

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D	94470
	APR 08 2026
	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: RIVERS POINTE HOLDINGS
Address: 541 BUTTERMILK PIKE
CRESCENT SPRINGS Ky 41017
City State Zip Code
Phone Number: 859-512-2426 Fax Number: N/A
Email: J.T. EBBEN @ T.EBBEN.COM
4. Description of Request: SIGN HEIGHT VARIANCE
5. Name of Development: RIVERS POINTE ESTATES
6. Location of Development: STATE ROUTE 237, HEBRON
Hebron Ky 41048
City State Zip Code
7. Acreage Under Review: N/A
8. Lot Number and Name of Subdivision (If part of a subdivision): 1
9. Current Owner: RIVERS POINTE HOLDINGS
Address: SAME AS ABOVE
City State Zip Code
Phone Number: SAME AS ABOVE Fax Number: _____
Email: _____

10. Proposed Use(s) on Site: MOA / TRAIL HEAD MONUMENT
11. Total Square Footage of Existing and/or Proposed Buildings: N/A See ATTACHED
12. Current Zoning: SR-3/C-1/D-1/PD
13. _____
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: 4/8/26 Fee Received: \$666 Receipt #: 94470
2. Is application complete: _____
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 5/13/26
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@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#3

APPLICANT: Rivers Pointe Holdings

LOCATION: Throughout the Rivers Pointe Estates Subdivision

ZONING: Suburban Residential Three/Commercial One/Office One/Planned Development (SR-3/C-1/O-1/PD)

DATE: May 13, 2026

PROPOSAL

- A. The submitted request is a Variance to allow an increase in height for all existing and future freestanding monument signage within the Rivers Pointe Estates subdivision.

SITE HISTORY

2010 On November 23, 2010, the Boone Fiscal Court approved a Zoning Map Amendment to rezone a 334 acre tract from Agriculture (A-1), Agricultural Estate (A-2), and Rural Suburban Estates (RSE) to Suburban Residential Three/Commercial One/Office One/Planned Development (SR-3/C-1/O-1/PD)

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 hear and decide on applications for variances.
- B. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

- (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- D. Section 3408.6.A.1 of the Boone County Zoning Regulations states that freestanding signage within residential zoning districts shall be limited as follows:
- a. Shall only be a monument sign.
 - b. Only one (1) monument style sign shall be permitted when customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, or societies.
 - c. This monument sign shall not exceed eight (8) feet in height.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 Future Land Use Plan designates the site for Rural Density Residential, Suburban Density Residential, High Suburban Density Residential, Commercial, and Developmentally Sensitive uses.
- 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. High Suburban Density Residential (HSD) - Single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks.
 - 3. Commercial (C) - Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
 - 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.

SITE CHARACTERISTICS

- A. The approximate 334 acre site is located on the east side of North Bend Road approximately 750 feet north of the North Bend Road/Stahl Road intersection, to the east of Deer Creek and Rivershore Farms subdivisions, at the terminus of Stahl Road.
- B. The site is currently occupied by the of first several phases of attached and detached single family residential, as well as commercial development along North Bend Road.
- C. Access to the development is primarily provided by a curb cut onto North Bend Road, with an additional curb cut on Stahl Road.

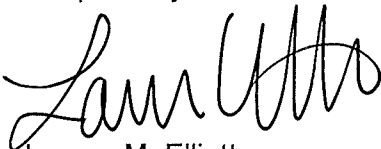
STAFF COMMENTS

- A. The request will affect two existing signs, as well as any future freestanding signage within the Rivers Pointe Estates subdivision.
- B. The Rivers Pointe Estates Design Guidelines booklet submitted with the 2010 Zoning Map Amendment provides some exceptions to the standard signage regulations. These exceptions allow for an increased number of monument signs and allow them in locations other than those typically allowed in Article 34 of the Boone County Zoning Regulations.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



