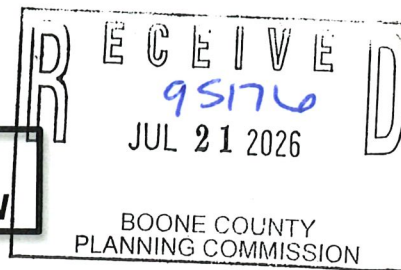


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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 Road
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:
Gun Range Facility
5. Name of Development: Riddles Run Gun Range Facility
6. Location of Development: 10004 RIDDLES RUN RD
Union KY 41091
City State Zip Code
7. Acreage Under Review: 145.6
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Jacob Miller
Address: 10008 RIDDLES RUN RD
Union KY 41091
City State Zip Code
Phone Number: 502-682-9124 Fax Number: n/a
Email: jamiller2012@outlook.com

Commercial Recreation

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: _____ n/a
12. Current Zoning: _____ A-1
13. _____ 1252 _____ 877 _____
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: _____

Jack Miller

Brock Miller

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

1. Date Received: 7/21/20 Fee Received: \$766 Receipt #: 95176
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
Phone: 859-334-2196
plancom@boonecountky.org
www.boonecountky.org

STAFF REPORT

#3

APPLICANT: Brock MacKay on behalf of Jacob Miller

LOCATION: 10004 Riddles Run Road

ZONING: Agriculture (A-1)

DATE: August 12, 2026

PROPOSAL

- A. The submitted request is a Conditional Use Permit to allow for the development of a 7-bay outdoor gun range facility.

SITE HISTORY

- 1949 According to Boone County historic aerials, the site was previously occupied by two larger detached structures, which were built before 1949 and demolished at some point between 2016 and 2020.
- 1993 On February 17, 1993, a Survey Plat was submitted to the Boone County Planning Commission, establishing the boundaries of the subject site.
- 2006 According to Boone County historic aerials, the existing lean-to carport structure was built at some point between 2004 and 2006.
- 2020 According to Boone County historic aerials, the existing detached barn structure was constructed at some point in 2020.

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 602.2.A of the Boone County Zoning Regulations (Findings for a Conditional Use Within the A-2 District):
- 1. The activity is an integral part of the agricultural or residential 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 'Commercial Recreation' as a Conditional Use within the A-1 district.
- E. 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."
- F. Section 4000 of the Boone County Zoning Regulations defines 'Commercial Recreation' as any recreational activity or facility in which a fee is collected or tickets are sold.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 Future Land Use Plan designates the site for "Rural Lands" and "Developmentally Sensitive" uses, which are described as follows:

1. Rural Lands (RL) - Wooded, agricultural, recreational, or low-density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.
 2. 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.
- B. Riddles Run Road is a state-maintained collector street, providing for two-way traffic within an approximate twenty (20) foot pavement width. Hathaway Road is a state-maintained arterial street, providing for two-way traffic within an approximate twenty (20) foot pavement width. There are no sidewalks along either roadway.

SITE CHARACTERISTICS

- A. The approximate 145.6-acre area is located at the southeast corner of the intersection between Hathaway Road and Riddles Run Road.
- B. Current access to the site is provided by a single curb cut onto Riddles Run Road. Proposed access would be from separate entry and exit points, both on Riddles Run.
- C. The site is currently occupied by two unaddressed detached structures, but is otherwise undeveloped land.
- D. The site is bisected in the north by Riddles Run, a tributary stream of Gunpowder Creek. The northwest half of the site is within the 100-year floodplain of the Gunpowder Creek watershed.
- E. Topographically, the site is characterized by significant slopes south of the creek, with the flattest part of the site being up against the intersection of Hathaway Road and Riddles Run Road. The average grade in the southern portion of the site is approximately 18 percent.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (A-1)
South: Single-family residential dwellings, agricultural land (A-1)
East: Single-family residential dwellings, agricultural land (A-1)
West: Single-family residential dwellings, agricultural land (A-1)

PROPOSED DEVELOPMENT

- A. The submitted concept plan indicates that the northwestern portion of the site will be developed with the following:
 1. Seven shooting bays, each with an open-air shelter at the firing line:

- a. Three (3) multi-platform shooting bays
 - b. Two (2) dedicated pistol bays
 - c. One (1) rimfire shooting bay
 - d. One (1) approximately one-half-mile long-range rifle range
 - 2. Each shooting bay will be enclosed with engineered earthen berms consisting of a twelve-foot-high backstop and side berms with NRA recommended 45° slopes and four-foot-wide flat tops.
- B. The southeastern portion of the site is to remain undeveloped, utilizing the site's natural topography for an additional layer of projectile containment.

STAFF COMMENTS

- A. The applicant has submitted an operational narrative which outlines the site design and operations.
- B. The concept plan has not been evaluated against the requirements of the Zoning Regulations as they pertain to intensity, setbacks, buffer yard widths, and parking requirements.
- C. No formal noise assessment was conducted or submitted for this application.
- D. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
- a. Existing trees along both road frontages should be maintained wherever possible. Additionally, supplemental landscaping shall be provided to the minimum level of a Buffer Yard C along Hathaway Road.
 - b. At the time of Site Plan review, a parking study shall be provided to demonstrate that parking will be sufficient to meet the facility's needs.
 - c. At the time of Site Plan review, an Environmental Stewardship Plan which complies with the EPA's Best Management Practices for Lead at Outdoor Shooting Ranges shall be submitted.
 - d. Use of all types of firearms on the premises shall be limited to the proposed unsuppressed firearms hours of 10 am-6:30 pm or sunset.

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,

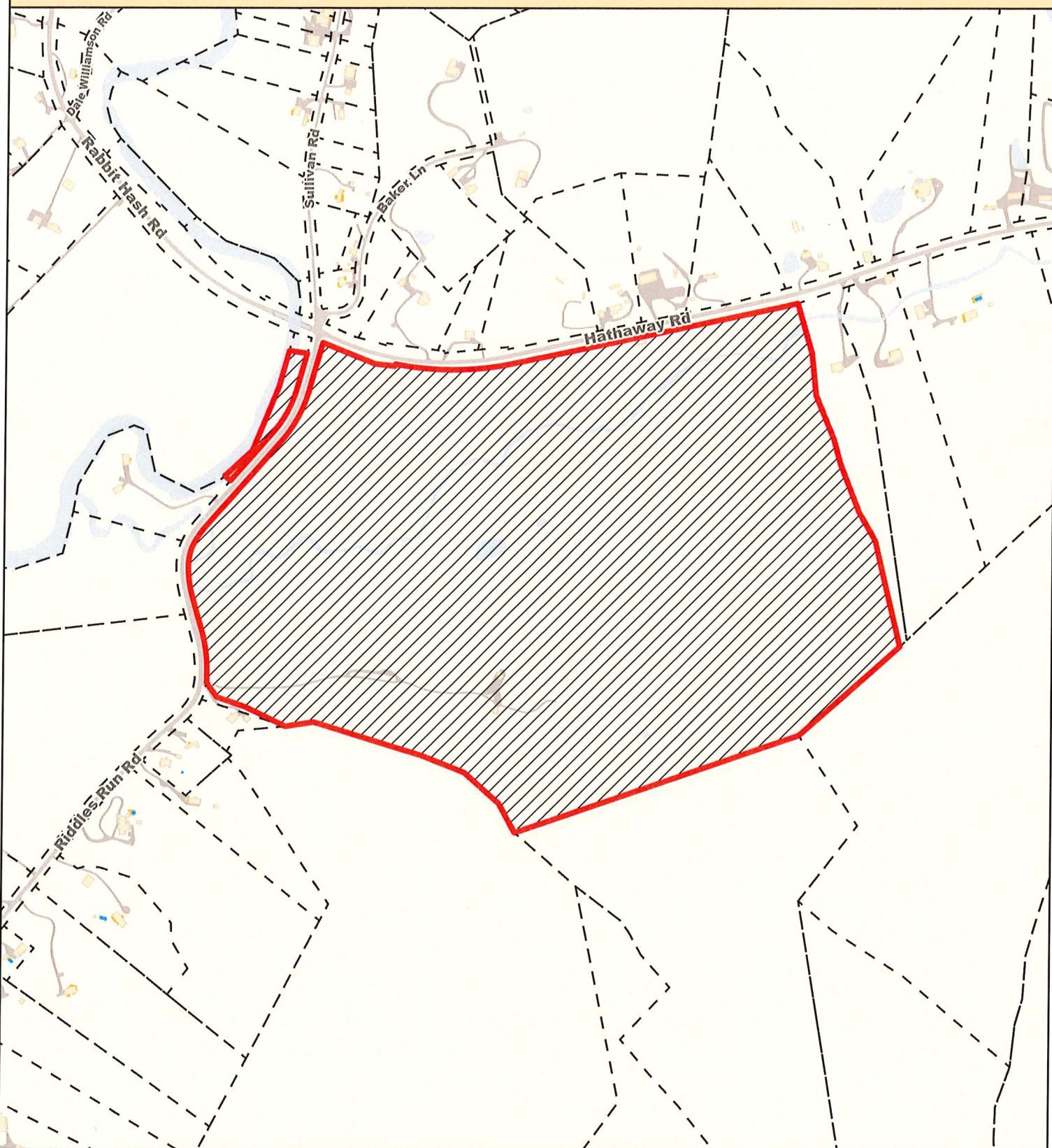
Lauren M. Elliott
Planner, Zoning Services

LME/nd

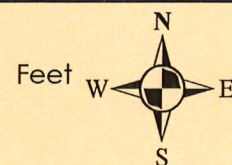
Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Floodplain Map
- *Zoning Map
- *2045 Future Land Use Map
- *Application
- *Concept Development Plan
- *Project Narrative
- *Support Letters
- *Opposition Letters

Boone County GIS Map



0 375 750 1,500 2,250 3,000



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/5/2026

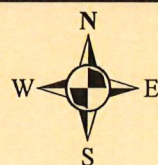
ArcGIS Pro Document: *.aprx

Boone County GIS Map



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Feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/5/2026

ArcGIS Pro Document: *.aprx

Boone County GIS Map



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Feet

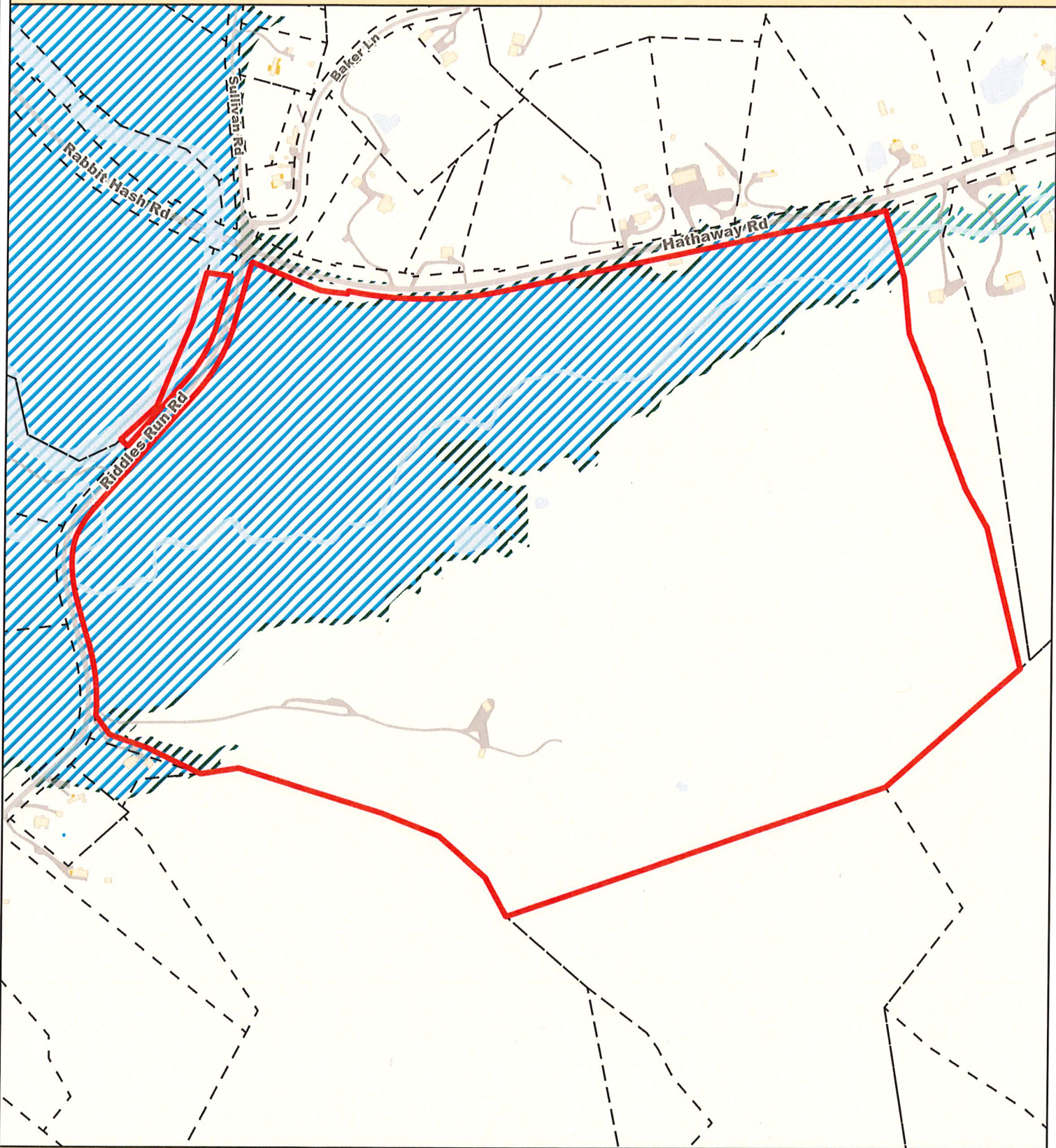


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/5/2026

Boone County GIS - Putting Northern Kentucky on the Map
ArcGIS Pro Document: *.aprx

Boone County GIS Map





02805601,1201,6802,240

Feet

N

W

E

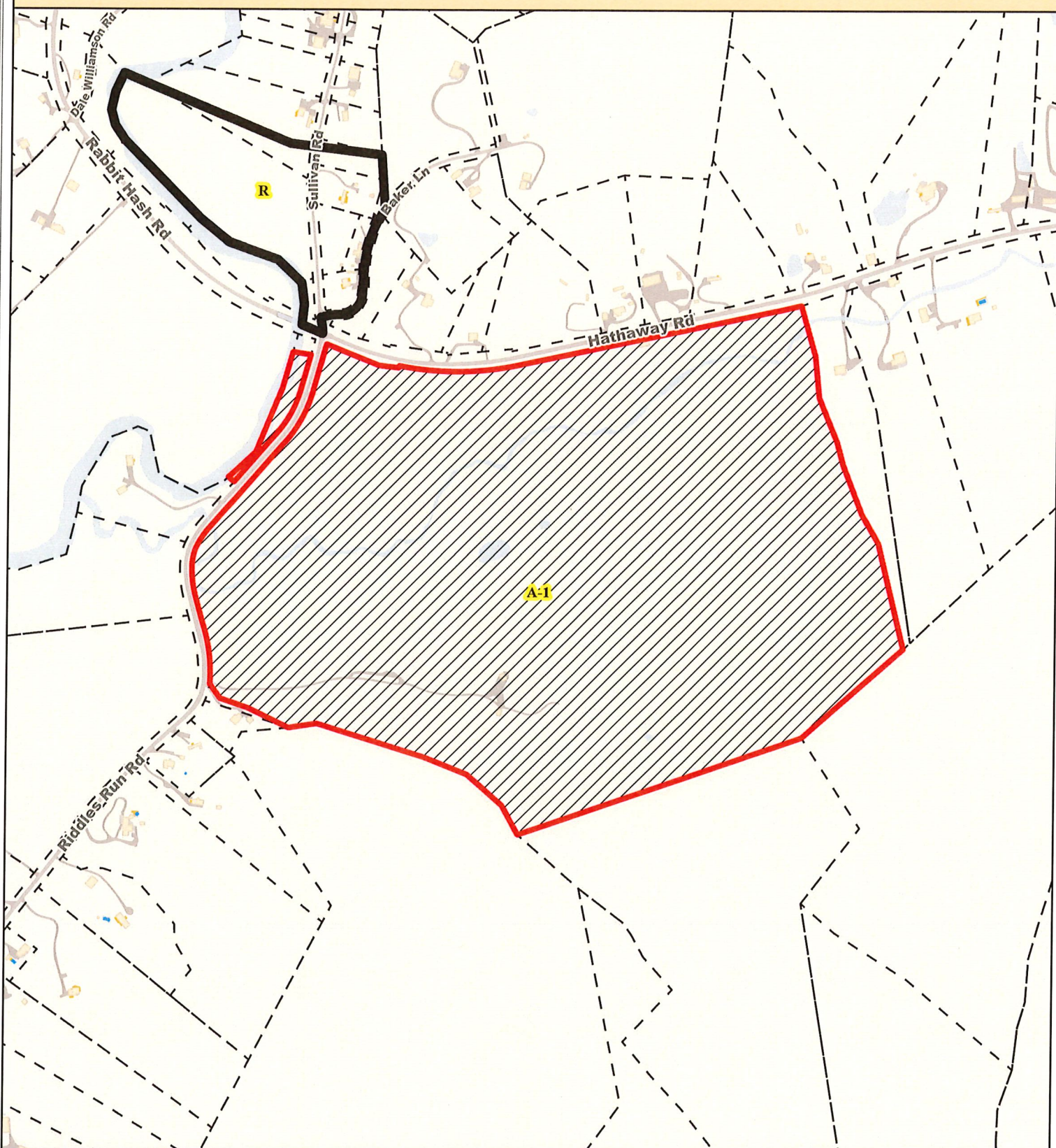
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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/5/2026

Boone County GIS Planning Commission
ArcGIS Pro Document: *.aprx

Boone County GIS Map



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Feet

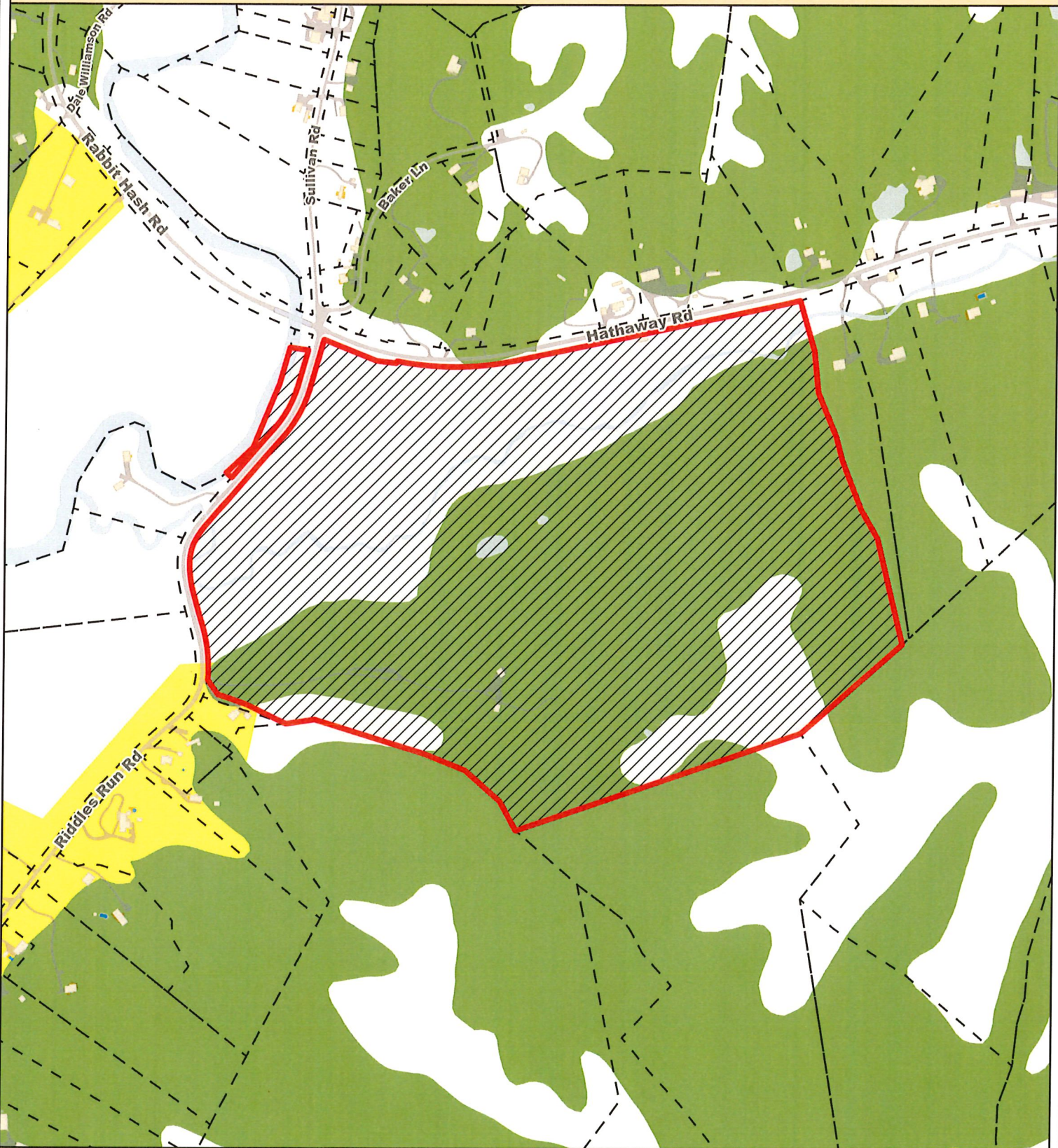


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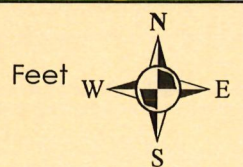
Map Created: 8/5/2026

ArcGIS Pro Document: *.aprx

Boone County GIS Map



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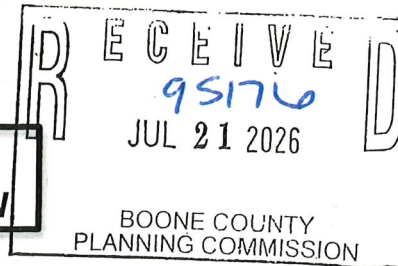


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/5/2026

ArcGIS Pro Document: *.aprx

**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 Road
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:
Gun Range Facility
5. Name of Development: Riddles Run Gun Range Facility
6. Location of Development: 10004 RIDDLES RUN RD
Union KY 41091
City State Zip Code
7. Acreage Under Review: 145.6
8. Lot Number and Name of Subdivision (if part of a subdivision):
9. Current Owner: Jacob Miller
Address: 10008 RIDDLES RUN RD
Union KY 41091
City State Zip Code
Phone Number: 502-682-9124 Fax Number: n/a
Email: jamiller2012@outlook.com

Commercial Recreation

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: _____ n/a
12. Current Zoning: _____ A-1
13. _____ 1252 _____ 877 _____
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: _____

Jacob Miller

Brock Miller

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

1. Date Received: 7/21/20 Fee Received: \$700 Receipt #: 95176
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
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

10004 RIDDLERS RUN RD
UNION, KENTUCKY 41091



WV

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	04/12/2011
BEST	04/22/2011
Dryum	5/1/11
Cherted	5/1/11

COVER

C-000

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SHEET NO.	DRAWING TITLE
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	LAYOUT PLAN
C-300	GRAVING & EROSION CONTROL PLAN
C-400	DETAILS
C-400	LANDSCAPE PLAN & SCHEDULE

SCALE: N.T.S.

Location of entities and structures, both surface and subsurface, are shown on the plans from data available at time of building, and are not necessary or complete at all stages of construction. The location of entities and structures shown on the plans is subject to change during the construction process. The engineer shall be responsible for the design and construction of the project. The engineer shall be responsible for the design and construction of the project. The engineer shall be responsible for the design and construction of the project.



1. SITE ADDRESS:
3008 NIDDOLES RUN RD
UNION, KENTUCKY 41091
2. TOTAL ACREAGE OF SITE: 345.6 AC
3. * TOTAL ACREAGE UNDER REVIEW: 345.6 AC
4. PROPERTY OWNER:
MILLER JACOB ALAN
3008 NIDDOLES RUN RD
UNION, KENTUCKY 41091
5. PARCEL ID: 030-00-00-003.03
6. DEED REFERENCE:
Deed Book: 1242 Page: 877
7. CURRENT USE: Agriculture
8. PROPOSED USE: Commercial Recreation
9. SOIL TYPES: Hu, Lfc, Mc, No, A8, L6T2, Cc, Ja

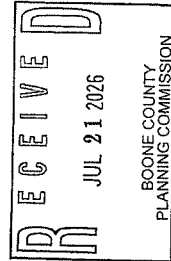
Maximum Intensity = 1 d.w. per 5 Acres
Minimum Lot Size = 217,400 SF
Minimum Lot Setback = 150 FT
Maximum Height = 45 FT
Minimum Front Yard Setback = 40 FT
Minimum Rear Yard Setback = 25 FT
Minimum Side Yard Setback = 10 FT

Proposed Use - COMMERCIAL RECREATION

Required Parking: N/A
PROVIDING 33 SPACES PER FIBING BAY - 7 BAYS X 5 SPACES = 35 spaces

Provided Parking:
Total Provided Parking = 43

1. SANITARY SEWER: SEPTIC
2. WATER: BOONE COUNTY WATER DISTRICT
3. ELECTRIC: OWEN ELECTRIC COOPERATIVE, INC



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



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



VOXTEK
Aerial Photography & Mapping
10004 Riddle's Run Rd
Union, Kentucky 41091
Phone: 502-281-1111
Fax: 502-281-1112
Email: info@voxtek.com

**DRAFT
NOT FOR
CONSTRUCTION**

RIDDLE'S RUN GUN RANGE FACILITY
10004 RIDDLE'S RUN RD
UNION, KENTUCKY 41091



DATE	DESCRIPTION
10/1/2010	Initial Survey
10/1/2010	Map Creation
10/1/2010	Map Review
10/1/2010	Map Approval

**EXISTING
CONDITIONS**

C-100

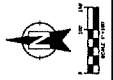


VIOX & VIOX
ARCHITECTS
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

DRAFT
NOT FOR
CONSTRUCTION

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

NO.	DATE	DESCRIPTION
1	10/1/10	PRELIMINARY
2	10/1/10	REVISED
3	10/1/10	REVISED
4	10/1/10	REVISED
5	10/1/10	REVISED
6	10/1/10	REVISED
7	10/1/10	REVISED
8	10/1/10	REVISED
9	10/1/10	REVISED
10	10/1/10	REVISED



LAYOUT
PLAN
C-200

KEY	DESCRIPTION	SHRIMP	DETAIL	QTY
A	GRAVEL PAVEMENT	C-400	A	1
B	MODIFIED SHOULDER	C-400	B	6
C	4-FOOT HOBBS FENCE	C-400	C	1,230
D			D	1

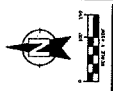




DRAFT
NOT FOR
CONSTRUCTION

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	10004
Date	08/08/2008
Drawn	WV
Checked	WV
Scale	AS SHOWN



GRADING
PLAN
CONTROL PLAN

C-300



100

10004 RIDGLES RUN RD
UNION, KENTUCKY 41091

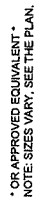
Project No.	124134000
Date	02/02/2020
Drawn	10/03
Checked	04/04

C-400

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C 4 FOOT HORSE FENCE



SCALE: N.Y.S.

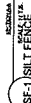


- *DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED.
STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEO TECHNICAL ENGINEER PRIOR TO CONSTRUCTION

A GRAVEL PAVEMENT

A) GRAVEL PAVEMENT

10000-1075



SECTION 05100
PAVEMENT
SF-1 SILT FENCE

SF-2 SURFACE ROUGHENING

SCALE: N.T.S.





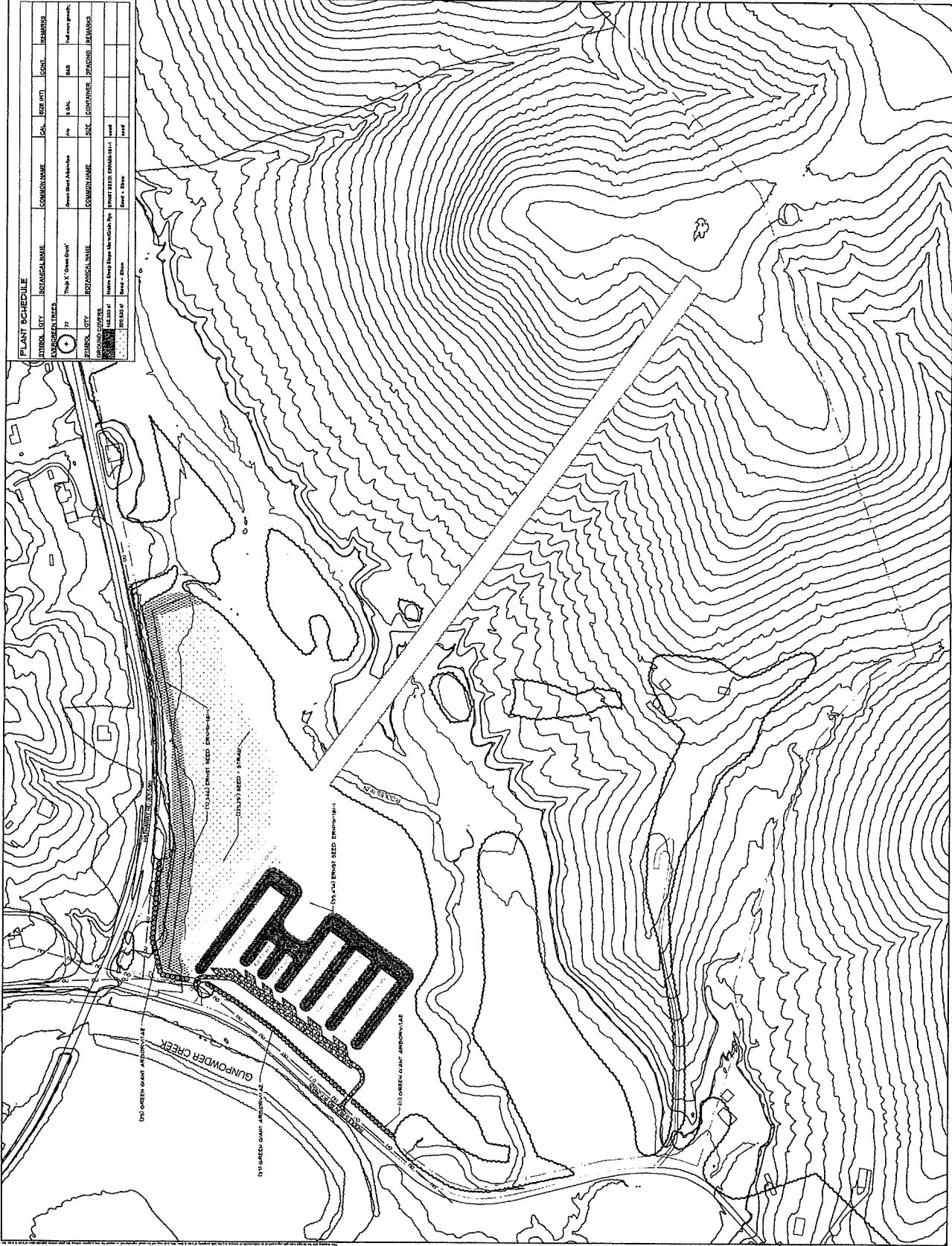
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	1541-1-0000
Order	IMP/20/01/03
Drawn	10/04/03
Checked	10/04/03

LANDSCAPE
PLAN &
SCHEDULE

L-100

PLANT SCHEDULE							
STATION	QTY	ROBACAM NAME	COMMON NAME	COL	SIZE (IN)	CONT.	REMARKS
	79	ROBACAM NAME	Thick Steel Reinforcing Bar	Bar	1/2"	BAR	Full length quantity
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS
	79	ROBACAM NAME	Common Steel Reinforcing Bar	Bar	1/2"	CONTINUED	REMARKS



Narrative Statement in Support of a Conditional Use Permit

R&R Shooting Facility

Request for Conditional Use Permit – Commercial Recreation

The applicant respectfully requests approval of a Conditional Use Permit to allow the development and operation of the **R&R Shooting Facility** as a Commercial Recreation use. The proposed facility has been thoughtfully designed to provide a safe, professionally managed recreational shooting environment while minimizing impacts to neighboring properties and preserving the rural character of the surrounding area.

The proposed shooting establishment will be located on a large rural property with substantial natural topography that is exceptionally well suited for a shooting sports facility. Existing hills surrounding the site provide a significant natural backdrop that enhances safety by containing projectiles within the property. The layout has been intentionally designed so that all shooting occurs toward large, unoccupied hills, providing multiple layers of projectile containment beyond the engineered safety berms.

The facility will operate as a **private, members-only club**, with an anticipated membership of approximately **300 to 400 members**. This membership model allows the club to maintain a controlled environment focused on safe firearm handling, responsible recreation, and organized training opportunities.

Site Design and Safety

Safety has been the foremost consideration throughout the planning and design of the facility. The proposed development includes:

- Three (3) multi-platform shooting bays
- Two (2) dedicated pistol bays
- One (1) rimfire shooting bay
- One (1) approximately one-half-mile long-range rifle range

Each of the shooting bays will be enclosed with engineered earthen berms consisting of:

- Twelve-foot-high backstop and side berms with NRA recommended 45° slopes and four-foot-wide flat tops.

The long-range rifle range will also terminate into a substantial natural hillside, creating an additional layer of projectile containment. Combined with the site's existing topography,

these engineered berms provide multiple redundant safety features that exceed those found on many recreational shooting facilities.

Six open-air shelters will be constructed at the firing line of each bay, providing weather protection for members while maintaining open visibility and ventilation. An open-air shelter could also be added to the long range bay.

Hours of Operation

To balance recreational opportunities with compatibility for surrounding properties, the proposed operating hours are:

Unsuppressed Firearms

- Monday through Sunday: 10:00 AM – 6:30 PM

Suppressed Firearms

- Monday through Sunday: 8:00 AM – 8:00 PM

Rimfire Firearms

- Rimfire firearms are not subject to the suppressed firearm operating schedule.

All shooting activities will conclude at sunset whenever sunset occurs earlier than the listed closing time.

This operating schedule encourages the use of suppressed firearms during extended hours, reducing overall noise impacts while allowing members greater flexibility.

Controlled Access and Security

The R&R Shooting Facility will operate exclusively as a **private membership facility**. Access to the property will be limited to authorized members and approved guests through an electronic key card entry system at the gated entrance.

The property will be enclosed with agricultural fencing and a secured entrance gate, ensuring that unauthorized individuals cannot access the facility. Controlled membership and electronic access create a safe, accountable environment while allowing management to monitor facility usage and maintain operational oversight.

In addition to the controlled access, a camera system, will provide monitoring of the entry/exit and every bay.

Noise Mitigation and Landscape Screening

Several design features have been incorporated to minimize impacts on neighboring properties.

The engineered earthen berms surrounding each shooting bay, combined with the property's existing natural hills, and an evergreen hedge along Riddles Run, will help contain and reduce sound transmission. The facility's operating schedule encourages the use of suppressed firearms through extended shooting hours, further reducing potential noise impacts.

To enhance visual buffering, an evergreen hedge will be installed along Riddles Run Road and, where appropriate, along Hathaway Road. These year-round plantings will soften views of the facility from adjacent roadways while maintaining the rural character of the surrounding landscape.

Traffic and Site Access

The concept plan has been designed with a single entrance and a separate exit onto Riddles Run Road (KY-2852). The access points provide ample sight distance for motorists entering and leaving the property, allowing vehicles to safely turn onto and off the state highway.

Because the facility will operate as a private members-only club rather than a public attraction, traffic volumes are expected to remain relatively low and dispersed throughout the day. Peak traffic will generally occur during weekends and organized events, with overall volumes remaining compatible with the surrounding roadway network.

Floodplain Considerations

Construction of the safety berms will utilize soil excavated from within the existing floodplain on the property. The excavated material will be relocated to construct the berms, which will also remain within the floodplain. Specific seed mixes will be used where earth has been disturbed and, on the berms, to control erosion and for ecological improvement.

This approach efficiently utilizes on-site material while minimizing the need to import fill or export excavated soil. Final grading and construction will comply with all applicable local, state, and federal floodplain regulations.

Public Safety and Community Benefit

Beyond providing recreational opportunities for responsible firearm owners, the proposed Riddles R&R Shooting Facility has the potential to become a valuable resource for local law enforcement training.

Currently, the Florence Police Department's SWAT and patrol units utilize a specialized nine-acre training facility located in neighboring Grant County. This dedicated training site includes an outdoor firing range and obstacle course and serves as an important location for firearms qualification and tactical training.

Because the Grant County facility is located approximately thirty minutes south of the heart of Boone County, officers training there must travel a considerable distance from the communities they serve. While officers remain available for emergency response, this travel distance can reduce operational efficiency compared to having a comparable training facility located closer to Boone County.

The R&R Shooting Facility would provide a professionally designed shooting facility much closer to Northern Kentucky's population centers. Although the club will operate as a private membership organization, it would provide a valuable nearby training option for local law enforcement agencies for firearms qualifications or specialized training exercises, subject to club policies and scheduling.

The facility may also provide broader community benefits by creating a safe, well-managed venue for local civic, youth, and faith-based organizations. Initial outreach has generated promising interest from area churches for security team training and organized group outings. Once established, the facility could also support educational and recreational programming for 4-H participants, including firearms safety and archery activities, while providing a premier Boone County location for qualified instructors to offer responsible shooting sports instruction. The applicant also anticipates coordinating with scouting organizations regarding appropriate use of the facilities for supervised training and outdoor recreation opportunities.

Compatibility with the Surrounding Area

The proposed use is particularly well suited for the property's rural setting. The site's significant acreage, existing natural topography, engineered safety berms, controlled membership access, reasonable operating hours, and landscape screening all work together to ensure compatibility with neighboring agricultural and rural land uses.

The facility has been designed to take advantage of the property's existing terrain rather than dramatically altering the landscape. By orienting all shooting activities toward large, unoccupied hills and supplementing those natural features with engineered berms, the project minimizes impacts while providing an exceptionally safe shooting environment.

