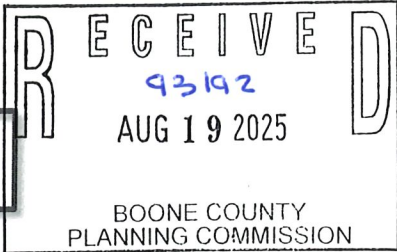


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

021

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: Brock MacKay, PLA  
Address: 466 Erlanger Rd  
Erlanger KY 41018  
City State Zip Code  
Phone Number: (859) 727-3293 Fax Number: (859) 727-8452  
Email: bmackay@vioxinc.com
- 4. Description of Request:  
Reception Hall event venue with recreational cabins to support program.
- 5. Name of Development: Ashcraft Farm Event Venue
- 6. Location of Development: 1210 Williams Road  
Hebron KY 41048  
City State Zip Code
- 7. Acreage Under Review: 3.01
- 8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
- 9. Current Owner: Clayton Ashcraft  
Address: 1210 Williams Road  
Hebron KY 41048  
City State Zip Code  
Phone Number: 859-640-9774 Fax Number: N/a  
Email: cashcraftproperties@gmail.com

10. Proposed Use(s) on Site: Reception Hall and Commercial Recreation
11. Total Square Footage of Existing and/or Proposed Buildings: 10,000
12. Current Zoning: A-1
13. 730 55 2001  
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:

Chyton Ashcraft

Applicant's Signature:

Paul [Signature]

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

1. Date Received: 8/19/2025 Fee Received: \$ 766.00 Receipt #: 93192

2. Is application complete: Yes

3. Staff Reviewer: M. Schwartz

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

5. Board Action: 10/18/2025

Approved

Approved with Conditions (see #6)

Denial (See #7)

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

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7. Reasons for Denial: \_\_\_\_\_

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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)

## CONDITIONS OF APPROVAL

APPLICANT: Viox and Viox, per Brock MacKay, on behalf Clayton Ashcraft

LOCATION: 1210 Williams Road

ZONING: Agriculture (A-1)

DATE: October 8, 2025

1. A Major Site Plan application shall be processed with the Boone County Planning Commission, which shall meet the minimum requirements of the Boone County Zoning Regulations, except for those requirements specifically shown on the submitted Concept Development Plan.
2. An encroachment permit shall be obtained from Boone County.
3. Any off-site improvements required by Boone County shall be constructed by the property owner, at their expense.
4. That amplified music be prohibited outside of the proposed building.
5. Signage shall be limited to one (1) monument sign, not exceeding eight (8) feet in height, and not exceeding a sign area of twenty-five (25) square feet.
6. The rental of the cabins shall not be posted on any third-party website and shall not be used as short-term rentals.
7. The site shall be provided with a septic system as part of the first phase of development.

## STAFF REPORT

#3

APPLICANT: Viox and Viox, per Brock MacKay, on behalf Clayton Ashcraft

LOCATION: 1210 Williams Road

ZONING: Agriculture (A-1)

DATE: September 10, 2025

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the construction of an Event Center and cabins.

### SITE HISTORY

1986 The site has been zoned A-1 since the adoption of the 1986 zoning ordinance.

### 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

- 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.
- 2. Findings listed in Section 601.2.A (Findings for Conditional Uses within the A-1 district):
  - a. The activity is an integral part of the agricultural 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;
  - b. The activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend 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 601.A of the Boone County Zoning Regulations states that the purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other open space, primarily for non-urban uses.
- D. Section 505.1 of the Boone County Zoning Regulations identifies 'Reception Hall' as a conditional use within the A-1 district.
- E. Section 4000 of the Boone County Zoning Regulations contains the following definitions:
  - 1. 'Accessory Use or Structure, Customary' is one that : (1) is subordinate to and serves the principal structure or principal use; (2) is subordinate in area, extent, or purpose to the principal structure or principal use served; (3) contributes to the comfort, convenience, or necessity of occupants of the principal structure or principal use served; and (4) is located on the same lot as the principal structure or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the structure or use served.
  - 2. 'Reception Hall' as a facility that is rented or hired for short term, public or private events of an assembly nature such as wedding receptions, reunions, banquets, conferences, and business meetings. A reception hall may serve food and alcoholic beverages.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Rural Density Residential", "Suburban Density Residential" uses, and Developmentally Sensitive, which are described as follows:
  - 1. Rural Density Residential (RD) - Low density residential uses of up to one

- dwelling unit per acre
  - 2. Suburban Density Residential (SD) - Single family housing of up to four units per acre.
  - 3. Developmentally Sensitive (DS) - 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. In addition, developmentally sensitive areas may, in the future, be defined and protected due to historical or visual importance.
- B. Williams Road is a County maintained local street, providing for two-way traffic. Fronting the site in question, Williams Road has a pavement width of approximately thirteen (13) feet. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 69 acre area is located along the northwest side of Williams Road, approximately three hundred fifty (350) feet southwest of Merrell Road.
- B. The site has approximately two hundred thirty (230) feet of frontage along Williams Road.
- C. The site is currently occupied by a residential building and several accessory structures.
- D. Access to the site is from a single curb cut onto Williams Road and a ten (10) to twelve (12) foot wide gravel driveway.
- E. Topographically, the site has several areas of steep hillsides.

SURROUNDING LAND USES AND ZONING

North: Vacant/undeveloped land (A-1)  
South: Traditions Subdivision (future) (SR-1/PD)  
East: Single-family residential (A-1 and A-2)  
West: Vacant/undeveloped land (A-1)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to develop an event center and cabins in the south-central portion of the site.
- B. The submitted Concept Development Plan indicates the following:
  - 1. Phase 1
    - a. Construction of a twelve (12) foot wide, asphalt driveway with four (4) foot wide gravel shoulders.

- b. Construction of a twenty (20) foot wide gravel driveway.
  - c. Construction of fifty-four (54) gravel parking spaces.
  - d. Construction of three (3) concrete, ADA compliant, parking spaces.
  - e. Construction of a 110' x 60' tent, having a capacity of 180 persons.
  - f. Installation of a 2,915 square foot compacted gravel patio, with a pergola.
  - g. Installation of a 3,175 square foot compacted gravel patio with a fire pit.
  - h. Installation of portalets.
  - i. Planting of six (6) evergreen trees.
2. Phase 2
- a. Removal of the tent and the construction of a 10,000 square foot (maximum) event center building, having a capacity of 180 people.
  - b. Construction of a maximum of ten (10), six hundred (600) square foot (maximum) cabins, with a communal fire pit.
  - c. Removal of the portalets and the installation of a septic system.

#### STAFF COMMENTS

- A. The proposed event center activity will be set back thirty (30) feet from the nearest property line.
- B. The proposed event center activity will be approximately 750 feet from the nearest adjoining residential structure.
- C. Due to the conceptual nature of the submitted Concept Plan, a full evaluation against the zoning regulations could not be performed. However, the following should be noted:
1. Section 3221.A.2 of the zoning regulations states that a proposed development is permitted one (1) access point for each five hundred (500) feet of site frontage.  
  
The site in question has approximately 230 feet of frontage along Williams Road, allowing for one access point.  
  
The submitted Concept Development plan indicates the provision for two (2) access points.
  2. Section 3310.A of the zoning regulations states that drive aisles, adjacent to parking spaces, shall have a minimum width of twenty-four (24) feet.  
  
The submitted plan indicates that the drive aisle adjacent to the parking spaces will have a width of twenty (20) feet.
  3. Section 3314.A of the zoning regulations states that all parking spaces, including driveways, shall be improved with either asphalt concrete or Portland cement concrete.  
  
The submitted plan indicates that the parking spaces, except for the ADA

compliant spaces, will have a gravel base.

4. Section 3316 of the zoning regulations provides for lighting requirements.

The applicant should address whether there will be any exterior lighting.