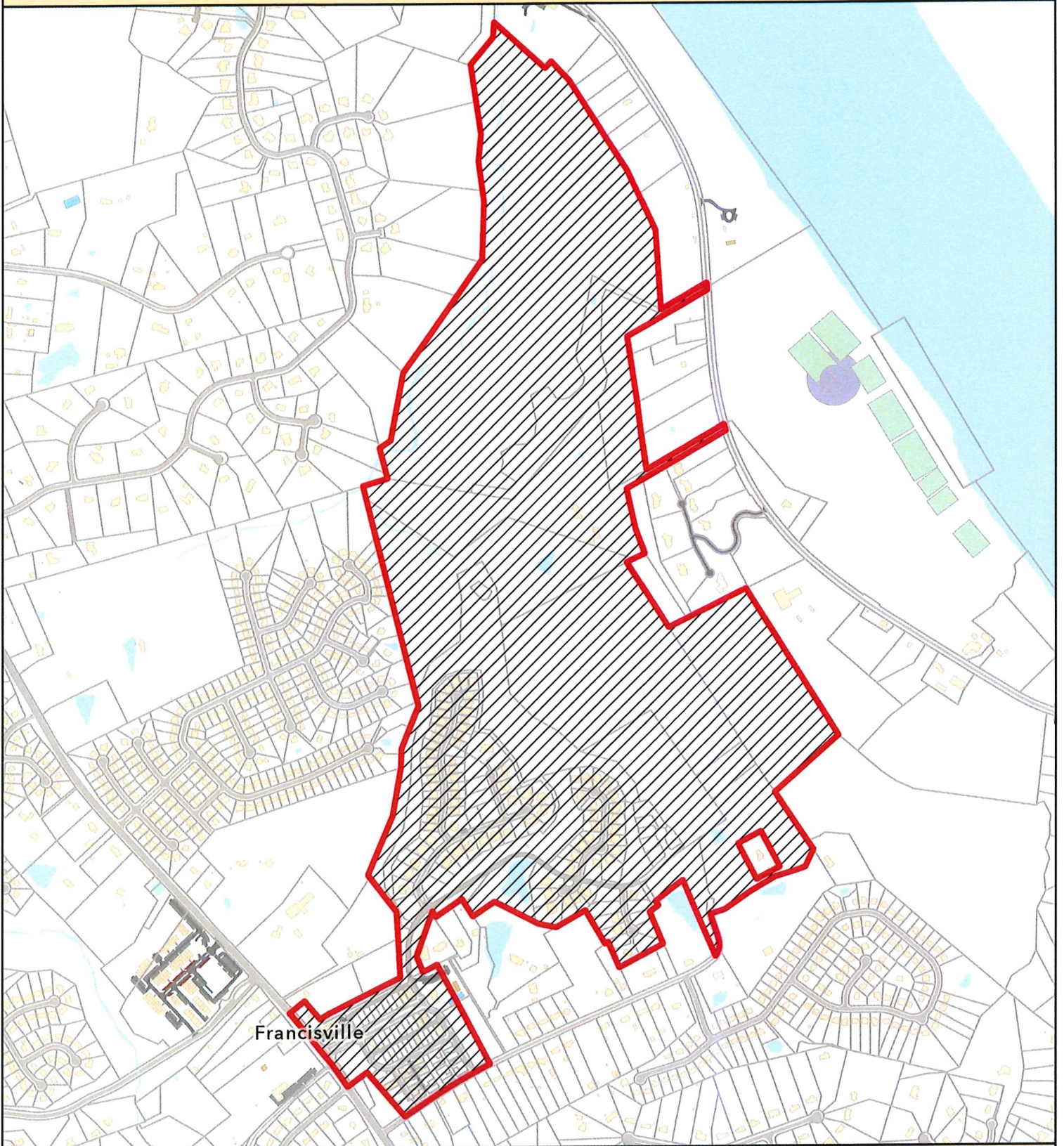
Lauren M. Elliott
Planner, Zoning Services

LME/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *2045 Future Land Use Map
- *Application
- *Development Plan

