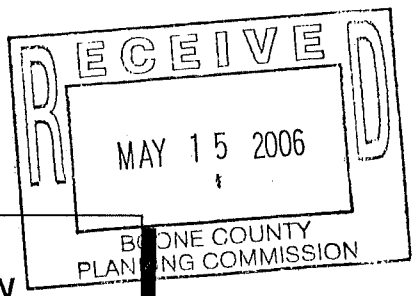


06-2MA-019A



APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Gathering Place Church
2. Location of Project 10310 Dixie Highway
3. Total Acreage of Site 4.5 Acres
4. Current Zoning of Site I1 & I2
5. Proposed Zoning (Classification being requested) I 1
6. Proposed Uses (please specify each use) Church, School, Parking lot
7. Names of Applicant(s) Gathering Place Church, c/o Jody Cusich
8. Address of Applicant(s) 10310 Dixie Highway, Florence, Kentucky 41042
9. Name of Property Owner(s) SEE ATTACHED
10. Address of Property Owner(s)
11. Proposed Building Intensities (please specify) Church existing, New parking lot
12. Are there any existing buildings on the site? Yes
13. Deed Book 877 Page No. 331 Group No. 2058
14. Are you also applying for: Conditional Use Permit, Dimensional Variance
15. Have you submitted a Concept Development Plan?
16. Have you had a pre-application meeting with BCPC Staff? No
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Water and Sewer Dept.
Cinergy/U.L.H.&P. Co.
Sanitation District #1
Cincinnati Bell
Owen County Rural Electric
Boone County Public Works Department
X Kentucky Transportation Cabinet
City of Florence Public Services Department
Boone County Building Department

EXHIBIT

“A”

STAFF REPORT

Request of **Gathering Place Church c/o Jody Cuzick (applicant)** for **Jody W. Cuzick, Jody E. Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners)** for a Zoning Map Amendment from Industrial Two (I-2) to Industrial (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit, for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

June 21, 2006

REQUEST

The applicant is requesting a Zoning Map Amendment from Industrial Two (I-2) to Industrial One (I-1) for approximately 2.9 acres, comprised of three parcels, 0.59, 0.51, and 0.47 acres, along with an approximate 1.4-acre portion of a 3.30-acre parcel. The applicant is also requesting a Conditional Use Permit. The request is to allow the construction of a new parking lot for the Gathering Place Church, to be located to the north of the existing parking lot. A new curb cut onto Dixie Highway is proposed for the parking lot expansion. Seventy-two (72) parking spaces are shown on the new lot. There are currently 30 parking spaces on the lot; 4 spaces would be removed through the parking expansion. Thus, there would be a total of 98 parking spaces on the site through the proposal. An access drive would connect the existing parking lot with the proposed parking lot. An area is slated for storm water detention to the east of the proposed parking lot.

SITE CHARACTERISTICS:

There is an existing church on the site, approximately 4,200 square feet in area, as well as an existing modular classroom, approximately 2,250 square feet in area and a play lot. The area in which the parking lot will be developed is hilly, with 3:1 slopes. Elevations range from 924 feet to 950 feet above sea level. There is a small stand of mature trees located at the southern property boundary of the parcel on which the parking lot would be located.

SITE HISTORY:

- 1993** The Boone County Planning Commission approved the Site Plan for an expansion of the existing church on site.
- 1996** The Boone County Fiscal Court approved a Zoning Map Amendment from Suburban Residential Two (SR-2) to Commercial One (C-1) for the 12-acre parcel to the west of the subject site.
- 2000** The Boone County Fiscal Court approved a Zoning Map Amendment from Industrial One (I-1) to Industrial Two (I-2) for approximately 200 acres, to allow the development of Enterprise V Industrial Park.

ADJACENT LAND USES:

- **North:** Detached single-family residence on two lots, totaling 2.11 acres, zoned Industrial One (I-1) and Industrial Two (I-2)
- **South:** Single-family detached residence on a 0.67 acre lot, zoned Industrial One (I-1)
- **Southeast:** facility for Georgia Pacific, located at 10347 Toebben Drive in Enterprise V Industrial Park, across the railroad from subject property, zoned Industrial Two (I-2)
- **East:** facility for Castellini Company, located at 10295 Toebben Drive in Enterprise V Industrial Park, across the railroad from subject property, zoned Industrial Two/Concept Development (I-2/CD)
- **West:** Vacant property, approximately 12 acres, with an approved Concept Development Plan for neighborhood and retail uses, zoned Commercial One/Concept Development (C-1/CD)

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Future Land Use Map of the 2005 Boone County Comprehensive Plan designates the approximate the northern parcel under consideration for a zone change as Commercial, which allows the following:

"Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc (p.140)".

The two parcels to the south are designated as Industrial, which is defined as follows:

"Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses (p.140)"

The text of the Land Use Element contains the following quotes that apply to this area:

- A. "To the east of U S. 25 manufacturing and distribution uses should occur. Southward expansion of industry should be tempered by important locational factors, such as appropriate access to the interchange and connections to existing or planned industrial parks. Industrial development to the east of U.S. 25 and the railroad must be accompanied by improvements to important access roads, such as East Mt. Zion Road and East Frogtown Road. Development at the Mt. Zion interchange should be planned in such a way as not to greatly impact the existing and planned Suburban Density Residential uses in the area. KY 536 is planned for major widening, which will make this corridor a major arterial route to Campbell County (p. 147, 'Devon Area')."

- B. "South of the interchange, between the interstate and U.S. 256 should develop in a variety of residential uses. The undeveloped land south of Mt. Zion Road is appropriate for Urban Density residential development or attached affordable housing. Innovative design and affordable construction should provide a good alternative to the mobile home parks that dominate the area and which create negative visual impacts on the U.S. 25 corridors. Permanent attached housing is also preferable to mobile home parks development, because less site preparation is necessary and more open space can be retained. Mobile home development should not extend south of the intersection with Maher Road. The planned reconstruction and widening of U.S. 25 will create the potential for redevelopment in much of this corridor. Mixed-use development with prevalent interconnections is recommended. Industrial growth can occur around the northbound I-75 rest stop but should provide a buffer to hide outside storage and pavement areas from the rest stop and interstate. The U.S. 525 and Frogtown Road intersection should support locally-oriented commercial uses; however, special attention should be given to controlling and coordinating access points with this area (p. 147-148 'Devon Area')."

The following quotes, taken from the Business Activity Element, are applicable to this site:

- A. "The I-75/Mt. Zion Road Interchange should have commercial activity concentrated to the east of I-75 and along U.S. Highway 25. The type of commercial activity northeast of the interchange should serve the growing residential areas on Mt. Zion Road and along Dixie Highway and the Northern Kentucky Industrial Park. Street and parking lot connections are critical in this area to help traffic flow on Mt. Zion Road (p. 63 'Recommended Areas of Commercial Activity')."
- B. "A critical need in Boone County is to protect future industrial land, because the access, infrastructures, and level land that make it favorable for industrial development are finite. Beyond 2030 Boone County may have difficulty in developing more industrial uses outside the airport, U.S. 25, and Walton areas. In general areas planned for non-extractive industrial uses should not be changed to allow other land uses to develop. The Tri-County Economic Development Corporation has identified a need for industrial building sites that have the necessary infrastructure and zoning and are ready to develop (p 65, 'Recommended Areas of Industrial and Office Activity')."
- B. "The Northern Kentucky Industrial Park has the potential to expand along its southern boundary. The location of the county's population involved in manufacturing correlates well with this concentration of industry. The area southward to Mt. Zion Road should be reserved for the expansion of the Northern Kentucky Industrial Park (p 65, 'Recommended Areas of Industrial and Office Activity')."

- C The Richwood and Walton interchanges will serve an increasing amount of industrial traffic along the U.S. 25 and I-75 corridors. Most of the industrial activity should locate near the interchanges to minimize travel on non-interstate roads. The area between U.S. 25 and the Boone/Kenton County line contains industrial potential due to interstate and rail access. Development of this area should utilize Old Lexington Pike as a frontage road to limit the number of access points onto Dixie Highway. The realignment of Old Lexington Pike with Richwood Road has made this area more accessible to the interstate. Business development to the east of Walton should be facilitated by major roadway improvements extending east from Mary Grubbs Highway and ultimately connecting with major thoroughfares in Kenton County - including KY 16 and KY 17 (p. 65, 'Recommended Areas of Industrial and Office Activity')."

The following quote from the Housing Element applies to the site in question:

South of Mt. Zion Road, the expansion of existing and the building of new mobile home parks have constituted most of the housing units in this area. However, recent apartment development near the Mt. Zion interchange shows that residential development momentum is greater west of I-75. Near Richwood, single-family residential development will be limited to the immediate Maher Road area. This road should be upgraded if significant residential developments are planned (p. 79, 'Florence, U.S. 25 Corridor')."

The following statements, taken from the Future Land Use Development Guidelines, are applicable to the subject property:

- 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. True Open Space subdivision design should be considered to blend new subdivisions in with areas that have a rural character (p. 140 'Utilization of Existing Vegetation and Topography')."
- B. "Highly visible portions of the proposed development site should consider green space. The style of green space, including the trees, fencing, or other similar features, should imitate the existing road corridor views (p. 140-141, 'Development Layout, Lot Sizes, and Setbacks')."

- C. "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. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments. Developments proposed adjacent to planned or established greenbelts should provide pedestrian access where appropriate.

"Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. (pg. 141, 'Buffering')."

- D. "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. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps to purify the air of harmful pollutants, reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species should be used wherever possible to minimize pesticides and other high impact forms of maintenance.

Developments along major roadways in Boone County must include landscaping 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 (p. 141 'Landscaping')."

- E. "Developments in Boone County must recognize the potential impacts of storm water runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal of local storm water programs should be to minimize the amount of storm water generated by decreasing the amount of pavement and encouraging green rooftops. Creating less runoff is a method of managing runoff. Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must seed and mulch all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site

work in order to be effective. Stormwater management officials must also consider the cumulative effects of increased development runoff effects (p. 142 'Storm water Management and Erosion Control')."

- E. "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, 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 systems. Connections between and within commercial and industrial developments allow for more efficient provision of transit service (p. 142, 'Access Management')."

- F. "Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access but should be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian uses. These networks should not only provide internal paths but should provide connections to adjoining uses where appropriate. Public open space and recreation sites should be connected by bicycle and pedestrian paths where appropriate. Transit Oriented Development (TOD) is discussed in detail in the Transportation Element and should be examined as a future direction in Boone County development patterns (p. 142 'Transportation and Pedestrian Network')."

- G. "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 objective is to avoid the confusion and/or distraction of motorists and to avoid the potential negative

impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County.

"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 (p. 142, 'Design, Signs, and Historic Preservation)."

