



BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

**SECTION B** (To be completed by the Boone County Planning  
Commission Staff)

1. Date Received 8-7-96 Fee Received \$432.00 #10992
2. Is application complete?  Yes  No
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  
2995 Washington Street  
Burlington, Kentucky 41005  
(606) 334-2196 Phone  
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

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.

## STAFF REPORT

**DEVELOPMENT:** Grace Fellowship Church

**APPLICANT:** Grace Fellowship Church

**LOCATION:** 9379 Gunpowder Road, Boone County

**ZONING:** Agricultural Estate (A-2) and Rural Suburban (RS)

**DATE:** September 11, 1996

The applicant is requesting a Conditional Use Permit to construct a church and recreation center on a 12 acre tract, located at 9379 Gunpowder Road, Boone County, Kentucky (Sheet 1-Location). The property is currently zoned Agricultural Estate (A-2) and Rural Suburban (RS).

Article 6, Section 623 and Article 9, Section 923, of the Boone County Zoning Regulations permits churches, synagogues, temples and other places of religious assembly for worship within an Agricultural Estate and Rural Suburban zoning district with a Conditional Use Permit. The Board must use the following criteria from Sections 623 and 923 in addition to the seven criteria in Section 262 of the Boone County Zoning Regulations, used to judge a Conditional Use Permit.

### Section 623

- a.) 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;
- b.) The activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale or other character of the activity does not overpower, transient 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.

### Section 923

- a) The activity is an integral and subordinate function of a permitted recreational or residential use; or
- b) The activity will not contradict the semi-rural character of the district;
- c) Require or contribute to infrastructure needs above than common to the permitted uses of the district;

- d) Is of direct relation to and in support of the purpose of the district; and
- e) The arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

#### Surrounding Land Uses and Zoning

- North: Vacant land zoned Suburban Residential One (SR-1).
- South: A single family residence zoned Agricultural Estate (A-2) and Rural Suburban (RS).
- East: Single family residences and a vacant field zoned Suburban Residential One (SR-1).
- West: Farmland zoned Rural Suburban (RS) and Suburban Residential One(SR-1).

The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the applicant's site as Suburban Density Residential.

The Land Use Section of the Comprehensive Plan for the Gunpowder Creek area states:

"The entire Gunpowder Creek valley should be considered for a future corridor study to preserve this unique and important County feature as a greenbelt and passive recreation corridor. Residential uses should remain along the existing roads, consolidating access points where appropriate", (p.216).

#### Concept Development Plan

The applicant's Concept Development Plan includes a 17,000 square foot sanctuary with an 800 seat capacity. The sanctuary is located behind the existing house and garage. An 8,000 square foot recreation center is also shown parallel with the garage, behind the house. The applicant has indicated that the house and garage will remain. The existing gravel drive that goes to the house is also the same access that will be used to get to the recreation center and sanctuary. The applicant has also indicated that the existing bridge over the Gunpowder Creek will be "upgraded". A 100,00 square foot parking lot with 363 spaces is proposed on all four side of the sanctuary. The site has access to sewer and water. (Sheet 3-Concept Development Plan)

Staff Concerns and Comments

1. Staff is concerned about the amount of traffic an 800 seat church would generate on Gunpowder Creek road and the need for 363 parking spaces. If the parking lot was filled to capacity, the church would generate 363 trips each way. The parking spaces required by the Zoning Regulations for a church is one space per five seats and would only require a minimum of 160 spaces for this development.
2. The Board should determine whether the proposed size and scale of the church is appropriate for this location and if a size limit should be established and placed on the church.
3. The applicant has indicated that the bridge will be "upgraded". The bridge would likely need to be replaced. Replacing the bridge will require a permit from the State.
4. In addition to the bridge, the drive would need to be upgraded from a gravel drive to a paved drive and be widened to two lanes.
5. Staff would like to know what is the proposed height of the church?
6. The applicant has not addressed signage. Staff suggests that if any signage is proposed, it be of a monument style and conform to the Zoning Regulations.
7. The applicant should provide screening between the parking lot and the residence that adjoins the property to the south.
8. If the Board approves the Conditional Use Permit, a Site Plan Review will be required by the Boone County Planning Commission Staff before development is to occur.

Conclusion

Staff believes that the proposed church and recreation center would not create adverse impacts to the surrounding area because of the proposed location on the site, if the Board can determine an appropriate size and scale for the church and recreation center and if the Staff concerns can be adequately addressed. The Board should base its decision on the applicant's request as it relates to the compatibility of the seven criteria for a Conditional Use Permit and the criteria for a Conditional Use within an Agricultural Estates and Suburban Residential One Zone.