Boone County GIS Map



0 500 1,000 2,000 3,000 4,000 Feet

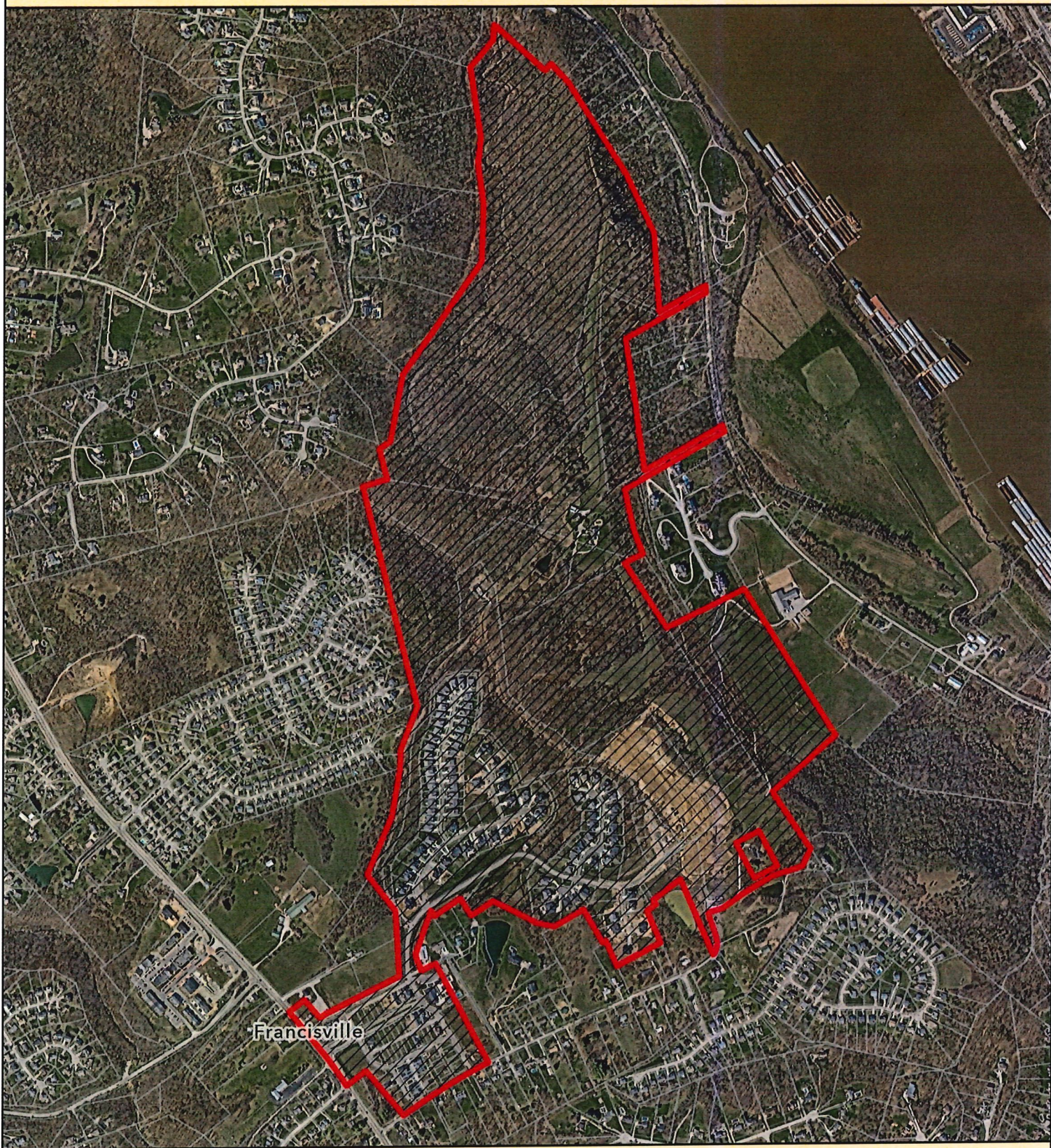


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 5/7/2026

ArcGIS Pro Document: *.aprx

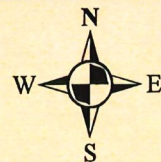
Boone County GIS Map



Francisville

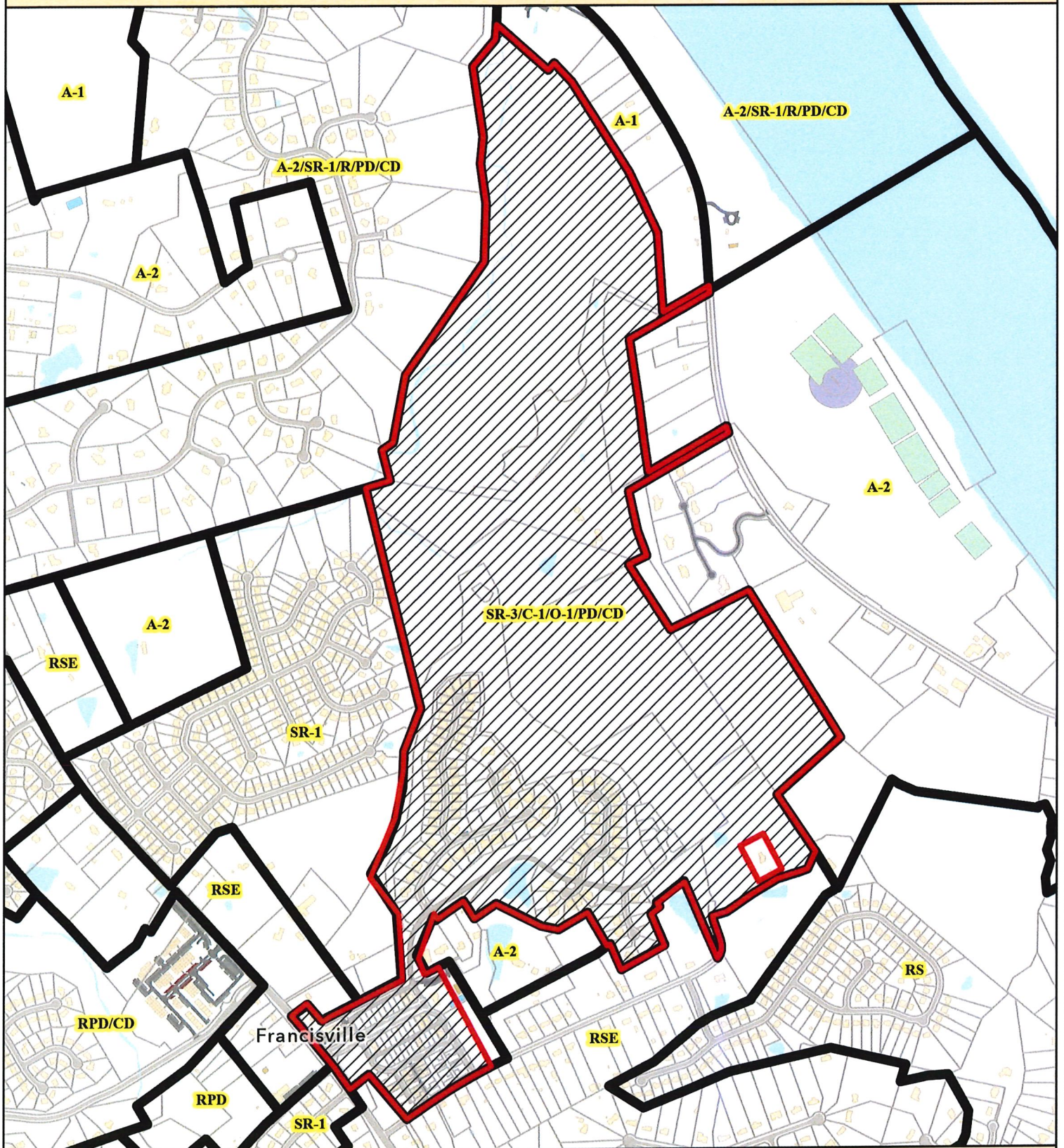


0 500 1,000 2,000 3,000 4,000 Feet



Boone County GIS - Putting Northern Kentucky on the Map

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Approved

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Denial (See #7)
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Additional Notes

Rivers Pointe Estates Variance Request

- 1) See community site plan enclosed **with and without labels**
- 2) Adjoining properties are owned by HOA or Rivers Pointe Holdings
- 3) See **site plan** enclosed for the trail head monument
- 4) See photo enclosed of **monument and sign to hang from it**
- 5) See **constructed barn** trail head photo for **Bootlegger Trail**
- 6) See **Bent Branch** constructed trail head monument
- 7) This is a single height variance that would apply to all existing and future monument signs and the like.
- 8) See examples from zoning book **page # 36.**

RIVERS POINTE ESTATES®



AMENITIES

- Village Center
- Hiking Trails
- Bikerwalk Path
- Rivers Pointe Stables
- Retail Shops (Planned)
- Primitive Campsite (Planned)
- Community Greenspace (Planned)
- RIVERWORKS Community Club (Planned)
- The Barn

