

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
93690
NOV 12 2025
BOONE COUNTY
PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required 027

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: South Fork Christian Church
Address: 14896 South Fork Church Road
Verona Kentucky 41092
City State Zip Code
Phone Number: (859) 485-6117 Fax Number: _____
Email: bob@sfccky.org
4. Description of Request: Install 18x26 Shed.
5. Name of Development: South Fork Christian Church
6. Location of Development: 14896 South Fork Church Road
Veron Kentucky 41090
City State Zip Code
7. Acreage Under Review: Less than an acre.
8. Lot Number and Name of Subdivision (if part of a subdivision):
N/A
9. Current Owner: South Fork Christian Church
Address: 14896 South Fork Church Road
Verona Kentucky 41092
City State Zip Code
Phone Number: (859) 485-6117 Fax Number: _____
Email: bob@sfccky.org

10. Proposed Use(s) on Site: Build a Shed for Storage.
11. Total Square Footage of Existing and/or Proposed Buildings: ~~468886~~ sq. ft.
12. Current Zoning: A-1
13. 244 176 2074
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:

Lee Hutchinson / Elder

Applicant's Signature:

James S. Lee

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

1. Date Received: 11/12/2025 Fee Received: \$ 766.00 Receipt #: 93698

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 12/10/2025

5. Board Action: 12/10/2025

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@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#2

APPLICANT: James Lee, on behalf of South Fork Christian Church, per Carl Hutchinson

LOCATION: 14896 and 14909 South Fork Church Road, Boone County, Kentucky

ZONING: Agriculture (A-1) and Agricultural Estate (A-2)

DATE: December 10, 2025

PROPOSAL

- A. The submitted request is a Conditional Use Permit to allow the construction of a 468 square foot shed/garage

SITE HISTORY

- 2003 On December 10, 2003, the Boone Board of Adjustment approved, with conditions, a Conditional Use Permit for an addition to the existing church building (BCBOA-03-025).
- 2011 On July 13, 2011, the Boone Board of Adjustment approved, with conditions, a Conditional Use Permit for a fellowship hall and off-street parking area (BCBOA-11-007).
- 2004 On February 27, 2004, the Boone County Planning Commission approved a Site Plan for a new building.
- 2011 On October 21, 2011, the Boone County Planning Commission approved a Site Plan for a new fellowship hall and off-street parking area.
- 2014 On October 29, 2014, the Boone County Planning Commission approved a Minor Site Plan for a storage shed.

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. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 601.2.A of the Boone County Zoning Regulations (Findings for a Conditional Use Within the A-1 District):
 - 1. 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.
 - 2. 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.
 - 3. 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.
- D. Section 505.1 of the Boone County Zoning Regulations identifies 'Religious Assembly' as a Conditional Use within the A-1 and A-2 districts.
- E. Section 505.1 of the Boone County Zoning Regulations identifies 'Customary Accessory Buildings and Uses' as an Accessory Use within the A-1 and A-2 districts.
- F. 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."
- G. Section 602. A of the Boone County Zoning Regulations states that "The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment."

- H. 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.
- I. Section 4000 of the Boone County Zoning Regulations defines 'Customary Accessory Use or Structure' as follows: A customary accessory structure or use 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.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Public/Institutional" uses, which are described as government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.
- B. South Fork Church Road is a county maintained local street, providing for two way traffic within an approximate twenty (20) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 9.6 acre area is located on the east and west sides of South Fork Church Road, approximately 1,300 feet northwest of South Fork Road.
- B. The site is comprised of three lots under common ownership.
- C. Access to the site is provided by several curb cuts onto South Fork Church Road.
- D. The site is currently occupied by a church, fellow ship hall, and off-street parking areas.
- E. The western portion of the site is located within the 100-Year Floodplain of Big South Fork.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential dwellings, agricultural land, and vacant land (A-1)
- South: Single-family residential dwellings, agricultural land, and vacant land (A-2)
- East: Single-family residential dwellings, agricultural land, and vacant land (A-1 and A-2)
- West: Mining activity

PROPOSED DEVELOPMENT

- A. The applicant is proposing to install a 468 square foot (18' x 26') storage/garage building in the northwest corner of the existing parking lot.

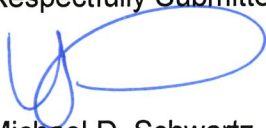
STAFF COMMENTS

- A. The installation of the proposed building will require the elimination of two (2) existing parking spaces.