Respectfully Submitted,

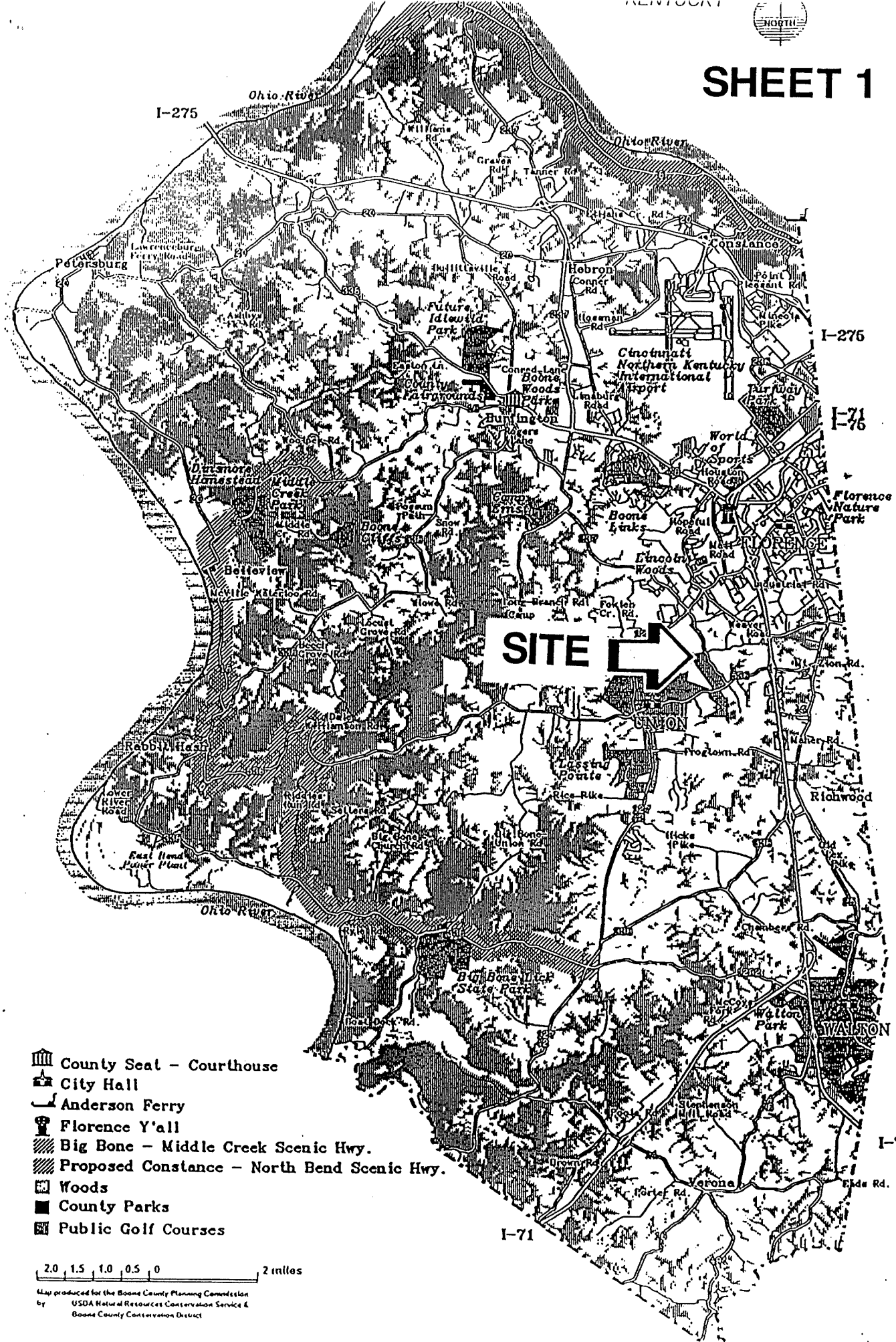











Edward Coleman  
Planner

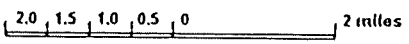
EC\par



# SHEET 1



-  County Seat - Courthouse
-  City Hall
-  Anderson Ferry
-  Florence Y'all
-  Big Bone - Middle Creek Scenic Hwy.
-  Proposed Constance - North Bend Scenic Hwy.
-  Woods
-  County Parks
-  Public Golf Courses



Map produced for the Boone County Planning Commission  
 by USDA Natural Resources Conservation Service &  
 Boone County Conservation District