These quotes from the Goals and Objectives of the 2005 Comprehensive Plan apply:

- 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 neighborhoods ('Overall' Objective 2, p. 4)."
- B. "Proper design principles shall be applied in development ('Overall' Objective 3, p. 4)."
- C. "Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be monitored, maintained, and improved as needed ('Overall' Objective 3, p. 4)."
- D. "Boone County shall strive to achieve both a diversity and balance in land use. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of the general public in a fair and impartial manner ('Overall' Objective 6, p. 4)."
- E. "Innovative development design methods shall continue to be pursued and supported through incentives (Unincorporated Boone only) ('Overall' Objective 9, p. 4)."
- F. "Future development and redevelopment of areas shall include an evaluation of the physical factors identified in this Plan as part of the review of the site being considered for development. The suitability ratings identified in the Environment Element for each physical factor shall be taken into consideration ('Physical Environment' Objective 1, p. 5)."

- 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 ('Physical Environment' Objective 2, p. 5)."
- H. "Existing vegetation shall be considered as both an important site characteristic and a community resource ('Social Environment' Objective 4, p. 5)."
- I. "Minimum standards shall be established to specify methods during construction to properly manage the impacts of dust, erosion, noise, or other nuisances or environmental hazards. When problems are encountered, the proper agencies will be notified and corrective measures taken ('Social Environment' Objective 5, p. 5)."
- J. "Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and on Airport-owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed ('Business Activity' Objective [Industrial] 1, p.7)."
- P. "Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system ('Transportation' Objective 11, p. 11)."
- Q. "The local transportation system in Boone County shall be maintained and improved so that overall safety and level of service will be enhanced. Inefficiencies in the system will be identified and addressed. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity with the regional multi-modal transportation system ('Transportation' Goal, p. 12)."
- R. "Roadway capacity shall be preserved by enforcement of the access management policies and guidelines ('Transportation' Objective 1, p. 12)."
- S. "The interdependence between transportation systems and land use patterns is recognized and used to assure future development and redevelopment is planned with multi-modal transportation facilities ('Transportation' Goal, p. 13).

STAFF COMMENTS/CONCERNS

1. The Boone County Planning Commission and Boone County Fiscal Court will need to determine whether the proposal is in agreement with the Comprehensive Plan. Highlights of issues raised in this review include the following
 - A. The Future Land Use Map designates roughly half the site as Commercial, which would allow retail uses. The remainder of the site is designated Industrial, allowing warehouse and manufacturing land uses. The Future Land Use Element notes manufacturing and distribution land uses should occur to the east of U.S. 25 in the general vicinity of the subject property. The element also calls for the development of more diverse housing than the mobile homes that are currently in the area, noting that the development of permanent attached housing requires less site preparation and provides greater open space than would be the case with a mobile home park. The provision of green space to screen highly visible developments is a priority, according to the "Development Layout, Lot Sizes, and Setbacks" Future Land Use Development Guidelines. Likewise, the "Buffering" Future Land Use Development Guideline and the "Landscaping" Future Land Use Development Guideline discuss the need to provide landscaping to soften the visual impact of developing land uses. The "Social" Environment Objective #4 calls for the preservation of existing site features, including landscaping, when possible. The proposed Concept Development Plan indicates that the existing pine trees found along the site's U.S. 25 frontage will be retained when possible.
 - B. The "Transportation and Pedestrian Network" Future Land Use Development Guideline, as well as Transportation Objective #11, discuss the need to protect the existing level of service on roadways in the county, as well as the need to improve levels of service where possible. Transportation Objective #1 notes that "roadway capacity shall be preserved by enforcement of the access management policies and guidelines (p. 12)."
2. The Boone County Transportation Plan indicates that the installation of a third lane on U.S. Highway 25 between Industrial Road and Richwood Road is included in the State's Six Year Highway Plan of slated road improvements.
3. The Concept Development Plan indicates that a new curb cut would be developed on the property, at a distance of 275 feet from the existing curb cut. Section 3321 of the Boone County Zoning Regulations notes that a single access point is permitted for each existing tract of land, unless the tract of land has greater than the combined road frontage for the parcel on which the church is located and the northern parcel on which the parking lot would be built is approximately 610 feet.

4. Section 3210 of the Boone County Zoning Regulations indicates that Dixie Highway (U.S. 25) is an arterial roadway. Table 32.1 notes that a distance of 275 feet must be maintained between driveways onto arterial roadways. The Concept Development Plan indicates that the proposed new curb cut onto Dixie Highway will be located 275 feet from the existing driveway.
5. The Kentucky Transportation Cabinet received a copy of the proposed Concept Development Plan. Staff has received no comments from the agency at this time. Any subsequent comments will be forwarded onto the Zone Change Committee.
6. The proposed Zoning Map Amendment would serve to correct a pre-existing, non-conforming land use. The existing church is zoned Industrial Two (I-2). Sections 1141 and 1143 of the Zoning Regulations list Principally Permitted and Conditional Uses in the I-2 zoning district. Churches and synagogues are not included in this list. Section 1133 of the Zoning Regulations lists Conditional Uses in the I-1 zoning district. Conditional Use #12 includes "churches, synagogues, temples, and other places of religious assembly for worship (p. 11.11)."

CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of its relationship to Article 15 of the Boone County Zoning Regulations.

Respectfully Submitted,



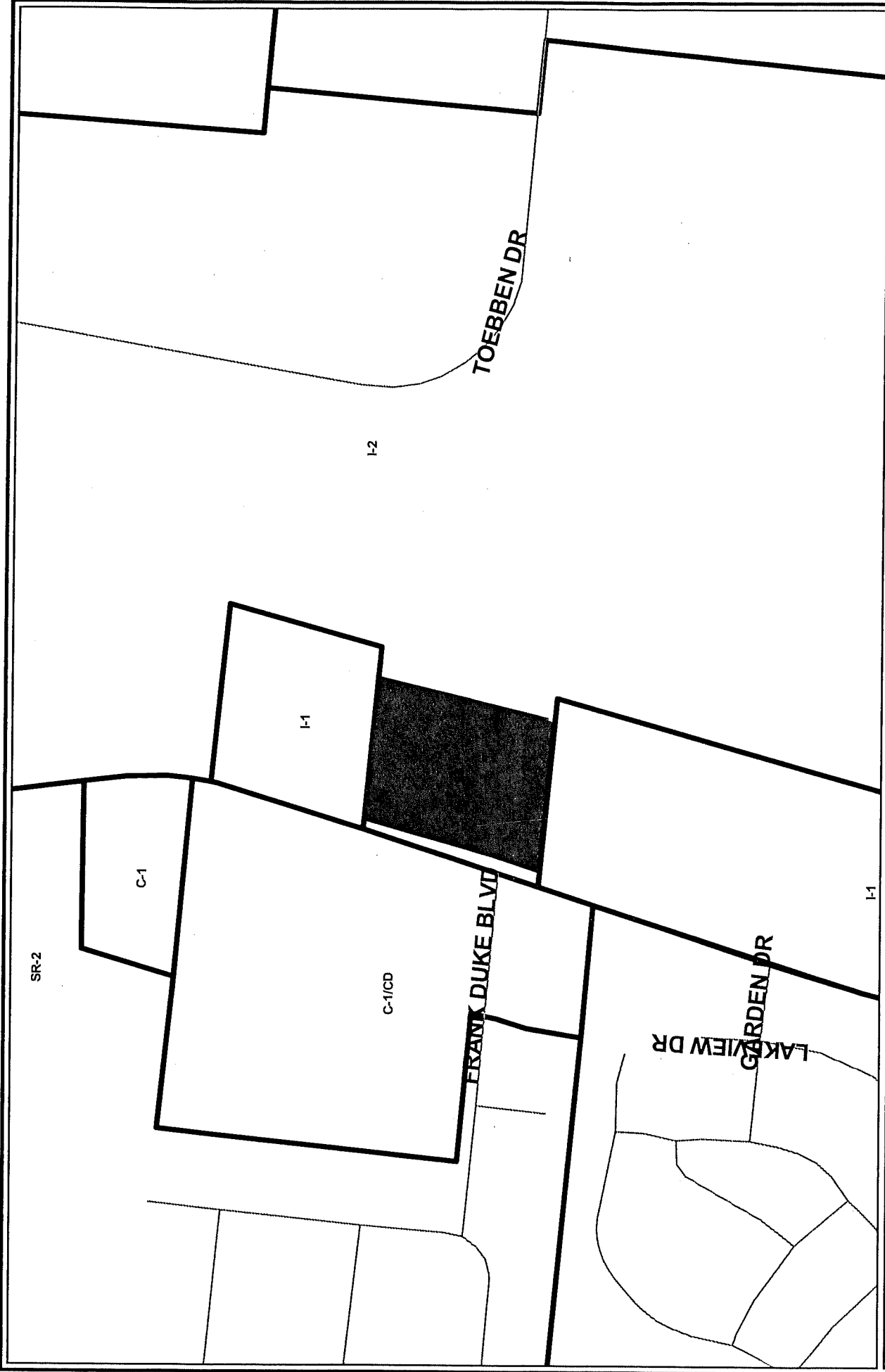
Patty Bachman
Planner

PB/pr

Attachments:

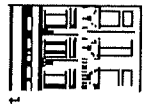
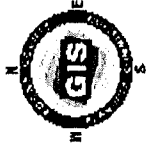
- vicinity map
- aerial photos and zoning map
- future land use map excerpt
- site topography
- application materials, including Concept Development Plan
- approved Site Plan for existing building
- excerpt from the Boone County Transportation Plan

- Section 3210 of the Boone County Zoning Regulations
- Section 3215 Boone County Zoning Regulations
- Section 3321 of the Boone County Zoning Regulations
- Section 1133 of the Boone County Zoning Regulations
- Sections 1141 and 1143 of the Boone County Zoning Regulations