- D. Staff sent out an Agency Memo to Boone County Public Works and the Hebron Fire District.

1. Andy Ifcic, Hebron Fire District, replied with the following comments:

- a. Due to the long lay to the nearest fire hydrant on Williams Road (850'), a dry hydrant needs to be installed within 10' of the access road that extends into the pond nearest the event center. This hydrant would be for drafting out of the pond, until a public fire hydrant supply can be established.
- b. The gravel pull-offs would be beneficial for access on Williams Road. The event center should also have a traffic control plan in place during events for use during emergencies.
- c. The size of the event center shown would likely require it to be sprinklered, especially if the full build-out option was taken. A private hydrant may be required, which would be determined on future plans.

2. Rob Franxman, County Engineer, replied with the following comments:

- a. An encroachment permit from Boone County Public Works is required for the modified access to Williams Road.
- b. As part of the encroachment permit, improved shouldering should be completed along Williams Road from Merrell Road to the access point. The shouldering should incorporate pull-offs as appropriate to allow for safe traffic bypass.
- c. Board could consider requirement for LEO traffic control as has been required on other projects.

- E. Should the Board take action to approve the Conditional Use Permit, the following conditions should be considered as part of that action:

1. A Major Site Plan application shall be processed with the Boone County Planning Commission, which shall meet the minimum requirements of the Boone County Zoning Regulations.
2. An encroachment permit shall be obtained from Boone County.
3. Any off-site improvements required by Boone County shall be constructed by the property owner, at their expense.
4. That amplified music be prohibited outside of the proposed building.

5. Signage shall be limited to one (1) monument sign, not exceeding eight (8) feet in height, and not exceeding a sign area of twenty-five (25) square feet.
6. The rental of the cabins shall not be posted on any third-party website and shall not be used as short-term rentals.