The proposed membership model further limits overall activity levels compared to a public range, helping maintain compatibility with surrounding properties while providing a quality

recreational amenity for sportsmen, hunters, competitive shooters, firearm enthusiasts, and potentially local law enforcement agencies.

Conclusion

The R&R Shooting Facility has been carefully planned with safety, responsible operation, environmental stewardship, and compatibility with surrounding land uses as its guiding principles. The facility incorporates substantial engineered and natural safety features, controlled membership access, reasonable operating hours, thoughtful traffic circulation, floodplain-sensitive grading practices, and year-round landscape buffering.

The project represents a significant investment in outdoor recreation within Boone County while also creating the potential for an additional local training resource for area law enforcement agencies. The combination of the site's natural characteristics and the proposed improvements results in a facility that is uniquely suited for this location and capable of operating safely and responsibly with minimal impact on surrounding properties.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit for Commercial Recreation, as the proposed use is consistent with the intent of the zoning ordinance, promotes the public health, safety, and welfare, and is compatible with the surrounding rural character of the area.

Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 7:27 AM
To: Lauren Elliott
Subject: FW: In support of gun range on Hathaway Rd

From: JAMES HAMMEL <jamesmhammel@gmail.com>
Sent: Wednesday, July 29, 2026 7:17 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: In support of gun range on Hathaway Rd

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Today I had someone leave a letter on my door at 4253 Hathaway Rd, Union, KY 41091. Requesting I oppose development of a gun range at Hathaway and Riddles run.

To the contrary, I would like to speak up in support of. I think it'll be a nice addition to our community and less destruction than all of the damn subdivisions. I might even apply for a job there.

Thank you for the consideration and your time.

James m hammel
Owner 4253 Hathaway rd union Ky 41091.
8597436107

James m hammel

Lauren Elliott

From: Sara Smith
Sent: Wednesday, August 5, 2026 7:21 AM
To: Lauren Elliott
Subject: FW: Hathaway/Riddles Run

From: mike kelly <mikekelly863@msn.com>
Sent: Wednesday, August 5, 2026 7:07 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Hathaway/Riddles Run

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I would like to support the zoning change and allow the business to open and operate as [nor.al](#) at this location. This is a business that will bring in revenue for the county and be good for all. Only place currently open to public to shoot rifles on a range is in Kenton county and it is poorly run and outdated. The area can handle the small traffic increase, most likely wont notice it much, Rabbit hash is a bigger concern to me than this Shooting range, so many intoxicated motorcycle riders come from there adding danger to these roads. Please allow the zone change and support small local business

Thanks

Lauren Elliott

From: Sara Smith
Sent: Wednesday, July 29, 2026 7:30 AM
To: Lauren Elliott
Subject: FW: Opposition - Hathaway & Riddles Run Gun Range

From: Shelby Scott <shelbyscottky@gmail.com>
Sent: Tuesday, July 28, 2026 9:06 PM
To: Planning Commission General Account <plancom@boonecountkyky.org>
Subject: Opposition - Hathaway & Riddles Run Gun Range

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Dear Boone County Planning Commission,

My name is Shelby Scott, and I am a resident of the Hathaway/Riddles Run community, residing on Victory School Road off Hathaway. I am writing to respectfully oppose the proposed Conditional Use Permit for a commercial members-only gun range at the corner of Hathaway and Riddles Run.

One of the reasons my family chose to live in this area is because it is a quiet, peaceful, and primarily residential community. Aside from the Rabbit Hash General Store and the Marina off 338, this area has remained largely free of commercial development. That rural, residential character is something many of us deeply value and have invested in.

A commercial gun range operating seven days a week, with potential for hundreds of members and extended operating hours, would represent a significant change in the character of our neighborhood. My concerns include:

- Increased and continuous noise, even if suppressed firearms are used.
- Increased traffic on roads designed for a quiet residential community.
- Potential impacts on nearby property values.
- The precedent of introducing an intensive commercial use into an otherwise residential area.
- The loss of the peaceful atmosphere that makes this community unique and desirable for families.

I am also largely concerned about the environmental impact. The proposed location is near a creek and an important watershed, raising concerns about lead contamination from spent ammunition, litter, and increased human activity affecting our local waterways and wildlife.

My opposition is not based on opposition to responsible firearm ownership or shooting sports. Rather, I believe this type of commercial operation is simply not an appropriate fit for this particular location. There are other areas within Boone County that are better suited for a business of this nature without placing such a burden on an established residential neighborhood.

I respectfully ask the Planning Commission and Board members to *strongly* consider the long-term impacts this decision will have on the residents & wildlife who call this community home and to deny the requested Conditional Use Permit.

Thank you for your time and consideration.

Sincerely,

Shelby Scott
11003 Victory School Road
Union, KY 41091

Lauren Elliott

From: Sara Smith
Sent: Wednesday, July 29, 2026 7:30 AM
To: Lauren Elliott
Subject: FW: Opposition to the planned shooting range Hathaway and Riddles run roads'

From: cornelmaydak@aol.com <cornelmaydak@aol.com>
Sent: Tuesday, July 28, 2026 8:24 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Opposition to the planned shooting range Hathaway and Riddles run roads'

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External sender <cornelmaydak@aol.com>

Make sure you trust this sender before taking any actions.

I am sending this email as an opposition to the proposed commercial shooting range at the intersection of Hathaway and Riddles run road.

My name and address is:
Cornel Maydak
4210 Hathaway Road
Union, Ky 41091

The reason for my very strong opposition is my living out here is for the peace and quiet. Having the shooting range open 8 AM to 8 PM 7 days a week destroys any and all resemblance of peace and quiet. I have lived out here since 1979 and have avoided crowded and noisy environments. Most of my neighbors and I all share the same sediment.

I also feel the proposed shooting range will affect the value of my home as the current location surroundings are conducive to a solitude way of living.

Sincerely
Cornel Maydak

Lauren Elliott

From: Sara Smith
Sent: Wednesday, July 29, 2026 4:33 PM
To: Lauren Elliott
Subject: FW: Deny Gun Range

From: Sarah Bowman <sarahbowman11130@gmail.com>
Sent: Wednesday, July 29, 2026 2:56 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Deny Gun Range

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Sarah Bowman
11130 Victory School Rd
Union, KY 41019

7/29/2026

Boone County Planning Commission
2950 Washington Street
Burlington, KY 41005

Opposition to Proposed Commercial Gun Range at Riddles Run and Hathaway Rd

Dear Members of the Board,

My name is Sarah Bowman, and I am writing as a mother, wife, and resident of Union to express my opposition to the proposed members-only commercial gun range near Riddles Run Road and Hathaway Road.

My family chose to live in this area because of the peaceful rural lifestyle that Boone County offers. We spent a long time searching for a place where we could raise our daughter surrounded by nature, open space, and a strong sense of community. This property is more than just where we live. It is where we spend our time together as a family.

Some of my favorite moments are the simple ones. Reading a book outside on a quiet afternoon. Working in our garden. Taking care of our chickens. Watching our daughter play in the yard and explore the outdoors. We are also planning to expand our little farm with additional livestock in the future. The peace and quiet of this area is a huge part of why we chose to make our home here.

The thought of hearing constant gunfire throughout the day is heartbreaking to me. Occasional hunting or recreational shooting is part of living in a rural area, and we understand that. A commercial gun range is very

different. It is designed to bring people from outside the area and encourage shooting activity throughout its operating hours. Instead of enjoying birds singing, the sounds of nature, or simply the quiet of the countryside, we could be listening to repeated gunshots on a regular basis.

I worry about what that would mean for our daily lives. Would we still enjoy sitting outside and reading? Would our daughter be able to play in the yard without the constant background noise? How would it affect our chickens and future livestock? These may seem like small things, but they are exactly the reasons we chose this community and invested in our home.

I am also concerned about the increase in traffic that would come with a commercial operation. The roads in this area were built to serve local residents, farms, and school buses. Additional traffic from range visitors would increase congestion, put more wear on roads that already need attention, and change the quiet character of the area.

Another concern is property values. Families have invested significant amounts of money and time into their homes because they love the rural setting. It is difficult to imagine that a commercial shooting range nearby would not have an impact on how buyers view neighboring properties in the future.

Most of all, I am concerned about losing the character of the place we call home. This area has always felt like a quiet rural community where families can enjoy nature, agriculture, and country living. A commercial gun range does not fit with that character. Once developments like this are approved, it becomes harder and harder to preserve the qualities that make this area special.

This matter is about protecting the home, lifestyle, and community that my family loves. As a mother raising a child here, I respectfully ask the Board to consider the families who already live in this area and deny the conditional use permit for the proposed commercial gun range.

Thank you for your time and consideration.

Sincerely,

Sarah Bowman

Thank you

Lauren Elliott

From: Sara Smith
Sent: Wednesday, July 29, 2026 4:37 PM
To: Lauren Elliott
Subject: FW: Opposition to Conditional Use Permit for Proposed Members-Only Commercial Gun Range at Riddles Run Road and KY-536 (Hathaway Road)

From: Chris Bowman <cbowman338@gmail.com>
Sent: Wednesday, July 29, 2026 12:06 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Re: Opposition to Conditional Use Permit for Proposed Members-Only Commercial Gun Range at Riddles Run Road and KY-536 (Hathaway Road)

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Christopher Bowman
11130 Victory School Rd
Union, KY 41091

7/29/2026

Boone County Board of Adjustment
Boone County Planning Commission
2950 Washington Street, First Floor
Burlington, KY 41005

Re: Opposition to Conditional Use Permit for Proposed Members-Only Commercial Gun Range at Riddles Run Road and KY-536 (Hathaway Road)

Dear Members of the Board,

I am writing to respectfully oppose the conditional use permit application for the proposed members-only commercial gun range located near the intersection of Riddles Run Road and KY-536 (Hathaway Road) in Union, Kentucky.

While I respect the rights of property owners and lawful firearm use, I believe this proposed commercial operation is incompatible with the rural agricultural character of the surrounding area and would create significant adverse impacts for nearby residents, farms, and property owners.

The area surrounding the proposed site is primarily characterized by agricultural land, farms, rural residential properties, and open space. Residents who chose to live in this area did so because of its peaceful and rural nature. A commercial shooting range would introduce a high-intensity recreational business into a community that has historically been agricultural and residential in character. Approval of this permit would fundamentally alter

the nature of the area and set an undesirable precedent for future commercial development in a location that has long been valued for its rural setting.

One of my greatest concerns is the impact of noise pollution. Unlike occasional hunting or private recreational shooting, a commercial range is specifically designed to attract regular and sustained firearm activity throughout its operating hours. Repetitive gunfire can travel significant distances and has a uniquely disruptive impact on neighboring properties. The constant sound of gunfire would diminish the quiet enjoyment of surrounding homes, interfere with outdoor activities, affect livestock and farm operations, and negatively impact the quality of life that residents expect in a rural community. Noise from a commercial shooting range cannot be compared to normal agricultural activities and would represent a permanent change to the character of the area.

I am also concerned about the impact on local roads and traffic safety. The proposed facility would be located along roads that currently serve a predominantly rural and agricultural community. Increased traffic associated with a commercial destination would add vehicle trips throughout the week and especially during evenings and weekends. Additional traffic would increase wear and tear on roads that already require ongoing maintenance and may create conflicts with local residents, farm equipment, cyclists, and other users of these rural roadways. Increased turning movements entering and exiting the facility could also create safety concerns for motorists traveling through the area.

Property values and quality of life are additional concerns. Homeowners and landowners have invested significant resources in properties located within a quiet rural environment. The introduction of a commercial gun range has the potential to negatively affect neighboring property values due to concerns regarding noise, traffic, safety, and the overall change in character of the area. Existing residents should not be forced to bear these impacts because of a use that primarily serves customers coming from outside the immediate community.

The proposed range also raises environmental concerns. Commercial shooting ranges can result in the long-term accumulation of lead, copper, and other metals associated with spent ammunition. Even with management practices in place, neighboring property owners have legitimate concerns regarding potential impacts to soils, stormwater runoff, groundwater, streams, ponds, and surrounding farmland. Given the agricultural nature of the area, protection of land and water resources should remain a priority. Any potential environmental contamination could have lasting effects that extend far beyond the operational life of the facility.

Although shooting ranges may employ safety measures, nearby residents also have valid concerns regarding public safety, future expansion of operations, increased activity levels, and the potential for incidents associated with a commercial firearm facility. The burden should be on the applicant to demonstrate that this use can operate without negatively impacting neighboring properties and the broader community.

As a nearby property owner, I have a direct interest in preserving the rural character, peace, and value of my property. My family chose this area because of its agricultural setting, open space, and quiet environment. We have invested in our property with the expectation that the surrounding area would remain consistent with the rural character that has long defined this community. Approval of this permit would significantly and permanently impact our enjoyment of our property and the character of the neighborhood we call home.

Ultimately, the question before the Board is not whether a gun range can operate safely. The question is whether this proposed commercial use is appropriate for this specific location and compatible with the existing agricultural and rural residential character of the surrounding area. In my opinion, it is not.

For these reasons, I respectfully request that the Boone County Board deny the conditional use permit application. The proposed members-only commercial gun range would create adverse impacts related to noise, traffic, environmental concerns, property values, and quality of life, while being inconsistent with the rural agricultural character that defines this community.

Thank you for your time and consideration of these comments. I respectfully request that this letter be entered into the official record for the permit application.

Sincerely,

Christopher Bowman
11130 Victory School Rd
Union, Kentucky

Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 7:27 AM
To: Lauren Elliott
Subject: FW: Gun Range

-----Original Message-----

From: Lea Williamson <spraguelea@yahoo.com>
Sent: Thursday, July 30, 2026 7:05 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Gun Range

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Hi my name is Lea Williamson, I live at 4580 Dale Williamson Rd Union ky 41091. I am writing because I oppose the proposal for the gun range on Hathaway/sullivan rd.

Reasons

- 1) Safety and stray bullets
- 2) being open 7 days a week until 8pm. We have children that go to bed around that time and the constant noise is not okay
- 3) the constant noise will also make it difficult to enjoy being outside, host guests and sleep
- 4) the constant noise and also living close to a gun range will also decrease the value of our house and land we live on for the future

Sent from my iPhone

Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 9:00 AM
To: Lauren Elliott
Subject: FW: CORNER HATHAWY AND RIDDLES RUN - GUN RANGE vote Aug. 12th, 2026

From: Kimberly Hall <khall@mandplogistics.com>
Sent: Thursday, July 30, 2026 8:47 AM
To: Planning Commission General Account <PLANCOM@BOONECOUNTYKY.ORG>
Subject: CORNER HATHAWY AND RIDDLES RUN - GUN RANGE vote Aug. 12th, 2026

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Hello,

I am truly worried about the proposal of a private club that will be a shooting range. The reason why is because of the 45 Horses at The Kopser Farm at 3531 Hathaway. I am currently boarding my horse there with many others. We have invested time and money into a Training Program, Lesson for adults and children. There are horse owners there that compete in our state of KY. The HORSE state!

Please know what a Liability and safety issue this is! Horses get spooked by gun shots, and one of the riders could get hurt. Also, this is terrible for the health of the Horses, they will feel threatened by this situation.

There are so many farms in our area that are no longer boarding horses or being sold to Builders. This is hard for the people who have a passion for the horses. It's not easy finding a place to go in Boone County with these horses.

As a Business Owner in Boone County, this Program at The Kopser Farm is my Therapy!

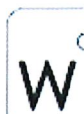
Please shut this down and do not allow gun shooting this close to Horse Farms!

Sincerely,

Kimberly Hall
CEO/Founder

📍 7900 Tanners Gate Ln | Florence, KY 41042
📞 859-282-0402

FTL | EXPEDITE | DRAYAGE | WHITE-GLOVE | TSA | SPECIALIZED/OD | HEAVY HAUL | WAREHOUSING



Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 9:29 AM
To: Lauren Elliott
Subject: FW: Gun range at riddles run and hathaway rd

From: John Jones <johnjones@crfleetandfire.com>
Sent: Thursday, July 30, 2026 9:00 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Cc: John Jones <jjones@ctstelecomm.com>
Subject: Gun range at riddles run and hathaway rd

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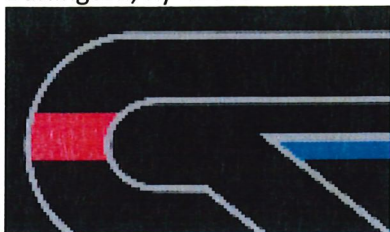
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All,

My name is John Jones and I own my home at 4707 Rabbit hash road union Ky 41091 I have lived there peacefully for the last 24 years. The last thing I want to listen to is constant gunfire throughout the valley. I bought my home for the peace and quite it offers. When the land was purchased by the new owners it was clearly known by all that this was agriculture and residential land. I don't understand the thought process behind someone thinking this should be changed and pushed on to the residents that live in this valley. The noise pollution from the gunfire and the possible soil and watershed contamination should be enough on its own to not allow this change. There is also the fact that this will have a negative impact on the values of the surrounding properties. I strongly oppose this change. All I ask of the board members is this what you would want in your front or backyard.

Thanks

John Jones – General Manager
CR Fleet & Fire Services
513.479.2086 {Mobile}
859.293.0911 {Office}
1574 Production Dr.
Burlington, Ky 41005



Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 11:23 AM
To: Lauren Elliott
Subject: FW: Hathaway/Riddles Run Gun Range

From: Austin Williamson <austinw1550@gmail.com>
Sent: Thursday, July 30, 2026 11:07 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Hathaway/Riddles Run Gun Range

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Austin Williamson
Rabbit Hash Rd/Hathaway Rd.

I oppose the planning of a gun range going in on the corner of Hathaway and Riddles Run over safety concerns.

I cut hayfields just down from there and I have concerns over people shooting nearby while my family and I maintain the fields throughout the year and have a concern of possible stray bullets coming our direction.

There are too many people out there in the world today that don't have the common sense or courtesy of others around them, mixed with the lack of proper gun safety, I believe this poses a safety concern for everyone around the area.

Opening the door for 300-400 people sounds like a tragedy awaiting to happen.

There's also the safety concern of the cars traveling on those roads, especially with how busy Hathaway already is, it poses the threat of a potential car being struck by a bullet. I understand there will be targets, but ricochet bullets is always a very real possibility. There is a neighbor up the road from my parents on Dale Williamson that shoots and just last week, a bullet ricocheted off his target and came down and landed in the cow pasture right next to their house. This resulted in having to gather all of the kids and babies and get them into my parents house and we had to call law enforcement. Ricochets do happen and are typically unexpected. There's no way to eliminate a ricochet thus, no way to protect the people who live in the area or travel those roads. There is a lot of people who ride bikes on the road there and ride in big groups making someone more susceptible to being hit by bullets.

In addition, a 7 day gun range with late hours is going to disturb the peace of those in the area. Everyone who lives in the country, such as this area, is living there for the peace and quiet the area gives us. We want to be away from all the noise and the growing that Boone County is always under. This area is our home and we want it to remain a quiet, peaceful area. Lots of people have little kids in the area and we

don't want a gun range disturbing bed time routines, family time outside, or any other inconveniences this poses. On top of people shooting already until 8, there's always going to be people who don't quit at 8 and continue to shoot well past that deadline.

There are already shooting ranges within 15-30 minutes of this location that are better equipped for this that doesn't effect the people who live in those areas (Moonlite Hunting Club, Dutchman's Rod & Gun Club, Randy's Range, Range USA, Queen City Shooters, and more). Those places are in great locations that are secluded and pose no threat to anyone in those areas.

Those areas are filled with trees all around their sites and are well off any roads or near houses. Some of them are inside of buildings making them secure.

We don't want another range that will disrupt the peace and quiet, and the safety of everyone in the area. This is a bad idea altogether to allow this to happen.

Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 2:37 PM
To: Lauren Elliott
Subject: FW: Proposed gun range

-----Original Message-----

From: Shelby Warner <swarner33@icloud.com>
Sent: Thursday, July 30, 2026 2:08 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed gun range

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My name is Shelby Warner and my address is 4353 Hathaway Road in Union Ky. I am opposing the proposed conditional use permit for the gun range on Hathaway road. This will not only disrupt my family's daily life but it will also affect the wildlife in this area. My children and I play outside daily and we live here on purpose to be away from noise and have seclusion. My son is very sensitive to noise and that is one of the reasons me and my family love it here. He can play outside freely without having to worry. This will greatly affect his and my family's ability to enjoy our property and being outside with family. The wildlife that live here also will be scared away by this constant noise. We really enjoy seeing the deer, birds and other wildlife and I don't want them scared out of their natural habitat. It would also decrease all of the property values nearby because no one wants to live next to something so loud. For all of these reasons I am opposing the conditional use permit for the gun range because it will simply disrupt everyones peace and tranquility of their every day life. We enjoy our little quiet country road right here in Union ky where there isn't much space left with all of the new buildings. My family has lived here for 40 years and I don't want that ruined by a gun range. Thank you for your time and consideration.

Thanks,
Shelby Warner



Lauren Elliott

From: Sara Smith
Sent: Thursday, July 30, 2026 4:33 PM
To: Lauren Elliott
Subject: FW: Opposition to Proposed Zoning Change for Commercial Shooting Range
Attachments: Opposition to Proposed Zoning Change for Commercial Shooting Range.pdf; IMG_5745.jpeg; IMG_5744.jpeg

From: Kelly BOYD <kjboyd@msn.com>
Sent: Thursday, July 30, 2026 3:31 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Opposition to Proposed Zoning Change for Commercial Shooting Range

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Dear Members of the Boone County Planning Commission and Fiscal Court,

Please find attached my letter regarding the proposed zoning change for the commercial shooting range located near my home.

As a Boone County property owner for more than twenty years, I have serious concerns regarding the compatibility of this proposed use with our rural residential community. My letter outlines concerns related to noise, public safety, traffic, flooding, environmental impacts, wildlife, property values, and the adequacy of public notice provided to neighboring residents.

I respectfully request that my letter and the attached photographs be included in the public record and considered before any action is taken on this zoning request.

Thank you for your time, your service to Boone County, and your thoughtful consideration of the concerns of the surrounding property owners.

Respectfully,

Kelly Boyd
Property Owner
10485 Riddles Run Rd
513-519-1105

kjboyd@msn.com

Opposition to Proposed Zoning Change for Commercial Shooting Range

To the Boone County Planning Commission and Boone County Fiscal Court

Re: Proposed Zoning Change for Commercial Shooting Range

Dear Commissioners,

I respectfully submit this letter in strong opposition to the proposed zoning change that would permit a commercial shooting range approximately 0.6 miles from my home.

My family has owned our property for over twenty years. During that time, we have invested significant financial resources and countless hours creating our permanent home. We deliberately chose to live in Boone County because it offered a peaceful rural lifestyle that is increasingly difficult to find.

Living in the country comes with certain expectations, and we gladly accept them. We appreciate hearing the roosters crow in the morning. We coexist with abundant wildlife, including the fifty or more geese that regularly visit our property despite the occasional inconvenience. We understand and accept occasional firearm use during hunting season or by neighboring landowners.

However, there is a profound difference between occasional lawful firearm use and **a commercial shooting range operating seven shooting lanes for up to twelve hours each day from 8:00 a.m. until 8:00 p.m.**

This proposal would permanently change the character of our community.

As a Certified Registered Nurse Anesthetist, I routinely work overnight shifts and sleep during the daytime. Adequate rest is essential to safely care for patients. Continuous commercial gunfire throughout the day would make obtaining uninterrupted sleep extremely difficult and directly affect my ability to perform my profession safely.

While I recognize that some may enjoy shooting sports, I respectfully believe that this proposed location is not compatible with the surrounding rural residential community.

Public Notice

I am also concerned about the manner in which this proposal was brought to the attention of nearby residents.

The attached photographs (exhibit A and exhibit B) show the zoning notice posted low to the ground and largely obscured by tall weeds and vegetation. It is difficult to see from the roadway unless someone is specifically looking for it.

This raises several questions:

- When was the application submitted?
- How long has the notice been posted?
- Were neighboring property owners directly notified?
- Does a notice that is largely hidden fulfill the spirit of informing the public?

Meaningful public participation requires meaningful public notice.

Noise and Quality of Life

Unlike ordinary rural activities, a commercial shooting range produces repetitive impulse noise throughout the day.

Residents who have spent decades building homes in this community should not reasonably be expected to endure continuous gunfire for twelve hours each day.

I respectfully request that the County require an independent acoustical study that evaluates:

- Projected decibel levels at surrounding residences.
- Noise impacts under varying weather conditions.
- Effectiveness of proposed sound mitigation.
- Cumulative noise generated by seven active shooting lanes.

Traffic and Road Safety

A commercial shooting range will generate additional vehicle traffic on roads designed primarily for rural residential use.

This increased traffic raises concerns regarding:

- Safety for neighboring residents.
- Increased traffic entering and exiting onto rural roads.
- Additional conflicts with farm equipment, pedestrians, bicyclists, and local traffic.
- Increased maintenance costs for county roads.

Public Safety

The proposed range is immediately adjacent to public roadways and nearby residences.

Although properly designed ranges can be operated safely, residents deserve clear answers before such a facility is approved.

Questions that should be addressed include:

- What engineering standards will be required?
- What safety inspections will be performed?
- How will projectile containment be verified?
- What ongoing oversight will ensure continued compliance?

Floodplain and Drainage

The proposed site currently serves as a natural overflow area during heavy rainfall.

The adjacent creek already experiences flooding.

Residents deserve to know:

- Has a professional hydrologic study been completed?
- Will development increase downstream flooding?
- Will construction reduce the site's natural flood storage capacity?
- How will stormwater runoff be managed?

These questions should be answered before any zoning decision is made.

Environmental Concerns

Thousands of rounds discharged annually will inevitably deposit lead and other heavy metals into the soil.

Because this property lies within an area subject to flooding, I am concerned about the long-term movement of contaminants into nearby waterways.

The County should require an independent environmental assessment addressing:

- Lead management.
- Soil contamination.
- Groundwater protection.
- Surface water protection.
- Long-term monitoring and remediation responsibilities.

Wildlife

One of the defining characteristics of this area is its abundant wildlife.

Daily commercial shooting activity has the potential to significantly disrupt deer, turkey, migratory birds, waterfowl, and other wildlife that make this community unique.

Preserving the rural character of Boone County should include protecting the natural environment that attracts residents here in the first place.

Property Values

Many surrounding homeowners have invested decades improving their properties.

A commercial shooting range has the potential to reduce nearby property values and make homes more difficult to market.

An independent property value impact study should be completed before this proposal is considered.

Long-Term Zoning Considerations

Rezoning decisions are permanent and extend beyond the current property owner.

Once commercial zoning is granted, future owners may operate the property under those same zoning rights, and neighboring property owners will have little ability to reverse the decision.

For this reason, zoning decisions should be based not only on today's proposal, but on the long-term compatibility of the use with the surrounding community.

Request

Before any action is taken on this proposal, I respectfully request that Boone County require:

- An independent acoustical (noise) impact study.
- An independent traffic impact study.
- A floodplain and drainage analysis.
- A comprehensive environmental assessment addressing lead management and water quality.
- An independent property value impact analysis.
- Verification that all neighboring property owners have received adequate public notice.
- A public hearing after the above studies have been completed and made available for public review.

These studies should be completed **before** any rezoning decision is made so both the Planning Commission and the public can make an informed decision based on objective evidence rather than assumptions.

Conclusion

This proposal benefits one property owner while transferring the impacts of continuous noise, increased traffic, potential environmental risks, and changes to the rural character of the area onto neighboring families who have invested their lives in this community.

For more than twenty years, my family has chosen to live here because of the peace, quiet, and natural beauty that Boone County offers. I respectfully ask the Planning Commission and Fiscal Court to preserve those qualities for current residents and future generations by denying this zoning request.

Thank you for your consideration and your service to Boone County.

Respectfully,

Kelly Boyd
Property Owner
10485 Riddles Run Rd

Lauren Elliott

From: Sara Smith
Sent: Friday, July 31, 2026 7:23 AM
To: Lauren Elliott
Subject: FW: Proposed gun range 10004 riddles run

From: Nick Labella <nicklabella28@gmail.com>
Sent: Thursday, July 30, 2026 6:25 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed gun range 10004 riddles run

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Nicholas LaBella
10314 Riddles Run Road
Union, KY 41091

I am writing to express my strong opposition to the proposed outdoor commercial gun range located at 10004 Riddles Run Road Union, Kentucky. As a resident in the community, I am deeply concerned about the long-term effects this project would have on my family, my neighbors, and our community.

This proposal is not about whether law-abiding citizens should be able to own or use firearms. Rather, it is about whether an outdoor commercial shooting range is an appropriate use next to existing homes and within a residential community. I believe it is not.

One of my greatest concerns is the constant noise that an outdoor range would generate. Unlike occasional hunting or recreational shooting on private property, a commercial range is designed to attract customers throughout the day. The repeated sound of gunfire would permanently change the peaceful character of our neighborhood and diminish our ability to enjoy our homes, yards, and outdoor spaces.

I am also concerned about the location itself. The surrounding property floods on a regular basis during heavy rains. Before approving a project of this nature, I urge the City to carefully evaluate how recurring flooding could affect drainage, erosion, stormwater management, and the long-term containment of lead and other contaminants associated

with ammunition. Given the area's history of flooding, these environmental concerns deserve careful review before any approvals are granted.

Additionally, this area has long been recognized as an important hunting area enjoyed by local residents and sportsmen. Increased commercial activity, year-round shooting, traffic, and development have the potential to disrupt wildlife habitat and compromise the hunting opportunities that have existed here for years. A commercial shooting range could fundamentally change the character and use of this land in ways that extend well beyond the property boundaries.

Approving this project would also raise serious compatibility issues with the surrounding residential properties. Families purchased homes here with the expectation of living in a safe and peaceful community. A commercial outdoor gun range is simply not compatible with that expectation.

I am equally concerned about the impact on property values. Many prospective buyers would think twice before purchasing a home located immediately next to a commercial shooting range. Homeowners should not be forced to bear the financial consequences of a development that changes the character of the neighborhood after they have already invested in their homes.

I respectfully ask you to carefully consider the intent of Union's zoning and long-term planning goals. Land-use decisions should protect existing neighborhoods and ensure that commercial developments are compatible with surrounding properties. Once an outdoor gun range is approved and built, the impacts on nearby residents cannot easily be reversed.

For these reasons, I respectfully urge the City to deny approval of this proposal or require that it be relocated to an area where it will not negatively impact established homes, families, environmentally sensitive areas, or the surrounding community.

Thank you for your time, your service to the citizens of Union, and your thoughtful consideration of the concerns of the residents who will be most affected by this decision.

Respectfully,
Nicholas LaBella

Lauren Elliott

From: Sara Smith
Sent: Friday, July 31, 2026 7:25 AM
To: Lauren Elliott
Subject: FW: Opposition to proposed commercial gun range

From: Leanna H <leanna1595@gmail.com>
Sent: Thursday, July 30, 2026 6:11 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Opposition to proposed commercial gun range

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My name is Leanna Hydera. I live at 10314 Riddles Run Rd, Union KY 41091. Directly NEXT to the proposed gun range. My family very strongly opposes this proposed commercial gun range. This has been my home for over 30 years. What I love most about it is the peace and quiet and the sounds of nature. This is a rural community that has no need for a gun range I. Such close proximity to people's homes. Many live out here to avoid the noise and abundance of people that are overwhelming the county. This is not something we want.

Our property value would dramatically decrease as resale value would be nearly non-existent because again..who would want to live directly next to a gun range.

My husband is a police officer with the city of Florence. He works night shift and to have a gun range next door that is open 7 days a week would make his sleeping conditions unimaginably hard.

We have animals that do not like thunderstorms so I can only imagine what a gun range with individuals constantly firing weapons would do to their wellbeing.

As well as the noise pollution, this gun range would cause environmental pollution.

The constant barrage of lead will inevitably end up in the river run off polluting our land and water. This road floods almost yearly, so it is inevitable that this will cause long term irreversible damage to our property and community as a whole.

We are not opposed to guns, we are firmly opposed to hearing constant gun fire while we are trying to enjoy our time with our families.

Please do NOT allow this to happen to my home and community.

Thank you,
Leanna Hydera

Lauren Elliott

From: Sara Smith
Sent: Friday, July 31, 2026 7:33 AM
To: Lauren Elliott
Subject: FW: Proposed R&R shooting facility on Hathaway/Riddles Run

From: Tonya Arrasmith <tonyalou16@gmail.com>
Sent: Thursday, July 30, 2026 10:14 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed R&R shooting facility on Hathaway/Riddles Run

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Boone County Planning Commission,

We are writing to the Boone County Planning Commission to formally express our opposition to the proposed gun range at the corner of Hathaway Road and Riddles Run Road.

Supporting our Second Amendment rights is important to our family. However, we do not believe a commercial gun range belongs in a quiet rural community where established homes and farms have raised generations of families. While we respect responsible firearm ownership and use, this proposed development is not compatible with the character of our neighborhood.

We oppose this proposal for the following reasons:

Safety - A gun range located among family homes raises serious safety concerns. Residents should feel comfortable spending time outdoors, allowing their children to play, and enjoying their property without the constant presence and sound of gunfire. Even with safety measures in place, many families will understandably feel less secure.

Preservation of our Rural Quality of Life - One of the greatest benefits of living in the country is the peace and quiet. Many of us choose to live farther from town specifically for that reason. Occasional recreational shooting is part of rural life, and we participate in it ourselves from time to time. However, operating a commercial gun range up to seven days a week and into the evening hours would dramatically change the peaceful environment that residents value.

Impact on the Community and Property Values - Our community is built around farming, family life, and seasonal hunting traditions. A commercial gun range is fundamentally different from those uses and would alter the rural character of the area. The constant noise and commercial activity may negatively affect property values and make future home sales more difficult. In addition, the range would attract visitors from outside the community, creating concerns about increased activity in an area that has traditionally been residential and agricultural.

Effects on Wildlife, Livestock, and Pets - The area is home to numerous family pets, horse farms, cattle farms, and abundant wildlife. Many animals, especially dogs and horses, are highly sensitive to gunfire. Continuous shooting throughout the day is likely to cause stress and anxiety for domestic animals and disrupt local wildlife habitats. Because sound echoes strongly throughout this area, the disturbance would extend well beyond the range property itself.

Increased Traffic and Road Concerns - Hathaway Road and Riddles Run Road already face challenges related to increased development and traffic growth. A commercial gun range would bring additional vehicle traffic to county roads that are already in need of attention and improvement. Residents have already adapted to the impact of newly developed subdivisions, and this proposal would place additional strain on local infrastructure.

Existing Gun Range Options - There are already gun ranges within a reasonable distance of our community. Given the availability of these existing facilities, there is no demonstrated need for a commercial gun range in the middle of a rural residential and agricultural area.

Environmental Concerns and Flooding - The proposed site experiences flooding multiple times each year. This raises legitimate concerns about lead and other contaminants being carried into nearby yards, streams, and surrounding properties during flood events. The potential environmental impact should be carefully considered before approving this project.

Future Development Concerns - Rezoning or approving one commercial development can create pressure for additional commercial projects in the future. Preserving the rural nature of our community is important, and we should be cautious about opening the door to incremental commercial expansion in an area that has long been residential and agricultural.

Thank you for your time, consideration, and service to Boone County. We respectfully ask that you reject this proposal and preserve the character, safety, and quality of life to our community for many more generations to come.

We also plan to attend the vote on August 12th.

Thank you,

The Arrasmith Family
10467 Riddles Run Rd
Union, KY 41091
Tonya: 859-760-2016
Chris: 859-750-1063

Lauren Elliott

From: Sara Smith
Sent: Friday, July 31, 2026 2:36 PM
To: Lauren Elliott
Subject: FW: Opposition to zoning change at Hathaway and Riddles Run

From: C P <cpuckett74@gmail.com>
Sent: Friday, July 31, 2026 2:20 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Opposition to zoning change at Hathaway and Riddles Run

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Michael Puckett
10672 Riddles Run Road
Union, KY 41091
7/31/2026

Boone County Planning and Zoning Commission
Boone County, Kentucky

Dear Members of the Planning and Zoning Commission,

I am writing to formally and strongly oppose the proposed gun range at the corner of **Hathaway Road and Riddles Run Road** in Boone County. While I fully recognize and respect the constitutional rights of firearm owners and lawful recreational shooting, zoning decisions must also account for compatibility with surrounding land uses, protection of residential neighborhoods, and the long-term health, safety, and welfare of existing residents. In this case, the proposed location is fundamentally incompatible with those responsibilities.

My most immediate concern is **noise pollution and its incompatibility with residential use**. Gunfire is among the most intense and disruptive forms of environmental noise, characterized by sudden, high-decibel impulse sounds that can carry over long distances, particularly in Boone County's rolling terrain. Unlike steady background noise, gunfire is unpredictable, repetitive, and cannot be reasonably mitigated through normal residential construction. Even with partial buffering, residents would be subjected to repeated acoustic shock events throughout the day, including evenings and weekends when families are most likely to be outdoors. This is not a minor nuisance issue—it is a direct and ongoing interference with the quiet enjoyment of private property, which is a core expectation in residential zoning districts.

I am also deeply concerned about **environmental and water quality impacts**, particularly given Boone County's proximity to sensitive watershed areas and residential wells in rural portions of the county.

Outdoor shooting ranges are well-documented sources of lead, copper, and other heavy metal contamination from spent ammunition. Over time, these materials accumulate in soil and can migrate through stormwater runoff or subsurface flow. Without extremely rigorous engineering controls, including bullet containment systems, soil remediation plans, and continuous environmental monitoring, there is a credible risk of contamination to nearby land and water resources. Boone County has a responsibility to ensure that land use decisions do not create long-term environmental liabilities for surrounding property owners or local ecosystems.

Another significant issue is the **negative impact on property values and marketability of nearby homes**. Numerous peer-reviewed studies and real estate market analyses have consistently found that proximity to shooting ranges can reduce residential property values, often in the range of **5% to 20% or more**, depending on distance, frequency of use, and visibility. In some cases, properties closest to ranges experience even greater depreciation due to persistent noise and perceived incompatibility with residential living. In Boone County, where residential development and rural homeownership represent major long-term investments for families, this type of externalized economic harm is substantial and irreversible. Once property values decline due to incompatible adjacent land use, those losses are borne entirely by homeowners—not the developer or operator of the facility.

