park Road Suite One
Fort Wright KY 41011
City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com
- 4. Description of Request:
~~Proposed Storage Building changing the dimensions from 60' X 100' to 80' X 100'~~
- 5. Name of Development: Gathering Place Church Storage Building
- 6. Location of Development: 10280 - 10340 Dixie Highway
Florence KY 41042
City State Zip Code
- 7. Acreage Under Review: 8,000 Sq/Ft
- 8. Lot Number and Name of Subdivision (if part of a subdivision):

- 9. Current Owner: Joyce Robinson Foundation
Address: 10310 Dixie Highway
Florence KY 41042
City State Zip Code
Phone Number: 859-462-4243 Fax Number: N/A
Email: pastorgarrett@gpcky.com

Storage Building

10. Proposed Use(s) on Site: _____

11. Total Square Footage of Existing and/or Proposed Buildings: 6,000 / 8,000

12. Current Zoning: I-1/CD

13. 877 - 1199 331 - 279 2058
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.

Property Owner's Signature: *Dwight Lyke*

Applicant's Signature: *Tony Burdick*

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

1. Date Received: 3/13/25 Fee Received: \$1116⁰⁰ Receipt #: 92208

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 4/9/2025

5. Board Action: 4/9/2025

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

6. Conditions of Approval: See Attached, 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
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: Tony Berling, on behalf of Joyce Robinson Foundation, Inc.

LOCATION: 10300-10320 Dixie Highway, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: April 9, 2025

1. A Buffer Yard A landscaping shall be installed along Dixie Highway between the original church building and the south property line.

STAFF REPORT

#5

APPLICANT: Tony Berling, on behalf of Joyce Robinson Foundation, Inc.

LOCATION: 10300-10320 Dixie Highway, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: April 9, 2025

PROPOSAL

- A. The submitted request is a Conditional Use Permit to allow an increase in the size of a previously approved storage building from 6,000 square feet to 8,000 square feet for the Gathering Place Church facility.

SITE HISTORY

- 1993 The Boone County Planning Commission approved a Major Site Plan for a 2,982 square foot church building to be placed on the Gathering Place Church property (11/3/93).
- 1994 On June 6, 1994, the Boone County Planning Commission approved a Minor Site Plan for a parking lot addition on the Gathering Place Church property.
- 1995 The Boone Board of Adjustment approved a Conditional Use Permit allowing a day care facility within the existing church facility (BCBOA-95-009).
- 1996 The area to the west of the site in question was rezoned from SR-2 to C-1 (R-96-004-A and Ord. No. 920.329).
- 2001 The Boone County Planning Commission approved a Minor Site Plan allowing for a modular classroom to be placed on the Gathering Place Church property(7/5/01).
- 2005 The Boone County Planning Commission approved a Major Site Plan to change an existing pole barn to a youth recreation building, add parking spaces, and relocate a curb cut (11/29/05).
- 2006 On August 2, 2006, the Boone County Planning Commission approved: (1) a zoning map amendment changing a portion of the Gathering Place Church property from I-2 to I-1; and (2) a Conditional Use Permit to allow the expansion of a church parking lot and other church activities, subject to the condition that the development and use of the property shall follow the submitted Concept Development Plan. Additionally, uses on the property shall be limited to church related functions as explained by the applicant to the Zone Change Committee (worship services, Bible study, Sunday School classes, religious oriented events, picnics in the outdoor lawn area, and the like) and the existing school (R-06-019-A). On October 3, 2006, the Boone Fiscal Court adopted Ordinance Number 06-16, concurring with the Planning Commission's recommendation/action.
- 2006 The area to the west of the site in question was: (1) rezoned from C-1 to UR-1; and (2) approved for a Change of Concept Development Plan (R-06-022-A and Ord. No. 06-19).

