

10. Proposed Use(s) on Site: Kroger Fuel Center (existing)
11. Total Square Footage of Existing and/or Proposed Buildings: 530 Square Feet (kiosk)
12. Current Zoning: "C-2" / "C-D"
13. 679 236 2047
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:

Yuse M. Ammons
Kroger Limited Partnership I

Applicant's Signature:

A. F. McBride
Anne F. McBride, FAICP

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

1. Date Received: 1/10/24 Fee Received: \$1116⁰⁰ Receipt #: 89773

2. Is application complete: _____

3. Staff Reviewer: Stacy

4. Scheduled Board Action Date: 2-13-24

5. Board Action: Approval as submitted

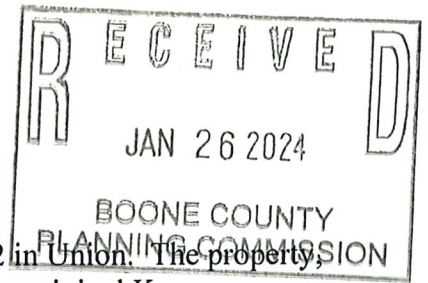
- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: _____

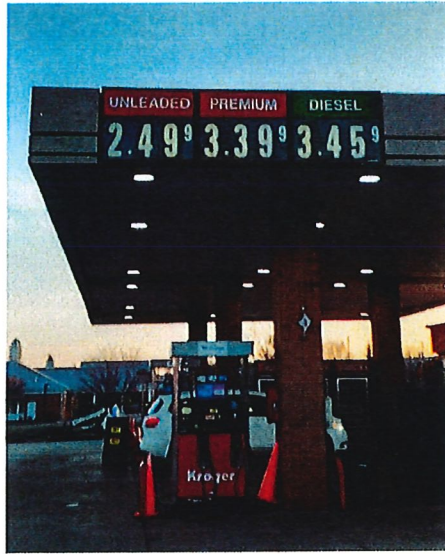
7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

Kroger Fuel Center
8825 US 42
Union, KY



Kroger owns and operates the fuel center located at 8825 US 42 in Union. The property, which contains 1.6 +/- acres, is zoned "C-2" / "C-D" and was part of the original Kroger development in Union. Kroger is in the process of updating the five island fuel center to better serve their customer and employee needs. Included in the improvements are a larger kiosk with a restroom, a waste container in a masonry enclosure, and new landscaping. As a part of the updating, Kroger would like to replace the existing older fuel price signs on the west, north, and south elevations of the fuel canopy. The existing signs are the older flip type signs which are illuminated, each of which contains 45.45 square feet.



The three proposed fuel price signs would be LED which is customarily used at new fuel centers. The total fuel price sign area would be 45.5 square feet which is the same square footage as the existing price signs. Per Section 3408.5 (A) (2) (h) allows such signs as a Conditional Use in the "C-2" District. Consistent with the provisions of Section 205 (H), we would offer the following information:

- 1) The existing use of the property as a fuel center will not be altered and will remain consistent with the commercial designation in the "Our Boone County Plan 2040".
- 2) The fuel center is being improved to better serve the community and improve its appearance. The proposed LED signage is part of those improvements which will be consistent with the surrounding character of the area and the fuel industry.
- 3) The proposed LED signage will not be hazardous to existing or future land uses.
- 4) The fuel center is currently adequately served by all necessary public services, and the inclusion of LED signage will not alter that.

- 5) The addition of LED signage on the site will not increase the need or cost for public services provided to the site.
- 6) The proposed LED signage will not be detrimental to any person or property by excessive production of traffic, noise, smoke, dust, fumes, glare, or odors.
- 7) The existing/approved vehicular approaches to the fuel center will remain unchanged.

STAFF REPORT

#1

APPLICANT: McBride, Dale, Clarion for Kroger Fuel Center

LOCATION: 8825 US 42, Union, Kentucky

ZONING: C-2/CD

DATE: February 13, 2024

PROPOSAL

The applicant is requesting a Conditional Use Permit to replace existing manual reader boards with an electronic message board/screens on an existing fuel canopy.

PERTINENT SITE HISTORY

- 1995 On April 10, 1995, the City of Union adopted Ordinance Number 95-004, changing the zoning of the site in question from Rural Suburban Estates (RSE) to Commercial Two (C-2) (R-95-008).
- 1996 A Major Site Plan for the Kroger site was approved on June 5, 1996.
- 1999 A Final Plat for the Fuel Center lot was approved on February 17, 1999.
- 2002 A Major Site Plan for the Fuel Center was approved on July 31, 2002.
- 2002 On November 27, 2002, the Boone County Planning Commission issued a sign permit to allow the installation of three manual reader boards for the fuel pricers (SP-U-202-2002).
- 2023 A Minor Site Plan to relocate a dumpster, expand the kiosk, add landscaping, and two parking spaces was approved on October 16, 2023.
- 2023 On November 2, 2023, the Boone County Planning Commission issued a sign permit to update the signage on the fuel canopy. The permit also updated the existing development sign which included an electronic message board for the fuel pricers (SP-U-191-2023).

APPLICABLE REGULATIONS

- A. Section 202 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is 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.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting

a Conditional Use Permit as stated in Sections 205, and 1002.2 of the Boone County Zoning Regulations.

1. Findings listed in Section 205 (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 not 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 such services;
 - e. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
 - f. Will not 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 designated as not to create an interference with traffic on surrounding public thoroughfares.
2. Criteria listed in Section 1002.2 of the Boone County Zoning Regulations (C-2 District):
 - a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
 - 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 3408.2 of the Boone County Zoning Regulations states that Signage on free standing canopies (i.e., gasoline, banks, etc.) shall be permitted in all Commercial and Employment districts subject to the following limitations:
1. Shall be allowed on no more than three (3) elevations of the canopy.
 2. The square footage allowed for canopy signs shall not exceed twenty-five percent (25%) of the area of the fascia on which they are mounted and are figured within one rectangular sign area.
 3. The signs may not extend above or below the fascia of the canopy.
 4. A non-illuminated, two-dimensional horizontal stripe (paint, decal, etc.) consisting of a maximum of two (2) colors, including the background color, will be permitted and will not be counted as sign area.
- D. Section 3408.5 of the Boone County Zoning Regulations states automatic changeable copy signs shall be designated as a Conditional Use within the C-1, C-2, C-3, C-4, PF, and R districts. Such signs shall be prohibited in all other districts. The Electronic message boards/screens shall not exceed fifty percent (50%) of the sign area on which it is located.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as “Commercial”, which is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. Our Boone County Plan 2040 contains the following Future Land Use Development Guideline as it pertains to Design, Signs, and Cultural resource preservation (page 97):
- “Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorists attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view.”
- C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 2. Development policies shall not discriminate against any person (Demographics

Goal A, Objective 1).

3. Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy. (Economy Goal A, Objective 3).
4. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking. (Economy Goal B, Objective 3).
5. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

SITE CHARACTERISTICS

- A. The site in question is approximately 1.59 acres in area and has frontage on U.S. 42 to the north and Richmond Road to the west.
- B. The site is currently a Kroger Fuel Center including a retail kiosk and fuel pumps.
- C. Access to the site is provided off of Richmond Road at the intersection with Cavalry Drive.

ADJOINING LAND USES AND ZONING

North: Vacant land (RSE) and C-2/PD/CD

South: Commercial Shopping Center (C-2/CD)

East: Heritage Bank (C-2/CD)

West: Parking for Kroger (C-2/CD)

PROPOSED DEVELOPMENT

- A. Replacement of the existing manual reader boards with electronic message boards/screens on an existing fuel canopy.
- B. The proposed sign area would be 45.5 square feet which is the same square footage as the existing sign area.
- C. The portion of the sign containing the electronic message boards/screens would be 19.5 square feet in area.

STAFF COMMENTS

- A. The applicant's narrative addresses how their proposal meets the criteria for a

conditional use, as found in Sections 205 and 1002.2 of the Boone County Zoning Regulations.

- B. The proposed fuel pricer signs, as submitted, are found to comply with Section 3408.5 of the Boone County Zoning Regulations provided the Conditional Use Permit is approved.

CONCLUSION

- A. KRS 100.237 and Section 205 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, PLS
Planner

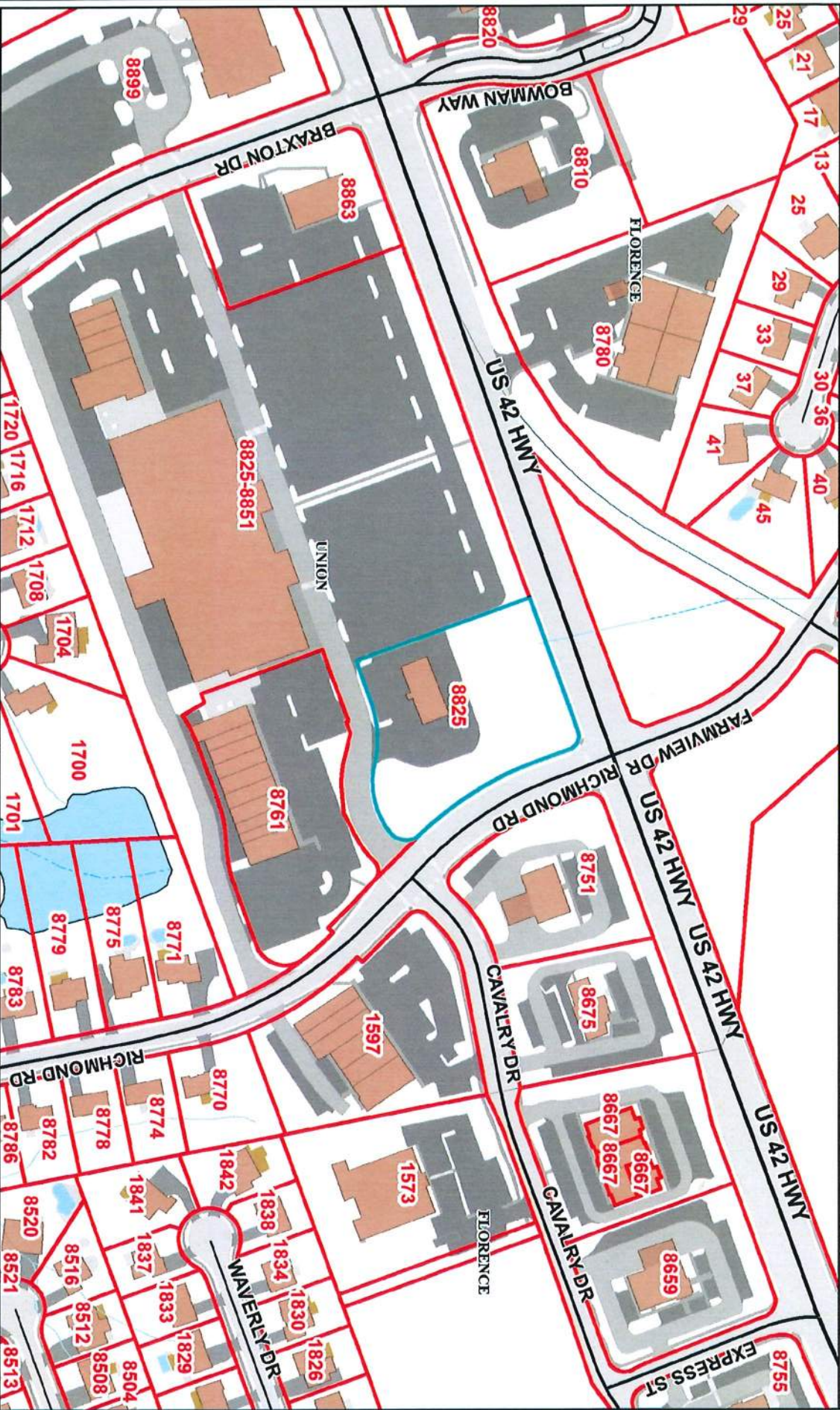
SCL/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *Future Land Use Map
- *Application
- *Applicant's Narrative
- *2023 Site Plan
- *Sign proposal

