

REVIEW NO. \_\_\_\_\_

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

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's Name BIG BONE BAPTIST CHURCH  
Phone Number 384-3513  
Applicant's Address 11091 GUM BRANCH ROAD  
UNION KY 41091  
City State Zip
- 4. Description of Request: PERMIT TO BUILD NEW  
CHURCH BLDG. ADJACENT TO EXISTING CHURCH ON  
SAME PROPERTY
- 5. Name of Development \_\_\_\_\_
- 6. Location of Development 11091 GUM BRANCH ROAD
- 7. Acreage Under Review \_\_\_\_\_
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property APPLICANT  
Phone Number \_\_\_\_\_
- 10. Address of Property Owner APPLICANT  
City State Zip
- 11. Proposed Use(s) On Site CHURCH
- 12. Total Square Footage of Existing and/or Proposed Buildings 15,540
- 13. Current Zoning on Property R-2
- 14. Deed Book 0 Page No. 74 Group No. \_\_\_\_\_
- 15. Is the site subject to a zone change? NO  
If yes, give date of approval \_\_\_\_\_
- 16. Have you submitted a Site Plan with this request? YES
- 17. Have you submitted a list of adjoining property owners with this request? YES
- 18. Applicant's Signature: BIG BONE BAPTIST Church
- 19. Property Owner's Signature: By Michael W. Jones PASTOR



## STAFF REPORT

#3

APPLICANT: Big Bone Baptist Church  
REQUEST: Conditional Use Permit  
LOCATION: 11091 Gum Branch Road  
ZONE: Agriculture (A-1)  
DATE: July 10, 1991  
REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a new church building. The 14 acre site, located at the corner of Gum Branch Road and Big Bone Church Road, is zoned Agriculture (A-1) and is owned by the Big Bone Baptist Church.

### Request

The applicant is requesting a permit for the construction of a new 15,540 square foot church building which will seat approximately 375 people. This building will be located due west of the existing church and will consist of a sanctuary, a fellowship hall, offices, a nursery, and classrooms. The applicant intends, at this point, to remove the existing church building, which seats approximately 250 people and has been in existence since 1846. The applicant has provided a brief history of the church, which is attached.

The site plan indicates that the old church will be removed to accommodate parking spaces for the new church. A separate parking plan indicates that 123 parking spaces are planned after the historic church is removed. However, the zoning regulations require only 75 parking spaces for a church which seats 375 people (1 space per 5 seats). The area covered by the old portion of the church (approximately 1,190 square feet) is equivalent to 7 parking spaces.

### Review

The following reviews the general criteria which the Board must apply to all requests for Conditional Use Permits:

1. The Future Land Use Map of the 1990 Boone County Comprehensive Plan indicates the future use of this property to be Public/Institutional, a classification which includes churches. The Land Use element of the text makes no specific mention of the property in question. However, the Goal of the Preservation element of the Plan reads:

Significant natural features, archeological sites, and historic sites in Boone County are preserved. (p. 8).

Objectives of this element include:

1. Priorities shall be established for the conservation, restoration, and rehabilitation of natural features, archeological sites, and structures and cemeteries.
4. *New or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed to ensure identification and protection of significant historical, architectural, and archeological sites.* (emphasis added) (p. 8).
6. Historically and culturally significant sites shall be identified for further study and/or scientific investigation.
8. The public and private sector's awareness of historic preservation efforts shall be encouraged. (p. 9).

The Historic Preservation Officer should be in attendance at the meeting and will be able to address the historical significance of the site.

2. The design of the new church building (see attached elevation drawing) will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. A new church building will not be hazardous to existing or future neighboring uses
4. The site is adequately served by essential public facilities.
5. The proposed development will not create excessive additional requirements at public cost for public facilities and services.
6. A church does not involve uses, activities, processes, materials, or conditions of operation which will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. The vehicular approach to the site has been established.

The Board must also consider the following criteria which applies to Conditional Uses in A-1 districts:

- a. The new church building is necessary to provide a public service for the residents of the district and will not overpower, transcend, or conflict with the principal purpose of the district.
- b. The proposed arrangement of the new building, in and of itself, is mutually compatible with the organization of permitted uses to be protected in the district.

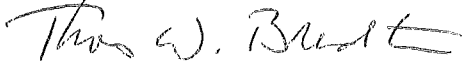
#### Staff Concerns

1. Staff is concerned with the proposed demolition of the historic church. Although it has been dramatically altered over the years, it is still

sound and could serve many useful functions. Preservation of this structure, or even its oldest portion, will accomplish the objectives of the 1990 Boone County Comprehensive Plan. As mentioned, the Historic Preservation Officer will address this issue at the meeting.