CONCLUSION

- A. KRS 100.237 and Section 202 of the Boone County Zoning Regulations give the Boone County Board of Adjustment the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

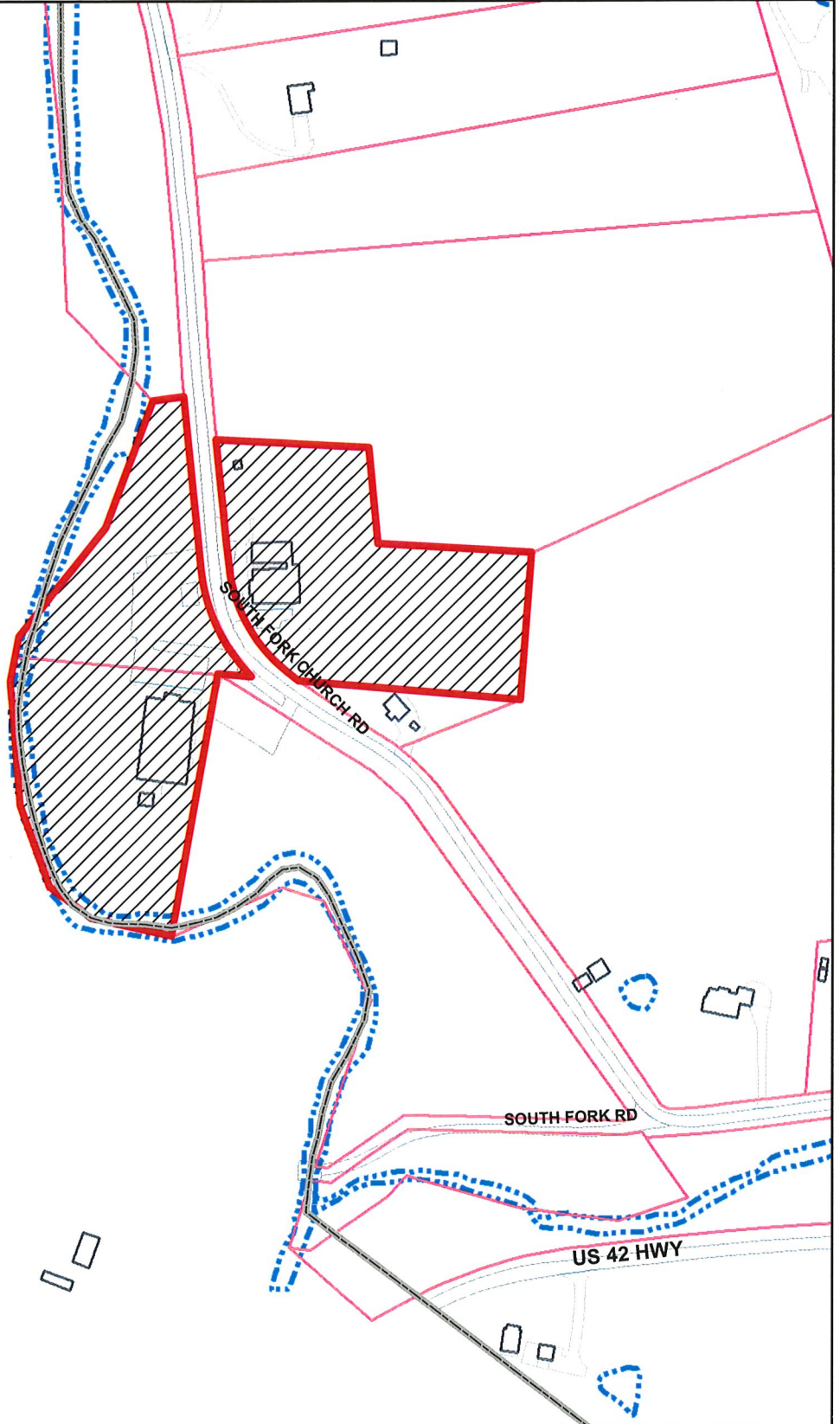
MDS/ss

Attachments

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

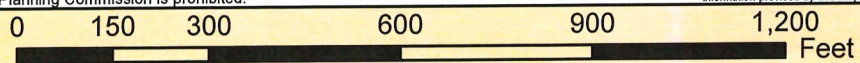
Vicinity Map

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1 inch = 300 feet



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Study File: 1 created by South 04/11/2017
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Aerial Map

