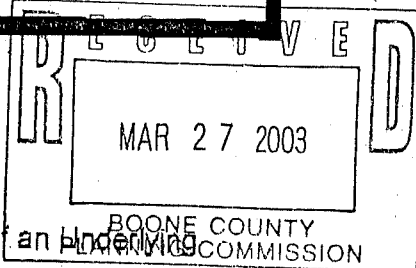


CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- Change In an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

2. Name of Project Hebron Baptist Church
 3. Location of Project Ky 237 / Cougar Path / Limaburg Rd.
 4. Total Acreage of Site 8.8741 acres
 5. Current Zoning C-2 / PD
 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A
 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No

8. Proposed Uses (please specify each use) Church and Parking

9. Proposed Building Intensities (please specify)
Phase I Church / Sanctuary 28,322 sq. ft.

10. Have you submitted a Concept Development Plan? _____

11. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance

12. Name of Applicant(s) Miller Valentine Construction - Rex Manemann
 Phone Number (937) 293-0900 Fax No. (937) 299-1564

13. Address of Applicant(s) 4000 Miller Valentine Court
Dayton Ohio 45439
 City State Zip

14. Name of Property Owner(s) Hebron Baptist Church
 Phone Number (859) 689-7282 Fax No. (859) 689-7282

15. Address of Property Owner(s) 1488 Petersburg Rd.
Hebron Ky. 41048
 City State Zip

16. Are there any existing buildings on the site? Yes
 How many? Residential House / Shed

17. Deed Book 640 Page No. 180 Group No. 2007

18. Have you had a pre-application meeting with BCPC Staff? yes

EXHIBIT

“A”

STAFF REPORT

Request of Miller Valentine Construction c/o Rex Manemann (applicant) for Hebron Baptist Church (owner) for a Concept Development Plan for an 8.87 acre tract located on the east side of KY 237 and south side of Cougar Path to both the south and east of Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and at 3427 Limaburg Road, Boone County, Kentucky. The request is for a Concept Development Plan to allow a church in a Commercial Two/Planned Development (C-2/PD) zone.

April 23, 2003

REQUEST

This request is for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone to allow a church facility. The site is an 8.87 acre tract that is located along the east side of KY 237 just south of the Lents Branch of the Boone County Library, along the west side of Limaburg Road across from Conner Middle School and the residences which are just south of the school, and along Cougar Path just east of the access drive for the library.

The facility is proposed to be developed in two phases, although this application is just for phase 1 (phase 2 improvements are shown for reference only). Phase 1 includes the main sanctuary structure which will face KY 237. This structure has two levels with approximately 14,000 square feet in each, for a total of approximately 28,000 square feet. This structure is composed of three basic massings - a central massing with a gable that faces KY 237 and a smaller gabled massing on each side with ridge lines that are perpendicular to the central massing. The building is proposed to have a predominately brick finish with EIFS accents, use gothic windows on certain elevations, and include a tall steeple. The total height of the building from the lowest grade to the highest ridge is approximately 50 feet, and the total height to the top of the steeple is approximately 80 feet. A drive with a single row of parking is proposed to encircle the phase 1 building, with a larger parking lot located behind the building. A total of 161 parking spaces are noted.

Two access points are proposed. The first is a shared access with the Boone County Library Lents Branch (existing drive would be extended into this site), and the second is a new access point which would be located across from the southern access drive for Conner Middle School on Limaburg Road. Storm water detention/retention is proposed within a basin along the KY 237 frontage. Landscaped islands and peninsulas are proposed within the vehicular areas, as are sidewalks along the edges of the parking area which adjoin the structure. The existing house and shed along Limaburg Road and the existing pond along the south property line are shown as being retained with phase 1 (but not with the future phase 2). The facility will use both public water and sanitary sewer.

SITE HISTORY

The current Commercial Two/Planned Development (C-2/PD) zone was adopted through the 1986 county-wide Zoning Update. A Concept Development Plan was conditionally approved for the tract immediately to the south in 1999 to permit either three office/warehouse buildings or two office/warehouse buildings along Limaburg Road and two smaller commercial buildings along KY 237 ("Hargis/Hemmer" development; 9/15/99 Committee Report and two Concept Development Plan options are attached).

ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the site include the following:

- A. The Airpark West industrial park is located to the west, along the west side of KY 237 (I-1).
- B. The Boone County Library is located to the immediate north of the western part of the site and to the west of the northeast part of the site (subject site wraps around library tract; PF). A vacant tract is located further to the north on the north side of Cougar Path (C-2/PD).
- C. Conner Middle School is located to the east of the north half of the site (PF) and a row of detached single family residences is located to the east of the south half of the site, along the east side of Limaburg Road (RS).
- D. Two office/warehouse buildings, a medical office building, and a vacant commercial site are located to the immediate south (per the previously referenced Concept Development Plan approval; C-2/PD).

SITE CHARACTERISTICS

As noted above, the site contains 8.87 acres. The site has approximately 230 feet of frontage on KY 237, 120 feet of frontage on Cougar Path, and 820 feet of frontage on Limaburg Road. The site is mostly open pasture, although there is some tree cover in the yard area around the existing residence along Limaburg Road, around the farm pond near the south property line, and along the south property line itself. The existing drive for the Lents Branch is on the subject property and was designed to be extended into the site to serve this tract. The topography of the site is gently sloping from the approximate center of the tract toward the boundaries, with the high point (el. 905) being in the area just north

of the farm pond and west of the residence, and the lowest point being near the southwest corner (el. 883). Public water is available along both Cougar Path and Limaburg Road and public sanitary sewer is located along KY 237. Soil types on the site include Avonburg silt loam (Av), Jessup silt loam (JeD), and Rossmoyne silt loam (RsB, RsC).

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Industrial" uses. The Industrial classification is described as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The Land Use Element text makes the following statements that relate to the general area:

- A. The Hebron area will be dramatically affected by a planned 3rd north-south airport runway. This runway is described in detail in the Airport Master Plan and is shown on the Future Land Use Map. Construction of this runway will displace existing residential land uses, impact public land uses, and relocate or close roadways . . .

The existing and planned residential areas located on the east and west side of KY 237, north of KY 20, should remain, with an area of commercial uses around the KY 20 and KY 237 intersection to serve area development . . . ("Hebron Area," pg. 173).

- B. The property adjacent to the Public Library, on the north side of Cougar Path, should develop as various, clustered public facilities, and/or compatible commercial and office uses, to make use of the easy access to Hebron-Burlington-North Bend Road service areas. The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location as a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development. . . ("Hebron Area," pg. 174).

- C. Due to the impacts of noise, industrial uses are recommended along the east side of Limaburg Road, from Hossman Road south to KY 18. A substantial land area is located in the east-west flight path, extending west of KY 237, and is suitable for Business Park development. As a result, the 1995 Future Land Use Map shows Business Park uses extending west from KY 237 to Bullittsville Road with no access to Bullittsville Road. The north side of Conrad Lane, shown as Business Park, should contain an extensive buffer area to protect the developing residential subdivisions to the south. Planned Business Park development on Conrad Lane

east of KY 237 should be accessed through industrial development to the north and not contain access to Conrad Lane. Due to the existing aesthetic qualities of this area, including rolling topography and stands of mature trees, the industrial development of this area should incorporate these features into planned site designs. In particular, existing areas of mature woods should remain intact to retain the character of the KY 237 corridor and provide a transition into adjoining residential areas . . . ("Airport Area," pg. 172).

The Land Use Element provides the following general comments that relate to the proposal:

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pg. 158).
- B. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact ("Buffering," pg. 159).
- C. Developments in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways . . .

Developments along major roadways in Boone County must include landscaping and/or the use of berms between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping," pg. 159).

- D. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system ("Access Management," pg. 159).
- E. Developments in Boone County should give consideration to the overall design of the area. 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 motorist attention. . . .

The proper application of these guidelines help, in part, to achieve an overall objective of this Comprehensive Plan. This goal states that proper future growth management for Boone County is implemented. As a minimum, proper design and development must include the consideration and application of the above guidelines ("Designs, Signs, and Historic Preservation," pg. 160).

The Business Activity Element provides the following comments that relate to the general area.

- A. The Hebron area will experience additional commercial development along KY 20 as the northern area increases in population. The existing commercial center along KY 20, just east of KY 237, will probably not expand significantly because the new highways, I-275 and KY 237, have bypassed it. Commercial development in Hebron will center around the intersection of new KY 237 and KY 20 with a limited amount of convenience and neighborhood commercial uses north of the I-275 interchange to serve the SouthPark Industrial Park, Park West Industrial Park, and the growing number of residential subdivisions along North Bend Road. With the amount of residential construction expected in the North River area, larger scale commercial developments, such as drug stores and grocery stores will be needed.

Commercial development in this area should be designed to serve the northern part of Boone County. This commercial growth should coordinate with the existing and proposed industrial and residential developments, especially in terms of access . . . ("Areas of Future Commercial Activity," pg. 72).

- B. The area surrounding the Airport and Airport property should be closely examined to explore industrial and office development opportunities. This examination can be performed by using the Cincinnati/Northern Kentucky International Airport Master Plan and by conducting an Off-Airport Land Use and Zoning Study. Development of this area should occur with extreme sensitivity to the river view and to the steep slopes. The area to the west of the airport along Hossman Road may also be suitable for office oriented development if proper access and buffering can be accomplished . . . ("Areas of Future Industrial and Office Activity," pg. 73).

The Housing Element provides the following comments that relate to the general area.

- A. The new north-south runway will eliminate several existing subdivisions from the KY 20 corridor, east of Hebron. These include the Laurel Drive area, the part of Hickory Glen Subdivision south of Conner Road, Sycamore Drive, and Ada Lane. As shown on the Residential Growth Map, the growth along KY 20 in the Bullittsville area will continue. As demonstrated in Burlington where many Ethan's Glen residents relocated to subdivisions in that area, many Laurel Subdivision and Hickory Glen Subdivision residents may relocate to these new subdivisions west along KY 20 . . . ("Geographic Housing Issues, Hebron-Idlewild Area," pg. 87).

The 2000 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

- A. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- B. Proper design principles shall be applied in development ("Overall," Objective 3).
- C. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).
- D. Boone County shall strive to achieve a diversity and balance in land use. Land use and zoning decisions shall strive to balance the rights of landowners with the rights of the general public ("Overall," Objective 6).

- E. The needs of Boone County's population base are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- F. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are maintained and enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).
- G. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular shall minimize grading work as opposed to clearing the entire site. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).
- H. Existing vegetation shall be considered as both an important site characteristic and a community resource . . . ("Environment," Social Objective 4).
- I. Significant historic buildings, structures and sites, archaeological sites and natural features in Boone County are preserved ("Preservation," Goal).
- J. Plans for new or redeveloped commercial, industrial, institutional and residential sites shall be reviewed, and reasonable measures taken, to ensure identification and protection of significant historical, archaeological and architectural sites ("Preservation," Objective 4).
- K. Priority shall be given towards maintaining, protecting and improving the capacity and safety of the existing road system . . . ("Transportation," 1st Goal, Objective 11).
- L. Proper access to adjoining property shall be provided and/or retained when a property develops or redevelops . . . ("Transportation," 2nd Goal, Objective 3).
- M. The incremental effects of developments on the transportation system shall be evaluated and provided for . . . ("Transportation," 3rd Goal, Objective 4).

STAFF COMMENTS

1. The governing bodies will need to determine whether the application is in conformance with the Comprehensive Plan. While the Future Land Use Map designates the site for "Industrial" uses, churches are a Principally Permitted Use in the underlying C-2 zone and are a Conditional Use in the I-1 zone, a zone which is commonly used to implement the Industrial designation. The Comprehensive Plan's text does not discuss this specific site but does discuss a number of areas in the overall vicinity in detail. These discussions in brief include the following:
 - A. The Land Use Element and the Housing Element both discuss how the third north-south runway will dramatically affect the Hebron area. The Land Use Element states "construction of this runway will displace existing residential land uses, impact public land uses, and relocate or close roadways." The Housing Element notes that construction of the runway will eliminate several existing subdivisions.
 - B. The Land Use Element and the Housing Element both discuss the KY 237/KY 20 intersection area which is just north of this site. The Land Use Element states that the residential uses along KY 237, north of KY 20, should remain, and that this intersection area should be a commercial service center area coupled with higher density residential uses, which are connected to the older town of Hebron. Such a commercial service center at this intersection is also discussed in the Business Activity Element.
 - C. The Land Use Element states that "the property adjacent to the Public Library, on the north side of Cougar Path, should develop as various, clustered public facilities, and/or compatible commercial and office uses, to make use of the easy access to Hebron-Burlington-North Bend Road service areas."
 - D. The Land Use Element states that "due to the impacts of noise, industrial uses are recommended along the east side of Limaburg Road, from Hossman Road south to KY 18. A substantial land area is located in the east-west flight path, extending west of KY 237, and is suitable for Business Park development." This Element also states "the north side of Conrad Lane, shown as Business Park, should contain an extensive buffer area to protect the developing residential subdivisions to the south" and "due to the existing aesthetic qualities of this area, including rolling topography and stands of mature trees, the industrial development of this area should incorporate these features into planned site designs."

- E. The Business Activity Element states that "the area surrounding the Airport and Airport property should be closely examined to explore industrial and office development opportunities" and that "the area to the west of the airport along Hossman Road may also be suitable for office oriented development if proper access and buffering can be accomplished."
2. Staff offers the following comments regarding the standards set forth in Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these criteria.
1. Mixed Use Development and Pedestrian Orientation: Although this proposal is not a mixed use development in and of itself, it does help to diversify uses in the area and it correlates to the "institutional" or "civic" core which is developing in this area with the combination of the fire station, branch library, Conner campus, and Hebron Lutheran Church. As the roads in the area have design sections that are basically rural in character and the surrounding land uses tend to be destinations unto themselves, the overall area does not have any real pedestrian orientation. The construction of sidewalks along the public roads is typically required for such projects, although none have been required for the previous projects in the area due to the reasons already noted. Minimally, walks along the access drives between the proposed parking area and the public streets should be provided (and are required by the zoning regulations) and a sidewalk link to the Lents Branch should be considered if this is agreeable to the Boone County Library.
 2. Compatibility of Uses: As stated immediately above, it is Staff's conclusion that the proposal will reinforce the institutional/civic uses in the immediate area, and should not have an adverse relationship with the other uses in the area including the office/warehouse and commercial uses to the south, and the industrial park to the west across KY 237. Staff is concerned that the proposal could adversely affect the single family residences on the east side of Limaburg Road if proper caution is not exercised along this street frontage. The first concern is that a streetscape design which has screening/buffer qualities should be provided, but not one that is so dense that it detracts from the overall design of the project. Staff's initial recommendation is to provide meandering, intermittent berms along the Limaburg frontage (on each side of the defined yard area for the existing residence on the lot, from the proposed Limaburg access point southward) along with landscaping from Buffer Yard B in Article 37 of the zoning regulations, or a similar plant mix. Additionally, any site lighting in this part of the site should be used to illuminate the intersection of the new access drive and Limaburg Road only.