Vicinity Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

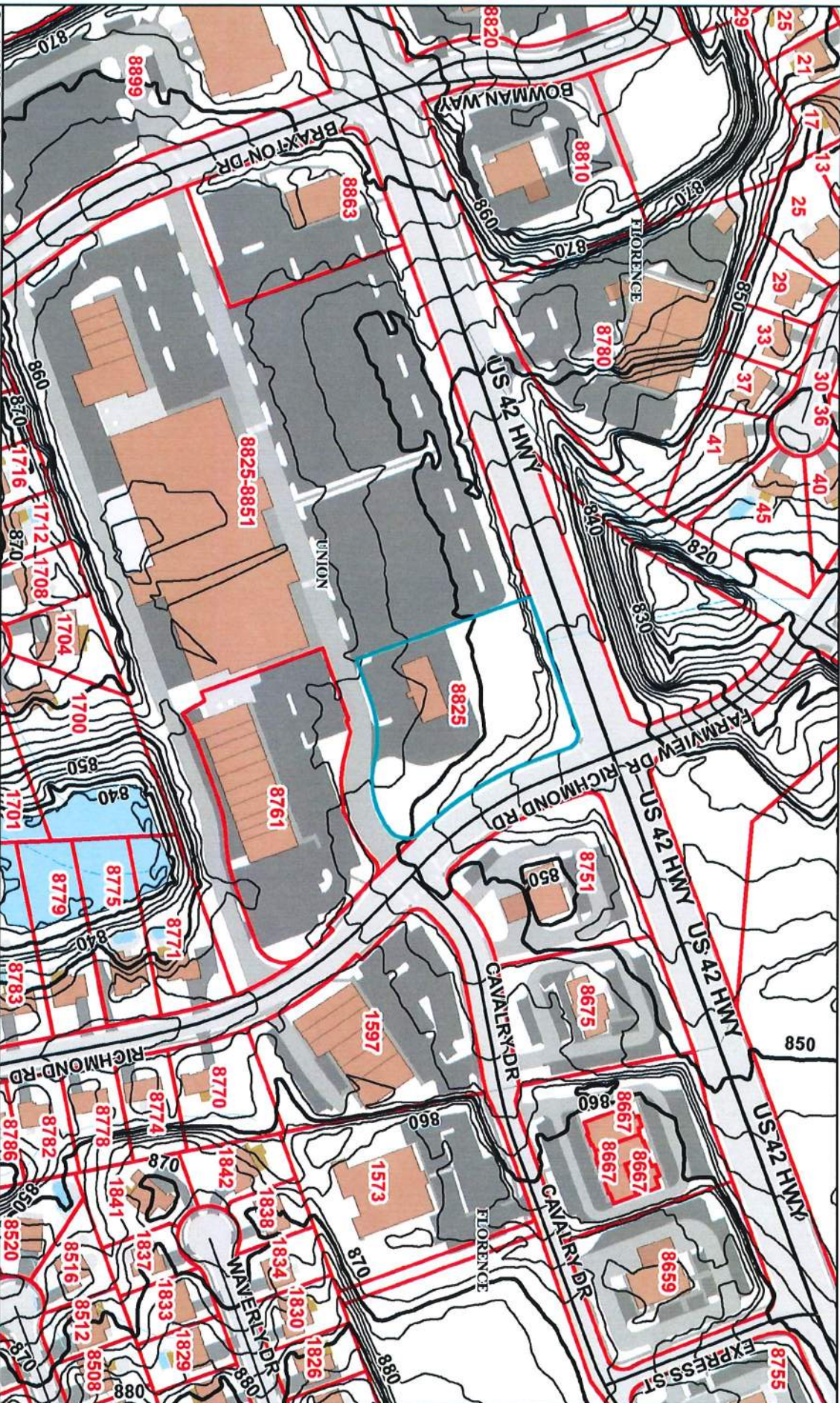


Map created: 2/22/2022

Map document: road

Topographic Map

www.boonecountygis.com

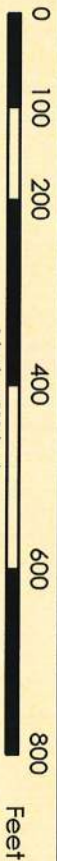


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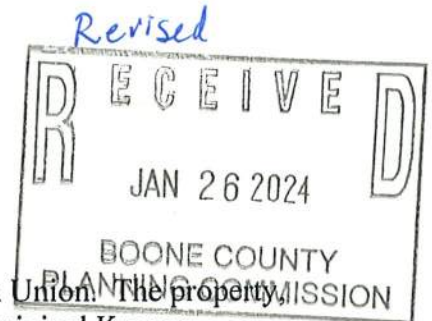
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Kroger Limited Partnership I

Applicant's Signature:

A. F. McBride
Anne F. McBride, FAICP

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8825 US 42
Union, KY



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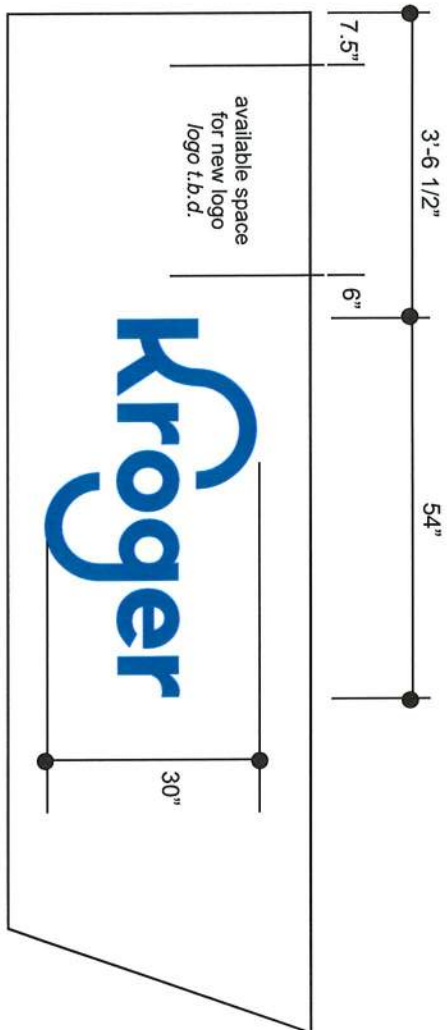


KROGER #424
8825 US HIGHWAY 42
UNION, KY

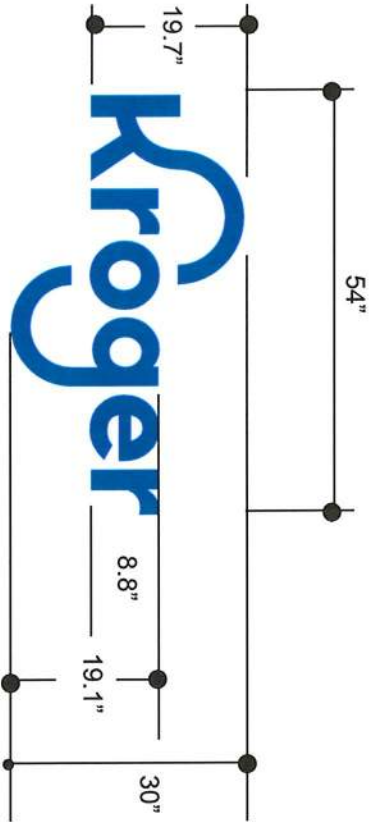
1014370533.04 11.27.2023



CUMMINGS



NON-ILLUMINATED
PIN MOUNT LETTER SET.
3/4" ACRYLIC LETTERS
FLUSH MOUNT TO CANOPY



UL File # E25302



CUMMINS
Customer Custom Design Brand Recognition

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CUSTOMER APPROVAL:

DATE: _____

DATE

BY

DATE

BY

Rev. #1	_____	_____	_____
Rev. #2	_____	_____	_____
Rev. #3	_____	_____	_____
Rev. #4	_____	_____	_____
Rev. #5	_____	_____	_____
Rev. #6	_____	_____	_____



DRAWING NO:

DATE: _____
S. Hanke

11.25 SQ. FT.



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT

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CUSTOMER APPROVAL:

DATE: _____

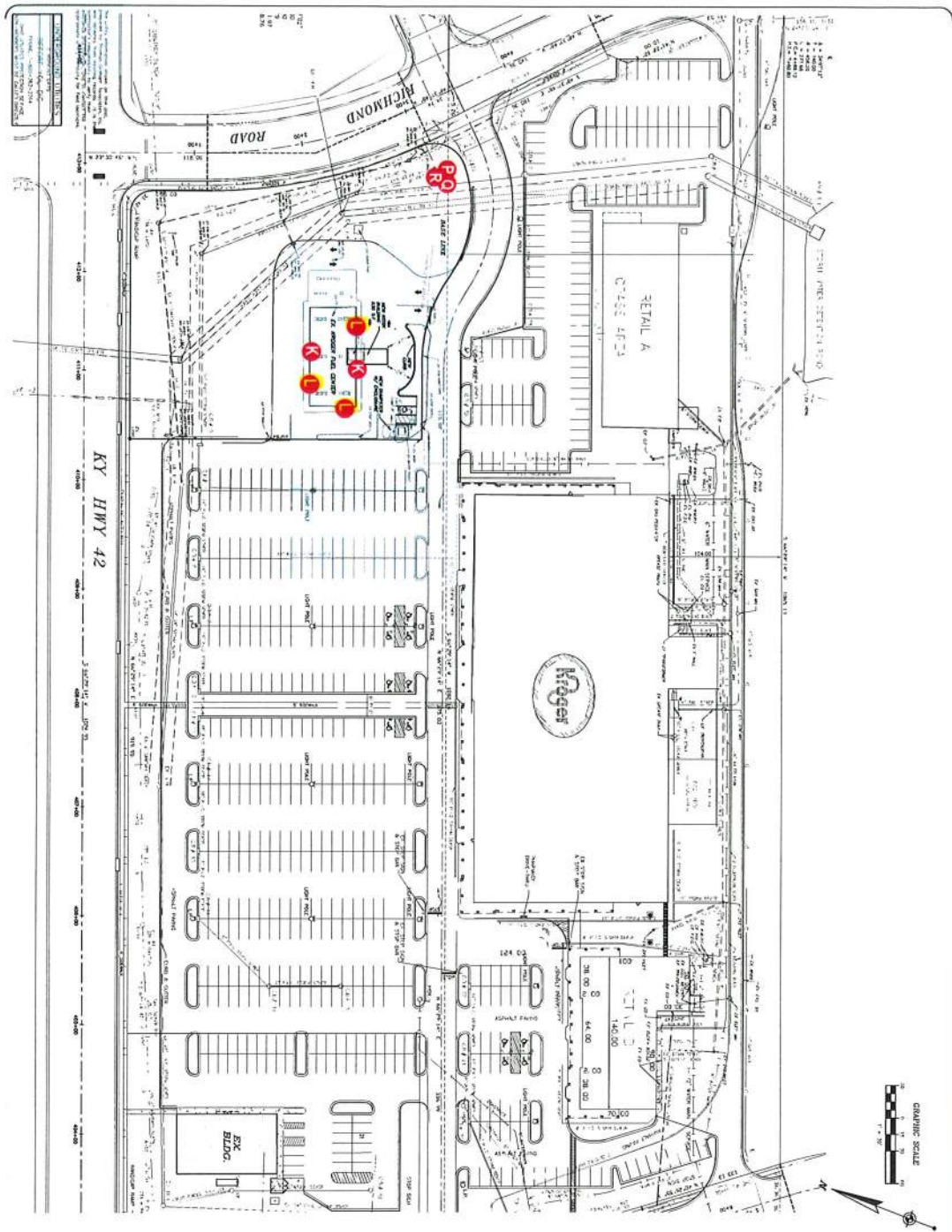
DATE BY

DATE BY



DRAWING NO:
1014370533.04
DATE 11.27.2023
S. Hawke

KROGER #424
8825 US HIGHWAY 42
UNION, KY



QTY	DESCRIPTION	SQ. FT.
2	FUEL CANOPY LETTER SET	11.25
3	FUEL CANOPY PRICE SIGNS	45.4
2	PYLON OVAL REPL. FACES	
2	PYLON ANGLICULARY FACES	
2	FUEL PRICE SIGNS - CUSTOM - T.B.D.	

EXISTING OVALS: 51.75" X 69"
 PROPOSED LTRS.: 30" X 54"

EXISTING PRICE SIGNS: 42" X 13'-0"
 PROPOSED PRICE SIGNS: 42" X 13'-0"



EXISTING



EXISTING



EXISTING



PROPOSED



PROPOSED



PROPOSED

K L

K L

L

Remove the ovals on the fuel canopy and install new Kroger letters scaled to fit in space occupied by ovals previously that are 51 3/4" tall x 69" wide.
 Note: this placement deviates from brand standards. They will be pin mount letters that are Kroger blue.
 Remove and replace price signs (3) sets of 3 price signs.

KROGER #424
 8825 US HIGHWAY 42
 UNION, KY



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 INC. IS STRICTLY PROHIBITED.

CUSTOMER APPROVAL:		DATE		BY	
Rev. #1	_____	_____	_____	_____	_____
Rev. #2	_____	_____	_____	_____	_____
Rev. #3	_____	_____	_____	_____	_____
Rev. #4	_____	_____	_____	_____	_____
Rev. #5	_____	_____	_____	_____	_____
Rev. #6	_____	_____	_____	_____	_____



DRAWING NO:
 1014370533.03
 DATE 1.23.2023
 S.Hawke

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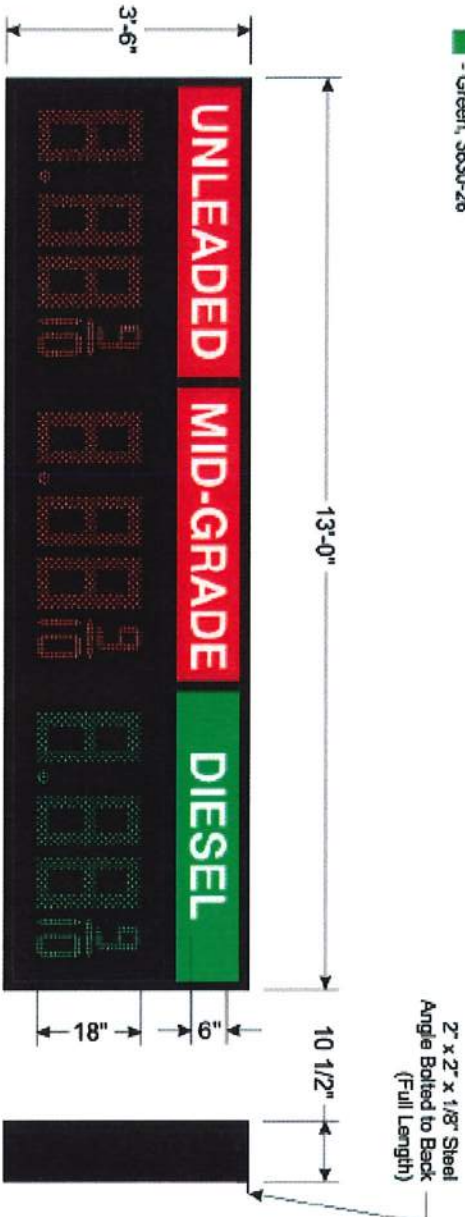
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CONSTRUCTION:

- Fabricate a triple product S/F LED price sign using 18" LED units, (2x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: .080" aluminum painted black.
- Commodity panels:
 - 177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - Red, 3630-33
 - Green, 3630-26

ELECTRICAL:

- 120 VAC, Total circuits 2, 10A recommended
- Circuit 1 (UG+TTS) 1A
- Circuit 2 (LED price) 2.5A



ELEVATION
SCALE: 1/2" = 1'-0"

*Contact Landmark to discuss your specific needs.