- 2008 The area to the west of the site in question was rezoned from C-1 to C-3 (R-07-021-A and Ord. No. 08-02).
- 2018 The Boone Board of Adjustment approved a Conditional Use Permit allowing a dog kennel with day care, boarding, training, indoor swimming, and grooming on the property to the north of the existing church facility (BCBOA-18-012).
- 2019 On May 8, 2019, the Boone Board of Adjustment approved a Conditional Use Permit for a 6,000 square foot fellowship hall on the Gathering Place Church property (BCBOA-19-009).
- 2019 On October 25, 2019, the Boone County Planning Commission approved a Major Site Plan for the construction of a 6,000 square foot fellowship hall on the Gathering Place Church property.
- 2023 On April 12, 2023, the Boone Board of Adjustment approved a Conditional Use Permit to allow the conversion of an existing industrial building for an addition to the Gathering Place Church , subject to the condition that a Buffer Yard A landscaping be installed along Dixie Highway between the curb cut and the south property line (BCBOA-23-012).
- 2024 On January 10, 2024, the Boone Board of Adjustment approved a Conditional Use Permit to allow a building addition to a previously approved Conditional Use Permit for the Gathering Place Church facility, subject to the conditions that a Buffer Yard A landscaping be installed along Dixie Highway between the curb cut and the south property line and that there shall be no more than three (3) access points to the entire Gathering Place Church complex and the location of the access points shall be as approved by KYTC. (BCBOA-24-002).
- 2024 On February 1, 2024, the Boone County Planning Commission approved a Major Site Plan for grading and a building addition.
- 2024 On June 12, 2024, the Boone Board of Adjustment approved a Conditional Use Permit to allow for the construction of a 9,600 square foot school building (BCBOA-24-019).
- 2024 On December 11, 2024, the Boone Board of Adjustment approved: (1) a Conditional Use Permit to allow the construction of a 6,000 square foot storage building and a 5,000 square foot nursery building; and (2) a Variance reducing the landscape Buffer Yard A width along a portion of the rear property line from ten (10) feet to 2.11 feet, subject to the following conditions: (1) a Buffer Yard A landscaping shall be installed along Dixie Highway between the original church building and the south property line; and (2) there shall be no more than three (3) access points to the entire Gathering Place Church complex and the location of the access points shall be as approved by KYTC (BCBOA-24-035).

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper

integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.

B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.

1. Findings listed in Section 205.H (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 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 any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
- f. Will 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 designed as not to create an interference with traffic on surrounding public thoroughfares.

C. Section 505.4 of the Boone County Zoning Regulations identifies 'Religious Assembly' as a Conditional Use within the I-1 district.

D. Section 1102. A 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.”

- E. Section 4000 of the Boone County Zoning Regulations defines ‘Religious Assembly’ as follows: Religious services involving public assembly such as customarily occurs in synagogues, temples, mosques, and churches. Such facilities may secondarily provide social or community services such as counseling, childcare, senior services, and educational programs.
- F. Section 3645 of the Boone County Zoning Regulations requires a landscape Buffer Yard A, having a minimum width of ten (10) feet, to be provided between a development within an I-1 district and an adjoining I-2 district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Public/Institutional” and “Industrial” uses, which are described as follows:
 - 1. Public/Institutional - government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.
 - 2. Industrial - manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 - 1. 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).
 - 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 3. 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).
 - 4. 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).
 - 5. 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).
 - 6. Public facilities and services shall be in locations that are accessible to the

population being served (Public Facilities Goal A, Objective 7).

- C. Dixie Highway is 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 8 acre area is located along the east side of Dixie Highway, approximately 300 feet north of Frank Duke Boulevard.
- B. The site has approximately one thousand (1,000) feet of frontage along Dixie Highway and approximately 1,100 feet of frontage along the Norfolk Southern Railroad line.
- C. Access to the Gathering Place Church property is provided by several curb cuts onto Dixie Highway.
- D. The Gathering Place Church property is currently occupied by several buildings, including a church, fellowship hall, and school, in addition to off-street parking facilities.
- E. Topographically, the site is relatively flat with the exception of a stormwater detention facility in the southeast corner of the site.

SURROUNDING LAND USES AND ZONING

North: Dog kennel with day care, boarding, training, indoor swimming, and grooming (I-1)
South: Industrial uses (I-1)
East: Norfolk Southern Railroad line and industrial uses (I-2)
West: Mobile home park (MHP), vacant land, O'Reilly Auto Parts, Family Dollar and Dollar General (C-3)

PROPOSED DEVELOPMENT

- A. The applicant is proposing the following:
 - 1. Retention of all existing buildings.
 - 2. Access via three (3) curb cuts onto Dixie Highway.
 - 3. Construction of an 8,000 square foot storage building.
 - 4. Provision for off-street parking.
 - 5. Construction of an internal driveway connection.