3. Open Space: This standard states that "useable open space(s), in an amount over and above setback areas and open areas required by the underlying zone, shall be provided." The amount of open space is over and above that required by the underlying C-2 zone, and can be used for recreation or other outdoor purposes (especially the "outlot" area at the Cougar Path/Limaburg intersection). The applicant should explain whether any of the open space is intended for athletic use, gardens, etc.
4. Multi-Modal Transportation System: Pedestrian issues have been outlined under #1 above. Additionally, Article 33 of the Zoning Regulations requires a bike rack to be provided.
5. Preservation of Existing Site Features: Based on the submitted grading concept, the existing pond and tree cover near the pond, the trees in the yard area surrounding the residence, and part of the existing tree line along the south property line, will be retained under the phase 1 plan. Staff recommends that as much of the existing tree line along the south property line be retained as possible, and that the applicant further evaluate the grading concept prior to the Zone Change Committee meeting to determine whether retention of the entire tree line is feasible. For areas where retention is not feasible, the "woodscaping" approach which is being used on the adjoining lot to the south could be implemented.
6. Landscaping: No landscape concept was submitted with this proposal. Other than the Limaburg Road streetscape and retention of the existing tree line along the south property line already mentioned, Staff has no comments regarding this standard provided the normal requirements of Article 37 are met (no exceptions to these requirements have been requested).
7. Architecture: Staff has concluded that the proposed building design is an appropriate solution that relates to the other institutional/civic buildings in the area and the medical office building to the south along KY 237. Staff's only issue with the building design itself is that the applicant should clarify the proposed roofing materials (for reference purposes, the Lents Branch has asphalt shingles and the medical office building to the south has a standing seam metal roof; both are some shade of gray). Also, any accessory structures (such as the dumpster enclosure or a maintenance shed) and any site furniture (such as freestanding site lighting fixtures) should architecturally correlate to the building itself.
8. Historic and Prehistoric Features: The Jacob Crigler House, which appears to have been built in the 1870's, is located on the Limaburg Road frontage of the property. Comments from Matthew E. Becher, AICP, Rural/Open Space Planner,

regarding this structure and an adjoining smokehouse are attached (refer to attached memo dated 4/16/03).

9. Signage: Signage has not been outlined in the application materials. This standard states that "building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height." Due to the design and stature of the proposed building, Staff recommends that the predominate signage on the site be the monument style sign(s) recommended in this standard versus building mounted, even if this means that more than one monument style sign is permitted on the site (only one freestanding sign is permitted by Article 34 "Signs" of the zoning regulations). Consideration could be given for one monument sign on the KY 237 frontage and perhaps one for either of the two other street frontages by an access point. Reasonable sizes and heights will depend on the specific street frontage involved (such as 10' high and 100 square feet along KY 237 and a much more limited size and height on the other frontage, such as 5' high and 24 square feet). The signs (building mounted or monument) should relate to the design of the building and avoid "synthetic" appearing materials (plexi-glass faces, etc.) and internal illumination, and any monument sign(s) should use a design and materials which relate to the building itself.

10. Transportation Connections and Entry Points: Other than the sidewalk links already discussed above, Staff has no comments on this standard.

11. Conformance with Comprehensive Plan: The Comprehensive Plan is discussed above.

3. Comments were received from William F. Madden, P.E., TEBM for Traffic, Kentucky Transportation Cabinet, District 6 (refer to attached letter dated 4/9/03). Mr. Madden has noted that the access point on Limaburg Road is subject to permitting by the Cabinet, and that the proposed driveway meets the Department's specifications for sight distance. Greg Sketch, P.E., PLS, Boone County Engineer, has stated that the Boone County Public Works Department has no concerns with this proposal as all access points are on KTC maintained roads (refer to attached memo dated 4/14/03).
4. Gary Aman of Sanitation District #1 has commented that the District has adequate sanitary capacity to serve the project as shown on the submitted plans (refer to attached e-mail dated 4/15/03).

5. For informational purposes, the applicant will need to clarify at the site plan stage whether the sanctuary and other spaces (classrooms, etc.) of the building will be used simultaneously or not to ensure that a permitted amount of parking spaces is provided. If the sanctuary and other spaces are not used simultaneously, then the submitted Concept Development Plan actually illustrates more spaces than are permitted by the zoning regulations (83 maximum permitted based on proposed number of seats, 161 are proposed), although from a nominal standpoint the number of proposed parking spaces does not appear to be disproportionately high to staff when considering the size of the proposed facility.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the standards and requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations and the potential impacts on the existing and planned uses in the area. The Future Land Use Map should be amended to reflect "Public/Institutional" uses if this request is approved.

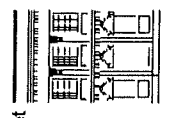
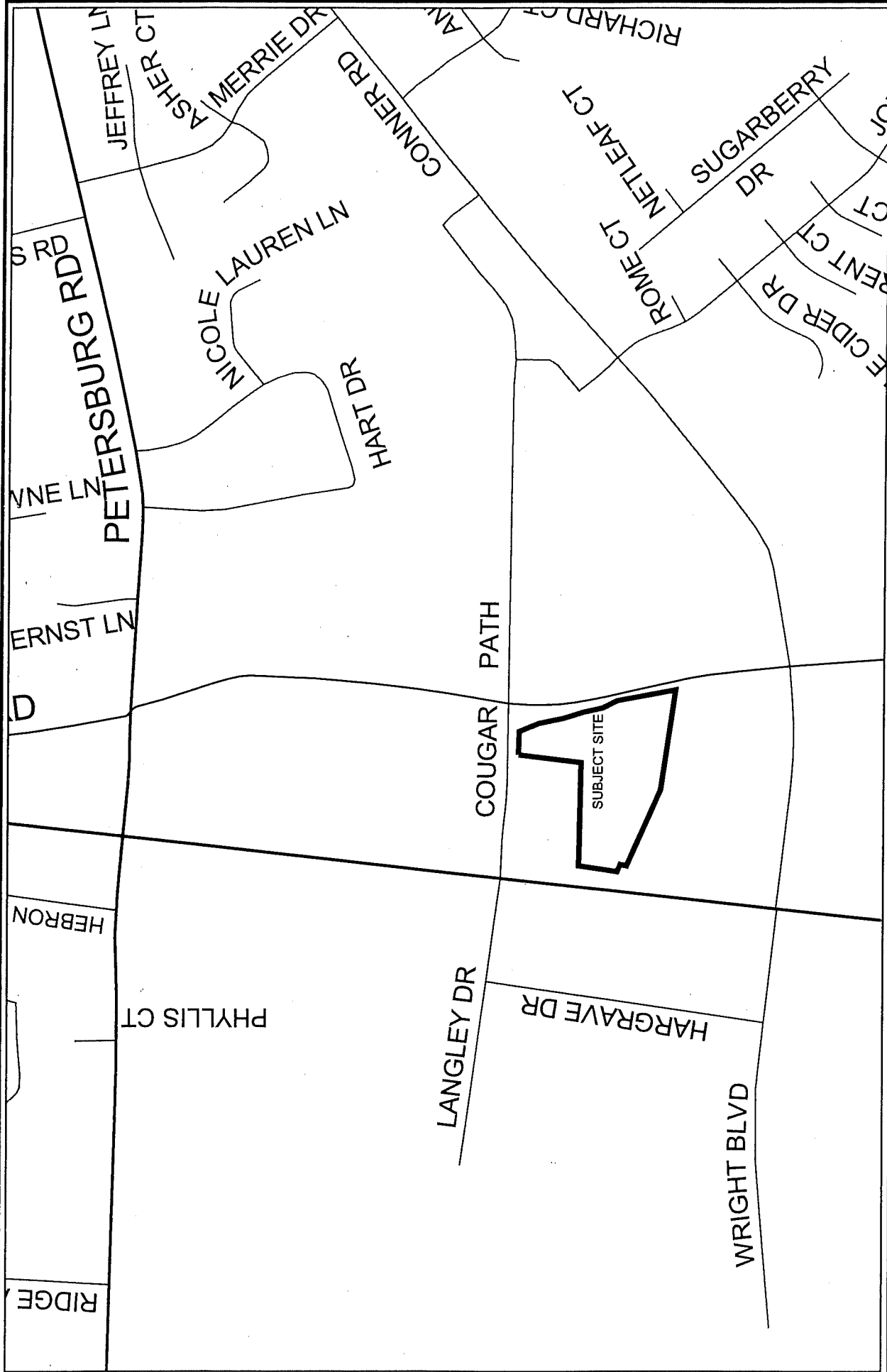
Respectfully submitted,



Kevin T. Wall, AICP CDT
Director, Zoning Services

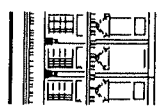
Attachments:

- location map
- aerial photo w/ zoning
- Future Land Use Map excerpt
- topographic map
- 9/15/99 Committee Report and two Concept Development Plan options for adjoining Hargis/Hemmer development
- 4/16/03 memorandum from Matthew E. Becher, AICP, Rural/Open Space Planner
- 4/9/03 letter from William F. Madden, P.E., TEBM for Traffic, Kentucky Transportation Cabinet, District 6
- 4/14/03 memorandum from Greg Sketch, P.E., PLS, Boone County Engineer
- 4/15/03 e-mail from Gary Aman, Sanitation District #1
- application materials including Concept Development Plan



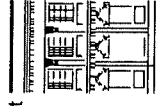
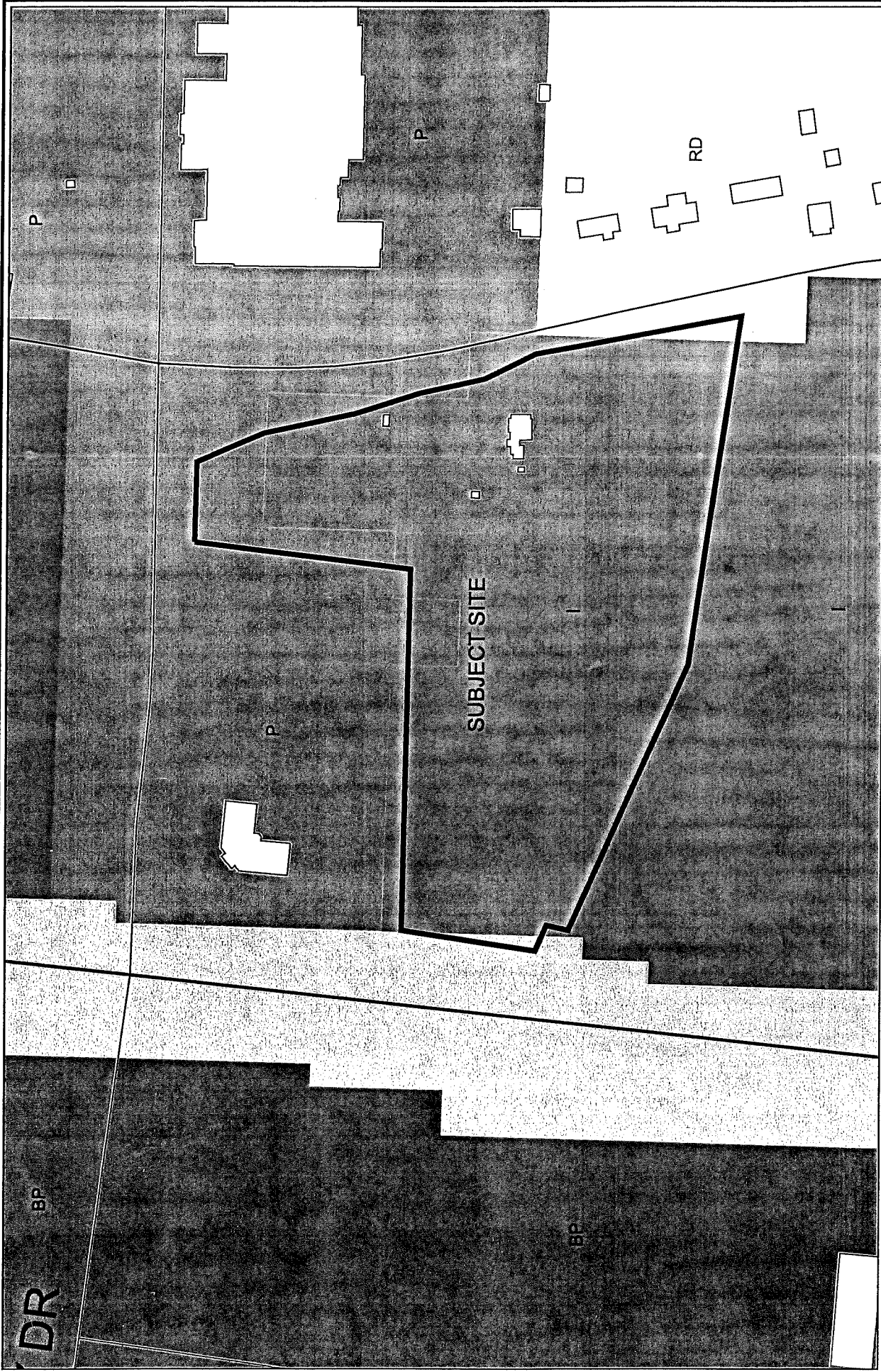
1 inch equals 700 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 April 3, 2003

Location



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1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
April 3, 2003

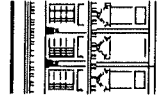
Zoning



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Boone County Planning Commission
GIS Services Division
April 3, 2003

Future Land Use



1 inch equals 200 feet

Produced by the
Boone County Planning Commission
GIS Services Division
April 3, 2003

Topography

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: September 15, 1999

RE: Request of Mike Hargis/Paul Hemmer Companies (applicants) for Paul Hemmer Development Co. III (owner by option) to consider a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 14.6 acre tract located on the northeast corner of the intersection of KY 237 and Conner Road, Boone County, Kentucky. The request is for a Concept Development Plan to allow commercial and office/research/warehouse uses.

REMARKS:

We, the Committee, recommend approval of this request based upon the findings of fact and with the following conditions:

Findings of Fact

1. The Committee has concluded that the submitted Concept Development Plans, which propose commercial and office/research/warehouse uses are in general agreement with the Boone County Comprehensive Plan's Future Land Use Map, which identifies the site for "Business Park" uses. The plan describes this designation as "a mix of office warehouse, research, office, and light industrial uses in a park like setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment".
2. The Committee has concluded that the proposed Concept Development Plans are in general agreement with the listed Goals and Objectives for Business Activities in the Boone County Comprehensive Plan. One of the listed objectives states that the large scale mixing of commercial and non-commercial uses shall occur in planned developments or in areas where consideration has been given to assure compatibility with surrounding land uses. The location of large scaled commercial uses shall take into consideration existing or planned infrastructure conditions so as to protect the existing and future population and businesses.
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the planned development standards section 1514 of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant has signed a letter demonstrating agreement with these conditions.

Conditions

1. The future tenants in the development will be prohibited from having a business that performs any of the following Industrial-One (I-1) activities:
 - a. Food and kindred products, including the manufacture or processing of grain, sugar, oil, fat, glues, grease, tallow, lard gelatin, vinegar, yeast, starch, dextrin, glucose and sauerkraut. Also prohibited are the primary manufacture of meat and fish, which include the stocking and storing of live animals or garbage, offal or dead animal reduction or dumping of any tanning, curing or storage of rawhides or skins;
 - b. Textile mill products, including the primary manufacture of dyes, fibers, felt, and rubber goods;
 - c. The wholesale trade of groceries and related products in enclosed facilities, including animals and raw farm materials and products;
 - d. Automobile and truck rentals;
 - e. Truck stops;
 - f. Recycling centers;
 - g. Fire stations or fire related or protective services including rescue services;
 - h. Storage of explosives, fireworks, gas, or petroleum;
 - i. Blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining, or smelting;
 - j. Creosote treatment;
 - k. Distillation of bones, coal or wood;
 - l. Poultry and small game dressing and packing;
 - m. Bowling centers, roller skating rinks, miniature golf courses, golf driving ranges, soccer fields and baseball fields;
 - n. Wholesale vehicle sales or auctions;
 - o. Churches, synagogues, temples and other places of religious assembly for worship.
2. Only monument style security lighting will be allowed in the area between the building and Limaburg Road.

