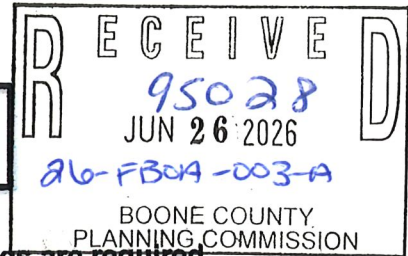


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Brent Beanblossom
Address: 3516 Sasse Way
Louisville KY 40245
City State Zip Code
Phone Number: 502-836-1313 Fax Number: _____
Email: brent@thehivesalonstudios.com
4. Description of Request:
Conditional Use Permit to allow leasing of up to 10 of our 32 private suites to tattoo artists. Each suite is leased to an independent, sole proprietor.
5. Name of Development: Honeycomb Ventures LLC DBA The Hive Salon Studios
6. Location of Development: 1120 Bill Wentz Drive
Florence KY 41042
City State Zip Code
7. Acreage Under Review: 1.416
8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot 6 Sec 5 Florence Promenade
9. Current Owner: Florence 650 LLC
Address: 7417 Cedar Bluff Ct
Prospect KY 40059
City State Zip Code
Phone Number: 502-836-1313 Fax Number: _____
Email: brent@thehivesalonstudios.com

10. Proposed Use(s) on Site: Tattoo Artistry in addition to Hair Stylists, Estheticians, and other beauty professionals
11. Total Square Footage of Existing and/or Proposed Buildings: 6000
12. Current Zoning: C1
13. 1151 24 5578
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:

Bunt Beaubloss

Applicant's Signature:

Bunt Beaubloss

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

1. Date Received: 6/26/26 Fee Received: \$1116⁰⁰ Receipt #: 95028

2. Is application complete: ☒

3. Staff Reviewer: Steve Gull

4. Scheduled Board Action Date: 8-11-26

5. Board Action: 8-11-26

_____ Approved

 Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: 1. The Conditional Use Permit shall be limited to no more than 5 of the interior suites for Body Art Services.
2. No exterior signage shall be permitted for any tenants.
3. A tenant finish application shall be approved for each individual body art tenant.

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

#1

APPLICANT: Brent Beanblossom (Applicant) on behalf of Florence 650 LLC (Owner) dba The Hive Salon

LOCATION: 1120 Bill Wentz Drive

ZONING: Commercial Two/Planned Development (C-2/PD)

DATE: August 12, 2026

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow Body Art Services to occur within 10 interior suites.

SITE HISTORY

- 2005 On July 13, 2005, the City of Florence adopted Ordinance O-19-05 for a Concept Development Plan to allow a restaurant, a bank, a single-user commercial building, and a multi-tenant commercial building within a C-2/PD Zone.
- 2021 On September 14, 2021, the City of Florence adopted Ordinance O-18-21 for a Change of Concept Development Plan to allow for a car wash and a restaurant within a C-2/PD Zone.
- 2022 The Planning Commission and City of Florence approved a minor change to the Concept Development Plan in November 2022. This administrative change allowed the restaurant use to be replaced with a salon suite use.
- 2023 On July 5, 2023, Boone County Planning Commission approved a Design Review application for Hive Salon Studios. The application for the exterior building design was required by the Change in Approved Concept Development Plan conditions.

On September 21, 2023, Boone County Planning Commission approved a Major Site Plan application allowing the construction of Hive Salon Studios. The approved Site Plan shows a 6,000 square foot building, accessory parking, utilities, landscaping, etc.

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.
2. Findings listed in Section 1002.2.A (Findings for Conditional Uses within the C-2 district):
- a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service;
 - b. The activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and;
 - c. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.
- D. Section 505.3 of the Boone County Zoning Regulations identifies 'Body Art Services' as a conditional use within the C-2 district.

- E. Section 4000 of the Boone County Zoning Regulations contains the following definitions:
1. Body Art Services: Provision of tattooing and body piercing, as defined in KRS 211.760. This definition does not include practices that are considered medical procedures by the Commonwealth of Kentucky which may not be performed in a body-art services establishment. (Applies to the City of Florence Only)

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 Future Land Use Plan designates the site for “Commercial” uses, and Developmentally Sensitive, which are described as follows:
- This future land use map classification is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. Bill Wentz Drive is a City of Florence maintained sub-collector street, providing for two-way traffic.