STAFF COMMENTS

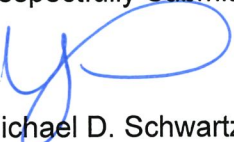
- A. A row of mature trees exists along Dixie Highway.
- B. A privacy fence exists along the north property line.
- C. Previous actions by the Boone Board of Adjustment included the following conditions:

1. A Buffer Yard A landscaping shall be installed along Dixie Highway between the curb cut and the south property line.
- D. To date, this condition has not been met.
- E. Should the Board take action to approve the submitted requests, Staff is suggesting the following condition be considered as part of that action:
1. A Buffer Yard A landscaping shall be installed along Dixie Highway between the original church building and the south property line.

CONCLUSION

- A. KRS 100.237 and Section 202.C 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

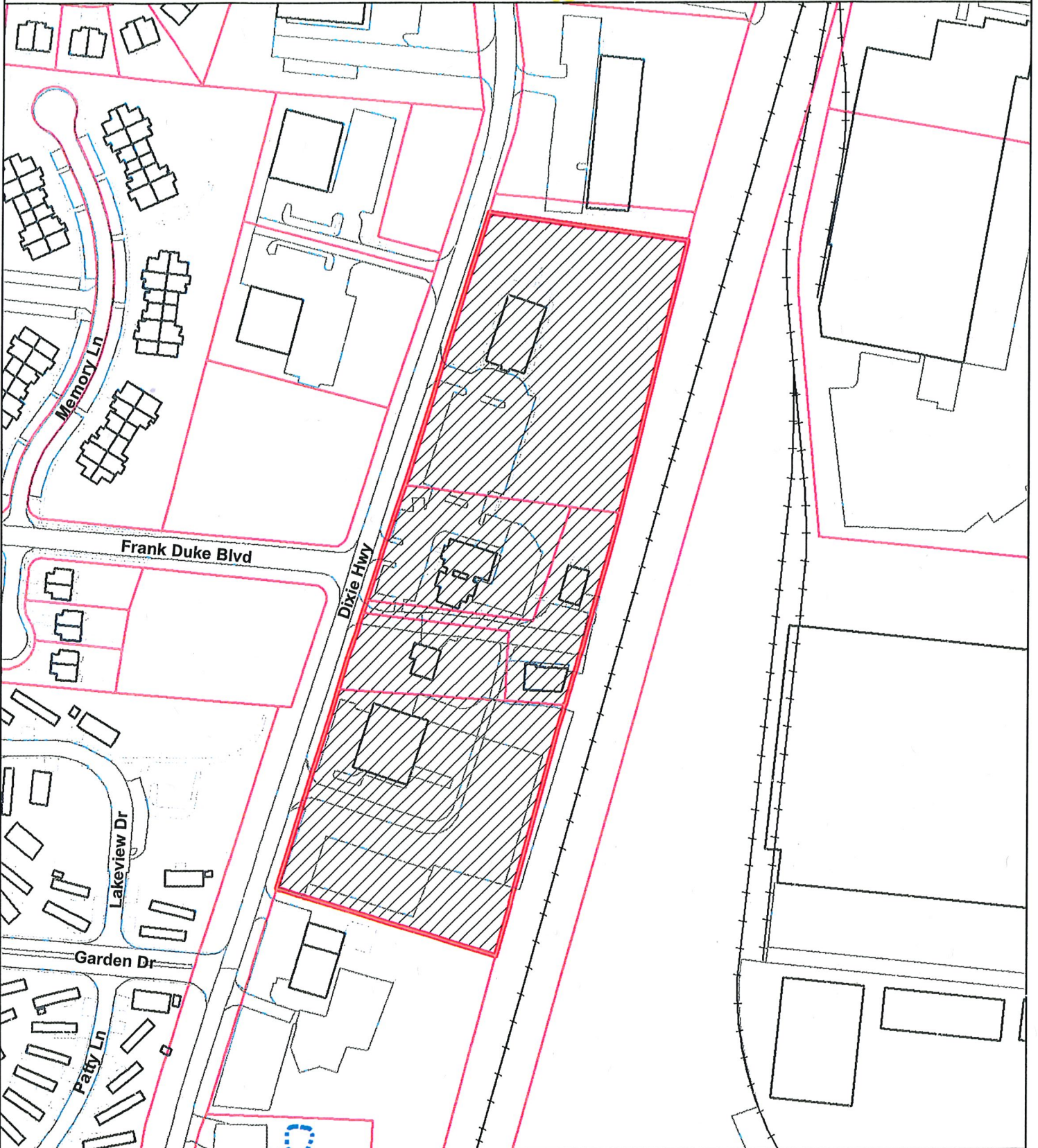
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