LOT KEY

- | | |
|--|--|
| Drees Homes Single Family | Traditions Building Group Single Family Villas |
| Drees Homes Patio Homes | Traditions Building Group Single Family Villas |
| Toebben Builders Single Family | Traditions Building Group Villa Homes |
| Justin Doyle Homes | Future Development |
| Traditions Building Group Innovative Country Homes | |

OHIO RIVER

RIVERS POINTE ESTATES

Site map
w/ locations



AMENITIES

- Village Center
- Hiking Trails
- Bike/Walk Path
- Rivers Pointe Stables
- Retail Shops (Planned)
- Plinkie Campsite (Planned)
- Community Greenspaces (Planned)
- RIVERWORKS Community Club (Planned)
- The Barn

LOT KEY

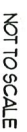
- | | |
|----------------------------|----------------------------|
| Dress Homes | Traditional Building Group |
| Single Family | Single Family Villas |
| Dress Homes | Traditional Building Group |
| Patio Homes | Single Family Villas |
| Townhome Builders | Traditional Building Group |
| Single Family | Villa Homes |
| Single Family | Future Development |
| Traditional Building Group | |
| Innovative Country Homes | |

OHIO RIVER

- #1: Sloping roof Bentbranch
- #2: Rivers Pointe Drive current project
- #3: Barn