UL File # E457137

SIGN AREA: 45.5 sqft



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CUSTOMER APPROVAL:

DATE: _____

DATE BY

Rev #1	_____	_____
Rev #2	_____	_____
Rev #3	_____	_____

DATE BY

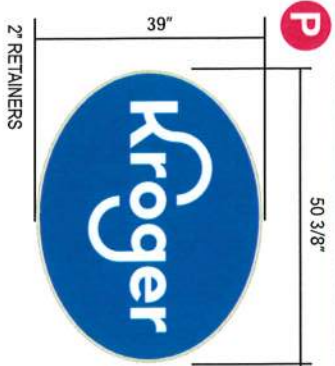
Rev #4	_____	_____
Rev #5	_____	_____
Rev #6	_____	_____



DRAWING NO:

676689483.00B1

DATE: 4-20-2021
S. Hawke



P PAN FORMED POLYCARBONATE FACES. EMBOSSED, 1ST SURFACE VINYL GRAPHICS.

3730-8537 KROGER BLUE
 WHITE

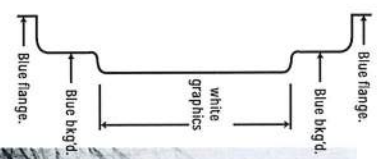
LED RETROFIT REQUIRED. EXISTING ILLUMINATION: (4) 48" BULBS



PAN FORMED POLYCARBONATE FACES DECORATED WITH FLAT, 1ST SURFACE GRAPHICS.

3730-8537 KROGER BLUE

2" RETAINERS
 V/O 16" X 64 3/16"
 2 1/2" FLANGE
 1 3/4" PAN
 LED RETROFIT KIT REQUIRED:
 (6) F36T12 D HO LAMPS



EXISTING



PROPOSED

P R Q

Q SET OF 2 CUSTOM DIGITAL FUEL PRICERS - CUSTOM SIZE PROVIDED BY LANDMARK AND WILL POSSIBLY BE A KIT. COPY TO BE UNLEADED AND DIESEL. EXISTING CUT SIZE IS 18" TALL X 67" WIDE. VO OF HEIGHT IS 15 7/8" TALL

File # E457137



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CUSTOMER APPROVAL: _____ DATE: _____

Rev. #1 _____ DATE _____ BY _____

Rev. #2 _____ DATE _____ BY _____

Rev. #3 _____ DATE _____ BY _____

Rev. #4 _____ DATE _____ BY _____

Rev. #5 _____ DATE _____ BY _____

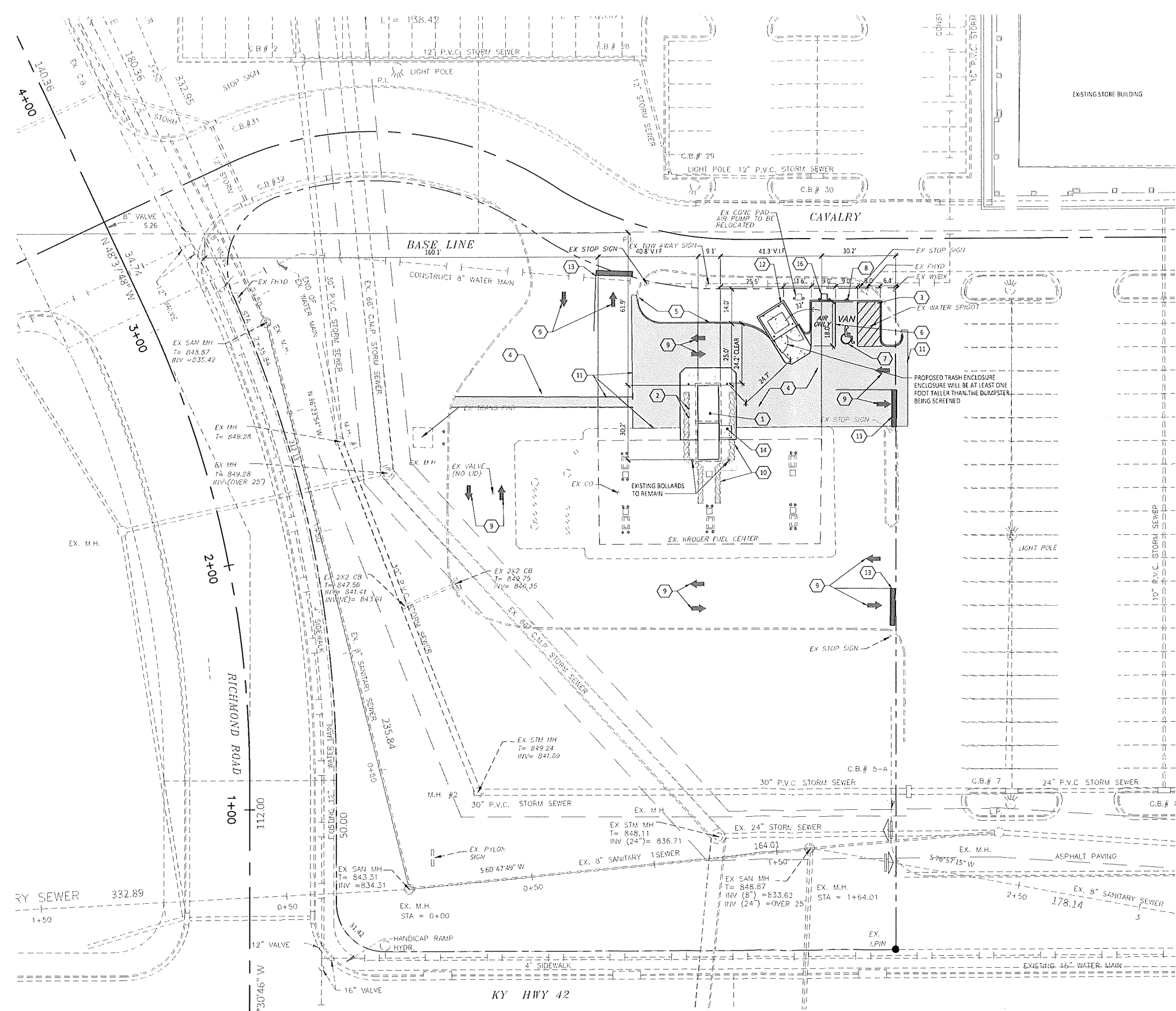
Rev. #6 _____ DATE _____ BY _____



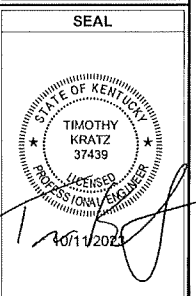
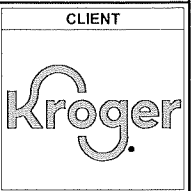
DRAWING NO: 1014370533.04
 DATE 11.27.2023

