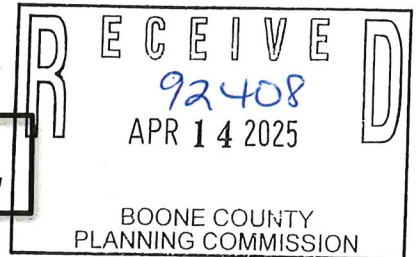


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



**One (1) scaled copy 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**

*013  
012*

**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: EROP LLC (Jeff Justice)  
Address: 3130 N Kandy Lane  
Decatur IL 62526  
City State Zip Code  
Phone Number: 217-972-4296 Fax Number: N/A  
Email: jeffj@hypershinecw.com
4. Description of Request:  
Property is split zone, I-2 & C-4. A Car Wash is a permitted use within C-4, however is a Conditional Use within I-2. EROP LLC is seeking Conditional Use Approval for a car wash in an I-2 Zone.
5. Name of Development: WhiteWater Car Wash
6. Location of Development: 176 Mt. Zion Road  
Florence KY 41042  
City State Zip Code
7. Acreage Under Review: 1.30 AC
8. Lot Number and Name of Subdivision (if part of a subdivision):  
N/A
9. Current Owner: Robert Reynolds  
Address: 2304 Oakview Ct  
Hebron KY 41048  
City State Zip Code  
Phone Number: 513-519-1290 Fax Number: N/A  
Email: Apples1996@aol.com

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

1. Date Received: 4/14/25 Fee Received: \$1116<sup>00</sup> Receipt #: 92408

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

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 5/14/2025

5. Board Action: 5/14/2025

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

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

6. Conditions of Approval: Development shall be consistent with the submitted  
Concept Development Plan and meet the requirements of the zoning  
regulations.

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  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

Board of Adjustment  
Page 2

10. Proposed Use(s) on Site: Car Wash

11. Total Square Footage of Existing and/or Proposed Buildings: Proposed 4,334 SF

12. Current Zoning: I-2 & C-4

13. 977 1192 725 320 N/A 2049 B  
Deed Book Page Group Number

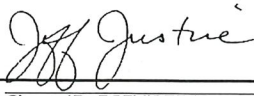
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: N/A

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:  Robert C. Reynolds 04/01/25

Applicant's Signature:   
Signer ID: PC7YI3ER13...

# STONEFIELD

April 10, 2025

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
859-334-2196

**RE: Use Narrative  
Proposed Car Wash  
Parcel ID: 074.00-00-055.00  
176 Mt. Zion Road  
City of Florence, Boone County, Kentucky 41042**

EROP LLC, an Illinois limited liability company proposing an express tunnel WhiteWater carwash on the land known as 176 Mt. Zion Road Florence, KY. This land is currently zoned both I-2 & C-4 with an existing single-family home. EROP, LLC is seeking a conditional use permit for the proposed car wash in an I-2 zone (car wash is a permitted use within C-4 zone).

WhiteWater Express was founded in 2016 with their first car wash opening in Tomball, Texas. Today they have over 120 locations throughout Texas, Oklahoma, Louisiana, Ohio, Kentucky, and Michigan - and growing. Their leadership team has decades of experience and expertise in the industry and leads the way in efforts to expand above and beyond.

The wash tunnel will be 120 feet long, placed on the eastern side of the lot. The location of the tunnel is such that all dryer noise from the exit end of the tunnel will project toward Mt. Zion Road. The project will include 3 pay stations. One lane is dedicated to monthly members with a fast-pass sticker only, and the remaining two lanes are for first time customers or monthly members. There will be 21 vacuum spaces which are free to customers. The car wash also provides cleaning products, towels and air hoses in the vacuum stall areas.

The hours of operation are from 7:30 a.m. to 8:00 p.m, 7 days a week. During the evening hours the parking lot is lit for the convenience and safety of our customers through the use of shielded pole lighting and individual lights at each vacuum. The tunnel has wall lights that are shielded to project light only into the parking areas. The pole lights and vacuum lights are turned before 9 p.m. or as soon as staff have cleaned the parking and vacuum areas for the final time of the day. A few exterior tunnel wall lights are left on all night near the office door for security purposes but these lights are shielded so that they to project light approximately 20 ft.

Each car wash uses soft water as well as eco-friendly and phosphate-free detergents. WhiteWater ensures all water is treated and disposed of per state and local laws.

WhiteWater Car Wash aims to be a valuable addition to the local community by delivering exceptional service, maintaining a clean and attractive site, and operating with environmental responsibility.

<https://www.whitewatercw.com/>.