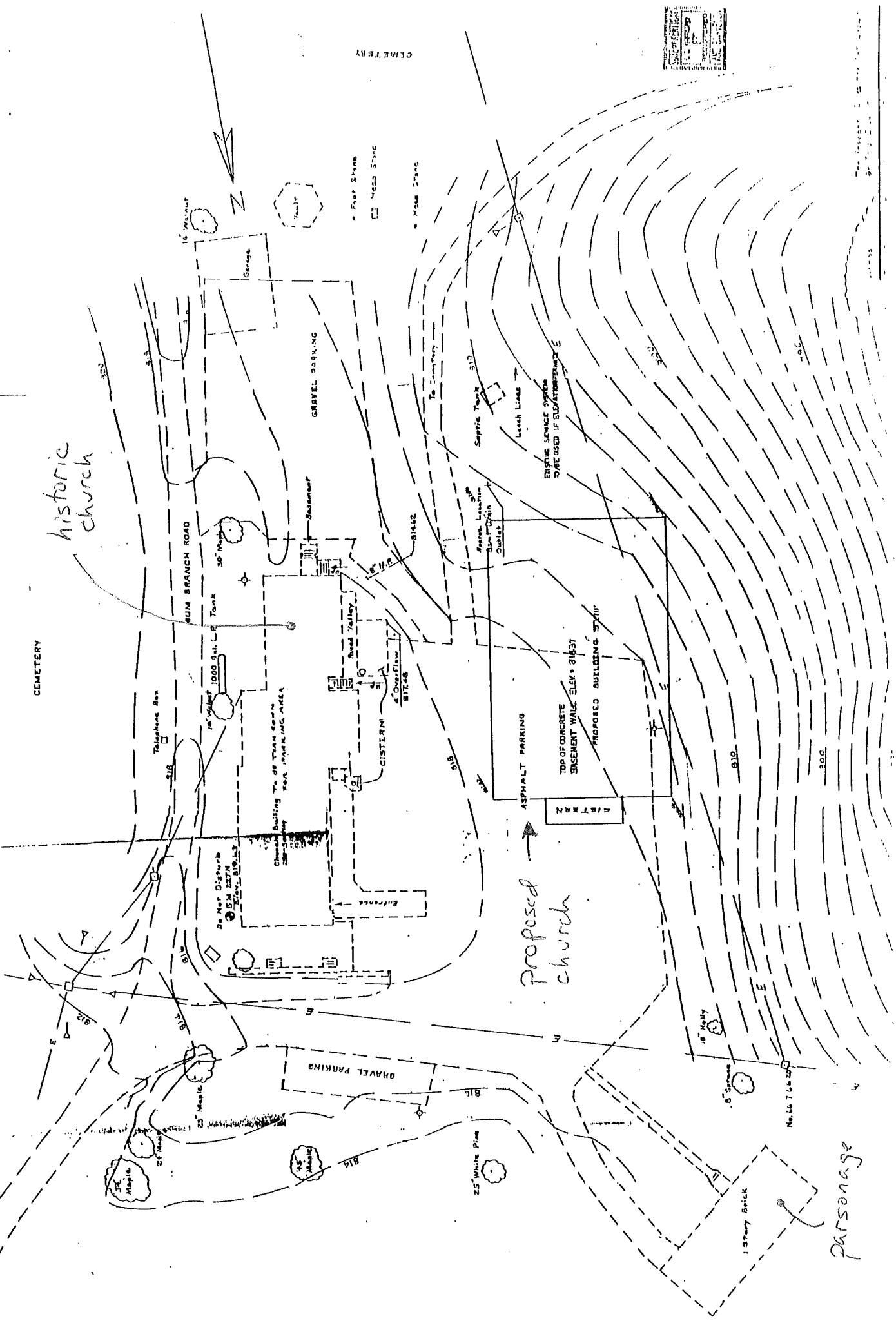
2. If approved, Staff does not believe that the Planning Commission need to review a Site Plan. However, the applicant should be required to submit, for Staff review and approval, a detailed parking plan. The plan which was submitted does not conform to Article 18 of the zoning regulations. Also, Staff would work with the applicant on ways of arranging parking areas so that the historic church can be saved. Finally, all parking and circulation areas should be paved with either blacktop or concrete.
3. Additional concerns and suggested conditions may be presented at the meeting.