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

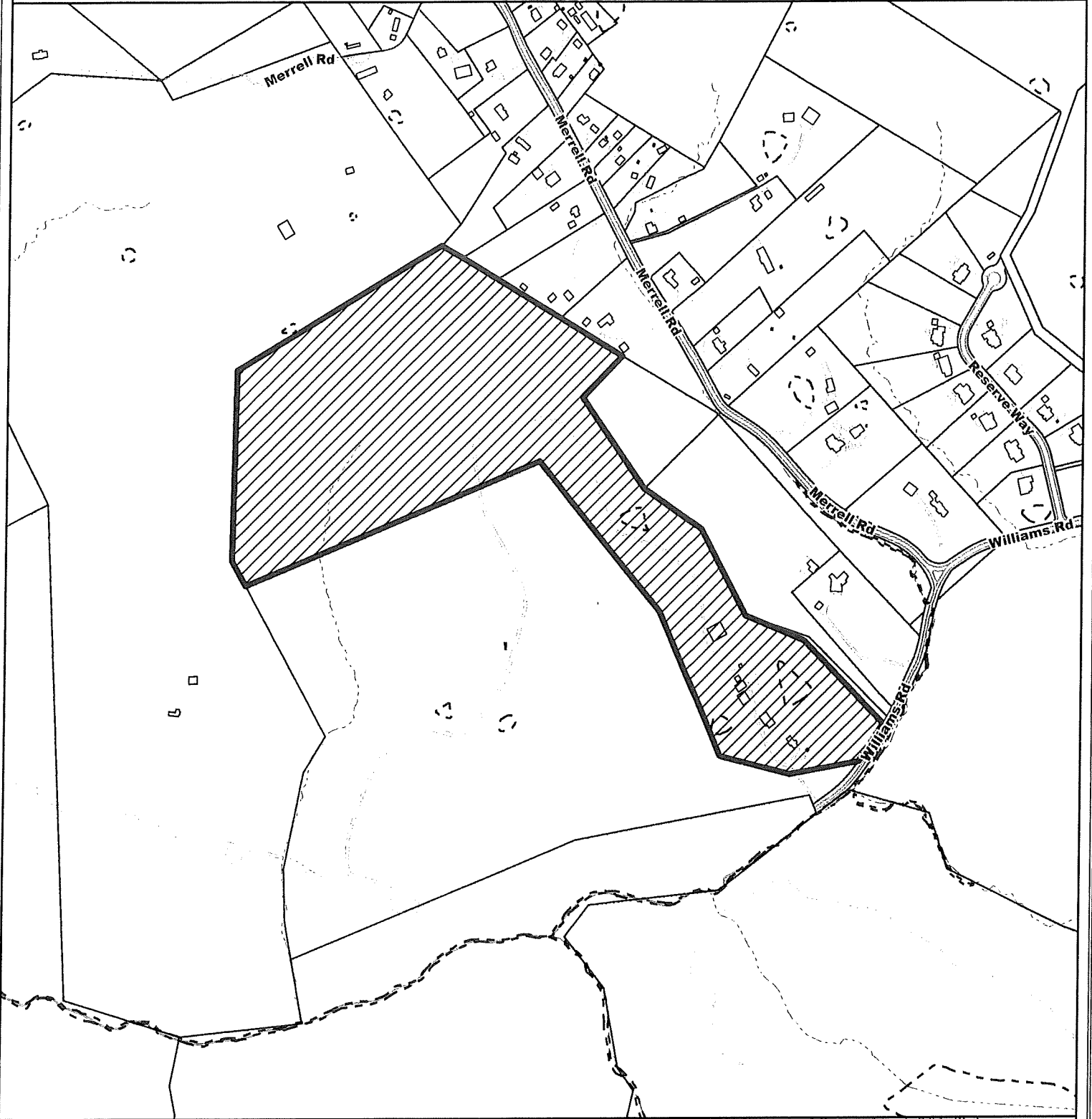
MDS/ss

Attachments

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

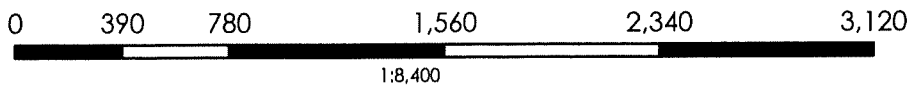
# Vicinity Map

www.boonecountygis.com



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Feet



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

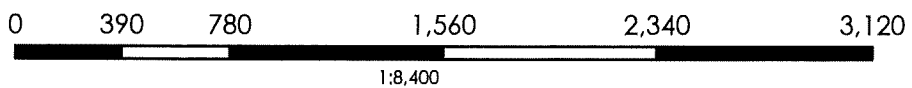
# Aerial Map

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



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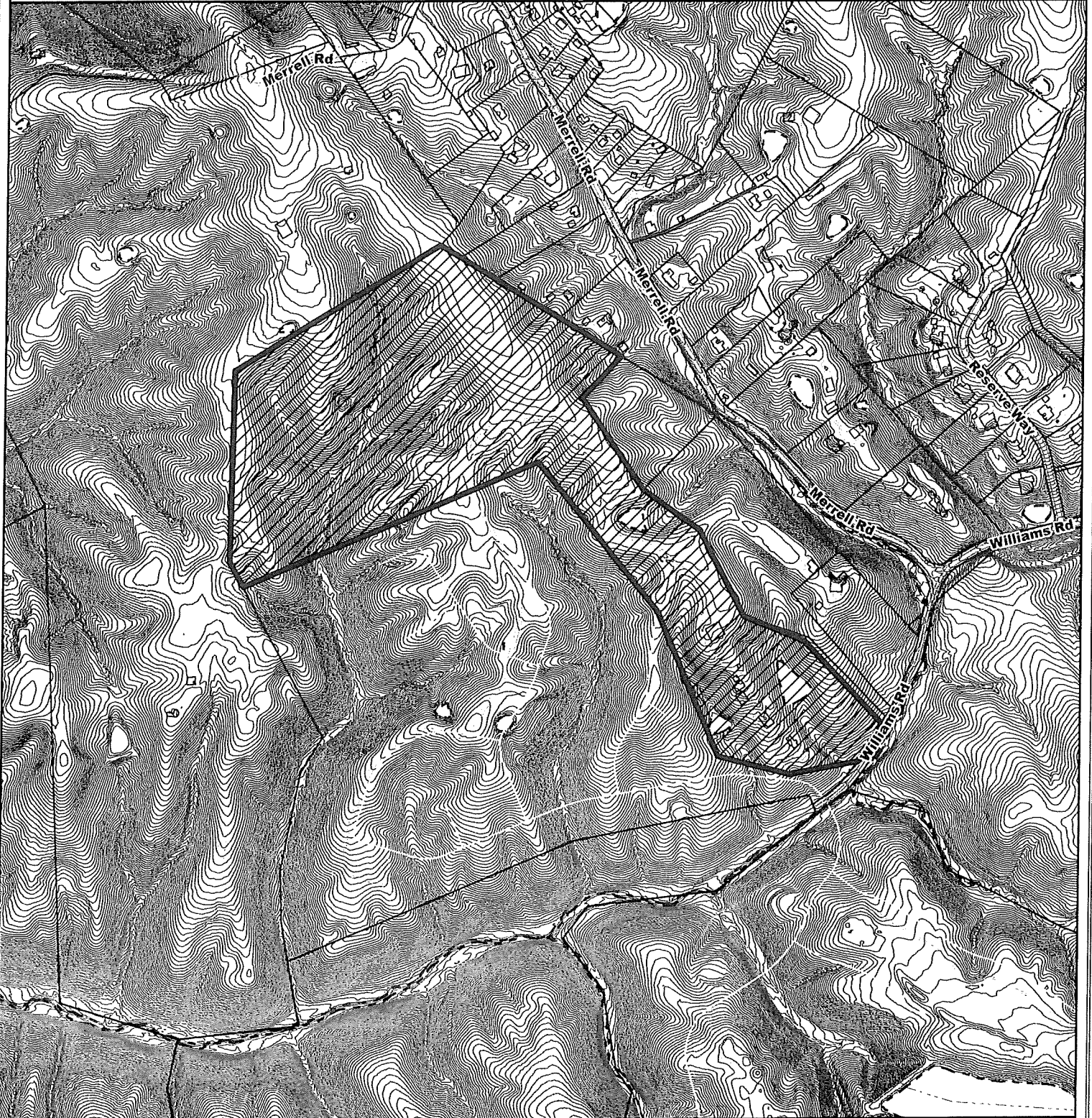
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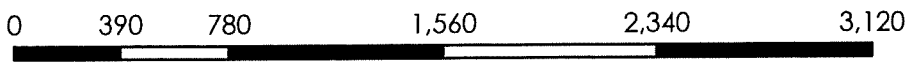
# Topographic Map

www.boonecountygis.com

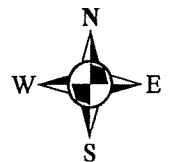


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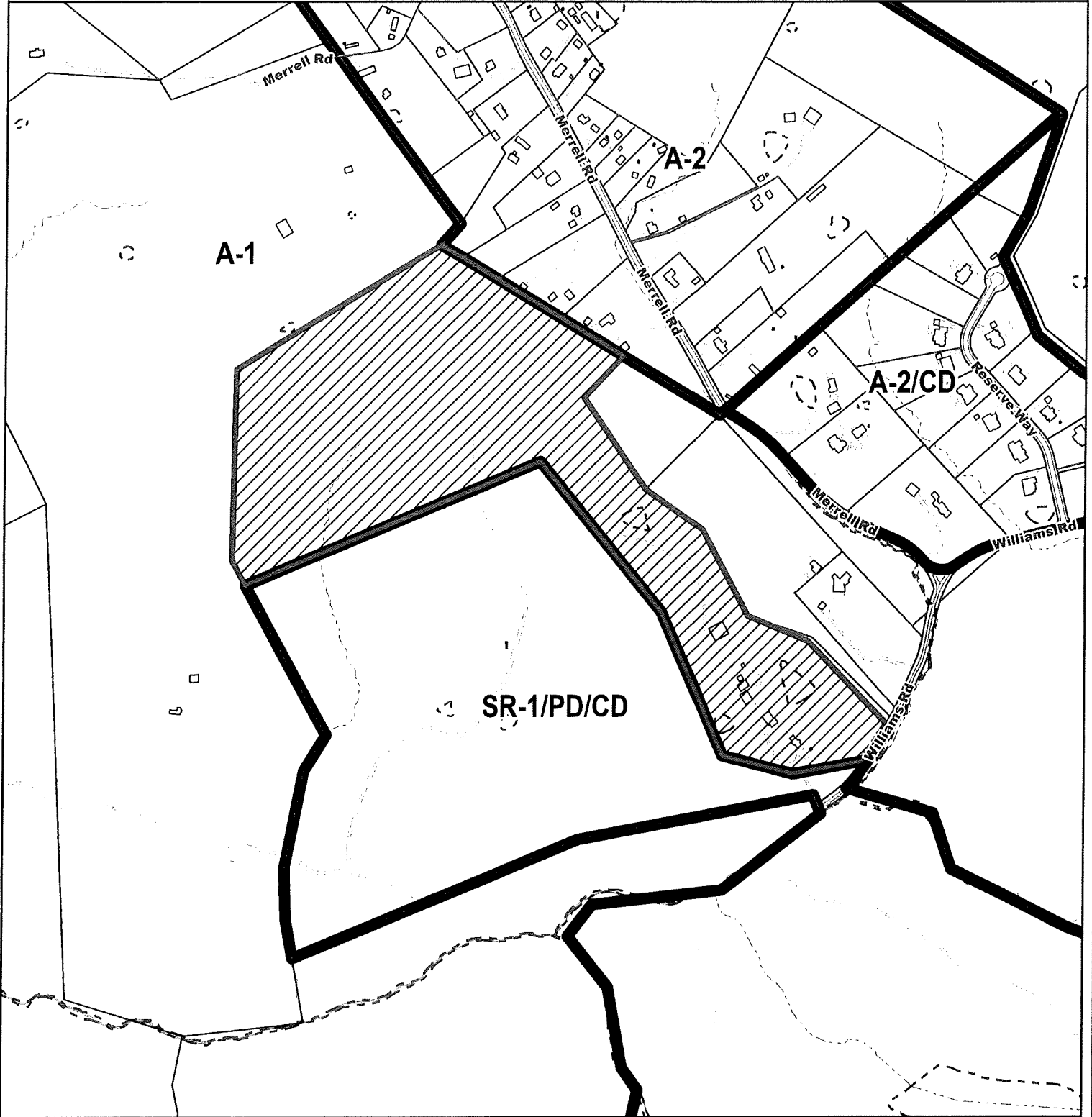
Feet