Finally, the proposed range would significantly diminish the **overall quality of life and rural character of this area of Boone County**. Many residents chose to live here specifically for its quiet, semi-rural environment, open space, and low levels of industrial or commercial intrusion. A shooting range of this nature introduces not only constant noise but also increased traffic, safety concerns, and a fundamentally different land-use character that is inconsistent with surrounding residential and agricultural uses. Boone County's comprehensive planning principles emphasize preserving community character and ensuring that higher-impact uses are appropriately sited away from established residential areas. This proposal does not meet that standard.

For these reasons, I respectfully urge the Boone County Planning and Zoning Commission to carefully consider whether this proposal is truly compatible with surrounding land uses and consistent with the county's long-term planning goals. I believe the evidence strongly indicates that this facility is not appropriately located in proximity to residential properties and would create ongoing, unavoidable conflicts with existing homes.

Accordingly, I respectfully request that the Commission deny approval of this proposed gun range in its current location or require relocation to a site that is properly buffered from residential development and environmentally sensitive areas.

Thank you for your time, your careful consideration, and your service to Boone County.

Respectfully,

Michael Puckett

Lauren Elliott

From: Roxy Hydera <rhydera@hotmail.com>
Sent: Friday, July 31, 2026 3:40 PM
To: Lauren Elliott
Subject: Fwd: Riddles Run/Hathaway zoning change

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Sent from my iPhone

Begin forwarded message:

From: Roxy Hydera <rhydera@hotmail.com>
Date: July 31, 2026 at 3:38:05 PM EDT
To: plancom@boonecountyky.org
Subject: Riddles Run/Hathaway zoning change

Hello, My home is next to the proposed zoning change. I am vehemently opposed to this "shooting range" proposal. I have lived on Riddles Run since 1989, and have enjoyed the peacefulness of the valley. I raised my children there and hoped to one day have grandchildren enjoy the beautiful area. This change will cause home values to plummet, bring more traffic to our community, and a huge increase in noise pollution. It will negatively affect the wildlife population. I'm also concerned about the lead that WILL get into the creek and the effect it will have on the wildlife. Since we have lived in western Boone county (1989) there have been 40 floods on Riddles Run (not counting flash floods). Per the NOAA weather statistics the Ohio River in Cincinnati has surpassed 50 ft, 40 different times. While flood stage in Cincinnati is 52 feet, Riddles Run Rd is impassable when the Ohio River is at 50ft. This is the reason we do not have city water on our road. It floods consistently. Please, please, please vote no on this zoning change. I have attached a copy of the river statistics with floods over 50 ft marked (except for Apr 2024 and Feb 2025 also not including the 2026 flood since it's not on their chart.)

Roxanne Hydera
10314 Riddles Run Rd
Union, Ky 41091

10:07



1989	10	42.6	100000	47.9	48.4	44.1	33.8	37.3	32.1	40.5	37.0	28.9
UO	28.7	28.1	28.3	27.8	30.1	28.1	28.1	28.2	28.0	28.1	28.8	28.2
1990	10	44.3	47.0	37.5	33.2	40.1	42.3	38.1	29.1	28.8	24.3	29.4
UO	37.6	31.1	27.7	27.1	26.1	26.3	26.1	26.1	26.0	26.5	26.2	26.8
1991	10	55.5	61.1	67.5	68.7	28.3	27.1	27.5	25.5	26.9	26.6	33.4
UO	29.3	35.8	38.9	28.0	39.2	28.3	28.3	28.3	28.1	28.2	28.2	29.3
1992	10	32.7	31.1	42.8	33.8	30.1	29.3	36.1	37.6	28.0	26.7	37.6
UO	24.6	24.1	28.2	27.8	26.1	28.1	28.2	28.2	28.1	28.1	28.0	26.1
1993	10	38.9	42.1	400000	44.9	38.7	28.7	27.8	28.8	27.2	37.3	36.4
UO	38.1	28.7	28.2	30.7	26.2	28.9	28.7	28.1	28.0	28.0	28.8	26.7
1994	10	34.6	34.6	32.0	37.7	41.4	27.8	27.6	32.9	27.6	26.7	35.2
UO	37.9	37.3	33.5	28.6	28.9	28.5	28.4	28.9	28.1	28.1	28.9	28.6
1995	10	43.3	38.9	34.6	30.2	30.6	34.5	28.8	30.6	28.8	27.3	38.7
UO	28.6	28.1	26.9	26.8	26.9	28.8	28.2	33.8	28.1	28.0	28.2	28.1
1996	10	37.3	40.1	45.5	43.0	500000	47.5	38.1	32.5	37.1	37.7	44.7
UO	28.6	28.0	31.7	27.8	35.1	28.7	28.1	28.1	28.1	28.1	28.1	28.7
1997	10	38.1	38.1	38.0	38.1	37.1	41.7	28.1	30.0	27.1	27.3	28.1
UO	28.3	28.1	30.8	28.8	37.8	28.8	28.8	28.0	28.2	28.4	28.4	28.8
1998	10	49.3	43.9	44.1	44.1	42.7	47.2	48.8	28.5	28.4	27.1	26.1
UO	28.1	28.1	28.0	27.8	28.2	28.1	28.1	28.0	28.8	28.1	28.0	28.8
1999	10	45.8	38.0	41.5	32.8	29.4	28.7	28.7	28.8	28.8	28.8	35.6
UO	28.0	27.0	27.5	27.1	26.1	26.5	26.8	26.2	26.1	26.2	26.1	26.1
2000	10	37.7	38.0	35.7	44.1	30.8	32.8	38.1	29.5	28.2	28.6	38.1
UO	28.2	28.1	28.1	27.0	28.2	28.1	28.1	28.1	28.0	28.0	28.0	28.2
2001	10	32.1	43.1	34.8	38.8	44.1	34.1	34.1	34.6	27.4	28.6	33.1
UO	28.2	27.8	27.2	27.1	26.8	26.8	26.8	26.9	26.1	26.1	28.2	28.8
2002	10	38.2	32.0	30.0	44.1	44.8	38.8	27.4	37.0	28.9	38.0	35.8
UO	26.1	28.8	28.8	27.8	28.2	28.1	28.1	28.1	28.1	28.1	28.8	28.4
2003	10	40.4	38.0	42.0	47.8	40.2	43.8	38.8	37.1	38.8	38.2	38.8
UO	27.8	27.8	28.8	28.8	28.8	28.8	28.8	28.1	28.2	28.3	27.2	30.7
2004	10	37.6	37.6	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1
UO	28.5	28.0	28.2	28.1	27.1	27.1	28.8	28.5	28.2	28.8	28.2	28.2
2005	10	40.0	38.1	38.8	44.8	38.8	27.2	27.0	28.8	28.0	28.8	38.1
UO	30.5	30.5	28.8	27.0	28.8	28.0	28.8	28.5	28.7	28.1	28.4	28.8
2006	10	34.8	33.8	38.4	34.2	30.2	33.8	33.8	38.0	37.8	37.7	40.2
UO	28.3	27.8	28.5	27.4	26.5	28.9	28.4	28.2	28.6	37.1	27.3	28.6
2007	10	44.5	38.8	43.1	47.5	30.5	28.8	28.8	37.5	28.7	37.4	47.7
UO	28.8	27.8	30.0	28.0	28.1	28.1	28.1	28.1	28.8	28.0	28.0	27.8
2008	10	47.8	48.8	32.0	43.0	42.7	44.5	38.8	37.0	27.8	28.6	37.1
UO	28.7	31.2	32.2	27.1	26.8	28.7	28.1	28.2	28.2	28.4	28.4	28.0
2009	10	47.8	47.8	38.0	38.0	44.8	38.0	38.0	38.0	38.0	38.0	38.0
UO	37.0	27.1	28.0	28.0	28.0	28.0	28.1	28.1	28.1	28.1	28.1	28.1
2010	10	47.8	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1	38.1
UO	27.8	28.0	28.0	28.0	27.0	27.0	28.0	28.0	28.0	28.0	28.0	28.0
2011	10	32.8	47.0	34.8	34.8	34.8	34.8	34.8	34.8	34.8	34.8	34.8
UO	28.1	27.0	31.2	28.0	33.0	28.8	28.2	28.9	28.1	28.4	28.8	28.8
2012	10	44.5	47.0	41.7	38.1	38.8	27.5	28.2	27.0	27.4	37.2	40.2
UO	28.3	27.1	28.5	28.5	28.7	28.2	28.1	28.1	28.1	28.1	28.4	28.1
2013	10	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8
UO	27.3	27.8	28.8	27.8	27.1	28.8	27.4	28.2	28.2	28.1	28.8	27.2
2014	10	40.8	47.4	40.8	40.8	40.8	40.8	40.8	40.8	40.8	40.8	40.8
UO	28.8	27.1	28.6	27.5	28.2	37.1	28.8	28.8	28.1	28.2	28.4	27.2
2015	10	32.4	32.1	32.1	32.1	32.1	32.1	32.1	32.1	32.1	32.1	32.1
UO	27.8	28.8	28.8	28.8	28.8	28.8	28.8	28.8	28.8	28.8	28.8	28.8
2016	10	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8
UO	28.8	27.8	28.2	27.2	27.1	28.0	28.0	28.0	28.0	28.0	28.0	28.0
2017	10	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8	44.8
UO	28.8	27.8	27.8	28.8	28.2	28.6	28.6	28.6	28.6	28.6	28.6	28.6
2018	10	44.4	44.4	44.4	44.4	44.4	44.4	44.4	44.4	44.4	44.4	44.4
UO	28.1	28.1	28.2	27.2	28.8	27.5	28.8	28.1	28.1	28.1	28.1	28.1
2019	10	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2
UO	28.3	28.3	27.8	27.8	27.8	27.8	27.8	27.8	27.8	27.8	27.8	27.8
2020	10	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2	48.2
UO	27.1	28.0	30.5	30.1	28.8	28.2	28.1	28.2	28.2	28.2	28.8	28.8
2021	10	47.8	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0
UO	28.2	27.7	28.2	27.1	28.6	28.1	28.8	28.2	28.1	28.3	28.4	28.7
2022	10	48.8	48.8	48.8	48.8	48.8	48.8	48.8	48.8	48.8	48.8	48.8
UO	27.1	28.1	28.8	28.1	27.8	28.0	28.2	28.0	28.1	28.1	28.0	27.0
2023	10	47.8	48.8	48.0	47.8	47.8	48.0	48.2	47.8	47.8	48.8	48.0
UO	28.3	27.8	27.8	28.1	28.2	28.2	28.1	28.1	28.0	28.8	28.1	28.1
2024	10	47.8	47.8	48.8	47.8	47.8	47.8	47.8	47.8	47.8	47.8	47.8
UO	37.0	27.1	27.8	27.8	27.1	28.0	28.8	28.2	28.1	28.1	28.2	28.6
2025	10	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7
UO	28.8	37.8	37.8	37.8	37.8	37.8	37.8	37.8	37.8	37.8	37.8	37.8

weather.gov

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:47 AM
To: Lauren Elliott
Subject: FW: Proposed Commercial Gun Range

-----Original Message-----

From: Cindy Gibbs <canngibbs2@gmail.com>
Sent: Sunday, August 2, 2026 4:45 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Cc: chet Hand <chet.hand@protonmail.com>
Subject: Proposed Commercial Gun Range

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Attention: Ryan Estes, Jonathan Vinson, Don Volland, Susan Poston, Jake Stremmel,

We are writing regarding the proposed commercial gun range at the corner of Riddles Run and Hathaway Rd. Apparently, there aren't too many people in this neighborhood that have been made aware of this. We are lucky to have found out from a neighbor. As for us, we are TOTALLY AGAINST IT! We moved out to the rural area of Union 26 years ago to get away from ANY commercial business, pollution, commercial construction, loud highway traffic and any loud on-going noise. It doesn't matter whether it's an "inside" or "outside" gun range. It will adversely affect our property values, and peaceful living. Furthermore, if it's an outdoor gun range, everyone living within a couple miles will hear guns being fired from 8 A.M. to 8 P.M. seven days a week.

We can't believe that such an important decision, that impacts so many people, can be left to 5 individuals to decide upon, when it affects so many people in so many ways. I know, without a doubt, that if you five individuals lived in this neighborhood, you would be against it. We know that you wouldn't want this in your OWN neighborhood.

Given the price that was paid for this property, we are assuming the purchaser has plenty of money to pay off anyone they need to for a decision that's in their favor. We certainly HOPE that money will not be a persuading factor in your decision. However, we can only conclude that if you vote for this commercial gun range, it's because, (1) you don't live in our neighborhood and therefore don't care, and/or (2) you've been persuaded to do so with money. We're sure that many others will come to the same conclusion. We don't want ANYTHING COMMERCIAL in our neighborhood.

If you vote FOR this gun range, you 5 individuals will be responsible for drastically affecting all the lives of people in this neighborhood, and some people will be forced to move.

Regards,

Cindy & Don Gibbs
5386 Rabbit Hash Rd.
Union, Ky. 41091

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:47 AM
To: Lauren Elliott
Subject: FW: Zone change

-----Original Message-----

From: Michele Carnahan <carnahanm@icloud.com>
Sent: Sunday, August 2, 2026 2:05 PM
To: Planning Commission General Account <plancom@boonecountky.org>
Subject: Zone change

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Boone County Board Members,

I am opposed to the conditional use permit that has been applied for to build a commercial gun range at the corner of Hathaway Rd and Riddles Run Rd.

As a long time resident of Boone County, I value the beauty of its rural areas and the abundance of wildlife, including many endangered species that call the Gunpowder watershed home.

The addition of increased traffic and noise in the area will not only reduce property values, but will increase the potential for both traffic and environmental accidents in an area already prone to flooding Please vote NO on the proposed zone change for this area.

Thank you,
Michele Carnahan
6576 East Bend Rd
Burlington Ky 41005

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:51 AM
To: Lauren Elliott
Subject: FW: Strong Opposition to Proposed Commercial Gun Range – Hathaway Road / Riddles Run

From: Katharine Moore <fkhamer@gmail.com>
Sent: Saturday, August 1, 2026 4:45 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Strong Opposition to Proposed Commercial Gun Range – Hathaway Road / Riddles Run

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Dear Members of the Boone County Planning Commission,

I am writing as a Boone County resident to express my strong and unequivocal opposition to the proposed Conditional Use Permit that would allow a commercial, members-only gun range at the property located at Hathaway Road and Riddles Run.

I want to be very clear: I do not support this proposal, and I urge the Commission to deny the Conditional Use Permit.

A commercial gun range capable of serving hundreds of members, operating seven days a week, and allowing the discharge of rifles and handguns for much of the day is simply not an appropriate use for this location or for a community where people live, raise their families, travel local roads, and expect to enjoy their homes and property.

My concerns include the substantial and lasting impact this type of commercial operation could have on the surrounding community. Those concerns include noise from repeated gunfire, increased traffic on area roads, safety concerns, disruption to nearby residents' ability to peacefully enjoy their property, and the potential effect on property values and the overall residential character of the area.

I am particularly troubled by the proposed scale and frequency of the operation. According to the information being circulated to residents, the proposal includes seven shooting lanes and an estimated membership of approximately 300–400 people, with shooting permitted seven days a week. This is not an occasional or incidental use of the property. It would establish an ongoing commercial shooting operation in our community.

Once a use like this is approved, the people who live nearby will be forced to live with the consequences. That is precisely why the Conditional Use Permit process exists: to determine whether a particular use is appropriate for a particular location, not simply whether the business itself is lawful.

This is also not a question of whether someone supports or opposes firearm ownership. People can fully respect the rights of gun owners and still reasonably conclude that a commercial shooting range does not belong in every location. There are places where this type of business can operate without imposing its noise, traffic, safety concerns, and other impacts on an established residential community. This is not one of those places.

The existing residents of this community should not be expected to sacrifice the peaceful enjoyment and character of their neighborhood to accommodate a new commercial operation of this nature.

I respectfully ask each member of the Commission to consider not only the applicant's intended use of this property, but also the cumulative and permanent impact that approving this Conditional Use Permit could have on the families and property owners who already live here.

I strongly urge you to vote NO and deny the Conditional Use Permit for the proposed commercial gun range at Hathaway Road and Riddles Run.

Please include this email and my opposition as part of the public record regarding this application.

Thank you for your consideration.

Sincerely,
Katharine Moore
10205 Lewis Ln., Union, KY 41091

864-421-2152

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:53 AM
To: Lauren Elliott
Subject: FW: Propane's gun range

-----Original Message-----

From: Sherry Otte <sherryotte11@gmail.com>
Sent: Saturday, August 1, 2026 12:21 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Cc: The CEO <sherryotte11@gmail.com>
Subject: Propane's gun range

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I live very close to the proposed gun range on Hathaway and Riddles Run and oppose this change in the zoning to allow this run range. We moved to the country for peace and quiet and guns constantly shooting off 7 days a week is not our idea of quiet.

We adamantly oppose this zoning change and ask the commission to vote against this gun range in our back yard

Sherry and Mark Otte
3143 Maverick Blvd, Union KY 41091

Sent from my iPhone

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:53 AM
To: Lauren Elliott
Subject: FW: Gun Range on Hathaway

From: shanwarner@icloud.com <shanwarner@icloud.com>
Sent: Saturday, August 1, 2026 11:30 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Gun Range on Hathaway

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Dear Members of the Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed gun range on Hathaway Road.

My family and I live at 4353 Hathaway Road because we intentionally chose this area for its quiet, rural character. Hathaway Road is a peaceful community where neighbors are spread out on acreage, families enjoy their properties, and wildlife thrives. It is one of the reasons many of us chose to make this our home.

While I respect the rights of responsible firearm owners and understand that recreational shooting has its place, I do not believe a gun range is an appropriate fit for this location.

A gun range would have significant and lasting impacts on our community, including:

Constant noise pollution. Repeated gunfire would fundamentally change the peaceful environment that residents currently enjoy. Unlike occasional hunting or recreational shooting on private property, a gun range could generate continuous noise throughout operating hours. In fact, one of the things that has always surprised me about this area is how well sound carries. We can often hear individual gunshots from miles away, loud and clear. That means a gun range, with repeated and sustained shooting, would almost certainly be heard throughout the surrounding neighborhood and would significantly diminish the peace and quiet that residents value.

Reduced quality of life. Residents who invested in this area for its rural tranquility would lose the quiet enjoyment of their homes, porches, yards, and outdoor spaces.

Potential impact on property values. The presence of a gun range may make nearby homes less desirable to future buyers, negatively affecting property values and homeowners' investments.

Effects on wildlife. Hathaway Road is home to abundant deer, birds, turkey, and other wildlife. Frequent gunfire and increased activity would likely disrupt natural habitats and drive wildlife away.

Traffic and safety concerns. A gun range would increase traffic on our rural roads, creating additional congestion and safety concerns for residents, walkers, cyclists, children, and farm equipment that regularly travel these roads.

Environmental concerns. Outdoor gun ranges can introduce lead and other contaminants into the surrounding soil and water if not carefully managed, creating long-term environmental risks.

Loss of the area's rural character. This proposal is inconsistent with the nature of our community. Hathaway Road has remained a quiet residential and agricultural area, and a gun range would permanently alter that character.

Many of us chose to live here because it offers something increasingly difficult to find—a peaceful, safe rural community where families can enjoy nature, spend time outdoors, and appreciate the beauty of the area without the constant noise that a gun range would bring.

I respectfully ask the Commission to consider not only the immediate impacts but also the long-term effects this project would have on the residents who already call Hathaway Road home. Once the character of a community is changed, it is incredibly difficult to restore.

For these reasons, I respectfully urge you to deny the proposal for the gun range on Hathaway Road.

Thank you for your time, your service, and your thoughtful consideration of the concerns of the residents who would be directly affected.

Sincerely,

Shannon Warner
4353 Hathaway Road
Union, KY

Sent from my iPhone

Lauren Elliott

From: Sara Smith
Sent: Monday, August 3, 2026 7:53 AM
To: Lauren Elliott
Subject: FW: Commercial gun range

From: Lynn Joseph <lynntheodore7@gmail.com>
Sent: Saturday, August 1, 2026 11:27 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Commercial gun range

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NO NO NO NO to this.

This is a family neighborhood. We have lots of kids in those neighborhood for goodness sake! Stop with this madness already!!!

NOTICE

**BOARD OF ADJUSTMENT
AND ZONING APPEALS REQUEST**

**A PUBLIC HEARING WILL BE HELD INVOLVING
THIS SITE WITHIN FOUR WEEKS....
FOR FURTHER INFORMATION ABOUT THIS**

REQUEST, DATE AND TIME....

Call 334-2196

BOONE COUNTY PLANNING COMMISSION!

8-3-2026: Regarding the Board of Adjustment and Zoning Appeals Request on the corner of Hathaway Road and Riddles Run in Boone County.

We bought land in 1/1985 and took down, moved and rebuilt an old log cabin, timber frame home and barn – all structures to be torn down, but instead, saved. Moved here 7/1991. We took part in the Western Corridor 2020 plan in the 1990's, which never was adopted because it was "lost". That plan would have Never allowed a gun range of any sort, a dirt bike and/or ATV club/race track area in this sensitive Wildlife area!

So, we vote a resounding "NO": No to a Gun Range, ATV or Dirt bike course/club!!!!

Reasons: SOUND: Sound in the valley travels or intensifies to become even louder for a long distance! Example: Years ago the ROTC did night maneuvers at Camp Michaels which is at least 3 farms up from us. It sounded like WW3 in our front yard!!

ANIMALS/WILDLIFE: Due to the above noise issues, "ALL" wildlife and domestic animals (cats, dogs, cows, goats, chickens, horses) will be affected. The Wildlife has found a refuge here in Gunpowder Creek Valley, to observe and/or to hunt. Due to development up above, we see even more wildlife, including Turkey which we did not see in the 1990's. We also have Eagles in the area, which are protected. The loud and constant sound would create chaos – you can "kiss them All goodbye"!

ENVIRONMENTAL: There is a creek that runs thru the bottoms of that piece of property which flows into Gunpowder Creek which flows into the Ohio River. You are NOT allowed to fire into or near watershed areas due to contamination of the ground and of the creek!! This would affect ALL Wildlife and domestic animals! And as a note, "wells" that people may have, would also be affected!!

LOCATION: You may think there is no one near, but there are a Lot of neighbors around that corner!! You also have 4 roads – 2 major roads with a Lot of vehicular traffic and poor visibility – a "very hazardous" intersection!! Which direction would you fire? People fish and boat all along Gunpowder Creek, so any direction is BAD and endangers People, livestock and wildlife!!

AGRICULTURE: Was the designation changed, because it has always been agricultural – a zone change would have been needed. And, SIGN NOTIFICATION – it was in the weeds and angled in such a way that makes it very hard to even see in a high speed area!!

So, NO – it's BAD for people, the environment, for wildlife, for domestic animals: it's just a BAD idea!! Are we against guns – NO. A lot of our neighbors shoot and/or hunt and they sometimes "practice shoot" – but Not All day! There are also places to go and shoot: clubs, indoors or outdoors near here or in Indiana.

Thank you for listening to our concerns!

Woodrow and Cynthia Schuster
9712 Sullivan Road
Union, KY 41091
H#: 859-586-9146 (landline)

woodrowschuster@aol.com

Lauren Elliott

From: Sara Smith
Sent: Tuesday, August 4, 2026 12:09 PM
To: Lauren Elliott
Subject: FW: Proposed commercial gun range

-----Original Message-----

From: Cathy Bowman <csbowman55@gmail.com>
Sent: Tuesday, August 4, 2026 12:07 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed commercial gun range

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Sent from my iPad

This is a very bad idea. I oppose the commercial gun range on the corner of Hathaway and Riddles Run Roads. I moved to western Boone County 38 years ago to get away from traffic and noise. Constant shooting will greatly impact people's quality of life. I am concerned about Boone County losing so much farm land with new subdivisions and businesses popping up. Please don't let this spread to western Boone County. We need to protect what is left of our farm land. This area floods frequently. Why would you want to put a business in a flood zone. I worry of what it will do to the environment when it floods and lead from ammo gets into the creeks that flow into the Ohio River. This intersection is not the easiest to turn in and out of. There have been many accidents in this area. Adding 300 to 500 vehicles will make it more dangerous.

Please do not approve this conditional use permit.

Thank you.

Cathy Bowman
11252 Victory School Road
Union, KY 41091

Lauren Elliott

From: Sara Smith
Sent: Tuesday, August 4, 2026 2:34 PM
To: Lauren Elliott
Subject: FW: Petition to Deny the Proposed Commercial Gun Range Union, KY
Attachments: Noise Map Commercial Gun Range Union, KY.pdf

From: Darcie Holloway <DHolloway@valtoem.com>
Sent: Tuesday, August 4, 2026 1:33 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Petition to Deny the Proposed Commercial Gun Range Union, KY

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Boone County Planning:

My name is Darcie Holloway, and I reside at 5351 Rabbit Hash Rd, Union, KY. As an occupational health and safety manager with over 20 years of experience—holding an MS in Environmental Health and Safety Management and currently pursuing a PhD in EHS—I am writing to express my strong opposition to rezoning the property at the corner of Hathaway and Riddles Run to Commercial Recreation.

Consequently, I formally request the denial of the proposed commercial outdoor gun range. Sound modeling data (see attached pdf) demonstrates that this facility will subject tens of thousands of local residents to noise levels that exceed federal safety guidelines, creating severe public health risks and degrading the community.

Noise

- **Severe Impact Zone (5-Mile Radius):** Residents within this zone—including parts of Burlington, Oakbrook, and Florence—will experience continuous impulse noise levels up to **69 dB**, directly disrupting daily life for approximately **8,187 residents**.
- **Widespread Residential Exposure (10-Mile Radius):** The noise footprint expands to cover a population of **122,550 residents**, subjecting them to an elevated **63 dB** environment.
- **Regional Disruption (15 to 20-Mile Radius):** Even at extreme distances reaching into Cincinnati, Covington, and Independence, over **650,000 residents** will remain trapped under a persistent **56 dB** noise plume.

Direct Violation of EPA Public Health Guidelines

The Environmental Protection Agency (EPA) explicitly establishes **55 dB** as the outdoor noise limit to prevent activity interference and hearing annoyance.

- **Universal Threshold Breach:** The acoustic chart confirms that *every single firearm type* evaluated—including standard 9mm handguns and 556/30-06 rifles—violates the 55 dB EPA standard even at a 20-mile distance.
- **Insufficient Mitigation:** Even with a substantial 15 dB attenuation earthen barrier in place, the peak impulse noise remains at 56 dB at 15 miles and 53.5 dB at 20 miles. This means the range fails to comply with safety thresholds across almost its entire geographic footprint.

Long-Term Negative Impacts on the Community

- **Health and Welfare Risks:** Chronic exposure to impulse firearm noise is documented by public health agencies to cause sleep disturbance, elevated stress, and irreversible hearing degradation over time.
- **Depreciating Property Values:** Introducing an expansive regional noise nuisance will drastically decrease property desirability and home values in the surrounding residential developments.
- **Incompatibility with Local Zoning:** A commercial operation generating a 20-mile disruptive sound radius is fundamentally incompatible with nearby schools, parks, and residential neighborhoods.

Current Laws for Noise Protection

- There are no noise ordinances in this area and therefore the zoning change is the only protection for residents.

Attached is a pdf of the zone of damage that if passed could have long lasting and severe consequences on the community.



Darcie Holloway, CIH, CSP | Environmental, Health, & Safety Manager

📞 859.283.6122 📠 859.962.9200 🌐 valtoem.com ✉ dholloway@valtoem.com



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Lauren Elliott

From: Sara Smith
Sent: Tuesday, August 4, 2026 3:19 PM
To: Lauren Elliott
Subject: FW: Gun range Hathaway and riddles run

From: Kevin Williamson <kw453415@gmail.com>
Sent: Tuesday, August 4, 2026 3:07 PM
To: Planning Commission General Account <plancom@boonecountky.org>
Subject: Gun range Hathaway and riddles run

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Hi my name is Kevin Williamson I live at 4534 Dale Williamson Rd .I am against the zone change it will affect my cattle as they are sensitive to.loud noises I cut hay on some places near the proposed property and I am worried about stray bullets since they will be shooting into hillsides it could hit rocks how about the lead from their shells and bullets getting into our streams and especially gun powder creek because that area floods alot so the lead will get into our waterways. Most people that live in the area moved there for peace and quiet this will only bring more traffic and noise and will lower our property values .Has the Epa done any study on this since the lead has to go somewhere we don't want it in our creek. ARE THEY DOING BACKGROUND CHECKS ON PEOPLE SHOOTING and how do we know they are legally checking each person coming in. Would you like it if it was in your neighborhood. I bet not .There are other places they can shoot not far away Lloyd s in crittenden If it does pass how can you let them shoot the hours they want 7 days a week that is ridiculous all other outdoor ranges have a special shoot one day a week or two at the most . Please stick with the people in the area and turn this down because it will affect our wildlife also. Thanks for reading Kevin Williamson 859_380-7276

Lauren Elliott

From: Sara Smith
Sent: Wednesday, August 5, 2026 7:23 AM
To: Lauren Elliott
Subject: FW: Conditional use permit proposal for commercial gun range Riddles Run/Hathaway Rd.

From: Karrie Messina <karrie_messina@yahoo.com>
Sent: Tuesday, August 4, 2026 10:11 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Conditional use permit proposal for commercial gun range Riddles Run/Hathaway Rd.

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My name is Karrie Messina, and I live at 4699 Rabbit Hash Road, approximately one ¼ mile from the proposed shooting range. I can see the proposed site from my front deck.

My husband and I purchased our property in 1989. We raised our children in this home, and for nearly four decades we have built our lives here. Over the years we've raised kids, dogs, cats, sheep, chickens, ducks, and even a pig.

Today, I spend much of my time gardening and training dogs. I show dogs, and I train my herding dogs to work sheep and ducks. We are currently expanding our fencing because we plan to add ducks, geese, and hopefully sheep and goats to our little farm once again.

I've been told it's best not to be emotional when speaking about this proposal. I'll do my best. But it's difficult not to be emotional when you're talking about something that will fundamentally change the way you live in your own home.

I simply ask that you look at us, see us, and hear us at the hearing next week.

What do I do for recreation? I garden. I train dogs. I sit on my deck with a cup of coffee. I work outside. Those things all happen during daylight hours—the very same hours this proposed gun club intends to operate, from 8:00 a.m. until 8:00 p.m., seven days a week.

How do I train a young dog around constant gunfire? How do I work sheep or ducks when they're startled by repeated gunshots? When do I enjoy the deck we've spent decades building our lives around? When do I work in my garden without the sound of gunfire echoing through our valley? How can we entertain in our new courtyard alongside the constant gunfire below?

This proposal asks me to give up the peaceful enjoyment of my own property so that visitors can enjoy recreation there instead.

More importantly, it forces my family into a life-altering situation that we did not choose. It threatens the quiet rural lifestyle that led us to buy this property in the first place, and it places the value of our home—the largest investment most families ever make—at risk.

This is not simply a question of whether a recreational activity should be allowed. It is a question of who bears the cost of that recreation.

Approving this conditional use permit benefits the recreation of a private gun club with 300 to 400 members, many of whom may not even live in Boone County—or even in Kentucky. The burden, however, falls squarely on those of us who do live here. We will live with the noise. We will live with the disruption. We will live with the impact on our homes, our animals, and our quality of life.

I want to repeat that because I think it's the heart of this decision.

You are being asked to weigh the recreational interests of strangers against the quality of life, peace, and property values of your own neighbors—people who have lived here for decades and invested their lives in this community.

Please don't dismiss us as people who simply oppose guns. That's not who we are.

We are your neighbors. We are longtime residents. We have contributed to this community for decades. We've raised families here, cared for our land, supported local businesses, paid taxes, volunteered our time—and, for goodness' sake, my dog even ran for Mayor of Rabbit Hash! We are locals – old timers!

We're not outsiders asking you to preserve someone else's community. We're asking you to preserve ours.

I respectfully ask that you choose your neighbors over the recreation of strangers. Please deny this conditional use permit and protect the rural character, peace, and quality of life that so many of us have spent decades building and preserving.

Thank you for your time and your consideration.

Karrie Messina

Lauren Elliott

From: Sara Smith
Sent: Wednesday, August 5, 2026 7:23 AM
To: Lauren Elliott
Subject: FW: Petition to deny the proposed commercial gun range Union,KY

From: Peggy Nienaber <peggyn1991@gmail.com>
Sent: Tuesday, August 4, 2026 8:29 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Petition to deny the proposed commercial gun range Union,KY

You don't often get email from peggyn1991@gmail.com. [Learn why this is important](#)

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Hello

My name is Peggy Nienaber, I live at 5390 Rabbit Hash Rd Union, Ky less than 4 miles from the proposed gun range located at the corner of Hathaway Rd and Riddles Run.

I would like to speak on behalf of myself and the neighbors that do not want the noise of this gun range to disturb our peaceful neighborhood. In addition to the lead pollution that will be in the soil in a flood plain area that will hurt the environment, which would include the fish, otters, eagles and other wildlife that is located directly across the street from this property.

Please be sure to include me on the list of people that will be allowed to speak, I will not be repeating what other people will be saying at the meeting.

--

Best Regards,

Peggy H. Nienaber
(859) 760-8113

Lauren Elliott

From: Sara Smith
Sent: Wednesday, August 5, 2026 7:23 AM
To: Lauren Elliott
Subject: FW: Riddles Run Gun Range CUP -- Research & Opposition Letter
Attachments: Riddles Run Gun Range CUP -- Opposition_Letter from Joe Messina.pdf; Riddles Run Gun Range CUP -- Acoustics_Research from Joe Messina.pdf

From: Joe Messina <joe.messina@gmail.com>
Sent: Tuesday, August 4, 2026 9:52 PM
To: Lauren Elliott <lelliott@boonecountyky.org>; Planning Commission General Account <plancom@boonecountyky.org>
Cc: Karrie Messina <karrie_messina@yahoo.com>
Subject: Riddles Run Gun Range CUP -- Research & Opposition Letter

You don't often get email from joe.messina@gmail.com. [Learn why this is important](#)

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Dear Chairman Estes and Members of the Board,

I am writing to formally oppose the application to permit the property at the corner of Hathaway and Riddles Run for use as a commercial, members-only gun range. My household — myself, my wife (Karrie), and my father (Pat) — has lived at 4699 Rabbit Hash Rd, directly across the valley from this property, for 37 years. I'm asking the Board to deny this Conditional Use Permit and preserve the current agricultural zoning.

I've attached two documents for the Board's consideration ahead of the hearing:

1. A detailed letter setting out our opposition in full — our own family's history with stray gunfire on this property, the financial, traffic, and legal concerns this application raises, and our specific requests of the Board.
2. An independent research packet on the acoustic realities of siting a range of this kind in this valley's terrain, including comparable case studies and the documented impact on people, pets, and livestock.

I plan to attend the public hearing on August 12 at 6:00 PM to speak to this directly, and I'm happy to answer any questions before then.

Thank you for your time and consideration.

Sincerely,
Joseph Messina

4699 Rabbit Hash Rd
(859) 866-5095 / joe.messinaa@gmail.com

Louder Than It Looks: Acoustic Realities of the Riddles Run Gun Range

Research Background & Case Studies — Western Boone County, Kentucky

Prepared to support public comment on the proposed Conditional Use Permit at Hathaway and Riddles Run, Boone County, KY

This packet draws on peer-reviewed acoustics and animal-science research, government and legal sources, and news reporting on comparable disputes. No study identified here was conducted on this specific property; an independent, site-specific acoustic study is the central recommendation.

Summary for the Board

Five points, in brief, for Chairman Estes and Members Vinson, Volland, Poston, and Stremmel:

- **"Suppressed" and "rimfire" are not quiet.** A suppressed centerfire rifle commonly stays at 120–140 dB — as loud as a rock concert — and unsuppressed centerfire fire, permitted 10:00 AM–6:30 PM under this application, is audible for a mile or more under the right conditions.
- **This is a valley, and standard range-noise assumptions don't apply here.** Acoustic modeling standards (ISO 9613) require accounting for topography, because valley walls reflect and channel sound rather than letting it dissipate as it would on flat ground.
- **Comparable disputes show what happens without conditions set up front.** A range built above a rural valley in Cherokee County, Georgia drew a multi-year, \$10 million lawsuit after gunfire echoed like a "war zone"; a range in Burgin, Kentucky shows local officials describing their hands as tied on noise complaints once a range is already operating.
- **Once this permit is granted, the Board's leverage largely ends.** Under KRS 237.210, a range that has operated for a year is shielded from most noise-based nuisance claims. The conditions the Board attaches now are effectively the only protection this community will have.
- **The applicant's own submission has real gaps.** The loudest part of the facility — the half-mile rifle range — has no described noise mitigation. The hedge shown on the landscape plan falls well short of what reduces real noise. "Member" and "organized events" are both undefined, with no binding cap and no disclosed event scale.

Bottom line: the research does not show that a range of this kind can never be sited safely. It shows that valley terrain, ammunition type, and the permanence of this decision all raise the bar for what should be required before approval.

1. How Loud Is Gunfire, by Ammunition Type

The application specifies suppressed/rimfire fire (8:00 AM–8:00 PM) and all rifles and handguns, i.e., centerfire (10:00 AM–6:30 PM). These categories differ substantially in loudness at the source:

- **.22 LR rimfire rifle:** approximately 139–144 dB unsuppressed — the quietest common firearm, but still above the 140 dB threshold OSHA/NIOSH identify as capable of causing instant hearing damage.
- **Centerfire pistols and rifles:** approximately 157–167 dB, depending on caliber; magnum revolvers up to approximately 169 dB.

- **Suppressed firearms:** a quality suppressor typically reduces peak sound by 25–40 dB. Suppressed centerfire fire commonly remains at 120–140 dB — quieter, but still loud, and still audible at distance.

Figures are drawn from firearms-industry and hearing-safety publications citing NIOSH/OSHA research; individual measurements vary by barrel length, ammunition, and atmosphere.

The key implication: "suppressed" and "rimfire" do not mean quiet, and unsuppressed centerfire fire — permitted 10:00 AM–6:30 PM under this application — is well within range of being audible for a mile or more.

2. Why a Narrow Valley Changes the Acoustic Picture

Acoustic modeling for outdoor ranges is required by industry standards (ISO 9613) to account for topography, not just distance — because valley walls reflect and channel sound rather than letting it dissipate as it would on flat ground. Research on outdoor sound propagation in valley terrain has found that ground type and terrain can shift both the amplitude and frequency content of an impulsive source by several decibels or more, before the added effect of echo off valley walls is even considered.