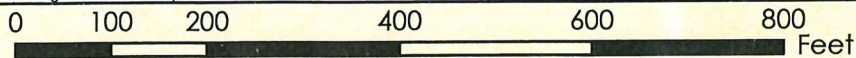
Vicinity Map

www.boonecountygis.com



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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



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ArcMap Document (*.mxd)

Map Created: x/bx/2022

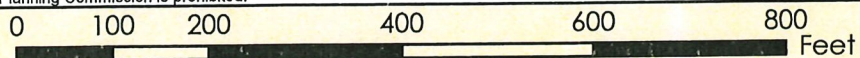
Aerial Map

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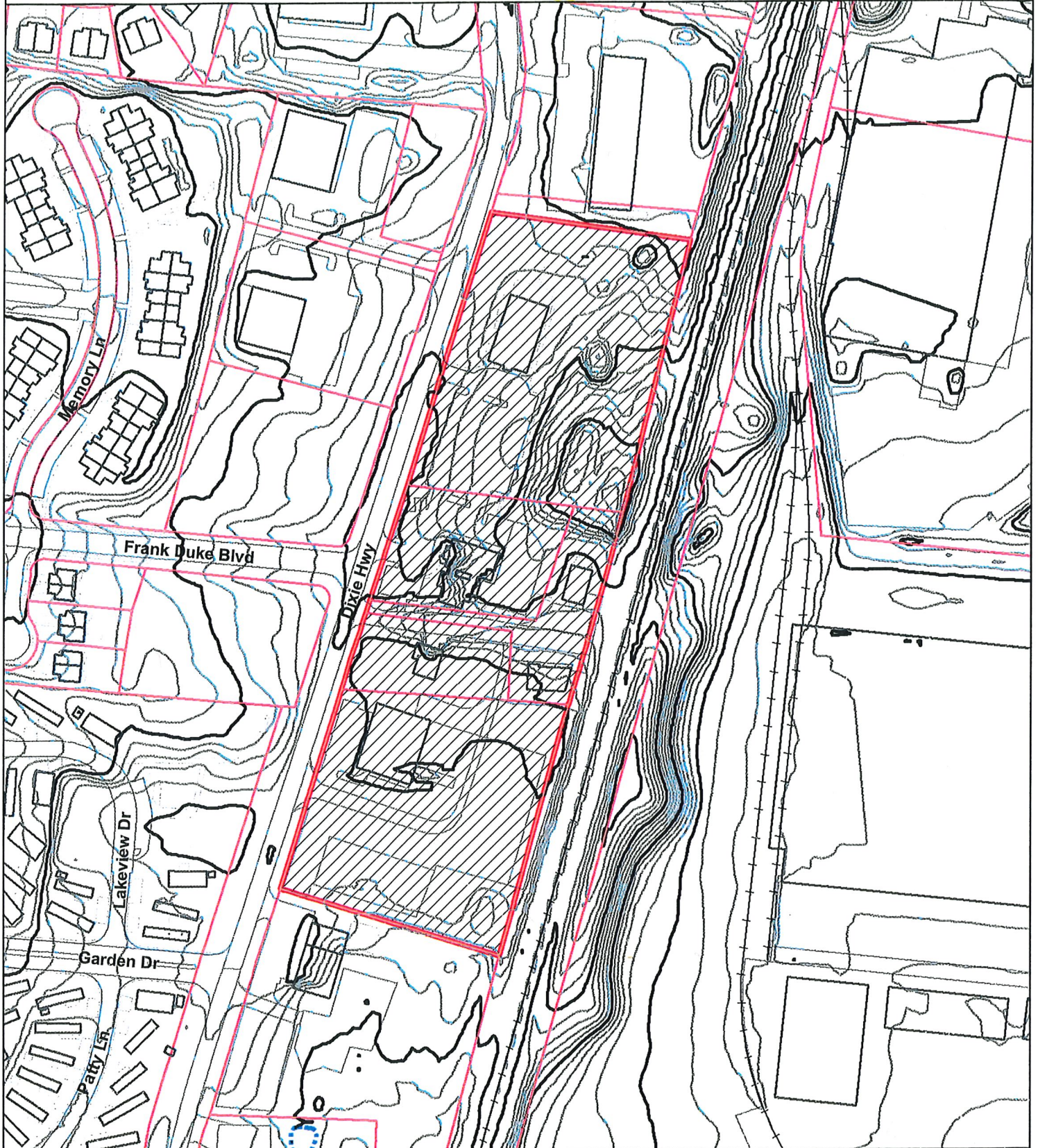