RIDGEVIEW  
500#/MILE

SR-1

U.S. 127

RS

SEE

REVISED FLORENCE  
ZONING MAP

RSE

SITE

RS

CITY

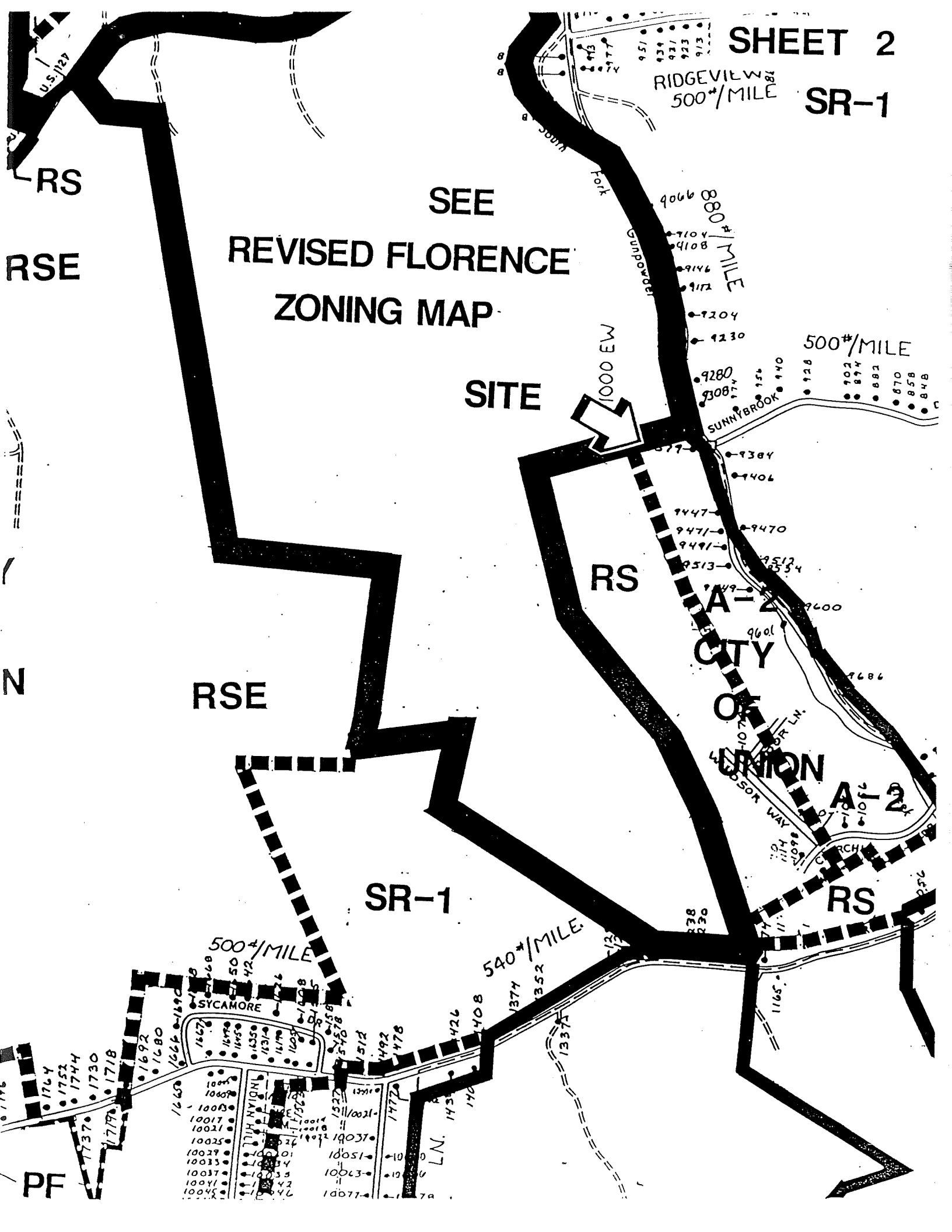
UNION

SR-1

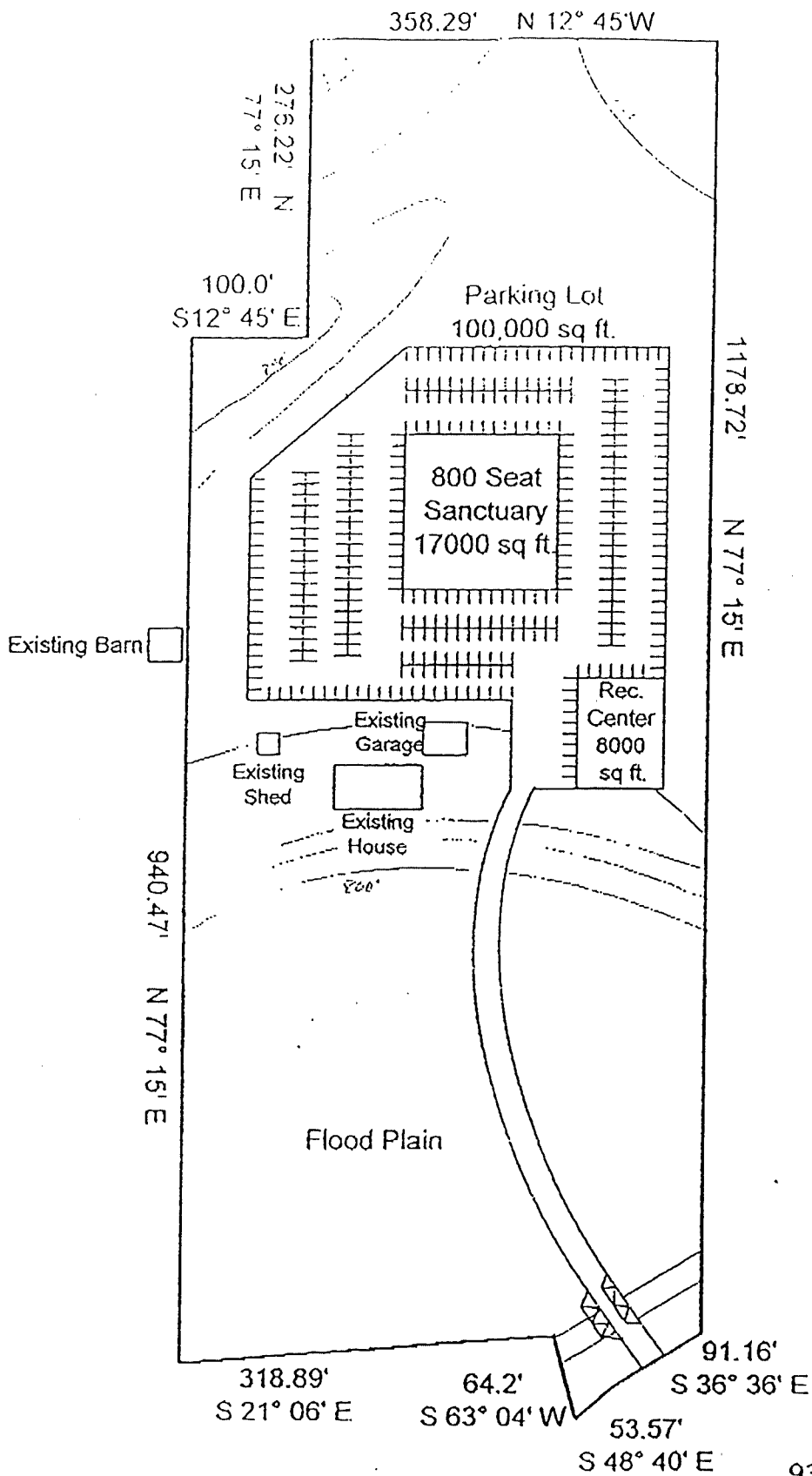
RS

RSE

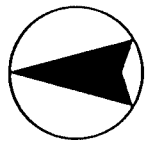
PF



# CONCEPT PLAN



9379 Gunpowder Road  
Site Plan for  
Grace Fellowship Church  
9/3/96



200 0 200 Feet

# Grace Fellowship

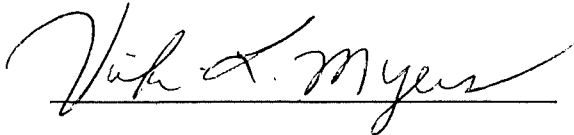
Boone County Planning Commission - GIS Services Division



COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman on behalf of  
the Boone County Planning Commission this 11th day of September 1996.

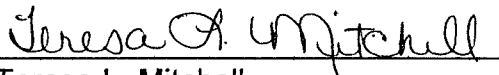


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell  
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.)

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 September 11, 1996 Certificate of Land Use Restriction (# 96-BCBOA-016-A), for Darrell L. and Vickie Vater, Property Owner

The following conditions will apply: (1). That the building not exceed 17,000 square feet as presented, (2) that there be screening, and that the parking lots will not be closer than 50 feet from the property line. (3) The building is to be constructed of masonry material. (4) The church sign is to be of monument style and shall not exceed 32 square foot.

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

described in: DEED BOOK 245

PAGE NO. 3

Group No. 2047