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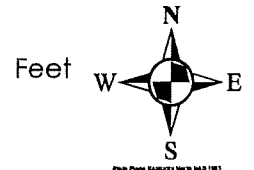
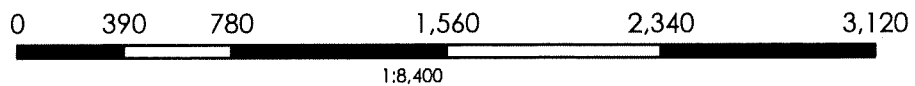
# Zoning Map

www.boonecountygis.com



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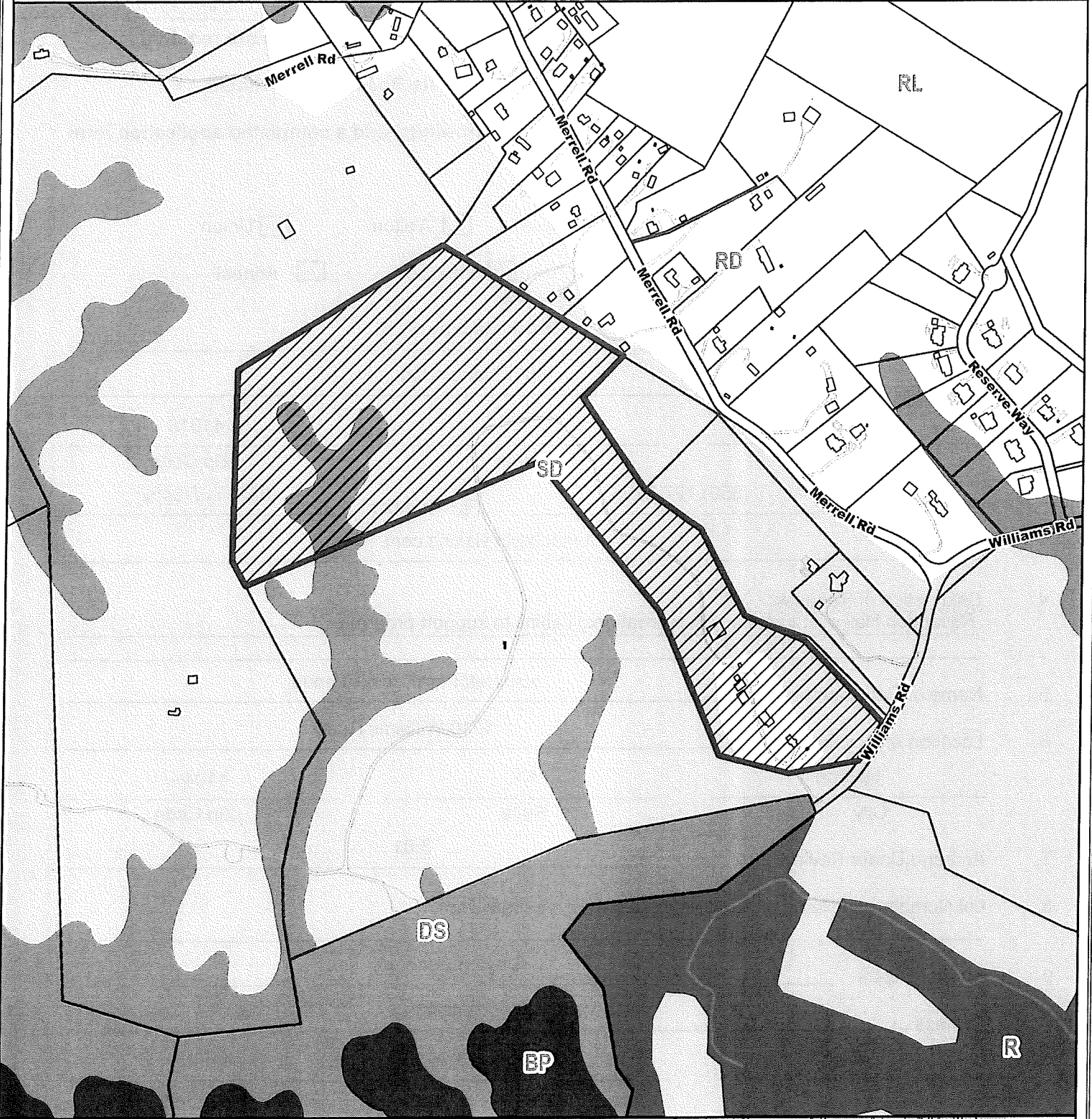
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2025

ArcGIS Pro Document \*.aprx

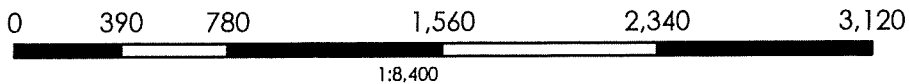
# 2040 Future Land Use Map

www.boonecountygis.com



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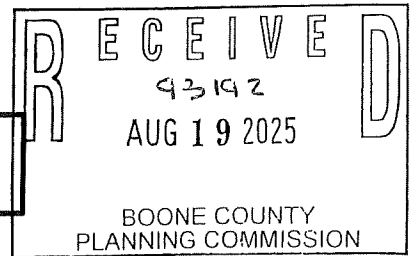
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**Boone County GIS - Putting Northern Kentucky on the Map**



**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

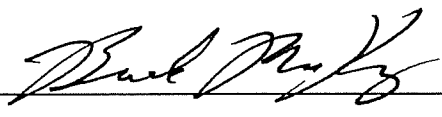
An application consists of all fees paid in full, submitted drawings, and a completed application form

**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: Brock MacKay, PLA  
Address: 466 Erlanger Rd  
Erlanger KY 41018  
City State Zip Code  
Phone Number: (859) 727-3293 Fax Number: (859) 727-8452  
Email: bmackay@vioxinc.com
4. Description of Request:  
Reception Hall event venue with recreational cabins to support program.
5. Name of Development: Ashcraft Farm Event Venue
6. Location of Development: 1210 Williams Road  
Hebron KY 41048  
City State Zip Code
7. Acreage Under Review: 3.01
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Clayton Ashcraft  
Address: 1210 Williams Road  
Hebron KY 41048  
City State Zip Code  
Phone Number: 859-640-9774 Fax Number: N/a  
Email: cashcraftproperties@gmail.com

10. Proposed Use(s) on Site: Reception Hall and Commercial Recreation
11. Total Square Footage of Existing and/or Proposed Buildings: 10,000
12. Current Zoning: A-1
13. 730 55 2001  
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: 8/19/2025 Fee Received: \$ 700.00 Receipt #: 93192

2. Is application complete: Yes

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

# ASHCRAFT FARM EVENT VENUE SITE PLAN

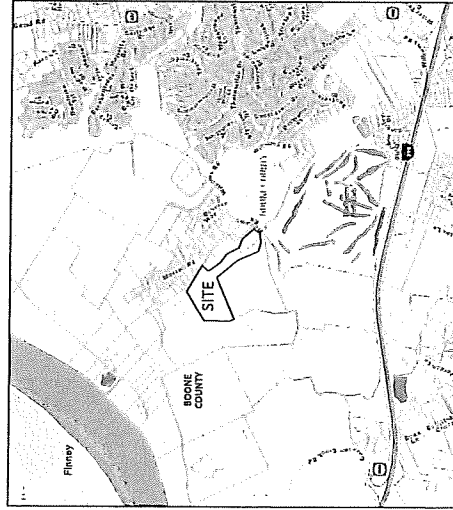
AUGUST 8, 2025

PARCEL ID: 024.00-00-018.00  
HEBRON, BOONE COUNTY, KENTUCKY

- SITE DATA**
1. SITE ADDRESS:  
1210 Williams Road  
Hebron, Kentucky 41048
  2. TOTAL ACRES: 4.008
  3. \* TOTAL ACRES UNDER REVIEW: 3.01 AC
  4. PROPERTY OWNER:  
Ashcraft Farm LLC  
1210 Williams Road  
Hebron, Kentucky, 41048
  5. PARCEL ID: 024.00-00-018.00
  6. DEED BOOK: 210 Parcel 55
  7. CURRENT USE: Agriculture
  8. PROPOSED USE: Agriculture / Reception Hall / Commercial Recreation
  9. SOIL TYPES: \*S6, \*S2, \*21K, \*B6, \*15N, \*NC, \*B6 C/F

- SITE ZONING DATA**
- Current Zoning: A-1  
Proposed Lot Size: 67.7 Ac  
Minimum Intensity: 1.5/1, up to 5 acres  
Minimum Lot Size: 217,800 SF  
Minimum Frontage: 150 FT  
Minimum Height: 45 FT  
Minimum Rear Yard Setback: 25 FT  
Minimum Side Yard Setback: 10 FT

- PARKING SUMMARY**
- Proposed Use - Event Venue  
(Per Section 3325 of the Zoning Regulations: Recreational - auditoriums, exhibit halls, and other public or miscellaneous assembly)
- Required Parking:  
180 seats @ 1 space per 4 seats = 45 spaces  
Total Provided Parking = 50 Spaces + 20 with cabins = 70
- Required A.D.A. Parking:  
70 total spaces = 3 A.D.A. spaces required  
Provided A.D.A. Parking:  
Total Provided Parking = 3 spaces
- Total Provided Parking:  
TOTAL SPACES PROVIDED = 70 spaces  
Overflow parking areas available



**VICINITY MAP**

Scale: 1" = 1/4 MILE

Location of utilities and structures, both surface and subsurface, are not necessarily complete or correct. During construction the utility and structure owners shall be responsible for the repair or replacement of any utility or structure damaged by the project or its activities. The contractor shall be responsible for the repair or replacement of any utility or structure damaged by the project or its activities.