Respectfully submitted,

  
Thomas W. Breidenstein  
Zoning Enforcement Officer

TWB:kat

# SITE PLAN FOR BIG BONE BAPTIST CHURCH

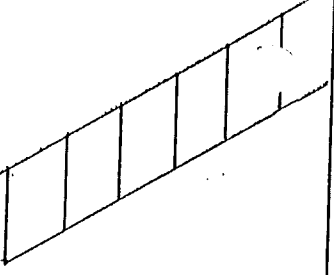
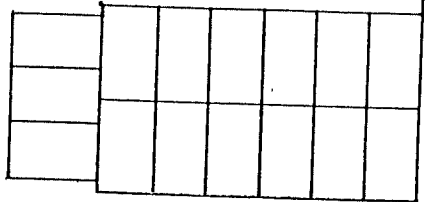
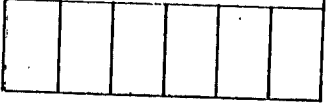
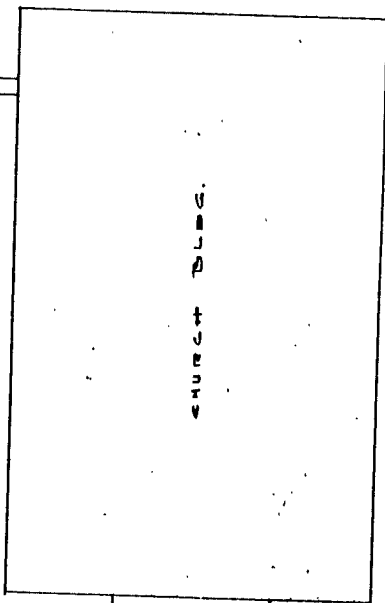
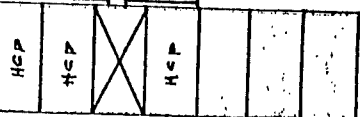
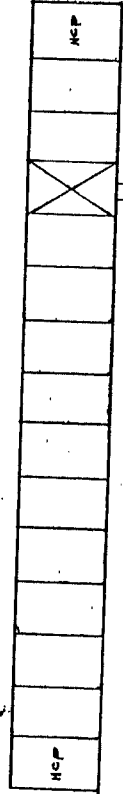
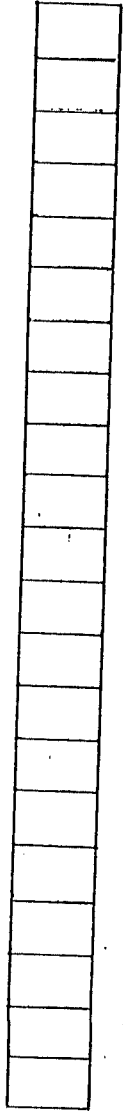
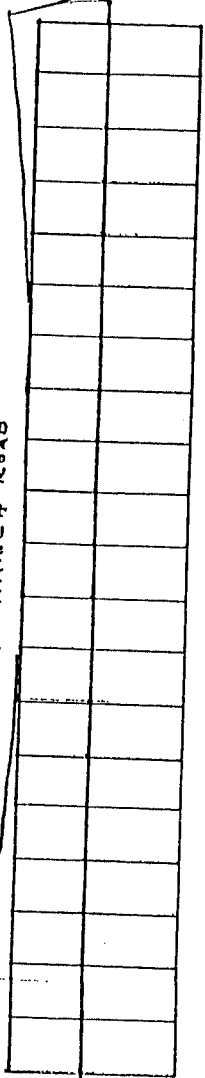


Big Bone Baptist Church 7-10-91



PARKING 101 ARRANGEMENT  
7-10-91

SUM BRANCH ROAD



Big Bone Baptist Church 7-10-91

COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Big Bone Baptist Church  
11091 Gum Branch Road  
Union, Kentucky 41091

2. ADDRESS OF PROPERTY

11091 Gum Branch Road  
Union, Kentucky 41091

3. NAME OF SUBDIVISION OR  
DEVELOPMENT (if applicable)  
Big Bone Baptist Church

DEED BOOK: 0

PAGE NO.: 74

GROUP NO.: 2062

4. TYPE OF RESTRICTION (S) (Check all that apply)

Zoning Map Amendment from  to   Conditional Use Permit

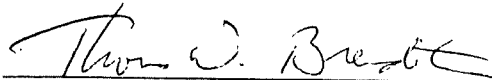
Development Plan  Conditional Zoning Condition

Subdivision Plat (unrecorded)  Other: (Specify)

Variance

5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005



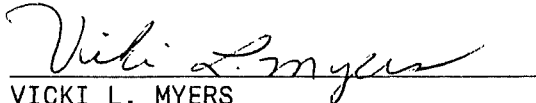
\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Thomas W. Breidenstein, Zoning Enforc. Officer  
NAME AND TITLE OF COMPLETING OFFICIAL  
(type or print)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

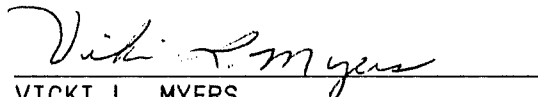
Subscribed, sworn to, and acknowledge before me by Thomas W. Breidenstein  
on behalf of the Boone County Planning Commission this 17th day  
of September, 1991.

  
VICKI L. MYERS  
NOTARY PUBLIC, State at Large

My commission Expires:

April 8, 1995

This instrument was prepared for recording purposes only by:

  
VICKI L. MYERS  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

BCPC 01/89

CLUR# BCBOA-91-019-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of July 10, 1991, (Certificate of Land Use Restriction # BCBOA-91-019-A), for Big Bone Baptist Church, property owner.

NO CONDITIONS

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 0 PAGE NO. 74 Group No. 2062