

**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

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: COREY DAVIS
Address: 2627 Granite Pass
Burlington KY 411005
City State Zip Code
Phone Number: 859-391-0999 Fax Number: _____
Email: CedavisBCP@gmail.com or _____
4. Description of Request: MOTORCYCLE PARTS + REPAIR
5. Name of Development: BACKROAD CYCLES + PERFORMANCE
6. Location of Development: 2904 SECOND STREET
PETERSBURG KY 41080
City State Zip Code
7. Acreage Under Review: 1/2 ACRE
8. Lot Number and Name of Subdivision (if part of a subdivision):
NORRIS ADDITION LOT 39
9. Current Owner: Ricky D. Taylor
Address: 2912 ~~2904~~ SECOND STREET
PETERSBURG KY 41080
City State Zip Code
Phone Number: 859-496-7053 Fax Number: _____
Email: Taylor.Rick89@yahoo.com

10. Proposed Use(s) on Site: MOTOR CYCLE PARTS + REPAIR
11. Total Square Footage of Existing and/or Proposed Buildings: 1200 SQUARE
12. Current Zoning: SMALL TOWNS OVERLAY
13. D1070 , 673 , 1074 2011
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:



Applicant's Signature:



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

1. Date Received: 8/14/25 Fee Received: \$816 Receipt #: 93155

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 9/10/2025

5. Board Action: 9/10/2025

_____ Approved

Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: See attached, Minuks, & 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
plancom@boonecountyky.org
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: Corey Davis, on behalf of Ricky D. Taylor

LOCATION: 2904 Second Street, Boone County, Kentucky

ZONING: Suburban Residential Two/Small Community Overlay (SR-2/SC)

DATE: September 10, 2025

1. Outside storage shall be prohibited.

STAFF REPORT

#1

APPLICANT: Corey Davis, on behalf of Ricky D. Taylor

LOCATION: 2904 Second Street, Boone County, Kentucky

ZONING: Suburban Residential Two/Small Community Overlay (SR-2/SC)

DATE: September 10, 2025

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the existing building to be occupied by a motorcycle parts and repair business.

SITE HISTORY

- 1980 The site was zoned SR-2/SC as part of the original zoning of the County.
- 2016 On May 20, 2016, the Boone County Planning Commission approved a demolition permit allowing a house to be razed.
- 2016 On September 27, 2016, the Boone County Planning Commission approved a zoning permit allowing the construction of a pole barn.

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 904.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.
- D. Section 2000.A of the Boone County Zoning Regulations states that the intent of this article is to provide for the maintenance and development of small community centers where an integrated variety of land uses are essential to the vitality, viability, and well-being of the community. These circumstances are most prevalent in the many small, traditional community centers and town sites of Boone County, and may be appropriate to meet the needs of new community development in the County as well.
- E. Section 2000.B of the Boone County Zoning Regulations states that the integration and variety of land uses found in small community centers often cannot practically be accommodated by the other basic zoning districts established by these regulations. This article creates an overlay district which may be established in areas appropriate for use as small community centers.
- F. Section 2003.C of the Boone County Zoning Regulations identifies the following uses as Conditional Uses within the SC district:
 - 1. gasoline filling stations and automobile repair facilities and wash services

- for vehicles.
- 2. motorcycle sales excluding outside storage.
- 3. Small-scaled workshop uses including small engine repair, fabrication, assembly, and repair of household goods and small electronic goods, excluding outside storage and uses that involve hazardous or toxic substances

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as “Suburban Density Residential”, which is described as single-family housing of up to four units per acre.
- B. Second Street is a county maintained local street providing for two-way traffic within an approximate fifteen (15) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.2-acre site is located along the southeast side of Second Street, approximately four hundred (400) feet northeast of Grant Street.
- B. The site has approximately ninety-four (94) feet of frontage along Second Street.
- C. The site is currently occupied by an approximate 1,300 square foot pole barn and a carport.
- D. Access to the site is from a single curb cut onto Second Street.
- E. Topographically, the site is relatively flat with an average grade of less than three (3) percent.

SURROUNDING LAND USES AND ZONING

North: Single-family residential (SR-2/SC)
South: Agricultural/vacant land (RS)
East: Single-family residential (SR-2/SC)
West: Single-family residential (SR-2/SC)

PROPOSED DEVELOPMENT

- A. Use of the existing pole barn for a motorcycle parts and repair business.