Phil Damstrom

Phil Damstrom, Chairman

For _____ Against _____
Abstain _____ Absent _____

W. Thomas Chaney

W. Thomas Chaney

For _____ Against _____
Abstain _____ Absent _____

Mark Hicks

Mark Hicks

For _____ Against _____
Abstain _____ Absent _____

Bob Newman

For _____ Against _____
Abstain _____ Absent

Lisa Wilson

Lisa Wilson

For _____ Against _____
Abstain _____ Absent _____

TOTAL: 4 FOR — AGAINST — ABSTAIN 1 ABSENT

BOONE COUNTY HISTORIC PRESERVATION REVIEW BOARD

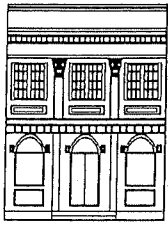
2995 Washington Street, Burlington, KY 41005

859-334-2111

FAX 859-334-2264

E-Mail:

mbecher@boonecountyky.org



MEMORANDUM

TO: Kevin T. Wall, AICP, Director of Zoning Services

FROM: Matthew E. Becher, AICP, Rural/Open Space Planner *MEB*

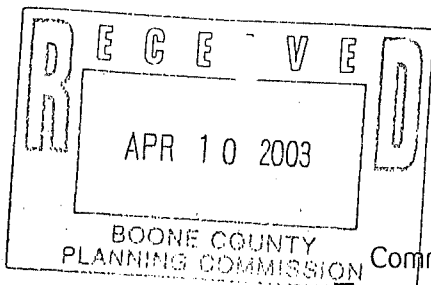
DATE: April 16, 2003

RE: Jacob Crigler House

Based on its architectural style, the house located at 3427 Limaburg Road appears to have been built in the 1870s. The historic name - Jacob Crigler House - is inferred from the property owner indicated on the 1883 Atlas of Boone, Campbell and Kenton Counties. The property was initially recorded in the late 1970s by the Kentucky Heritage Commission and designated Kentucky Historic Resource number Be-123. This inventory form was last updated in 1993.

The Crigler House is a good representation of a doublecell plan dwelling in Boone County. Italianate styling is evident in the simple brackets that adorn the cornice line. The house is two stories high with a 4-bay facade. It has a side-gabled roof with interior chimneys and a 1-story gabled ell adjoins the rear of the building. The windows of the facade and side elevations feature 2-over-2 sash, while 6-over-6 windows are present in the rear elevation of the main block and in the ell. With the exception of synthetic siding, the house retains a good deal of its historic integrity. A small "bump-out" has been added at the rear of the second story, possibly to accommodate a bathroom. A breezeway was added to connect the house with the modern garage, which is set on a slight slope behind the house. A smokehouse believed to date to the early 20th Century is located behind the house.

Overall, the Crigler House retains a good deal of its historic integrity, although the historic significance of the property (and related outbuildings) has never been assessed. Although the initial phase of the proposed development will impact the setting, there are no direct impacts to the historic buildings on the property (the house and smokehouse). Therefore, staff recommends that an evaluation of the historic significance of the property be deferred until the applicant submits a proposal that includes demolition (or significant alteration) of the Jacob Crigler House and adjacent smokehouse.



BOONE COUNTY
PLANNING COMMISSION Commonwealth of Kentucky

Transportation Cabinet

Department of Highways, District Six

421-423 Buttermilk Pike & I-75, P. O. Box 17130

Covington, Kentucky 41017

859/341-2700, (Fax) 859/341-3661

Samuel H. Beverage

Chief District Engineer

Paul E. Patton
Governor

James C. Codell, III
Secretary of Transportation

Clifford C. Linkes, P.E.
Deputy Secretary

April 9, 2003

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

ATTENTION: Kevin Wall, Director, Zoning Services

RE: Hebron Baptist Church
Development Plan
KY 3168, Limaburg Road
BOONE COUNTY

Dear Sir,

This letter is in response to your letter dated April 2nd, 2003 regarding questions concerning the Development Plan and access point for the above-mentioned project.

The Departments' involvement with this request is only the access point on KY 3168 "Limaburg Road". The sight distance for the driveway is within the Departments' Specifications.

This is subject to the formal encroachment permitting application that is required to be forwarded to the Department for final review.

Should you have any questions, or need additional information, please contact this office.

Sincerely yours,

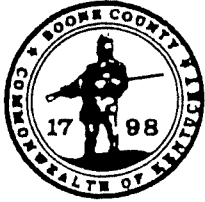
Samuel H. Beverage, P. E.
CHIEF DISTRICT ENGINEER

William F. Madden, P. E.
TEBM FOR TRAFFIC

ECT/dlt

Cc: S. H. Beverage





Boone County Public Works Department

5645 Idlewild Rd.
Burlington, KY 41005

Gary W. Moore
County Judge-Executive

Gregory V. Sketch, PE, PLS
County Engineer

Phone: (859) 334-3600
Fax: (859) 334-3598
www.boonecountyky.org

James E. Parsons
County Administrator

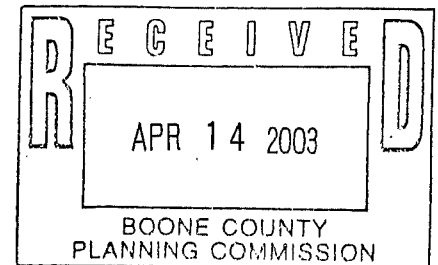
MEMORANDUM

TO: Kevin Wall, Director, Zoning Services
Boone County Planning Commission

FROM: Greg Sketch, PE, PLS
Boone County Engineer

RE: **Proposed Concept Development Plan
For Hebron Baptist Church**

DATE: April 14, 2003



This is in response to your request for input concerning the request for the approval of a concept development plan for Hebron Baptist Church on a tract of land east of North Bend Road (KY 237), west of Limaburg Road (KY 3168) and south of Cougar Path. Boone County Public Works has no concerns of this proposal as all access points enter Kentucky Transportation Cabinet maintained roads.

Thank you for the opportunity for input in this matter.

c: Jim Parsons, Boone County Administrator

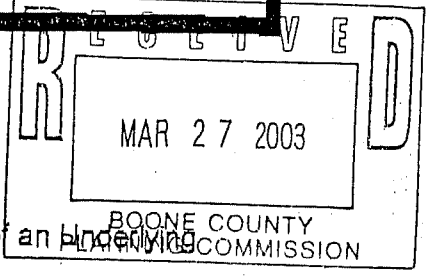
Kevin Wall

From: Gary Aman [GAMAN@sd1.org]
Sent: Tuesday, April 15, 2003 1:16 PM
To: KWall@boonecountyky.org
Subject: Hebron Baptist Church Concept Plan

Sanitation District No.1 has adequate capacity to serve the proposed development as shown on the plans submitted for review.

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an underlying Zone in a Planned Development)
- Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)

- 2. Name of Project Hebron Baptist Church
- 3. Location of Project Ky 237 / Cougar Path / Limaburg Rd.
- 4. Total Acreage of Site 8.8741 acres
- 5. Current Zoning C-2 / PD
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) N/A
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No

8. Proposed Uses (please specify each use) Church and Parking

9. Proposed Building Intensities (please specify) Phase I Church / Sanctuary 28,322 sq. ft.

10. Have you submitted a Concept Development Plan? _____

11. Are you also applying for:
NO Conditional Use Permit
NO Dimensional Variance

12. Name of Applicant(s) Miller Valentine Construction - Rex Manemann
Phone Number (937) 293-0900 Fax No. (937) 299-1564

13. Address of Applicant(s) 4000 Miller Valentine Court
Dayton Ohio 45439
City State Zip

14. Name of Property Owner(s) Hebron Baptist Church
Phone Number (859) 689-7282 Fax No. (859) 689-7282

15. Address of Property Owner(s) 1488 Petersburg Rd.
Hebron Ky 41048
City State Zip

16. Are there any existing buildings on the site? Yes
How many? Residential House / Shed

17. Deed Book 640 Page No. 180 Group No. 2007

18. Have you had a pre-application meeting with BCPC Staff? Yes

Concept Development Plan

Page 2

19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water and Sewer District
- Florence Water and Sewer Commission
- Union Light Heat and Power
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department
- Northern Kentucky Health District
- U.S. Soil Conservation Service
- Local School District
- Local Fire District
- Other: _____

20. Concept Development Plan Jurisdiction/Location
 Unincorporated Boone County Walton
 Florence Union

21. Applicant's Signature(s) Ray Manemann

* 22. Property Owner's Signature(s) SEE ATTACHED LETTER

SECTION B (To be completed by BCPC Staff)

1. Date Received 3-27-03 Fee Received: \$1,491.00 R# 34605
2. Check what has been submitted:
 Application Fee Legal Description
 Concept Development Plan Addresses of Adjoining Property Owners
 No. of copies of plan received **
3. Is application complete? YES NO
4. Staff Reviewer KENIN WALL
5. Committee Chairperson _____
6. Scheduled Public Hearing Date 4/23/03
7. Boone County Planning Commission Action:
 Approved
 Approved With Conditions
 Denied
8. Other: _____

** Five (5) Copies Required

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountky.org - E-Mail
www.boonecountky.org - Web Page

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.
BCPC:8/2002



HEBRON BAPTIST CHURCH

"Proclaiming Christ's Love"

March 25, 2003

Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

To Whom It May Concern:

This letter will serve as authorization for Miller-Valentine to act on our behalf for the purpose of submitting a master plan for zoning permit approval.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Toole".

Dr. Gayle Toole
Pastor

A handwritten signature in cursive script that reads "Fred Wilson".

Fred Wilson
Chairman of Trustees

David E. Estes Engineering, Inc.
 1000 South Main Street
 Boone County, Kentucky 40303
 Phone: 606-335-1111
 Fax: 606-335-1112
 www.daveestes.com

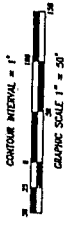
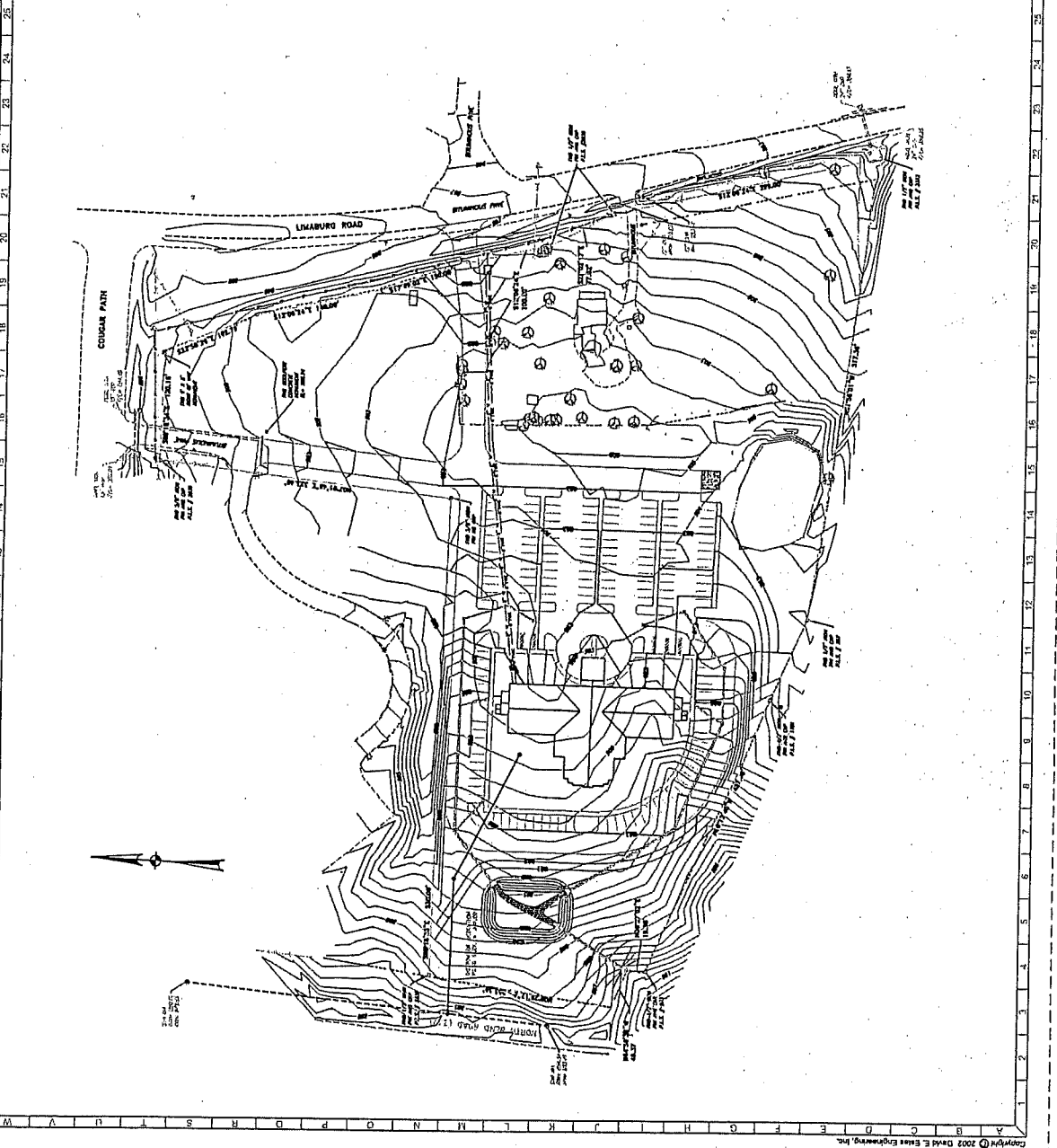
DATE	DESCRIPTION

HEBRON BAPTIST CHURCH
 BOONE COUNTY, KENTUCKY

PROJECT	HEBRON BAPTIST CHURCH
DATE	03/20/03
SCALE	1" = 50'
DATE	03/20/03
SCALE	1" = 50'

GENERAL NOTES:

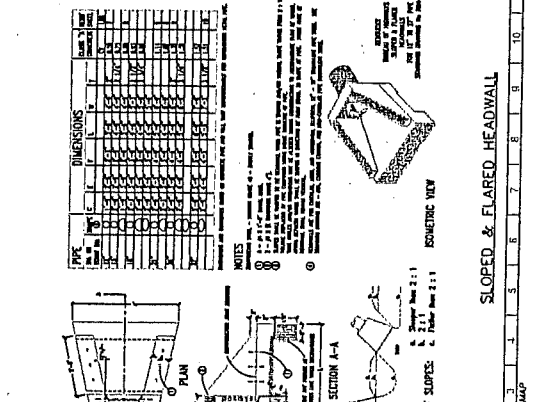
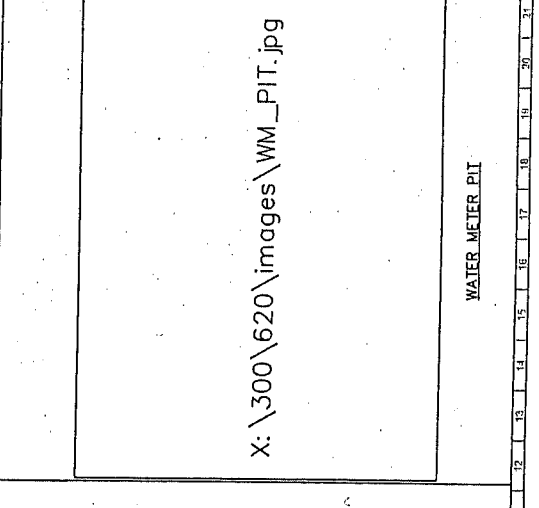
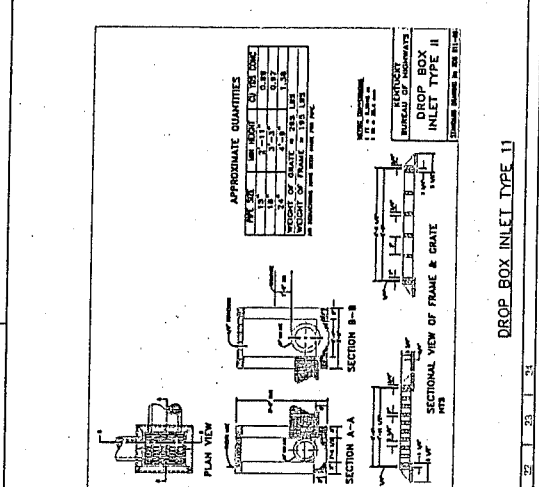
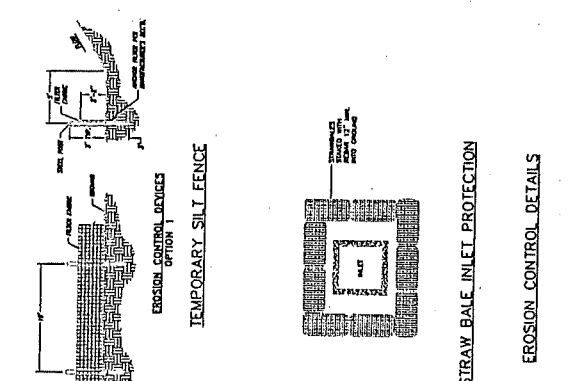
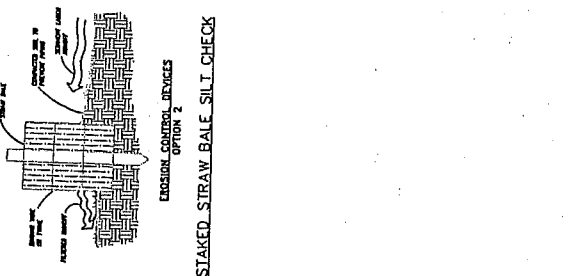
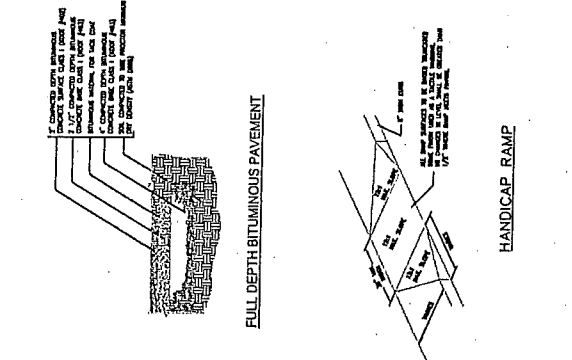
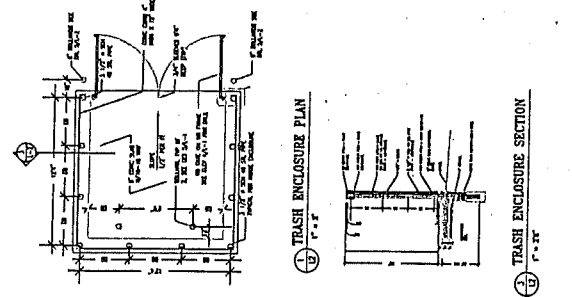
1. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.
3. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THESE UTILITIES AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.
4. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THESE UTILITIES AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.
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10. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THESE UTILITIES AND HAS FOUND NO EVIDENCE OF CONTAMINATION OR OTHER HAZARDOUS CONDITIONS.



NO.	DATE	DESCRIPTION
1	08/11/09	ISSUED FOR PERMITS
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3	08/11/09	ISSUED FOR PERMITS
4	08/11/09	ISSUED FOR PERMITS
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30	08/11/09	ISSUED FOR PERMITS
31	08/11/09	ISSUED FOR PERMITS

HEBRON BAPTIST CHURCH
 BOONE COUNTY, KENTUCKY

DATE	08/11/09
DRAWN BY	DAVID E. ESTES
CHECKED BY	DAVID E. ESTES
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	09-001
DATE PLOTTED	08/11/09
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	09-001
DATE PLOTTED	08/11/09



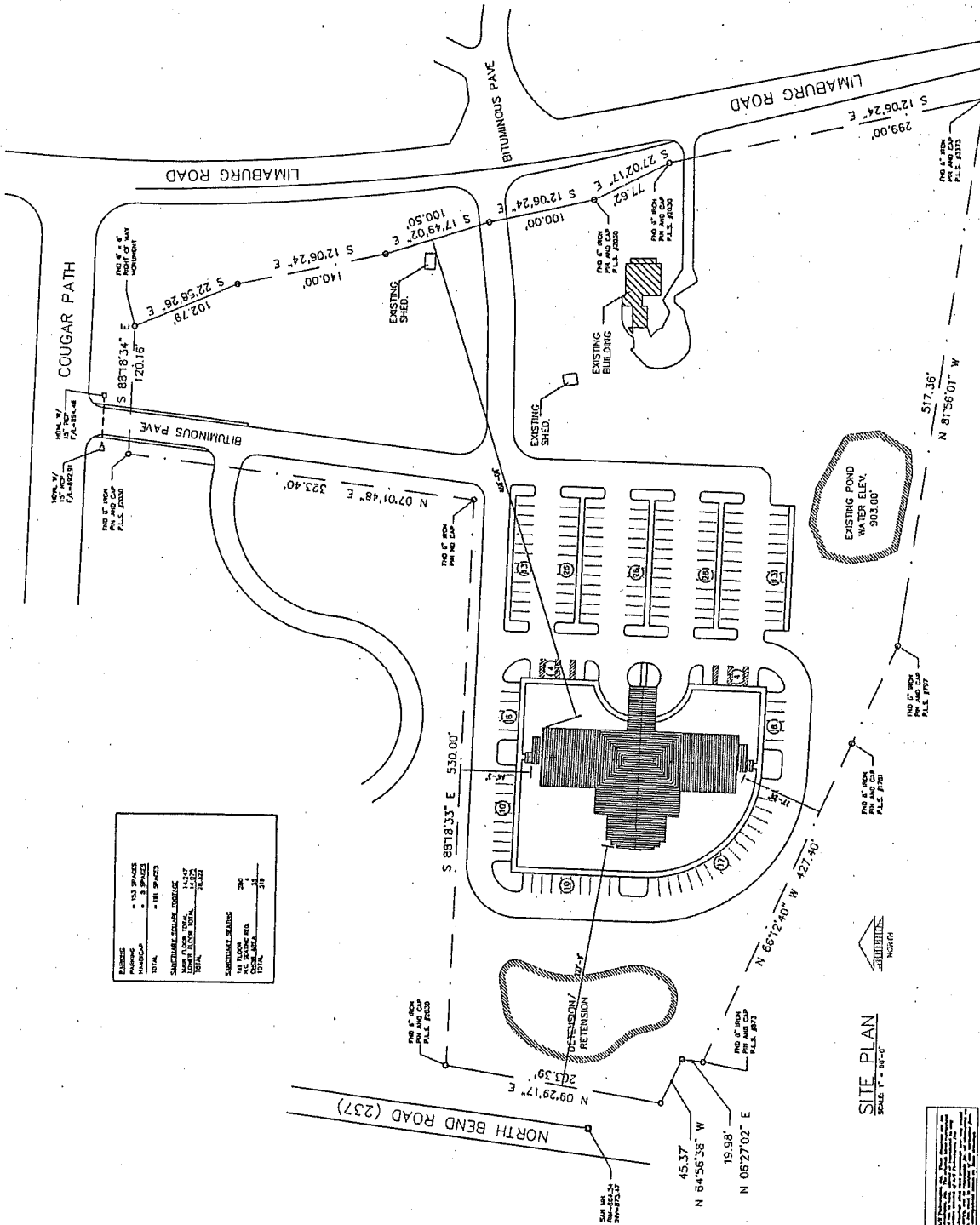
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Copyright © 2002 David E. Estes Engineering, Inc. 300-055

Project No.	AS1.1
Client	HEBRON BAPTIST CHURCH
Drawn By	AS1.1
Checked By	AS1.1
Date	07/27/22
Scale	AS1.1
Author	AS1.1
Group	AS1.1
Company	AS1.1

ARCHITECTURAL SITE PLAN
 PREPARED FOR CLIENT BY
 HEBRON BAPTIST CHURCH
 HEBRON, KY

A/B Technologies, Inc.
 Architectural & Interior Design
 Engineering & Land Planning
 100 East Swanton Street
 Indianapolis, IN 46118
 TEL (317) 544-1111
 FAX (317) 544-1112



BLASING	100 SPACES
PARKING	3 SPACES
MANICURE	100 SPACES
TOTAL	203 SPACES
SURFACE AREA (TOTAL)	11,247
ASPHALT (TOTAL)	11,247
TOTAL AREA	11,247
SURFACE AREA (TOTAL)	11,247
ASPHALT (TOTAL)	11,247
TOTAL AREA	11,247



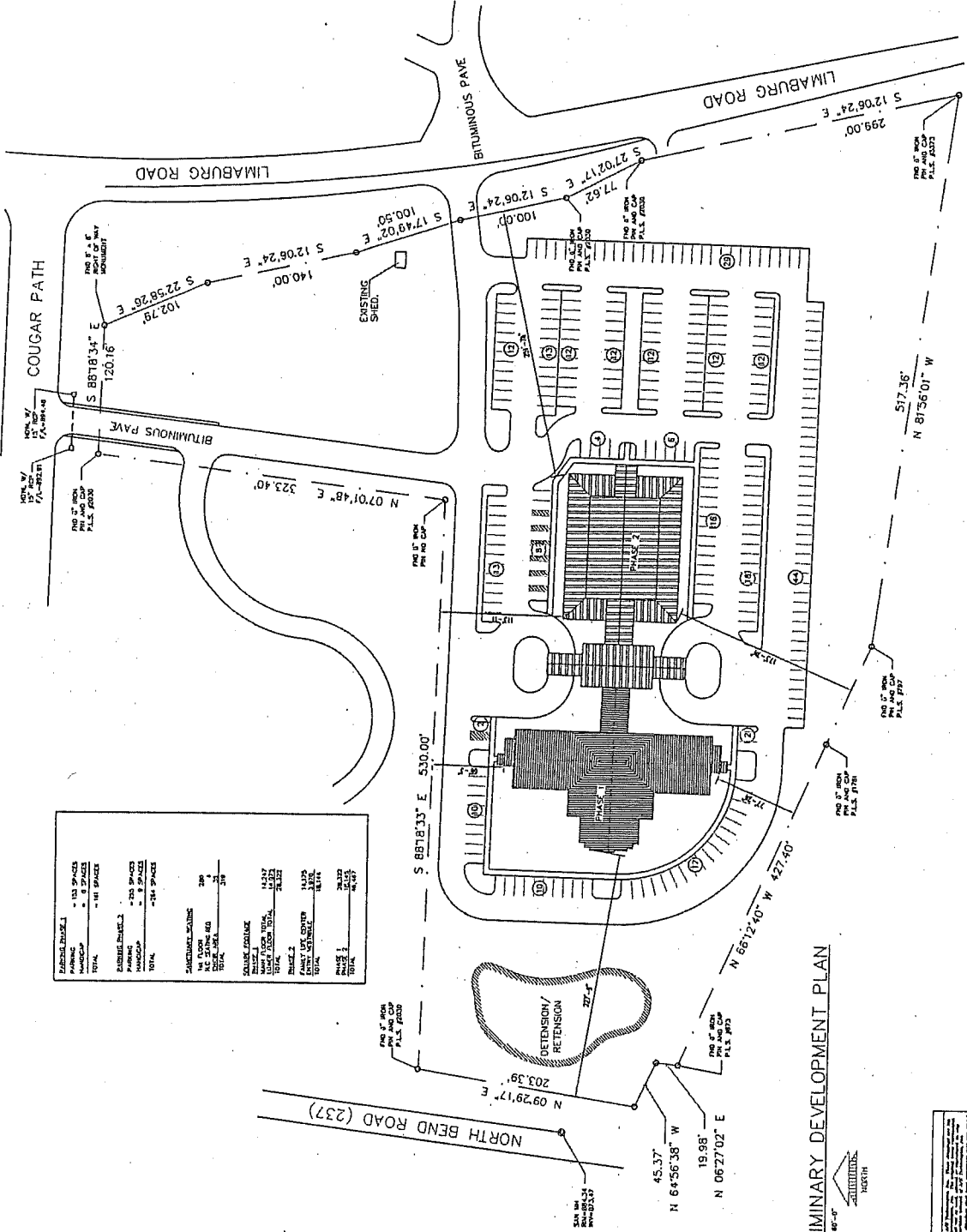
SITE PLAN
 SCALE: 1" = 80'-0"

Project No.	AS1.1
Client	HEBRON BAPTIST CHURCH
Drawn By	AS1.1
Checked By	AS1.1
Date	07/27/22
Scale	AS1.1
Author	AS1.1
Group	AS1.1
Company	AS1.1

Project No.	10000000
Client	HEBRON BAPTIST CHURCH
Drawn By	ML
Check By	ML
Date	02/27/10
Name	ML
Address	10000000
City	HEBRON, KY
State	KY
Country	USA
Scale	AS SHOWN
Sheet No.	PD1.1

PRELIMINARY DEVELOPMENT PLAN
 PROJECTED 14th BUSINESS TRM
 HEBRON BAPTIST CHURCH
 HEBRON, KY

A/E Technologies, Inc.
 Architectural & Interior Design
 Engineering & Land Planning
 P.O. Box 100
 Hebron, KY 40340
 TEL: (502) 441-1100
 FAX: (502) 441-1100
 www.aetech.com



BLANK SPACE	133
PARKING	8
MANICAP	11
TOTAL	152
BLANK SPACE	133
PARKING	8
MANICAP	11
TOTAL	152
BLANK SPACE	133
PARKING	8
MANICAP	11
TOTAL	152

PRELIMINARY DEVELOPMENT PLAN
 SCALE: 1" = 80'-0"
 NORTH

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATH UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SURFACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROOF UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FLOOR UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CEILING UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WINDOW UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIR UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ESCAPE ROUTE UNLESS OTHERWISE NOTED.