V:\DET\2024\DET-240249 EROP - 176 Mount Zion Road, Florence, KY\Correspondence\Outgoing\County\2025-04-10\_Use Narrative.docx

[stonefieldeng.com](http://stonefieldeng.com)

555 S. Old Woodward Ave, Suite 12L, Birmingham, MI 48009 t. 248.247.1115

## STAFF REPORT

#1

APPLICANT: EROP LLC, per Jeff Justice, on behalf of Robert Reynolds

LOCATION: 176 Mt. Zion Road, Boone County, Kentucky

ZONING: Commercial Four (C-4) and Industrial Two (I-2)

DATE: May 14, 2025

### PROPOSAL

- A. The submitted request is a Conditional Use Permit to allow the development of a car wash.

### SITE HISTORY

Pre

1938 Based on information contained in the Boone County GIS, a house existed on the site in question.

### 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 505.3 of the Boone County Zoning Regulations identifies 'Car Wash' as a Principally Permitted Use within the C-4 district.
- D. Section 505.4 of the Boone County Zoning Regulations identifies 'Car Wash' as Conditional Use within the I-2 district.
- E. Section 1103.A of the Boone County Zoning Regulations states that "The purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which require sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials."
- F. Section 1103.2.A of the Boone County Zoning Regulations provides the following criteria for Conditional Uses within the I-2 district:
  - 1. The activity is provided primarily in support of and obtains its trade from the employees of the district.
  - 2. The activity is of integral relation to the purpose of the district.
  - 3. 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.
  - 4. 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.
- G. Section 4000 of the Boone County Zoning Regulations defines 'Car Wash' as follows: A building, or portion thereof, containing facilities for washing one (1) or more automobiles using production line methods such as a chain conveyor, blower, steam cleaning device, or other mechanical devices, or providing space, water, equipment, or soap for the complete or partial cleaning of such automobiles, whether by operator or by customer.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Commercial" uses, which are described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

- B. Mt. Zion Road is a state maintained arterial street, providing for two way traffic within six driving lanes. There are sidewalks along both sides of the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 1.3 acre area is located along the north side of Mt. Zion Road, approximately 750 feet west of Dixie Highway.
- B. The site has approximately ninety-five (95) feet of frontage along Mt. Zion Road.
- C. Approximately 16% of the site is located in a C-4 district and the remaining approximate 84% of the site is located with an I-2 district.
- D. Access to the site is from a single curb cut onto a frontage road that was constructed as part of the Mt. Zion Road widening project.
- E. The site is currently occupied by a detached single-family residential dwelling.
- F. Topographically, the site slopes upward, east to west, rising ten (10) feet at an average grade of three (3) percent.

#### SURROUNDING LAND USES AND ZONING

- North: Single-family residential (I-2)
- South: Mobile home park (MHP)
- East: Underdeveloped commercial land (C-1 and Kubota Tractor (I-2)
- West: Autozone, Kroger, and a commercial strip center (C-4)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing the following:
  - 1. Construction of a 4,334 square foot car wash.
  - 2. Installation of three (3) pay stations.
  - 3. Provision for twenty-one (21) self-vacuum spaces.
  - 4. Provision for five (5) off-street parking spaces.
  - 5. Provision for landscaping.
- B. The applicant has submitted a project narrative.

#### STAFF COMMENTS

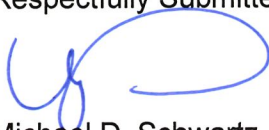
- A. While the staff did not conduct a complete review of the concept plan to determine compliance with all of the zoning regulations, the submitted plan does meet the setback, intensity, and landscape requirements.
- B. Staff sent out an Agency Memo to the Florence Fire Department and KYTC.

1. Randy Childress, Florence Fire Department, replied that he had no comments.
- C. Should the Board take action to approve the submitted requests, Staff is suggesting the following condition be considered as part of that action:
1. Development shall be consistent with the submitted Concept Development Plan and meet the requirements of the zoning regulations.