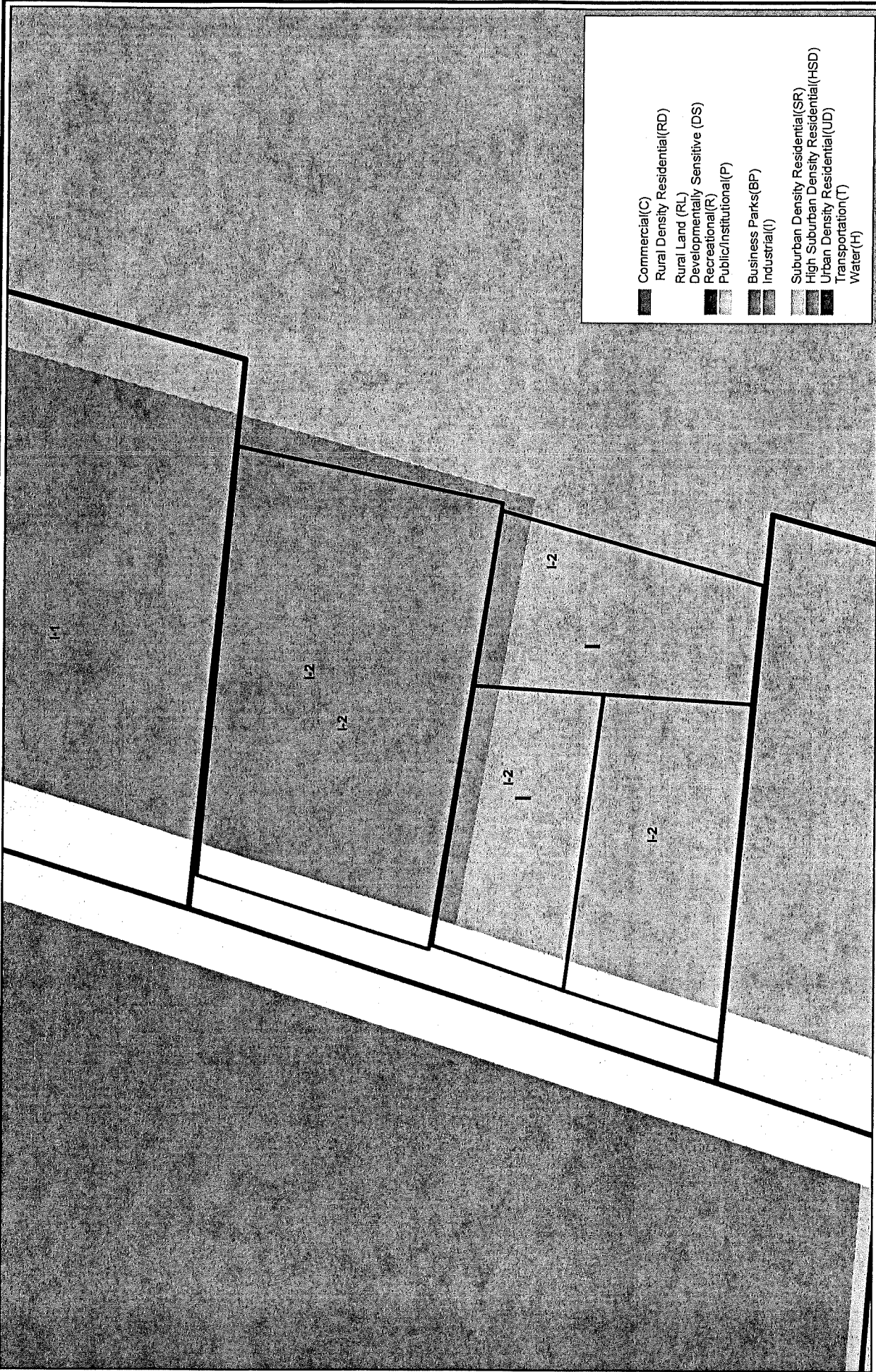
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 Produced by the
 Boone County Planning Commission
 GIS Services Division
 June 19, 2006

Vicinity

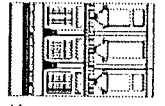


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 Boone County Planning Commission
 GIS Services Division
 June 19, 2006

Zoning

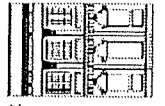


- Commercial(C)
- Rural Density Residential(RD)
- Rural Land (RL)
- Developmentally Sensitive (DS)
- Recreational(R)
- Public/Institutional(P)
- Business Parks(BP)
- Industrial(I)
- Suburban Density Residential(SR)
- High Suburban Density Residential(HSD)
- Urban Density Residential(UD)
- Transportation(T)
- Water(H)



1 inch equals 100 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 June 19, 2006

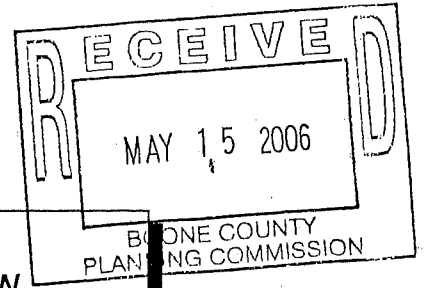
Future Land Use



1 inch equals 100 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 19, 2006

Topography

APPLICATION FORM



ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Gathering Place Church
2. Location of Project 10310 Dixie Highway
3. Total Acreage of Site 4.5 Acres
4. Current Zoning of Site I1 & I2
5. Proposed Zoning (Classification being requested) I 1
6. Proposed Uses (please specify each use) Church, School, Parking lot

- 7. Names of Applicant(s) Gathering Place Church, c/o Jody Cusich
Phone Number 393-6284 Fax No. 371-7953

- 8. Address of Applicant(s) 10310 Dixie Highway
Florence Kentucky 41042
City State Zip

- 9. Name of Property Owner(s) SEE ATTACHED
Phone Number Fax No.

- 10. Address of Property Owner(s)
City State Zip

- 11. Proposed Building Intensities (please specify) Church existing
New parking lot

- 12. Are there any existing buildings on the site? Yes
How many? 2

- 13. Deed Book 877 Page No. 331 Group No. 2058

- 14. Are you also applying for:
DB 246 PG 293
X Conditional Use Permit DB 422 PG 25
Dimensional Variance

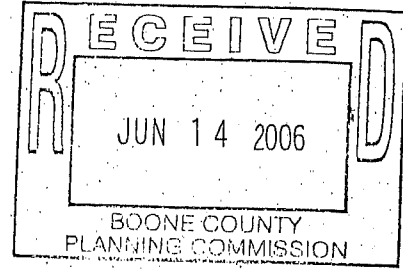
- 15. Have you submitted a Concept Development Plan? [checked]

- 16. Have you had a pre-application meeting with BCPC Staff? No

- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Water and Sewer Dept.
Cinergy/U.L.H.&P. Co.
Sanitation District #1
Cincinnati Bell
Owen County Rural Electric
Boone County Public Works Department
X Kentucky Transportation Cabinet
City of Florence Public Services Department
Boone County Building Department

ZONING MAP AMENDMENT
APPLICATION
PAGE 2



- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: _____

18. Project Jurisdiction/Location
 Unincorporated Boone County Walton Union
 Florence Union

19. Applicant's Signature *Abey County*
Property Owner's Signature *[Signature]* *Shirley Robinson*
[Signature] *Jody E. Giff*
Steve Robinson *Commissioner*

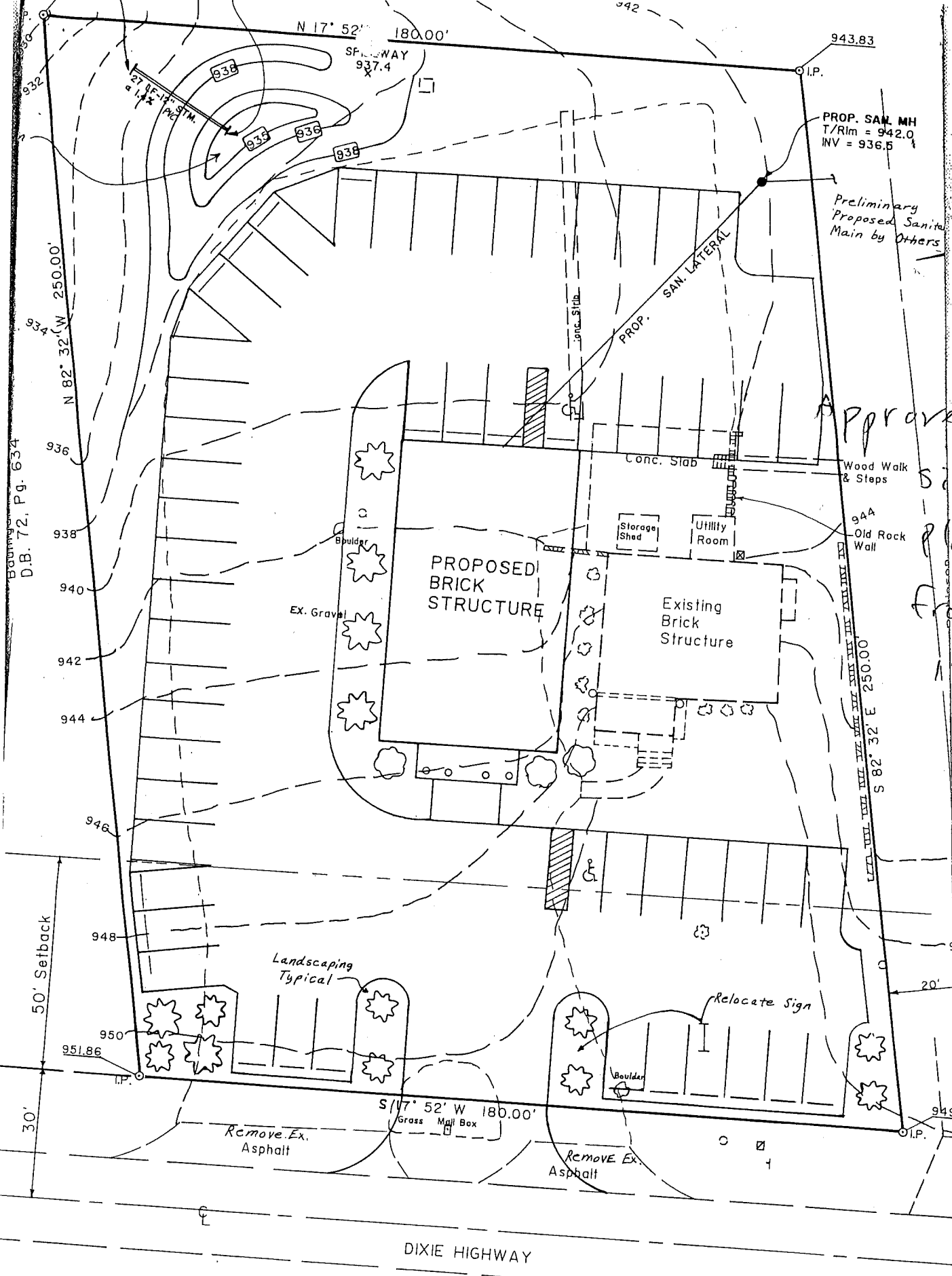
SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Review Fee _____
3. Check what has been submitted:
 Application
 Fee
 Legal Description
 Concept Development Plan
 Address of Adjoining Property Owners
 Number of copies of plan received**
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 Approval
 Approval with Conditions
 Denial
9. Other: _____

** Five (5) Copies Are Required

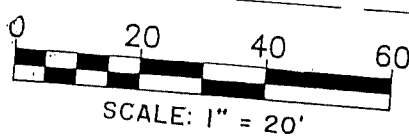
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountky.org - E-mail
www.boonecountky.org - Web Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