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 Checked By: [blank]
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 Name: [blank]
 Phone: [blank]

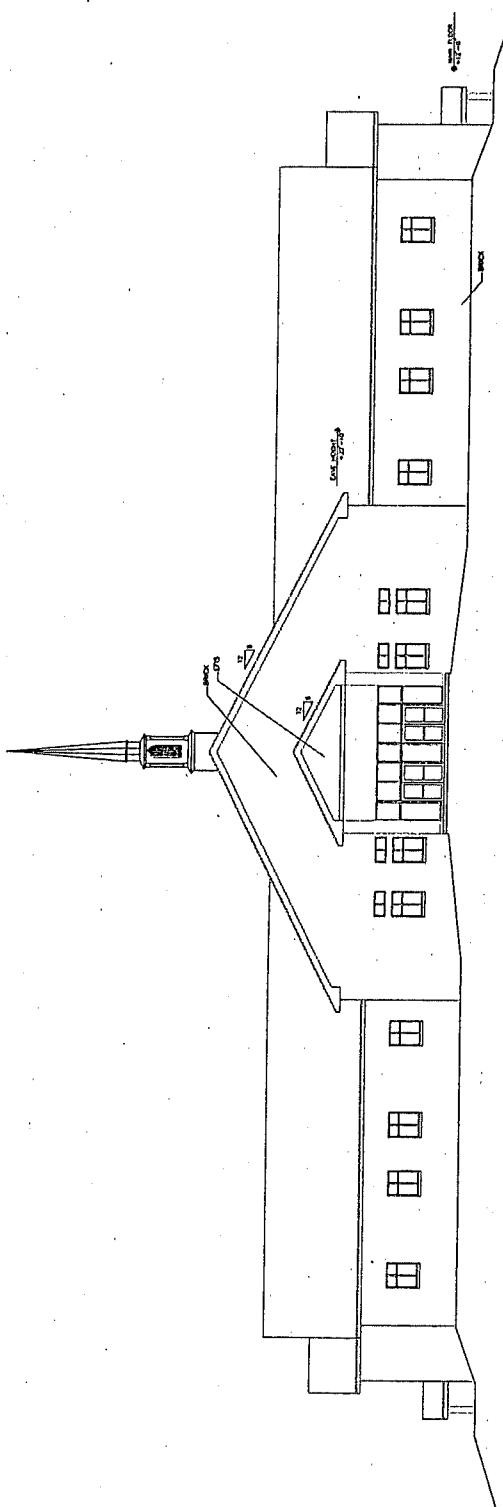
Project Title
 Location
 Client
 Designer

11111 of V...
 Construction, LLC
 11111 of V...
 Construction, LLC

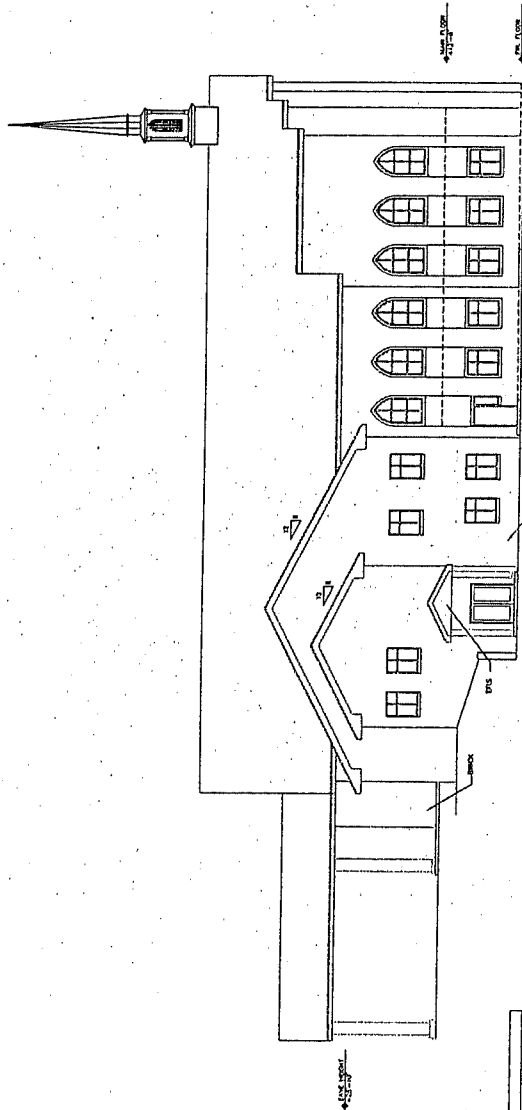
EXTERIOR ELEVATIONS
 ARCHITECTURAL & INTERIOR DESIGN
 HEBRON BAPTIST CHURCH
 HEBRON, KY

A/B Technologies, Inc.
 Architectural & Interior Design
 Engineering & Land Planning
 2715 East Washington Street
 Lexington, KY 40518
 TEL (603) 884-1818
 FAX (603) 884-1818

A2.1



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



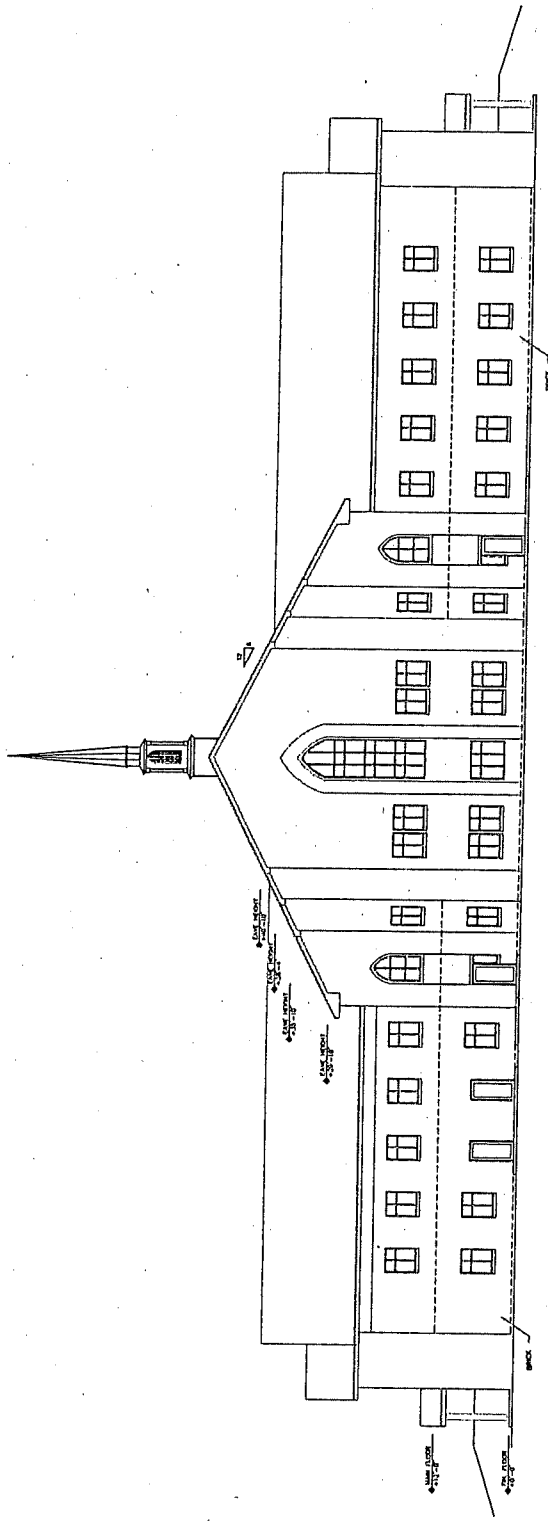
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

NOTES:
 1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 2. SEE MECHANICAL DRAWINGS FOR VENTILATION AND CLIMATE CONTROL.
 3. SEE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER.
 4. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND ROOFING.
 5. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR HARDSCAPE AND SOFTSCAPE.

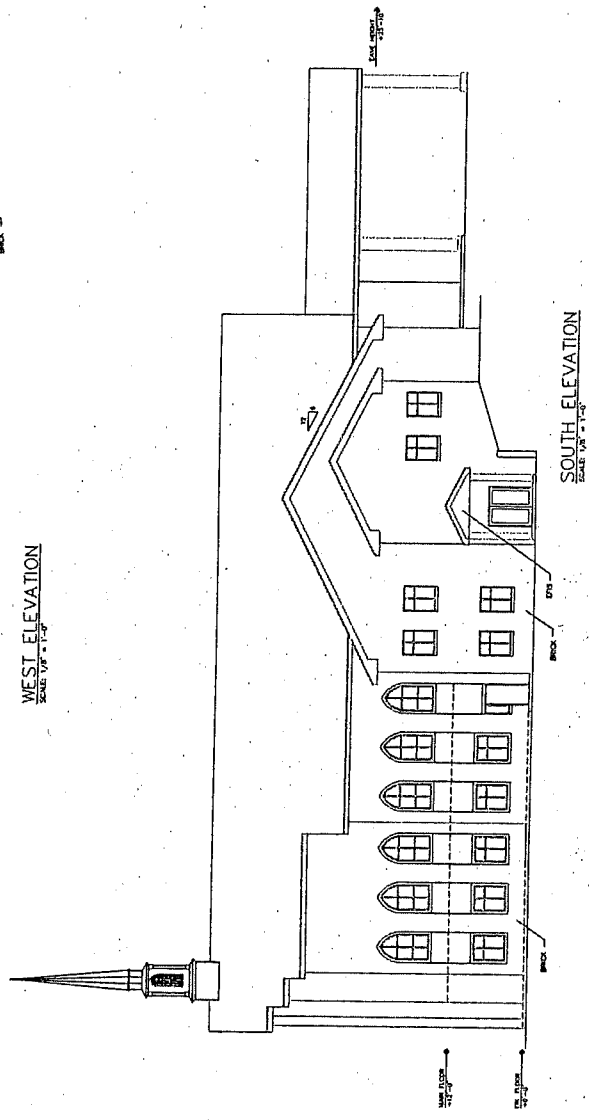
Project No.	1000000001
Client	HEBRON, KY
Architect	A/B Technologies, Inc.
Contract No.	1000000001
Contract Date	08/27/2010
Contract Value	
Contract Status	
Contract Description	
Contract Location	
Contract Contact	
Contract Phone	
Contract Email	
Contract Website	
Contract Notes	

EXTERIOR ELEVATIONS
 PROJECT: THE BRICKS
 HEBRON, KY
 HEBRON BAPTIST CHURCH

Project No.	A2.2
Client	HEBRON, KY
Architect	A/B Technologies, Inc.
Contract No.	1000000001
Contract Date	08/27/2010
Contract Value	
Contract Status	
Contract Description	
Contract Location	
Contract Contact	
Contract Phone	
Contract Email	
Contract Website	
Contract Notes	



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

Project No.	A2.2
Client	HEBRON, KY
Architect	A/B Technologies, Inc.
Contract No.	1000000001
Contract Date	08/27/2010
Contract Value	
Contract Status	
Contract Description	
Contract Location	
Contract Contact	
Contract Phone	
Contract Email	
Contract Website	
Contract Notes	

Public Hearing Item No. 2:

Commission Members Present: Mr. Bunger, Mr. Hicks - Chairman, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Schwenke, and Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Kevin Wall, AICP, CDT - Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the second item on the Agenda:

Applicant: **Miller Valentine Construction c/o Rex Manemann for Hebron Baptist Church (owner)**

Request: **Concept Development Plan**

The request of Miller Valentine Construction c/o Rex Manemann for Hebron Baptist Church (owner) for a Concept Development Plan for an 8.87 acre tract on the east side of KY 237 and the south side of Cougar Path to both the south and east of Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and 3427 Limaburg Road, Boone County, Kentucky. The request is for a Concept Development Plan to allow a church in a Commercial Two/Planned Development (C-2/PD) zone.

Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Gayle Toole, Pastor of Hebron Baptist Church, stated that the church was organized forty-five years ago in Hebron. They have been in their existing building for thirty-five years and, with the airport expansion, they have to move. They are pleased to have found this property and to keep their ministry in Hebron.

Mr. David Fry with Miller Valentine, 2620 Visa Ridge Drive, Troy, Ohio, reviewed a Power Point presentation entitled "New Facility Presentation of Hebron Baptist Church". The first slide was the overall Master Plan. Mr. Fry indicated the parking area, the drainage pattern, and the access points. He stated that they have future plans for a foyer going into the church, more classrooms, or a gymnasium. They are trying to keep the green space areas for recreation. He

indicated the approximate location of the dumpster, which will be screened and fenced and will meet the guidelines. He reviewed the Phase I Site Plan noting the drop off area and the lighting. He stated that they will provide photometrics and they will keep the lighting on the parking area and on the property. He presented the Main Level Floor Plan noting the parking lot, drop off area, administrative offices, and classrooms. The offices and classrooms will be used during the week and some of the classrooms will also be used in the evening. The classrooms may be used for children during the worship services. He stated that there is seating in the church for 320 people. There is a fellowship area for 230 – 290 people and approximately twenty-four classrooms. Mr. Fry presented the exterior of the building, which is totally brick with a standing seam metal roof. Phase I will be a 27,471 square foot building. He stated that it is their intent to use materials that blend. He presented a revolving slide showing all sides of the building. Mr. Fry presented a rendering of the proposed sanctuary. This completed the applicant's presentation.

The Chairman asked if there was anyone present who wished to speak in favor of the request. Mr. Gil Clifton came to the microphone to say that he was in favor and all the others present indicated that they were also in favor.

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Mr. Reynolds asked if the Committee needs to know what the second phase will look like in detail. Mr. Wall responded that there is no design for Phase II, and the Committee might want to ask for a Building Concept Plan. The Committee might want to think about imposing a condition relative to the building design and may want it to come back to Committee.

Mr. Poe stated that if the applicant provides the Committee with the Concept Plan in detail, the Committee can make the decision and as a condition state that in the future if it does not meet the original concept, then it would have to come back. Counselor Wilson advised that Staff can work with the Committee to develop a condition. He stated that the Committee may want to impose a condition that gives criteria to review the Phase II building.

Mr. Costello stated that the application form says “proposed building, Phase I, church building, 28,320 square feet” but there is a drawing that shows all the phases, the building footprint, and identifies the access. He believes there is a reasonable amount of information provided. It shows the ultimate capacity of the facility. He stated that the second phase serves the first phase. It is up to the Committee to analyze the information and, if they need anything further in regard to the second phase, it would be up to the Committee to ask for it.

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Mr. Reynolds stated that it is on record that the applicant has stated that the Phase II building would be architecturally the same.

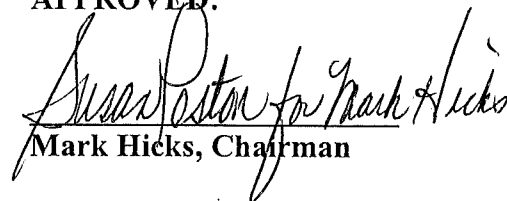
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Mr. Schwenke stated that Phase II could be two years or fourteen years away, and people change their minds. He stated that Phase II could go to the Technical Design Review Committee and they could see if it matches with the first building. Counselor Wilson advised that he does not see anything in the application that would preclude that from happening

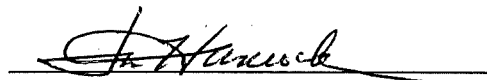
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on May 7, 2003 at 5:00 PM in the Fiscal Courtroom on the second floor. This item will be on the Agenda for the Business Meeting on May 31, 2003 at 7:30 PM.

The Chairman closed this Public Hearing at 9:50 PM.

APPROVED:


Mark Hicks, Chairman

Attest:


Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
May 21, 2003
7:30 P.M.**

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:33 PM.

COMMISSION MEMBERS PRESENT:

Mr. Greg Breetz
Mr. Kim Bunger
Mr. Arnold Caddell
Mrs. Janet Kegley
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Robert Newman
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Bob Schwenke
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Barlow
Mr. Mark Hicks, Chairman
Mr. Charlie Reynolds
Mr. Earl White

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Patty Bachman, Planner
Ms. Jan Hancock, Secretary
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

3. Concept Development Plan

The request of Miller Valentine Construction c/o Rex Manemann for Hebron Baptist Church (owner) for a Concept Development Plan for an 8.87 acre tract on the east side of KY 237 and the south side of Cougar Path to both the south and east of Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and 3427 Limaburg Road, Boone County, Kentucky. The request is for a Concept Development Plan to allow a church in a Commercial Two/Planned Development (C-2/PD) zone.