PROVIDE TO ANY OCCUPATION FOR UNDERGROUND UTILITIES, HORIZONTAL AND VERTICAL, OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AGENCIES.



- SITE UTILITIES**
1. WATER
  2. WATER: BOONE COUNTY WATER DISTRICT
  3. ELECTRIC: OWEN ELECTRIC COOPERATIVE, INC

GENERAL NOTE:  
PROJECT BASE MAP CREATED FROM GIS  
INFORMATION (NOT SURVEY).

SHEET #	SHEET TITLE
COVER	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE MASTER PLAN
C3.1	ENLARGED LAYOUT PLAN PHASE 1
C3.2	ENLARGED LAYOUT PLAN PHASE 2
C4.0	DETAILS

ASHCRAFT FARM  
EVENT VENUE  
1210 WILLIAMS RD, HEBRON,  
BOONE COUNTY, KENTUCKY



VIOX & VIOX  
ARCHITECTS & ENGINEERS  
1000 W. MAIN ST., SUITE 100  
COLUMBIANA, KY 40305  
PH: 502-223-1111  
WWW.VIOXANDVIOX.COM

NO.	DATE	REVISION
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DRAFT  
NOT FOR  
CONSTRUCTION

COVER PAGE

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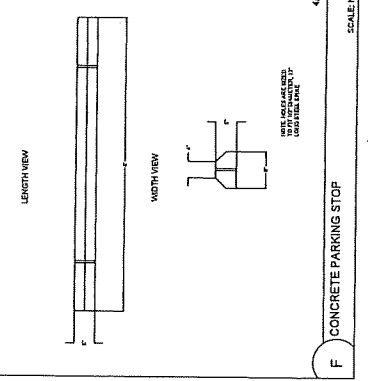
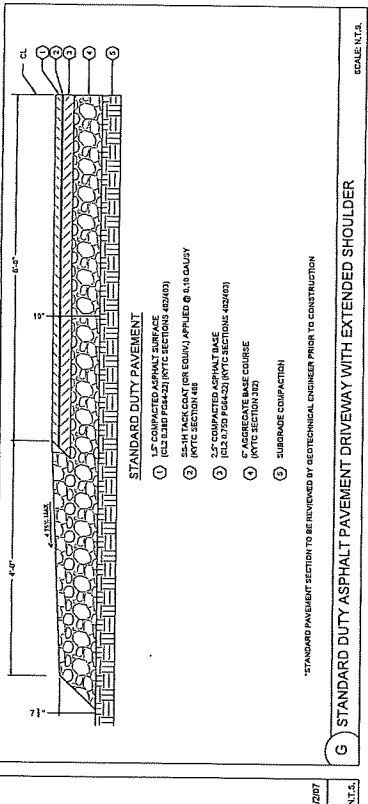
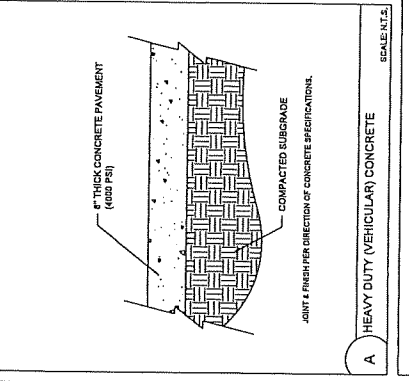
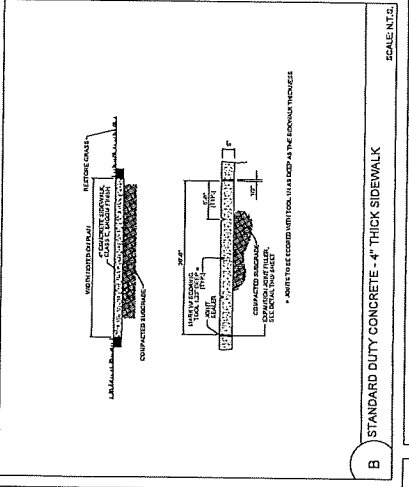
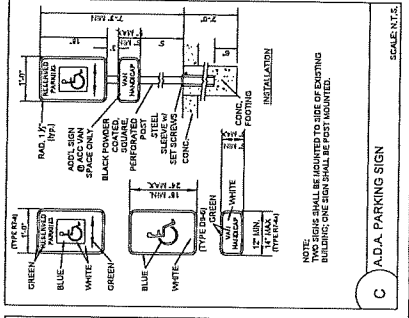
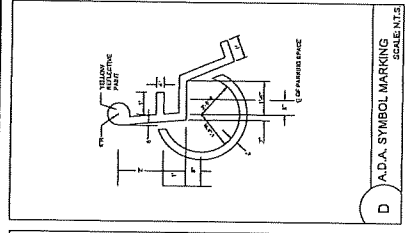
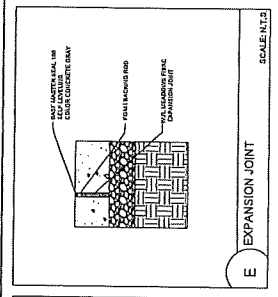




Project No.	14410001
Date	04/15/12
Drawn	RVA
Checked	RVA
Scale	AS SHOWN

DETAILS

**C4.0**  
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# ASHCRAFT FARM EVENT VENUE SITE PLAN

AUGUST 8, 2025  
 PARCEL ID: 024.00-00-018.00  
 HEBRON, BOONE COUNTY, KENTUCKY



VIOX&VIOX

(859) 727-3293 | (513) 576-1000  
 466 Erlanger Rd. | 602 Lila Avenue  
 Erlanger, KY 41018 | Miamitown, OH 45150

DRAFT  
 NOT FOR  
 CONSTRUCTION

Date	Revision	Item

ASHCRAFT FARM  
 EVENT VENUE  
 1210 WILLIAMS RD, HEBRON,  
 BOONE COUNTY, KENTUCKY

Project No:	164425001
Date:	08/8/25
Drawn:	NHA
Checked:	BMM

COVER PAGE

COVER

### SITE DATA

- SITE ADDRESS:  
1210 Williams Road  
Hebron, Kentucky, 41048
- TOTAL ACREAGE OF SITE: 67.7 Ac
- \* TOTAL ACREAGE UNDER REVIEW: 3.01 Ac
- PROPERTY OWNER:  
Clayton Ashcraft  
1210 Williams Road  
Hebron, Kentucky, 41048
- PARCEL ID: 024.00-00-018.00
- DEED REFERENCE:  
Deed Book: 730 Page: 55
- CURRENT USE: Agriculture
- PROPOSED USE: Agriculture / Reception Hall / Commercial Recreation
- SOIL TYPES: ~56% JeD, ~21% RsB, 15% RsC, ~8% CyF