In plain terms: sound in a valley does not simply travel outward and fade with distance. Valley walls can reflect and channel it, extending its audible range — consistent with residents' own experience of echo from range noise. This is why an independent, site-specific acoustic study, not a generic range-design estimate, is the appropriate standard here.

3. Quality of Life: What's Actually at Stake in This Valley

This valley was not settled by accident. Many of the families living here chose it deliberately — for the quiet, for the room to keep animals, for a place to raise children away from constant noise and traffic. Some have been here for decades; some are the second or third generation on the same land. Many of our neighbors enjoy shooting sports themselves, and some likely chose this area, in part, for the ability to shoot safely and occasionally on their own land — we don't begrudge that. For decades, an informal understanding among neighbors has let occasional target practice coexist comfortably with the valley's quiet: people moderated their own use, out of respect for the people living around them, and it worked. A commercial, members-only range with up to 400 members firing as much as twelve hours a day, seven days a week, is not more of that same neighborly practice. It is a fundamentally different arrangement — one imposed on the valley rather than negotiated within it, with no built-in restraint and no neighbor to answer to. That is what's actually being weighed against this Conditional Use Permit: not an abstract zoning category, but a decades-old, working balance, and the daily, lived experience of the people, pets, and animals who depend on it. Established research speaks directly to what chronic or startling noise does to each of them, in ways the applicant's narrative does not address at all.

People

The most directly relevant human research is a peer-reviewed field study of noise annoyance specifically from military shooting — not traffic — surveying over 1,000 residents near Swiss army training grounds (Brink & Wunderli, 2010, Journal of the Acoustical Society of America). It found a clear, measurable relationship between shooting-noise exposure and the share of residents highly annoyed by it, independently replicated in a later study of communities near German military ranges.

One finding from that research explains something residents already know instinctively: intermittent, unpredictable noise — exactly the character of gunfire — is measurably more annoying than continuous noise at the same average volume. A range does not have to be loud on average to be disruptive; it only has to be sudden and unpredictable, which this one, by design, would be constantly. Beyond annoyance, the World Health Organization's Environmental Noise Guidelines link chronic noise exposure to measurable sleep disturbance, elevated stress hormones, and increased cardiovascular risk — the physiological cost of living somewhere that no longer feels quiet or predictable.

Pets and Working Dogs

Noise phobia in dogs is well documented in veterinary literature, and gunfire is specifically named as a studied trigger alongside fireworks and thunderstorms. Documented signs include panting, trembling, hiding, and escape attempts, with reactivity known to worsen with age and repeated exposure — meaning this is not a problem residents' dogs will simply get used to over time. Several affected households also rely on working dogs for herding or guarding livestock, not just companion pets. A peer-reviewed study in the *Journal of Veterinary Behavior* found noise reactivity common in herding-breed working dogs and concluded it "can severely compromise function in both pet and working dogs" — a working animal that can no longer be trusted to do its job is a real, practical loss for a farm, not just a welfare concern.

Horses

Several affected property owners keep horses. Horses are prey animals with acute hearing and a well-documented startle/flight reflex to sudden, unfamiliar noise, including gunfire — a genuine safety risk to both the horse and any rider or handler when it bolts. In one documented extreme case, a UK horse sanctuary lost two ponies to a fireworks-related panic in a single night. No peer-reviewed research specifically measures gunfire's effect on equine hearing — a university research review looking for exactly that found none, despite horses being routinely exposed to gunfire in sports like mounted shooting. That gap doesn't diminish the concern; the startle and flight risk is well established even where the long-term hearing question remains unstudied.

Poultry

Small-flock, backyard poultry raised for eggs are common throughout the valley — more so than cattle or horses. Peer-reviewed research on laying hens finds that sudden, loud noise measurably increases stress hormones and fear responses, and that sustained noise exposure over several consecutive days reduces egg production; separate research found that noise above 85 dB can reduce feed intake by 15 to 25 percent. Unlike a horse, a chicken cannot flee a startling noise — the stress response has nowhere to go, and it is the single most common form of livestock this range would affect.

Sheep and Goats

Sheep and goats are also raised on properties throughout the valley, and the research on the two points in different directions. Sheep have acute hearing and a well-documented acoustic startle reflex to sudden noise, established in peer-reviewed behavioral studies. Goats appear more resilient: a study commissioned by the Royal Netherlands Air Force found goats showed no measurable physiological or behavioral stress response even to a low helicopter flyover producing a peak noise of 110 dB,

suggesting goats may habituate to loud, intermittent noise more readily than other livestock. Both findings are reported here rather than only the one that fits the argument.

Cattle

Some affected properties also raise cattle. Peer-reviewed animal science research links loud, unfamiliar noise to measurable effects on cattle behavior, milk yield, and fertility — a real but secondary concern here relative to the people, pets, poultry, horses, and sheep above, who are more directly and constantly affected in this valley.

Native Wildlife and Habitat

The valley's quiet has recognized ecological value, not just personal or anecdotal value to the people living here. Gunpowder Creek, which runs directly past the proposed range site, is itself designated a nature preserve by the Kentucky Energy and Environment Cabinet, valued for its bottomland forest and wildflower diversity. Elsewhere in Boone County, Boone County Cliffs State Nature Preserve protects habitat for the redback salamander, rare in Kentucky, and the dusky salamander, an indicator species for exceptionally clean water. That doesn't mean the parcel under review is itself protected habitat — it isn't — but it does establish that this part of the county is recognized by the state, not only by residents, as ecologically significant terrain.

4. Comparable Case Studies

A commercial outdoor range approved in agricultural zoning above the Salacoa Valley in Cherokee County, Georgia drew a lawsuit from dozens of residents in 2017 — echoing gunfire made the community sound, in their words, like a "war zone." The case, seeking more than \$10 million, was resolved in 2019 only after the range hired an acoustics consultant and physically relocated its firing positions. Similar, less severe disputes have played out in North Carolina and Washington State, showing this is a recurring pattern, not a one-off.

Closer to home, a private range near Burgin, Kentucky (Mercer County) drew sustained noise complaints in 2024, including concerns about disruption and effects on nearby livestock. Local officials described having little recourse once the range was already operating — a direct, same-state illustration of what Section 5 below explains as a matter of law.

5. The Legal Backdrop: State Range-Protection Statutes

Kentucky is one of several states — including Florida, Kansas, Michigan, Minnesota, Nebraska, and Ohio — with a statute shielding shooting ranges from nuisance and noise liability once operating in compliance with the rules in place when they began. Kentucky's version, KRS 237.210, means that once this range has operated for a year, it cannot be found a nuisance based on changed conditions, and only an adjacent property owner even has standing to sue over noise.

Ohio's version of this protection requires the range to meet a specific numeric limit (90 dB(A) for one hour in 24, or 85 dB(A) for eight hours in 24, at the property line) — a concrete example of the kind of enforceable standard Boone County could require here, rather than leaving noise compliance undefined.

The practical takeaway: the conditions the Board attaches now are likely to be the operative standard for the life of the facility. There is limited ability to tighten them later.

6. Response to the Applicant's Own Submission (Received July 21, 2026)

Measured against the research above, several representations in the applicant's narrative and concept plans (R&R Shooting Facility / "Riddles Run Gun Range Facility," sheets C-000–L-100) deserve closer scrutiny.

"Existing hills... provide a significant natural backdrop that enhances safety"

Likely true for stopping bullets — and it is also exactly the topography that reflects and channels sound. The applicant's own existing-conditions survey (sheet C-100) shows steep, tightly-packed contours rising behind the shooting bays. The same terrain credited for safety is the terrain most likely to carry gunfire noise further, with more echo, than flat ground would.

"Operating schedule encourages suppressed firearms... reducing noise impacts"

"Encourages" is not a requirement. The application's own hours confirm unsuppressed centerfire fire remains fully permitted for eight and a half hours a day, and nothing in the submission requires suppressor use.

"An evergreen hedge will help contain and reduce sound transmission"

The landscape plan shows a single row of evergreen trees. Research on vegetation as a noise barrier is consistent that a single hedge row provides little to no measurable reduction — meaningful reduction requires dense plantings at least 100 feet wide, or vegetation combined with a solid berm. The hedge shown is a visual buffer, not a reliable acoustic one.

The half-mile long-range rifle bay has no described noise mitigation

The narrative describes 12-foot engineered berms for the shooting bays, but for the long-range rifle bay states only that it terminates into a hillside for "projectile containment." That addresses where bullets stop, not noise — and centerfire rifle fire is the loudest ammunition category on this site.

Undefined terms leave the real scale of future noise unknown

The narrative anticipates "approximately 300 to 400 members" but never defines what a membership covers — an individual, a family, or an organization could all plausibly qualify, each implying a very different number of people with regular access. "Approximately" also describes a projection, not a commitment to a ceiling. Separately, the narrative mentions that peak traffic and noise will occur during "organized events" without disclosing how many such events are planned per year or how large they would be. The Sky Valley Shooting Range case in Washington State is instructive: that facility's ordinary day-to-day use modeled within code, but a single large competition (900 guests) was projected to exceed noise limits at the nearest home. A range's worst noise days often come from a small number of events — and this application does not tell the Board how often, or how large, those days would be.

A resource for law enforcement training is floated, not committed

The narrative frames potential law-enforcement training as a community benefit but does not commit to any specific scope. In the *Gartman v. Southern Tactical* case (Section 5), a range that opened for civilian use later expanded into military and law-enforcement training, which neighboring plaintiffs said substantially increased noise beyond what they anticipated at approval. If this kind of use is genuinely anticipated here, the Board should ask what it would add in frequency, hours, and ammunition type now, rather than learning the answer after approval.

None of this requires the Board to guess at the applicant's intent. It only requires recognizing that, as written, nothing in the application would prevent membership, event frequency, or law-enforcement use from growing well beyond what's described today — which is exactly why the requests below matter.

7. What the Board Should Require

- **An independent, site-specific acoustic study** modeling valley/terrain-specific propagation — not a flat-ground default — with separate results for suppressed/rimfire and unsuppressed/centerfire use, and for ordinary versus worst-case (maximum simultaneous shooters and events) conditions.
- **A specific, numeric noise limit at the property line** (an Ohio-style 90/85 dBA standard or similar) as a condition of approval, rather than leaving noise compliance undefined.
- **A binding definition of "member" as an individual** (not a household or organization), with a firm numeric cap on total individuals with access — not just an "approximately" figure.
- **A defined annual limit on organized event days and size**, since a range's worst noise typically comes from a small number of event days rather than ordinary use.
- **A requirement that any future increase** in the membership cap, additional bays or ranges, event days beyond the approved threshold, or law-enforcement/military training use return to the Board for review, rather than proceeding at the operator's discretion.
- **Completion of the study and any mitigation plan** (berms, barriers, orientation, hours) before approval — not after complaints arise, given how difficult these issues are to revisit once a range is operating.

On cost and feasibility: Boone County already operates its own ESRI GIS platform, and Kentucky provides free, public, high-resolution elevation data statewide — so a reasonably rigorous, terrain-based noise analysis may not require starting from scratch. Nearby university programs, including Northern Kentucky University's geography/GIS department and the University of Cincinnati's Applied Acoustics Lab (which has stated it offers outside noise-evaluation consulting), may also be worth a direct inquiry as lower-cost resources alongside a professional acoustics consultant. Neither has been contacted to confirm interest or cost — these are leads worth pursuing, not commitments already in hand.

Sources

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<https://www.silencershop.com/blog/what-does-gunshot-sound-like>
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<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5858448/>
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- R&R Shooting Facility ("Riddles Run Gun Range Facility") Narrative Statement and Concept Plan (Vioxx & Vioxx), submitted to Boone County Planning Commission, received July 21, 2026.

This packet was compiled from publicly available sources in early August 2026 and has not been independently fact-checked against primary court dockets in every case. Verify any specific figure, case outcome, or statutory citation against the primary source before formal use — particularly the Gartman v. Southern Tactical appellate outcome, which may have changed since publication.

Joseph Messina

4699 Rabbit Hash Rd

Union, KY 41091

(859) 866-5095 / joe.messina@gmail.com

Boone County Planning Commission

Attn: Board Members Ryan Estes (Chairman), Jonathan Vinson, Don Volland, Susan Poston, Jake Stremmel
plancom@boonecountky.org

Re: Opposition to Conditional Use Permit — Proposed Commercial Gun Range at Hathaway and Riddles Run

Dear Chairman Estes and Members of the Board,

I am writing to formally oppose the application to permit the property at the corner of Hathaway and Riddles Run for use as a commercial, members-only gun range. My household — myself, my wife (Karrie), and my father (Pat) — has lived at 4699 Rabbit Hash Rd, directly across the valley from this property, for 37 years. I'm asking the Board to deny this Conditional Use Permit and preserve the current agricultural zoning.

I want to start with something that isn't hypothetical for us.

Five years ago, my wife and I were working in our yard when several rounds from a high-powered rifle passed a few feet above our heads. With help from Boone County Sheriff's Deputy Nick England, we quickly traced the rounds back to a gun owner who was target practicing on the very parcel you're evaluating for this conditional use permit. That is not a story I read about — it happened to us, on our own land, while we were doing something as ordinary as tending our garden. At least three of our adjacent neighbors experienced the same stray round event.

We still hear sporadic celebratory gunfire from across the valley today, and it still startles all of us — myself, my wife, my elderly father, and our dogs. I want to be direct with the Board about what that fear is, and isn't. We are not anti-gun. My father is a WWII veteran who served as a gunner's mate in the Atlantic theatre. Our youngest son is a Marine combat veteran who served in Afghanistan. I grew up on a farm and hunted game as a teen and young adult. We understand firearms, we respect them, and we are not bringing this experience to you out of an ideological objection to guns or shooting sports. We're bringing it to you because we already know, firsthand, what it feels like when gunfire crosses this valley unexpectedly — and because gunfire and sudden loud noise now carry real anxiety for our household.

That personal history is exactly why the proposal in front of you concerns me so much. This is not a flat, contained parcel — it's a valley, and sound and stray rounds behave differently here than standard range-design assumptions account for. We've already experienced what an accidental discharge from this parcel looks like. A commercial facility with up to 400 members, operating seven days a week, with suppressed and rimfire fire from 8:00 AM–8:00 PM and rifle/handgun fire from 10:00 AM–6:30 PM, multiplies that risk by an enormous factor compared to a single hobbyist target-shooting on private land. I would also note that my father, at 99, is a particularly vulnerable member of our household — both in terms of the physical safety risk of stray rounds and the daily disruption that near-continuous gunfire would bring to his quality of life at this stage of his life.

The impact to this valley's agricultural character would be permanent.

This valley is home to people, pets, livestock, and wildlife that have coexisted with quiet, low-intensity agricultural use for generations. Introducing a commercial gun range operating daily, near year-round, changes that character permanently — not just for the term of a permit, but for the life of the property. Livestock and pets react to sudden, sustained gunfire in ways their owners cannot control or train away. Wildlife patterns in this valley would be disrupted by constant noise across an area that has never experienced it at this scale or frequency. Once this precedent is set and the permit is granted, there is no realistic path to reverse it. This isn't just a zoning change on paper — it's a permanent change to what this valley is and has been for the people, animals, and land that depend on it.

Kentucky law makes this hearing our only real opportunity to be heard on this.

Under KRS 237.210, once a shooting range has operated for one year, it cannot be found a public or private nuisance based on changed conditions, and it is shielded from civil or criminal liability for noise as long as it remains in compliance with the rules in place on the date it began operating — with only an adjacent property owner even having standing to bring a claim. In practical terms, that means this permit decision is the only point at which this community can meaningfully shape the outcome; state law leaves little room to revisit it later. I'd ask the Board to treat the safety, noise, and traffic studies outlined below as conditions of approval now, rather than issues to be resolved after the fact.

This also carries a direct financial consequence for our family.

My wife and I are approaching retirement, and our home and land represent our principal financial asset. Over the next decade, we expect to sell this property, and a significant part of our retirement plan depends on being able to market it at fair value. A daily commercial shooting operation across the valley — audible gunfire from 8:00 AM to 8:00 PM, seven days a week, on a property adjoining agricultural and residential land — is exactly the kind of nearby land use that a prospective buyer or their agent would flag during a sale, and reasonably use to negotiate a lower price or walk away entirely. Buyers weigh noise, and a commercial range operating at this scale, in this valley, is a foreseeable and material factor in what our home is worth when we go to sell it. I'd ask the Board to weigh that real economic exposure for my family and our neighbors, many of whom are in a similar position.

Traffic on KY 536 is a serious safety concern I would ask the Board to confirm has been fully addressed.

Access to this property depends on KY 536, a rural state highway that is already, in my experience living here for 37 years, unforgiving in poor weather — fog, rain, ice, and snow all make this road difficult even for residents who know its curves and grades. Bringing in a commercial destination with an estimated 300–400 members and no stated cap, operating seven days a week, would add a substantial and steady stream of unfamiliar drivers to a road that was never designed for that kind of commercial traffic. If a traffic impact study has already been submitted as part of this application, I would ask the Board to make it publicly available and confirm it accounts for this specific road's weather-related hazards and existing agricultural and residential traffic. If no such study has been submitted, I'd ask that one be required — conducted by KYTC or Boone County Engineering — before any approval is considered.

A few specific requests of the Board:

- 1. An independent, site-specific safety study.** Given our own documented experience of stray rounds traveling across this valley, I'd ask the Board to require a safety and berm-design analysis specific to this property's topography — not generic range-design standards — before any approval is considered.
- 2. No open-ended membership cap.** An estimated 300–400 members with "no limit specified" leaves no real ceiling on future growth, noise exposure, or traffic.
- 3. Noise study reflecting valley acoustics.** Continuous, near-daily gunfire in a valley setting is a fundamentally different noise environment than a flat range site, and residents deserve a study that reflects that.
- 4. Recognition that this change to the valley's agricultural character is permanent.** I'd ask the Board to weigh the irreversibility of this decision for the people, pets, livestock, and wildlife who share this valley, not only for the applicant's proposed use — and to treat the conditions attached to this permit as the community's primary safeguard, given how little recourse residents will have once the range is operating.
- 5. Consideration of cumulative psychological and economic impact on neighboring families.** For households like ours that have already lived through an actual stray-round incident, and who rely on this property as a retirement asset, ongoing daily gunfire and increased commercial traffic from this operation is not a minor quality-of-life issue — it is a recurring source of genuine distress and real financial exposure.
- 6. Confirmation of an adequate traffic and road-safety study for KY 536.** If one exists, I'd ask that it be made public and shown to account for this road's known weather hazards. If none exists, I'd ask that KYTC or county engineering be required to produce one before any permit decision.

Given what my family has already lived through from firearms activity across this same valley, and given what this property represents for our retirement, I don't think that risk should be expanded without the strongest possible safeguards — and I don't believe those safeguards currently exist in this application.

For these reasons, I respectfully ask the Board to deny this Conditional Use Permit application and keep this property zoned agricultural, consistent with the character of the surrounding community.

Thank you for your time and consideration. I plan to attend the public hearing on August 12 at 6:00 PM to speak to this directly.

Sincerely,

Joseph Messina

Joseph Messina
4699 Rabbit Hash Rd, Union, KY 41091

Lauren Elliott

From: Sara Smith
Sent: Wednesday, August 5, 2026 7:24 AM
To: Lauren Elliott
Subject: FW: Shooting range

From: Julie King <jakingbsn@gmail.com>
Sent: Tuesday, August 4, 2026 8:23 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Shooting range

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Warning: Unusual sender <jakingbsn@gmail.com>

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Hello,

I live at 10922, Riddles Run Road, Union KY 41091. For 25 years. I heard you are considering allowing a commercial shooting range at Hathaway and riddles run. We who live here enjoy a country atmosphere of quiet wonderful living. There is no commercial businesses anywhere near us and that's why we live here. At most I thought that property would become housing not commercial and certainly not a business that will bring such a noise. Please do not change our amazing way of life. That business will not fit in to our community.

Julie king

Lauren Elliott

From: Noah Smith <skywalkerjedi724@gmail.com>
Sent: Wednesday, August 5, 2026 8:11 AM
To: Planning Commission General Account; Lauren Elliott
Subject: Commercial Gun Range Opposition

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Dear Boone County Planning Commission,

I am writing this letter to express my disapproval of the request made to put a commercial gun range on Riddles Run Road. I am a third generation farmer looking to take over the business. We are located on Dale Williamson Rd, less than a mile away from Riddles Run. The noise that would come from a commercial gun range is not only harmful for our wellbeing, but for our livestock as well. It causes fright, stress, and panic in animals, in turn shortening their lifespan and decreasing the quality of food we produce. To build a gun range that close to us would greatly affect our business and the lives of our community who rely on the goods we produce.

Thank you,

Noah Smith

Lauren Elliott

From: Donna Neal <nealdo823@gmail.com>
Sent: Wednesday, August 5, 2026 9:06 AM
To: Lauren Elliott
Subject: Proposed gun range

[You don't often get email from nealdo823@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Sent from my iPhone

My name is Donna Neal and i have lived at 4070 Hathaway for over 30 years. We are gun owners just like many of my neighbors. My opposition to this outdoor range is the noise level. When neighbors are shooting it's their right as a property owner and we know it's for a limited time. The idea of a gun range with multiple lanes seven days a week is an assault to the community. The noise coming up the valley is like an echo chamber. We can hear every lawnmower, tractor, motorcycle and gun shot even though the location is hard to pinpoint. We value the quiet of country living and the thought of constant shooting would be so upsetting to the rural community and our wildlife. Please vote no on this project. Thank you.

Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 9:29 AM
To: Lauren Elliott
Subject: FW: Proposed Gun Range - Riddles Run Road

From: Sexton, Jessica <Jessica.Sexton@53.com>
Sent: Wednesday, August 5, 2026 9:11 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed Gun Range - Riddles Run Road

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Hello,

I live on Riddles Run Rd in Union KY and have heard about a proposal for a firing range at the intersection of Riddles Run and Hathaway. Our street is extremely quiet and is a family neighborhood. I absolutely would like you to vote **NO** for this firing range. We are not a commercial area and would like to keep it that way. In fact, we bought our house out here for the piece and quiet. Also, my elderly mother also lives on Riddles Run. She is retired and spends a significant amount of time outside reading and enjoying the country. This will impact her way of life that she worked so far for before retirement. This will also potentially impact the value of our homes due to constant noise levels. Please consider the surrounding neighbors, especially those who live directly across the street from the intersection.

Thanks,
Jessica Sexton
10622 Riddles Run.

This e-mail transmission contains information that is confidential and may be privileged. It is intended only for the addressee(s) named above. If you receive this e-mail in error, please do not read, copy or disseminate it in any manner. If you are not the intended recipient, any disclosure, copying, distribution or use of the contents of this information is prohibited. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please erase it from your computer system. Your assistance in correcting this error is appreciated.

Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 9:29 AM
To: Lauren Elliott
Subject: FW: Shooting range

From: Julie King <jakingbsn@gmail.com>
Sent: Wednesday, August 5, 2026 8:50 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Re: Shooting range

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I wanted to add a few words. You may not think about how this may affect our way of life.

I spend many hours on my back porch listening to birds, watching deer and squirrels, listening to frogs, and insects buzzing. It's peaceful and tranquil. I can hear dogs barking a mile away! I can hear rooters that live miles away; occasionally I hear the plant on 338 or a boat on the Ohio river. I can hear potters ranch guests singing but it only occurs a few times a year and it is pleasant and makes me smile. I can hear Florence speedway race cars, but that's only a couple of times a year as well.

Can you imagine hearing gun shots every day, all day or dirt bike racing all day every day? Is this fair to me and my way of life here. Think about if it was your way of life. Would you want this next to the city building? The Kroger and elderly apartments? Across from the promenade?

That property was a farm. Even if you deemed it could be commercial, I would think it has to be a quieter business. Please don't do this to us, to union. Surely, there is a more appropriate place for that business.

I also doubt neighbors on Sullivan or across street on Hathaway know about this. I only knew because of a neighbor. I noticed a sign on property, but weeds are around it and I did not realize what it said... Never in my wildest dreams would I think Union officials would think this is ok.

In appreciation of you and thank you for listening,

Julie King

From: Julie King <jakingbsn@gmail.com>
Sent: Tuesday, August 4, 2026 8:22 PM
To: plancom@boonecountyky.org <plancom@boonecountyky.org>
Subject: Shooting range

Hello,

I live at 10922, Riddles Run Road, Union KY 41091. For 25 years. I heard you are considering allowing a commercial shooting range at Hathaway and riddles run. We who live here enjoy a country atmosphere of quiet wonderful living. There is no commercial businesses anywhere near us and that's why we live here. At most I thought that property would become housing not commercial and certainly not a business that will bring such a noise. Please do not change our amazing way of life. That business will not fit in to our community.

Julie king

Lauren Elliott

From: Brad Horn <brad.horn1955@gmail.com>
Sent: Wednesday, August 5, 2026 9:29 AM
To: Lauren Elliott
Subject: Proposed gun range

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My wife and I built our home 46 years ago about one half mile from the proposed gun range site. We chose this area for the peace and quiet it had to offer. For the most part we still have that peace and quiet. A gun range operating 7 days a week from 8am to 8pm would destroy that peace and quiet. Has there been an environmental study for this project? A study that considers the impact on residents living in the area. A study that looks at the affects on ground water and wildlife in the area. My wife and I oppose this project. Thank you for your attention to this matter.

Brad and LaVonne Horn
Sent from my iPad

Lauren Elliott

From: Tonya Arrasmith <tonyalou16@gmail.com>
Sent: Tuesday, August 4, 2026 8:50 PM
To: Lauren Elliott
Subject: Fwd: Proposed R&R shooting facility on Hathaway/Riddles Run

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Hello Lauren,

You sent my husband, Chris Arrasmith, the details on the proposed gun range. He asked me to forward you the email I sent to the plancom address so you have it as well.

Thank you,
Tonya Arrasmith

----- Forwarded message -----

From: **Tonya Arrasmith** <tonyalou16@gmail.com>
Date: Thu, Jul 30, 2026 at 10:13 PM
Subject: Proposed R&R shooting facility on Hathaway/Riddles Run
To: plancom@boonecountyky.org <plancom@boonecountyky.org>

Boone County Planning Commission,

We are writing to the Boone County Planning Commission to formally express our opposition to the proposed gun range at the corner of Hathaway Road and Riddles Run Road.

Supporting our Second Amendment rights is important to our family. However, we do not believe a commercial gun range belongs in a quiet rural community where established homes and farms have raised generations of families. While we respect responsible firearm ownership and use, this proposed development is not compatible with the character of our neighborhood.

We oppose this proposal for the following reasons:

Safety - A gun range located among family homes raises serious safety concerns. Residents should feel comfortable spending time outdoors, allowing their children to play, and enjoying their property without the constant presence and sound of gunfire. Even with safety measures in place, many families will understandably feel less secure.

Preservation of our Rural Quality of Life - One of the greatest benefits of living in the country is the peace and quiet. Many of us choose to live farther from town specifically for that reason. Occasional recreational shooting is part of rural life, and we participate in it ourselves from time to time. However, operating a commercial gun range up to seven days a week and into the evening hours would dramatically change the peaceful environment that residents value.

Impact on the Community and Property Values - Our community is built around farming, family life, and seasonal hunting traditions. A commercial gun range is fundamentally different from those uses and would alter the rural character of the area. The constant noise and commercial activity may negatively affect property values and make future home sales more difficult. In addition, the range would attract visitors from outside the community, creating concerns about increased activity in an area that has traditionally been residential and agricultural.

Effects on Wildlife, Livestock, and Pets - The area is home to numerous family pets, horse farms, cattle farms, and abundant wildlife. Many animals, especially dogs and horses, are highly sensitive to gunfire. Continuous shooting throughout the day is likely to cause stress and anxiety for domestic animals and disrupt local wildlife habitats. Because sound echoes strongly throughout this area, the disturbance would extend well beyond the range property itself.

Increased Traffic and Road Concerns - Hathaway Road and Riddles Run Road already face challenges related to increased development and traffic growth. A commercial gun range would bring additional vehicle traffic to county roads that are already in need of attention and improvement. Residents have already adapted to the impact of newly developed subdivisions, and this proposal would place additional strain on local infrastructure.

Existing Gun Range Options - There are already gun ranges within a reasonable distance of our community. Given the availability of these existing facilities, there is no demonstrated need for a commercial gun range in the middle of a rural residential and agricultural area.

Environmental Concerns and Flooding - The proposed site experiences flooding multiple times each year. This raises legitimate concerns about lead and other contaminants being carried into nearby yards, streams, and surrounding properties during flood events. The potential environmental impact should be carefully considered before approving this project.

Future Development Concerns - Rezoning or approving one commercial development can create pressure for additional commercial projects in the future. Preserving the rural nature of our community is important, and we should be cautious about opening the door to incremental commercial expansion in an area that has long been residential and agricultural.

Thank you for your time, consideration, and service to Boone County. We respectfully ask that you reject this proposal and preserve the character, safety, and quality of life to our community for many more generations to come.

We also plan to attend the vote on August 12th.

Thank you,

The Arrasmith Family
10467 Riddles Run Rd
Union, KY 41091
Tonya: 859-760-2016
Chris: 859-750-1063

Lauren Elliott

From: Darcie Holloway <gnydc@iup.edu>
Sent: Wednesday, August 5, 2026 9:59 AM
To: Lauren Elliott; Planning Commission General Account
Subject: Proposed Commercial Gun Range
Attachments: 8.5.2026 Holloway Letter - Lead.docx

Some people who received this message don't often get email from gnydc@iup.edu. [Learn why this is important](#)

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Hello,

My name is Darcie Holloway, and I reside at 5351 Rabbit Hash Rd, Union, KY. As an occupational health and safety manager with over 20 years of experience—holding an MS in Environmental Health and Safety Management and currently pursuing a PhD in EHS—I am writing to express my strong opposition to rezoning the property at the corner of Hathaway and Riddles Run to Commercial Recreation. Please retain this as a record of a public comment for the rezoning application.

I formally request the denial of the proposed commercial outdoor gun range because outdoor shooting ranges represent one of the nation's largest unmonitored sources of heavy metal pollution impacting both human health and wildlife.

Darcie Holloway
5351 Rabbit Hash Road
Union, KY 41091

August 5, 2026

Boone County Planning Commission:

The proposed zoning change for the recreational shooting range on the property located at the intersection of Hathaway and Riddles Run Union, KY should be denied due to irreversible environmental contamination risks, public health hazards, and direct violations of federal wetland protections. Outdoor shooting ranges represent one of the nation's largest unmonitored sources of heavy metal pollution. Introducing a high-volume lead source directly into a delicate ecosystem poses an unmitigable threat to local water security and wildlife

1. Volume and Scale of Heavy Metal Pollution

- Outdoor firing ranges are among the largest contributors of unmanaged lead pollution in the United States. A baseline operation of just 15 customers firing 50 rounds per day deposits 5,000 pounds of pure lead into the local environment annually. Over a standard 10-year operational window, this accumulates 50,000 pounds of highly toxic waste deposited directly into the soil. [1, 2]

2. Water Resource Contamination and Vulnerability

- A single lead bullet contains enough toxic mass to contaminate hundreds of thousands of gallons of water beyond safe drinking limits if dissolved. While the EPA provides general Best Management Practices, it does not issue National Pollutant Discharge Elimination System (NPDES) permits for outdoor ranges near water bodies. This creates a severe regulatory gap, leaving local municipalities entirely liable for monitoring and containment. [1, 2, 3]
- At least 6 US states have banned or limited lead sinkers used in fishing activities for toxicity reasons.
- Granting a zoning change here forces the county to inherit immense environmental liability. Local planning commissions frequently deny shooting range permits when water runoff threatens agricultural land or municipal water basin.

- Outdoor gun ranges discharging lead ammunition into wetlands face multimillion dollar lawsuits for the clean-up. The proposed range is in a documented wetland.

3. Incompatibility with National Wetlands Inventory

- The National Wetlands Inventory (NWI) officially classifies the target property as a critical wetland habitat, specifically featuring **Riverine and Freshwater Wetland ecosystems**. These environments feature highly acidic, oxygen-depleted soils and fluctuating water tables, which rapidly accelerate the chemical breakdown and weathering of solid lead into highly soluble lead ions. [1]
- Wetlands are completely incompatible with outdoor shooting ranges. Acidic water environments maximize lead migration, allowing dissolved toxins to bypass traditional dirt berms and leach straight into private wells, cisterns, and shallow aquifers. [1, 2, 3, 4]
- This property frequently experiences flooding and because the EPA best management practices for outdoor shooting ranges fail during floods, the property cannot guarantee the containment of hazardous materials.

4. Public Health and Drinking Water Hazards

- Lead exposure has no safe baseline level in humans. Ingestion of lead-contaminated water causes irreversible neurological disorders, severe kidney dysfunction, reproductive failures, and fetal birth defects. [1, 2]
- If lead leaches into the surrounding water table, nearby residential zones relying on well water face direct health threats. Rezoning a wetland for an activity that introduces systemic toxicity to the local water supply directly violates plans for safe residential development

5. Severe Ecological Destruction and Bioaccumulation

- Waterfowl and local wildlife routinely mistake spent lead shot for food or grit. A documented case occurred in Lake Geneva, Wisconsin, where an outdoor range contaminated a wetland, causing the acute lead poisoning and death of over 200 Canadian geese. Furthermore, lead undergoes bioaccumulation, moving up the food chain from contaminated soil and plants into local deer populations, livestock, and agricultural crops. [1, 2] Local birds in this area include geese, ducks, turkeys, and mourning doves.
- The second leading cause of Bald Eagle deaths is lead toxicity from ingesting lead ammunition; findings from Michigan State University, study of 1,500 eagle deaths.

[5] Bald eagles are scavengers; if lead fragments from spent ammunition or game carcasses enter their food chain, it can lead to fatal lead poisoning.

- This bioaccumulation poses a secondary poisoning risk to local hunters, farmers, and consumers who eat meat or crops harvested near the site. The destruction of protected wildlife habitats also violates conservation zoning protections

6. Conclusion

- Local zoning boards are legally mandated to protect the health, safety, and welfare of the community. Introducing tens of thousands of pounds of a known neurotoxin fails to meet basic land-use safety standards. Environmental reasons indicate the proposed zoning change for the recreational shooting range should be denied.

1 Wiles, R. Lead Pollution at Outdoor Firing Ranges.

2 National Wetlands Inventory - <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

3 United States. Environmental Protection Agency. Region II. (2005). *Best management practices for lead at outdoor shooting ranges*. The Agency.

4 USEPA. March 2003. TRW Recommendations for Performing Human Health Risk Analysis on Small Arms Shooting Ranges. OSWER #9285.7-37

5 <https://www.wcmu.org/health-science-and-environment/2020-08-11/study-finds-leading-causes-of-death-in-bald-eagles>

Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 10:05 AM
To: Lauren Elliott
Subject: FW: Proposed gun range

From: Robert O'Connor <roconnor45255@yahoo.com>
Sent: Wednesday, August 5, 2026 10:02 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Proposed gun range

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To whom it may concern,

My name is Robert OConnor and I live at 9900 Sullivan road, just across the street from the property that is proposed to be used for a gun range. I am very much opposed to you allowing this for a number of reasons, I moved to this area for the peace and quiet. First of all I work second shift and sleep during the day, that will be hard or impossible if I have to listen to shooting all day. Second the animals. This is a rural area and many of us have dogs, cows, chickens, etc. that get scared when they hear shooting. Third, this will destroy property values for at least a two mile radius to make a guy that doesn't even live down here some money. It is wrong and I don't believe you would approve it in your neighborhood so don't approve it in ours. Please do the right thing.

[Yahoo Mail: Search, Organize, Conquer](#)

Lauren Elliott

From: jdyockey3@gmail.com
Sent: Wednesday, August 5, 2026 10:34 AM
To: Lauren Elliott
Cc: dlyockey3@gmail.com
Subject: Petition against the proposed commercial gun range on Riddles Run Road
Attachments: Final Petition - John Yockey - August 5, 2026.pdf; Attachment 1 - Riddles Run Rd Flood Pictures from April 7, 2025.pdf; Attachment 2 - Riddles Run Rd and Hathaway Rd Pictures 8-1-2026.pdf; Referenced Zoning Documents - Article 2 Sections 201-205.pdf; Referenced Zoning Documents - Article 601.2 and Table 5-2.pdf; Reference Document - EPA Best Management Practices for Shooting Ranges - 2005.pdf

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Hi Lauren,

Attached is my petition along with attachments and supporting documents.

Thanks for coordinating this project.

Regards,

John Yockey

PETITION IN OPPOSITION TO A CONDITIONAL USE PERMIT FOR A COMMERCIAL RANGE

Property Location:

10008 Riddles Run Road, Union, KY 41091

(Parcel located at the corner of Hathaway Road and Riddles Run Road)

Proposed Use:

Commercial Shooting Range

To the Boone County Board of Adjustment and Planning Commission:

As a Boone County resident living on Hathaway Road within approximately 2,000 feet of the proposed site, I respectfully submit this petition in opposition to the application for a Conditional Use Permit (CUP), zoning variance, site plan approval, or any other approval necessary to authorize the development and operation of a commercial shooting range at 10008 Riddles Run Road.

Pursuant to the Boone County Zoning Regulations, including Sections 205 and 601.2, and the Boone County 2045 Comprehensive Plan, I respectfully request that the Board deny the requested Conditional Use Permit (CUP) and all related approvals because the applicant has failed to demonstrate that the proposed use satisfies the required findings for approval.

As discussed below, the proposed development is incompatible with the surrounding agricultural and rural community, presents significant environmental and public safety concerns, and is inconsistent with both the Boone County Zoning Regulations and the Boone County 2045 Comprehensive Plan.

Failure to Meet the Applicant's Burden of Proof

A Conditional Use Permit is not granted merely because a proposed use appears within the list of conditional uses for a zoning district. The applicant bears the burden of demonstrating, through competent and substantial evidence that every applicable approval criterion has been satisfied.

Accordingly, the Board must determine whether the applicant has established that the proposed development complies with the requirements of Section 205, Section 601.2, and the policies of the Boone County 2045 Comprehensive Plan. If the applicant fails to establish compliance with any required criterion, or if the evidence demonstrates that the required findings cannot reasonably be made, the Conditional Use Permit should be denied.