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The property owners have signed the letter agreeing to the conditions.

Mr. Knock moved by resolution to Boone County Fiscal Court that the request be approved based on the Committee Report. Mrs. Kegley seconded the motion.

Mrs. Kegley stated that the main discussion at the Committee Meeting was Phase II. The Committee felt that they had enough information to approve Phase II with Phase I, subject to the condition that Staff review the exterior, which is to match Phase I.

There being no further comments, Mrs. Poston asked for a vote on the motion made by Mr. Knock and it carried unanimously.

4. Technical Design Review - Gordon Food Service Market Place
Merchants Street

Staff Member Patty Bachman presented the Design Review request for Gordon Food Service Market. She stated that the site is located within the Houston-Donaldson Study area and within the area of an approved Concept Development Plan that was subject to a lawsuit settlement. The site is on Merchants Street to the northwest of the existing Security First Trust Bank center. Ms. Bachman reviewed the building materials and displayed samples for the Commissioners to review. The building is split-faced concrete block in red and parchment colors. The lawsuit settlement states that the canopy has to be constructed of a fabric or an arcade feature of the same material as the rest of the building. In an effort to make the canopy appear to be more of an arcade feature, the applicant agreed to project the walls on either side forward eight inches – which will give more depth and the illusion of an arcade feature. Ms. Bachman presented a rendering provided by the applicant. She stated that signage is shown on three elevations of the building, which is permitted under the Houston-Donaldson Study and the terms of the lawsuit settlement. The two smaller signs will appear on the building, but the larger sign will not. There will be a smaller sign at the entryway (17 square feet). Under the Houston-Donaldson Study, two building-mounted signs are permitted up to a total

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: May 21, 2003

RE: Request of **Miller Valentine Construction c/o Rex Manemann (applicant)** for **Hebron Baptist Church (owner)** for a Concept Development Plan for an 8.87 acre tract located on the east side of KY 237 and south side of Cougar Path to both the south and east of Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and at 3427 Limaburg Road, Boone County, Kentucky. The request is for a Concept Development Plan to allow a church in a Commercial Two/Planned Development (C-2/PD) zone.

REMARKS:

We, the Committee, recommend approval of the above referenced request, both phases 1 and 2 as shown on the submitted Concept Development Plan, based on the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The Committee has concluded that the request is in general agreement with the 2000 Boone County Comprehensive Plan. The text of the Land Use Element ("Hebron Area," pp. 173-174) makes a statement that public facilities are appropriate in the immediate vicinity of the adjoining public library, and that a variety of commercial uses should be provided in the KY 20/KY 237 intersection area. Although a church is not a "commercial" use per se, it is considered by the Boone County Zoning Regulations to be compatible with such uses as it is Principally Permitted in the underlying C-2 zone. Additionally, the site is designated by the Future Land Use Map as "Industrial." Churches are a Conditional Use in the I-1 zone, a district which is commonly used to implement the Industrial designation.
2. The Committee has concluded that the proposal, with the agreed conditions outlined below, demonstrate agreement with the Comprehensive Plan's Land Use Element's Future Land Use Development Guidelines as well as the applicable Goals and Objectives.

Hebron Baptist Church

Limaburg Road

May 21, 2003

3. The Committee has concluded that the request, along with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations.
4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan and the requirements of Article 15 of the Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owners have signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The property owner shall coordinate an assessment of, and determine an appropriate course of action for, the existing "Jacob Crigler House" on the property with the Planning Commission's Rural/Open Space Planner before the structure is removed or demolished.
2. The phase 2 structure/addition shall use the same materials as, and a design scheme which is compatible with, the phase 1 structure. The phase 2 structure/addition will be subject to Design Review by the Planning Commission's staff through the site plan process for said phase.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change Committee Vote.

Public Hearing Item No. 2:

Commission Members Present: Mr. Bungler, Mr. Hicks - Chairman, Mrs. Kegley, Mr. McMillian, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Schwenke, and Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Kevin Wall, AICP, CDT - Director, Zoning Services.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the second item on the Agenda:

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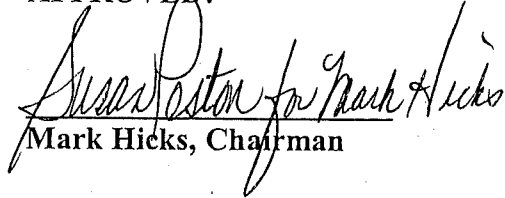
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The Chairman closed this Public Hearing at 9:50 PM.

APPROVED:


Mark Hicks, Chairman

Attest:


Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: May 7, 2003

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REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

May 7, 2003

Hebron Baptist Church
Limaburg Road/Cougar Path

Janet K. Kegley
 Janet Kegley, Chairwoman
 For Project Absent
 Against Project
 Abstain Deferred

Arnold Caddell
 Arnold Caddell
 For Project Absent
 Against Project
 Abstain Deferred

Susan Poston
 Susan Poston
 For Project Absent
 Against Project
 Abstain Deferred

Earl White
 For Project Absent
 Against Project
 Abstain Deferred

Kim Bunger
 Kim Bunger (Alternate)*
 For Project Absent
 Against Project
 Abstain Deferred

Randy Barlow (Alternate)*
 For Project Absent
 Against Project
 Abstain Deferred

Charlie Reynolds
 Charlie Reynolds (Alternate)*
 For Project Absent
 Against Project
 Abstain Deferred

TOTAL: — DEFERRED 5 FOR PROJECT 1 ABSENT
— AGAINST PROJECT — ABSTAIN

SUPPORTING
INFORMATION

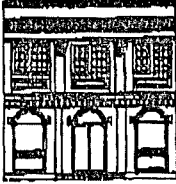
MAY: -12' 03 (MON) 14:40

BOONE COUNTY PLANNING COMM

TEL: 859 334 2264

P. 001

BOONE COUNTY PLANNING COMMISSION



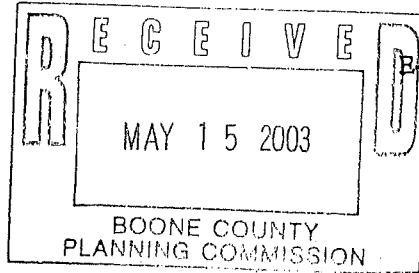
2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196

Fax: (859) 334-2264

E-mail: plancom@boonecountyky.org



May 12, 2003

Dr. Gayle Toole, Pastor
Mr. Fred Wilson, Chairman of Trustees
c/o Rex Manemann
Miller Valentine Construction
4000 Miller Valentine Court
Dayton, OH 45439

FAX: 937-299-1564

RE: Recommended Conditions of Approval for Hebron Baptist Church Concept Development Plan Application, KY 237/Cougar Path/Limaburg Road, Boone County, Kentucky

Dear Dr. Toole and Mr. Wilson:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their May 7, 2003 meeting. If you, as the authorized representatives of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter, and return the original letter to the Planning Commission's office by Monday, May 19, 2003.

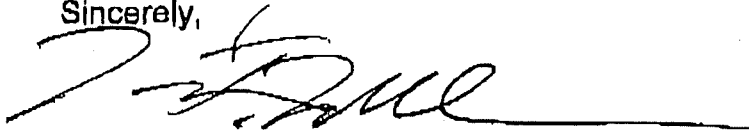
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Dr. Gayle Toole, Pastor
May 12, 2003
Page 2

- 2. The Phase 2 structure/addition shall use the same materials as, and a design scheme which is compatible with, the phase 1 structure. The Phase 2 structure/addition will be subject to Design Review by the Planning Commission's staff through the site plan process for said phase.

Sincerely,

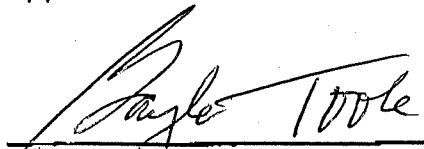


Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm

AGREEMENT

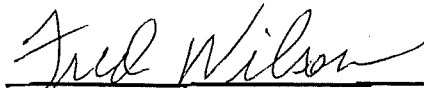
We, the authorized representatives of the owner of the aforementioned 8.8741 acre tract along KY 237, Cougar Path, and Limaburg Road, Boone County, Kentucky, agree to the conditions listed herein for the Hebron Baptist Church Concept Development Plan application.



Dr. Gayle Toole, Pastor

5-13-03

Date



Mr. Fred Wilson, Chairman of Trustees

5-14-03

Date

PROPERTY TRANSFER TAX PAID \$444.00
JERRY W. ROUSE, CLERK

BOOK 640 PAGE 180

RECEIVED
1997 FEB 11 A 11:30

GENERAL WARRANTY DEED

JERRY W. ROUSE
BOONE COUNTY CLERK
Ad 18.00

KNOW ALL MEN BY THESE PRESENTS : THAT

JO ESTELLE CRIGLER, an unremarried widow,

for and in consideration of FOUR HUNDRED FORTY-THREE THOUSAND SEVEN HUNDRED FIVE DOLLARS (\$443,705.00) to her paid by HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation,

the receipt whereof is hereby acknowledged, does hereby bargain, sell and convey to HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation, its successors and assigns forever,

the following described real estate, lying and being in Boone County, Kentucky, to-wit :

GRANTEE MAILING ADDRESS P.O. Box 92, HEBRON, KENTUCKY 41048

GRANTOR MAILING ADDRESS 3427 Limaburg Road, Hebron, Ky, 41048

PROPERTY STREET ADDRESS 3427 Limaburg Road, Hebron, Ky, 41048

GROUP NO. 2007

Located in Boone County, Kentucky, lying on the east side of Kentucky Highway #237, south side of Cougar Path and west side of Limaburg Road and is more particularly described as follows:

BEGINNING at an iron pin (set) in the south right-of-way of Cougar Path at the common corner of Jo Crigler (Deed Book 81, Page 617) and the Boone County Library District (Deed Book 389, Page 195); thence with said right-of-way S 88-18-34 E 120.16 feet to an existing concrete marker at the right-of-way intersection of Cougar Path and Limaburg Road; thence with the right-of-way of Limaburg S 22-58-26 E 102.79 feet to a point; thence S 12-06-24 E 140.00 feet to a point; thence S 17-49-02 E 100.50 feet to a point; thence S 12-06-24 E 100.00 feet to an iron pin (set); thence S 27-02-17 E 77.62 feet to an iron pin (set); thence S 12-06-24 E 299.00 feet to an existing iron pin at the common corner of Jo Crigler and Woodrow Crigler (Deed Book 211, Page 379); thence with the common line of Jo Crigler and Woodrow Crigler N 81-56-01 W 517.36 feet to an existing iron pin; thence N 66-12-40 W, passing an iron pin at 426.90, a total distance of 427.40 feet to a point in the east right-of-way line of Kentucky Highway 237; thence with said right-of-way N 06-27-02 E 19.98 feet to a point; thence N 64-56-38 W 45.37 feet to a point; thence N 09-29-17 E 203.39 feet to an iron pin (set) at the common corner of Jo Crigler and the Boone County Library District; thence with the common

RETURN TO: Hebron Deposit

9

line of Jo Crigler and the Boone County Library District S 8-18-33 E 530.00 feet to an existing iron pin; thence N 07-01-48 E 323.40 feet to the point of beginning, containing 8.8741 acres and being subject to all right-of-ways and easements of record.

Also being subject to a 60.00 feet wide access easement which is more particularly described in Deed Book 389, Page 195.

Being a part of the same property conveyed to John E. Crigler and Jo E. Crigler, husband and wife, by deed recorded in Deed Book 81, Page 617 of the Boone County Clerk's records at Burlington, Kentucky.

The said John E. Crigler is deceased, having predeceased his wife, Jo E. Crigler, on September 19, 1989, and by virtue of the right of survivorship clause in the above referred source deed, the property vested in JO ESTELLE CRIGLER, grantor herein.

To have and to hold the above described real property together with all the rights, privileges, appurtenances and improvements thereunto belonging unto HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation, its successors and assigns forever, with covenants of general warranty.

IN WITNESS WHEREOF, the said JO ESTELLE CRIGLER, an unmarried widow, hereunto sets her hand this the 18th day of February, 1997.


JO ESTELLE CRIGLER

STATE OF KENTUCKY
COUNTY OF BOONE

I, Michael A. Conner, a notary public in and for the County and State aforesaid, do certify that the foregoing instrument of writing from JO ESTELLE CRIGLER, an unmarried widow, to HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation, was this day, produced to me, in my county, and then and there acknowledged by the said JO ESTELLE CRIGLER, an unmarried widow, party thereto, to be her act and deed.

Whereupon the same and this certificate are certified to the proper office for record.

Given under my hand and seal this the 18th day of February, 1997.

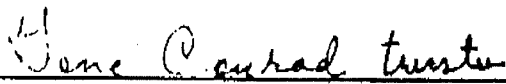

NOTARY PUBLIC, STATE-AT-LARGE
MY COMMISSION EXPIRES: March 12, 1997

CONSIDERATION CERTIFICATE

We the undersigned hereby certify that the consideration listed in the above General Warranty Deed is the full consideration paid for the aforesaid property.



JO E. CRIGLER
GRANTOR



HEBRON BAPTIST CHURCH, INC.,
a Kentucky Corporation
BY GENE CONRAD
GRANTEE

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing Consideration Certificate was acknowledged and sworn to before me this 18th day of February, 1997, by JO ESTELLE CRIGLER, an unmarried widow, grantor.



NOTARY PUBLIC, STATE-AT-LARGE
MY COMMISSION EXPIRES : March 12, 1997

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing Consideration Certificate was acknowledged and sworn to before me this 18th day of February, 1997, by HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation, acting by and through GENE CONRAD, as duly authorized by resolution of said corporation, grantee.



NOTARY PUBLIC, STATE-AT-LARGE
MY COMMISSION EXPIRES : March 12, 1997

STATE OF KENTUCKY
COUNTY OF BOONE

I, JERRY W. ROUSE, Clerk of the County Court In and for the County and State aforesaid, do certify that the foregoing instrument of writing from JO ESTELLE CRIGLER, an unremarried widow, to HEBRON BAPTIST CHURCH, INC., a Kentucky Corporation, was this 26 day of Feb., 1997, produced to me, certified as above and lodged for record at 11:30 O'clock A. M.

Whereupon the same with foregoing and this certificate have been duly recorded in my office.

Given under my hand this the 26 day of Feb., 1997.

Jerry W Rouse
CLERK

Jerry W Rouse
BY _____ D.C.

THIS INSTRUMENT PREPARED BY:

Larry J. Crigler

LARRY J. CRIGLER
ATTORNEY AT LAW
6024 ROGERS LANE
P.O. BOX 169
BURLINGTON, KENTUCKY 41005
(606) 586-9950

Ordinance
Of
The Boone County Fiscal Court

Ordinance No. 03-16

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, A REQUEST OF MILLER VALENTINE CONSTRUCTION C/O REX MANEMANN (APPLICANT) FOR HEBRON BAPTIST CHURCH (OWNER) FOR A CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE ON AN 8.87 ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF KY 237 AND THE SOUTH SIDE OF COUGAR PATH TO BOTH THE SOUTH AND EAST OF THE BOONE COUNTY LIBRARY LENTS BRANCH AT 3215 COUGAR PATH, ON THE SOUTHWEST CORNER OF THE COUGAR PATH/LIMABURG ROAD INTERSECTION, AND AT 3427 LIMABURG ROAD, BOONE COUNTY, KENTUCKY, AS RECOMMENDED UNANIMOUSLY BY THE BOONE COUNTY PLANNING COMMISSION VIA RESOLUTION NO. R-03-010-A.