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

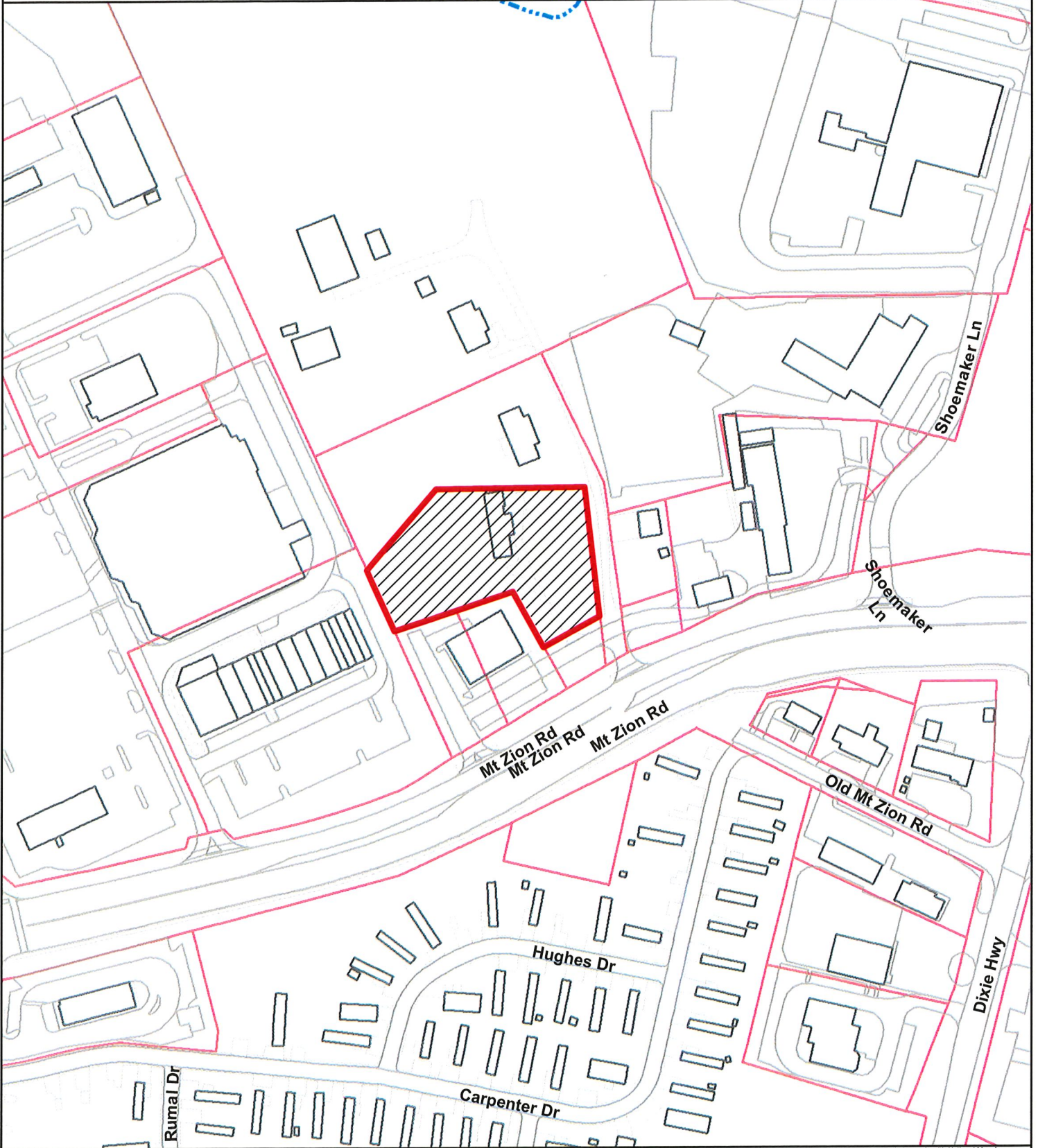
MDS/ss

Attachments

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

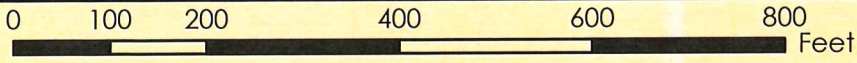
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