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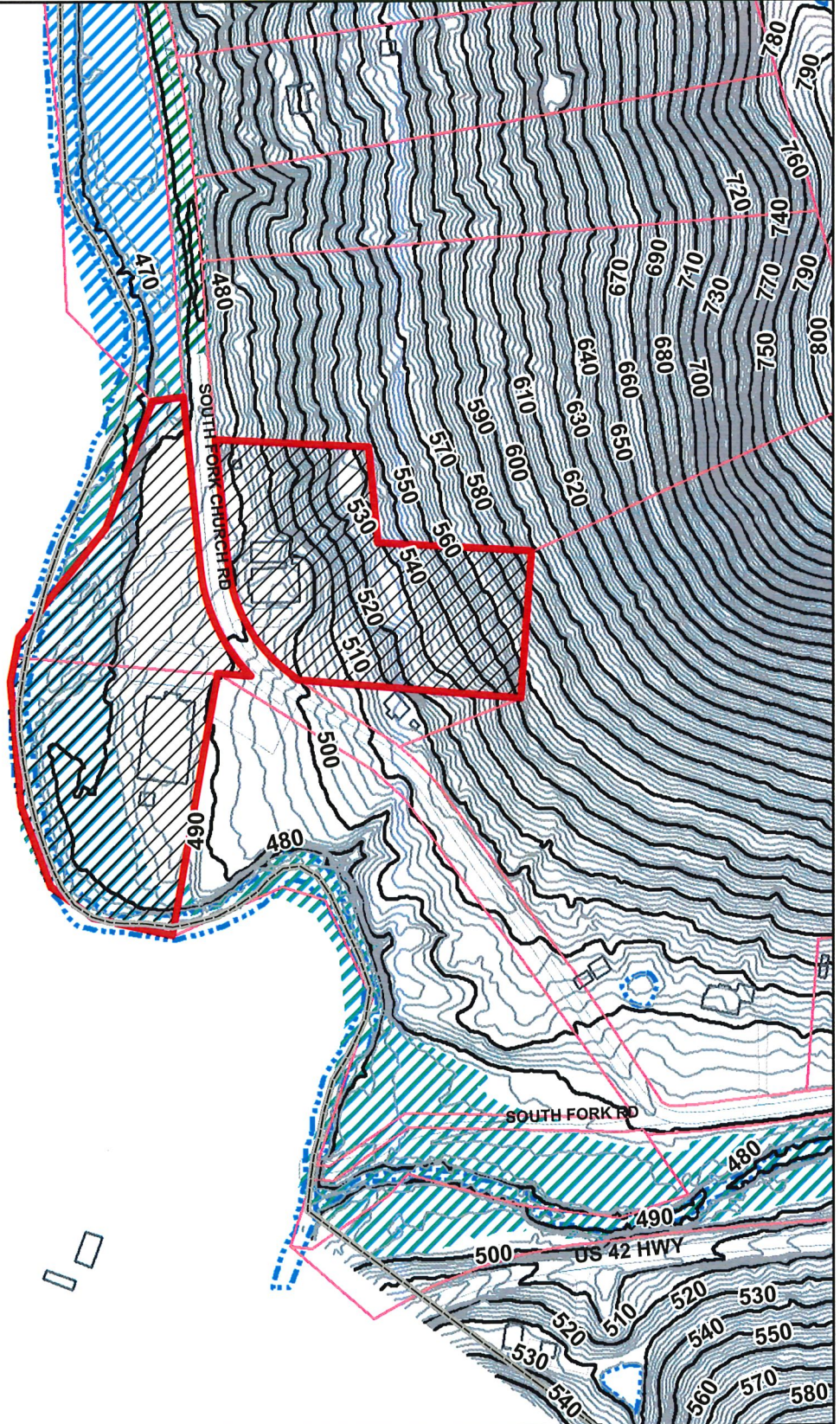
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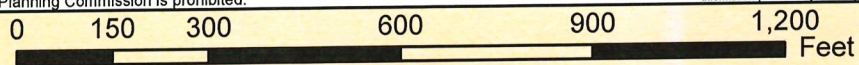
Topographic and Floodplain Map