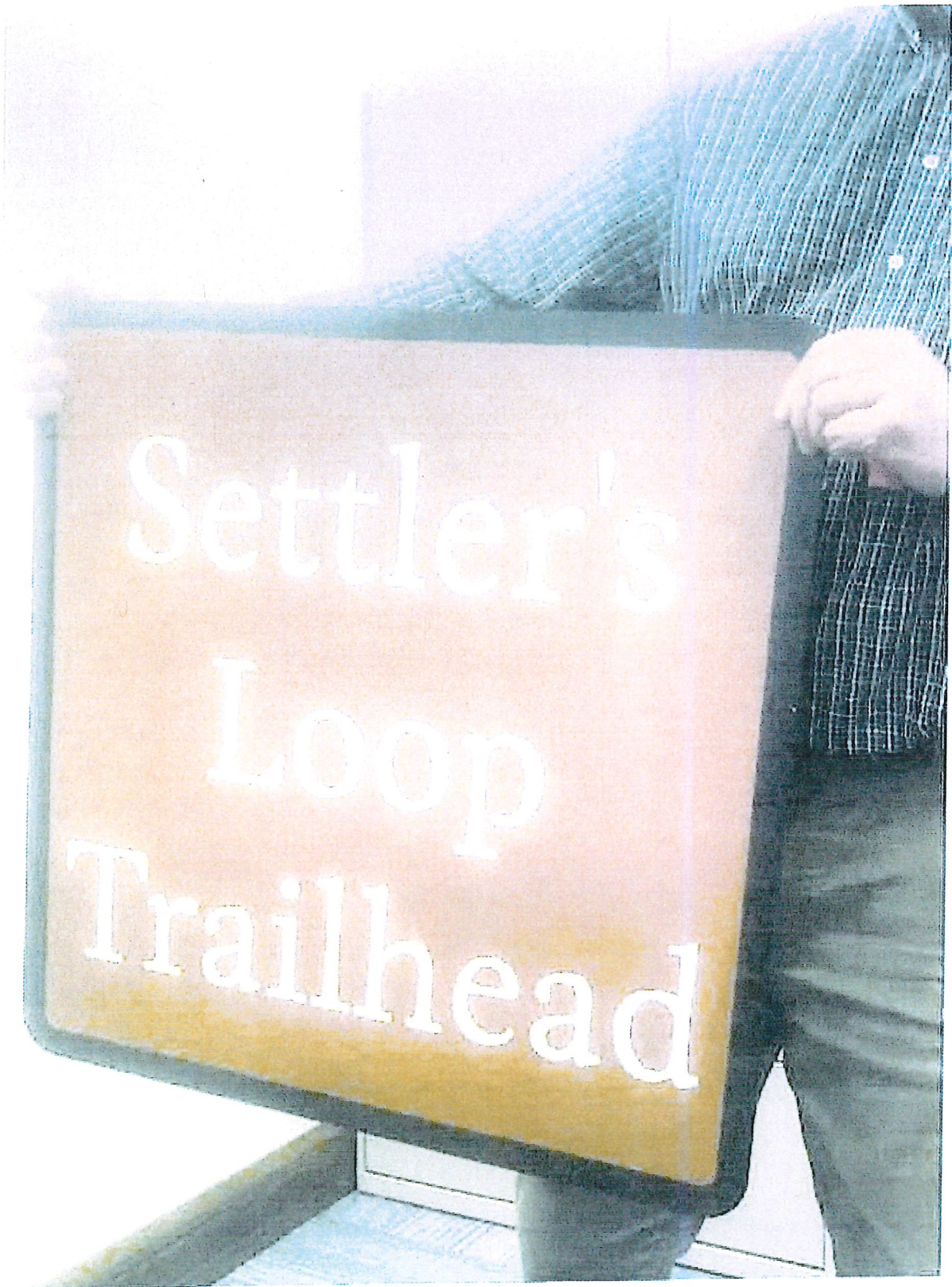
Rivers Pointe Trail Head



ALL STEP WITH 3" OF COMPACTED
FINE SAND



Current project (#2)
Rivers Pointe Drive
Trail Head



This is the actual sign that will hang off the monument.



Barn (# 3)

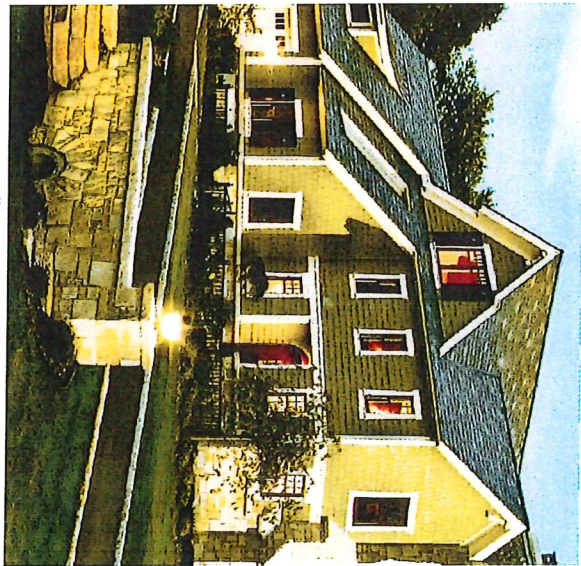


Bentbranch Trail Head
1

Landscaping

Rivers Pointe Estates is envisioned as a green community, with areas of wooded preserve and forested neighborhoods. Many large wooded lots will be offered and careful attention to grading for infrastructure will minimize clearing. In areas of higher density, new landscaping will be lush and consistent. Where appropriate, street trees will line the boulevards and avenues of Rivers Pointe Estates and special care will be taken with ample landscaping in parks and open spaces.

Low walls, pillars, benches, bridges and other special landscape and landscape features may occur within the public right of way. The developer will establish a maintenance agreement with Boone County so that these features are maintained by the county or the Property Owners Association. Natural buffers will be utilized along the perimeter where possible and supplemental after zones have been planned to protect adjacent properties.