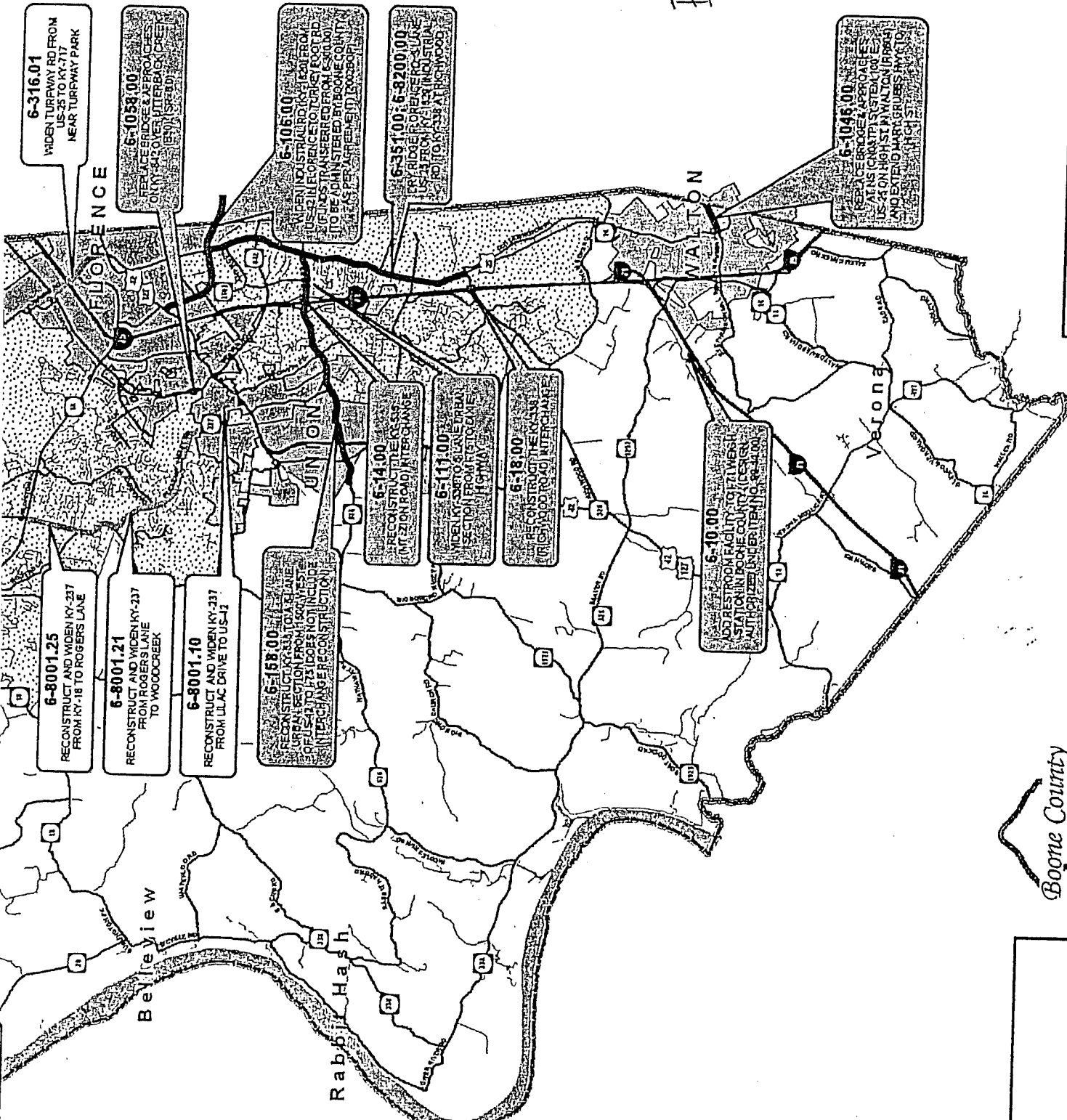


Approved
Site
Plan
from
1993

D.B. 72, Pg. 634



Excerpt
from
Transportation
Plan



**State Six Year Highway
Plan - Boone County**

Boone County
Transportation Plan 2030

Boone County, Kentucky
Ohio-Kentucky-Indiana Regional Council of Governments

Projects
Six Year

The width of the sidewalks shall be in conformance with the requirements of the Boone County Subdivision Regulations. At intersections and pedestrian crosswalks, wheelchair ramps shall be installed.

SECTION 3210

Functional Roadway Classification

Roadways in Boone County are grouped into categories based upon their function or use to insure that each roadway can operate at an acceptable level-of-service. The classifications of roadways in Boone County are as follows:

Freeway - A multi-lane divided highway having a minimum of two lanes in each direction for exclusive use of through traffic. Access is fully controlled, with full grade separation at interchanges.

Freeway Roadways:

I-71

I-75

I-275

Expressway - A divided arterial highway that serves through-traffic. Access is partially controlled, with full or partial grade separations at major intersections.

Expressway Roadways:

KY-212 (Airport Access Road)

Arterial - High volume roadways that serve primarily through-traffic at relatively high speeds. The provision of direct access to abutting land is subordinate to providing service to through traffic as facilitated through the following conditions:

1. Direct private access to arterial roadways shall be permitted only when the property in question has no other reasonable access to the public roadway network;
2. The design and location of allowable private access points must comply with all applicable sections of this regulation;
3. Direct private access points to arterial roadways may be designated as "Temporary" and all requirements of Section 3234 shall apply.

Arterial Roadways:

US 25 (Dixie Highway)

US 42

KY 8 (River Road)

KY 14

KY 16

KY 18 (Burlington Pike)

KY 20 (Petersburg Road)

KY 236 (Donaldson Highway)

KY 237 (North Bend Rd., Pleasant Valley Rd., Camp Ernst Rd. (north of Pleasant Valley Rd.).

KY 338 (East Bend Road, Beaver Road, Richwood Road)

KY 491 (Lebanon-Verona Road)
 KY 536 (Mt. Zion Road, Hathaway Road)
 KY 1017 (Turfway Road from US 25 to Houston Road)
 KY 1018 (Houston Road, Hopeful Church Road, Weaver Road, Richardson Road)
 KY 1292 (Beaver Road)
 Mall Road

Collector - Streets having the dual function of providing land access and traffic circulation service within residential, commercial, and industrial areas. Collector streets provide the connecting link between local streets and the arterial network.

Collector Roadways:

Beemon Lane	Idlewild Road (KY 338)	Rice Pike
Big Bone Road	Industrial Road	Riddles Run Road
Big Bone Church Rd.	KY 1942	Rogers Lane
Boat Dock Road	KY 2960	Southpark Drive
Brown Road	Limaburg Road	Stable Lane
Bullittsville Rd	Longbranch Road	Stephenson Mill Road
Camp Ernst Road	Lower River Road	Tanners Road
Cayton Road	Maher Road	Triple Crown Boulevard
Chambers Lane	Main Street (Florence)	Turfway Rd. (Houston to Dolwick)
Conner Road	Mineola Pike	Verona-Crittenden Road
Conrad Lane	North Pointe Boulevard	Violet Road
Eads Road	Oakbrook Road	Waller Road
Elijahs Creek Road	Old Lexington Pike	Waterloo Road
Empire Drive	Old Salem Road	Wetherington Boulevard
Ewing Blvd.	Olympic Boulevard	Williams Road
Frogtown Road	Orleans Blvd. (US 42 through Orleans South Subdivision)	Woolper Road
Graves Road	Pebble Creek Way	Worldwide Blvd.
Grand National Blvd.	Point Pleasant Road	
Hanover Blvd.		
Hossman Road		

Sub-Collector and Local - Streets that provide the greatest degree of access to abutting property. A sub-collector, while serving access to adjacent parcels, must facilitate traffic movement within a development. Service of through traffic on local streets is clearly subordinate and even discouraged by low posted speeds, street design, and signing or signalization which causes frequent stops.

SECTION 3213

Reclassification of Roadways and Assignment of New Roadways

The access classification of an existing or proposed roadway, through action of the Planning Commission, may be reviewed based upon a consideration of existing and projected traffic volumes, newly adopted transportation plans, changes in the existing and/or proposed character of lands adjoining the roadway, amended land use plans and zoning (including Special District/Corridor Studies) and the availability of reasonable access to affected lands. If through its review, the Planning Commission finds reasonable cause it may recommend to the appropriate legislative unit(s) a modification, change, or assignment of a new access classification to an existing or proposed roadway within Boone County.

The Planning Commission may also recommend to the appropriate legislative body a change in the access classification of a roadway as part of a request for a zoning map amendment, when determined that the requested zone change, if approved, would significantly change the transportation function of the roadway.

SECTION 3215

Minimum Spacing of Driveways

In order to minimize the potential for accidents and delay to through vehicles, all adjacent driveways onto public roadways must be separated by the minimum distance shown in Table 32.1. These minimum spacing requirements may be adjusted slightly to better accommodate minimum sight distance requirements if determined by the Zoning Administrator that such adjustment is necessary to preserve the intent of these regulations.

TABLE 32.1
Minimum Spacing of Adjacent Driveways

Collector Roadways:	Arterial Roadways
< 40 M.P.H. = 185'	= 275'
≥ 40 M.P.H. = 230'	

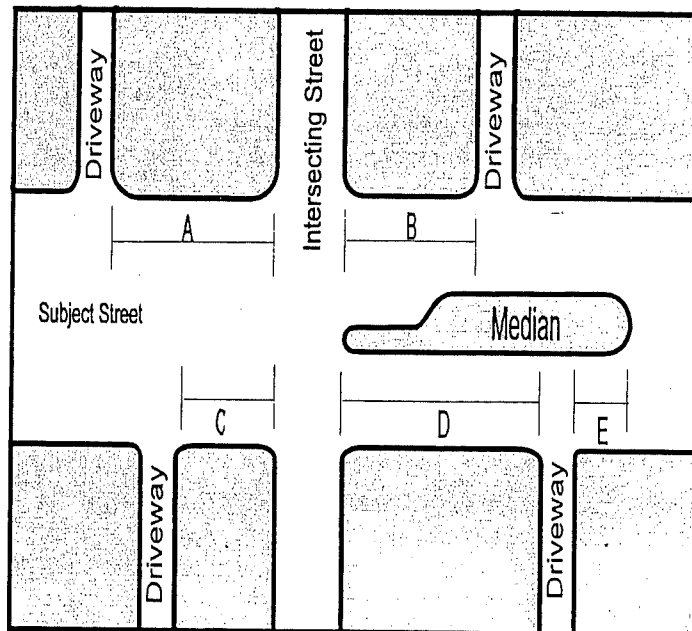
SECTION 3216

Minimum Corner Clearance of Driveways from Intersecting Streets

The locations of driveways adjacent to intersecting streets shall conform to the minimum corner clearances provided in Table 32.2.

TABLE 32.2
Minimum Corner Clearances of Driveways from Intersecting Streets

SIGNALIZED INTERSECTION:				
Item	Arterial	Collector	Commercial or Industrial Sub-Collector	Other
A	230'	175'	125'	50'
B	115'	85'	100'	50'
C	230'	175'	125'	50'
D	230'	175'	125'	50'
E	75'	0'	0'	0'
NON-SIGNALIZED INTERSECTION:				
Item	Arterial	Collector	Commercial or Industrial Sub-Collector	Other
A	115'	75'	75'	50'
B	115'	85'	85'	50'
C	85'	85'	85'	50'
D	115'	75'	75'	50'
E	75'	0'	0'	0'



architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district.

This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.

SECTION 1131

Principally Permitted Uses

Permitted are the wholesale distribution, storage, manufacturing and assembly of industrial products:

1. All principally permitted uses in an Office Two (O-2) zone;
2. 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 but excluding the primary manufacture of meat and fish, which includes 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;
3. Textile mill products except primary manufacture of dyes, fibers, felt, rubber goods;
4. Apparel and other finished products made from fabrics, leather and similar materials except primary manufacture of rubber;
5. Fabricated wood products including containers, building components, structural members, but excluding the primary manufacture of wood or wood products;
6. Furniture and fixtures;
7. Paper products including envelopes, bags, boxes and containers, but excluding the primary manufacture of pulp, paper, paperboard or paper products;
8. Printing industries;
9. Pharmaceutical preparations, perfumes, cosmetics and other toiletry preparations;
10. Soaps and other detergents;
11. Fabrication of metal products except firearms and accessories, large scale machinery, and transportation vehicles;
12. Professional, scientific and controlling instruments, photographic and optical goods, watches and clocks;
13. Electric and electronic equipment;
14. Jewelry and precious metals, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists materials, brooms and brushes, lamp shades, signs and advertising displays, umbrellas, parasols and canes and other miscellaneous fabrication activities.