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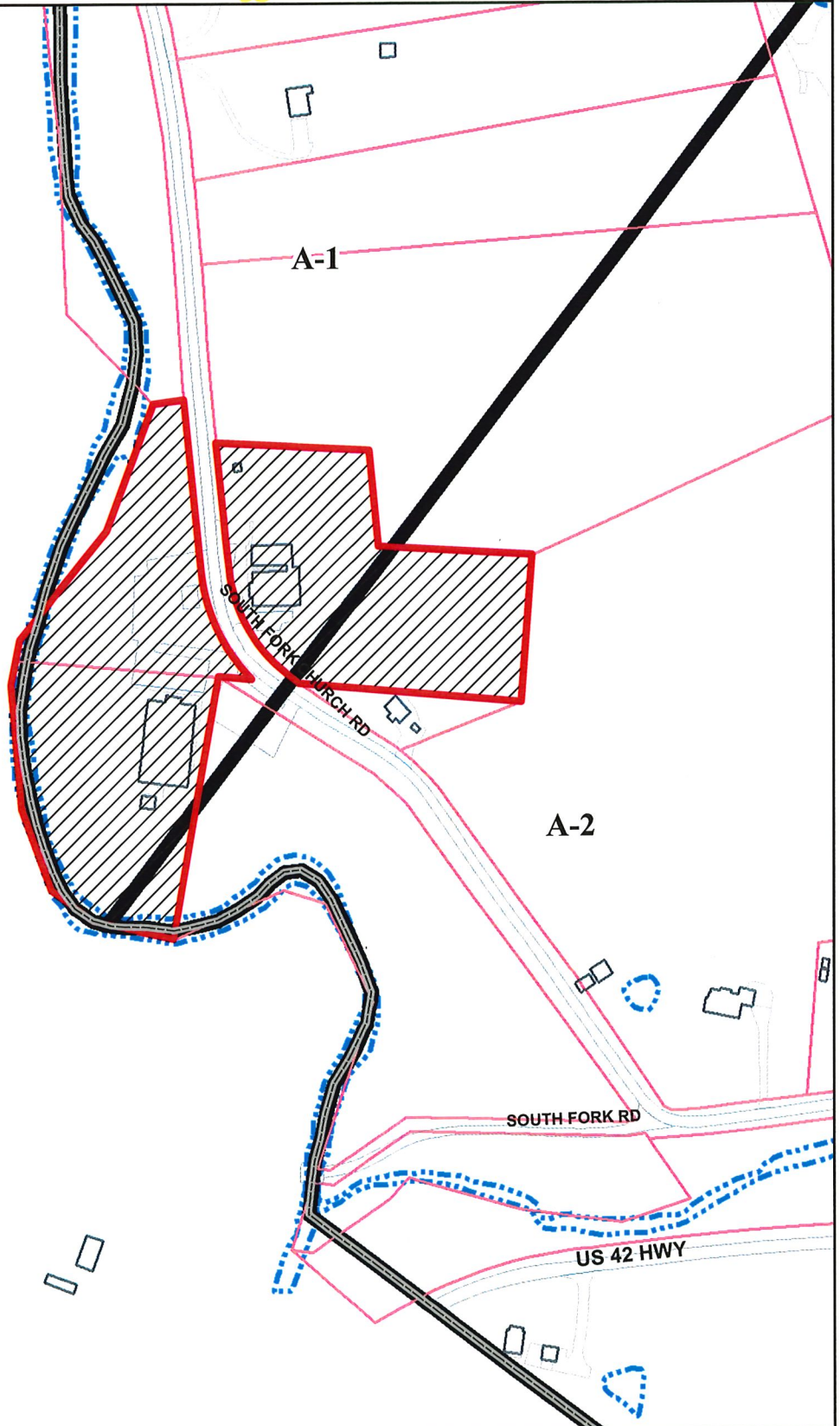


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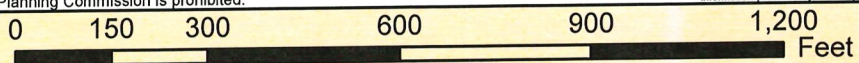
Zoning Map