SITE CHARACTERISTICS

- A. The approximate 1.4-acre area is located on the southeast side of Bill Wentz Drive and being approximately 450 feet south from the intersection with US Highway 42.
- B. The site has approximately eighty-five (85) feet of frontage along Bill Wentz Drive.
- C. The site is currently occupied by a 6,000 square foot salon and associated parking.

SURROUNDING LAND USES AND ZONING

North: Vacant/undeveloped land, (C-2/PD)
South: Florence Body, Frame, and Towing (C-2/PD)
East: RVN KY Properties & vacant/undeveloped land (I-1)
West: Ace Hardware & Republic Bank (C-2/PD)

PROPOSED DEVELOPMENT

- A. The previously approved site plan was for a 6,000 square foot salon with 32 interior suites available.
- B. The applicant is requesting a conditional use permit to allow body art services to occur within 10 of the interior units.

STAFF COMMENTS

- A. Should the Board take action to approve the Conditional Use Permit, the following conditions should be included as part of this action:

1. The Conditional Use Permit should be limited to no more than five (5) of the interior suites for body art services.
2. No exterior signage shall be permitted for any of the tenants.
3. A Tenant Finish application shall be approved for each individual body art tenant.

CONCLUSION

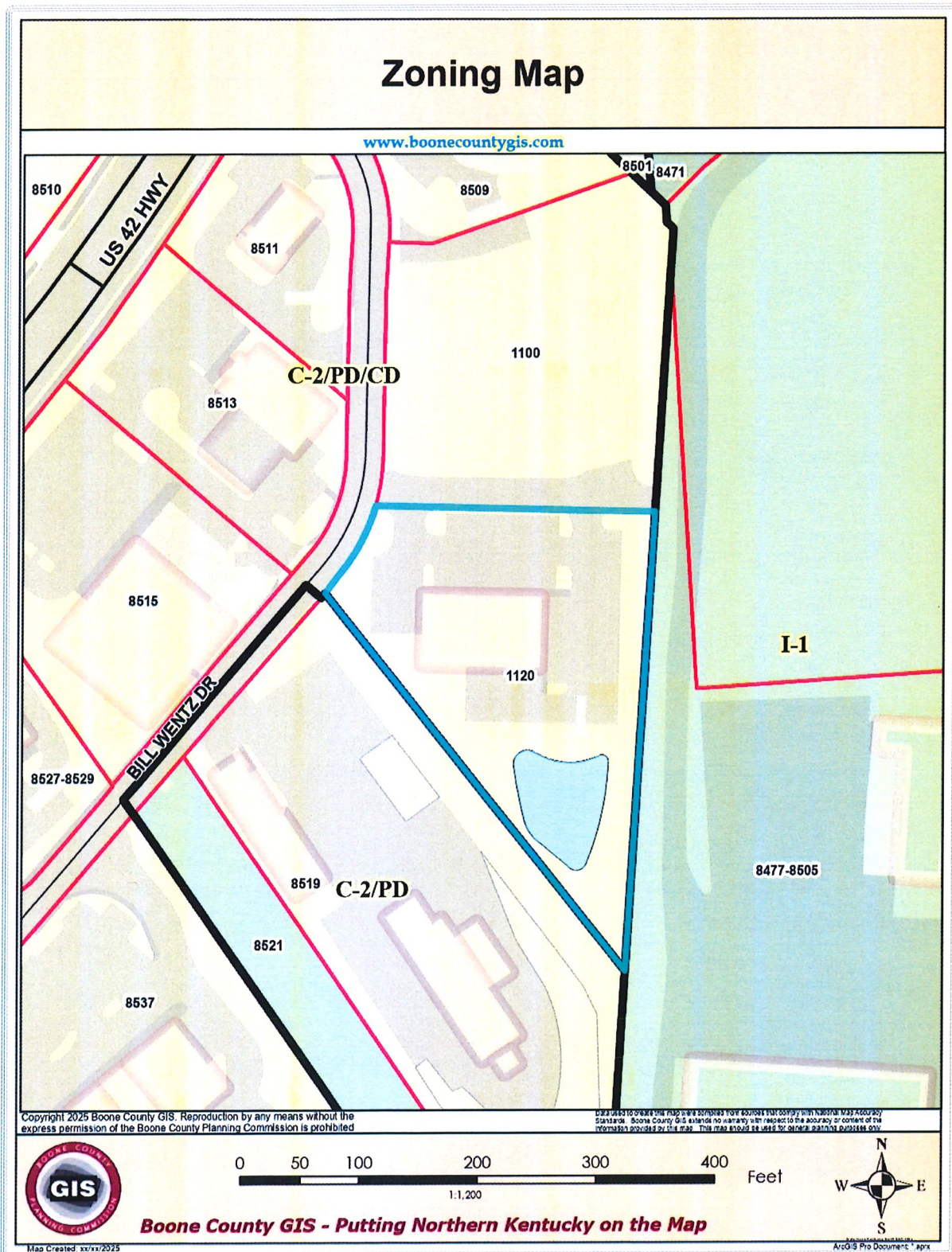
- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Steven C. Lilly
Planner, Zoning Services