LANDSCAPING WALLS



STREET TREES IN VILLAGE CENTER



CLASSIC MONUMENTS



LESS CLEARING ON BUILDING SITES



MONUMENT SIGNAGE

RIVERS POINTE ESTATES®

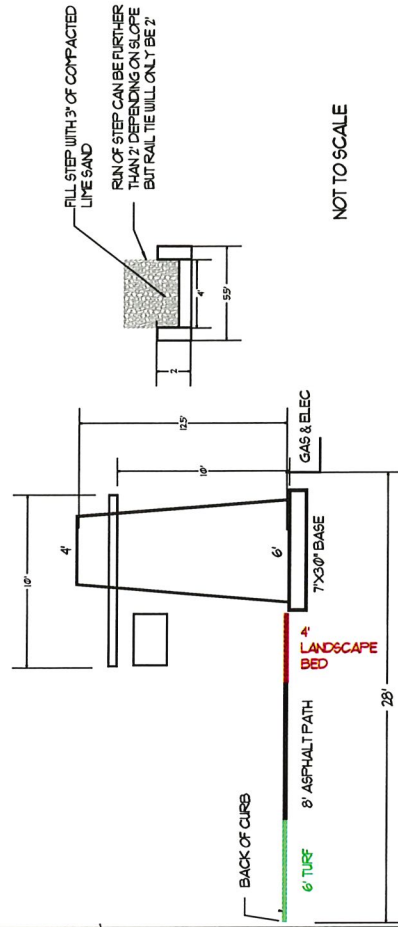
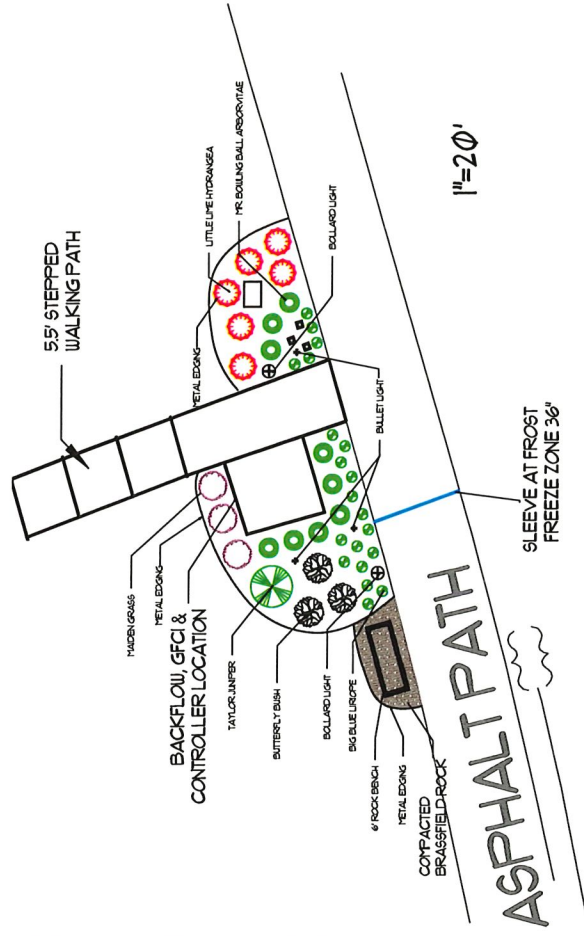


Site map
w/ locations

RIVERS POINTE ESTATES



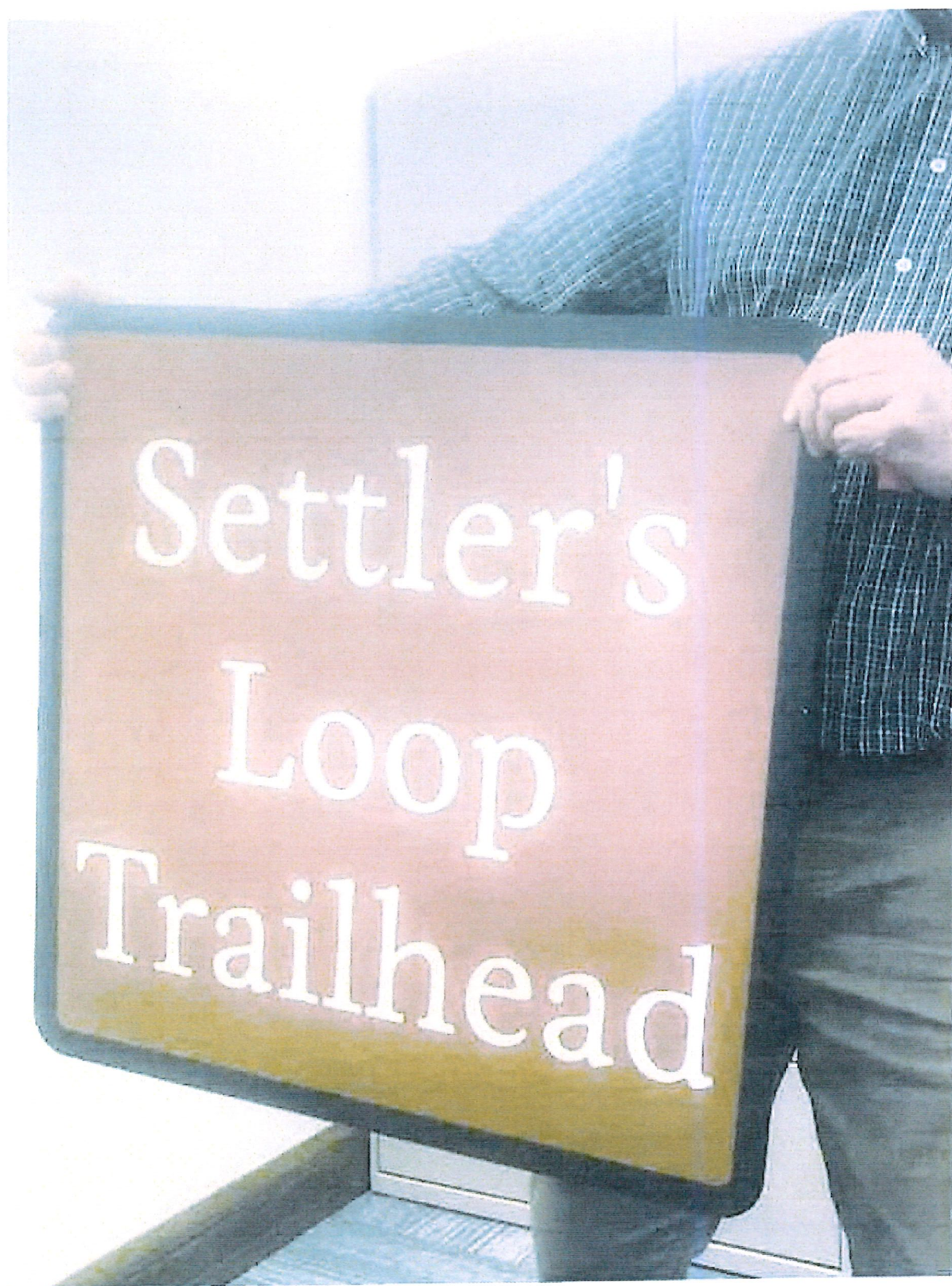
- #1: Sloping roof Bent branch
- #2: Rivers Pointe Drive current project
- #3: Barn