### SITE ZONING DATA

Current Zone: A-1  
 Existing Lot Size = 67.7 Ac  
 Proposed Lot Size = 67.7 Ac

Maximum Intensity = 1 d.u. per 5 Acres  
 Minimum Lot Size = 217,800 SF  
 Minimum Frontage = 150 FT  
 Maximum Height = 45 FT  
 Minimum Front Yard Setback = 80 FT  
 Minimum Rear Yard Setback = 25 FT  
 Minimum Side Yard Setback = 10 FT

### PARKING SUMMARY

Proposed Use - Event Venue  
 (Per Section 3325 of the Zoning Regulations: Recreational -  
 auditoriums, exhibit halls, and other public or miscellaneous assembly)  
 1 space required for every 4 seats

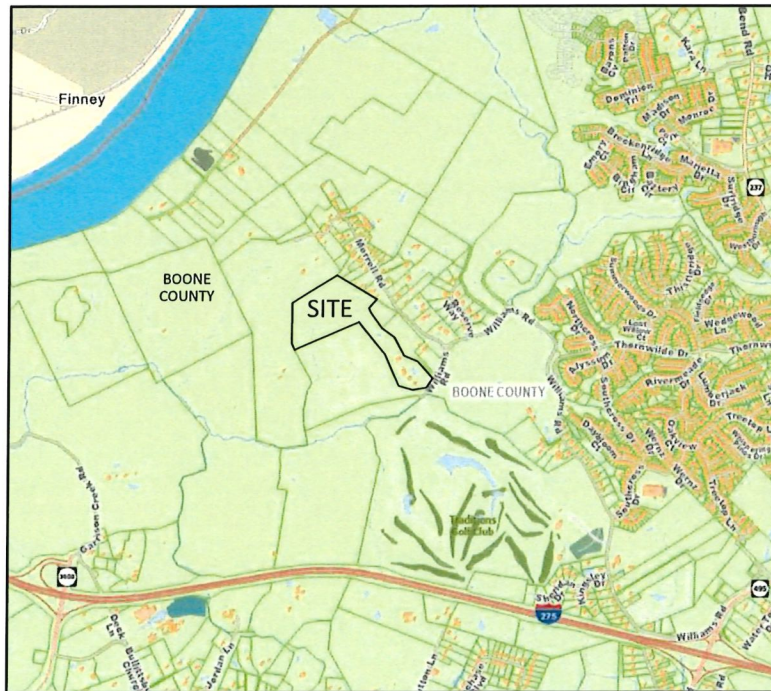
**Required Parking:**  
 180 Seats @ 1 Space per 4 Seats = 45 spaces

**Provided Parking:**  
 Total Provided Parking = 50 Spaces + 20 with cabins = 70

**Required A.D.A. Parking:**  
 70 total spaces = 3 A.D.A spaces required

**Provided A.D.A. Parking:**  
 Total Provided Parking = 3 Spaces

**Total Provided Parking:**  
**TOTAL SPACES PROVIDED = 70 spaces**  
 Overflow parking areas available



VICINITY MAP  
 SCALE: NTS



Location of utilities and structures, both surface and sub-surface, are shown on the plans from data available at time of bidding, and are not necessarily complete or correct. During construction the contractor shall use diligence in protecting from damaging all existing utilities and structures whether shown on the plan or not. If damage is caused, the contractor shall be responsible for the repair or restoration of same to the satisfaction of the engineer or appropriate authority.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR MUST EXPOSE AND VERIFY LOCATIONS BOTH HORIZONTAL AND VERTICALLY OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

### SITE UTILITIES

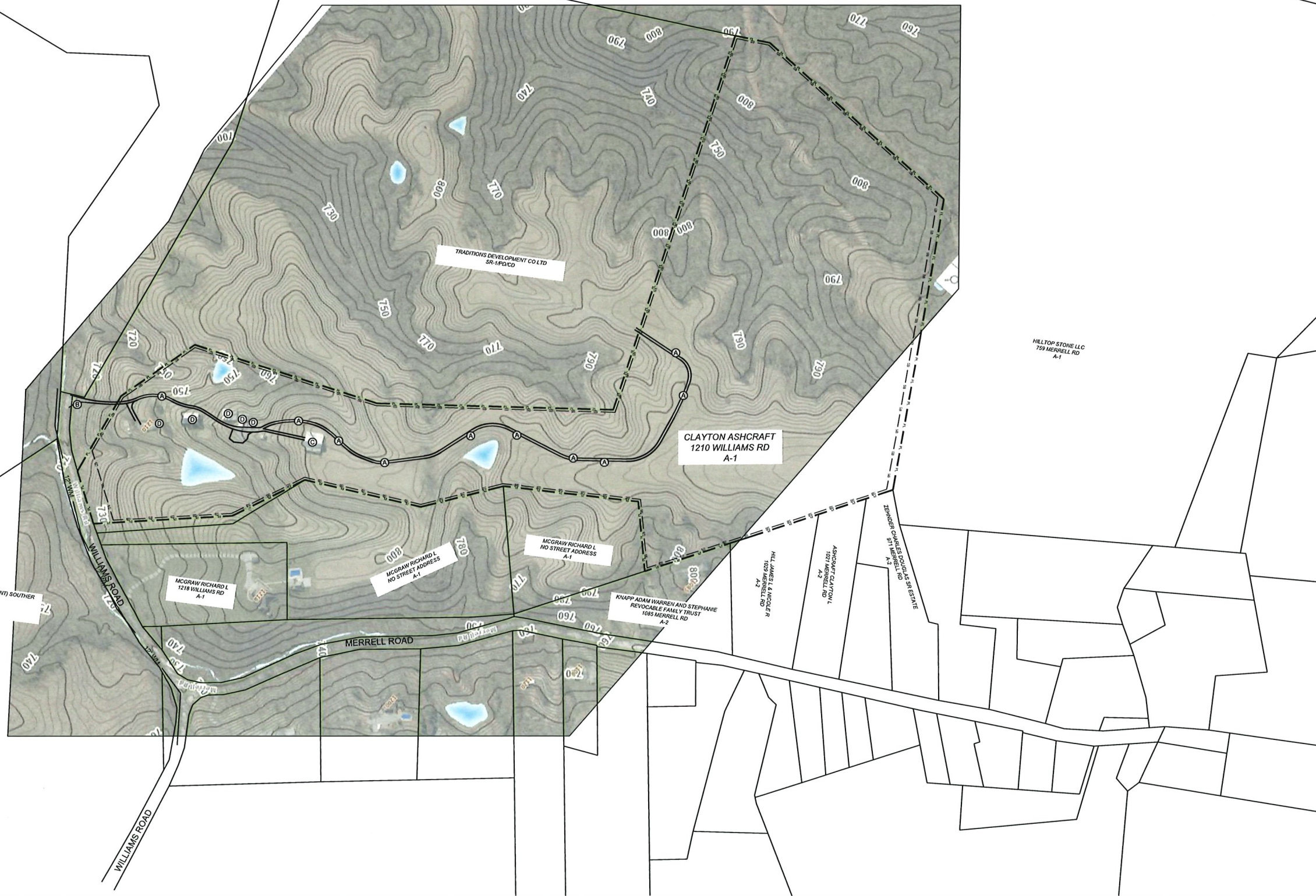
- SANITARY SEWER: SEPTIC
- WATER: BOONE COUNTY WATER DISTRICT
- ELECTRIC: OWEN ELECTRIC COOPERATIVE, INC.

GENERAL NOTE:  
 PROJECT BASE MAP CREATED FROM GIS  
 INFORMATION (NOT SURVEY).