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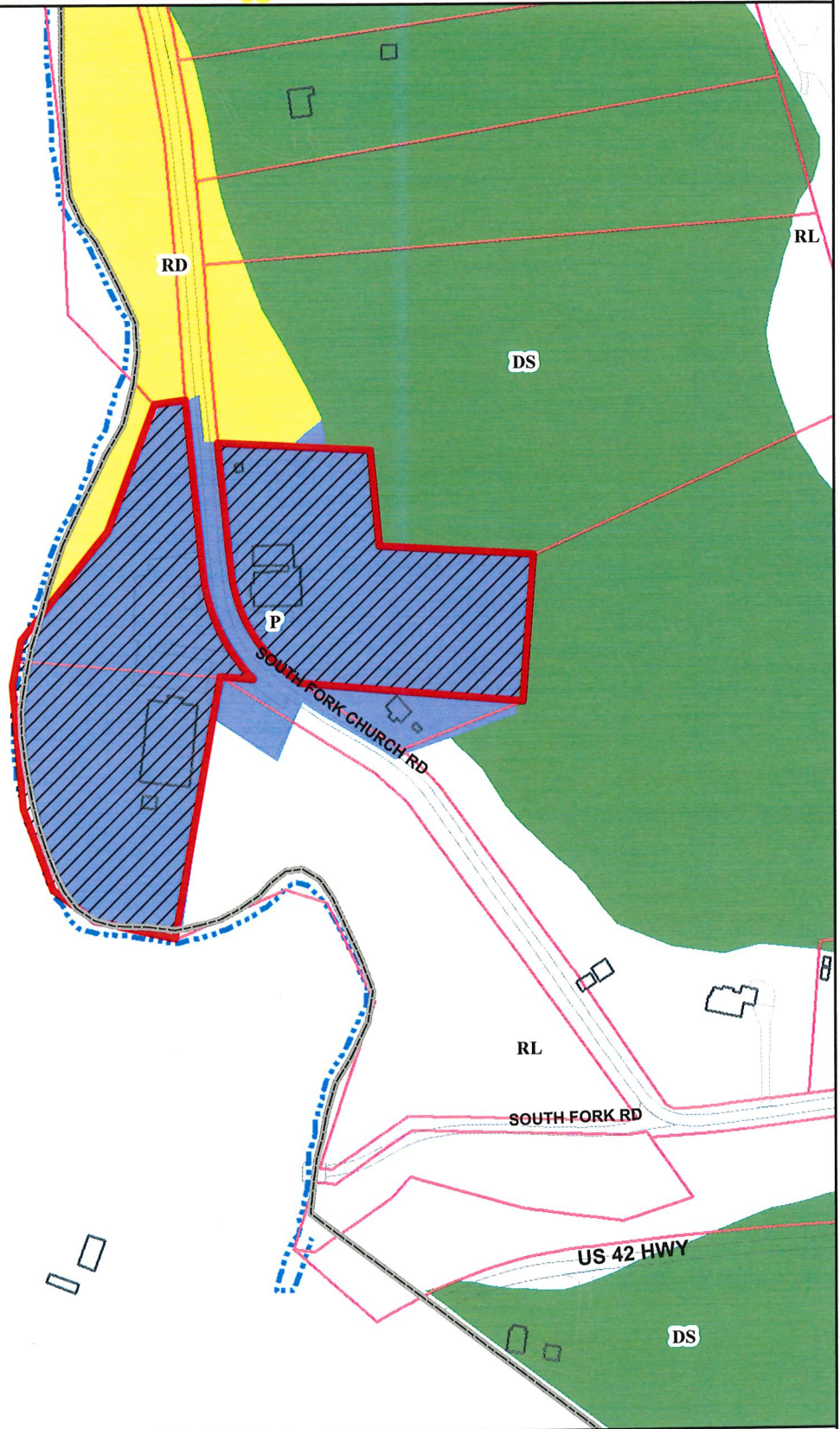
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2040 Future Land Use Map

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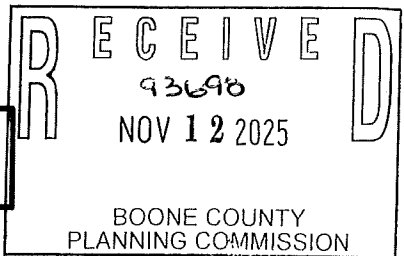


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Paul Hutchinson / Elder

Applicant's Signature:

James S. Lee

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_____ Approved

_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

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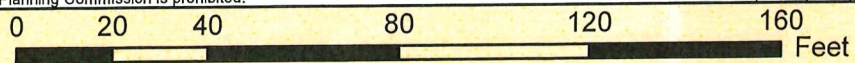
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1 inch = 40 feet

