

APPLICATION FORM

**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
 JUN 17 1998
 BOONE COUNTY
 PLANNING COMMISSION

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- (Check One)
1. Boone _____ Florence _____ Walton _____ Union _____
- (Check One)
2. Conditional Use Permit _____ Variance _____ Appeal _____
 _____ Change in Non-Conforming Use _____
3. Applicant's Name Vineyard Christian Fellowship - N. KY.
 Phone Number 282-7777 Fax No. 282-7064
 Applicant's Address 7637 Ewing Road
Florence Kentucky 41042
 City State Zip
4. Description of Request: We request a conditional use permit to allow a church facility on property lying within the RSE District.
5. Name of Development Vineyard Christian Fellowship - N. KY.
6. Location of Development South corner of the intersection of Camp Ernst Rd. and Pleasant Valley Rd.
7. Acreage Under Review 13.829 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property See attached letter
 Phone Number of Owner _____ 10.
 Address of Property Owner _____
 City State Zip
11. Proposed Use(s) on Site Church Facility
12. Total Square Footage of Existing and/or Proposed Buildings 20,000 S.F. (±)
13. Current Zoning on Property RSE
14. Deed Book See letter Page No. _____ Group No. 2038 A
15. Is the site subject to a zone change? No
 If yes, give date of approval N/A
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. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Richard Thomas (Vineyard Christian Fellowship)

Property Owner's Signature: See attached Contracts to Purchase

BOARD OF ADJUSTMENT AND
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APPLICATION
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SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 6-17-98 Fee Received \$572.00 R# 17233
2. Is application complete? Yes _____ No _____
3. Staff Reviewer Edward Coleman
4. Scheduled Board Action Date 7/15/98
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE MINUTES FROM 7/15/98 MEETING
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

APPLICANT: Vineyard Christian Church
LOCATION: Southwest Corner of Pleasant Valley and Camp Ernst Road
ZONING: Rural Suburban Estates (RSE)
DATE: July 8, 1998

The applicant is requesting a Conditional Use Permit to allow the construction and use of a church in a Rural Suburban Estates (RSE) zoning district. The 13.8 acre tract is located at the southwest corner of Pleasant Valley Road and Camp Ernst Road.

Article 9, Section 913, of the Boone County Zoning Regulations permits churches, synagogues, temples and other places of religious assembly for worship within a Rural Suburban Estates (RSE) zoning district as a Conditional Use Permit. The following is a list of specific criteria from Section 913 of the Boone County Zoning Regulations that are to be met if the Board determines that the request for the Conditional Use is appropriate:

Section 913

- a.) The activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use;
- b.) The activity will not contradict the semi-suburban, open space character of the district;
- c.) Require or contribute to infrastructure need above that common of the district's permitted uses;
- d.) Is of direct relation to and in support of the purpose of the district; and
- e.) the arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Concept Development Plan

The applicant's Concept Development Plan includes an approximate 20,000 square foot facility on a 13 acre site. The concept plan also includes an area for a building expansion and 2 phases of parking. The first is proposed at 245 spaces. The second phase includes 115 additional parking spaces. The concept plan also includes 2 ingress/egress locations, one on Pleasant Valley Road and one on Camp Ernst Road. A residence exists on the property along Camp Ernst Road. The site has access to both sewer and water.

Surrounding Land Uses and Zoning

North of the site across Camp Ernst Road is property owned by the Boone County Parks Department, undeveloped land used for agricultural purposes and the Burlington Lodge # 264. These properties are zoned Recreation (R), Suburban Residential One (SR-1) and Rural Suburban Estates (RSE). East of the site are a couple of residences, a church, and Pleasant Hill subdivision. The residences and the church are zoned Rural Suburban Estates (RSE). South of the site is Pebble Creek subdivision, which is zoned Suburban Residential One Planned Development (SR-1/PD). West of the site is a residence and the remaining Boone Parks property. The residence adjoining the applicant's site is zoned Rural Suburban Estates (RSE).

Staff Concerns and Comments

1. 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 would not create adverse impacts to the surrounding area. 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 a Rural Suburban Estates (RSE) zoning district.