The application does fails to demonstrate that:

- The proposed use is compatible with the surrounding agricultural and rural residential community.
- Recurring firearm noise will not create excessive impacts on neighboring properties.
- Existing public roads and intersections can safely accommodate the traffic generated by the proposed use.
- Vehicular access can be provided without creating hazards for motorists, school buses, agricultural equipment, bicyclists, pedestrians, or emergency vehicles on Hathaway and Riddles Run roads.
- The proposed operation will not create hazards to neighboring properties from lead contamination, runoff, or other environmental impacts.
- The property's floodplain, watershed, and Developmentally Sensitive designation have been adequately evaluated and protected.
- The proposed use satisfies the Agricultural (A-1) conditional use criteria in Section 601.2, including that it is an integral part of agriculture and necessary to provide a public service.
- The proposed use is consistent with the goals, objectives, and policies of the Boone County 2045 Comprehensive Plan, including preservation of rural character, agricultural land, and environmentally sensitive areas.
- Competent and substantial evidence has been provided to support each finding required for approval under Sections 205 and 601.2 of the Boone County Zoning Regulations.

The following sections identify the specific reasons why the required findings cannot be made.

1. The Applicant Has Not Demonstrated Compatibility with the Existing Rural Character (Section 205)

A. Excessive Noise

Applicable Regulation

Section 205, Paragraph H, Considerations, Criterion 6 states:

"Will involve uses, activities, process, materials, equipment and condition of operation that will be determined to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors."

The application does not demonstrate that recurring firearm noise from a commercial gun range is compatible with the surrounding rural and agricultural area.

Unlike occasional recreational shooting associated with farming activities, the proposed facility would generate recurring high-decibel impulse noise throughout its operating hours. The application proposes operating hours from 8:00 a.m. until 8:00 p.m., seven days per week, allowing up to 84 hours of shooting activity each week, including weekends and holidays.

The applicant is downplaying the impact of the gun range by calling it a club and trying to use zoning regulations meant for farming activities and a cover for installing a commercial gun range in an agricultural zone. In reality, this is a money-making, commercial venture. The proposal contemplates approximately 400 members with access to the facility, which does not limit potential membership and discusses having events and well as hosting non-member organizations. The resulting frequency and duration of gunfire would substantially alter the existing rural sound environment.

Additionally, there are no limits on the size and caliber or the type of weapons that can be discharged.

Scientific studies have documented that unsuppressed firearms produce impulse noise, commonly ranging from approximately 140 to 170 decibels at the source and that firearm noise may remain audible up to 2 miles from the source. Decibel levels can remain as high as 128 decibels up to 1/ mile from the source.

The application does not include an acoustical study demonstrating that neighboring residences will be protected from recurring gunfire noise, nor does it establish that the proposed operation will avoid excessive noise impacts as required by Section 205.

Accordingly, the Board cannot reasonably conclude that the proposed use satisfies Criterion 6.

B. Traffic Safety and Inadequate Road Infrastructure

Applicable Regulations

Section 205, Paragraph H, Considerations, Criterion 6 states:

"Will involve uses, activities, process, materials, equipment and condition of operation that will be determined to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors."

Section 205, Paragraph H, Considerations, Criteria 4 states:

"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 the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any services"

Section 205, Paragraph H, Considerations, Criteria 7 states:

"Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares."

The applicant has not demonstrated that the surrounding roadway network is adequate to safely accommodate the traffic generated by a commercial shooting range.

The property is accessed by Riddles Run Road and Hathaway Road, both of which are narrow, winding rural roads with limited infrastructure. The roads lack shoulders, turn lanes, and other

improvements commonly associated with commercial recreational developments. These findings are clearly indicated in Boone County's 2045 Comprehensive plan as well as previously completed County and State traffic studies.

Specific concerns include:

- Recurring flooding on Riddles Run Road near the proposed entrance and exit. (See **Attachment 1 for images of the flooding at the site in April of 2025**)
- Limited sight distance at the intersection of Hathaway Road and Riddles Run Road. (See **Attachment 2 for images of the intersection as well as Riddles Run Road at the proposed site**)
- Increased traffic generated by members, guests, organized events, deliveries, and service vehicles.
- Potential conflicts with school buses, agricultural equipment, bicyclists, pedestrians, and emergency vehicles.

The application does not include sufficient traffic analysis demonstrating that these concerns have been adequately addressed.

Accordingly, the applicant has failed to establish compliance with Criteria 4, 6, and 7.

C. Environmental Impacts, Lead Contamination, and Floodplain Concerns

Applicable Regulation

Section 205, Paragraph H, Considerations, Criterion 3 states:

"Will be hazardous to existing or future neighboring uses."

The applicant has not demonstrated that the proposed range can operate without creating environmental hazards from the dispersion of lead on and beyond the property boundaries.

The property contains approximately 3,975 feet of frontage along Riddles Run Creek, much of which lies within the FEMA-designated Zone AE floodplain.

Lead and dust from spent ammunition is a well-recognized environmental contaminant capable of affecting soil, groundwater, wildlife, vegetation, and surface waters.

Flooding has the potential to mobilize lead and transport contaminants into Riddles Run Creek, Gunpowder Creek, and ultimately the Ohio River which are all protected watersheds.

In addition, the proposed long-distance shooting lane allows shooting across Riddles Run Creek into the adjacent hillside which will allow lead contaminated runoff to drain into Riddles Run Creek below.

Federal and state environmental guidance recognizes facility design, facility operations, and lead management at outdoor firing ranges as an important environmental concern. The EPA clearly

states in their memorandum for their Best Management Practices Manual (dated October 10, 2001) that “Lead at some shooting ranges can be a significant environmental concern depending on location (e.g., proximity to wetlands) and hydrogeologic setting, as evidenced by a number of cases where lead shot have been taken in by fish and fowl at ranges over wetlands, and some ranges where streams in acid lead leaching environments have picked up lead contamination.”

The risk to these vital Kentucky watersheds is too big to ignore.

In addition to the watershed concerns, Boone County has designated the area as Developmentally Sensitive and worthy of conservation and protection.

The EPA recommends that all new gun ranges implement their design, construction, and operating Best Management Practices to mitigate the transmission of lead to the environment. (See Reference Document for the EPA Best Management Practices for Lead at Outdoor Shooting Ranges)

Given the property's floodplain characteristics, its designation as Developmentally Sensitive area, documented flooding history, the applicant has not demonstrated that neighboring properties and downstream waterways will be adequately protected from the hazards of the proposed operation.

Accordingly, the Board cannot make the finding required by Criterion 3.

2. The Applicant Has Not Demonstrated Compliance with Agricultural Conditional Use Criteria

Applicable Regulation

Section 601.2, Paragraph A, bullet points a and b, Agriculture Conditional Uses and Criteria states:

"Table 5-2, in Section 505.1, identifies those uses which are conditionally permitted within the A-1 district, subject to the approval and qualifications of the Board of Adjustment provided:

a) the activity is an integral part of the agricultural use of the land , and the activity is not of a 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 specific public service for the character of the activity does not overpower, transcend or conflict with the principal purpose of the district...."

A commercial gun range is not an integral or essential part of agriculture. A gun range does not support crop grow or livestock. And in fact, the lead created from a gun range can be hazardous to humans in crops and meat products

The applicant has not demonstrated that a commercial gun range is an integral part of agricultural use or that it satisfies the intent of the Agricultural (A-1) zoning district.

Rather than supporting agricultural activity, the proposal introduces an intensive commercial recreational use whose scale, operating characteristics, and impacts differ fundamentally from traditional agricultural uses.

The applicant has likewise not demonstrated that the proposed facility is necessary to provide a public service. Existing indoor and outdoor shooting ranges already serve the surrounding region.

Accordingly, the Board cannot make the findings required by Section 601.2.

3. The Applicant Has Not Demonstrated Consistency with the Boone County 2045 Comprehensive Plan

Applicable Regulations

Section 205, Paragraph H, Considerations, Criterion 1 states:

"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 zoning order."

The applicant has not demonstrated that the proposed commercial gun range is harmonious and accordance with the Boone County's Comprehensive Plan.

The Boone County 2045 Comprehensive Plan establishes policies intended to preserve agricultural land, protect environmentally sensitive areas, maintain rural character, and direct development to appropriate locations.

The Comprehensive Plan states:

Planning Process, Page 7, Paragraph 6:

"Boone County's rural character is a major asset often attracting new residents and visitors. Agricultural land, woodlands, scenic valleys, streams, and hillsides are significant environmental resources all found within Boone County. Development impacts the physical and social environment of a community and can affect many of a community's characteristics which are important to residents. Development activities should preserve and promote the overall high quality of life while achieving an economic return"

Environment & Natural Resources, Page 13, Objectives, Paragraph 2:

"Utilize careful design and development review of proposed development to protect and maintain agricultural lands along with the environmental and structural integrity of Developmentally Sensitive areas, watershed, and scenic areas, especially hillsides. Evaluate impacts related to ecological systems, wildlife habitats, soils, water, and agricultural lands during development design."

Chapter 8 identifies the proposed site as lying within a Developmentally Sensitive Area. (Attachment W.)

Chapter 8 further recognizes the ecological significance of the watersheds and environmentally sensitive lands located throughout western Boone County.

Finally, Section 19 specifically provides:

"Development along Hathaway Road, west of Camp Ernst Road Should be limited."

The applicant has not demonstrated that an intensive commercial shooting range located within a developmentally sensitive area, in a floodplain and watershed resources, is consistent with these policies.

Accordingly, the proposal is inconsistent with the Boone County 2045 Comprehensive Plan.

4. Alternative Request for Protective Conditions if the Conditional Use Permit Is Approved

The primary request of this petition is that the Board deny the requested Conditional Use Permit and all related approvals because the applicant has failed to satisfy the approval criteria required by the Boone County Zoning Regulations .

However, if the Board determines that approval is appropriate notwithstanding the concerns identified above, I respectfully request that the Board impose conditions sufficient to protect neighboring property owners, public safety, and the environment. At a minimum, such conditions should include the following:

A. Independent Noise Analysis

Prior to issuance of any permit, require an independent acoustical study prepared by a qualified acoustical engineer demonstrating that firearm noise will not create excessive impacts on nearby residences. Any recommended mitigation measures should be fully implemented before operations begin.

B. Traffic Impact Study and Road Improvements

Require an independent traffic impact study evaluating projected traffic volumes, intersection safety, sight distance, emergency vehicle access, school bus operations, and roadway capacity.

Require the applicant to complete any roadway improvements identified by the study before the facility opens, including any necessary intersection improvements, turn lanes, drainage improvements, or roadway widening.

C. Environmental Protection and Lead Management

Require compliance with the EPA's *Best Management Practices for Lead at Outdoor Shooting Ranges*, including:

- A site-specific Lead Management Plan.

- Periodic soil and water testing by an independent laboratory.
- Regular lead recovery and recycling.
- Stormwater controls to prevent off-site migration of contaminants.
- Establishment of a performance bond or environmental remediation bond to fund future remediation if contamination occurs.

D. Floodplain and Watershed Protection

Require an independent environmental assessment addressing:

- Floodplain impacts.
- Comprehensive review of the draining in the berm areas and the overall site and potential impacts.
- Potential lead migration during flood events.
- Protection of Riddles Run Creek, Gunpowder Creek, and downstream waters.
- Long-term monitoring of environmental conditions.

E. Operational Restrictions

If approved, operations should be limited to minimize impacts on surrounding residents, including:

- Reduced operating hours.
- Restriction on operating on Federal, State and Local holidays as well as Easter, Mother's Day, Father's Day, Thanksgiving, Christmas Eve, Christmas Day, New Years Eve, and New Years Day.
- No shooting before 9:00 a.m. or after 5:00 p.m.
- No nighttime shooting.
- No organized competitions or large public events.
- No amplified announcements or loudspeaker systems.

F. Firearm and Range Restrictions

Require the permit to specify:

- Any caliber limitations recommended by the acoustical and safety analyses.
- Prohibition of fully automatic firearms.
- Restrictions on explosive or incendiary ammunition.

G. Membership Limits

The permit should establish:

- A maximum number of memberships.
- Limits on daily users and guests.
- Limits on organized events.
- Prohibition on expansion without additional public review and Board approval.

H. Safety and Security

Require:

- Continuous range safety officer supervision during operations.
- Clearly defined emergency response procedures.
- Security fencing and controlled access.
- Annual inspection by appropriate County officials.

I. Ongoing Compliance

Require annual reporting demonstrating continued compliance with all permit conditions, including noise monitoring, environmental testing, traffic operations, and lead management. The permit should expressly provide that failure to comply with any condition constitutes grounds for suspension or revocation of the Conditional Use Permit.

Conclusion

The applicant bears the burden of demonstrating that all requirements for approval of a Conditional Use Permit have been satisfied. Based on the information submitted, the applicant has failed to meet that burden.

The evidence does not support the findings necessary for approval under Sections 205 and 601.2 of the Boone County Zoning Regulations. Specifically, the applicant has not demonstrated that the proposed use is compatible with the surrounding rural community, that traffic and public safety concerns have been adequately addressed, that environmental impacts have been sufficiently mitigated, or that the proposal is consistent with the Agricultural (A-1) zoning district and the Boone County 2045 Comprehensive Plan.

For these reasons, I respectfully request that the Boone County Board of Adjustment and Planning Commission deny the requested Conditional Use Permit, zoning variance, site plan approval, and any other approvals necessary for the proposed commercial shooting range at 10008 Riddles Run Road.

Should the Board decide to recommend approval of this project, I respectfully request that the aforementioned restrictions and limitations outlined in section 4 be fully implemented.

Respectfully Submitted,

John Yockey
4363 Hathaway Rd.
Union, KY 41901

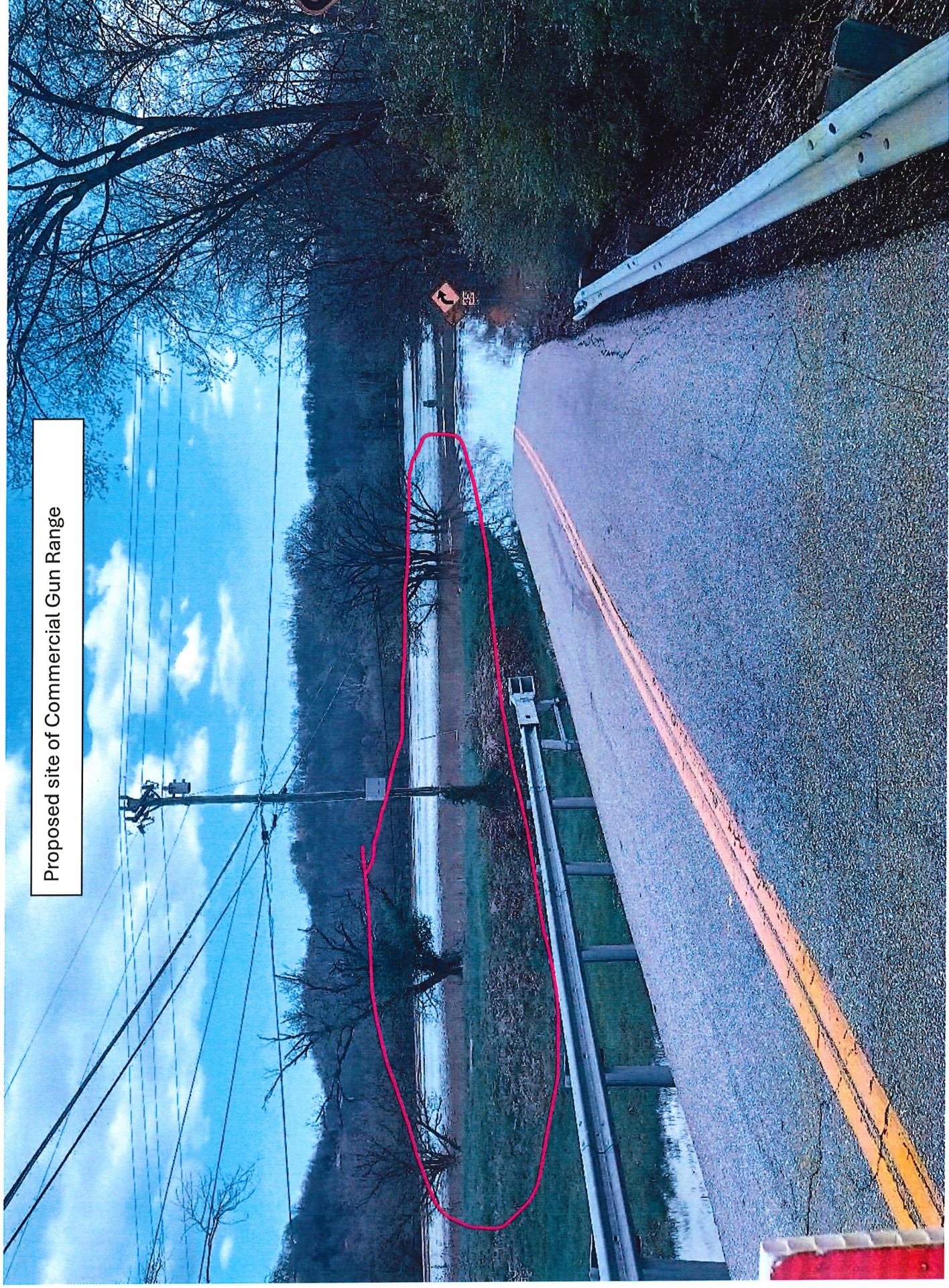
Attachment 1

Proposed site of Commercial Gun Range



Attachment 1

Proposed site of Commercial Gun Range



Attachment 2- Hathaway Rd and Riddles Run Road Pictures - August 1, 2026



View from Hathaway Rd. towards RRR intersection (left side) Looking West



View from Hathaway Rd. towards RRR intersection (right side) Looking East

Attachment 2- Hathaway Rd and Riddles Run Road Pictures - August 1, 2026



View from Riddles Run Road at Hathaway Looking East



Attachment 2- Hathaway Rd and Riddles Run Road Pictures - August 1, 2026
View from Hathaway Rd. towards RRR intersection (right side) Looking East



View RRR coming from Hathaway – Proposed site on left



View from Hathaway Rd. towards RRR intersection (right side) Looking East

Section 201-205

duties may include, but are not limited to: site inspections regarding complaints of violations of these regulations; site inspections of developments for compliance with plans approved under these regulations; issuance of "Notice of Violations" citations; and review of development plans for compliance with the rules, regulations and standards of these regulations.

C. General

1. The Zoning Enforcement Officer shall coordinate all activities with the Zoning Administrator.

Effective on: 12/20/2022

SECTION 201 DUTIES OF THE BOONE COUNTY PLANNING COMMISSION

A. For the purpose of these regulations, the Boone County Planning Commission shall have the following duties:

1. Initiate proposed amendments to these regulations and make recommendations to the appropriate legislative body or Fiscal Court as specified in ARTICLE 3.
2. Review and approve or deny development applications required by these regulations.
3. Administer the Boone County Subdivision Regulations as they apply to these regulations.
4. Establish a schedule of fees, charges and expense as specified in SECTION 409.
5. Delegate any tasks as specified in these regulations relative to its administration.
6. Perform any task and follow any procedure, including those pertaining to committees of the Planning Commission, that is specified in or provided for through the Commission's adopted by-laws.
7. Perform any task or function that is authorized by Kentucky Revised Statute (KRS) Chapter 100.

Effective on: 12/20/2022

SECTION 202 BOARD OF ADJUSTMENT

A. Establishment of Board of Adjustment

1. A board of adjustment is hereby established for each legislative body.
2. The board of adjustment shall consist of either three (3), five (5), or seven (7) members, all of whom shall be citizen members and not more than two (2) of whom may be citizen members of the planning commission.

B. Meetings of the Board of Adjustment

1. The board of adjustment shall conduct meetings at the call of the chairman/chairwoman.
2. A simple majority of the total membership of the board of adjustment, as established by regulation or agreement, shall constitute a quorum. Any member of the board of adjustment who has any direct or indirect financial interest in the outcome of any question before the body shall disclose the nature of the interest and shall disqualify themselves from voting on the question.
3. The board of adjustment shall have the power to issue subpoenas to compel witnesses to attend its meetings and give evidence bearing upon the question before it.
4. The chairman/chairwoman of the board of adjustment shall have the power to administer an oath to witnesses prior to their testifying before the board on any issue.

C. Duties of the Board of Adjustment

1. For the purposes of these regulations, the Board of Adjustment shall have the following duties:
 - a. To hear and decide on applications where it is alleged by an applicant that there is an error in any order, requirement, decision, grant, or refusal made by an administrative official in the enforcement of the zoning regulations.
 - b. To hear and decide on applications for variances.
 - c. To hear and decide applications for conditional use 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.
 - d. To grant changes in nonconforming uses as specified in these regulations.

Effective on: 12/20/2022

SECTION 203 APPEALS

A. Duties of Zoning Administrator, Board of Adjustment, Legislative Authority, and Courts on Matters of Appeal

1. It is the intent of these regulations that all questions of interpretation and enforcement shall be first presented to the Zoning Administrator, and that such questions shall be presented to the Board of Adjustment only on appeal from the decision of the Zoning Administrator, and that recourse from the decisions of the Board of Adjustment shall be to the appropriate court of jurisdiction as provided by law. It is further the intent of these regulations that the duties for the legislative bodies in connection with these regulations shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and these regulations. Under these regulations, the legislative bodies shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of these regulations as provided by law.
2. Appeals shall conform to the procedures and requirements of these regulations and KRS 100.257-100.263. As specified in these regulations, the Board of Adjustment has appellate jurisdiction relative to appeals.
3. Appeals to the Board of Adjustment may be taken by any person, or entity claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of any zoning enforcement officer. Such appeal shall be taken within thirty (30) days after the appellant or their agent receives notice of the action of the official by filing with said officer and with the Board of Adjustment, a notice of appeal specifying the grounds thereof, and giving notice of such appeal to any and all parties of record. Said officer shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken and shall be treated as and be the respondent in such further proceedings. At the public hearing on the appeal held by the Board, any interested person may appear and enter their appearance, and shall be given an opportunity to be heard.
4. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal is filed with the Administrator, that by reason of facts stated in the application, a stay would, in the officer's opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted upon application to the proper court of record, on notice to the Zoning Administrator from whom the appeal is taken.

Effective on: 12/20/2022

SECTION 204 VARIANCES

- A. Variances shall conform to the procedures and requirements of these regulations and KRS 100.241-100.247. As specified in SECTION 203 of these regulations, the Board of Adjustment has appellate jurisdiction relative to appeals and variances.
- B. The Board of Adjustment shall have the power to hear and decide on applications for variances. The Board may impose any reasonable conditions or restrictions on any variance it decides to grant.
- C. A variance shall not be considered by the Board of Adjustment unless and until a written and signed application for a Variance is submitted to the Zoning Administrator and the Board of Adjustment, along with any additional information the Board may find appropriate.
- D. 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 district.
 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 regulations from which relief is sought.

- E. 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.
- F. The Board shall not possess the power to grant a variance to permit a use of any land, building, or structure which is not permitted by the zoning regulation in the district in question, or to alter the density requirements in the district in question.
- G. A variance applies to the property for which it is granted, and not to the individual who applied for it. A variance runs with the land and is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site.

Effective on: 12/20/2022

SECTION 205 CONDITIONAL USE PERMITS

- A. Conditional uses shall conform to the procedures and requirements of these regulations and the requirements of KRS 100.237.
- B. A conditional use permit shall not be considered by the Board of Adjustment unless and until a written and signed application for a Conditional Use Permit is submitted to the Zoning Administrator and the Board of Adjustment, along with any additional information the Board may find appropriate.
- C. The board may approve, modify, or deny any application for a conditional use permit. If it approves such permit it may attach necessary conditions such as time limitations, requirements that one (1) or more things be done before the request can be initiated, or conditions of a continuing nature. Any such conditions shall be recorded in the board's minutes and on the conditional use permit, along with a reference to the specific section in the zoning regulation listing the conditional use under consideration. The board shall have the power to revoke conditional use permits, or variances for noncompliance with the conditions thereof. Furthermore, the board shall have the right of action to compel offending structures or uses removed at the cost of the violator and may have judgement in persona for such costs.
- D. Granting of a conditional use permit does not exempt the applicant from complying with all of the requirements of building, housing, and other regulations.
- E. If the applicant submits a modified plan to the relevant regulatory authorities in order to comply with all of the requirements of building, housing, and other regulations that expands the applicant's conditional use beyond the previously established geographic boundaries of the original conditional use permit, then the expanded conditional use shall be reviewed by the board. This review shall be limited to an examination solely of the expanded geographic boundaries of the modified plan. The board may deny the applicant's conditional use permit for the expanded geographic area.
- F. The applicant shall have the duty of informing the board of modifications made in accordance with Section 205.E, within fourteen (14) days of their submission. The applicant's failure to provide the board with notification shall be grounds for the board to revoke the conditional use permit, after a hearing before the board.
- G. In any case where a conditional use permit has not been exercised within the time limit set by the board, or within one (1) year if no specific time limit has been set, such conditional use permit shall not revert to its original designation unless there has been a public hearing. "Exercised," as set forth in this section, shall mean that binding contracts for the construction of the main building or other improvement have been let; or in the absence of contracts that the main building or other improvement is under construction to a substantial degree, or that prerequisite conditions involving substantial investment under contract, in development, are completed. When construction is not part of the use, "exercised" shall mean that the use is in operation in compliance with the conditions as set forth in the permit.
- H. In addition to any specific requirements for conditionally permitted uses deemed appropriate by the Board of Adjustment, the Board shall review the particular facts and circumstances of each proposed use and determine that the use is in fact a conditional use as established under the provisions of these regulations. The Board may consider whether such use at the proposed location:
 - * 1. 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.

2. 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.
 - ~~3.~~ Will be hazardous to existing or future neighboring uses.
 - ~~4.~~ 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.
 5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - ~~6.~~ 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.
 - ~~7.~~ Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- I. The Board shall also consider the criteria for conditional uses as set forth in each zoning district.

Effective on: 12/20/2022

ARTICLE 6 AGRICULTURAL DISTRICTS

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ARTICLE 6 AGRICULTURAL DISTRICTS

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Section 602.4 Minimum Size

Section 602.5 Minimum Standards

Section 602.6 Specific Use Standards

SECTION 600 INTENT

- A. The intent of this article is to specifically identify and protect the present and future viability and character of agricultural and rural lands.

Effective on: 12/20/2022

SECTION 601 AGRICULTURE (A-1)

- A. 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.

Section 601.1 Principal Permitted And Accessory Uses

- A. Table 5-2, in Section 505.1, identifies the principally permitted and accessory uses within the A-1 district.

Effective on: 12/20/2022

Section 601.2 Conditional Uses And Criteria

- A. Table 5-2, in Section 505.1, identifies those uses which are conditionally permitted within the A-1 district, subject to the approval and qualifications of the Board of Adjustment provided: 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.

Effective on: 12/20/2022

TABLE S-2

AGRICULTURAL, RECREATION, and CONSERVATION DISTRICTS

Use	A-1	A-2	B	CONC	Use Standards
Heritage Tourism	C	C	-	-	
Historic sites and structures, monuments and other exhibits available for public viewing	P	P	-	P	Sec. 2705 (GR-R Zone) Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
Hospital Complex	-	-	-	-	
Postal Services	-	-	-	-	
Prisons and Other Correctional Institutions	-	-	-	-	
Recreation, Active	-	-	-	-	Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone) Sec. 903.6 (SR-1 Zone) Sec. 905.7 (SR-3 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone)
Recreation, Commercial	C	C	C/p ²	-	Sec. 905.7 (SR-3 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone) Sec. 909.6 (MHP Zone) Sec. 2705 (GR-C Zone)
Recreation, Non-Commercial	-	-	-	-	
Recreation, Passive	C	C	P	P	Sec. 2705 (GR-R Zone)
Religious Assembly	C	C	P	-	
Safety Services	-	-	C	-	
School	-	-	-	-	
Shelter, Temporary or Emergency	P	P	-	-	Sec. 3116
Substance abuse treatment facility, inpatient	-	-	-	-	
Substance abuse treatment facility, outpatient	-	-	-	-	
Utilities	-	-	A	-	
Accessory Dwelling Units					
Accessory Dwelling Unit	A	A	-	-	Sec. 3114
Duplex Dwelling Unit	C	C	-	-	Sec. 903.6 (SR-1 Zone) Sec. 904.6 (SR-2 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone) Sec. 2007 (SC Zone)
Dwelling Unit For Property Owner, Owner/Operator, Caretaker, Or Property Manager	-	-	A	A	
Elderly Housing Facility	-	-	-	-	
Manufactured Home	P	-	-	-	
Manufactured Home, Qualified	P	P	P	-	
Mobile Home	P	-	-	-	
Mobile Home Park	-	-	-	-	

(1) Does not apply in the City of Florence

(2) Applies only in the City of Florence

(3) Applies only in the City of Walton

(4) Applies only in Unincorporated Boone

(5) Applies only in the City of Florence and Unincorporated Boone

(6) Applies only in the Cities of Florence and Walton an Unincorporated Boone County

(7) Applies only in the City of Union

P - Permitted Use C - Conditional Use A - Accessory Use - - Prohibited Use



Best Management Practices for Lead at Outdoor Shooting Ranges



For additional copies of this manual, please contact:

United States Environmental Protection Agency
Division of Enforcement and Compliance Assistance
RCRA Compliance Branch
290 Broadway, 22nd Fl.
New York, New York 10007-1866

Tel: 212-637-4145

Fax: 212-637-4949

Copies of this manual along with any additions or updates can also be obtained on-line at:
<http://www.epa.gov/region2/waste/leadshot>

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Fourth Printing, June 2005

Best Management Practices for Lead at Outdoor Shooting Ranges

Notice

This manual is intended to provide useful general information to shooting range owners/operators. The United States Environmental Protection Agency (EPA) does not certify or approve ranges, range design or lead management practices. While every effort has been made to provide up-to-date technical information, this manual is not to be used as a substitute for consultation with scientists, engineers, attorneys, and other appropriate professionals who should be called upon to make specific recommendations for individual range design and lead management.

Any variation between applicable regulations and the summaries contained in this guidance document are unintentional, and, in the case of such variations, the requirements of the regulations govern.

This guidance was developed by EPA Region 2 in cooperation with a few states as well as many EPA offices. In addition, EPA, with the assistance of the Association of State and Territorial Solid Waste Management Officials (ASTSWMO) provided all 50 states with an opportunity to review the RCRA regulatory portion of the guidance. At the time of printing, about 40 states had contacted the EPA and given their support and concurrence. EPA is continuing to get the agreement of the remaining states. Therefore, it appears that most, if not all, states will share the same view as to how lead shot is regulated.

Following the steps set forth in this guidance should result in compliance with applicable regulations. EPA does not make any guarantee or assume any liability with respect to the use of any information or recommendations contained in this document.

This guidance does not constitute rulemaking by the EPA and may not be relied on to create a substantive or procedural right or benefit enforceable, at law or in equity, by any person.

Acknowledgements

The USEPA would like to acknowledge the support of:

- The National Rifle Association of America
- The National Shooting Sports Foundation
- The Wildlife Management Institute
- Mark Begley of the Massachusetts Department of Environmental Protection
- Mr. Dick Peddicord of Dick Peddicord and Company, Inc.

These participants provided valuable information and assistance as peer reviewers in the development of the manual and their efforts are truly appreciated. EPA also wishes to give special thanks to Dr. Charles W. Sever of Okie Environmental Consulting, L.L.C., Inc., Mr. Mike Warminsky of Brice Environmental Services Corp., and Mr. Victor Ordija of Sporting Goods Properties. The EPA also wishes to acknowledge and thank the many others who provided important comments and insight, and especially those individuals who took the time to meet with us in person or on the phone.

Cover photo by: Mr. Jack Hoyt, EPA Region 2

Statement of Goals

The goals of this manual are:

- to inform shooting ranges :
 - that the United States Environmental Protection Agency's (EPA) purpose in developing and distributing this manual is to assist range owners and operators to operate in an environmentally protective manner.
- to promote an understanding of:
 - why lead is an environmental, public and regulatory concern,
 - what laws and regulations apply,
 - the benefits of applying good management practices,
 - what can be done to successfully manage lead,
 - why implementing lead best management practices is an integral part of environmental stewardship,
 - how to minimize litigation risk.
- to promote action by ranges to:
 - adopt and implement best management practices for managing lead,
 - recycle a finite natural resource,
 - become a model for other ranges through proper lead management,
 - advocate environmental stewardship.

EPA Statement on National Guidance



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

OCT 10 2001

OFFICE OF
SOLID WASTE AND EMERGENCY
RESPONSE

MEMORANDUM

SUBJECT: National Guidance on Best Management Practices for Lead at Outdoor Shooting Ranges

FROM: 
Elizabeth A. Cotsworth, Director
Office of Solid Waste

TO: RCRA Senior Policy Advisors

The purpose of this memo is to transmit a Region 2 document entitled "Best Management Practices for Lead at Outdoor Shooting Ranges," EPA-902-B-01-001, January 2001. This report is a technical information manual to assist range owners and operators in managing lead at shooting ranges. The report covers the environmental concerns, applicable laws and regulations, and current best management practices. This document was developed collaboratively with a number of stakeholders and is considered by my office to be the national guidance on this subject.

Background

Lead at some shooting ranges can be a significant environmental concern depending on location (e.g., proximity to wetlands) and hydrogeologic setting, as evidenced by a number of cases where lead pellets and shot have been taken in by fish and fowl at ranges over wetlands, and at some ranges where streams in acid lead-leaching environments have picked up lead contamination. Recognizing these problems, Region 2 in collaboration with EPA HQ, States, shooting range associations, and other shooting range experts, developed the enclosed technical guidance to identify the problems and solutions for preventing and controlling these problems. We commend this guidance to you as an information source for your use in working with range owners and operators to identify and address these concerns at specific ranges. Copies of this manual have been sent to all 50 States, with the help of ASTSWMO, and at least 40 States have responded with concurrence and support for this guidance.

Also enclosed for your information is a list of references "Summary of Shooting Range Lead Management Guidance" prepared by various shooting range-interested associations, and a copy of an NPDES permit for the Naperville, IL Sportsman's Park shooting range.

If you have any questions regarding lead at shooting ranges, please contact George Meyer (Chief, RCRA Compliance Branch, Region 2) at 212-637-4144, Meyer.George@epa.gov, or Ken Shuster in the Office of Solid Waste at 703-308-8759, shuster.kenneth@epa.gov.

It is my hope that wide distribution of these documents will help encourage greater cooperation and coordination on shooting range issues among RCRA, Superfund, and Water staff in the regions and states. To this end, it would be helpful if you would send the name of a point of contact in your region to Ken Shuster and George Meyer.

For additional copies of the Region 2 guidance, please contact George Meyer. It is also available at www.epa.gov/region2/waste/leadshot.

Enclosures

cc: George Meyer, Region 2
Elaine Davies, OERR
Michael Cook, OW
Eric Schaeffer, ORE, OECA
Craig Hooks, FFEO, OECA
Bob Byrne, Wildlife Management Institute
Barbara Simcoe, ASTSWMO
Regional Superfund Division Directors w/o Region 2 enclosure
Regional Water Division Directors w/o Region 2 enclosure
Regional RCRA Enforcement Section Chiefs w/o Region 2 enclosure

Best Management Practices for Lead at Outdoor Shooting Ranges

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Introduction

This manual provides owners and operators of outdoor rifle, pistol, trap, skeet and sporting clay ranges with information on lead management at their ranges. This manual serves as a reference guide and presents best management practices (BMPs) available to the shooting range community. The practices have been proven to effectively reduce or eliminate lead contamination and may also be economically beneficial to the range owner/operator. Since each range is unique in both the type of shooting activity and its environmental setting, specific solutions are not provided in this manual. Rather, a range owner or operator may use this manual to identify and select the most appropriate BMP(s) for their facility. Other information on environmental aspects of management at outdoor shooting ranges can be found in the National Shooting Sports Foundation's *Environmental Aspects of Construction and Management of Outdoor Shooting Ranges*.

The manual does not address range layout or design to meet range safety or competition requirements. For information on range safety and competition requirements, range owners/operators are directed to other comprehensive reference materials available on that subject, such as the National Rifle Association's *Range Source Book*, and the National Association of Shooting Range's website (www.rangeinfo.org).

Owners/operators of ranges may want to assign the use of this BMP Manual to a specific team or committee. Delegating this responsibility to a specific team or group helps to assure that the BMP's are identified and implemented.

The manual is organized as follows:

- Chapter I provides the background on why lead is of concern to human health and the environment. It includes a discussion of how environmental laws impact shooting ranges

and the importance of an integrated BMP program to manage lead.

- Chapter II discusses physical and operational characteristics to be considered when selecting a successful BMP program.
- Chapter III addresses best management techniques for rifle/pistol ranges, skeet and trap ranges, and sporting clay ranges. In this chapter, the manual explores possible solutions to prevent, reduce and/or remove lead contamination for each type of range.
- The Appendices provide current (as of June 2005) contacts for lead reclamation and recycling companies, vendors that provide prevention and/or remediation techniques and shooting organizations that have additional information on the lead issue. Additionally, the Appendices provide information on alternatives to lead, diagrams of bullet trap designs, summaries of regulatory requirements and interpretations, and a sample Environmental Stewardship Plan.

EPA is very interested in any suggestions you have about practices included in this manual which have proven effective in controlling lead contamination or recycling lead bullets/shot. Please send such information to the address below. Also, for additional information, or to be added to the list of lead reclaimers or remediation contractors, contact the National Rifle Association (NRA), the National Shooting Sports Foundation (NSSF) or:

Lead Shot Coordinator RCRA Compliance Branch U.S. Environmental Protection Agency Region 2 290 Broadway New York, New York 10007-1866 Telephone: (212)637-4145 E-Mail: Leadshot.Region2@epa.gov
--

Lauren Elliott

From: Patrick Rossetto <rossettopatrick@gmail.com>
Sent: Wednesday, August 5, 2026 11:01 AM
To: Lauren Elliott; Planning Commission General Account
Subject: Petition to oppose the conditional use permit for the proposed shooting range at Riddles Run and Hathaway Road

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To: Boone County Board of Adjustment and Planning Commission

From: Patrick Rossetto

Address: 4428 Hathaway Rd, Union, KY 41091

As a resident in close proximity to the proposed private gun club near the intersection of Riddles Run road and Hathaway road I am writing to express my opposition to the use of this property as a private gun club and shooting range. To be clear I am a gun owner, a hunter, supporter of the 2nd Amendment and life member of the NRA. So my opposition is not one of anti-gun.