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

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

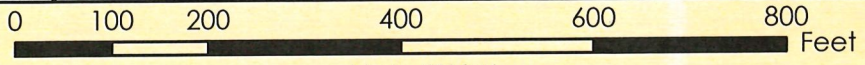
# Aerial Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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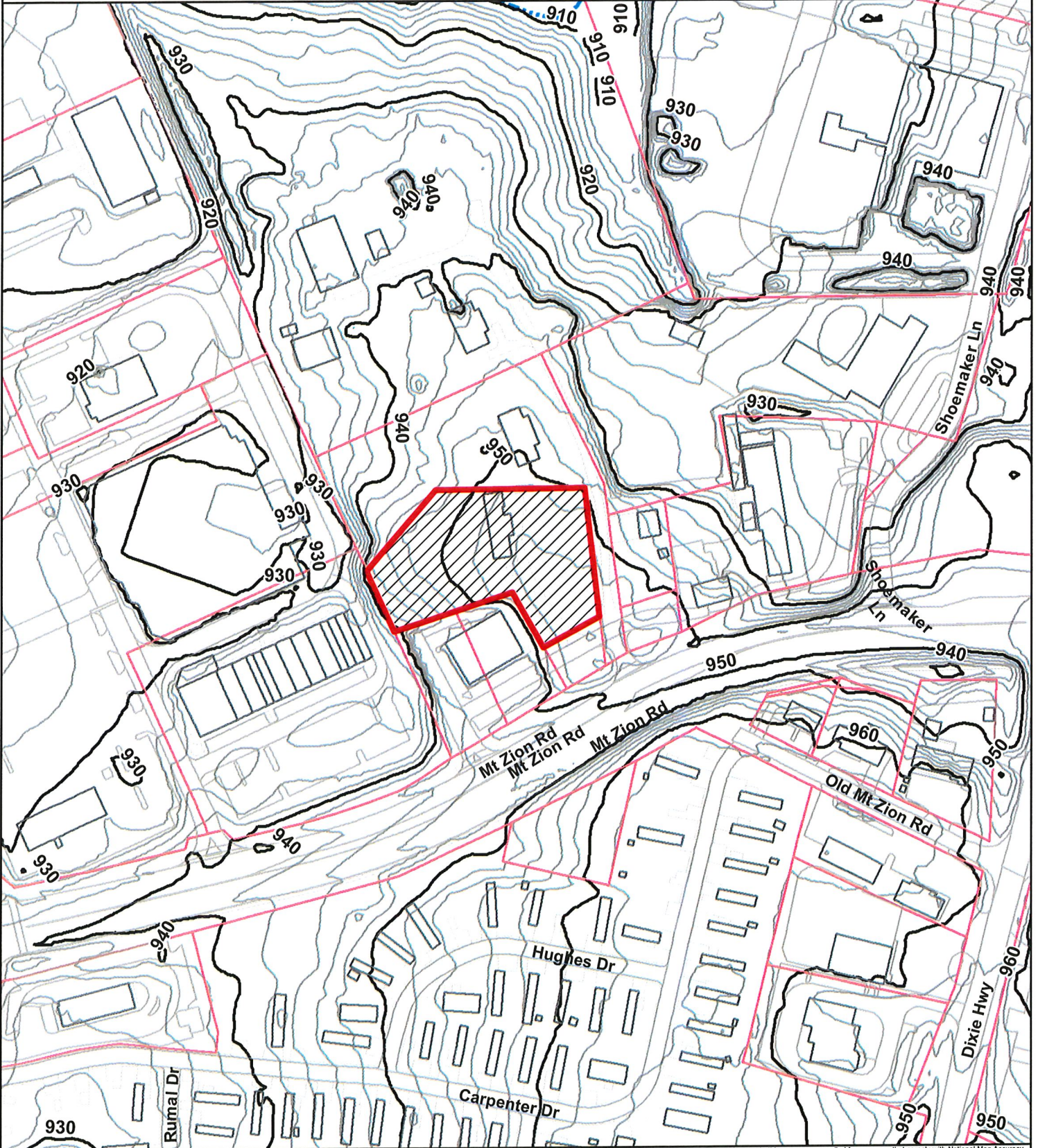
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

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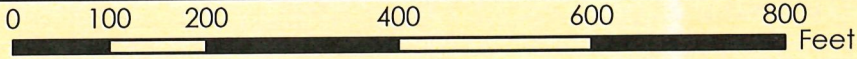
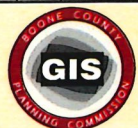
# Topographic Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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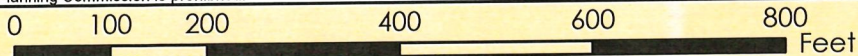
# Zoning Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



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

Map Created: xx/xx/2022

Multi-Purpose File: Boone GIS 11/13  
ArcMap Document: \*.mxd

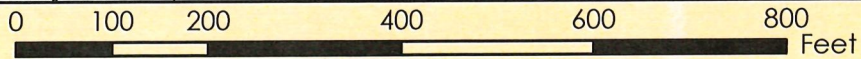
# 2040 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