Respectfully Submitted,

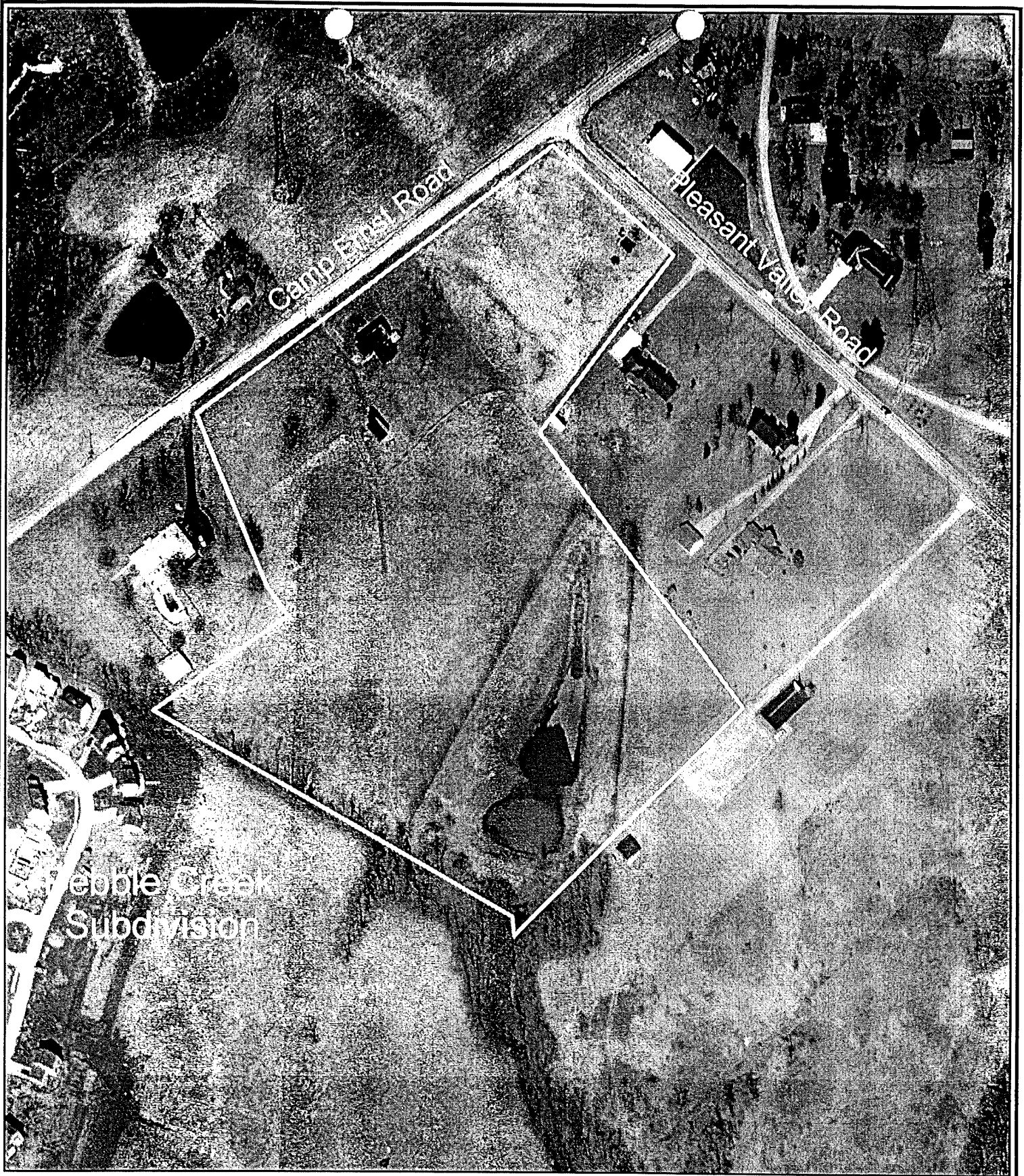


Edward Coleman
Planner

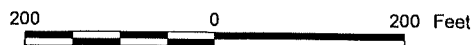
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Attachments

- Location Map
- Site Map
- Concept Plan



Cress/Brown Property
Pleasant Valley/
Camp Ernst Road



1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 26, 1998



COPY

CLUR # 98-BCBOA-013-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Betty Cress
7158 Camp Ernst Road
Burlington, Kentucky 41005

Thomas H. Brown and Thelma Brown
3138 Robin Court
Hebron, Kentucky 41048

ADDRESS OF PROPERTY
Camp Ernst Rd. & Pleasant Valley Rd
Boone County, Kentucky

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Vineyard Christian Fellowship N. KY.

DEED BOOK: 285/362 PAGE NO.: 245/220 GROUP NO.: 2038 A

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

Zoning Map Amendment: Conditional Use Permit
From _____ to _____

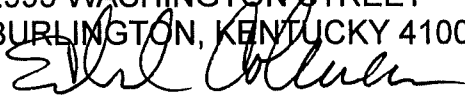
Development Plan Conditional Zoning

Subdivision Plat Other:
(Not Recorded)

Variance

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



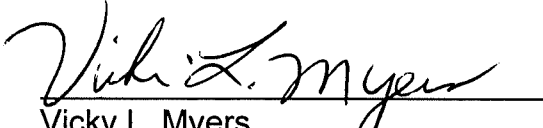
SIGNATURE OF COMPLETING OFFICIAL

Edward Coleman, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

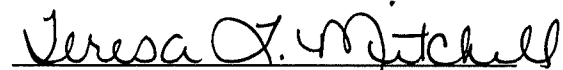
COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman on behalf of
the Boone County Planning Commission this 17th day of August 1998.


Vicky L. Myers
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 approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of July 15, 1998 Certificate of Land Use Restriction (# 98 BCBOA -013-A), for Betty Cress& Thomas and Thelma Brown, Property Owners

The following conditions will apply: 1). Subject to Site Plan Review; (2) That there be down lighting and no lighting projected away from the site; (3) that it be quiet;(4) that there be screening adequate for the neighbors to have the quiet and peaceful use of their property, and the applicant will work with Boone County Planning Commission Staff during Site Plan Review for appropriate screening.

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

described in: DEED BOOK 285/362

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