STAFF COMMENTS

- A. The existing pole barn has a garage door on the right side of the building.
- B. There is approximately eight hundred forty (840) square feet of driveway space on the site that is outside of the public right-of-way.
- C. To better integrate the proposed use, the following condition should be considered by the Board, if the action is to approve the submitted request:
 - 1. Outside storage shall be prohibited.

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

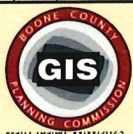
Vicinity Map

www.boonecountygis.com

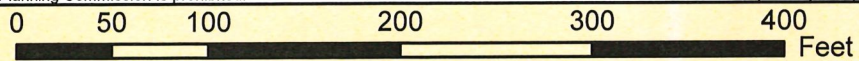


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Boone



1 inch = 100 feet



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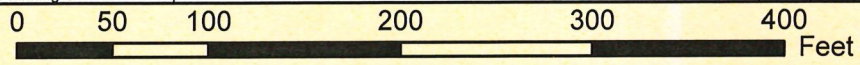
Aerial Map

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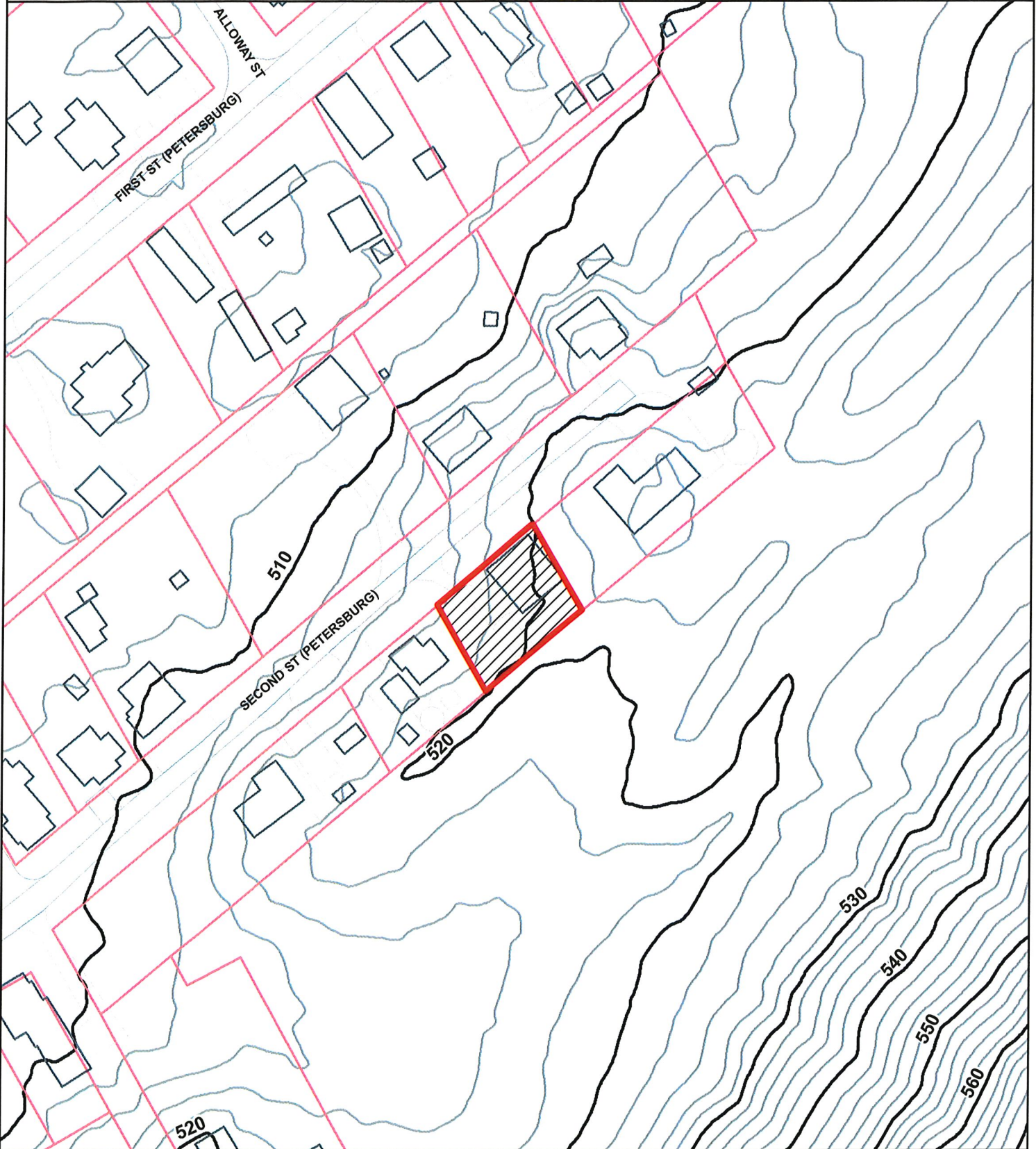