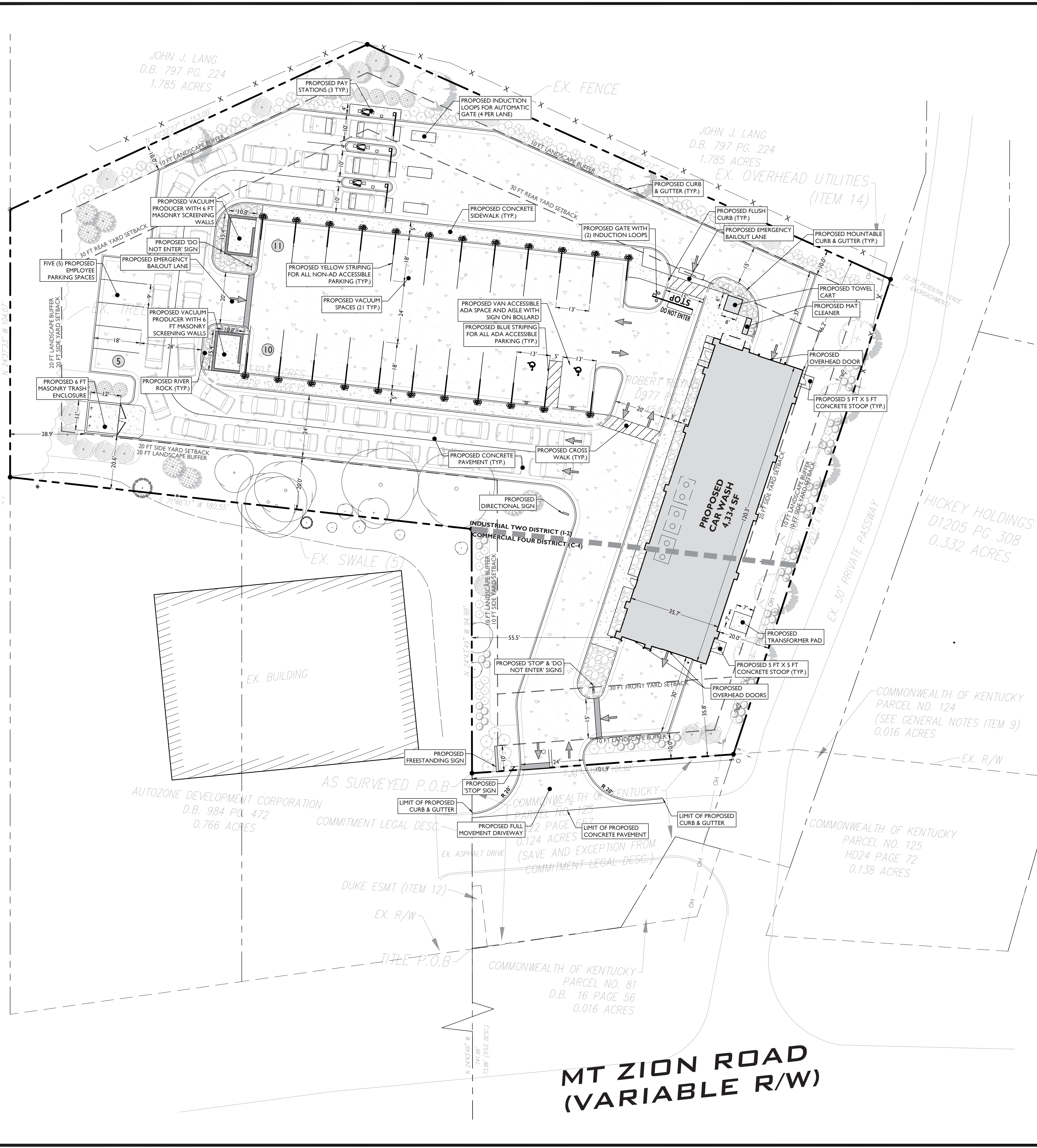
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Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd







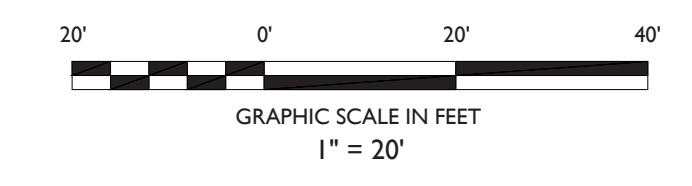
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED FLUSH CURB
---	PROPOSED MOUNTABLE CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
⌋	PROPOSED BUILDING DOORS

LAND USE AND ZONING			
PID: 074.00-00-055.00			
EXISTING ZONE: COMMERCIAL FOUR DISTRICT (C-4) & INDUSTRIAL TWO DISTRICT (I-2)			
PROPOSED USE	PERMITTED USE (C-4)	REQUIRED (I-2)	PROPOSED
CAR WASH	PERMITTED USE (C-4)	REQUIRED (I-2)	PROPOSED
CAR WASH	CONDITIONAL USE (I-2)		
ZONING REQUIREMENT	REQUIRED (C-4)	REQUIRED (I-2)	PROPOSED
MINIMUM LOT AREA	10,000 SF (0.23 AC)	100,000 SF	57,948 SF (1.3 AC) (EN)
MINIMUM LOT FRONTAGE	100 FT	250 FT	101.9 FT
MAXIMUM BUILDING COVERAGE	13,000 SF PER ACRE	22,000 SF PER ACRE	4,334 SF
MAXIMUM BUILDING HEIGHT	50 FT	100 FT	30.3 FT
MINIMUM FRONT YARD SETBACK	30 FT	50 FT	35.8 FT
MINIMUM SIDE YARD SETBACK	10 FT	20 FT	20.0 FT
MINIMUM REAR YARD SETBACK	20 FT	30 FT	46.2 FT
MINIMUM ACCESSORY SETBACK	5 FT <sup>(1)</sup>	5 FT <sup>(1)</sup>	28.9 FT
LOCATION OF ACCESSORY STRUCTURE	SIDE OR REAR YARD	SIDE OR REAR YARD	SIDE YARD
MAXIMUM DRIVEWAY WIDTH	35 FT	35 FT	24 FT