15. Technology and research centers including medical and hospital research establishments;
16. Educational and governmental institutions;
17. Wholesale trade of automobile accessories and parts;
18. Wholesale trade of drugs, drug proprietaries and sundries;
19. Wholesale trade of dry goods and apparel;
20. Wholesale trade of groceries and related products in enclosed facilities except animals or raw farm materials or products;
21. Wholesale trade of electrical and electronic parts;
22. Wholesale trade of hardware, plumbing, heating, equipment and supplies;
23. Wholesale trade of small machinery, equipment (light) and supplies except transportation or farm vehicles;
24. Other wholesale trade except non-containerized or bulk raw metals and minerals, petroleum products, scrap and waste materials;
25. Laundering, dry cleaning and dyeing services including rugs, linen supply and industrial laundry services;
26. Window cleaning, disinfecting, exterminating, grounds keeping, and other dwelling and building services;
27. Refrigerated, household goods (mini-warehouses) and other general refrigerated warehousing and storage;
28. Research, development and testing services;
29. Detective and protective services;
30. Photo finishing and other photographic laboratories;
31. Electrical repair and armature rewinding services;
32. Reupholstery and furniture repairing and refinishing services;
33. Scientific research services and laboratories;
34. Building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electrical, masonry, stonework, tile setting, plastering, carpentry, wood flooring, roofing and sheetmetal, water-well drilling, septic and other special construction trade offices, supply, storage and related activities;
35. Postal services and related storage, distribution and transfer activities;

36. Agricultural contract sorting, grading and packaging services of fruits and vegetables;
37. Motor freight terminals, public warehousing, freight garaging and equipment maintenance;
38. Freight forwarding, packing and crating services;
39. Blueprinting and photocopying services, stenographic services and other duplicating, mailing and delivering services;
40. Equipment (light) rental and leasing services including automobiles and trucks;
41. Wholesale trade of containerized paints, varnishes, chemicals and allied products;
42. Manufacture of plastic products but not the primary manufacture of plastics;
43. Welding shops for the repair of industrial machinery and heavy equipment;
44. Truck stops;
45. Recycling centers;
46. Fire stations or fire related or protective services including rescue services;
47. Auto repair facilities, repair for tractor-trailers and other trucks, and towing and vehicle impound services excluding junkyards and wrecking;
48. Commercial recreational vehicle parking facilities;
49. Landscape contracting and wholesale nurseries.

SECTION 1132

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purpose of the district including:

1. Recreational uses or spaces of integral relation to the purposes of the district defined to be:
 - a. Nature preserves, wildlife sanctuaries, open spaces and other natural areas;
 - b. Historic sites, structures, monuments and other exhibits available public viewing;
 - c. Auditoriums, exhibition halls and other public or miscellaneous assembly;
 - d. Golf course and tennis courts;
 - e. Swimming beaches and swimming pools;
 - f. Picnicking, hiking areas, exercise trails and other recreational uses;

- g. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses;
 - h. Recreation/Health centers.
2. The administration management, stenographic reproductions, research, sales (including industrial retail sales, exhibit or display) and any related or integral office use or activity of the permitted use;
 3. Railroad right-of-way including switching and marshaling trackage and freight terminals;
 4. Marine freight terminals;
 5. Employment services;
 6. Signage (See Article 34);
 7. Parking (See Article 33);
 8. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use, and which are conducted in accordance with Section 3154;
 9. Food service for office, manufacturing or distribution uses;
 10. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155.

SECTION 1133

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; or b) the activity is of integral relation to the purpose of the district; c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Uses in which the primary business activity involves the following:
 - a. the storage of explosives or fireworks according to State law, gas, or petroleum;
 - b. bag cleaning;
 - c. blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining or smelting;
 - d. creosote treatment;
 - e. distillation of bones, coal or wood;

- f. enameling, japanning or lacquering;
- g. radium or radioactive elements;
- h. crushing or other reduction or waterproofing;
- i. the storage of chemicals;

The permission of such uses will be decided on an individual basis;

- 2. Poultry and small game dressing and packing;
- 3. Wholesale trade of non-containerized paints, varnishes, chemicals and allied products;
- 4. Telephone, telegraph, radio, television or other communication relay, transmitting and receiving uses, centers and equipment of a permitted use provided the structure does not physically or visually overpower, detract from or conflict with the building design, scale or character proposed in the district;
- 5. Gasoline filling stations and wash services;
- 6. Labor unions and similar labor associations;
- 7. Nursery and child care centers;
- 8. Hotels and motels;
- 9. Commercial recreation such as bowling centers, roller skating rinks, miniature golf courses, golf driving ranges, soccer fields and baseball fields;
- 10. Retail sales or leasing of new and used motor vehicles;
- 11. Wholesale vehicle sales or auctions;
- 12. Churches, synagogues, temples and other places of religious assembly for worship.

SECTION 1134

Intensity

The maximum intensity of all uses in an Industrial One district shall not exceed 25,000 square feet of gross floor area per acre.

SECTION 1135

Minimum Size

The minimum size and extent of an Industrial One district, including all the contiguous private property so designated, shall not be less than five (5) acres.

SECTION 1136

Performance Standards

Each development in the Industrial One district shall meet the following applicable performance standards pertaining to noise, vibration, air pollution, dust control, heat, lighting and landscaping (See Article 31):

General: No land or structure in an I-1 district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable condition which may affect any other property, including, but not limited to a) noise, b) vibration or shock, c) air pollution, d) dust control, e) heat, f) lighting, g) landscaping & buffering.

SECTION 1137

Supplemental Zoning Map Amendment Standards

Zoning Map Amendment applications which request the I-1 zone, and which involve sites that are located within areas designated as "Business Park" by the Boone County Comprehensive Plan's Future Land Use Map, shall be assessed relative to the standards in Section 1609 "Design Standards" in conjunction with the provisions of Article 3 "Amendment."

SECTION 1140

INDUSTRIAL TWO (I-2)

The purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which requires sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.

SECTION 1141

Principally Permitted Uses

The following uses are permitted:

1. Any principally permitted use of an Industrial One (I-1) district.

Also permitted are uses which involve the manufacture, assembly, processing, treatment, or storage of the following:

2. Acids, creosote, or petroleum products;
3. Bag cleaning;
4. Blast furnaces, cupolas, rolling mill, coke oven, forging, foundries, refining, and smelting;
5. Corrosion of aluminum, copper, iron, tin, lead or zinc;
6. Distillation of alcohol, coal, or wood;
7. Electroplating;

8. Enameling, japanning, or lacquering;
9. Grinding, sandblasting, cutting, washing, or other reduction or waterproofing;
10. Poultry and small game products;
11. Sawmills and planing mills, hardwood products and flooring, millwork, veneer and plywood and prefabricated wooden buildings and other lumber and wood products;
12. Stone, clay, and glass products including cement, lime, gypsum, plaster of paris, abrasives, and cut stone excluding extraction;
13. Heavy machinery, transportation vehicles and equipment (heavy);
14. Tobacco products;
15. Chemicals and allied products;
16. Petroleum and coal products;
17. Rubber and plastics products;
18. Leather and leather products.

Also permitted are:

19. Wholesale trade of heavy machinery, equipment, and supplies, including transportation and farm equipment;
20. Wholesale trade of paints, varnishes, chemicals, and allied products;
21. Railroad and marine craft rights-of-way including switching and marshaling yards;
22. Electric generating plants and regulating substations and water treatment storage, and distribution plants;
23. Asphalt and concrete plants;
24. Commercial stockyards.

SECTION 1142

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses or spaces of integral relation to the purposes of the district defined to be:
 - a. Nature preserves, wildlife sanctuaries, open spaces and other natural areas;

- b. Auditorium exhibition halls and other public or miscellaneous assembly;
 - c. Golf courses and tennis courts;
 - d. Play lots or tot lots, playfields or athletic fields, recreation centers, gymnasiums, clubs and other athletic uses and structures;
 - e. Swimming beaches and swimming pools;
 - f. Picnicking, hiking areas, exercise trails and other recreational uses;
 - g. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses;
2. The administration, management, stenographic, reproduction, research, sales (including sales exhibit or display) and any related or integral office use or activity of the permitted use;
 3. Public transit stations and terminals;
 4. Signage (See Article 34);
 5. Parking (See Article 33);
 6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use, and which are conducted in accordance with Section 3154;
 7. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155.

SECTION 1143

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; or b) the activity is of integral relation to the purpose of the district; c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Uses involving the use, manufacture, assembly, processing, treatment or storage of acetylene gas, ammonia, explosives or fireworks as permitted under State law;
2. Refuse and solid waste disposal when conducted incidental and subordinate to a principally permitted use;
3. Gas production plants, natural or manufacture gas storage and distribution points, gas pressure control stations;

4. Telephone, telegraph, radio, television or other communication relay, transmitting and receiving uses, centers and equipment of a permitted use provided the structures do not physically or visually overpower, detract or conflict with the buffering provisions specified within and between the district uses and other districts;
5. Gasoline filling stations and wash services;
6. Labor unions and similar labor associations;
7. Nursery and day care centers;
8. Retail sales and service of new and used motor vehicles including tires, batteries and accessories, auto body services including junkyards, wrecking or other storage.
9. Wholesale vehicle sales or auctions;
10. Concentrated animal feeding operations.

SECTION 1144

Maximum Intensity

The maximum intensity of uses in an Industrial Two district shall not exceed 22,000 square feet of gross floor area per acre.

SECTION 1145

Minimum Size

The minimum size and extent of an Industrial Two district, including all the contiguous private property so designated, shall not be less than ten (10) acres.

SECTION 1146

Minimum Standards

All permitted, accessory and conditional uses, buildings and structures in this district are subject to the following:

1. The supplemental, parking and loading, signage regulations of this ordinance;
2. Resolutions or orders of Boone County, City ordinance, law of the Commonwealth of Kentucky or law of the United States regulating nuisances and environment;
3. Any condition which may be governed by Boone County Health Department;
4. Site plan review required for all permitted uses (See Article 30);
5. See Article 31 for dimensional standards.

Public Hearing Item No. 3:

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

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

2. **Applicant:** **Gathering Place Church c/o Jody Cuzick for Jody W. Cuzick, Jody E. Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners)**

Request: **Zoning Map Amendment and Conditional Use Permit**

The request of **Gathering Place Church c/o Jody Cuzick (applicant) for Jody Cuzick, Jody Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners)** for a Zoning Map Amendment from Industrial Two (I-2) to Industrial One (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

Staff Member Patty Bachman presented the Staff Report which included a Power Point presentation (see Staff Report). She noted corrections to the Staff Report: Item #3 on Page 9 should read “. . . a single access point is permitted for each existing tract of land, unless the tract of land has greater than 500 feet of road frontage. The combined road frontage for the parcel on which the church is located and the northern parcel on which the parking lot would be built is approximately 610 feet”. The Conclusion on Page 10 should read “The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of *the three criteria necessary for a Zoning Map Amendment. The Future Land Use Map will need to be changed if the request is approved*”.