Boone County GIS - Putting Northern Kentucky on the Map



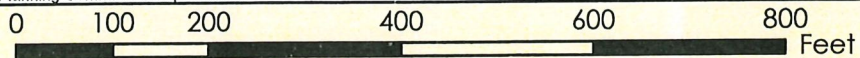
Topographic Map

www.boonecountygis.com



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Map Created: xx/xx/2022

Boone County GIS - Putting Northern Kentucky on the Map



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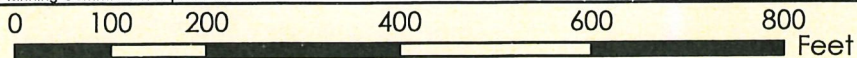
Zoning Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map



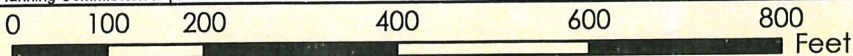
2020 Future Land Use Map

www.boonecountygis.com



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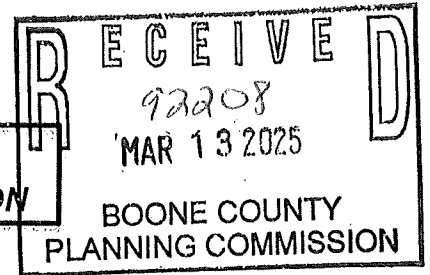
1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



**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
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City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com
4. Description of Request:
~~Proposed Storage Building changing the dimensions from 60' X 100' to 80' X 100'~~
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7. Acreage Under Review: 8,000 Sq/Ft
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Joyce Robinson Foundation
Address: 10310 Dixie Highway
Florence KY 41042
City State Zip Code
Phone Number: 859-462-4243 Fax Number: N/A
Email: pastorgarrett@gpcky.com

10. Proposed Use(s) on Site: Storage Building
11. Total Square Footage of Existing and/or Proposed Buildings: 6,000 / 8,000
12. Current Zoning: I-1/CD
13. 877 - 1199 331 - 279 2058
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.