SCL/ss





**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: Brent Beanblossom
Address: 3516 Sasse Way
Louisville KY 40245
City State Zip Code
Phone Number: 502-836-1313 Fax Number: _____
Email: brent@thehivesalonstudios.com
 4. Description of Request:
Conditional Use Permit to allow leasing of up to 10 of our 32 private suites to tattoo artists. Each suite is leased to an independent, sole proprietor.
 5. Name of Development: Honeycomb Ventures LLC DBA The Hive Salon Studios
 6. Location of Development: 1120 Bill Wentz Drive
Florence KY 41042
City State Zip Code
 7. Acreage Under Review: 1.416
 8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot 6 Sec 5 Florence Promenade
 9. Current Owner: Florence 650 LLC
Address: 7417 Cedar Bluff Ct
Prospect KY 40059
City State Zip Code
Phone Number: 502-836-1313 Fax Number: _____
Email: brent@thehivesalonstudios.com
-

Board of Adjustment
Page 2

10. Proposed Use(s) on Site: Tattoo Artistry in addition to Hair Stylists, Estheticians, and other beauty professionals
11. Total Square Footage of Existing and/or Proposed Buildings: 6000
12. Current Zoning: C1
13. 1151 24 5578
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:

Bunt Beaulieu

Applicant's Signature:

Bunt Beaulieu

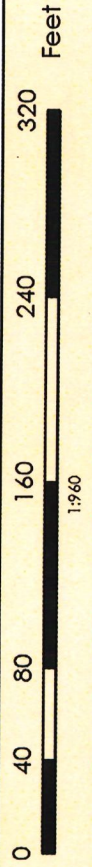


Boone County GIS Map

www.boonecountygis.com



Copyright 2026 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

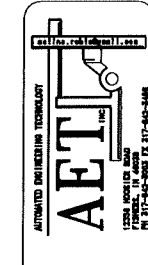


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 8/26/2025

REVISIONS	
01/20/2023	
01/25/2023	
02/04/2023	
02/07/2023	
04/21/2023	

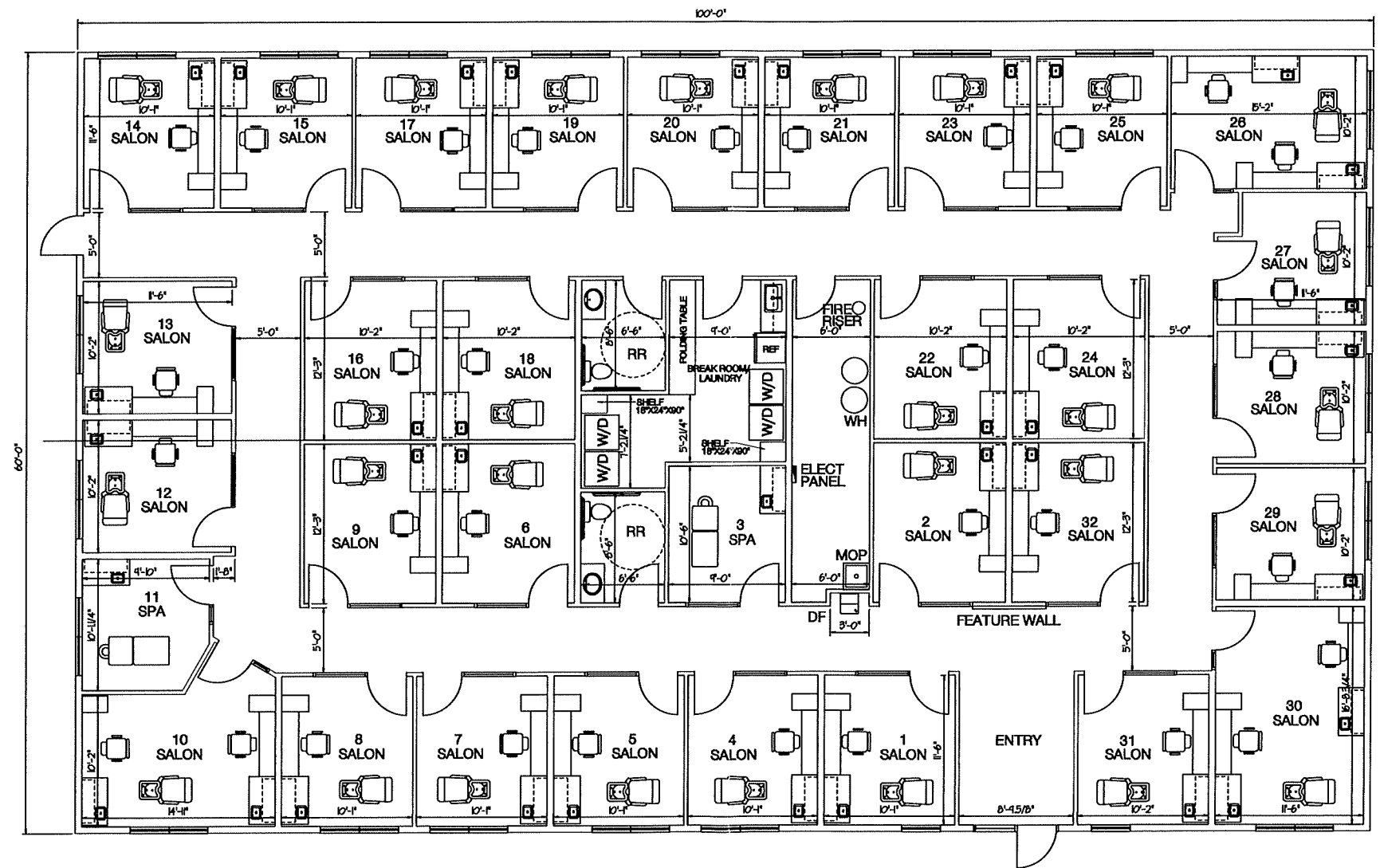
PROJECT: PROPOSED BUILDING
THE HIVE SALON
 FLORENCE, KENTUCKY



SHEET TITLE:
FLOOR PLAN

DRAWN: DAVE
 CHECKED: []
 COORD: 822
 DATE: 01/20/23

SHEET
A1
 OF



FLOOR PLAN
 1/4"=1'-0" 6,000 SF

RECEIVED
 JUN 26 2026
 BOONE COUNTY
 PLANNING COMMISSION

THESE DESIGNS AND DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT LAWS AND MAY NOT BE COPIED, REPRODUCED, ADAPTED, DISTRIBUTED OR USED IN ANY FORM OR BY ANY MEANS WITHOUT THE SPECIFIC CONSENT OF AET, INC., THE COPYRIGHT OWNER.

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Florence 650 LLC
7417 Cedar Bluff Ct
Prospect, KY 40059
2. ADDRESS OF PROPERTY
1120 Bill Wentz Dr
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
The Hive Salon Studios
4. DEED BOOK 1202 PAGE NO. 592 GROUP NO. 2048A
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ___ Zoning Map Amendment: X Conditional Use Permit
 From ___ To ___
- ___ Development Plan ___ Conditional Zoning
- ___ Subdivision Plat ___ Other:
 (Not Recorded)
- ___ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005


SIGNATURE OF COMPLETING OFFICIAL

Steven C. Lilly, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone
County Planning Commission this 13th day of August, 2026.

Sara L. Smith
Notary ID KYNP52540
NOTARY PUBLIC, State at Large

My commission Expires:
May 27, 2030

This instrument was prepared for recording purposes only by:


Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of August 12, 2026, Certificate of Land Use Restriction (#26-FBOA-003-A), for Florence 650 LLC, Property Owner(s).

The following conditions will apply:

1. The Conditional Use Permit should be limited to no more than five (5) of the interior suites for body art services.
2. No exterior signage shall be permitted for any tenants.
3. A Tenant Finish application shall be approved for each individual body art tenant.

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

DEED BOOK 1202

PAGE NO. 592

GROUP NO. 2048A