Having read the Narrative Statement in Support of a Conditional Use Permit I believe that it is far too vague and without clear limitations for the use described in the application. My questions and concern revolve around the fact that if passed there are no limitations on what a private club can do on this currently agricultural zoned property. Below are questions that need to be considered.

1) The application states 7 shooting lanes and 400 members. I fail to see how 7 lanes are going to accommodate such a large membership. Is there a limit to membership? Is there a limit to facilities expansion? It will be a private club. If passed the owners will be able to expand at will!

2) The application states "Events". What are the limits to these events? Will there be shooting contests at which the entire membership (and guests) will show up? Where will 400 cars park? How far up and down Riddles Run and Hathaway will traffic back up? What is the plan to mitigate Traffic congestion during "Events"?

Will the public be invited to these "Events" compounding traffic congestion and noise?

3) What kind of events will there be outdoor concerts, Holiday celebrations, cook outs? It will be a private club so they can do what they want within the law. Any and all of these extra events promises to increase the noise disturbance to the currently peaceful neighborhood. Has a traffic study been done?

4) Will members be allowed to have alcohol on premises? This is a private club and they are allowed alcohol away from the firing line or after the shooting line is closed. Will there be a Club House?

5) Will there be a limit on firearm calibre or will we have to listen to 50 cal. rifles booming down the 1/2 mile lane? Would the members of this commission want that in their neighborhood?

6) What about fully automatic firearms? Private citizens, properly licensed, can own and fire full auto weapons that meet federal guidelines. Search YouTube for the now defunct Knob Creek biannual Machine gun shoot and you will see what our neighborhood could potentially be subjected to!

7) This is currently zoned Agricultural. Once the berms and hillside are full of lead bullets how could this property ever be safe for farming again?

8) Environmentally how is the lead going to affect this area? This is in a floodplain? Gunpowder creek feeds into the Ohio river?

9) If this Gun Club is built and it fails in the future, who pays to clean up all the lead that is going to be in the ground? Does it then fall to taxpayers to restore the property to agricultural fitness? During operation will the berms and grounds be sifted frequently to remove the lead from the ground.

10) It is fitting and magnanimous for the applicants to allow local police and SWAT at the facility for "firearms qualification and specialized training" however once again what are the limitations and just what is "specialized training"? Will the facility accommodate paramilitary training, hostage rescue and build facilities beyond the "7 shooting lanes" to facilitate this type of training? Will they build obstacle courses like the Grant County facility and maybe more? Unfortunately without limits being set prior there will be no limits after the fact! It will be a private club that can do as they will within the constraints of the law.

11) Has there been a sound study done to determine how much noise pollution we in this valley will be subjected to if this passes?

In closing I want to thank you for your time and your service to this county. I also want to restate that I am opposed to this Conditional Use Permit passing for all the reasons written above and more.

Respectfully,

Patrick Rossetto

4428 Hathaway Road

Union, KY

C:513-678-5679

rossettopatrick@gmail.com

Lauren Elliott

From: Matt Langford <mattlangford9848@gmail.com>
Sent: Wednesday, August 5, 2026 12:21 PM
To: Lauren Elliott
Subject: Gun Range

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—Do unto others as you would have them do unto you.—

I believe that if this the Board of Adjustments would simply take this directive from the Lord truly to heart, this issue will be put to rest.

Below is partial list of FORESEEABLE harms to the community, a list that is likely be a reiteration of others already submitted, yet bears repeating:

1. **DISTURBANCE OF THE PEACE:** The expected turnout concerning this issue will itself be evidence that the peace has ALREADY been disturbed just by the specter of this gun range. That disturbance, if this is allowed to move forward will take many forms, as listed below:
2. **DAMAGE TO THE COMMON GOOD:** By its nature, this is already a divisive issue. There will be some for it—mostly those who live far enough away to have nothing to lose OR those who DO live nearby, but DON'T REALIZE WHAT THEY STAND TO LOSE. Those against it DO realize what they stand to lose, GREATLY, as in the lost sanctity of one of the jewels of Northern KY, a haven for those who have largely retreated from the chaos of more populated areas.
3. **NOISE AS POLLUTION:** Life in the country does involve its share of gun shooting. This is to be expected. But it is self-limiting—No considerate neighbor taking target practice is going to shoot sun up to sundown, 7 days a week, year round.
4. **DAMAGE TO THE ENVIRONMENT:** Lead of the amount likely to be deposited over time will be predictably harmful to the soil and watershed of this valley.
5. **NATURE WILL SUFFER:** Bald eagles, osprey, egrets, hawks, crane, geese and other birds are certainly not going to remain where they are literally under fire—even if it is not aimed directly at THEM. Deer likewise will be driven away, hunters will lose out.
6. **LOST EQUITY:** Those closest to this proposed shooting range will suffer the most, in terms of lost property value and peace of mind. The constant water torture of not knowing when things will erupt, OR when it does, when it will stop will take a toll. And yet they will be without recourse, other than relocation at a loss, or expensive litigation. But otherwise, goodbye afternoon naps.
7. **THE LAW OF UNINTENDED CONSEQUENCES:** There will be other possible results of this, if passed: Stray bullets from unsupervised shooters, alcohol consumption combined with guns, hostilities between shooters and disturbed neighbors, increased traffic, and others 'surprises' which will become evident over time. Eventually, someone will likely bear great harm from this—
IF THIS UNWISE LAND USE IS ALLOWED.

—There are very few situations entered into that cannot be undone: Business partnerships, the right to practice law or medicine, even marriages can be revoked or annulled, yet this application if put into effect, will become permanent status—or so I'm told.

If so, this alone is reason to reject this issue, though not the sole reason, as listed above.

Wise land adjustment cannot allow such a disruptive environmental and cultural change to be imposed on an unwilling people who seek to be served fairly by its government.

—Matt Langford

Lauren Elliott

From: John <2jbunger@gmail.com>
Sent: Wednesday, August 5, 2026 1:01 PM
To: Lauren Elliott
Subject: Opposition to Gun Range Conditional Use Permit

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To: Lauren Elliot
Boone County Planning and Zoning

Subject: Opposition to Conditional Use Permit for Riddles Run Road Property

I, John Bunger 4814 Setters Road Union KY, being an adjoining property owner do hereby officially object to the proposed use change to the property located at the corner of Hathaway and Riddles Run Road, Union KY. I will attend the 8-12-26 meeting in Burlington and voice my opposition.

John R Bunger

Rhett Warner
4373 Hathaway
Union, KY 41091
July 31, 2026

Boone County Planning and Zoning Commission
Boone County, Kentucky

Re: Opposition to the Proposed Gun Range at Hathaway Road and Riddles Run Road

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully oppose the proposed gun range at the intersection of Hathaway Road and Riddles Run Road. As a nearby resident, I believe this development would have lasting negative consequences for the surrounding community and is not an appropriate use of land in close proximity to established homes.

One of my greatest concerns is the **constant noise** generated by an outdoor shooting range. Gunfire is unlike ordinary traffic or farm noise because it consists of repeated, intense sounds that can travel considerable distances. This type of noise would disrupt the peaceful environment that attracted many of us to this area and would interfere with our ability to enjoy our homes, yards, and outdoor activities. The quiet character of this community is one of its greatest assets, and this proposal threatens to permanently alter it.

Another important issue is the **effect on neighboring property values**. Purchasing a home is one of the largest financial investments most families will ever make. Many buyers are hesitant to purchase property located near a shooting range because of concerns about noise, safety, and compatibility with residential living. Existing homeowners should not face the possibility of reduced property values because of an incompatible land use approved after they established their homes.

In addition, I have concerns regarding **public safety**, particularly the possibility of stray bullets leaving the property. Although well-designed shooting ranges are intended to minimize this risk through berms, safety zones, and operating procedures, no system is completely immune from human error, equipment failure, or unforeseen circumstances. The mere possibility of projectiles traveling beyond the boundaries of the range is especially troubling when homes, families, livestock, and local roadways are located nearby. Planning decisions should give careful consideration to whether this type of facility can provide an adequate margin of safety for surrounding residents.

Beyond these specific concerns, I believe this proposal would diminish the **overall quality of life** in our community. Increased traffic, frequent shooting activity, and the industrial nature of a commercial or public gun range are inconsistent with the residential and rural character of this part of Boone County. Land-use decisions should preserve the peaceful environment that current residents have worked hard to maintain.

For these reasons, I respectfully request that the Boone County Planning and Zoning Commission deny the application for the proposed gun range at this location or require that it be relocated to a site that is substantially farther from existing homes and residential neighborhoods.

Thank you for your time, your thoughtful consideration, and your commitment to making decisions that protect the health, safety, and welfare of Boone County residents.

Respectfully,

Rhett Warner

Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 1:24 PM
To: Lauren Elliott
Subject: FW: Opposition to Conditional use permit for outdoor gun range at 10004 Riddles Run Rd Union KY. 41091

From: Rick Jackson <rickdvm@hotmail.com>
Sent: Wednesday, August 5, 2026 12:31 PM
To: Planning Commission General Account <plancom@boonecountky.org>
Subject: Opposition to Conditional use permit for outdoor gun range at 10004 Riddles Run Rd Union KY. 41091

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8/5/2026

To: Boone County Planning Commission
2950 Washington Square
Burlington KY. 41005

Attn: Lauren Elliott/ Technical Review Committee

RE: Official opposition to outdoor shooting range at 10004 Riddles Run Rd. Union,KY.

To the members of the Boone County Board Planning Commission and Board Of Adjustment:

My name is Rick W. Jackson DVM and I have been a resident of 11199 Riddles Run Rd for the past 27 years. I am writing to urge you to deny the special use permit for the building of an outdoor gun range at the junction of Riddles and Hathaway Rd. I believe this project will have a severe and negative ecological and economical impact on this area because:

1. After reviewing the plan I see no or minimal best practices to prevent lead and antimony contamination from reaching the Gunpowder Creek, which is home to a number of waterfowl species. A dirt berm with geotextile fabric is considered about 60% effective. In fact, the applicant states that the long range rifle lane will be shot directly into the existing hillside, and therefore have no way to trap and recover lead. Best practices would require specified bullet traps, routine bullet harvesting. Storm water runoff management with multiple sediment filtration systems. These systems would have to be routinely maintained as wells as regular applications of lime and phosphate binding chemicals. If all best practices are put in place and properly maintained this is about 90% effective. This range is in a flood plain. Flood stage is 52 feet. Gunpowder Creek floods this area at about 53 to 54 feet. A common occurrence. But more importantly even when the Ohio River is below flood stage, there is a tremendous amount of storm water runoff that comes off the hillside,, during moderate to severe rain events, to the point that the culvert pipe under Riddles Run Rd cannot handle the volume and it backs up into the field until volume becomes so great that it runs over the road and causes closure of the

road. Contamination of Gunpowder Creek is inevitable and not consistent with the Gunpowder Creek Water Quality Initiative.

2. Applicant states that the berms being built and the natural topography of the area will dampen the noise that will inevitably be created, 12 hours a day for 7 days a week. This is just not true. This valley is a natural amphitheater. It amplifies the volume and multiplies the distance sound travels by several fold, I live halfway down Riddles run. We can hear the motorcycles as they pass the boy scout camp and drop down the hill on Hathaway .We can hear the dump trucks climbing out to the 5 way intersection overlooking Rabbit Hash. I can tell you exactly what property that someone just shot at a deer or turkey, during season for several miles in every direction. I can hear the people shooting on the pond west of IN 56, north of the gravel pit, that sits across from where Gunpowder Creek enters the Ohio River. If the wind is right we can hear the Florence Speedway on Saturday nights .Extreme noise nuisance will be a fact of life if this project moves forward. It will drive the wildlife out. It will not have a positive impact on the cattle and horse operations in the area as well negatively impact the quality of life of several hundred families and their pets.

3) Data from a number of real estate sources state that, on average, property values drop 10-30 % when an outdoor gun range is built near residential homes. That would be a serious economic loss for the homeowners in the area. Devaluation will not be the only adverse effect. It will severely limit the number of potential buyers available if you wanted to or needed to sell your home, effectively depressing the value even more. Resulting in net loss of \$100,000's , if not millions of dollars.

4) There is not an overwhelming need for an outdoor Gun Range. As applicant stated in their proposal there is a gun range in Grant Couty, 30 minutes away. It at best can be viewed as a minor inconvenience to travel 30 minutes, but it does not begin to equal inconvenience that will be visited on the residents down the Hathaway corridor to the 5 way intersection, the 338 loop past Duke and to Big Bone Church Rd. Several hundred families severely, adversely impacted for a private club with 300 members, seriously?

In closing, Our Boone County 2045, the plan that the County filed with the State of Kentucky in 2024 states that the mandate for Planning in Boone County is to preserve unique natural resources, protect agricultural land, prevent soil erosion, and protect fragile watersheds. To promote viable, livable spaces. This proposed special use permit would be in direct conflict with those goals

I understand that zoning and planning has to be hard. There is no way you can make everyone happy. But I think you have to approach it, as what does the most good, for the most people. I hope you agree, an outdoor gun range at this location is not it. Please vote NO on this request. Thank you,

Sincerely,

Rick W Jackson DVM

11199 Riddles Run Rd Union, KY 41091

rickdvm@hotmail.com

859-512-8547

08/04/2026

From:

Scott and Susan Smith

4314 Dale Williamson Road

Union, Kentucky 41091

To:

Planning & Zoning Services,

Boone County Planning Commission

2950 Washington St

Burlington, Ky 41005

Attn: Hearing Process for August 12, 2026 - Commercial Gun Range

Dear Planning Commission,

I am writing to you in opposition to the proposed gun range at the corner of Riddles Run Road and Hathaway Road. Our property is less than a mile from the proposed site. My family has lived on this farm for 39 years and I represent the second generation and a family of five.

I would like to start by saying that we support gun rights and practice shooting sports on occasion. Our main concern is the noise this will produce for our community. For many years, we hosted a local gun instructor who taught CCDW and tactical gun classes. Just for reference, the business was called Defensive Handgun Training, and the instructor was Joe Kalil. Joe was a Boone County Constable during this period and ran a very professional class not only training new shooters, but law enforcement as well. We had hundreds of people come to our farm to shoot during this time. I know firsthand how the noise can affect the neighbors and how the sound can travel in our valley. Over the years of having these gun classes; I spoke with the neighbors, and we changed how and when we ran our classes due to the sound of over 20 pistols or rifles all firing at the same time. We found that we had to have our rifle classes in the summer when the leaves were on the trees. It was too loud in the fall. We also had to wait until later in the morning so that neighbors who worked second shift could get their sleep. The classes were reduced to one or two a month to give the neighbors a few quiet weekends. The proposed area for this gun range will sound like it's in our front yard. I can speak for the neighborhood that we don't want to listen to a gun range all day. We are also concerned about the loss of value to our properties not only in dollar value, but also the loss of peace and quiet.

Another point of concern I would like to make is the safety of the location of this range. Should a rifle go off in the air, that is aimed higher than the hill, it would be shooting towards other houses and the Ohio River. The river is approximately 1 mile from the proposed site and there are many places of concern on the other side in Indiana. The topography for this site is not feasible for a gun range. Every house along Riddles Run will be down range of the muzzle blast. Furthermore, it should be in a place that is back in the woods, far enough away from neighbors and in a safe shooting direction. This site is out in the open with houses in every direction. There are houses directly across the road from where the guns will be fired. I can assure you that their windows will rattle. Also, at the end of Riddles Run, less than a mile away is Camp Turn-About. There is also Potters Ranch, which owns 630 acres that sits on approximately half the length of Riddles Run Road. They will be down range of the sound within hundreds of yards. Recently, Potters Ranch constructed a new school and event center. They have hosted thousands of people over the last 25 years. They offer retreats and getaways. Here is a quote from Potter's own web site.

<https://www.pottersranch.org/index.php>

"Whether coming as a family for a **relaxing vacation** or having an inspiring and uplifting retreat with a large group, Potter's Ranch is the perfect place for you to enjoy beautiful surroundings, **peaceful nature**, and chef prepared food. With plenty of outdoor activities to choose from that adds some memories and excitement to your stay. Let us help design your ideal wilderness **retreat**."

It is not peaceful and relaxing when operating a business down range from a gun club whose intentions are to shoot over 800 yards and shoot 8 to 12 hours a day. The rifles that can shoot this far are extremely loud. I question how much thought has been put into the use of this site and I hope you will question it as well.

I urge you to consider the opposition to this proposal and to not approve this gun range. Please consider the families and the next generations that will have to listen to the noise, and how it will impact businesses and neighbors alike.

Sincerely,

Scott Smith

859-962-6463

Lauren Elliott

From: Christy L <christy91010@yahoo.com>
Sent: Wednesday, August 5, 2026 1:31 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Request to Postpone Approval of Proposed Gun Range Conditional Use Permit (Hathaway/Riddles Run)

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Dear Boone County Planning Commission Members,

As a local resident located close to the site of the Conditional Use Permit I respectfully request that the Commission postpone approval of the proposed Conditional Use Permit for the members-only gun range at Hathaway and Riddles Run until additional due diligence is completed and shared with the public.

Before a permanent decision is made, I believe the following should be evaluated:

- **Noise Study:** Gunfire noise can travel much farther than many people expect, affecting nearby homes, wildlife, and livestock. Having previously lived several miles from the outdoor shooting range in Crittenden, I can personally attest that the sound carried well beyond the immediate area and remained a frequent and noticeable presence despite the distance.
- **Property Value Assessment:** Nearby homeowners deserve to understand any potential impact on their properties.
- **Traffic Analysis:** A facility serving 300-500 members could significantly increase traffic on local roads, specifically Hathaway overall.
- **Safety & Environmental Review:** Residents should understand lead management, runoff controls, and safety measures. This site floods regularly. Additionally there are homes located on all sides of this property which is a cause for safety of both families and livestock.
- **Compliance & Enforcement Plan:** Clear procedures should exist for monitoring and enforcing permit conditions.
- **Additional Community Engagement:** Residents should have the opportunity to review supporting studies and ask questions before approval.

Boone County has recently seen significant public discussion surrounding development projects due to concerns about traffic, neighborhood compatibility, and community impact. Those same considerations warrant careful review here before a final decision is made.

I respectfully ask the Commission to delay any vote on this permit until these studies are completed, made available to the public, and fully considered. Once approved, this decision may be difficult to reverse. Taking the time to conduct a thorough review now will help ensure the best outcome for both the applicant and the community.

Thank you for your time, consideration, and service to Boone County.

Sincerely,

Thank you,

Christy Burnett
Union, KY
859-640-0376

Lauren Elliott

From: Hannah Comparoni <hmcomp43@gmail.com>
Sent: Wednesday, August 5, 2026 1:38 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Opposition to riddles run gun range.

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Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed gun range being built approximately one-quarter mile from our home.

My family intentionally chose to live in this area because of its peaceful, rural setting. A commercial gun range would significantly change the character of our neighborhood and negatively impact our quality of life.

My primary concerns include:

- **Constant noise:** Repeated gunfire throughout the day would destroy the peace and quiet that attracted us to this community. Even with hearing protection at the range, the sound carries well beyond the property lines and would become a daily disruption.
- **Property values:** A gun range located this close to residential homes has the potential to decrease surrounding property values, making it more difficult for homeowners to protect the investment they've made in their property.
- **Irregular work schedules:** My household works jobs that do not follow a traditional 9-to-5 schedule. My husband is a pilot, and I am a flight attendant. We often need to sleep during daytime hours, and continuous gunfire would make getting adequate rest extremely difficult.
- **Impact on children:** We have three children who enjoy spending time outdoors exploring our property and the surrounding area. A nearby gun range would diminish their ability to safely and peacefully enjoy the outdoors.
- **Animals and wildlife:** We have dogs and live among abundant wildlife. Frequent gunfire would cause unnecessary stress to our pets and disrupt the natural wildlife that makes this area so special. I don't want my dogs to be in a constant state of stress due to the loud noises all day.

● Loss of rural character: Residents moved here expecting a quiet, agricultural community—not the constant sound associated with a commercial shooting facility.

While I respect the rights of responsible gun owners and support safe recreational shooting in appropriate locations, I do not believe placing a gun range in such close proximity to homes is an appropriate or responsible land-use decision.

I respectfully ask that you consider the significant impacts this project would have on nearby residents and deny approval of this proposal.

Thank you for your time and consideration.

Sincerely,

Hannah Comparoni-Johnson

4669 rabbit hash road

Union, Ky. 41091

Sent from my iPhone

Lauren Elliott

From: Matt Langford <mattlangford9848@gmail.com>
Sent: Wednesday, August 5, 2026 1:48 PM
To: Lauren Elliott
Subject: Range

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Further thought regarding the gun range:

Regardless of the turnout for and against the issue, the Board of Adjustments should (and has the duty to) ensure that the rights of those directly impacted are not overridden by others—even if it is by a vast majority.

Many in this county may favor this form of development, simply because they want convenient access to a shooting facility, AND it isn't in their own backyard.

But that does not allow the rights of the few to be trampled by the desires of the many. Rights recognized as given by God- the rights to life, liberty and the pursuit of happiness—are to be PROTECTED by our representative republic form of government, and are to be DEFENDED by that government FROM the tyranny of simple 'majority rule'—which effectively denies rights—rather than protecting them.

-Matt Langford

August 5, 2026

Boone County Planning Commission
Boone County, KY

Dear Members of the Board,

I am writing to state my **strong opposition** to the proposed commercial gun range facility at 10004 Riddles Run Road, Union, KY, 41091. As a resident of this neighborhood, I am very concerned about how this proposed business would negatively impact the environment, wildlife, and adversely affect our community.

Negative Environmental Concerns

I am very concerned about the negative environmental impacts of range operations. Specifically, potential risks associated with the historical and continued use of lead shot and bullets at outdoor ranges. Lead management at ranges across the United States remains inconsistent. In addition to the EPA's Best Management Practices, there are voluminous studies on lead contamination's impact on human health and the environment involving exposure routes, annual precipitation rate, pH of rain and surface water, contact time, soil cover, pH of groundwater, rainfall intensity, topographic slope, soil type, velocity, and vegetative cover. **This area is a documented flood plain and the basin significantly floods multiple times each year.** This consistent flooding extends the contact time between surface water and lead and would be a factor in the amount of lead that is dissolved. The higher the annual precipitation rate, the faster the lead weathers. During prolonged rains and flooding, the contact time between water and lead is increased. Dissolved lead can be moved by storm water runoff and can migrate through soils to groundwater. I am concerned how the proposed facility would mitigate lead and antimony contamination of Gunpowder Creek, as well as its compliance with the Boone County 2045 Mandate to preserve and protect unique natural resources, agriculture, soil, and watersheds. Stormwater impacts must also be realized. Additionally, adequate water and sewer infrastructure are not available to meet this new demand.

Negative Health Impacts

Lead poisoning is a serious health risk. At higher concentrations, it is dangerous to people all ages. Even very low concentrations are dangerous to infants and young children. Detrimental effects can also be found in animals. Excessive exposure to lead, primarily from ingestion, can cause increased mortality rates in cattle, sheep, horses, and waterfowl. Waterfowl, in particular, are highly susceptible to lead ingestion mistaking it for food or grit.

Negative Community Impact Concerns

Factual impacts that this proposed facility would bring to our community include, but are not limited to:

- **Noise Pollution:** High-decibel gunfire creates persistent and significant auditory disruption, even with noise-mitigation structures. This disrupts daily life and outdoor activities.
- **Traffic and Security:** Increased vehicle traffic and improper handling of firearms in transitional common areas elevates local risk.
- **Safety Concerns:** Increased traffic and the presence of firearms near homes raise safety fears for children, pets, and farm animals.
- **Property Values:** Nearby commercial ranges can significantly lower home values and make houses much harder to sell.

Please **VOTE NO** on this proposed project to protect our environment, our health, our homes, local wildlife, and our community.

Sincerely,



Sarah Jackson
11199 Riddles Run Road
Union, KY 41091

SJ/

Ty Johnson
4669 Rabbit Hash Rd.
Union, KY 41091
859-429-0179
Ty.Johnson@exprealty.com

8/5/26

Board of Adjustments
RE: Opposition of Gun Range

To whom it may concern,

I wanted to voice my passionate opposition to the new gun range proposed to go in near Riddles Run Rd. This proposal is being proposed by people that don't live on the property or even near it and will not be negatively impacted by the constant barrage of noise and pollution.

My family and I just bought a house less than ¼ mile from the proposed gun range. We would have NEVER purchased this property if we knew there was constant gun noise going off 12 hours a day. As a realtor, I can confidently say that this will drastically lower home values in the surrounding area.

I will also add this, I am 100% pro-gun rights, I am a gun owner, passionate hunter and outdoorsman. So, the thought of a gun doesn't bother me nor having my neighbors in my rural area shooting off a few rounds a couple times a week, but this is not what we're talking about! We're talking about high powered rifles going off 12 hours a day 7 days a week and with the proposal being 500+ members and room to expand, this is not an exaggeration, this is what it will be. My 3 kids out in the yard playing while, a dozen people less than ¼ mile away are constantly shooting high powered rifles and the noise that would create, is not what I bought a house out in the country for.

I think I speak for most all of us in the area, we bought our homes and land out here for peace and quite and our own little slice of heaven. If this is passed this would end all of that and turn it into a living hell, where we are awoken every day to the sound of a .300 Win Mag going off and get to watch the sunset to the sound of an AR-15 clacking off semi-auto rounds. If this is something you would like to have in your back yard then by all means, vote in support of it, but if watching your kids play in the yard while this was going on at your neighbors would bother you, then please do all of us that, if passed, would be our reality, and Please, Please, oppose this gun range.

Sincerely,

Ty Johnson

08/04/2026

From:

Scott and Susan Smith

4314 Dale Williamson Road

Union, Kentucky 41091

To:

Planning & Zoning Services,

Boone County Planning Commission

2950 Washington St

Burlington, Ky 41005

Attn: Hearing Process for August 12, 2026 - Commercial Gun Range

Dear Planning Commission,

I am writing to you in opposition to the proposed gun range at the corner of Riddles Run Road and Hathaway Road. Our property is less than a mile from the proposed site. My family has lived on this farm for 39 years and I represent the second generation and a family of five.

I would like to start by saying that we support gun rights and practice shooting sports on occasion. Our main concern is the noise this will produce for our community. For many years, we hosted a local gun instructor who taught CCDW and tactical gun classes. Just for reference, the business was called Defensive Handgun Training, and the instructor was Joe Kalil. Joe was a Boone County Constable during this period and ran a very professional class not only training new shooters, but law enforcement as well. We had hundreds of people come to our farm to shoot during this time. I know firsthand how the noise can affect the neighbors and how the sound can travel in our valley. Over the years of having these gun classes; I spoke with the neighbors, and we changed how and when we ran our classes due to the sound of over 20 pistols or rifles all firing at the same time. We found that we had to have our rifle classes in the summer when the leaves were on the trees. It was too loud in the fall. We also had to wait until later in the morning so that neighbors who worked second shift could get their sleep. The classes were reduced to one or two a month to give the neighbors a few quiet weekends. The proposed area for this gun range will sound like it's in our front yard. I can speak for the neighborhood that we don't want to listen to a gun range all day. We are also concerned about the loss of value to our properties not only in dollar value, but also the loss of peace and quiet.

Another point of concern I would like to make is the safety of the location of this range. Should a rifle go off in the air, that is aimed higher than the hill, it would be shooting towards other houses and the Ohio River. The river is approximately 1 mile from the proposed site and there are many places of concern on the other side in Indiana. The topography for this site is not feasible for a gun range. Every house along Riddles Run will be down range of the muzzle blast. Furthermore, it should be in a place that is back in the woods, far enough away from neighbors and in a safe shooting direction. This site is out in the open with houses in every direction. There are houses directly across the road from where the guns will be fired. I can assure you that their windows will rattle. Also, at the end of Riddles Run, less than a mile away is Camp Turn-About. There is also Potters Ranch, which owns 630 acres that sits on approximately half the length of Riddles Run Road. They will be down range of the sound within hundreds of yards. Recently, Potters Ranch constructed a new school and event center. They have hosted thousands of people over the last 25 years. They offer retreats and getaways. Here is a quote from Potter's own web site.

<https://www.pottersranch.org/index.php>

"Whether coming as a family for a **relaxing vacation** or having an inspiring and uplifting retreat with a large group, Potter's Ranch is the perfect place for you to enjoy beautiful surroundings, **peaceful nature**, and chef prepared food. With plenty of outdoor activities to choose from that adds some memories and excitement to your stay. Let us help design your ideal wilderness **retreat**."

It is not peaceful and relaxing when operating a business down range from a gun club whose intentions are to shoot over 800 yards and shoot 8 to 12 hours a day. The rifles that can shoot this far are extremely loud. I question how much thought has been put into the use of this site and I hope you will question it as well.

I urge you to consider the opposition to this proposal and to not approve this gun range. Please consider the families and the next generations that will have to listen to the noise, and how it will impact businesses and neighbors alike.

Sincerely,

Scott Smith

859-962-6463

Lauren Elliott

From: Branden Cultice <branden.cultice@gmail.com>
Sent: Wednesday, August 5, 2026 2:36 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Opposition to Conditional Use Permit – Proposed Commercial Shooting Range at Hathaway Road and Riddles Run

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August 5, 2026

Boone County Planning Commission

2950 Washington Square, First Floor
Burlington, KY 41005

RE: Opposition to Conditional Use Permit – Proposed Commercial Shooting Range at Hathaway Road and Riddles Run

Dear Chairman Estes and Members of the Boone County Planning Commission and Board of Adjustment:

I am writing as a nearby property owner to oppose the Conditional Use Permit ("CUP") application for the proposed commercial members-only shooting range at the intersection of Hathaway Road and Riddles Run.

My opposition is not based on lawful firearm ownership or recreational shooting. Rather, it is based on the incompatibility of this proposed commercial use with the existing residential and agricultural character of the surrounding area and the applicant's apparent failure to demonstrate that the proposal satisfies the legal standards required for approval of a Conditional Use Permit under Kentucky law and the Boone County Zoning Regulations.

Kentucky law makes clear that approval of a Conditional Use Permit is **not automatic**. Under **KRS 100.237**, the Board has the authority to approve, deny, or impose conditions on a proposed conditional use after determining whether the proposed use is appropriate for the particular location and consistent with the public health, safety, and welfare. The burden rests with the applicant to demonstrate that these standards have been met.

Likewise, Boone County's Agricultural (A-1) zoning district exists to preserve agricultural land, rural character, and compatible development. While certain commercial recreational uses may be considered through the CUP process, that process requires the Board to carefully evaluate whether the proposed use is compatible with surrounding properties and whether approval would adversely affect neighboring landowners.

The proposal before the Board raises substantial concerns that have not been adequately addressed.

According to information currently available as of today the proposal includes:

- Seven commercial shooting lanes
- Approximately 300–400 members

- Operations seven days per week
- Shooting beginning as early as 8:00 a.m. and as late as 8 p.m.
- Rifle, handgun, rimfire, and suppressed firearm use throughout the day

This is not a small private recreational range. It is an intensive commercial recreational enterprise that will generate regular customer traffic, sustained firearms discharge, and commercial activity throughout the week immediately adjacent to existing homes, school bus stops, and agricultural properties. An unsupervised 400-member gun range without designated full-time on-site security creates an unmanaged public nuisance and direct liability for the county. This lack of professional oversight invites unauthorized trespassing, firearm theft, and unsafe weapon handling in addition to higher potential risks of stray bullet tragedies.

Kentucky courts have consistently recognized the authority of local zoning bodies to deny conditional use permits where a proposed use is incompatible with surrounding properties. In **Ives v. City-County Board of Adjustments**, the Kentucky Court of Appeals upheld denial of a CUP where evidence demonstrated incompatibility with neighboring uses and adverse impacts on surrounding property owners. Likewise, in **Hilltop Basic Resources, Inc. v. County of Boone**, the Kentucky Supreme Court reaffirmed that local governments possess broad discretion to protect neighboring landowners and preserve community welfare through zoning decisions.

These legal principles apply directly here.

The applicant should be required to demonstrate, through competent evidence rather than general assurances, that this proposal will not adversely impact neighboring residents. At a minimum, the applicant should provide:

- An independent acoustical study prepared by a licensed acoustical engineer;
- A traffic impact analysis;
- A ballistic safety analysis;
- A lead management and environmental protection plan; as it related to the Gunpowder Creek Protected Watershed
- A stormwater management plan;
- Evidence regarding impacts on surrounding residential property values;
- Detailed operating rules, enforcement procedures, and future expansion plans.

Without these studies, the Board lacks sufficient evidence to conclude that the proposed use is compatible with the surrounding neighborhood or consistent with the purposes of the A-1 Agricultural District.

The proposal also threatens the rural character that Boone County has long sought to preserve. Riddles Run is a formally recognized protected rural corridor with high scenic value as noted in the Our Boone County Comprehensive Plan.

Residents invested in this community with the expectation that surrounding land would remain predominantly agricultural and residential in nature. Introducing a commercial shooting range with hundreds of members operating seven days each week fundamentally changes that character.

Additionally, proximity to a firing range heavily depresses the market value of surrounding residential and agricultural lands due to the constant noise and perceived danger.

Equally important is the long-term legal consequence of approving this permit. Under **KRS 237.210**, once a shooting range has lawfully operated for the statutory period, Kentucky law significantly limits future nuisance actions related to range noise. Consequently, this public hearing represents the community's only meaningful opportunity to evaluate whether this location is appropriate before those statutory protections become available to the operator. Once approved, neighboring property owners may have little practical ability to challenge future operational impacts.

Because of these permanent consequences, the Board should require compelling evidence that the proposal fully satisfies every requirement for a Conditional Use Permit before granting approval. I submit that the applicant has not met that burden to date.

For these reasons, I respectfully request that the Boone County Planning Commission and Board of Adjustment **deny the requested Conditional Use Permit**.

Should the Board nevertheless consider approval, I would ask that any approval include, at a minimum:

- Independent post-construction noise testing with enforceable decibel limits at adjacent property lines;
- Strict limitations on operating hours;
- Prohibition of future expansion without a new Conditional Use Permit;
- Annual compliance reviews;
- Required environmental monitoring and reporting;
- Enhanced setbacks, berms, and vegetative screening;
- Immediate permit revocation authority for repeated violations of permit conditions.

The responsibility of the Board is not simply to determine whether a commercial shooting range can operate somewhere in Boone County, but whether this particular location is appropriate considering the surrounding residential and agricultural community. Based upon the information currently available, I respectfully submit that it is not.

Thank you for your careful consideration of this matter and for your service to Boone County.

Branden and Christina Cultice

10899 Riddles Run Rd

Union, KY 41091

513-603-0807

Lauren Elliott

From: Tracy Hopkins <tracymorthopkins@gmail.com>
Sent: Wednesday, August 5, 2026 2:40 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Opposition to proposed gun range

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To Lauren Elliott and the Boone County Planning Commission:

I'm writing this letter to express my opposition to the commercial gun range proposed at the corner of Hathaway and Riddles Run. My house is .3 miles from this location, and I'm filled with anxiety at the thought of the disruption a gun range would bring to our peaceful neighborhood. As a gun owner and supporter of the second amendment, I have no wish to prohibit firearms; but I see no world where a gun range in this location would benefit anyone. There is no way that the noise and traffic a gun range would bring to our little valley could be a good thing—and the geography of the area would actually increase the noise (<https://www.electronic-sirens.com/sound-wave-propagation-in-a-valley-part-2/>) and disruption to pets, livestock and wildlife. This intersection is already dangerous, and more cars would simply create more opportunities for serious accidents.

As Boone County continues to grow by leaps and bounds, development is moving our direction, which is both good and bad—but I can't see a gun range in the middle of our idyllic landscape would benefit the county in any way as it would prohibit anyone else from building in the area and do nothing to enhance existing property values.

Thank you for your consideration.

Tracy Hopkins
9895 Baker Lane,
Union, Kentucky

--

Tracy M Hopkins

Lauren Elliott

From: Kat S. <kathy.snatchko@gmail.com>
Sent: Wednesday, August 5, 2026 3:27 PM
To: Lauren Elliott
Subject: Opposing public gun range on Hathaway

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To: Boone County Planning Commission / Planning and Zoning
Re: Opposition to Proposed Outdoor Public Gun Range in an Agricultural-Zoned Area

Dear Members of the Boone County Planning Commission and Planning and Zoning:

I am writing to express my strong and unequivocal opposition to the proposed outdoor public gun range in our agricultural-zoned community.

My husband and I deliberately chose to purchase our property in an agricultural area because we wanted the peace, quiet, open space, natural surroundings, rural character, and quality of life that come with living outside a subdivision and away from the activity and congestion of city limits.

We made that choice intentionally.

We did not purchase our property expecting to someday live next to a commercial or public shooting facility. A public gun range would fundamentally change the character of our community and would be completely incompatible with the reasons many of us chose to live here.

This is not simply a matter of whether someone supports or opposes firearms. It is a land-use issue. The question is whether an intensive, publicly accessible outdoor shooting facility belongs in an agricultural community where residents have invested in their homes and property with the reasonable expectation that the rural character of the area will be protected.

I strongly believe the answer is NO.

An outdoor public gun range is incompatible with the character and purpose of an agricultural area.

Agricultural-zoned land exists to preserve and support a rural environment, agriculture, open space, and compatible rural uses. Boone County's own comprehensive planning materials describe its agricultural zoning districts as agriculturally oriented areas where agriculture is encouraged and protected and where the land is recognized as an important natural resource.

A public shooting range is fundamentally different from ordinary agricultural activity.

Farming equipment, livestock, barns, crops, and the normal sounds of rural life are part of the agricultural character we intentionally purchased into. Repeated gunfire from a public facility is not.

Approving a gun range here would set a troubling precedent that agricultural zoning does not actually protect the rural character residents were led to believe it would protect.

The noise would permanently destroy the peace and quiet we intentionally purchased.

The most obvious and immediate impact would be repeated, unpredictable and extremely disruptive gunfire.

Living in a rural area means hearing birds, wildlife, wind, farm equipment, and the ordinary sounds of nature. It does not mean hearing repeated explosions from rifles, pistols, shotguns, or other firearms throughout the day.

This is not an occasional firearm discharged by a neighboring landowner. A public range is designed for repeated shooting and potentially numerous shooters over extended periods of time.