WHEREAS, the Boone County Fiscal Court received a request for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an 8.87 acre site generally located on the east side of KY 237 and the south side of Cougar Path to both the south and east of the Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and at 3427 Limaburg Road, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an 8.87 acre tract generally located on the east side of KY 237 and the south side of Cougar Path to both the south and east of the Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and at 3427 Limaburg Road, Boone County, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the request for a Concept Development Plan for the real estate which is more particularly described below shall be and is hereby approved, with conditions, in a Commercial Two/Planned Development (C-2/PD) zone for an 8.87 acre site generally located on the east side of KY 237 and the south side of Cougar Path to both the south and east of the Boone County Library Lents Branch at 3215 Cougar Path, on the southwest corner of the Cougar Path/Limaburg Road intersection, and at 3427 Limaburg Road, Boone County, Kentucky. The real estate which is the subject of this request for a Concept Development Plan in a Commercial

Ordinance
Of
The Boone County Fiscal Court

Ordinance No. 03-16

Two/Planned Development (C-2/PD) zone is more particularly described in DEED BOOK 640, PAGE NO. 180 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the recommendation of approval for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone on an 8.87 acre site, findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

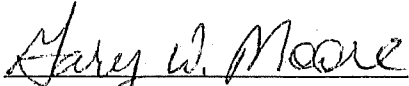
The Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and marked as "Exhibit B."

SECTION III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

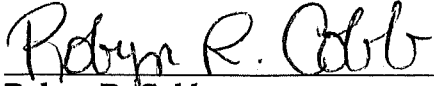
Introduced and given First Reading on the 17th day of June, 2003.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 24th day of June, 2003, and on the same occasion signed in open session by the County Judge-Executive as evident of his approval, attested by the County Fiscal Court Clerk and declared to be in full force and effect.



Gary W. Moore
Boone County Judge/Executive

Attest:



Robyn R. Cobb
Fiscal Court Clerk

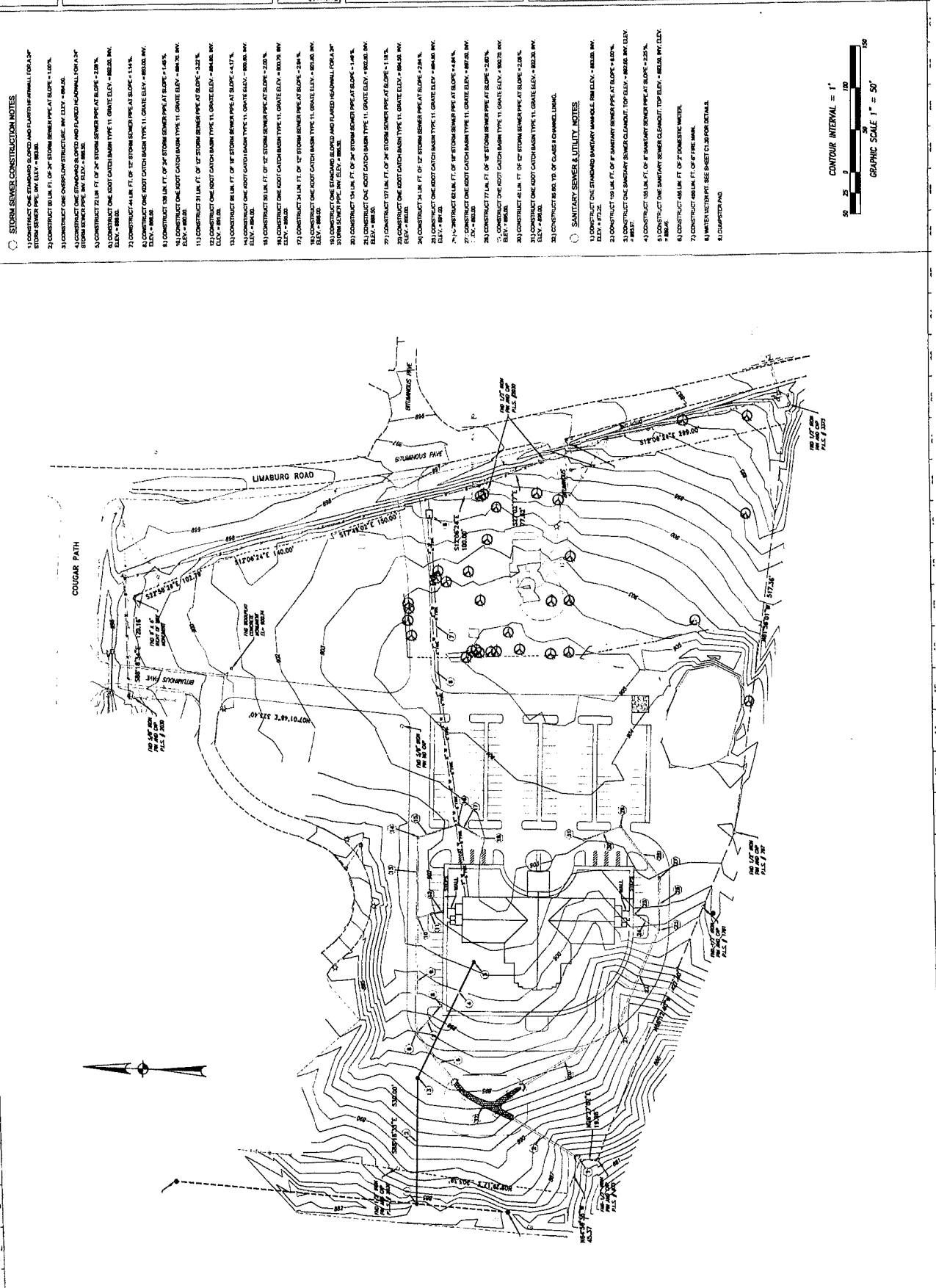


James R. Schrand II
Boone County Attorney

7-3-03

Date Published

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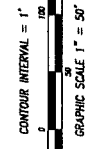


STORM SEWER CONSTRUCTION NOTES

- 1) CONSTRUCT ONE STANDARD SLOPED AND FLARED HEADWALL FOR 24" STORM SEWER PIPE. INV. ELEV. = 863.8.
- 2) CONSTRUCT 150 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.50%.
- 3) CONSTRUCT ONE OVERFLOW STRUCTURE. INV. ELEV. = 863.0.
- 4) CONSTRUCT ONE STANDARD SLOPED AND FLARED HEADWALL FOR 24" STORM SEWER PIPE. INV. ELEV. = 863.0.
- 5) CONSTRUCT 72 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.50%.
- 6) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 7) CONSTRUCT 48 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.50%.
- 8) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 9) CONSTRUCT 120 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.66%.
- 10) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 861.75. INV. ELEV. = 860.75.
- 11) CONSTRUCT 74 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 3.22%.
- 12) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 861.5. INV. ELEV. = 860.5.
- 13) CONSTRUCT 84 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 4.17%.
- 14) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 861.25. INV. ELEV. = 860.25.
- 15) CONSTRUCT 30 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.24%.
- 16) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 17) CONSTRUCT 24 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.24%.
- 18) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 19) CONSTRUCT ONE STANDARD SLOPED AND FLARED HEADWALL FOR 24" STORM SEWER PIPE. INV. ELEV. = 862.0.
- 20) CONSTRUCT 120 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.66%.
- 21) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 22) CONSTRUCT 102 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.15%.
- 23) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 861.5. INV. ELEV. = 860.5.
- 24) CONSTRUCT 102 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 1.15%.
- 25) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 861.5. INV. ELEV. = 860.5.
- 26) CONSTRUCT 24 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.24%.
- 27) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 28) CONSTRUCT 24 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.24%.
- 29) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 30) CONSTRUCT 144 LIN. FT. OF 24" STORM SEWER PIPE AT SLOPE = 2.08%.
- 31) CONSTRUCT ONE ROOT CATCH BASIN TYPE 11. GRATE ELEV. = 862.0. INV. ELEV. = 861.0.
- 32) CONSTRUCT 168 LIN. FT. OF CLASS 1 FIBERGLASS.

SANITARY SEWER & UTILITY NOTES

- 1) CONSTRUCT ONE STANDARD SANITARY MANHOLE. INV. ELEV. = 862.0. INV. ELEV. = 872.0.
- 2) CONSTRUCT 150 LIN. FT. OF 8" SANITARY SEWER PIPE AT SLOPE = 8.00%.
- 3) CONSTRUCT ONE SANITARY SEWER CLEANOUT. TOP ELEV. = 862.0. INV. ELEV. = 861.0.
- 4) CONSTRUCT 165 LIN. FT. OF 8" SANITARY SEWER PIPE AT SLOPE = 2.25%.
- 5) CONSTRUCT ONE SANITARY SEWER CLEANOUT. TOP ELEV. = 862.0. INV. ELEV. = 861.0.
- 6) CONSTRUCT 165 LIN. FT. OF 2" DOMESTIC WATER.
- 7) CONSTRUCT 180 LIN. FT. OF 1" FIRE MAIN.
- 8) WATER UTILITY SEE SHEET C10 FOR DETAILS.
- 9) DISAMPIPER PAD.



David E. Estes
Engineering, Inc.

One Stop Engineering & Land Surveying
1713 KENTUCKY ROAD, LOUISVILLE, KENTUCKY 40203
TEL: 502-261-8100 FAX: 502-261-8101
www.daveestes.com

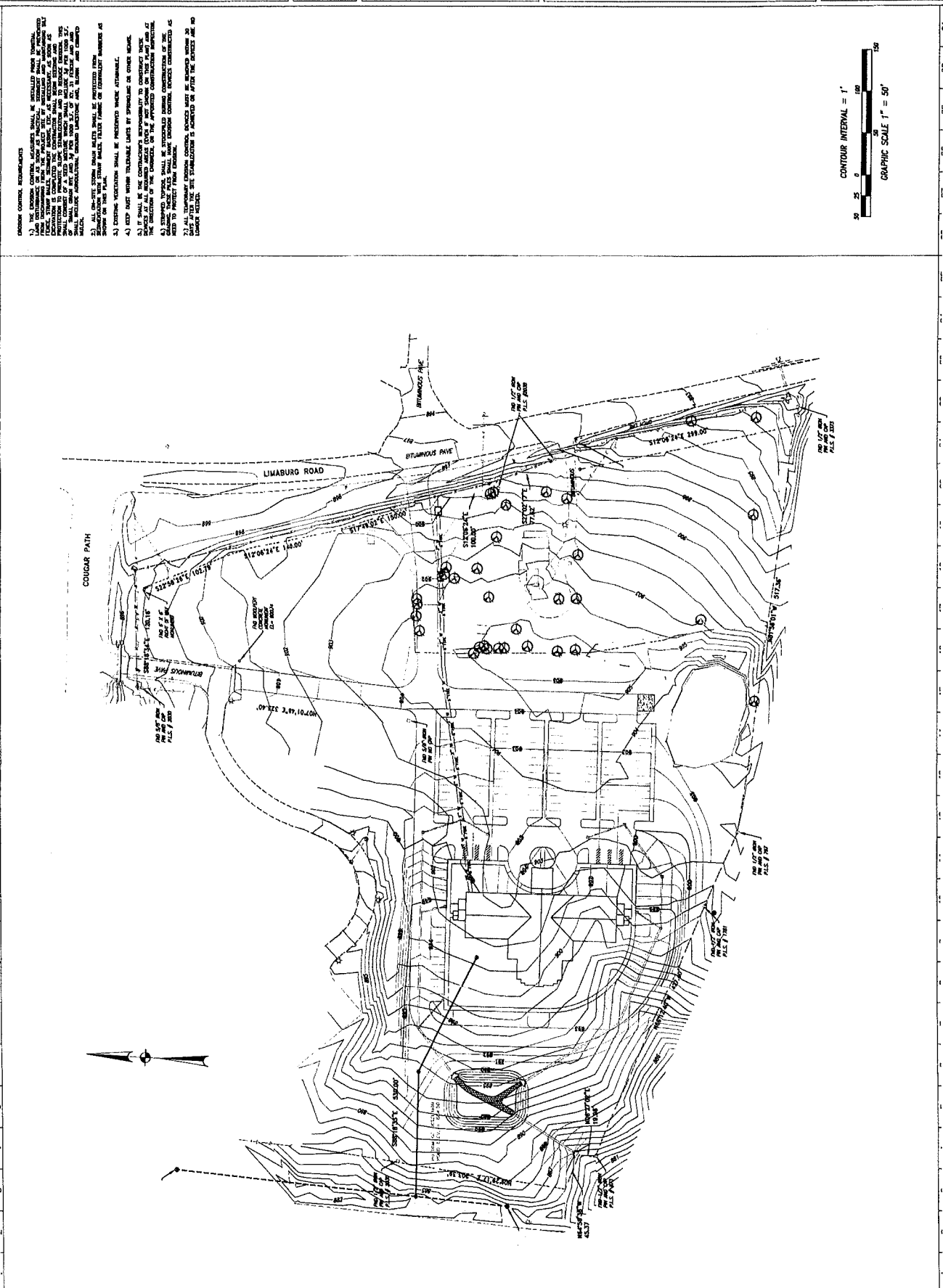
REVISIONS:

DATE	BY	DESCRIPTION

HEBRON BAPTIST CHURCH
BOONE COUNTY, KENTUCKY

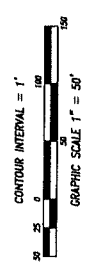
SITE & UTILITY PLAN
Scale: 1" = 50'
Date: 03/17/2003
C1:10

A B C D E F G H I J K L M N O P Q R S T U V



GENERAL NOTES:

1. THE EXISTING CONTOUR INTERVALS SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED. THE EXISTING CONTOUR INTERVALS SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED. THE EXISTING CONTOUR INTERVALS SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED.
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HEBRON BAPTIST CHURCH
 BOONE COUNTY, KENTUCKY

REVISIONS:

Drawn By:	HEATH WILSON
Checked By:	MARSH OAHEN
Approved By:	DAVID E. ESTES
DAVID E. ESTES	

David E. Estes
 Engineering, Inc.
 Civil Engineering & Land Surveying
 1011 North Main Street, Suite 101
 Boone, Kentucky 40309
 Phone: (606) 338-4444
 Fax: (606) 338-4444