(1) ACCESSORY STRUCTURE ARE NOT PERMITTED WITHIN ANY REQUIRED LANDSCAPE AREA  
 (EN) EXISTING NON-COMFORMITY

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 3325.A	BUSINESS ESTABLISHMENT: 1 SPACE PER 100 SF GFA (4,373 SF) (1 SPACE/300 SF) = 15 SPACES	21 VACUUM + 5 EMPLOYEE SPACES TOTAL= 26 SPACES
§ 3310.A	90' PARKING: 9 FT X 18 FT WITH 24 FT DRIVE AISLE	9 FT X 18 FT WITH 24 FT AISLE
§ 3155.A.9.A	STACKING: 3 STACKING SPACES PER LANE	PROVIDED
§ 3155.A.7	STACKING DIMENSION: 10 FT X 20 FT	10 FT X 20 FT
§ 3323.A	MINIMUM ONE-WAY TRAFFIC: 14 FT	15 FT
§ 3155.A.9.A	LOADING (0 FT TO 5,000 SF OF GFA): 1 SPACE (10 FT X 50 FT)	TO OCCUR OFF HOURS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



DATE	BY	DESCRIPTION
04/03/2023	JP	SUBMISSION TO BOA FOR CONDITIONAL USE
1		ISSUE

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009  
Phone 248.247.1115

**SITE DEVELOPMENT PLANS**

**EROP LLC**

**PROPOSED CAR WASH**

PARCEL ID: 074.00-00-055.00  
176 MOUNT ZION ROAD  
CITY OF FLORENCE  
BOONE COUNTY, KENTUCKY 41042

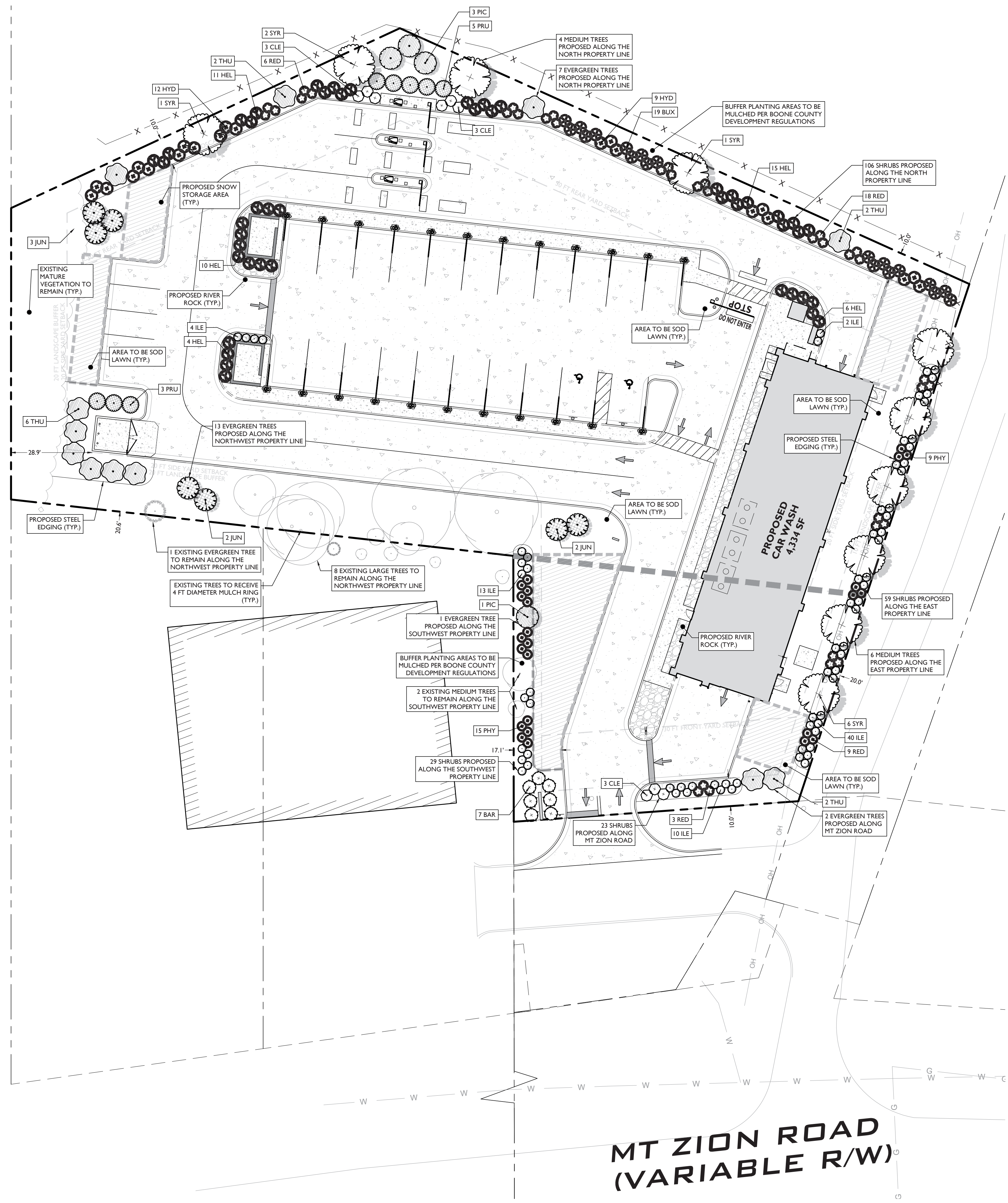
**STATE OF KENTUCKY**  
JONATHAN REID  
COOKSEY  
REID, COOKSEY & ASSOCIATES, P.C.  
KENTUCKY PROFESSIONAL ENGINEER  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-240249