Boone County GIS - Putting Northern Kentucky on the Map

State Plane - Kentucky North 830-1183
ArcMap Document: *.mxd

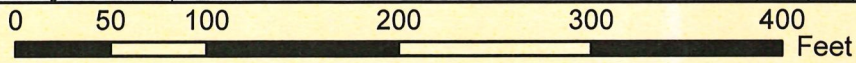
Topographic Map

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State Plane 7 created by Scott S.M. 11/01
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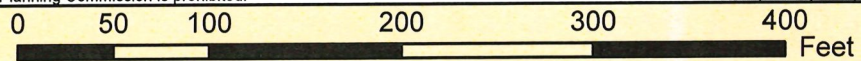
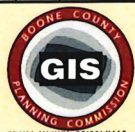
Zoning Map

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2040 Future Land Use Map

www.boonecountygis.com

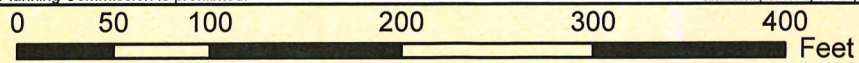


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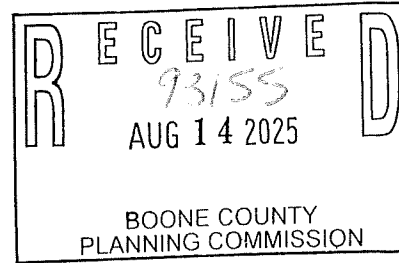
Boone



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Boone County GIS
ArcMap Document (*.mxd)



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

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Email: CdavisBCP@gmail.com or _____
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PETERSBURG KY 41080
City State Zip Code
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PETERSBURG KY 41080
City State Zip Code
Phone Number: 859-496-7053 Fax Number: _____
Email: Taylor.Rick89@ymail.com

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11. Total Square Footage of Existing and/or Proposed Buildings: 1200 SQUARE

12. Current Zoning: Small Towns OVERLAY

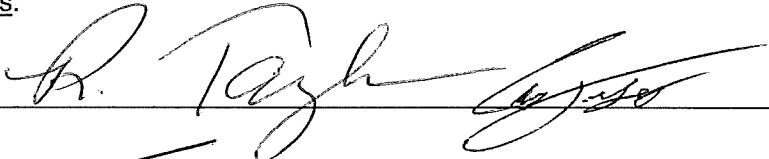
13. 1070 , 673 , 1074 2011
Deed Book Page Group Number

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: 

Applicant's Signature: 

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

1. Date Received: 3/14/25 Fee Received: \$816 Receipt #: 93155
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
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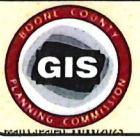
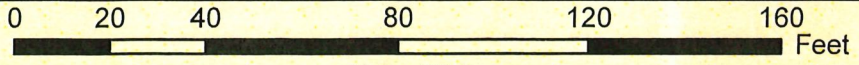
Boone County GIS Map

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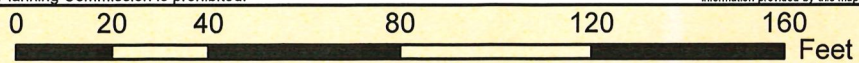
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1 inch = 40 feet



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State Plane 7 Embel by North NAD 1983
ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Ricky & Cheryl Taylor
P.O. Box 135
Petersburg, KY 41080

2. ADDRESS OF PROPERTY
2904 Second St
Petersburg, KY 41080
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Backroad Cycles & Performance

4. DEED BOOK 357 PAGE NO. 117 GROUP NO. 2011

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 11th day of September, 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 September 10, 2025, Certificate of Land Use Restriction (#25-BCBOA-019-A), for Ricky and Cheryl Taylor, Property Owner(s).

The following conditions will apply:

1. Outside storage shall be prohibited.

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

DEED BOOK 357

PAGE NO. 117

GROUP NO. 2011