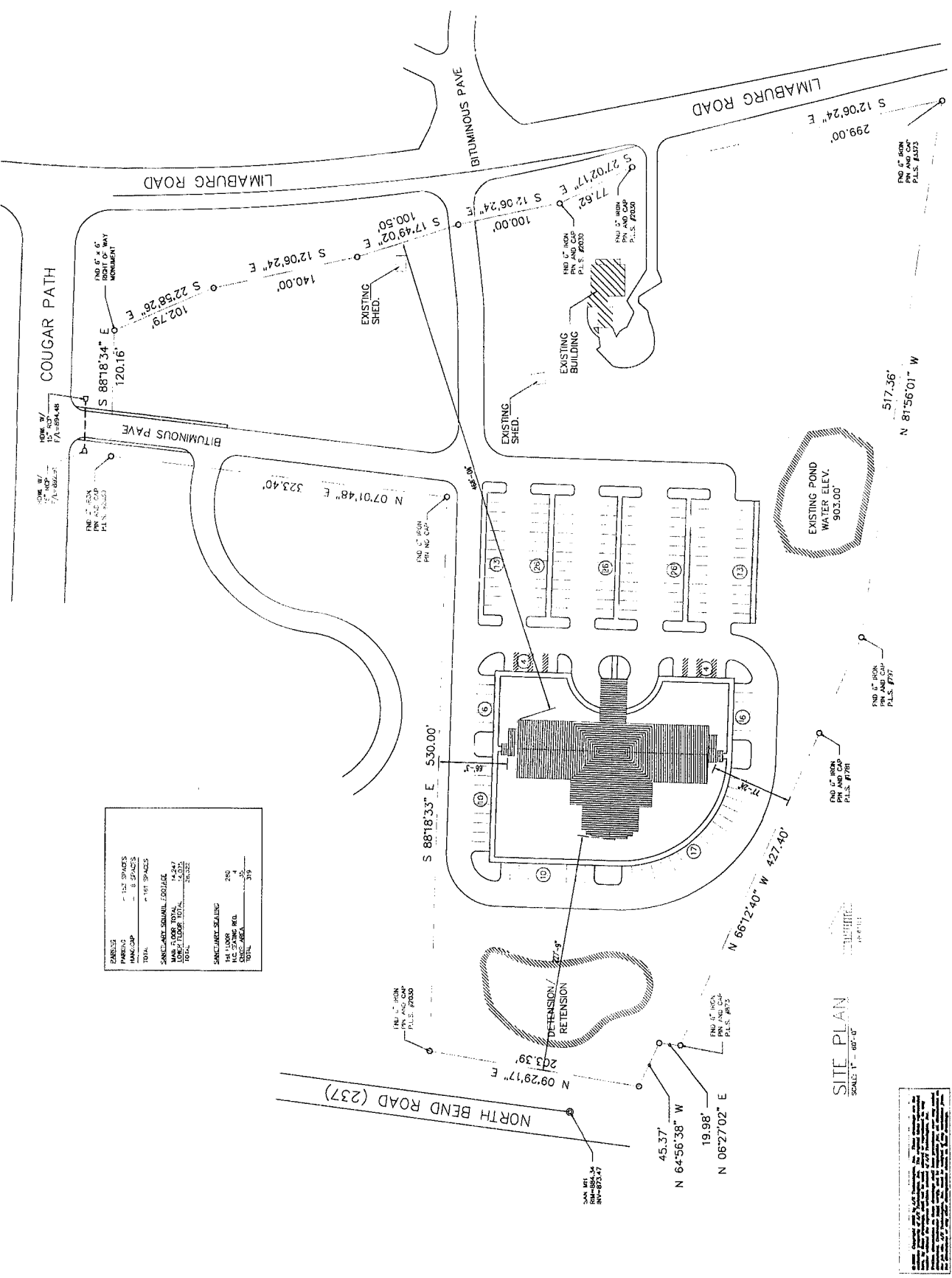
GRADING PLAN
 Scale: 1" = 50'
 Date: 03/11/2003
C1.20
 SHEET NO.

Drawn By: DJK
 Checked By:
 Date:
 Scale:
 Revision:

VISION
 Construction, LLC
 881107 - Vision
 Construction, LLC

FEBRON BAPTIST CHURCH
 10000 N. 2300 E.
 SALT LAKE CITY, UT 84115

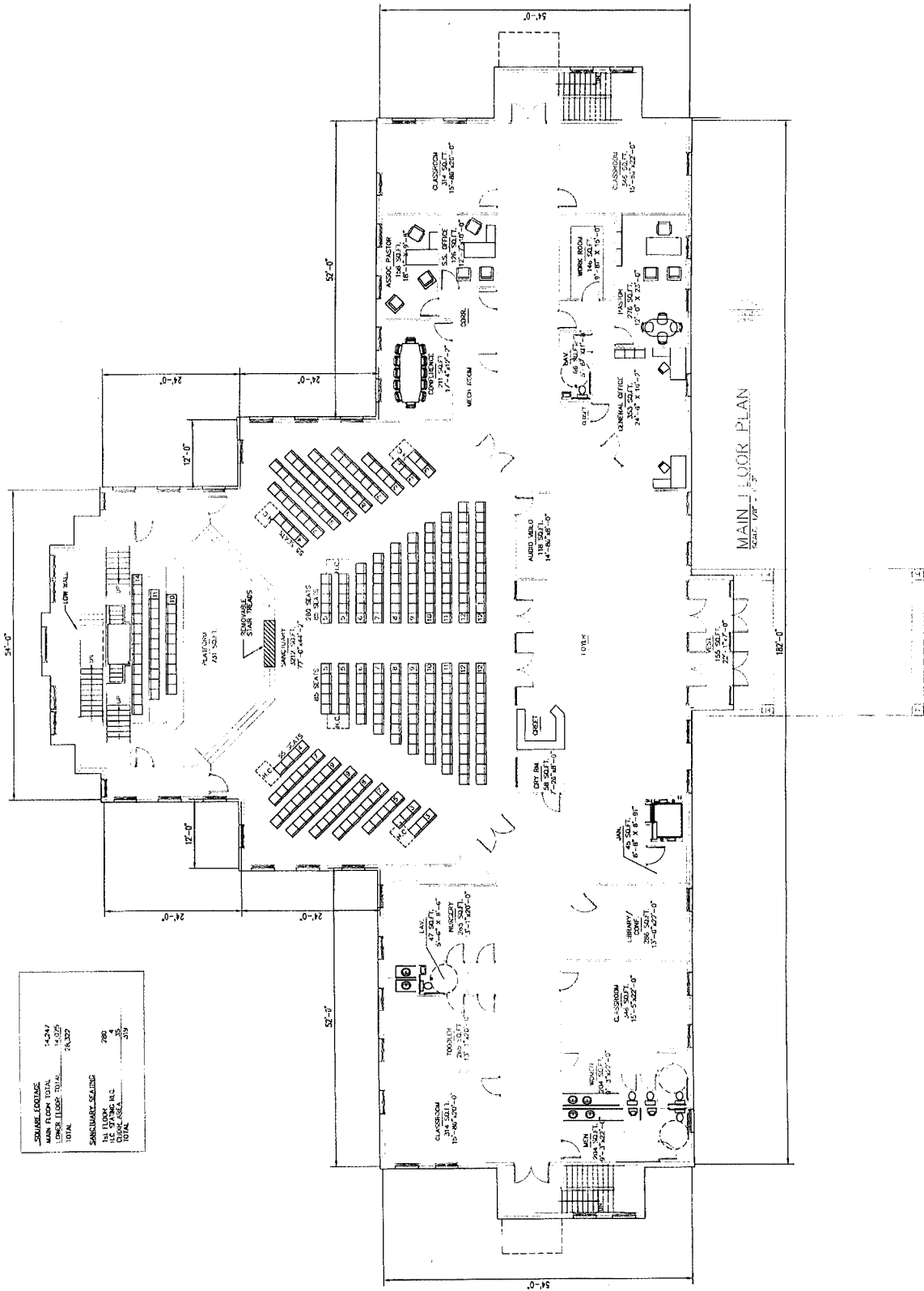
A/E Technologies, Inc.
 Architectural & Surveying
 6000 South Main Street
 Salt Lake City, UT 84118
 TEL (801) 586-2026
 FAX (801) 586-0150



LANDSCAPE	132 SPACES
PARKING	8 SPACES
HANDICAP	191 SPACES
TOTAL	331 SPACES
SINGLE-LEVEL TOTAL	
LAND AREA	14,267
CONCRETE FLOOR	5,822
ASPHALT	8,445
TOTAL	14,267
SINGLE-LEVEL TOTAL	
LAND AREA	290
CONCRETE FLOOR	58
ASPHALT	232
TOTAL	319

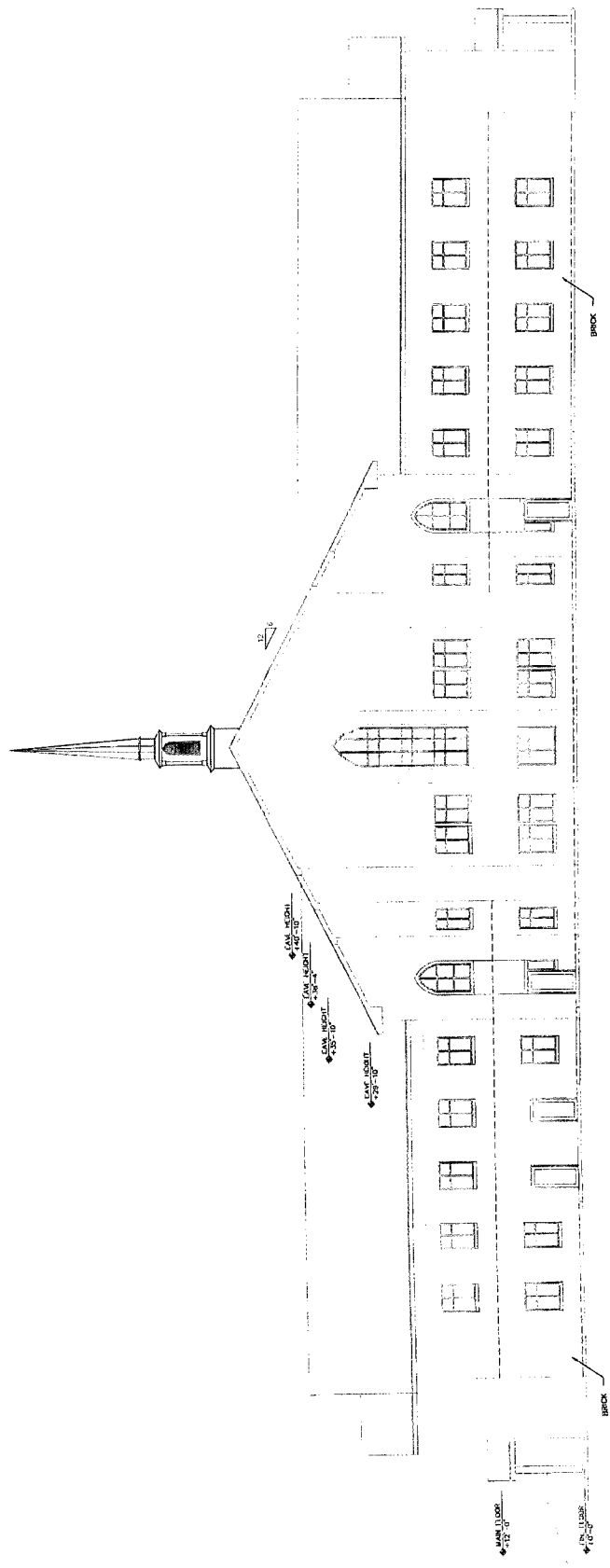
SITE PLAN
 SCALE: 1" = 80'-0"

LEGEND
 [Symbol] EXISTING SHED
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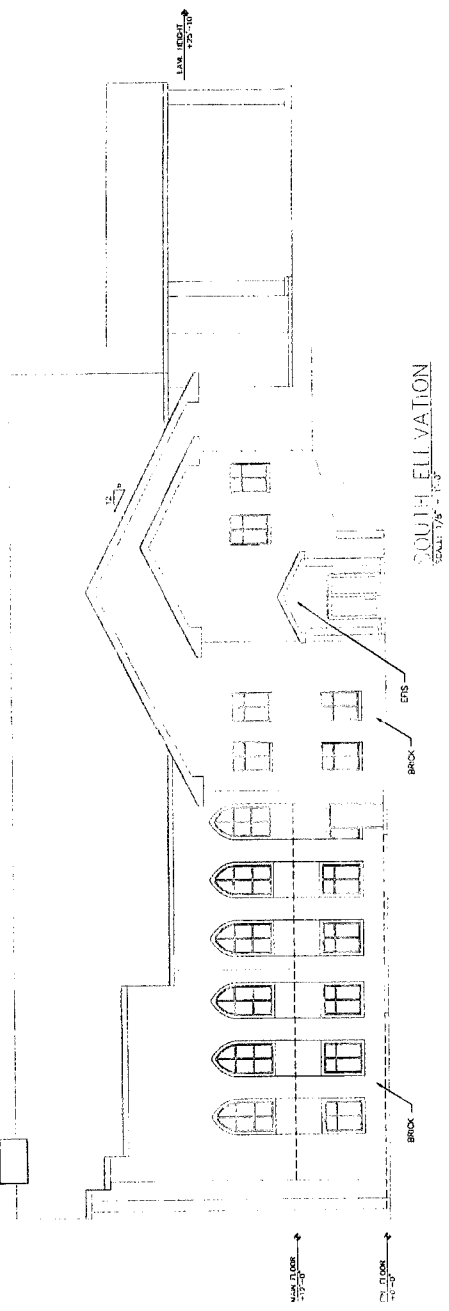


CONCRETE FLOORING	4,224	
CONCRETE TOTAL	4,224	
LOWER FLOOR TOTAL	26,327	
TOTAL		26,327
SPANCLIMATE SEALING	784	
IN FLOOR INS	35	
CEILING SEAL.	219	
TOTAL		1,038

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN BRACKETS ARE FOR INFORMATION ONLY. DIMENSIONS IN DASHES ARE FOR INFORMATION ONLY. DIMENSIONS IN SQUARES ARE FOR INFORMATION ONLY. DIMENSIONS IN TRIANGLES ARE FOR INFORMATION ONLY. DIMENSIONS IN CIRCLES ARE FOR INFORMATION ONLY. DIMENSIONS IN DIAMONDS ARE FOR INFORMATION ONLY. DIMENSIONS IN STARS ARE FOR INFORMATION ONLY. DIMENSIONS IN HEARTS ARE FOR INFORMATION ONLY. DIMENSIONS IN SPINDLES ARE FOR INFORMATION ONLY. DIMENSIONS IN X'S ARE FOR INFORMATION ONLY. DIMENSIONS IN O'S ARE FOR INFORMATION ONLY. DIMENSIONS IN PLUS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN MINUS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN DIVISION SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN MULTIPLICATION SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN PERCENT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN EQUAL SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN GREATER THAN SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LESS THAN SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN NOT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN INVERTED NOT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN AND SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN OR SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN XOR SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE AND SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE OR SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE XOR SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE NOT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE LEFT SHIFT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN BITWISE RIGHT SHIFT SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT SQUARE BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT SQUARE BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT CURLY BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT CURLY BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT PARENTHESIS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT PARENTHESIS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT BRACE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT BRACE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT DOUBLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT DOUBLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT SINGLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT SINGLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT APOSTROPHE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT APOSTROPHE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT DASH SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT DASH SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT UNDERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT UNDERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT OVERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT OVERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT SQUARE BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT SQUARE BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT CURLY BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT CURLY BRACKET SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT PARENTHESIS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT PARENTHESIS SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT BRACE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT BRACE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT TILDE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT DOUBLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT DOUBLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT SINGLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT SINGLE QUOTE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT APOSTROPHE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT APOSTROPHE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT DASH SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT DASH SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT UNDERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT UNDERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN LEFT OVERSCORE SIGN ARE FOR INFORMATION ONLY. DIMENSIONS IN RIGHT OVERSCORE SIGN ARE FOR INFORMATION ONLY.



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
1. REFER TO ALL SHEETS FOR NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.
4. MATERIALS TO BE AS SHOWN ON MATERIAL SCHEDULE.
5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES AND THE PUBLIC.
11. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES AND THE PUBLIC.
13. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.