Property Owner's Signature: *Donald Lyke*

Applicant's Signature: *Tony Burling*

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

1. Date Received: 3/13/25 Fee Received: \$1116⁰⁰ Receipt #: 92208

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

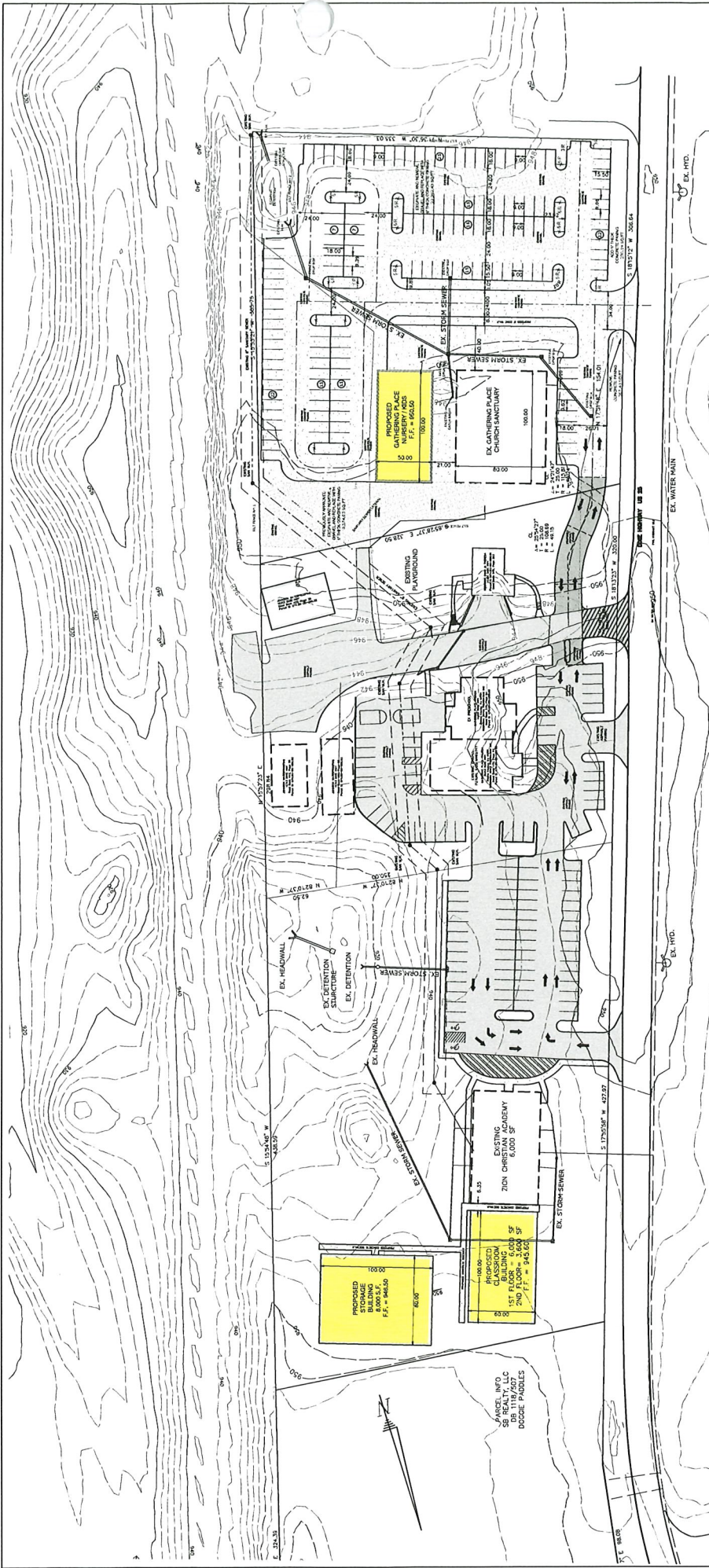
5. Board Action: _____

- _____ 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@boonecountky.org
www.boonecountky.org



NOTES:
 NO ADDITIONAL OUTSIDE LIGHTING REQUIRED
 STORM SEWER DETENTION SHALL BE INCLUDED WITHIN THE DETENTION BASIN SITE PLAN OF THE PARKING LOT. THE DETENTION BASIN SHALL BE APPROVED BY KYTC. ENCROACHMENT PERMIT SHALL BE OBTAINED FROM KYTC FOR ANY WORK WITHIN THE RWY OF DIXIE HWY.

NOTES:
 STORM SEWER DETENTION WAS INCLUDED WITHIN THE DETENTION BASIN SITE PLAN OF THE PARKING LOT. THE DETENTION BASIN SHALL BE APPROVED BY KYTC. ENCROACHMENT PERMIT SHALL BE OBTAINED FROM KYTC FOR ANY WORK WITHIN THE RWY OF DIXIE HWY.

PARKING REQUIREMENTS

SOUTH SECTION	
Required	1 Space per 7 Seats = 29 Spaces = 200 Spaces
Provided	144 Spaces
Total Spaces Required:	171 Spaces

PARKING REQUIREMENTS

NORTH SECTION	
Required	2 Spaces per Classroom = 4 Classrooms = 8 Spaces
Provided	98 Spaces
Total Spaces Required:	106 Spaces

EXISTING PRE-SCHOOL:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
EXISTING CHURCH:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
EXISTING ACADEMY:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
PROPOSED CLASSROOM BUILDING:
 2 Spaces per Classroom = 4 Classrooms = 8 Spaces
PROPOSED STORAGE BUILDING:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
TOTAL SPACES REQUIRED:
 106 Spaces