KROGER #424
 8825 US HIGHWAY 42
 UNION, KY

S. Hank



- PROPOSED SITE IMPROVEMENTS**
- ADDITION TO EXISTING TRANSACTION KIOSK. SEE ARCHITECTURAL PLANS.
 - KIOSK BOLLARD TYP. SEE ARCHITECTURAL PLANS.
 - RELOCATED EXISTING WATER SPIGOT & BOLLARDS.
 - HEAVY BITUMINOUS PAVEMENT. SEE DETAIL 2/CS 00.
 - CONCRETE CURB AND GUTTER. SEE DETAIL 3/CS 00.
 - 4\"/>



REVISIONS

REV	DATE	DESCRIPTION
0	12/14/2022	20% V.G. APPROVAL
1	01/09/2023	REVISED BY #1
2	05/01/2023	PERMITS & B.O.S.
4	10/11/2023	BULLETIN #2

CONSULTANTS

PROJECT INFORMATION

DIMENSION CONTROL SITE PLAN

KROGER 424 RETAIL FUEL CENTER
ROUTE 42 VILLAGE OF UNION
BOONE COUNTY, KENTUCKY

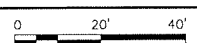
SHEET MANAGEMENT

PROJECT NUMBER:	424
ISSUED DATE:	03/10/2023
DRAWN BY:	
CHECKED BY:	TK
PROJ. MGR:	TK

SHEET NUMBER

C1.20

DIMENSION CONTROL SITE PLAN
SCALE: 1" = 20'-0"



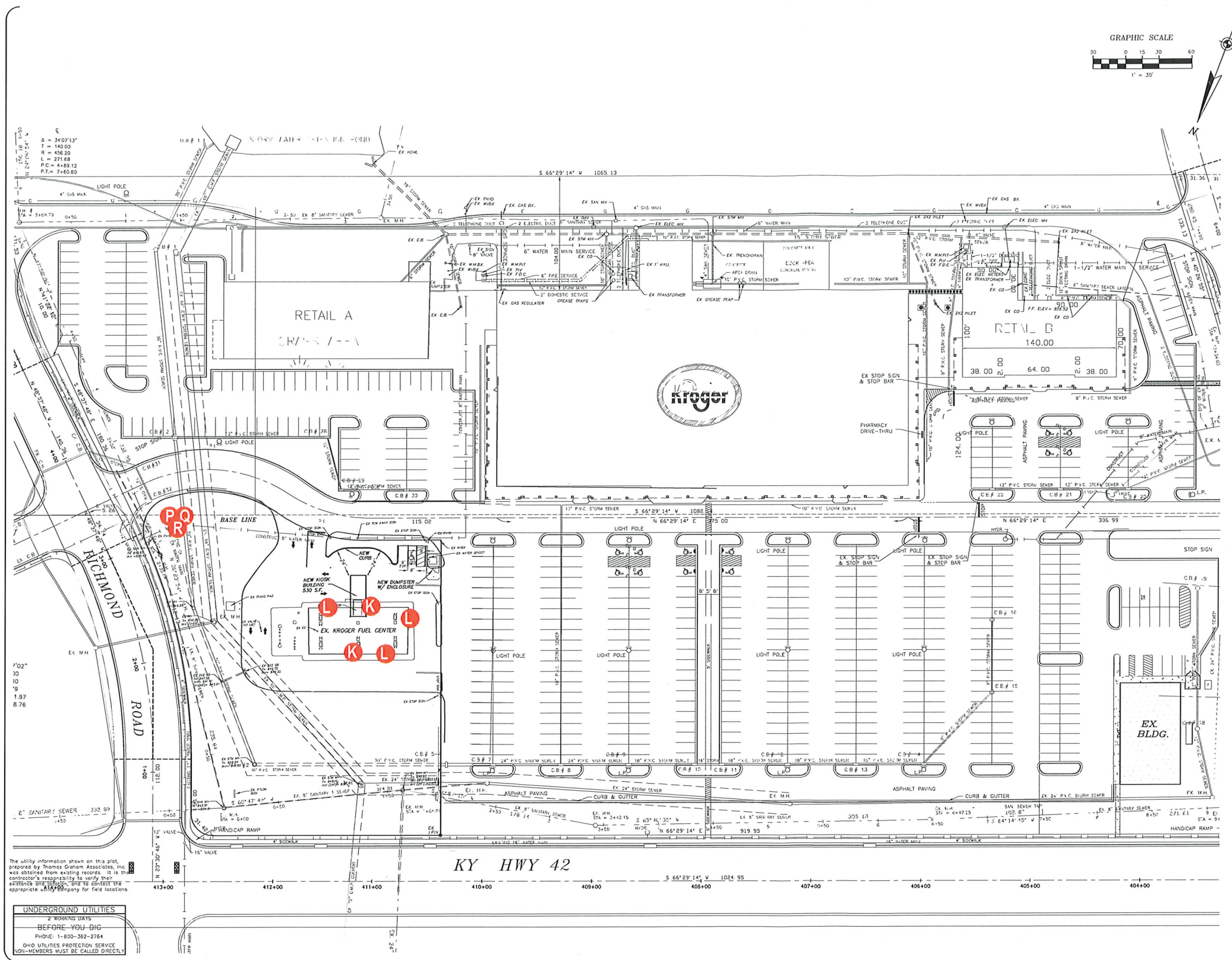


CUMMINGS

**KROGER #424
8825 US HIGHWAY 42
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1014370533.04 11.27.2023

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P	2 PYLON OVAL REPL. FACES	
R	2 PYLON ANCILLARY FACES	
Q	2 FUEL PRICE SIGNS - CUSTOM - T.B.D.	



The utility information shown on this plot, prepared by Thomas Graham Associates, Inc. was obtained from existing records. It is the contractor's responsibility to verify the existence and location of all utilities prior to construction. Contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
 2" WORKING DAYS
 BEFORE-YOU-DIG
 PHONE: 1-800-368-2784
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY

KROGER #424
 8825 US HIGHWAY 42
 UNION, KY



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CUSTOMER APPROVAL:

 DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1014370533.04
 DATE 11.27.2023
 S. Hawke

EXISTING OVALS: 51.75" X 69" 24.7 SQ. FT.
PROPOSED LTRS.: 30" X 54" 11.25 SQ. FT.

EXISTING PRICE SIGNS: 42" X 13'-0" 45.5 SQ. FT.
PROPOSED PRICE SIGNS: 42" X 13'-0" 45.5 SQ. FT.