The Chairman asked for the applicant’s presentation.

Mr. Joseph Hoh, with Cardinal Engineering, 1 Moock Road, Wilder, Kentucky, was present on behalf of Gathering Place Church. He stated that Staff did an excellent job of describing the existing situation. He stated that the church has been there for sometime and an expansion was allowed in 1993. They believe

that leaving this property as a Non-Conforming Use was an oversight. He stated that granting the zone change and the Conditional Use Permit would allow the use of the property that the church believed they already had. The expansion of the parking lot would allow the school in the church building to continue to prosper and serve the community. At the present time, they have no plans to develop the remainder of the property. They intend to keep the existing large pine tree buffer which provides screening along the west side of the property.

Mr. Chad Robinson, 11463 Big Bone Road, Union, a member of the congregation, stated that they are out of parking and need additional parking. They are trying to eliminate any parking between the church and the schoolrooms and will move those vehicles over to the new parking area. This concluded the applicant's presentation.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition. There was no response.

The Chairman asked if there were any comments or questions from the Commissioners.

Mrs. Poston noted that the request is "to allow the expansion of a church parking lot and other church activities". She questioned what the other activities would be. Mr. Robinson responded that there would be parking for teachers or parents dropping off/picking up students and the only other activities would be picnics.

Mr. Bunger stated that the planned new curb cut is outside of the area of the zone change request. He asked if the church owns all of the property there. Mr. Robinson responded "yes". Ms. Bachman stated that the new curb cut is part of the church's property and it would be available for use by the church, but it is zoned I-1 and it would not have an impact on this request. Mr. Bunger questioned why it is not included in the request. Mr. Hoh stated that once the zone change is granted, the entire property under the control of the church becomes the Conditional Use Permit property. If the zoning is changed to I-1 along with a portion of the vacant lot, the plan will have to be approved by the Boone County Board of Adjustment as a Conditional Use. He stated that once they have the property in one ownership, the location of the driveway can be discussed.

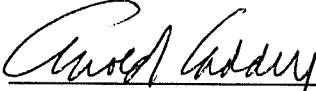
Chairman Caddell stated that the parcel to the north is zoned I-1 and if the subject parcel is also zoned I-1 they would both be in the same zoning classification, which would address the issue.

Mrs. Wilson asked if the applicant is willing to strike the Principally Permitted Uses other than church facility. Mr. Hoh responded that he believes that is their intention and he will discuss it with the church. Chairman Caddell asked him to

review the uses in the zone and be prepared to discuss them at the Committee Meeting.

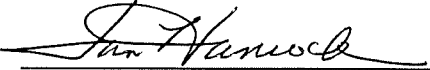
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 5, 2006 at 4:30 PM in this room. This item will be on the Agenda for the Business Meeting on July 19, 2006 at 7:00 PM. The Chairman closed this Public Hearing at 9:00 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
July 19, 2006
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 PM.

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett
Mr. Randy Barlow
Mr. Greg Breetz
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mrs. Janet Kegley
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Rolfsen
Mr. Bob Schwenke
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger
Mr. Randy Poe
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Senior Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

3. Zoning Map Amendment and Conditional Use Permit

The request of Gathering Place Church c/o Jody Cuzick (applicant) for Jody Cuzick, Jody Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners) for a Zoning Map Amendment from Industrial Two (I-2) to Industrial One (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

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

The Chairman offered the applicant the opportunity to make a summary statement.

Mr. Jody Cuzick, speaking for Gathering Place Church, stated that they want to extend the parking lot and improve access in and out for the church and the school. They want to use the parking lot for church and school related activities.

The Chairman asked if there was anyone present who wished to make a summary statement on behalf of the opposition. There was no response.

Mr. Barlow moved by resolution to Boone County Fiscal Court that the request be approved based on the Committee Report with the condition. Mr. Schwenke seconded the motion.

Counselor Wilson advised that the Planning Commission's action on the Conditional Use Permit is the final action and it would become effective if Fiscal Court grants the rezoning.

Mrs. Wilson stated that she asked at the Public Hearing if any of the Principally Permitted Uses were going to be stricken. She asked if this was addressed at the Committee level. Mr. Breetz did not recall the Committee striking any of the Permitted Uses. Mr. Wall stated that the condition of approval that the owners agreed to limits the use of the property to church related functions and, therefore, other uses are de facto stricken.

Mrs. Poston stated that Mr. Bunker was the Committee Chairperson. The agenda incorrectly shows that she was the Committee Chairperson.

There being no further discussion, the Chairman asked for a vote on the motion made by Mr. Barlow and **it carried unanimously.**

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: July 19, 2006

RE: Request of **Gathering Place Church c/o Jody Cuzick (applicant)** for **Jody W. Cuzick, Jody E. Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners)** for a Zoning Map Amendment from Industrial Two (I-2) to Industrial (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit, for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the stated condition.

FINDINGS OF FACT

1. The Committee has concluded that the proposed Zoning Map Amendment and accompanying Concept Development Plan are in agreement with the Comprehensive Plan due to the following reasons.
 - A. The Future Land Use Map designates the northern, currently vacant portion of the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The character and impacts of the church use is comparable to, and compatible with, the types of uses outlined in the Commercial designation and the adjoining business uses in the immediate vicinity. The Future Land Use Map designates the southern part of the site, which houses the existing church and school structures, for "Industrial" uses. It is the Committee's conclusion that the church functions represent a "softer" use than is typically found under the Industrial designation. The property owners representative explained to the Zone Change Committee that the use of the property will entail worship services and other church related activities, such as Bible study, Sunday School classes, religious oriented events, picnics in the outdoor lawn area, etc.

- B. The Land Use Element ("Devon Area," pp. 147-148) states "south of the interchange, between the interstate and U.S. 25 should develop in a variety of residential uses. The undeveloped land south of Mt. Zion Road is appropriate for Urban Density residential development or attached affordable housing. Innovative design and affordable construction should provide a good alternative to the mobile home parks that dominate the area and which create negative visual impacts on the U.S. 25 corridors. Permanent attached housing is also preferable to mobile home parks development, because less site preparation is necessary and more open space can be retained. Mobile home development should not extend south of the intersection with Maher Road. The planned reconstruction and widening of U.S. 25 will create the potential for redevelopment in much of this corridor. Mixed-use development with prevalent interconnections is recommended."

The church use outlined in this application provides a complimentary support use for the planned residential expansion in the immediate area. It will also serve to diversify uses in the area, therefore, helping to create the mixed-use environment sought by the Land Use Element. The proposed widening of U.S. 25 will occur on the other side of the street and will not directly affect this site.

- C. The Committee has concluded that the proposal is in agreement with the applicable Future Land Use Development Guidelines as described in the Comprehensive Plan and the Goals and Objectives. Specific references to the guidelines and Goals and Objectives are outlined in the staff report for this request.
2. The Committee has concluded that the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate due to the following reasons.
- A. The size of the property is relatively small for many heavy industrial users. Also, the site's depth is relatively narrow between Dixie Highway and the rail line which runs along the east side of the property, which when combined with existing topographic constraints further confines the immediately developable area.
- B. The properties immediately to the north and south are already zoned I-1, as is the northern part of the subject property. Due to these I-1 adjacencies, Dixie Highway, and the rail line mentioned above, the current I-2 zone is for practical purposes an island which does not physically attach to a larger I-2 zoned area.

- C. The site is already partially developed with a viable church structure and a related classroom which appropriately relate to the surrounding area.
3. The Committee has concluded that the requested Conditional Use Permit, including the submitted Concept Development Plan, fulfill the requirements in Section 262 "General Standards Applicable to All Conditional Uses" and Section 1133 "Conditional Uses and Criteria" (I-1 zone) of the Boone County Zoning Regulations. Based on the limited scope of the proposed use and improvements, the Committee has concluded that the project will create minimal impacts, especially when compared to the uses permitted in the current I-2 zone.
4. The Committee has concluded that the attached condition is necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan. The Committee has also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be created by the development. The property owners have signed a letter demonstrating agreement with this condition.

CONDITION

1. The development and use of the property shall follow the submitted Concept Development Plan. Additionally, uses on the property shall be limited to church related functions as explained by the applicant to the Zone Change Committee (worship services, Bible study, Sunday School classes, religious oriented events, picnics in the outdoor lawn area, and the like) and the existing school.

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. 3:

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

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Patty Bachman, Planner; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

2. Applicant: Gathering Place Church c/o Jody Cuzick for Jody W. Cuzick, Jody E. Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners)

Request: Zoning Map Amendment and Conditional Use Permit

The request of Gathering Place Church c/o Jody Cuzick (applicant) for Jody Cuzick, Jody Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners) for a Zoning Map Amendment from Industrial Two (I-2) to Industrial One (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

Staff Member Patty Bachman presented the Staff Report which included a Power Point presentation (see Staff Report). She noted corrections to the Staff Report: Item #3 on Page 9 should read “. . . a single access point is permitted for each existing tract of land, unless the tract of land has greater than 500 feet of road frontage. The combined road frontage for the parcel on which the church is located and the northern parcel on which the parking lot would be built is approximately 610 feet”. The Conclusion on Page 10 should read “The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three criteria necessary for a Zoning Map Amendment. The Future Land Use Map will need to be changed if the request is approved”.

The Chairman asked for the applicant’s presentation.

Mr. Joseph Hoh, with Cardinal Engineering, 1 Moock Road, Wilder, Kentucky, was present on behalf of Gathering Place Church. He stated that Staff did an excellent job of describing the existing situation. He stated that the church has been there for sometime and an expansion was allowed in 1993. They believe

that leaving this property as a Non-Conforming Use was an oversight. He stated that granting the zone change and the Conditional Use Permit would allow the use of the property that the church believed they already had. The expansion of the parking lot would allow the school in the church building to continue to prosper and serve the community. At the present time, they have no plans to develop the remainder of the property. They intend to keep the existing large pine tree buffer which provides screening along the west side of the property.

Mr. Chad Robinson, 11463 Big Bone Road, Union, a member of the congregation, stated that they are out of parking and need additional parking. They are trying to eliminate any parking between the church and the schoolrooms and will move those vehicles over to the new parking area. This concluded the applicant's presentation.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition. There was no response.

The Chairman asked if there were any comments or questions from the Commissioners.

Mrs. Poston noted that the request is "to allow the expansion of a church parking lot and other church activities". She questioned what the other activities would be. Mr. Robinson responded that there would be parking for teachers or parents dropping off/picking up students and the only other activities would be picnics.

Mr. Bunger stated that the planned new curb cut is outside of the area of the zone change request. He asked if the church owns all of the property there. Mr. Robinson responded "yes". Ms. Bachman stated that the new curb cut is part of the church's property and it would be available for use by the church, but it is zoned I-1 and it would not have an impact on this request. Mr. Bunger questioned why it is not included in the request. Mr. Hoh stated that once the zone change is granted, the entire property under the control of the church becomes the Conditional Use Permit property. If the zoning is changed to I-1 along with a portion of the vacant lot, the plan will have to be approved by the Boone County Board of Adjustment as a Conditional Use. He stated that once they have the property in one ownership, the location of the driveway can be discussed.