SHEET INDEX	
SHEET #	SHEET TITLE
COVER	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE MASTER PLAN
C3.1	ENLARGED LAYOUT PLAN PHASE 1
C3.2	ENLARGED LAYOUT PLAN PHASE 2
C4.0	DETAILS

P:\ASHCRAFT\_FARM\_EVENT\_VENUE\AD\08\Ashcraft Farm Event Venue.dwg  
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P:\ASHCRAFT CLAY (644)\ASHCRAFT FARM EVENT VENUE\A1\DWG\ASHCRAFT Farm Event Venue.dwg  
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**LEGEND**

- (A) EXISTING 10'-12' WIDE GRAVEL DRIVEWAY
- (B) FARM MACHINERY ACCESS ROUTES
- (C) EXISTING BARN TO REMAIN FOR AGRICULTURAL PURPOSES
- (D) EXISTING STRUCTURE TO REMAIN

**VIOX&VIOX**  
 (859) 727-3293 | (513) 676-1000  
 499 Erlanger Rd. | 692 Lila Avenue,  
 Erlanger, KY 41016 | Miamisburg, OH 45150

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NOT FOR  
CONSTRUCTION**

Item	Revision	Date

**ASHCRAFT FARM  
EVENT VENUE**  
 1210 WILLIAMS RD, HEBRON,  
BOONE COUNTY, KENTUCKY

Project No:	164425001
Date:	08/8/25
Drawn:	NHA
Checked:	BMM

SCALE: 1" = 200'

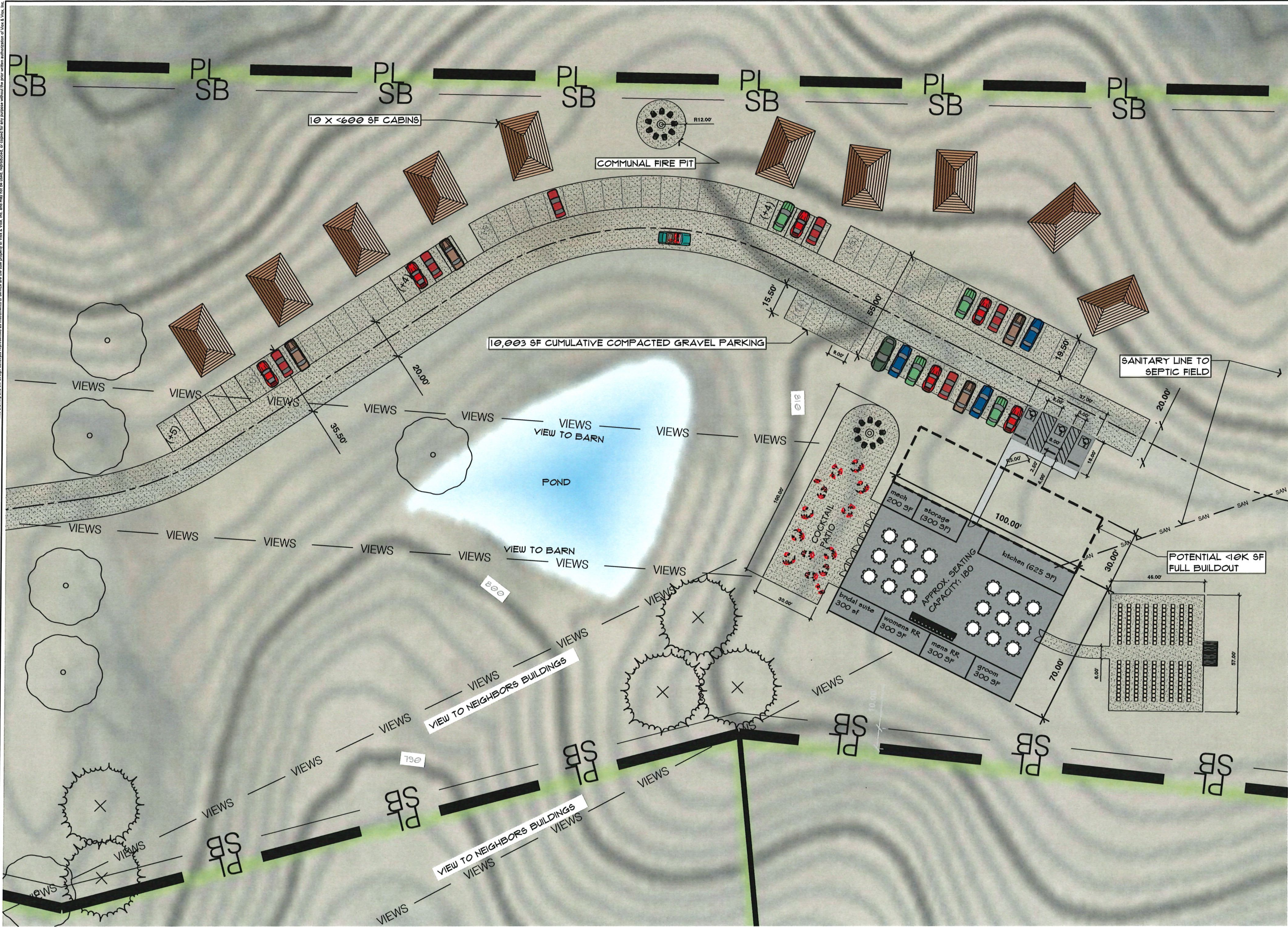
EXISTING  
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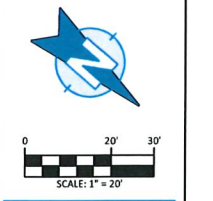
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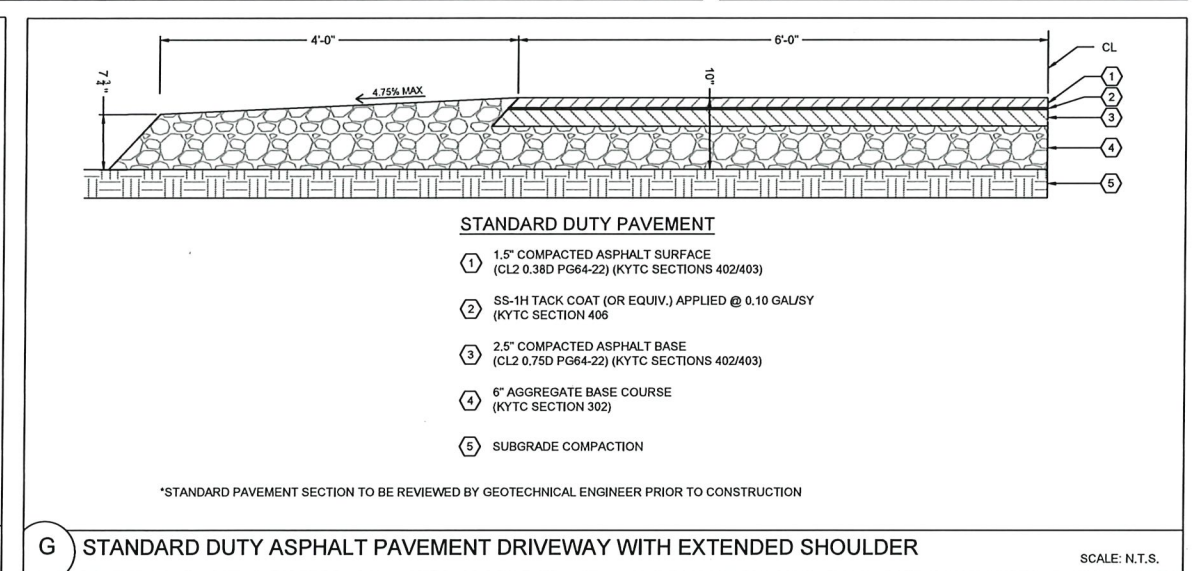
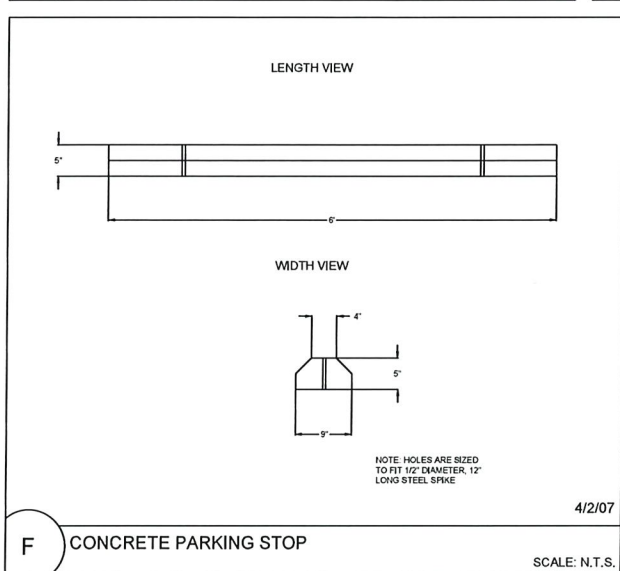
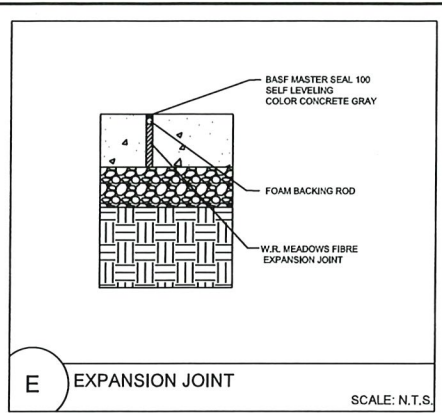
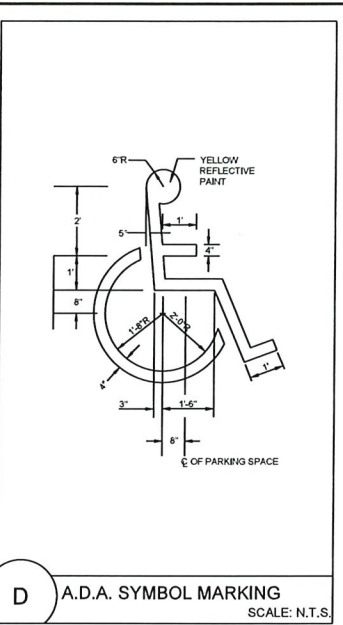
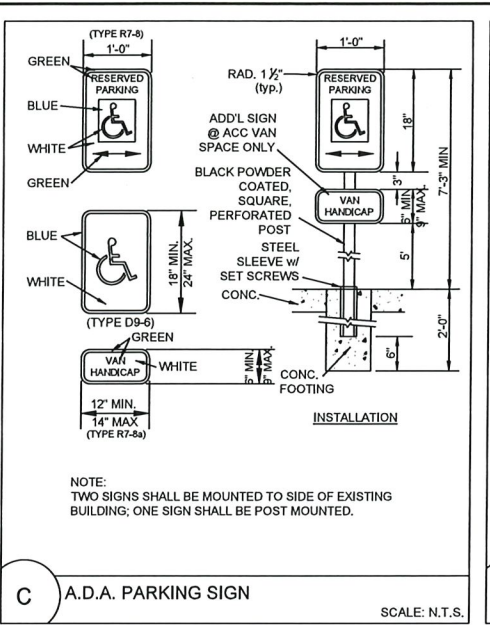
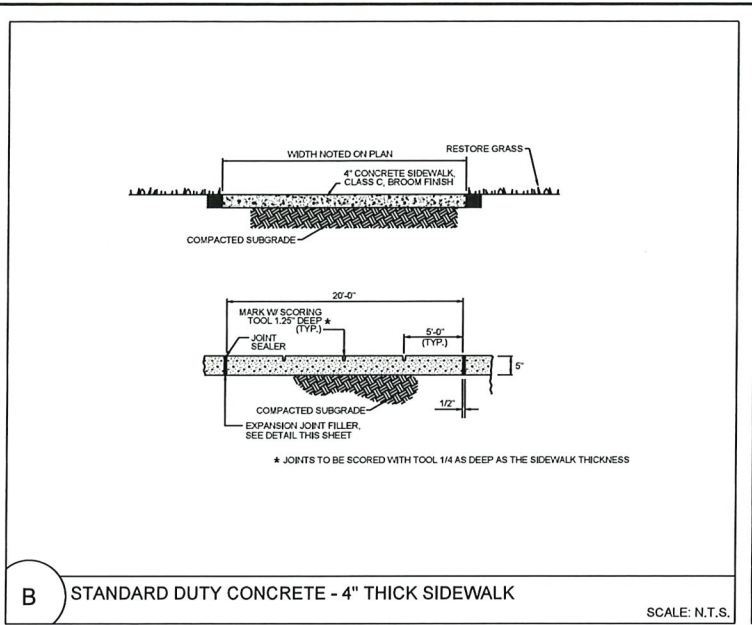
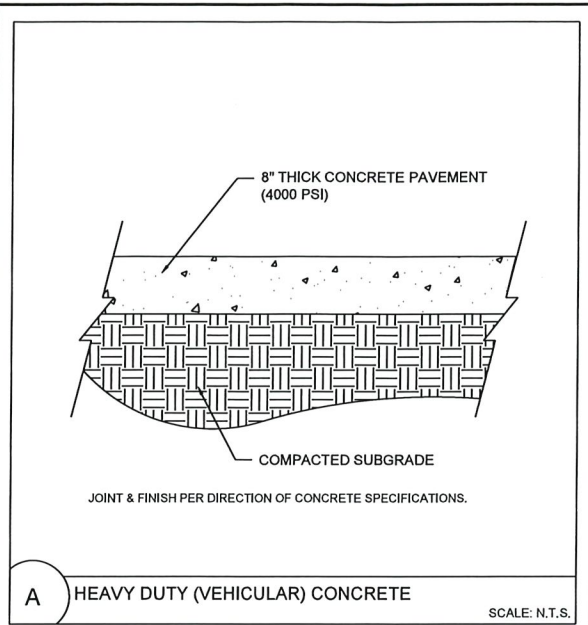
Project No:	164425001
Date:	08/8/25
Drawn:	NHA
Checked:	BMM