EXISTING



EXISTING



EXISTING



PROPOSED

K L



PROPOSED

K L



PROPOSED

L

Remove the ovals on the fuel canopy and install new Kroger letters scaled to fit in space occupied by ovals previously that are 51 3/4" tall x 69" wide.
 Note: this placement deviates from brand standards. They will be pin mount letters that are Kroger blue.
 Remove and replace price signs (3) sets of 3 price signs.

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CUSTOMER APPROVAL:

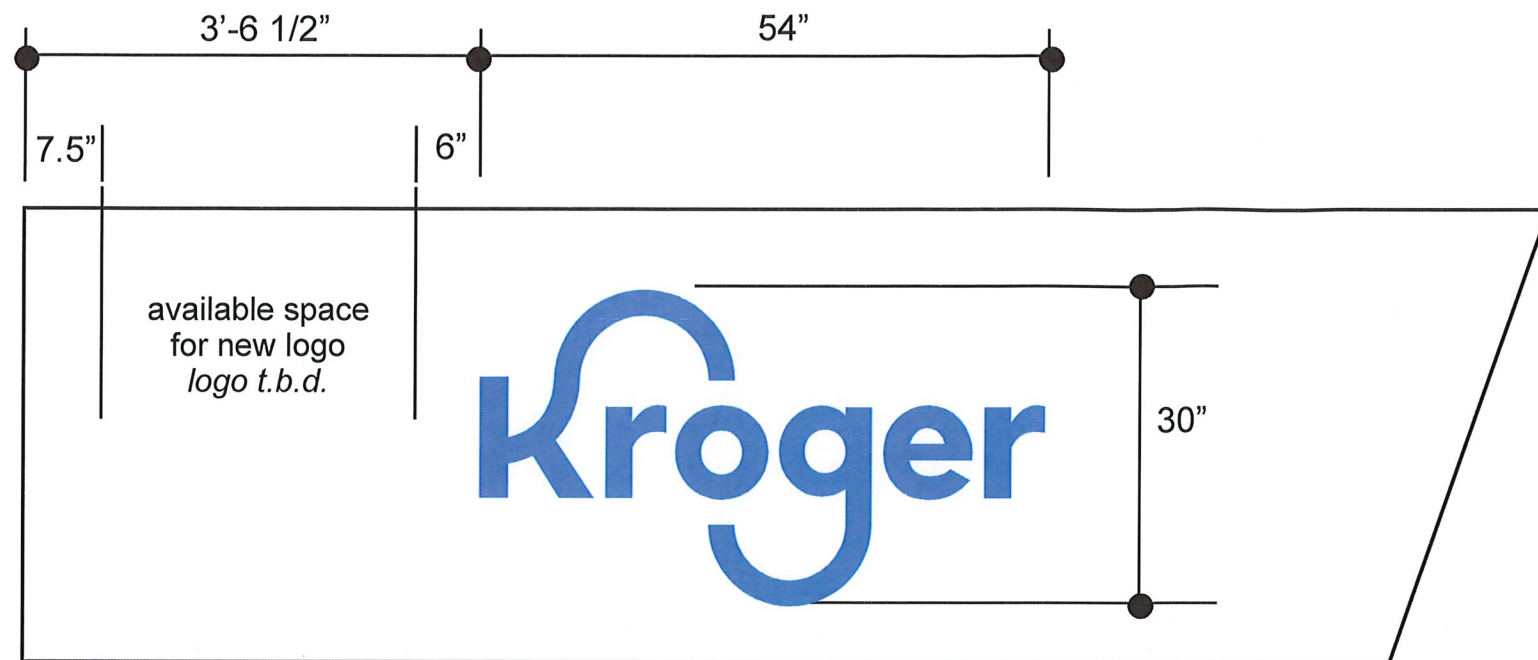
DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

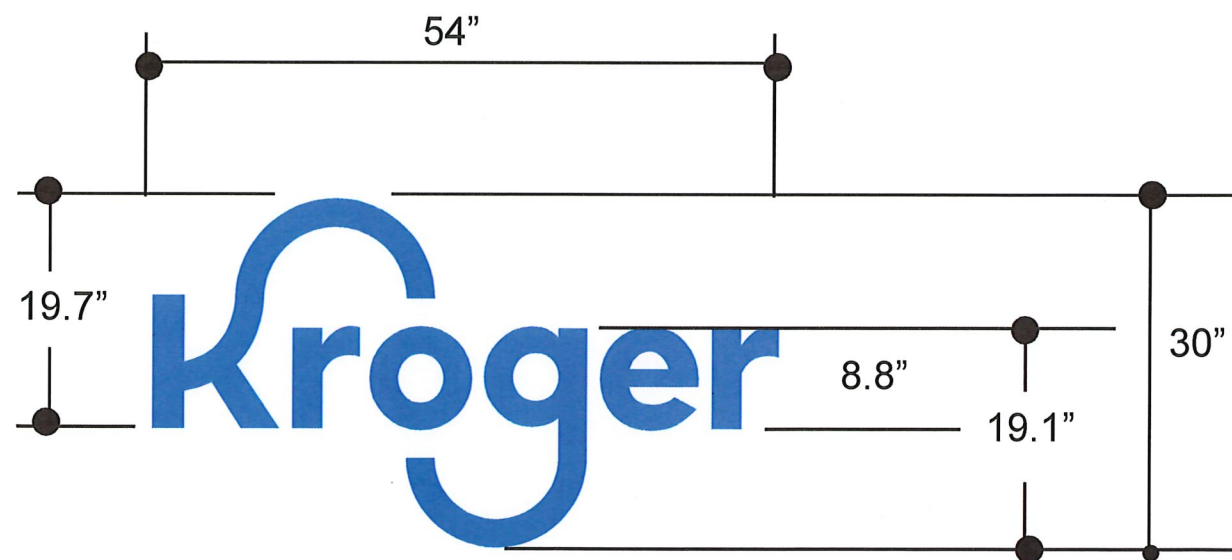


DRAWING NO:
 1014370533.03

DATE 1.23.2023
 S. Hawke



**NON-ILLUMINATED
PIN MOUNT LETTER SET.
3/4" ACRYLIC LETTERS
FLUSH MOUNT TO CANOPY**



 File # E25302

11.25 SQ. FT.



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Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:

DATE:

S. Hawke

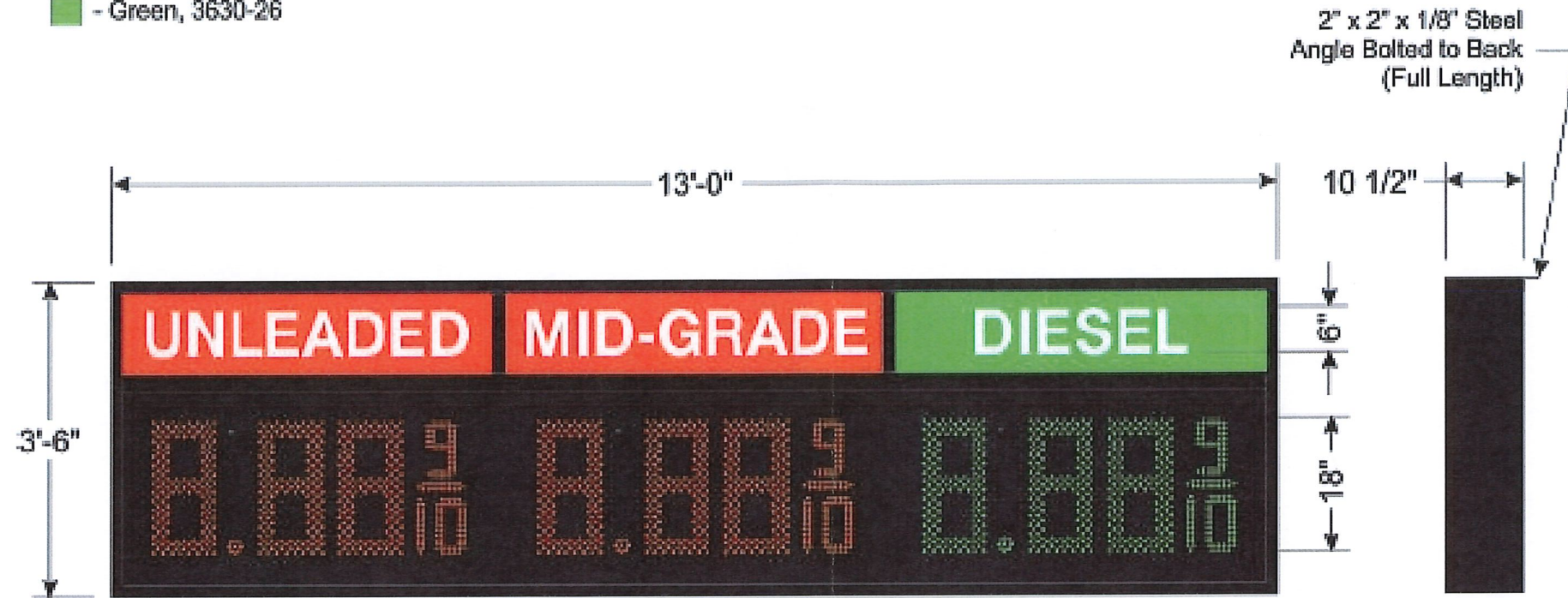


CONSTRUCTION:

- Fabricate a triple product S/F LED price sign; using 18" LED units, (2x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: .080" aluminum painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
 Circuit 1 (LIGHTS) 1A
 Circuit 2 (LED price) 2.5A



ELEVATION

SCALE: 1/2" = 1'-0"

*Contact Landmark to discuss your specific needs.

UL File # E457137

SIGN AREA: 45.5 sqft



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DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6



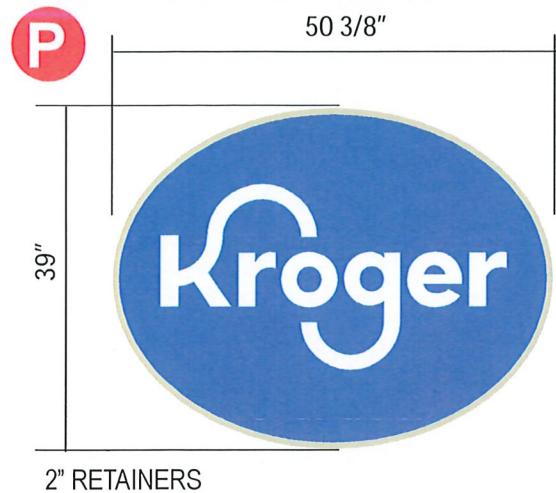
DRAWING NO:

676689483.00B1


DATE: 4-20-2021

S. Hawke

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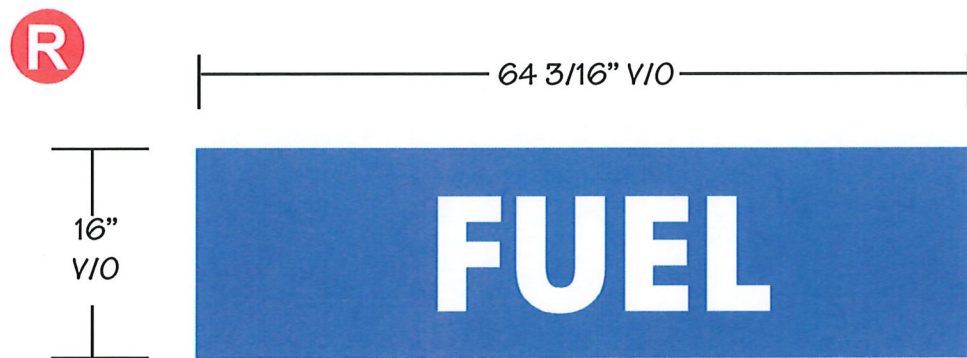


PAN FORMED POLYCARBONATE FACES.
EMBOSSSED, 1ST SURFACE
VINYL GRAPHICS.

 3730-8537 KROGER BLUE


 WHITE

LED RETROFIT REQUIRED.
EXISTING ILLUMINATION:
(4) 48" BULBS



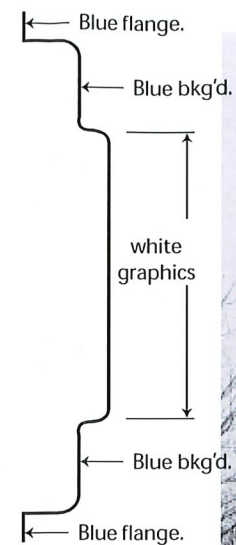
2" RETAINERS
V/O 16" X 64 3/16"
2 1/2" FLANGE
1 3/4" PAN
LED RETROFIT KIT REQUIRED:
(6) F36T12 D HO LAMPS

PAN FORMED POLYCARBONATE FACES DECORATED
WITH FLAT, 1ST SURFACE GRAPHICS.

 3730-8537 KROGER BLUE

Q SET OF 2 CUSTOM DIGITAL FUEL PRICERS - CUSTOM SIZE PROVIDED BY LANDMARK
AND WILL POSSIBLY BE A KIT. COPY TO BE UNLEADED AND DIESEL.
EXISTING CUT SIZE IS 18" TALL X 67" WIDE
VO OF HEIGHT IS 15 7/8" TALL

 File # E457137



EXISTING



PROPOSED   

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DRAWING NO:
1014370533.04

DATE 11.27.2023

S. Hawke

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Kroger Limited Partnership I
1014 Vine St
Cincinnati, OH 45202
2. ADDRESS OF PROPERTY
8825 US Highway 42
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Kroger Fuel Center
4. DEED BOOK 679 PAGE NO. 236 GROUP NO. 2047
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:
From _____ To _____
- Conditional Use Permit
- Development Plan Conditional Zoning
- Subdivision Plat
(Not Recorded) Other:
- 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 14th day of February, 2024.



Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

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.)