EXISTING PRE-SCHOOL:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
EXISTING CHURCH:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
EXISTING ACADEMY:
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PROPOSED CLASSROOM BUILDING:
 2 Spaces per Classroom = 4 Classrooms = 8 Spaces
PROPOSED STORAGE BUILDING:
 1 Space per 7 Seats = 29 Spaces = 200 Spaces
TOTAL SPACES REQUIRED:
 106 Spaces

SITE PLAN
GATHERING PLACE NURSERY/KIDS & STORAGE BUILDING
 DRAWN BY: CHAD D. BUCKINGHAM
 DATE: 11/14/2007
 SCALE: 1" = 40'
 PROJECT NO.: 10280 - 10240 DIXIE HIGHWAY
 BOONE COUNTY, KENTUCKY
 SHEET NO.: 3/1/25

PARCEL INFO
 JOYCE ROBINSON FOUNDATION
 3.000 ACRES

PROPOSED CLASSROOM BUILDING:
 3 1ST FLOOR = 6,000 SF
 2ND FLOOR = 44,500 SF
 TOTAL F.F. = 50,500 SF

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 3 1ST FLOOR = 6,000 SF
 2ND FLOOR = 44,500 SF
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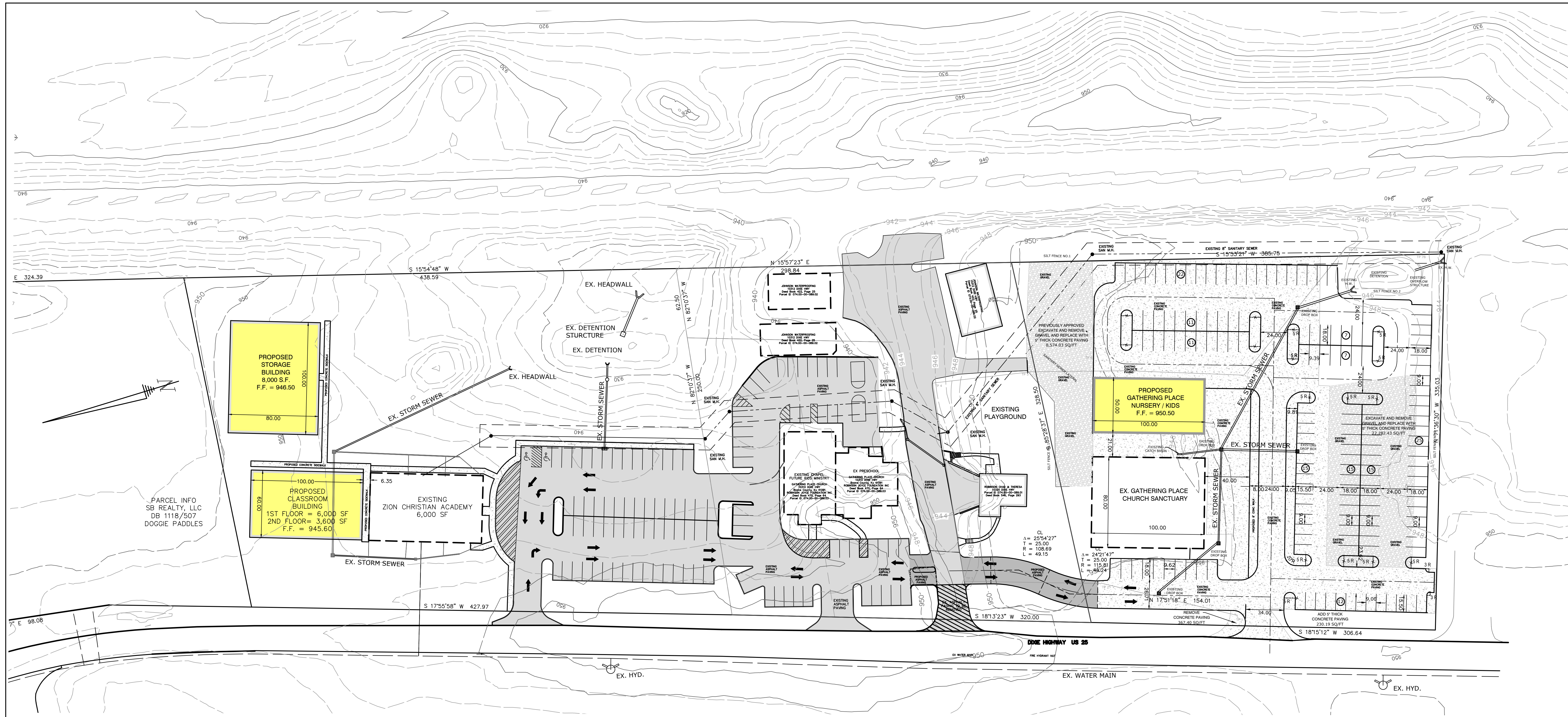
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PROPOSED CLASSROOM BUILDING:
 3 1ST FLOOR = 6,000 SF
 2ND FLOOR = 44,500 SF
 TOTAL F.F. = 50,500 SF