TITLE:  
**SITE PLAN**

DRAWING:  
**C-1**



### LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 3625.A.1.	LANDSCAPING ALONG STREET FRONTS BUFFER YARD A LANDSCAPING REQUIRED	COMPLIES
§ 3630.A.	INTERIOR LANDSCAPING 5% OF THE TOTAL VEHICULAR USE AREA SHALL BE LANDSCAPED	N/A <sup>(1)</sup>
	BUILDING LANDSCAPING LANDSCAPING REQUIRED WHERE BLANK WALL IS VISIBLE FROM P.O.W.	N/A <sup>(2)</sup>
TABLE 36-1	BUFFER YARDS 1-2 ZONE ADJACENT TO 1-2 ZONE: BUFFER A REQUIRED 1-2 ZONE ADJACENT TO C-4 ZONE: BUFFER B REQUIRED C-4 ZONE ADJACENT TO C-4 ZONE: BUFFER A REQUIRED C-4 ZONE ADJACENT TO C-1 ZONE: BUFFER A REQUIRED	COMPLIES COMPLIES COMPLIES COMPLIES
	BUFFER YARD A MINIMUM WIDTH: 10 FT	MT ZION ROAD: 10.0 FT NORTH: 10.0 FT EAST: 17.1 FT SOUTH: 20.0 FT
	3 LARGE/MEDIUM EVERGREEN TREES (PLANT LIST A, B, D) & 30 SHRUBS (PLANT LIST E) FOR EVERY 100 LF MT ZION ROAD: 76 FT (76 FT) * (3 TREES / 100 FT) = 2 TREES (76 FT) * (30 SHRUBS / 100 FT) = 23 SHRUBS NORTH PROPERTY LINE: 354 FT (354 FT) * (3 TREES / 100 FT) = 11 TREES (354 FT) * (30 SHRUBS / 100 FT) = 106 SHRUBS SOUTHWEST PROPERTY LINE: 95 FT (95 FT) * (3 TREES / 100 FT) = 3 TREES (95 FT) * (30 SHRUBS / 100 FT) = 29 SHRUBS EAST PROPERTY LINE: 195 FT (195 FT) * (3 TREES / 100 FT) = 6 TREES (195 FT) * (30 SHRUBS / 100 FT) = 59 SHRUBS	23 EVERGREEN TREES 23 SHRUBS 4 MEDIUM TREES 7 EVERGREEN TREES 106 SHRUBS
	BUFFER YARD B MINIMUM WIDTH: 10 FT 5 EVERGREEN TREES (PLANT LIST D) & 6 LARGE/MEDIUM SMALL EVERGREEN TREES (PLANT LIST A, B, C, OR D) & 30 SHRUBS (PLANT LIST E) FOR EVERY 100 LF NORTHWEST PROPERTY LINE: 285 FT (285 FT) * (5 TREES / 100 FT) = 14 EVERGREEN TREES (285 FT) * (30 SHRUBS / 100 FT) = 86 SHRUBS	NORTHWEST: 20.6 FT 1 EXISTING EVERGREEN TREE 13 PROPOSED EVERGREEN TREES 8 EXISTING LARGE TREES 8 EXISTING MATURE VEGETATION TO REMAIN EXISTING VEGETATION TO REMAIN

(1) ONLY REQUIRED IF MORE THAN 50 PARKING SPACES ARE PROPOSED, 23 PARKING SPACES ARE PROPOSED.  
 (2) ONLY REQUIRED IF BUILDING IS MORE THAN 10,000 SF IN AREA, PROPOSED BUILDING IS 4,334 SF.