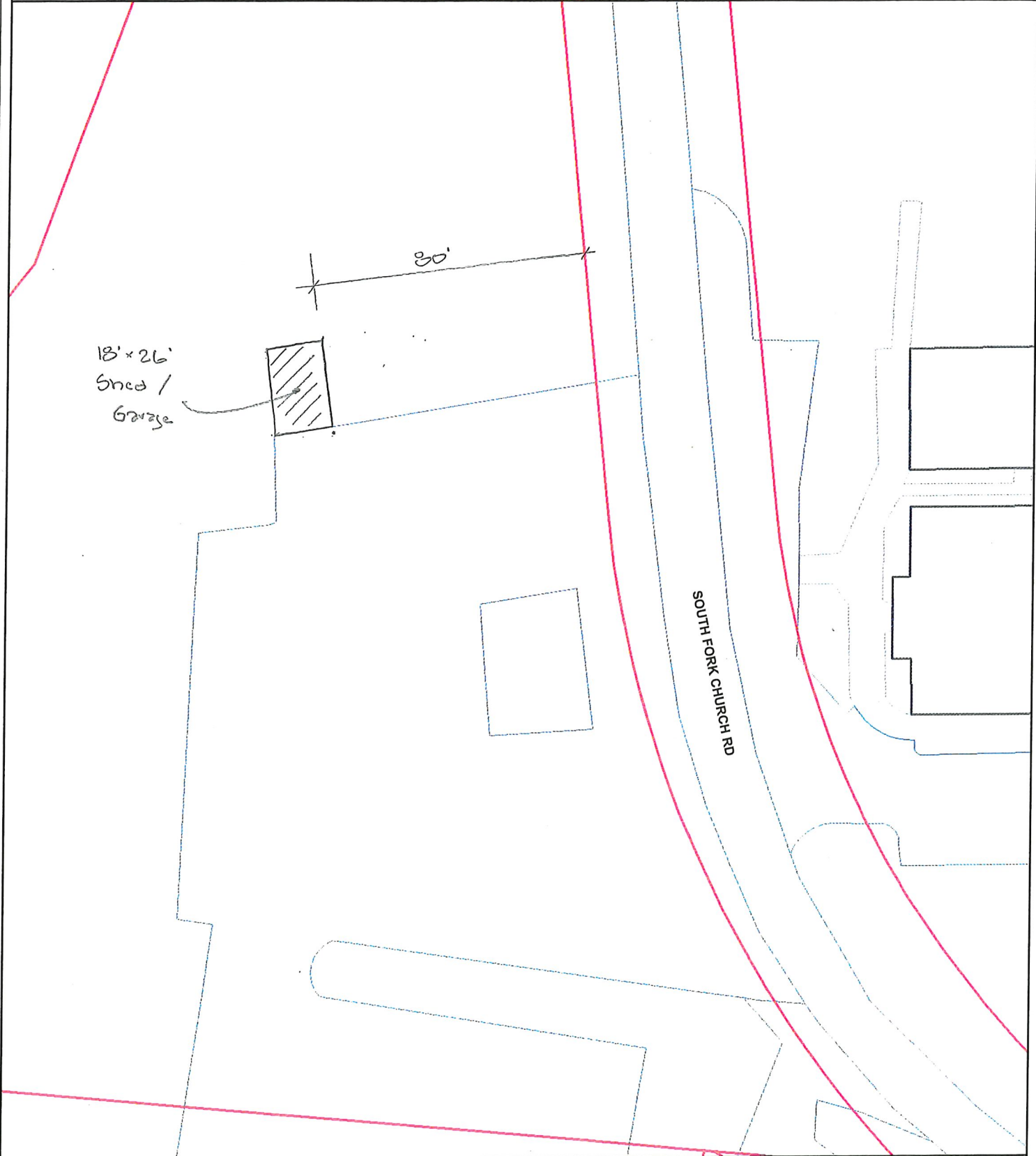


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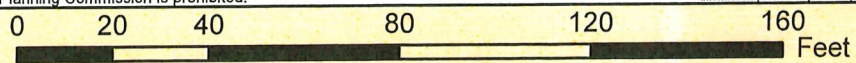
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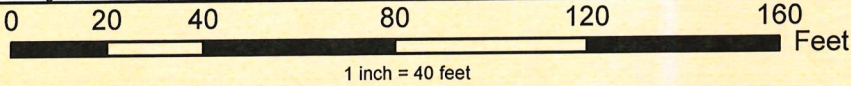
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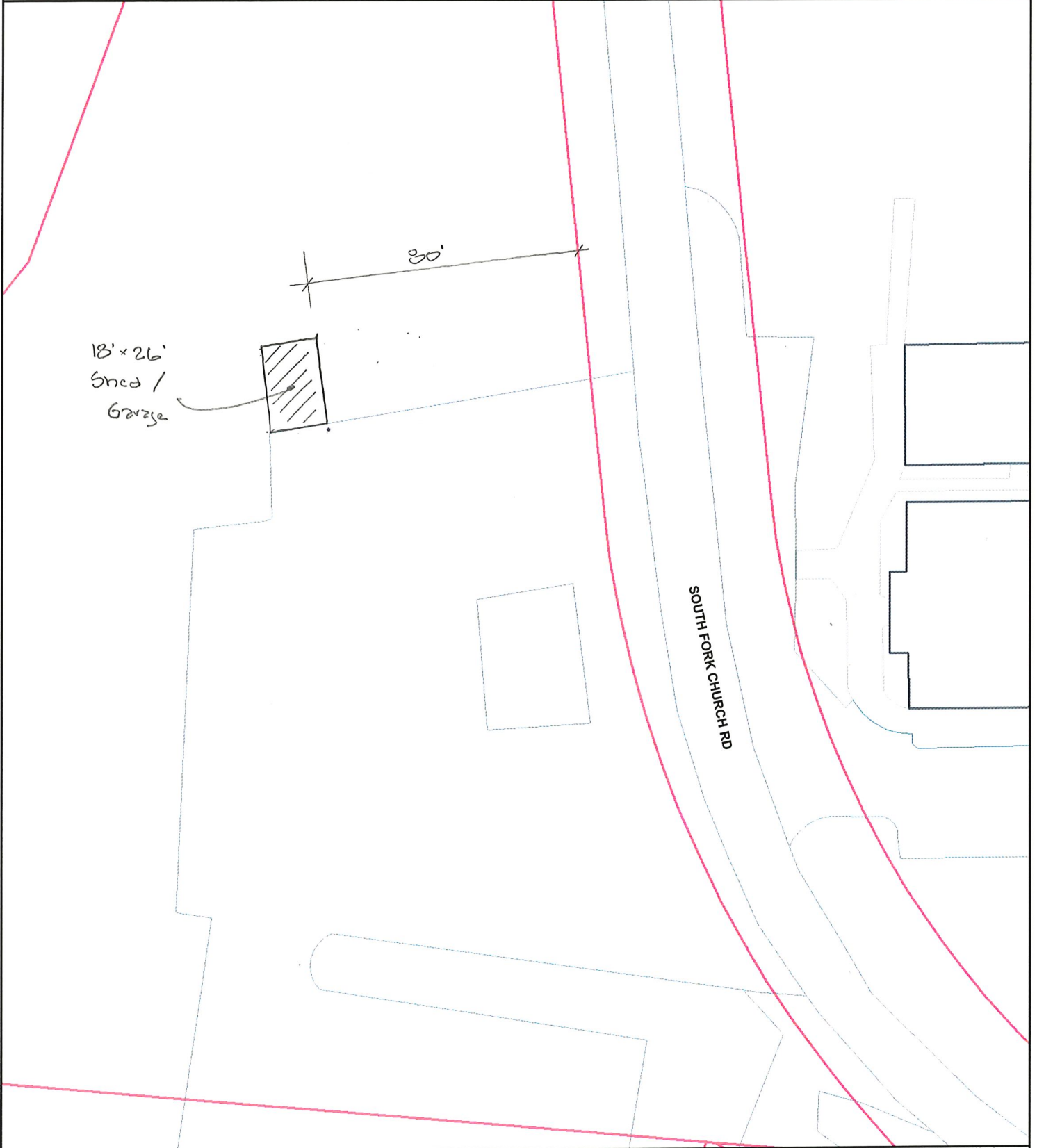


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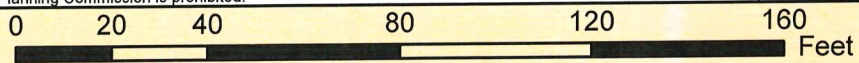
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CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
South Fork Christian Church
14896 South Fork Church Rd
Verona, KY 41092
2. ADDRESS OF PROPERTY
14896 South Fork Church Rd
Verona, KY 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
South Fork Christian Church Shed
4. DEED BOOK 244 PAGE NO. 176 GROUP NO. 2074
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 11th day of December, 2025.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2029

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)