PARCEL INFO
SB REALTY, LLC
DB 1118/507
DOGGIE PADDLES

PARKING REQUIREMENTS

SOUTH SECTION

Required

Existing Sanctuary: 1 Space per 3 Seats; 299 Seats = 100 Spaces
 Existing Nursery: 2 Spaces per Each Care Giver; 7 Care Givers = 14 Spaces
Total Spaces Required: 114 Spaces

Provided

147 Spaces Including 5 Handicap Spaces

NORTH SECTION

Required

Existing Pre-School: 2 Spaces per Classroom; 4 Classrooms = 8 Spaces
 1 Space per 8 Assembly Area Seats; 50 Seat Cafeteria = 7 Spaces
 Existing Chapel: 1 Space per 3 Seats; 120 Seats = 40 Spaces
 Existing Academy: 2 Spaces per Classroom; 7 Classrooms = 14 Spaces
 1 Space per 8 Assembly Area Seats; 100 Seat Cafeteria = 13 Spaces
 Proposed Classroom Building: 2 Spaces per Classroom; 8 Classroom = 16 Spaces
 Proposed Storage Building: No Requirements
Total Spaces Required: 98 Spaces

Provided

98 Spaces Including 5 Handicap Spaces

NOTES:

STORM SEWER DETENTION WAS INCLUDED WITHIN THE DETENTION BASIN SITE PLAN OF THE PARKING LOT EXPANSION OF THE GATHERING PLACE CHURCH APPROVED BY THE BOONE COUNTY PLANNING COMMISSION DATED MAY 31, 2007.

ALL EXISTING LANDSCAPING SHALL REMAIN AND NOT BE DISTURBED.

NOTES:

NO ADDITIONAL OUTSIDE LIGHTING REQUIRED

MAXIMUM OF 3 ACCESS POINTS TO THE ENTIRE GATHERING PLACE CHURCH COMPLEX SHALL BE APPROVED BY KYTC.

ENCROACHMENT PERMIT SHALL BE OBTAINED FROM KYTC FOR ANY WORK WITHIN THE RW OF DIXIE HWY.

PARCEL INFO
JOYCE ROBINSON FOUNDATION
DB 877/331
3.000 ACRES



SITE PLAN			
GATHERING PLACE NURSERY/KIDS & STORAGE BUILDING			
STEVEN A. BERLING KY. ENGINEER 18134	SCALE 1" = 40'	DRAWN BY Chris D. Berling	REVISIONS
10280 - 10340 DIXIE HIGHWAY BOONE COUNTY, KENTUCKY			
3/11/25	APPROVED BY	DRAWING NUMBER	

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Joyce Robinson Foundation
10310 Dixie Hwy
Florence, KY 41042
2. ADDRESS OF PROPERTY
10280-10340 Dixie Hwy
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Gathering Place Church Storage Building
4. DEED BOOK 877 PAGE NO. 331 GROUP NO. 2058
DEED BOOK 1199 PAGE NO. 279 GROUP NO. 2058
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, 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 10th day of April, 2025.

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 April 9, 2025, Certificate of Land Use Restriction (#25-BCBOA-008-A), for Joyce Robinson Foundation, Property Owner(s).

The following conditions will apply:

1. A Buffer Yard A landscaping shall be installed along Dixie Highway, between the original church building and the south property line.

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

DEED BOOK 877
DEED BOOK 1199

PAGE NO. 331
PAGE NO. 279

GROUP NO. 2058
GROUP NO. 2058