Revision #: V1	Scale:	Landscape Plan: L1	Landscape Design by: Chase Meiman
Date: 10/14/2025	1" = 10'	Rivers Pointe Trail Head Creative Image LLC	



Current project (#2)
Rivers Pointe Drive
Trail Head



This is the actual sign that will hang off the monument.



Barn (# 3)



Bentbranch Trail Head
1

Landscaping

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Low walls, plazas, pavers, pillars, benches, bridges and other special hardscape and landscape features may occur within the public right of way. The developer will establish a maintenance agreement with Boone County so that these features are maintained by the county or the Property Owners Association. Natural buffers will be utilized along the perimeter where possible and supplemental buffer zones have been planned to protect adjacent properties.



CLASSIC MONUMENTS



LANDSCAPING WALLS



STREET TREES IN VILLAGE CENTER



LESS CLEARING ON BUILDING SITES

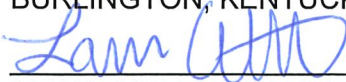


MONUMENT SIGNAGE

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Rivers Pointe Holdings LLC
541 Buttermilk Pk
Crescent Springs, KY 41017
2. ADDRESS OF PROPERTY
2100 Rivers Pointe Dr
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Rivers Pointe Estates
- | | | |
|--------------------------|---------------------|-----------------------|
| 4. <u>DEED BOOK 1198</u> | <u>PAGE NO. 489</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 1130</u> | <u>PAGE NO. 73</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 482</u> | <u>PAGE NO. 16</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 942</u> | <u>PAGE NO. 648</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 1132</u> | <u>PAGE NO. 923</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 818</u> | <u>PAGE NO. 258</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 968</u> | <u>PAGE NO. 543</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 973</u> | <u>PAGE NO. 103</u> | <u>GROUP NO. 2002</u> |
| <u>DEED BOOK 1087</u> | <u>PAGE NO. 299</u> | <u>GROUP NO. 2002</u> |
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ☐ Zoning Map Amendment: ☐ 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



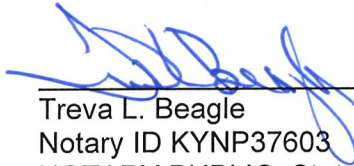
SIGNATURE OF COMPLETING OFFICIAL

Lauren M. Elliott, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

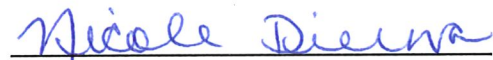
Subscribed, sworn to, and acknowledged before me by Lauren M. Elliott on behalf of the Boone
County Planning Commission this 15th day of May, 2026.



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)