That distinction is critical.

Once a public range is established, surrounding residents cannot simply close their windows, move farther away, or ask the activity to stop. The noise would become a permanent part of our daily lives.

Kentucky's own regulations governing public shooting ranges recognize the need for restrictions concerning operating hours, safety zones, firing lines, shooting berms, and other safeguards.

Those requirements themselves demonstrate that a shooting range is not an ordinary low-impact rural use.

This would negatively affect our property values and marketability.

We made a substantial investment in our property based in part upon its rural setting, peace, privacy and natural surroundings.

A public gun range next to or near residential properties would make those characteristics less desirable.

Potential buyers who specifically want a quiet rural home may understandably be unwilling to purchase property where they will regularly hear gunfire.

Even if the applicant argues that property values will not be affected, the County should not gamble with the property values of existing homeowners in order to accommodate a use that is fundamentally incompatible with the surrounding community.

We should not be forced to absorb the economic consequences of a development we did not ask for and which materially changes the character of our neighborhood.

Safety must be considered beyond the boundaries of the range.

A public shooting range creates safety concerns that ordinary agricultural activity does not.

The County must consider the surrounding homes, roads, farms, livestock, pets, children, wildlife, neighboring properties, recreational activities and people who may be outside their homes.

A range depends upon engineered berms, controlled firing directions, safety zones, operating procedures and strict supervision. Kentucky's shooting-range regulations specifically address these issues.

The fact that safety measures are required does not eliminate the underlying concern. It demonstrates why location matters.

An outdoor public shooting facility should be placed where its inherent risks and impacts can be appropriately separated from surrounding residences and normal rural activities—not inserted into an established agricultural community.

Most importantly, environmental contamination is a legitimate concern.

An outdoor shooting range introduces lead and other contaminants into the soil and potentially into the surrounding environment.

The EPA specifically recognizes that lead at outdoor shooting ranges can, under certain circumstances, pose a threat to the environment and human health if appropriate management, reclamation and recycling practices are not implemented.

This raises important questions about:

- Lead accumulation in soil;
- Potential movement of contaminants through stormwater;
- Nearby streams, ponds, drainage areas and groundwater;
- Effects on wildlife;
- Long-term soil contamination;
- Proper management and removal of spent ammunition and targets; and
- Who will ultimately be responsible for environmental remediation if the range ever closes.

These are not hypothetical concerns that should simply be dismissed during the approval process.

Wildlife and the rural environment would be negatively affected.

Many of us chose this area because of its wildlife and natural surroundings.

A permanent shooting facility would introduce a level of noise, human activity, traffic and disturbance that could significantly alter the existing rural environment.

The rural character of the area is not merely an aesthetic preference. It is part of what makes these properties desirable and is precisely what agricultural zoning is intended to preserve.

Traffic and public access would change the character of the community.

This would not be a private range used occasionally by a landowner.

It is a public facility, meaning people from outside our immediate community could regularly travel into the area.

That creates additional vehicle traffic, parking demands, noise, increased activity and unfamiliar vehicles on roads that currently serve a rural community.

The County should carefully evaluate whether the existing road infrastructure is appropriate for the anticipated volume of visitors, including emergency vehicle access and traffic safety.

Lighting and hours of operation must also be considered.

If the facility operates during evening hours or uses artificial lighting, residents could experience additional impacts from light pollution, headlights, parking-area lighting and activity after dark.

One of the benefits of living in an agricultural area is the ability to experience the natural nighttime environment.

We should not have that changed by a commercial/public recreational facility.

This would establish a dangerous precedent for future development.

Perhaps most importantly, I ask the Commission to consider what approving this proposal would mean for the future of Boone County's agricultural areas.

If an intensive public shooting facility can be introduced into an agricultural community, what exactly is agricultural zoning protecting?

Residents should be able to rely upon zoning classifications when making one of the largest financial investments of their lives.

We purchased our property with the reasonable expectation that agricultural zoning would help preserve the rural nature of our surroundings.

Changing that expectation after homeowners have already invested in their properties is fundamentally unfair.

The burden should not be placed on existing homeowners.

The applicant may benefit financially or recreationally from operating a public gun range.

But the surrounding homeowners would bear the ongoing consequences:

Noise.

Traffic.

Safety concerns.

Environmental concerns.
Loss of tranquility.
Loss of rural character.
Potential loss in property value.
And a permanent change to the community we intentionally chose.

Those costs should not be imposed upon neighboring residents simply because someone wants to establish a use that is better suited to a location specifically designed and zoned for that type of activity.

Our Request

I respectfully but very strongly ask the Boone County Planning Commission and Planning and Zoning to DENY the proposal for this outdoor public gun range.

Please protect the integrity of Boone County's agricultural zoning and the residents who relied upon that zoning when purchasing their homes and property.

We are not asking for special treatment.

We are asking that the County respect the established character and intended land use of our agricultural community.

There are appropriate locations for facilities that generate repeated gunfire, significant public traffic, safety concerns, environmental management requirements and substantial noise.

An established agricultural community surrounded by homes and families should not be one of them.

Please do not sacrifice the peace, safety, property values, natural environment and rural character of our community for a use that is fundamentally incompatible with it.

I urge you to deny this proposal.

Thank you for your consideration and for protecting the residents and rural communities of Boone County.

Respectfully,

Ricky & Kathleen Snatchko
9900 Baker Ln Union Ky

Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 3:49 PM
To: Lauren Elliott
Subject: FW: Opposing public gun range on Hathaway

From: Kat S. <kathy.snatchko@gmail.com>
Sent: Wednesday, August 5, 2026 3:41 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Fwd: Opposing public gun range on Hathaway

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From: Kat S. <kathy.snatchko@gmail.com>
Date: Wed, Aug 5, 2026, 3:27 PM
Subject: Opposing public gun range on Hathaway
To: <lelliott@boonecountyky.org>

To: Boone County Planning Commission / Planning and Zoning
Re: Opposition to Proposed Outdoor Public Gun Range in an Agricultural-Zoned Area

Dear Members of the Boone County Planning Commission and Planning and Zoning:

I am writing to express my strong and unequivocal opposition to the proposed outdoor public gun range in our agricultural-zoned community.

My husband and I deliberately chose to purchase our property in an agricultural area because we wanted the peace, quiet, open space, natural surroundings, rural character, and quality of life that come with living outside a subdivision and away from the activity and congestion of city limits.

We made that choice intentionally.

We did not purchase our property expecting to someday live next to a commercial or public shooting facility. A public gun range would fundamentally change the character of our community and would be completely incompatible with the reasons many of us chose to live here.

This is not simply a matter of whether someone supports or opposes firearms. It is a land-use issue. The question is whether an intensive, publicly accessible outdoor shooting facility belongs in an agricultural

community where residents have invested in their homes and property with the reasonable expectation that the rural character of the area will be protected.

I strongly believe the answer is NO.

An outdoor public gun range is incompatible with the character and purpose of an agricultural area.

Agricultural-zoned land exists to preserve and support a rural environment, agriculture, open space, and compatible rural uses. Boone County's own comprehensive planning materials describe its agricultural zoning districts as agriculturally oriented areas where agriculture is encouraged and protected and where the land is recognized as an important natural resource.

A public shooting range is fundamentally different from ordinary agricultural activity.

Farming equipment, livestock, barns, crops, and the normal sounds of rural life are part of the agricultural character we intentionally purchased into. Repeated gunfire from a public facility is not.

Approving a gun range here would set a troubling precedent that agricultural zoning does not actually protect the rural character residents were led to believe it would protect.

The noise would permanently destroy the peace and quiet we intentionally purchased.

The most obvious and immediate impact would be repeated, unpredictable and extremely disruptive gunfire.

Living in a rural area means hearing birds, wildlife, wind, farm equipment, and the ordinary sounds of nature. It does not mean hearing repeated explosions from rifles, pistols, shotguns, or other firearms throughout the day.

This is not an occasional firearm discharged by a neighboring landowner. A public range is designed for repeated shooting and potentially numerous shooters over extended periods of time.

That distinction is critical.

Once a public range is established, surrounding residents cannot simply close their windows, move farther away, or ask the activity to stop. The noise would become a permanent part of our daily lives.

Kentucky's own regulations governing public shooting ranges recognize the need for restrictions concerning operating hours, safety zones, firing lines, shooting berms, and other safeguards.

Those requirements themselves demonstrate that a shooting range is not an ordinary low-impact rural use.

This would negatively affect our property values and marketability.

We made a substantial investment in our property based in part upon its rural setting, peace, privacy and natural surroundings.

A public gun range next to or near residential properties would make those characteristics less desirable.

Potential buyers who specifically want a quiet rural home may understandably be unwilling to purchase property where they will regularly hear gunfire.

Even if the applicant argues that property values will not be affected, the County should not gamble with the property values of existing homeowners in order to accommodate a use that is fundamentally incompatible with the surrounding community.

We should not be forced to absorb the economic consequences of a development we did not ask for and which materially changes the character of our neighborhood.

Safety must be considered beyond the boundaries of the range.

A public shooting range creates safety concerns that ordinary agricultural activity does not.

The County must consider the surrounding homes, roads, farms, livestock, pets, children, wildlife, neighboring properties, recreational activities and people who may be outside their homes.

A range depends upon engineered berms, controlled firing directions, safety zones, operating procedures and strict supervision. Kentucky's shooting-range regulations specifically address these issues.

The fact that safety measures are required does not eliminate the underlying concern. It demonstrates why location matters.

An outdoor public shooting facility should be placed where its inherent risks and impacts can be appropriately separated from surrounding residences and normal rural activities—not inserted into an established agricultural community.

Most importantly, environmental contamination is a legitimate concern.

An outdoor shooting range introduces lead and other contaminants into the soil and potentially into the surrounding environment.

The EPA specifically recognizes that lead at outdoor shooting ranges can, under certain circumstances, pose a threat to the environment and human health if appropriate management, reclamation and recycling practices are not implemented.

This raises important questions about:

- Lead accumulation in soil;
- Potential movement of contaminants through stormwater;
- Nearby streams, ponds, drainage areas and groundwater;
- Effects on wildlife;
- Long-term soil contamination;
- Proper management and removal of spent ammunition and targets; and
- Who will ultimately be responsible for environmental remediation if the range ever closes.

These are not hypothetical concerns that should simply be dismissed during the approval process.

Wildlife and the rural environment would be negatively affected.

Many of us chose this area because of its wildlife and natural surroundings.

A permanent shooting facility would introduce a level of noise, human activity, traffic and disturbance that could significantly alter the existing rural environment.

The rural character of the area is not merely an aesthetic preference. It is part of what makes these properties desirable and is precisely what agricultural zoning is intended to preserve.

Traffic and public access would change the character of the community.

This would not be a private range used occasionally by a landowner.

It is a public facility, meaning people from outside our immediate community could regularly travel into the area.

That creates additional vehicle traffic, parking demands, noise, increased activity and unfamiliar vehicles on roads that currently serve a rural community.

The County should carefully evaluate whether the existing road infrastructure is appropriate for the anticipated volume of visitors, including emergency vehicle access and traffic safety.

Lighting and hours of operation must also be considered.

If the facility operates during evening hours or uses artificial lighting, residents could experience additional impacts from light pollution, headlights, parking-area lighting and activity after dark.

One of the benefits of living in an agricultural area is the ability to experience the natural nighttime environment.

We should not have that changed by a commercial/public recreational facility.

This would establish a dangerous precedent for future development.

Perhaps most importantly, I ask the Commission to consider what approving this proposal would mean for the future of Boone County's agricultural areas.

If an intensive public shooting facility can be introduced into an agricultural community, what exactly is agricultural zoning protecting?

Residents should be able to rely upon zoning classifications when making one of the largest financial investments of their lives.

We purchased our property with the reasonable expectation that agricultural zoning would help preserve the rural nature of our surroundings.

Changing that expectation after homeowners have already invested in their properties is fundamentally unfair.

The burden should not be placed on existing homeowners.

The applicant may benefit financially or recreationally from operating a public gun range.

But the surrounding homeowners would bear the ongoing consequences:

Noise.

Traffic.

Safety concerns.

Environmental concerns.

Loss of tranquility.

Loss of rural character.

Potential loss in property value.

And a permanent change to the community we intentionally chose.

Those costs should not be imposed upon neighboring residents simply because someone wants to establish a use that is better suited to a location specifically designed and zoned for that type of activity.

Our Request

I respectfully but very strongly ask the Boone County Planning Commission and Planning and Zoning to DENY the proposal for this outdoor public gun range.

Please protect the integrity of Boone County's agricultural zoning and the residents who relied upon that zoning when purchasing their homes and property.

We are not asking for special treatment.

We are asking that the County respect the established character and intended land use of our agricultural community.

There are appropriate locations for facilities that generate repeated gunfire, significant public traffic, safety concerns, environmental management requirements and substantial noise.

An established agricultural community surrounded by homes and families should not be one of them.

Please do not sacrifice the peace, safety, property values, natural environment and rural character of our community for a use that is fundamentally incompatible with it.

I urge you to deny this proposal.

Thank you for your consideration and for protecting the residents and rural communities of Boone County.

Respectfully,

Ricky & Kathleen Snatchko
9900 Baker Ln Union Ky

LETTER IN OPPOSITION TO COMMERCIAL GUN RANGE

Property Location:

10008 Riddles Run Road, Union, KY 41091

(Parcel located at the corner of Hathaway Road and Riddles Run Road)

Proposed Use:

Commercial Gun Range

To the Boone County Board of Adjustment and Planning Commission:

About Our Family

My name is Josh Ballman, and my wife is Jessica. We have been longtime Boone County residents, having lived in Hebron, Florence, and for the past five years at our dream property located at 4661 Rabbit Hash Road.

We have four children living with us, three of whom are currently homeschooled on our property. Our home is located approximately 2,500 feet downstream along the creek from the proposed **commercial gun range**. We are regularly on property and in the creek just 500 feet from this range as well.

We enjoy hunting, birdwatching, farming, raising bees, expanding our gardens, and sharing the produce we grow with family and friends, with plans to eventually operate a small farm stand. We also enjoy kayaking, swimming, and fishing in the creek that runs through our valley.

When I first heard about this proposal, my initial reaction was, "It probably won't be too bad." However, after spending the last week researching the potential impacts on my family, our neighbors, our property, livestock, wildlife, and the surrounding environment, I realized this proposal could have permanent and far-reaching consequences for our community.

Below are some of the reasons I believe the **Conditional Use Permit (CUP) for Commercial Recreation to operate a commercial gun range should be denied**.

I would like to say that I am a major supporter of the 2nd amendment and gun rights. I own, carry and shoot often.

1. Health Risks to My Children and Other Families

My greatest concern is the health and safety of my children and every child living nearby.

Before researching this issue, I honestly had little understanding of the long-term effects of living near a commercial shooting range. It did not take long to discover substantial information on negative health from **continuous exposure to lead contamination and chronic noise exposure**.

My youngest daughter has asthma. Any increase in airborne lead particles or contaminated dust is particularly concerning because of her respiratory condition. In addition, our family regularly swims, fishes, kayaks, and spends time in the creek below the proposed site. If lead contamination migrates downstream during flood events, it would expose children and adults to unnecessary health risks.

Continuous exposure to **high-decibel gunfire** can also affect quality of life, learning environments, outdoor recreation, and overall well-being.

Rather than attempting to summarize every study, I have attached supporting documentation. I respectfully ask the Board to carefully review those materials, particularly those concerning lead exposure, children's health, and environmental contamination.

2. Environmental Hazards

Another large concern is the **long-term environmental liability** associated with this project.

Commercial shooting ranges are well documented as sources of **lead-contaminated soil and groundwater**.

According to published reports, cleanup of contaminated shooting ranges has cost local governments millions of dollars. One example in Whatcom County, Washington, estimated cleanup costs of approximately \$13.8 million involving roughly 20,000 tons of contaminated soil.

The proposed site on Riddles Run presents **an even greater concern because it is located within the Gunpowder Creek watershed and is subject to frequent flooding.** Floodwaters will transport contaminated sediment well beyond the boundaries of the range.

This creates risks not only for the proposed property but also for:

- neighboring farms,
- downstream landowners,
- livestock,
- agricultural fields,
- wildlife habitat, and
- the overall health of the Gunpowder Creek watershed.

As both a landowner and a hunter, I am especially concerned about lead entering the food chain. Numerous studies discuss wildlife ingesting lead fragments while feeding. This includes deer, turkey, waterfowl, and other species that local families rely on for hunting and recreation.

In addition, **our valley is home to bald eagles, migratory birds, and many other sensitive species that depend on this watershed.** Continuous gunfire would permanently alter the behavior of wildlife throughout this area.

3. Traffic and Public Safety

Hathaway Road is already a challenging county road. It has a 55 mph speed limit, deteriorating pavement, virtually no shoulder, and limited cellular service. Drivers frequently cross the centerline to avoid damaged sections of pavement.

Riddles Run Road presents many of the same challenges.

Now imagine hundreds of additional vehicles every weekend—along with motorcycle traffic traveling to and from Rabbit Hash—using these roads.

The application does not establish a maximum membership, attendance limit, or cap on special events. Without these limitations, traffic volume could increase substantially, placing additional strain on roads that are already inadequate.

Limited cell service further complicates the situation. Visitors who become lost may be unable to obtain directions, leading to unnecessary trespassing on neighboring properties while attempting to turn around or locate the entrance.

4. Property Values

Approving a commercial gun range in the middle of this rural residential area will have a significant negative effect on surrounding property values.

Approving this Commercial Gun Range could have a significant loss to home value up to 30% for my home and many others. This will result in millions of lost home values across the valley. This is simply unacceptable to remove value from so many taxpayers for a toxic waste land to be added to Boone County.

Conclusion

After reading through these facts and the many others that have submitted letters we urge you to **deny this and any further attempts** to change the (CUP) to Commercial Recreation for a Commercial Gun Range.

I would ask that there be professional studies for traffic, health and environment to ensure the safety of the neighbors and their children.

One last note:

I get a laugh out of Senator Kennedy of Louisiana, and this quote comes to mind to those that would favor this after researching the effects of it on the environment and the residents that surround it.

"I'm not saying you're the dumbest person in the world, but you better hope the dumbest person in the world doesn't die"

Respectfully,

Josh Ballman

Effects of Sound and Noise Exposure on Children Living Near Outdoor Gun Ranges

Introduction

Outdoor gun ranges generate high-intensity impulsive noise that can impact the surrounding community. For children living within **2,500 feet** of such facilities, the chronic exposure to gunshot sounds poses risks to their cognitive development, physiological health, and psychological well-being. Unlike continuous background noise (such as traffic), the impulsive nature of gunfire—characterized by rapid onset and high peak pressure—is particularly disruptive and stressful. This report examines the acoustical characteristics of gun range noise at a 2,500-foot distance and the associated health effects on children.

Acoustical Analysis at 2,500 Feet

Gunshots are among the loudest common impulsive sounds, with muzzle blasts typically ranging from **150 to 170 decibels (dB)** at the source [1] [2]. As sound travels, it attenuates due to distance, atmospheric absorption, and terrain.

Estimated Noise Levels

At a distance of **2,500 feet** (approximately 760 meters), the peak sound pressure level (SPL) of a gunshot remains significant. Using the inverse square law for spherical spreading, a 160 dB gunshot at 1 meter would result in a peak level of approximately **90 to 100 dB** at 2,500 feet, assuming no significant barriers [3]. While terrain and vegetation can provide some attenuation, impulsive noise at these levels is clearly audible and can be startling to residents.

The "Impulse Penalty" and Annoyance

Environmental noise standards often apply an "impulse penalty" to sounds like gunfire because they are perceived as more annoying and disruptive than continuous noise of the same average energy. Studies suggest adding **8 to 12 dB** to the measured equivalent sound level (LAeq) to accurately reflect the community's perception of impulsive noise [4]. The U.S. Environmental Protection Agency (EPA) identifies noise levels above **55 dBA** as a threshold for interference and annoyance in residential areas [4].

Health and Developmental Risks to Children

Children are more vulnerable to noise-related health issues because their auditory and nervous systems are still developing.

Cognitive Development and Learning

Chronic exposure to environmental noise is strongly linked to deficits in children's cognitive performance. Key findings from research, including the **RANCH study** (Road traffic and Aircraft Noise exposure and children's Cognition and Health), indicate that noise exposure interferes with [5] [6]:

- **Reading Comprehension:** Children in noisy environments often show significant delays in reading development.
- **Memory:** Both long-term and short-term memory functions can be impaired.
- **Concentration:** Impulsive sounds are particularly effective at breaking a child's focus, leading to decreased academic performance.

Physiological Stress and Cardiovascular Health

Chronic noise acts as a physiological stressor. Children exposed to persistent community noise have been found to have [7] [8]:

- **Elevated Cortisol Levels:** Higher levels of stress hormones, which can affect immune function and overall health.
- **Increased Blood Pressure:** Studies have shown that children living in high-noise zones have higher resting blood pressure compared to those in quieter areas.
- **Sleep Disturbance:** Even if shooting occurs primarily during the day, the noise can disrupt naps for younger children and contribute to a general state of hyper-arousal.

Psychological and Behavioral Impacts

The psychological impact of gunshot noise is unique due to its association with danger. Research by **Sharkey (2012)** found that exposure to violence (specifically homicides) within **2,500 feet** of a child's home significantly increased mental health symptoms and impaired attention and impulse control [9]. While gun range noise is controlled, children may still experience a **startle reflex** and anxiety, especially if they perceive the sounds as threatening or violent. This can lead to:

- Increased irritability and emotional dysregulation.
- Heightened anxiety or fear of the outdoors.
- Symptoms similar to Post-Traumatic Stress Disorder (PTSD) in sensitive children.

Regulatory Standards and Buffer Zones

The distance of **2,500 feet** is a recognized threshold in various municipal and safety regulations. For example:

- **Township Ordinances:** Some jurisdictions, such as the Township of Spring, PA, explicitly prohibit shooting range facilities within **2,500 feet** of any public or private school or hospital to protect these sensitive populations from noise and safety risks [10].
- **Military Buffer Zones:** The U.S. Army and other agencies use 2,500-foot zones (approx. 800 meters) as standard markers for hearing hazard zones or land-use compatibility assessments [11] [12].

Conclusion

Children living within 2,500 feet of an outdoor gun range are exposed to impulsive noise that can reach peak levels of 90-100 dB. This chronic exposure is not merely a nuisance but a significant health risk that can impair cognitive development, increase physiological stress, and cause psychological distress. The recognized 2,500-foot setback in some municipal codes underscores the importance of this distance as a minimum buffer to protect children's health and learning environments.

References

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7. [Evans, G. W., et al. \(2001\). Community noise exposure and stress in children. *The Journal of the Acoustical Society of America*.](#)
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Health Risks to Children from Outdoor Gun Ranges and Lead-Contaminated Water

Introduction

Outdoor gun ranges, while providing recreational and training opportunities, pose significant environmental and health concerns, particularly for vulnerable populations such as children living in close proximity. The primary hazard stems from lead ammunition, which disperses lead particles into the air, soil, and water. This report synthesizes available research on the health risks to children associated with living near outdoor gun ranges, focusing on lead exposure through airborne contamination, soil contamination, and the dangers of swimming in lead-contaminated water from range runoff.

Lead Exposure from Outdoor Gun Ranges

Shooting activities at outdoor gun ranges result in the discharge of lead (Pb) dust and fragments from bullets and primers [1]. This lead can contaminate the surrounding environment through several pathways:

Airborne Contamination

During firing, lead particles are aerosolized and can become airborne. These fine particulates can be inhaled by shooters, range employees, and potentially individuals in nearby areas [1]. The dispersion of lead dust from outdoor ranges can be influenced by factors such as wind direction and velocity, potentially carrying contaminants beyond the immediate range boundaries [1].

Soil Contamination

Spent lead ammunition accumulates in the soil at outdoor shooting ranges. Lead is a persistent contaminant, with a half-life in surface soil estimated at approximately 700 years [1]. This means that lead can remain in the soil for centuries if not remediated, posing a long-term risk. Dust from lead-contaminated soil can be resuspended into the atmosphere and transported from the range [1]. Studies have shown elevated lead concentrations in soils at shooting ranges, sometimes exceeding 70,000 parts per million (ppm) [2].

Health Risks to Children

Children are particularly susceptible to the adverse effects of lead exposure due to their developing bodies and higher rates of hand-to-mouth activity. Even low levels of lead exposure can have serious, permanent health consequences [3]. The U.S. Centers for Disease Control and Prevention (CDC) and the National Institute for Occupational Safety and Health (NIOSH) recommend a reference level of 5 µg/dL for blood lead levels (BLLs), and many studies show shooters exceeding this level [1].

For children, BLLs below 5 µg/dL are associated with [1]:

- Decreased academic achievement
- Lower intelligence quotient (IQ)
- Specific cognitive measures
- Increased attention-related behaviors
- Delayed puberty
- Reduced postnatal growth

Exposure to very high levels of lead can lead to severe damage to the brain and central nervous system, potentially causing coma, convulsions, and even death [4]. Children living in homes with firearms are also more likely to have elevated blood lead levels, suggesting that lead can be tracked into homes [5].

Lead Contamination in Water Runoff and Swimming Risks

Lead from outdoor shooting ranges can migrate into surface water and groundwater through runoff and leaching [1] [6]. This poses risks to aquatic life and can potentially contaminate drinking water sources [6].

Several studies highlight the issue of lead contamination in water bodies near shooting ranges:

- **Stansley et al. (1992):** This study investigated lead contamination and mobility in surface water at trap and skeet ranges. It found that lead can be transported from ranges into adjacent water bodies [7] [8] [9]. While the study primarily focused on environmental mobility, the presence of lead in surface water raises concerns for human exposure, especially through recreational activities like swimming.
- **Mobility of Lead:** Lead bullets, bullet particles, or dissolved lead can be moved by stormwater runoff [10]. The low solubility of lead in natural water generally limits off-site aquatic transport, but factors like pH, depth to groundwater, soil chemistry, soil type, and annual precipitation can affect the amount of lead carried by groundwater [1].

Swimming in water contaminated with lead from gun range runoff presents a direct pathway for exposure, particularly for children. Ingestion of contaminated water, even in

small amounts, can contribute to elevated blood lead levels. Children's behavior, such as swallowing water while swimming, increases their risk of exposure to environmental contaminants in water [11]. The EPA sets limits on lead in drinking water, and any contamination of recreational waters from gun range runoff would be a concern for public health [12].

Proximity to Gun Ranges

While specific studies directly linking health outcomes in children to living within **2,600 feet** of an outdoor gun range are not readily available in the initial search, the general consensus from research indicates that proximity increases the risk of exposure. The Laidlaw (2017) review notes that lead from contaminated soil can be resuspended and transported from a firing range, whether outdoor or indoor [1]. This suggests that individuals living downwind or in the vicinity could be exposed to airborne lead particles. The EPA emphasizes that effective range management is crucial to protect local residents from lead contamination [13].

Conclusion

Outdoor gun ranges are a significant source of lead contamination in the environment, affecting air, soil, and water. Children living near these ranges are at an elevated risk of lead exposure, which can lead to severe and permanent developmental and neurological health issues. The potential for lead-contaminated runoff to impact recreational waters further exacerbates these risks, as swimming in such waters can lead to direct ingestion of lead. While a precise 2,600-foot risk radius for children is not explicitly defined in the reviewed literature, the evidence strongly suggests that proximity to outdoor gun ranges increases the likelihood of lead exposure and its associated health problems. Comprehensive management practices and ongoing monitoring are essential to mitigate these environmental and public health threats.

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Impact of Outdoor Gun Ranges on Residential Property Values

Introduction

The approval and construction of an outdoor gun range in a residential or semi-rural area often triggers significant concern regarding property values. Real estate valuation is sensitive to "external obsolescence"—a loss in value caused by factors outside the property itself. For gun ranges, this loss is primarily driven by chronic noise pollution, perceived safety risks, and the narrowing of the potential buyer pool. This report analyzes the percentage of home value loss relative to distance and proximity to outdoor shooting facilities.

Quantifying Property Value Loss

Research from real estate platforms and specific appraisal district case studies provides a range of impact levels based on the severity of the nuisance.

General Neighborhood "Drag"

According to data compiled by **Realtor.com**, a shooting range is one of the top neighborhood features that "drag down" home values. On average, homes in neighborhoods with a nearby shooting range see a value reduction of approximately **3.7%** [1] [2]. This figure represents a broad average across various distances and range types.

High-Impact Proximity: The 30% Reduction Case

In cases where a gun range is newly established near existing homes, or where safety concerns are acute, the impact can be far more severe.

- **Noonday, Texas (2011):** The Smith County Appraisal District reduced the market valuations of nearly two dozen properties near the High Noon Gun Range by **30%**. The total loss in value exceeded **\$850,000** for the affected homeowners [3] [4].
- **Distance Factor:** In this specific case, homes located approximately **650 feet** downrange were among the most severely impacted, with owners expressing that the properties became nearly impossible to sell even at the reduced price [4].

Impact by Distance and Sound Propagation

The primary driver of property value loss is the acoustic footprint of the range. Gunfire from high-caliber rifles and handguns can be heard from **1 to 2 miles** away, depending on terrain

and weather conditions [5].

Distance from Range	Estimated Value Impact	Primary Driver
Immediate (Adjacent/Downrange)	20% to 30%+	Safety concerns, extreme noise, lead dust fears.
Close Proximity (Within 1/4 Mile)	10% to 15%	Frequent, loud impulsive noise; "startle" factor.
Moderate Proximity (1/4 to 1/2 Mile)	5% to 10%	Audible noise nuisance; interference with outdoor living.
Neighborhood/Community (1/2 to 1 Mile)	3% to 5%	General neighborhood stigma; background noise.

Factors Contributing to Value Loss

1. Acoustic Nuisance

Unlike continuous noise (e.g., a highway), gunfire is **impulsive noise**. It has a rapid onset that triggers a startle response, making it more disruptive to the "quiet enjoyment" of a property. Appraisers often apply an "impulse penalty" of **8 to 12 dB** when modeling the impact of such facilities on the community [6].

2. Market Stagnation and "Buyer Filtering"

A nearby gun range drastically reduces the number of potential buyers. Many families with children or individuals seeking tranquility will immediately filter out properties near a range. This leads to:

- **Longer Days on Market (DOM):** Homes take significantly longer to sell.
- **Capped Appreciation:** Even in a rising market, properties near ranges often fail to appreciate at the same rate as the broader region.

3. Disclosure Requirements

In many jurisdictions, real estate agents have a legal duty to disclose a nearby gun range as a "material fact" or "noise nuisance" [7]. This disclosure acts as a red flag for many buyers, further depressing the final sale price.

4. Safety and Environmental Stigma

Perceptions of stray bullets—even if the range is professionally baffled—and concerns about lead contamination in local soil or water runoff contribute to a "stigma" that lowers the perceived utility of the land.

Conclusion

The approval of an outdoor gun range typically results in a measurable decline in nearby property values. While the average neighborhood impact is cited at **3.7%**, homes within a **1/4 to 1/2 mile** radius often experience much steeper losses, ranging from **10% to 30%**. The most severe depreciation occurs when homes are located "downrange" or in direct line of sight/sound of the facility, where the combination of noise and safety fears can render a property significantly less marketable.

References

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Lauren Elliott

From: Nicole Dierna
Sent: Wednesday, August 5, 2026 4:41 PM
To: Lauren Elliott
Subject: FW: Subject: Opposition to Proposed Commercial Gun Range – 10004 Riddles Run Rd, Union, KY

From: Chris Ellis <chris3ellis@gmail.com>
Sent: Wednesday, August 5, 2026 4:39 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Subject: Opposition to Proposed Commercial Gun Range – 10004 Riddles Run Rd, Union, KY

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Dear Members of the Boone County Planning Commission,

I am writing as a resident of the Ballyshannon neighborhood (4235 Rosslare Lane, Union, KY 41090) to formally oppose the proposed commercial gun range at 10004 Riddles Run Rd, Union, KY. I respectfully urge the Commission to deny this application, or at minimum to require a full and rigorous review before any approval, based on the following concerns:

1. Noise Pollution

Commercial gun ranges generate frequent, high-decibel noise that carries well beyond the property line, particularly in outdoor or partially enclosed facilities. Riddles Run Rd is close enough to Ballyshannon and surrounding residential areas that this noise would significantly disrupt the quality of life for nearby homeowners.

2. Public Safety

Gun ranges carry inherent risks of stray rounds, ricochets, and projectile escape, even with well-designed berms and baffling. Locating this use near homes, yards, and areas where children play introduces an unacceptable safety risk to the surrounding community.

3. Environmental Contamination

Gun ranges are a documented source of lead and heavy metal contamination in soil and groundwater from spent ammunition. This poses long-term environmental and public health risks, particularly for nearby properties relying on well water, and could require costly remediation in the future.

4. Property Values

The presence of a commercial gun range adjacent to established residential neighborhoods like Ballyshannon is likely to negatively affect property values and make homes more difficult to sell, harming residents who have invested in the area in good faith based on its residential character.

5. Traffic and Infrastructure

A commercial range at this location will bring increased vehicle traffic — customers, staff, and deliveries of ammunition and equipment — on rural roads that were not designed for this volume or type of use.

6. Incompatibility with Neighborhood Character and Zoning Intent

This is fundamentally an industrial/commercial recreational use that does not belong adjacent to established residential neighborhoods like Ballyshannon. Approving it would set a precedent for further incompatible development encroaching on residential areas of Union.

I ask the Commission to weigh these concerns seriously and to deny this application, or at minimum require a comprehensive independent noise, safety, and environmental impact study before any decision is made. I would also appreciate notice of any public hearing dates so that I and my neighbors can attend and provide testimony.

Thank you for your time and consideration.

Sincerely,
Chris Ellis
4235 Rosslare Lane
Union, KY 41090





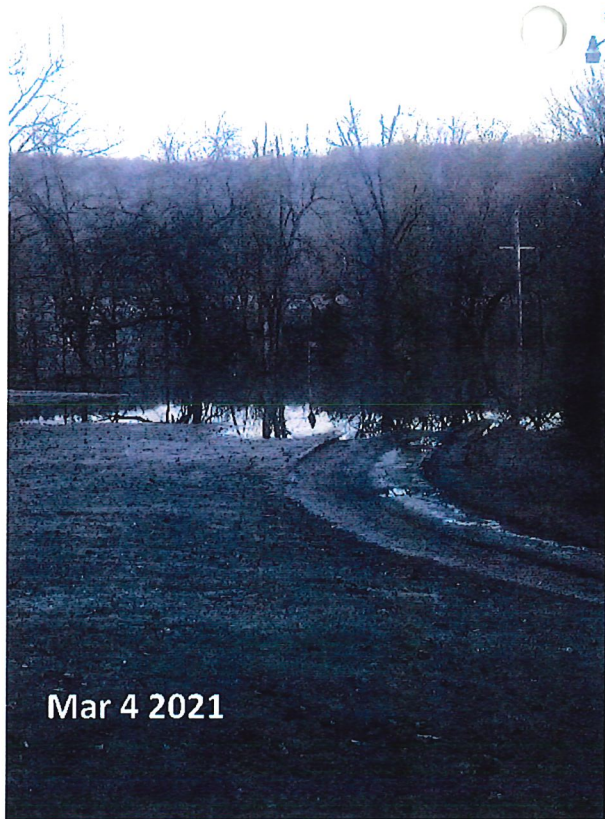
Feb 25 2018

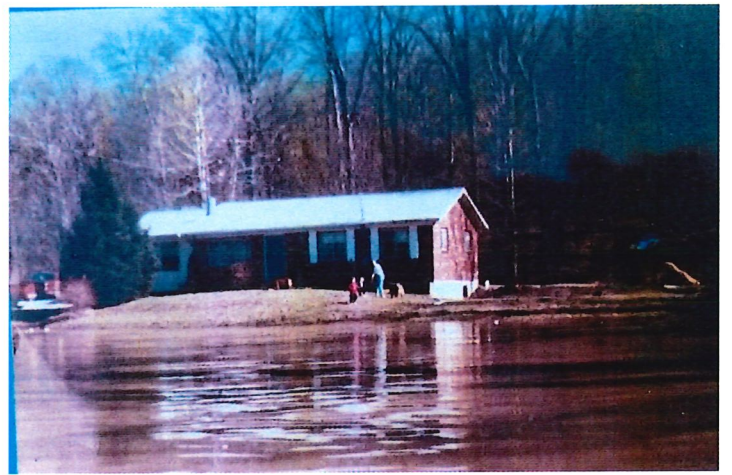


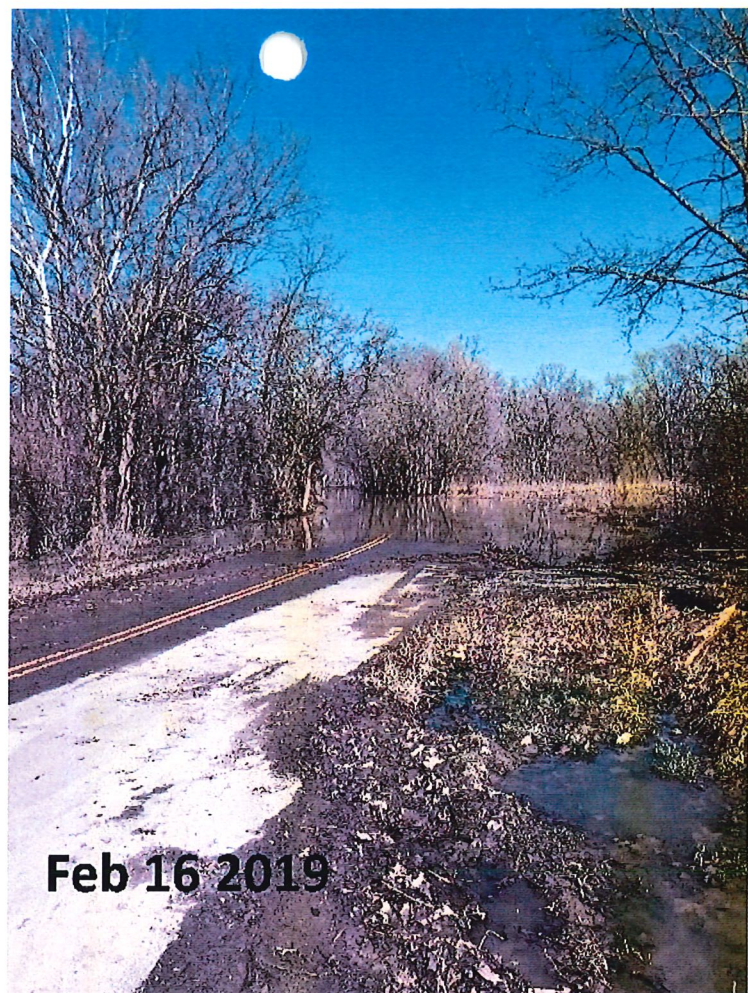
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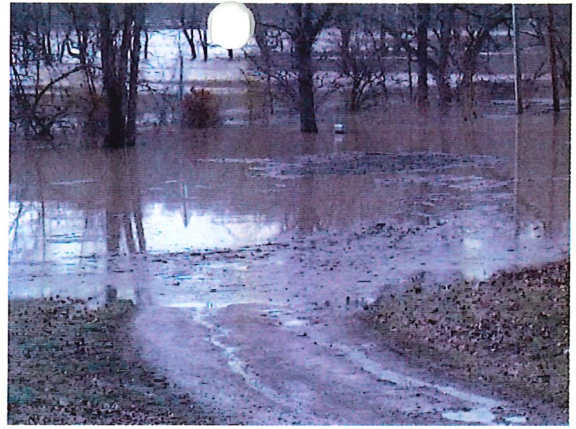


Feb 23 2018



Feb 23 2018





Lauren Elliott

From: Tad Stokley <tadstokley@gmail.com>
Sent: Wednesday, August 5, 2026 4:54 PM
To: Lauren Elliott; Planning Commission General Account
Cc: Loren Tapp
Subject: Objection to proposed conditional use "Commercial Gun Range" at property near intersection of Hathaway and Riddles Run Roads

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From: Louis C. Stokley and Loren C. Tapp
5446 Beaver Road
Unión, KY 41091
(513) 256-7189

6 August 2026

To: Lauren Elliot, and
Boone County Planning Commission
Tad Stokley
513-256-7189

Subject: Strong Opposition to proposed Commercial Gun Range at property located at Hathaway Rd. And Riddle Run Rd.