**ENLARGED  
 LAYOUT PLAN  
 PHASE 2**

**C3.2**  
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DETAILS  
**C4.0**  
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CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Gary & Vivian Ashcraft  
1210 Williams Rd  
Hebron, KY 41048
2. ADDRESS OF PROPERTY  
1210 Williams Rd  
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Ashcraft Farm Event Venue
4. DEED BOOK 730                      PAGE NO. 55                      GROUP NO. 2001
5. TYPE OF RESTRICTION(S) (Check all that apply)
- \_\_\_ Zoning Map Amendment:                      X Conditional Use Permit  
From \_\_\_ To \_\_\_
- \_\_\_ Development Plan                                      \_\_\_ Conditional Zoning
- \_\_\_ Subdivision Plat                                      \_\_\_ Other:  
(Not Recorded)
- \_\_\_ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

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

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

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone County Planning Commission this 9<sup>th</sup> day of October, 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 October 8, 2025, Certificate of Land Use Restriction (#25-BCBOA-021-A), for Gary and Vivian Ashcraft, Property Owner(s).

The following conditions will apply:

1. A Major Site Plan application shall be processed with the Boone County Planning Commission, which shall meet the minimum requirements of the Boone County Zoning Regulations, except for those requirements specifically shown on the submitted Concept Development Plan.
2. An encroachment permit shall be obtained from Boone County.
3. Any off-site improvements required by Boone County shall be constructed by the property owner, at their expense.
4. Amplified music shall be prohibited outside of the proposed building.
5. Signage shall be limited to one (1) monument sign, not exceeding eight (8) feet in height, and not exceeding a sign area of twenty-five (25) square feet.
6. The rental of the cabins shall not be posted on any third-party websites and shall not be used as short-term rentals.
7. The site shall be provided with a septic system as part of the first phase of development.

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