### PLANT SCHEDULE<sup>(\*)</sup>

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LARGE EVERGREEN TREES (PLANT LIST D)						
	PIC	4	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE	6' - 8' HT	B&B
	THU	12	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' - 8' HT	B&B
MEDIUM TREES (PLANT LIST B)						
	JUN	7	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' - 8' HT	B&B
	SYR	10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" - 3.5" CAL	B&B
SMALL AND MEDIUM SHRUBS (PLANT LIST E)						
	BUX	19	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	VARDAR VALLEY COMMON BOXWOOD	3 GAL.	POT
	CLE	9	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	3 GAL.	POT
	HYD	21	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL.	POT
	HEL	46	ILEX CRENATA 'HELLER'	HELLER JAPANESE HOLLY	3 GAL.	POT
	ILE	69	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY HOLLY	3 GAL.	POT
	RED	36	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	3 GAL.	POT
	BAR	7	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	3 GAL.	POT
	PHY	24	PHYSCOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	3 GAL.	POT
	PRU	8	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL.	POT

(\*) PLANTS HAVE BEEN SELECTED FROM SECTION 3660 PLANT LISTS A-E.  
 NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

### SYMBOL DESCRIPTION

	PROPOSED RIVER ROCK
	PROPOSED STEEL EDGING
	PROPOSED SNOW STORAGE

ANY MULCHED LANDSCAPED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN OVERLAIN WITH LANDSCAPE WEED BARRIER MATERIAL.

RIVER ROCK TO BE UTILIZED IN ALL PLANTING BEDS.

STEEL METAL EDGING TO BE UTILIZED AROUND ALL PLANTING BEDS AND AREAS CONTAINING DECORATIVE STONE.

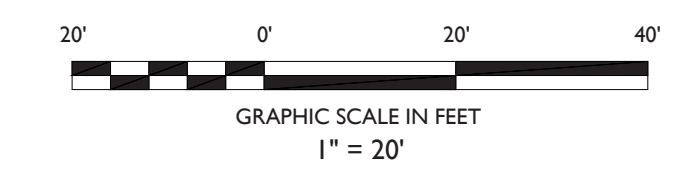


Know what's below  
Call before you dig.

**IRRIGATION NOTE:**  
 IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

**LANDSCAPING NOTES**

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



DATE	BY	DESCRIPTION
04/03/2025	JP	SUBMISSION TO BOA FOR CONDITIONAL USE
1		ISSUE

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design

Birmingham, MI • Rutherford, NJ • New York, NY  
 Salem, MA • Princeton, NJ • Tampa, FL  
 www.stonefielddesign.com

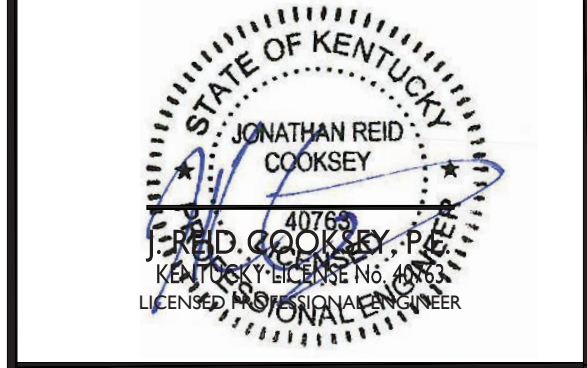
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009  
 Phone 248.247.1115

SITE DEVELOPMENT PLANS

**EROP LLC**

PROPOSED CAR WASH

PARCEL ID: 074.00-00-055.00  
 176 MOUNT ZION ROAD  
 CITY OF FLORENCE  
 BOONE COUNTY, KENTUCKY 41042



**STONEFIELD**  
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-240249

TITLE:  
LANDSCAPING PLAN

DRAWING:  
C-2

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Robert Reynolds  
2304 Oakview Ct  
Hebron, KY 41048
  
2. ADDRESS OF PROPERTY  
176 Mount Zion Rd  
Verona, KY 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
WhiteWater Carwash
  
4. DEED BOOK 1192                      PAGE NO. 320                      GROUP NO. 2049B
  
5. TYPE OF RESTRICTION(S) (Check all that apply)  
  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
  
 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

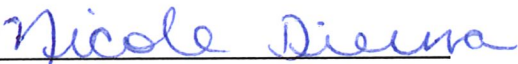
Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone  
County Planning Commission this 15<sup>th</sup> day of May, 2025.

---

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 May 14, 2025, Certificate of Land Use Restriction (25-BCBOA-012-A), for Robert Reynolds, Property Owner(s).

The following conditions will apply:

1. Development shall be consistent with the submitted Concept Development Plan and meet the requirements of the zoning regulations.

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

DEED BOOK 1192

PAGE NO. 320

GROUP NO. 2049B