Ms. Elliot and Commission members,

I write to express STRONG OBJECTION to the proposal for a commercial gun range at the property located at the Hathaway Road and Riddles Run Road intersection. I am vehemently against this proposed use. I have been a member of various gun clubs in the past. I enjoy gun sports as an enthusiast but in this case this situation is not in best interest of immediate and nearby neighbors.

My reasons follow:

1. Increased traffic and road use. Hathaway already is heavily traveled and in disrepair. Weekend traffic volumes are high. Riddles run is a narrow no shoulder road that is harzardous given the current volume road conditions, volume and speed considerations.
2. Noise. I have been a member at the Milford Gun Club, Indian Hill Gun Club, Camargo Gun Clubs locally. All were located in buffer areas away from housing. Even then, the noise carried and opposition to that issue led to reduced operating hours and legal disputes. Adjacent property values were negatively impacted. Camaro Club shut down the range for noise as one of several reasons.

3. Lead soil / groundwater contamination. Ranges will accumulate high concentrations of lead leading to hazardous soil and groundwater contamination. I am told this parcel was used as a range in the 1950/60s but was shuttered. This property floods several times a year with heavy rains draining and overflowing existing streams into Gunpowder Creek and then the Ohio River. It would be a point source polluter in direct conflict with Gunpowder Creek restoration and preservation efforts and a contributor to groundwater contamination.

Noise pollution and traffic will be a factor several miles from the facility despite any proposed abatements; especially up and down the creek valley. This will negatively impact neighboring lifestyles and property values. I anticipate the gun range owner will then want to then expand daylight operating hours for more profitable evening hours and install lighting for extended hours operations. Both Milford and Indian Hill did that in the past. Those facilities properties were/are more removed from residential areas but legal issues occurred to fight and restrict their operations.

I am strongly opposed to this land use for the proposed Gun Range utilization. It is a terrible choice due to location, proximity to residential properties, traffic, noise, and soil and water contamination in a flood zone. I ask you to reject the proposed Gun Range request.

Respectfully,

[digital signature]

Louis Stokley
For Louis Stokley and Loren Tapp
cc:
Loren Tapp
File

Lauren Elliott

From: Jessica Ballman <jballman731@gmail.com>
Sent: Wednesday, August 5, 2026 5:02 PM
To: Lauren Elliott
Subject: Opposition to Gun Range

Warning: Unusual sender <jballman731@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

August 5, 2026

Boone County Planning Commission

RE: Opposition to Conditional Use Permit – Commercial Recreation (Proposed Gun Range)

Property: 10004 Riddles Run Rd., Union, KY 41091

Dear Members of the Boone County Planning Commission,

My name is **Jessica Ballman**, and I reside at **4661 Rabbit Hash Rd., Union, KY 41091**. I am writing to express my strong opposition to the proposed Conditional Use Permit for Commercial Recreation on the property located at **10004 Riddles Run Rd., Union, KY 41091**, at the corner of Riddles Run Road and Hathaway Road.

My primary concern is the significant environmental risk posed by the accumulation of lead from ammunition used at an outdoor shooting range. Lead is a persistent toxic heavy metal that can contaminate soil, groundwater, and surface water if not carefully managed. Even with best management practices, outdoor shooting ranges require ongoing lead management to minimize environmental impacts.

The proposed range would be located in close proximity to homes and environmentally sensitive natural areas, including **Gunpowder Creek**. The property sits within the watershed that drains to the creek, and the area is well known by nearby residents for experiencing frequent flash flooding and flood events. Any contaminants released onto the property have the potential to be transported through stormwater runoff into surrounding waterways and downstream habitats.

The health effects of lead exposure on children are especially concerning to me. I have **four children who live within approximately 2,500 feet of this proposed site**. According to the Centers for Disease Control and Prevention (CDC), there is no safe level of lead exposure for children. Lead exposure can permanently damage a child's developing brain and nervous system, leading to learning disabilities, behavioral problems, developmental delays, and other lifelong health consequences.

In addition to concerns for nearby residents and children, I am deeply concerned about the impact this facility could have on local land and waterways. Once contamination occurs, cleanup is often extremely difficult and expensive, and in some cases can require extensive environmental remediation costing millions of dollars. These impacts can persist for generations if not adequately addressed.

I believe this proposal is incompatible with the surrounding residential community and presents unnecessary long-term environmental and public health risks. Its location near homes, a flood-prone watershed, Gunpowder Creek, and important wildlife habitat makes this site particularly inappropriate for a commercial shooting range. Once lead is introduced into the environment, it can remain for decades and become an ongoing burden for future property owners, taxpayers, and local government.

For these reasons, I respectfully ask the Boone County Planning Commission to deny the requested Conditional Use Permit.

Thank you for your time, your consideration, and your service to Boone County.

Sincerely,

Jessica Ballman
4661 Rabbit Hash Rd.
Union, KY 41091

Additional Resources for Consideration:

- Environmental Working Group – *Lead Pollution at Outdoor Firing Ranges*
https://static.ewg.org/reports/2001/LeadPollutionAtOutdoorFiringRanges.pdf?_gl=1*1j653xd*_gcl_au*MTM3NDcwNDc4My4xNzg1NjQ0NDM5Li0uLS4xNzg1NjQ0NDQwLjY3NzMwNjlxMy4xNzg1NjQ0NDQwLjE3ODU2NDQ0NDA.*_ga*MjgwMzYzNTExLjE3ODU2NDQ0Mzk.*_ga_CS21GC49KT*czE3ODU2NDQ0MzkkbzEkZzAkdDE3ODU2NDQ0MzkkajYwJGwwJGgxODg4OTEzODA0
- Washington State Department of Ecology – Plantation Rifle Range Cleanup Site
<https://apps.ecology.wa.gov/cleanupsearch/site/15182>
- Cascadia Daily News – *Plantation Rifle Range Lead Cleanup Now Priced at \$13.8 Million*
<https://www.cascadiadaily.com/2025/apr/16/plantation-rifle-range-lead-cleanup-now-priced-at-13-8m/>
- Centers for Disease Control and Prevention – *Lead Exposure: Symptoms and Complications*
<https://www.cdc.gov/lead-prevention/symptoms-complications/index.html>

FEMA Floodmap Service Center - 10004 Riddles Run Rd Union, KY 41091

[FEMA Flood Map Service Center | Search By Address](#)

Letter of opposition to commercial gun range

Location of proposed gun range

10008 Riddles Run Road, Union, KY 41091

On the corner of Hathaway and Riddles Run Road

To the Boone County Board of Adjustment and Planning Commission

Hello, this is Samuel Ballman. I am currently 15 years old. I live at 4661 Rabbit Hash Road and I am homeschooled in 10th grade. I have lived there for a little over 4 years and have made many great memories with my friends and family. Just this weekend I had a good friend of mine come over to fish with me. We ventured out into gunpowder creek on our little row boat and caught some shad with a cast net. We then proceeded to fish with the shad and my friend caught a pretty good sized catfish, the biggest fish he had ever caught. We then took the catfish to our land, fileted it and ate it that night. This is only one of the great memories I have made at my house that I live in now. Unfortunately, if this gun range is put right next to our house, I will not be able to eat fish that we catch out of Gunpowder Creek and make memories like that because of the lead toxicity level in the water. In fact, I will not even be able to live around the gun range (if it is put in) any longer due to the high toxicity level of lead in the air surrounding the gun range. My littlest sister has asthma and it would not be good for her especially, so we would be forced to move from our home that I have known for so long and deeply love. I do not want to move at all and I do not want anyone else that would be affected by the gun range to have to either, it would be absolutely devastating to me, my family, and even friends. That is why I am asking you to please not approve this gun range going in next to my house, it would mean so much to me.

Sincerely, Samuel Ballman

Lauren Elliott

From: Cheryl Bunger <cbunger859@gmail.com>
Sent: Wednesday, August 5, 2026 5:41 PM
To: Lauren Elliott
Subject: Board of Adjustments Review-Firearms Range/Hathaway & Riddles Run Road

You don't often get email from cbunger859@gmail.com. [Learn why this is important](#)

Warning: Unusual sender <cbunger859@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Ms. Lauren Elliott,

Thank you for the opportunity to provide feedback on the Conditional Use Change from agriculture use to a Firearms Range.

Issues:

Environmental safety: The state of Kentucky does not have a lead based ammunition restriction for firearms. Lead ammunition is a toxic substance which would contaminate soil and pollute local creeks and farms.

Traffic Safety: Riddles Run is a winding country road. Additional traffic supporting the Firearms Range will be a traffic hazard.

Operating hours: The Firearms Range will be open from 8am-8pm. The constant sound of gunfire is not acceptable for families & farms operating in an agricultural setting.

Community Safety: Who is responsible to ensure Community members & their property are not affected by misguided gunfire from the outdoor shooting range?

I respectfully oppose the request for the Conditional Use Change and look forward to the meeting on August 12th.

Sincerely,

Cheryl Bunger

Riddles Run Road

Union, Kentucky, 41091

August 5, 2026

Boone County Planning Commission

RE: Opposition to Conditional Use Permit – Commercial Recreation (Proposed Gun Range)

Property: 10004 Riddles Run Rd., Union, KY 41091

Dear Members of the Boone County Planning Commission,

My name is Sophie Ballman, and I reside at 4661 Rabbit Hash Rd. in Union. I am writing to express my strong opposition to the proposed Conditional Use Permit for a commercial gun range at 10004 Riddles Run Rd., located at the corner of Riddles Run and Hathaway Roads. This use is fundamentally incompatible with the rural residential character of the surrounding community.

A commercial gun range would introduce persistent noise that cannot be adequately mitigated in an open rural environment. Gunfire carries over long distances, and the resulting disruption would affect daily life for residents, livestock, and wildlife. This is not an occasional disturbance—it would be ongoing and unavoidable for anyone living nearby.

The roads serving this area are narrow, winding, and not designed for commercial traffic. Increased vehicle volume from customers, deliveries, and out-of-county visitors would create hazardous conditions for residents, school buses, cyclists, and agricultural equipment. Additionally, the inherent safety risks associated with firearm discharge—stray rounds, accidents, and improper handling—make this location unsuitable for such an activity so close to homes and farms.

For these reasons, I respectfully urge the Planning Commission to deny the Conditional Use Permit. The proposed gun range poses clear risks to public safety, quality of life, and the intended land-use character of this rural community.

Sincerely,

Sophie Ballman

4661 Rabbit Hash Rd.

Union, KY. 41091

August 5, 2026

Boone County Planning Commission

RE: Opposition to Conditional Use Permit – Commercial Recreation (Proposed Gun Range)

Property: 10004 Riddles Run Rd., Union, KY 41091

Dear Members of the Boone County Planning Commission,

My name is **Jessica Ballman**, and I reside at **4661 Rabbit Hash Rd., Union, KY 41091**. I am writing to express my strong opposition to the proposed Conditional Use Permit for Commercial Recreation on the property located at **10004 Riddles Run Rd., Union, KY 41091**, at the corner of Riddles Run Road and Hathaway Road.

My primary concern is the significant environmental risk posed by the accumulation of lead from ammunition used at an outdoor shooting range. Lead is a persistent toxic heavy metal that can contaminate soil, groundwater, and surface water if not carefully managed. Even with best management practices, outdoor shooting ranges require ongoing lead management to minimize environmental impacts.

The proposed range would be located in close proximity to homes and environmentally sensitive natural areas, including **Gunpowder Creek**. The property sits within the watershed that drains to the creek, and the area is well known by nearby residents for experiencing frequent flash flooding and flood events. Any contaminants released onto the property have the potential to be transported through stormwater runoff into surrounding waterways and downstream habitats.

The health effects of lead exposure on children are especially concerning to me. I have **four children who live within approximately 2,500 feet of this proposed site**. According to the Centers for Disease Control and Prevention (CDC), there is no safe level of lead exposure for children. Lead exposure can permanently damage a child's developing brain and nervous system, leading to learning disabilities, behavioral problems, developmental delays, and other lifelong health consequences.

In addition to concerns for nearby residents and children, I am deeply concerned about the impact this facility could have on local land and waterways. Once contamination occurs, cleanup is often extremely difficult and expensive, and in some cases can require extensive environmental remediation costing millions of dollars. These impacts can persist for generations if not adequately addressed.

I believe this proposal is incompatible with the surrounding residential community and presents unnecessary long-term environmental and public health risks. Its location near homes, a flood-prone watershed, Gunpowder Creek, and important wildlife habitat makes this site particularly inappropriate for a commercial shooting range. Once lead is introduced into the environment, it can remain for decades and become an ongoing burden for future property owners, taxpayers, and local government.

For these reasons, I respectfully ask the Boone County Planning Commission to deny the requested Conditional Use Permit.

Thank you for your time, your consideration, and your service to Boone County.

Sincerely,

Jessica Ballman

4661 Rabbit Hash Rd.

Union, KY 41091

Additional Resources for Consideration:

- Environmental Working Group – *Lead Pollution at Outdoor Firing Ranges*

https://static.ewg.org/reports/2001/LeadPollutionAtOutdoorFiringRanges.pdf?_gl=1*1j653xd*_ga*MTM3NDcwNDc4My4xNzg1NjQ0NDM5Li0uLjS4xNzg1NjQ0NDQwLjY3NzMwNjlxMy4xNzg1NjQ0NDQwLjE3ODU2NDQ0NDA.*_ga*MjgwMzYzNTExLjE3ODU2NDQ0Mzk.*_ga_CS21GC49KT*czE3ODU2NDQ0MzkkbzEkZzAkDE3ODU2NDQ0MzkkajYwJGwwJGgxODg4OTEzODA0

- Washington State Department of Ecology – Plantation Rifle Range Cleanup Site

<https://apps.ecology.wa.gov/cleanupsearch/site/15182>

- Cascadia Daily News – *Plantation Rifle Range Lead Cleanup Now Priced at \$13.8 Million*

<https://www.cascadiadaily.com/2025/apr/16/plantation-rifle-range-lead-cleanup-now-priced-at-13-8m/>

- Centers for Disease Control and Prevention – *Lead Exposure: Symptoms and Complications*

<https://www.cdc.gov/lead-prevention/symptoms-complications/index.html>

FEMA Floodmap Service Center - 10004 Riddles Run Rd Union, KY 41091

[FEMA Flood Map Service Center | Search By Address](#)

Narrative Statement in Support of a Conditional Use Permit

R&R Shooting Facility

Request for Conditional Use Permit – Commercial Recreation

The applicant respectfully requests approval of a Conditional Use Permit to allow the development and operation of the **R&R Shooting Facility** as a Commercial Recreation use. The proposed facility has been thoughtfully designed to provide a safe, professionally managed recreational shooting environment while minimizing impacts to neighboring properties and preserving the rural character of the surrounding area.

The proposed shooting establishment will be located on a large rural property with substantial natural topography that is exceptionally well suited for a shooting sports facility. Existing hills surrounding the site provide a significant natural backdrop that enhances safety by containing projectiles within the property. The layout has been intentionally designed so that all shooting occurs toward large, unoccupied hills, providing multiple layers of projectile containment beyond the engineered safety berms.

The facility will operate as a **private, members-only club**, with an anticipated membership of approximately **300 to 400 members**. This membership model allows the club to maintain a controlled environment focused on safe firearm handling, responsible recreation, and organized training opportunities.

Site Design and Safety

Safety has been the foremost consideration throughout the planning and design of the facility. The proposed development includes:

- Three (3) multi-platform shooting bays
- Two (2) dedicated pistol bays
- One (1) rimfire shooting bay
- One (1) approximately one-half-mile long-range rifle range

Each of the shooting bays will be enclosed with engineered earthen berms consisting of:

- Twelve-foot-high backstop and side berms with NRA recommended 45° slopes and four-foot-wide flat tops.

The long-range rifle range will also terminate into a substantial natural hillside, creating an additional layer of projectile containment. Combined with the site's existing topography,

Several design features have been incorporated to minimize impacts on neighboring properties.

The engineered earthen berms surrounding each shooting bay, combined with the property's existing natural hills, and an evergreen hedge along Riddles Run, will help contain and reduce sound transmission. The facility's operating schedule encourages the use of suppressed firearms through extended shooting hours, further reducing potential noise impacts.

To enhance visual buffering, an evergreen hedge will be installed along Riddles Run Road and, where appropriate, along Hathaway Road. These year-round plantings will soften views of the facility from adjacent roadways while maintaining the rural character of the surrounding landscape.

Traffic and Site Access

The concept plan has been designed with a single entrance and a separate exit onto Riddles Run Road (KY-2852). The access points provide ample sight distance for motorists entering and leaving the property, allowing vehicles to safely turn onto and off the state highway.

Because the facility will operate as a private members-only club rather than a public attraction, traffic volumes are expected to remain relatively low and dispersed throughout the day. Peak traffic will generally occur during weekends and organized events, with overall volumes remaining compatible with the surrounding roadway network.

Floodplain Considerations

Construction of the safety berms will utilize soil excavated from within the existing floodplain on the property. The excavated material will be relocated to construct the berms, which will also remain within the floodplain. Specific seed mixes will be used where earth has been disturbed and, on the berms, to control erosion and for ecological improvement.

This approach efficiently utilizes on-site material while minimizing the need to import fill or export excavated soil. Final grading and construction will comply with all applicable local, state, and federal floodplain regulations.

Public Safety and Community Benefit

Beyond providing recreational opportunities for responsible firearm owners, the proposed Riddles R&R Shooting Facility has the potential to become a valuable resource for local law enforcement training.

recreational amenity for sportsmen, hunters, competitive shooters, firearm enthusiasts, and potentially local law enforcement agencies.

Conclusion

The R&R Shooting Facility has been carefully planned with safety, responsible operation, environmental stewardship, and compatibility with surrounding land uses as its guiding principles. The facility incorporates substantial engineered and natural safety features, controlled membership access, reasonable operating hours, thoughtful traffic circulation, floodplain-sensitive grading practices, and year-round landscape buffering.

The project represents a significant investment in outdoor recreation within Boone County while also creating the potential for an additional local training resource for area law enforcement agencies. The combination of the site's natural characteristics and the proposed improvements results in a facility that is uniquely suited for this location and capable of operating safely and responsibly with minimal impact on surrounding properties.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit for Commercial Recreation, as the proposed use is consistent with the intent of the zoning ordinance, promotes the public health, safety, and welfare, and is compatible with the surrounding rural character of the area.

RIDDLES RUN GUN RANGE FACILITY

CONCEPT PLAN

10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

SITE DATA

- SITE ADDRESS:
10004 RIDDLES RUN RD
UNION, KENTUCKY, 41091
- TOTAL ACREAGE OF SITE: 145.6 Ac
- * TOTAL ACREAGE UNDER REVIEW: 145.6 Ac
- PROPERTY OWNER:
MILLER JACOB ALAN
10008 RIDDLES RUN RD
UNION, KENTUCKY, 41091
- PARCEL ID: 030.00-00-003.01
- DEED REFERENCE:
Deed Book: 1252 Page: 877
- CURRENT USE: Agriculture
- PROPOSED USE: Commercial Recreation
- SOIL TYPES: Hu, LIC, NeC, No, AsB, EdE2, Cg, JeD, Rsc

SITE ZONING DATA

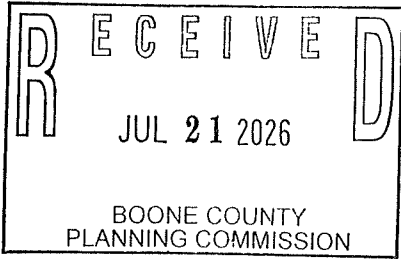
Current Zone: A-1
Existing Lot Size = 145.6 Ac
Maximum Intensity = 1 d.u. per 5 Acres
Minimum Lot Size = 217,800 SF
Minimum Frontage = 150 FT
Maximum Height = 45 FT
Minimum Front Yard Setback = 80 FT
Minimum Rear Yard Setback = 25 FT
Minimum Side Yard Setback = 10 FT

PARKING SUMMARY

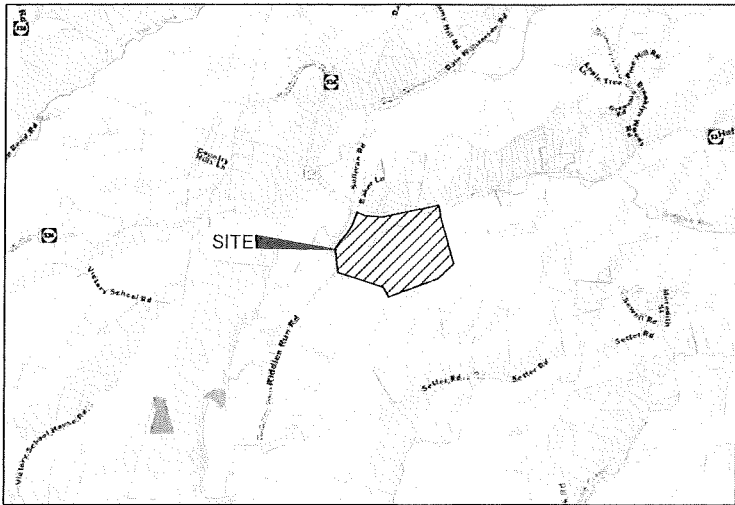
Proposed Use - COMMERCIAL RECREATION
Required Parking: N/A
PROVIDING 5 SPACES PER FIRING BAY = 7 BAYS X 5 SPACES = 35 spaces
Provided Parking:
Total Provided Parking = 43

SITE UTILITIES

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



VICINITY MAP



SCALE: N.T.S.



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.

SHEET LIST

SHEET NO.	DRAWING TITLE
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	LAYOUT PLAN
C-300	GRADING & EROSION CONTROL PLAN
C-400	DETAILS
C-400	LANDSCAPE PLAN & SCHEDULE

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



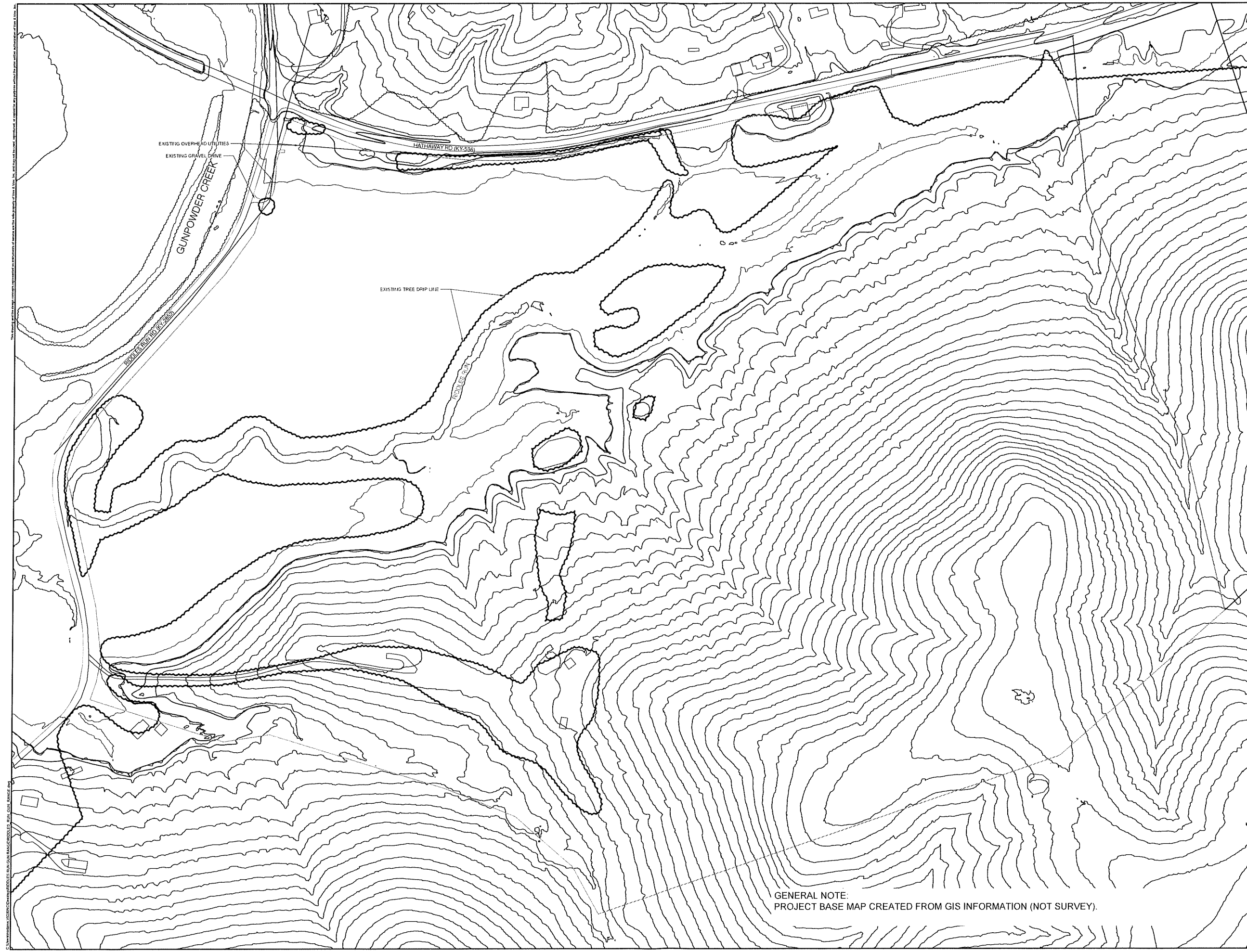
RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	166126501
Date	06/02/2026
Drawn	SVK
Checked	SVK

COVER

C-000

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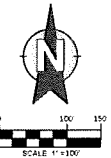


VIOX&VIOX
(859) 727-2223 | (513) 576-1000
455 E. Highway Rd. | 602 E. Highway Rd.
Georgetown, KY 40324 | Louisville, KY 40203

**DRAFT
NOT FOR
CONSTRUCTION**

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	166120001
Date	06/03/2026
Drawn	ISA
Checked	BVM

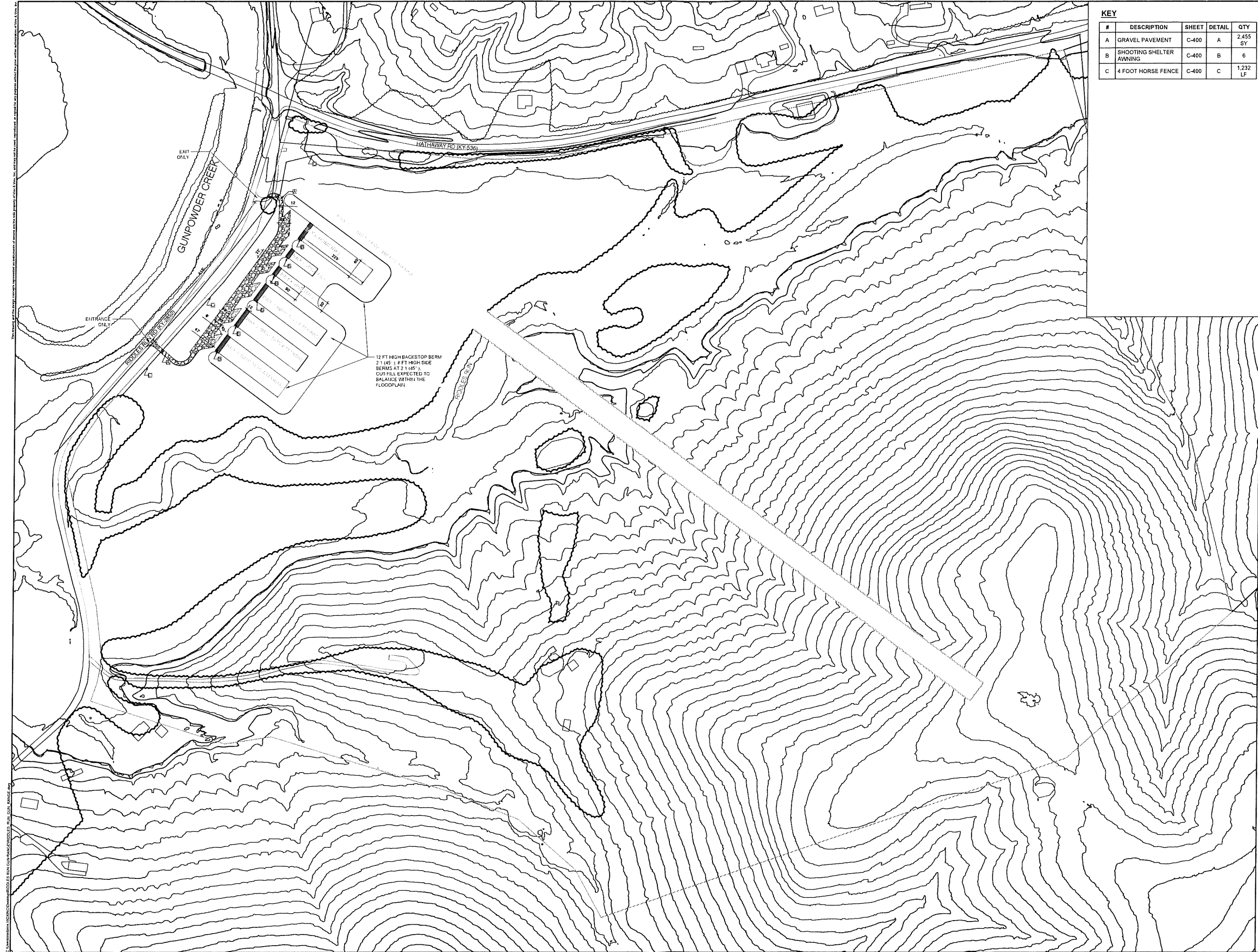


0 100 150
SCALE: 1"=100'

**EXISTING
CONDITIONS**

C-100
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GENERAL NOTE:
PROJECT BASE MAP CREATED FROM GIS INFORMATION (NOT SURVEY).



KEY				
#	DESCRIPTION	SHEET	DETAIL	QTY
A	GRAVEL PAVEMENT	C-400	A	2,455 SY
B	SHOOTING SHELTER AWNING	C-400	B	6
C	4 FOOT HORSE FENCE	C-400	C	1,232 LF



VIOX&VIOX
(615) 727-3293 | (513) 576-1000
405 E. Campbell Rd. | 602 E. Main Ave.
Gallatin, KY 41036 | Union, KY 41091

DRAFT
NOT FOR
CONSTRUCTION

Date: _____

Revision: _____

Sheet: _____

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	166326003
Date	06/02/2025
Drawn	N/A
Checked	BVM



0 100 200
SCALE: 1" = 100'

LAYOUT
PLAN

C-200

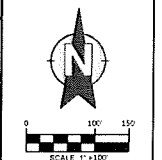


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NOT FOR
CONSTRUCTION

DATE	
REVISION	
NO.	

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	08624001
Date	06/02/2021
Drawn	NHA
Checked	BVM



GRADING
& EROSION
CONTROL PLAN

C-300

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DRAFT
NOT FOR
CONSTRUCTION

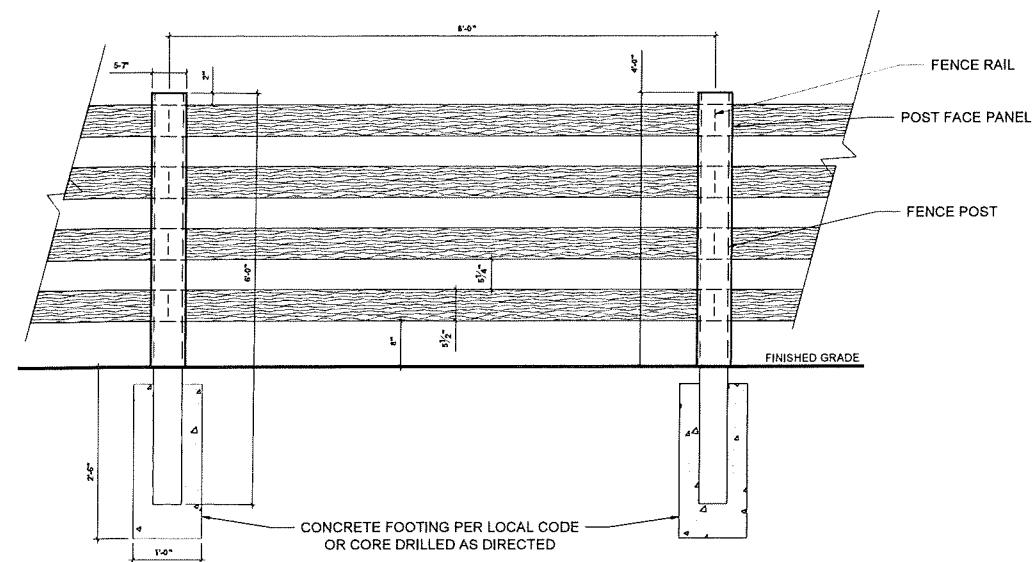
RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No	165126701
Date	07/02/2026
Drawn	SHA
Checked	BVM

DETAILS

C-400

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NOTES:
- FOUR RAIL WOODEN HORSE FENCE
- PAINTED BLACK
- POST FACE PANEL: 6' WIDE x 1" THICK x
4' TALL. FACE PANELS SHALL BE
INSTALLED ON STREET SIDE OF
FENCE.
- INSTALL POSTS FIRST, THEN RAILS.
- THEN FACE PANELS OVER THE RAILS.
- PAINT TO BE DETERMINED BY OWNER.

C 4 FOOT HORSE FENCE

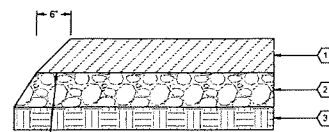
SCALE: 1"=1'-0"



* OR APPROVED EQUIVALENT *
NOTE: SIZES VARY, SEE THE PLAN.

B SHOOTING SHELTER AWNING

SCALE: N.T.S.



STEP OUT NO. 2 GRAVEL
ON PAVEMENT EDGES
AS SHOWN

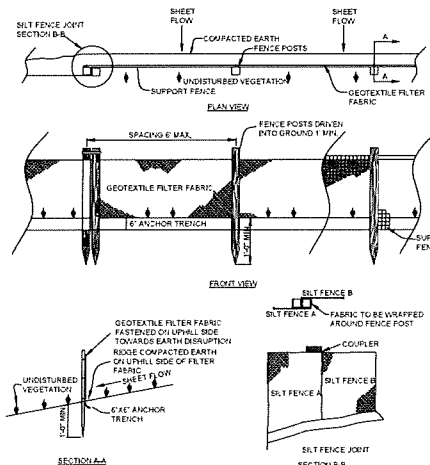
GRAVEL PAVEMENT

- 6" COMPACTED DGA
- 6" COMPACTED CRUSHED LESTONE NO. 2 GRAVEL
- SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED.
STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION*

A GRAVEL PAVEMENT

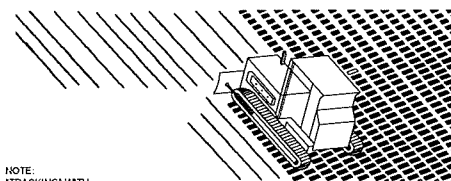
SCALE: N.T.S.



SF-1 SILT FENCE

SF-2 SURFACE ROUGHENING

SCALE: N.T.S.



NOTE:
"TRACKING" WITH
MACHINERY UP AND DOWN
THE SLOPE WILL CATCH
FERTILIZER AND SEED AND
PROVIDES GROOVES TO
CATCH RAINFALL AND
REDUCE RUNOFF.



PLANT SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	REMARKS
EVERGREEN TREES							
	77	Thuja X 'Green Giant'	Green Giant Arborvitae	n/a	5 GAL	B&B	Full even growth
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
	165,333 sf	Native Steep Slope Mix w/Grain Rye	ERNST SEED: ERNMX-181-1	seed			
	220,635 sf	Seed + Straw	Seed + Straw	seed			

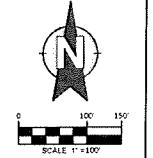
VIOX&VIOX

(818) 727-2293 (818) 816-1000
445 Eranger Rd. #101 San Jose, CA 95128
Eranger, KY 41018 MPR's OH 45150

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NOT FOR
CONSTRUCTION

RIDDLES RUN GUN RANGE FACILITY
10004 RIDDLES RUN RD
UNION, KENTUCKY 41091

Project No.	166126001
Date	06/02/2026
Drawn	NHA
Checked	BMM



LANDSCAPE
PLAN &
SCHEDULE

L-100
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