Chairman Caddell stated that the parcel to the north is zoned I-1 and if the subject parcel is also zoned I-1 they would both be in the same zoning classification, which would address the issue.

Mrs. Wilson asked if the applicant is willing to strike the Principally Permitted Uses other than church facility. Mr. Hoh responded that he believes that is their intention and he will discuss it with the church. Chairman Caddell asked him to

review the uses in the zone and be prepared to discuss them at the Committee Meeting.


There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 5, 2006 at 4:30 PM in this room. This item will be on the Agenda for the Business Meeting on July 19, 2006 at 7:00 PM. The Chairman closed this Public Hearing at 9:00 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Susan Poston, Chairwoman

DATE: July 5, 2006

RE: Request of Gathering Place Church c/o Jody Cuzick (applicant) for Jody W. Cuzick, Jody E. Cuzick, Chad Robinson, Theresa Robinson, and Joyce Robinson Foundation (owners) for a Zoning Map Amendment from Industrial Two (I-2) to Industrial (I-1) for 2.91 acres of a 4.5 acre site, and a Conditional Use Permit, for a site located at 10310 Dixie Highway, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow the expansion of a church parking lot and other church activities.

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.

Gathering Place Church/Cuzick/Robinson

July 5, 2006

Susan Poston, Chairwoman

For Project ____ Absent
 Against Project ____
 Abstain ____ Deferred ____

Judy Arnett
Judy Arnett

For Project Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Greg Breetz
Greg Breetz

For Project Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Kim Bunger
Kim Bunger

For Project Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Janet Kegley
Janet Kegley

For Project Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Jim Carmichael (Alternate)

For Project ____ Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Charlie Reynolds (Alternate)

For Project ____ Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Bob Schwenke (Alternate)

For Project ____ Absent ____
 Against Project ____
 Abstain ____ Deferred ____

Lisa Wilson (Alternate)

For Project ____ Absent ____
 Against Project ____
 Abstain ____ Deferred ____

TOTAL: ____ DEFERRED 4 FOR PROJECT 1 ABSENT
 ____ AGAINST PROJECT ____ ABSTAIN

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

July 11, 2006

Jody W. Cusich, Jody E. Cusich, Chad Robinson,
Theresa Robinson, Joyce Robinson Cornelius
c/o Gathering Place Church
Attn: Jody Cusich
10310 Dixie Highway
Florence, KY 41042

FAX: 371-7953

RE: Recommended Condition of Approval for Requested Zone Change from I-2 to I-1
and Conditional Use Permit, Gathering Place Church, 10310 Dixie Highway, Boone
County, Kentucky

Dear Property Owners:

The following represents the condition of approval for the above referenced application as agreed by the Planning Commission's Zone Change Committee at their July 5, 2006 meeting. If you, as the property owner, agree to this condition, 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, July 17, 2006.

CONDITION

1. The development and use of the property shall follow the submitted Concept Development Plan. Additionally, uses on the property shall be limited to church related functions as explained by the applicant to the Zone Change Committee (worship services, Bible study, Sunday School classes, religious oriented events, picnics in the outdoor lawn area, and the like) and the existing school.

Sincerely,



Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm

Jody W. Cusich, Jody E. Cusich, Chad Robinson,
Theresa Robinson, Joyce Robinson Cornelius
July 11, 2006
Page 2

AGREEMENT

We, the owners of the property at 10310 Dixie Highway, Boone County, Kentucky, agree to the condition listed herein for the above referenced Zoning Map Amendment and Conditional Use Permit application.

Jody W. Cusich 7/12/06
Jody W. Cusich Date

Jody E. Cusich 7-12-06
Jody E. Cusich Date

Chad Robinson 7.17.06
Chad Robinson Date

Theresa Robinson 7.17.06
Theresa Robinson Date

Joyce Robinson Cornelius 7.17.06
Joyce Robinson Cornelius Date

Gathering Place Church
Zone Change
I 2 Zone to I 1 Zone

Lying in Boone County, Kentucky , on the east side of US Highway 25, Dixie Highway approximately 0.3 miles north of Mt Zion Road and being an area currently zoned I 2 (Industrial 2) and being more fully described as follows:

Beginning at a pointing the centerline of US 25 at the line of the lands of Jody Cusick as recorded in deed book 422 page 25, with the lands of Chad and Theresa Robinson as recorded in deed book 243 page 293 extended to said centerline of US 25. Said point also being the zone line between I 1 and I 2.

Thence leaving the centerline of US 25 and Dixie Highway South $82^{\circ} 10' 38''$ East a distance of 350.94 along the I 1 and I 2 zone line and the common line of Robinson and Cusick to a point in the west right of way of The Southern Railroad;

Thence leaving the line of Robinson and with the line of the Southern Railroad and the line of Cusick in part and The Joyce Robinson Foundation as recorded in deed book 470 page 64 in part, North $15^{\circ} 43' 50''$ West a distance of 378.81 feet to a point in the Common line of the I 1 zone and the I 2 Zone;

Thence leaving the line of the Southern Railroad and with the line of the I 1 and I 2 Zone North $84^{\circ} 22' 50''$ West a distance of 338.15 feet to the centerline of US 25, Dixie Highway;

Thence with the center of Dixie Highway South $15^{\circ} 01' 15''$ West a distance of 368.02 feet to the point of beginning.

The herein described parcel contains 2.91 acres and is currently zoned I 2.

RECEIVED

1997 OCT 16 A 9 53

BOOK 668 PAGE 291

22,000

JERRY W. ROUSE
BOONE COUNTY CLERK

DEED

PROPERTY TRANSFER TAX PAID \$ 355.00
JERRY W. ROUSE, CLERK EmD.C.

KNOW ALL MEN BY THESE PRESENTS:

That **D.C.-KY 18 PARTNERSHIP**, which is also known as **D C KY 18 PARTNERSHIP**, a Kentucky general partnership,

the **GRANTOR(S)**, for and in consideration of **THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$355,000.00)**

paid to the **GRANTOR(S)** by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, do bargain, sell and convey to the following named **GRANTEE(S)**, **JEFFREY A. SIMMONS and CATHIE A. SIMMONS, husband and wife, for and during their joint lives, with right of survivorship**, his or her heirs and assigns forever, the following described real estate, in the city of **N/A** county of **BOONE**, and state of **KENTUCKY**, to wit:

Street Address: Lot 6 Merchant Square Subdivision, Boone County, Kentucky 41005
Lot 18 Merchant Square Subdivision, Boone County, Kentucky 41005

Return to: Grantee(s) Address: 5848 North Crest, Burlington, Ky 41005

Grantor(s) Address: 8100 Burlington Pike, Suite 260, Florence, Kentucky 41042

Group No.: 3745

Plat No.: 430B

Being all of Lots 6 and 18, Section 1 of Merchant Square Subdivision, as more particularly shown on Plat Slide 430B of the Boone County Clerk's records at Burlington, Kentucky.

BEING PART of the same property conveyed to the Grantors herein by deed from R. C. Durr and Richard D. Crist and his wife, Kay F. Crist, dated December 23, 1996, and recorded in Quitclaim Deed Book 635, Page 272 of the records of the Boone County Clerk's Office at Burlington, Kentucky.

SUBJECT to conditions, restrictions and easements physically located on the property and contained in deeds and instruments of record, in particular, but not limited to, the Declaration of Covenants and Restrictions recorded at Miscellaneous Book 386, Page 238 of the Boone County Clerk's records at Burlington, Kentucky and the Declaration of Covenants and Restrictions recorded at Miscellaneous Book 479, page 15 of the Boone County Clerk's records at Burlington, Kentucky. The Grantees acknowledge that the within described property is being conveyed subject to the Declaration of Covenants and Restrictions recorded at Miscellaneous Book 386, Page 238, and that the Declaration of Covenants and Restrictions recorded at Miscellaneous Book 386, Page 238, are incorporated within this deed and attached as Exhibit A hereto.

RETURN TO: Deters

①

GRANTOR, for itself and its successors and assigns, hereby grants to GRANTEE and his heirs and assigns, a nonexclusive perpetual easement for purposes of ingress and egress and for all customary private road purposes on, over and across the following described property ("Easement Area"):

Beginning at a point in the northwest right of way line of Merchant Street, said point being the northeast corner of Lot No. 18 of Section No. 4 of Merchants Square; thence N 52°-48'-38" W along the north line of said Lot No. 18, a distance of 210.15 feet to the north rear corner of Lot No. 18; thence N 33°-51'-00" E along the grantor's westerly property line 40.07 feet to a point; thence through the lands of the grantor S 52°-48'-38" E 213.70 feet to a point in the northwest right of way line of Merchant Street; thence along said right of way in a southwesterly direction 40.02 feet to the place of beginning.

The ingress and egress easement area shall be improved by a paved roadway suitable for the commercial use intended ("Improvements"). The work shall be done in a good and workmanlike manner. Any Improvements shall be made pursuant to the specifications set out by the Boone County Subdivision Regulations. The cost of the Improvements, including complimentary Improvements such as signs, lighting, or stripes shall be paid by GRANTEE. GRANTEE is not required to make the Improvements to the easement until he receives written notice by GRANTOR or its successors or assigns to make the Improvements. GRANTEE shall be responsible for the cost of any future maintenance, repair and/or replacement of the original Improvements. The covenants and easements contained herein shall run with the land and shall be binding upon and inure to the benefit of the owners of the land and all present and future parties having any right, title or interest in said land and their respective heirs, executors, administrators and assigns forever. The terms herein may be changed, expanded or altered only by means of a written agreement by the then owners of the property.

GRANTOR reserves the right to plat the underlying ground where the easement is located without permission of the GRANTEE.

The parties signing on behalf of the GRANTOR constitute all of the general partners of the partnership.

Together with all the privileges and appurtenances to the same belonging. To have and to hold forever the same to the GRANTEE(S), in the fashion and manner stated above in the conveying clause, with covenants of general warranty, except all taxes and assessments due and payable in the year 1997, which are to be reasonably prorated as of the date of closing and which the GRANTEE(S) assume(s) and agree(s) to pay.

GRANTOR and GRANTEE both certify, under oath, that the consideration reflected in this deed is the full consideration paid for the property and GRANTEE joins in this deed for the sole purpose of making this certificate about the consideration.

DATED this 15th day of October, 1997.

GRANTOR:

D.C.-KY 18 PARTNERSHIP a/k/a
D C KY 18 PARTNERSHIP

BY: R. C. Durr
R. C. Durr, General Partner

BY: Richard D. Crist
Richard D. Crist, General Partner

GRANTEE:

Jeffrey A. Simmons
Jeffrey A. Simmons

Cathie A. Simmons
Cathie A. Simmons

COMMONWEALTH OF KENTUCKY, COUNTY OF Bourne (GRANTOR)

The foregoing instrument was sworn to and acknowledged before me this 18 day of September, 1997, by R. C. Durr and Richard D. Crist, who are all of the Partners of D C KY 18 PARTNERSHIP, a Kentucky general partnership, on behalf of the Partnership.
a/k/a D.C.-KY 18 Partnership

Ray E. Durr
Notary Public
Kentucky State at Large
My Commission Expires: 5/5/01



STATE OF Kentucky, COUNTY OF Kenton (GRANTEE)

The statement about consideration in the foregoing instrument was sworn to and acknowledged before me this 15th day of October, 1997, by Jeffrey A. Simmons and Cathie A. Simmons, husband and wife.

Deborah S. Gill

Notary Public
Kentucky State at Large
My Commission Expires: 2/5/00

This instrument prepared by ZIEGLER & SCHNEIDER, P.S.C., Attorneys at Law, 200 Covington Mutual Building, 629 Madison Avenue, Covington, Kentucky 41011, by Don Heldoer, Attorney.
Lori Fields-Lee

EXHIBIT A

Shop 3234
2033 A

REV 386 238

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("Declaration") is made and entered into as of the 23 day of March 1993 by R. C. Durr and Richard D. Crist and Kay F. Crist, his wife, with a mailing address of c/o R. C. Durr, 8100 Burlington Pike, Suite 260, Florence, Kentucky 41042 (collectively "Declarant") as follows:

WHEREAS, Declarant is the owner of certain property in Florence, Boone County, Kentucky more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, as a valuable part of the consideration for other property in Florence, Boone County, Kentucky, more particularly described in Exhibit "B" attached hereto and made a part hereof, purchased by Fayette Funding, Limited Partnership from Declarant, Declarant has agreed to impose certain covenants and restrictions upon the Property for so long as Fayette Funding, Limited Partnership or SuperAmerica Group, Inc. or either of them, their successors and assigns, operates or maintains a convenience type food store with self service gasoline. Said restrictions are to run with the land and be binding upon Declarant, its successors, personal representatives and assigns; and

WHEREAS, it is the intention of Declarant to impose such covenants and restrictions upon the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, leased and conveyed subject to the following covenants and restrictions:

So long as Fayette Funding, Limited Partnership, or SuperAmerica Group, Inc. or either of them, their successors and assigns, operates or maintains on the real estate, particularly described in Exhibit "B" a convenience-type food store with self-service gasoline, the Property described in Exhibit "A" shall not be used or permitted to be used for a convenience-type grocery store with self-service gasoline, such as Sohio (BF) "On the Way Mart", Shell Mart, Sunoco, One Stop Mart, Dairy Mart, 7-11 Store or Circle K Store as examples. Any transfer of the Property described in Exhibit "A" shall include and be subject to the aforesaid restrictions.

Charles Warren
P.O. Box 69
Covington, Ky 41012

1170

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FEB 23 10 39

7.00pc

386-239

IN WITNESS WHEREOF, the undersigned, the Declarant herein, have hereunto set their hands as of the day and year first above written.

WITNESSES:

Mary Ann Durr

R. C. Durr
R. C. Durr

Mary Ann Durr

Richard D. Crist
Richard D. Crist

Mary Ann Durr

Kay F. Crist
Kay F. Crist

State of Kentucky)
County of Bourne)

The foregoing Declaration of Covenants and Restrictions was acknowledged before me this 23 day of March, 1993, by R. C. Durr.

Michael J. Zygala
Notary Public

My commission expires: 10/8/94

State of Kentucky)
County of Bourne)

The foregoing Declaration of Covenants and Restrictions was acknowledged before me this 23 day of March, 1993, by Richard D. Crist and Kay F. Crist, his wife.

Michael J. Zygala
Notary Public
Commission Expires 10/8/94

This Instrument Prepared By:

James M. Ellerbe
James M. Ellerbe, Attorney
SuperAmerica Group, Inc.
P. O. Box 14000
Lexington, Kentucky 40512

NO. 386, 240

EXHIBIT A

Property being in Boone County, Kentucky, and lying on the northerly side of State Route 18 and being more particularly described as follows:

Beginning at a point in the northerly line of State Route 18, 105.02 feet left of centerline station 217 plus 41.08 and about 210 feet east of Greenview Road; thence North 33° 51' 00" East, 906.80 feet; thence South 48° 09' 00" East, 47.06 feet; thence North 31° 47' 20" East, 518.50 feet; thence North 25° 19' 10" East, 518.92 feet; thence South 69° 16' 00" East, 72.10 feet; thence South 46° 56' 00" East, 286.00 feet; thence South 61° 55' 59" East, 102.00 feet; thence South 72° 46' 00" East, 221.00 feet; thence South 77° 16' 02" East, 84.50 feet; thence North 84° 19' 02" East, 96.00 feet; thence South 76° 11' 00" East, 103.30 feet; thence South 51° 21' 20" West, 392.52 feet; thence South 40° 08' 40" East, 302.14 feet; thence South 34° 57' 00" West, 1490.71 feet to a point in the northerly line of State Route 18, 126.15 feet left of centerline station 227 plus 40.19; thence along the northerly line of State Route 18 the following five courses: North 40° 36' 29" West, 98.57 feet; thence North 88° 45' 44" West, 124.43 feet; thence North 55° 34' 24" West, 157.81 feet; thence North 67° 57' 59" West, 606.96 feet; thence North 47° 33' 18" West, 59.40 feet to the Place of Beginning, containing 42.3232 acres.

Less and except:

Property situated in Boone County, Kentucky described as follows:

Commencing in the northerly right-of-way line of Kentucky State Route 18 (Burlington Pike) at its intersection with the easterly line of Greenview Subdivision, Second Edition, as recorded in Plat Book 4, Page 25, of the Boone County Kentucky Records; thence, along the northerly right-of-way line of Kentucky State Route 18, South 47° 33' 18" East a distance of 59.40 feet and South 67° 57' 59" East a distance of 206.86 feet to the place of beginning; thence, South 67° 57' 59" East, along the northerly right-of-way line of Kentucky State Route 18, a distance of 224.55 feet; thence North 29° 11' 36" East, a distance of 226.73 feet to the southerly line of a proposed service road; thence North 67° 53' 44" West, along the southerly line of a proposed service road, a distance of 172.13 feet; thence southwestwardly on a curved line deflecting to the left with a radius of 40 feet a distance of 54.43 feet (chord of said curve bears South 73° 07' 22" West a distance of 50.33 feet) to the easterly line of proposed Route 18/Houston Road Connector; thence South 34° 08' 28" West, along said proposed Connector, a distance of 197.97 feet to the place of beginning. Containing 1.1039 acres. Together with and subject to all easements and restrictions of record.

386, 241

EXHIBIT B

Property situated in Boone County, Kentucky described as follows:

Commencing in the northerly right-of-way line of Kentucky State Route 18 (Burlington Pike) at its intersection with the easterly line of Greenview Subdivision, Second Edition, as recorded in Plat Book 4, Page 25, of the Boone County Kentucky Records; thence, along the northerly right-of-way line of Kentucky State Route 18, South 47° 33' 18" East a distance of 59.40 feet and South 67° 57' 59" East a distance of 206.86 feet to the place of beginning; thence, South 67° 57' 59" East, along the northerly right-of-way line of Kentucky State Route 18, a distance of 224.55 feet; thence North 29° 11' 36" East, a distance of 226.73 feet to the southerly line of a proposed service road; thence North 67° 53' 44" West, along the southerly line of a proposed service road, a distance of 172.13 feet thence southwestwardly on a curved line deflecting to the left with a radius of 40 feet a distance of 54.43 feet (chord of said curve bears South 73° 07' 22" West a distance of 50.33 feet) to the easterly line of proposed Route 18/Houston Road Connector; thence South 34° 08' 28" West, along said proposed Connector, a distance of 197.97 feet to the place of beginning. Containing 1.1039 acres. Together with and subject to all easements and restrictions of record.

The foregoing premises is now known as Lot No. 4, on subdivision plat recorded as Plat 225A, Boone County Clerk's Records.

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County Court, do certify that the foregoing Deed was, on the 26 day of Nov 1953, at 10:37 A.M., lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.
Given under my hand this 26 day of Nov 1953.
JERRY W. ROUSE, CLERK
By Jerry Rouse D.C.

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County Court, do certify that the foregoing Deed was, on the 22 day of Nov 1944, at 2:48 P.M., lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.
Given under my hand this 22 day of Nov 1944.
JERRY W. ROUSE, CLERK
By Jerry Rouse D.C.

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County Court, do certify that the foregoing Deed was, on the 16 day of Oct 1997, at 9:33 A.M., lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.
Given under my hand this 16 day of Oct 1997.
JERRY W. ROUSE, CLERK
By Jerry W. Rouse D.C.

KNOW ALL MEN BY THESE PRESENTS: **DEED** ^{827X 470} ^{PAGE 64}
THAT CHESTER ROBINSON, JR. AND HIS
WIFE, JOYCE A. ROBINSON, GRANTORS

Property Transfer Tax Paid \$ 75.00
JERRY W. ROUSE, Clerk D.C. Emd

for and in consideration of Seventy-Five Thousand Dollars (\$75,000.00)
the receipt whereof is hereby acknowledged, do(es) hereby bargain, sell and convey to
THE JOYCE ROBINSON FOUNDATION, INC., A Kentucky corporation, GRANTEE,
its successors and

~~XXXXXX~~ assigns forever, the following described real estate, lying and being in Florence Boone County, Kentucky to-wit:
Grantee Mailing Address 1669 Glens Dr., Florence, KY 41042 Group No. 953
Property Address 10310 Dixie Hwy., Florence, KY 41042 Plat Book 8 Page 21

Being Lots No. One (1) and Two (2) of the Charles Johnson Subdivision
Number 4, as recorded in Plat Book 8, page 21 of the Boone County Court
Records, Burlington, Kentucky.

Subject to easements and restrictions of record.

Being all of the same property conveyed to Chester Robinson, Jr. and his
wife, Joyce A. Robinson, by the Florence Kentucky Congregation of Jehovah's
Witnesses, Inc. by deed dated the 3rd day of June, 1983 and recorded in
Deed Book 304, page 232, Boone County Clerk's records, Burlington, Ky.

Being the same property conveyed to the Grantor(s) by
by deed dated _____ day of _____, 19____ and recorded in Deed Book _____ Page _____, in the
office of the Clerk of the Boone County Court, Burlington, Kentucky.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said
THE JOYCE ROBINSON FOUNDATION, INC., A Kentucky corporation, GRANTEE, its
successors

~~and~~ and assigns forever, with covenants of general warranty.

IN WITNESS whereof the said Chester Robinson, Jr. and his wife, Joyce A. Robinson,
GRANTORS,

hereunto set their hands this 30th day of December, 1991.

Chester Robinson Jr.
CHESTER ROBINSON, JR.

Joyce A. Robinson
JOYCE A. ROBINSON

STATE OF KENTUCKY
SCT.

County of BOONE

The foregoing instrument was acknowledged before me this 30th day of December, 1991, by
CHESTER ROBINSON, JR. AND HIS WIFE, JOYCE A. ROBINSON
My Commission Expires : 2-21-93 Anthony W. Frohlich
Notary Public

STATE OF KENTUCKY
SCT.
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 Chester Robinson, Jr. and his wife, Joyce A. Robinson,
to The Joyce Robinson Foundation, Inc. was this _____ day of _____
produced to me, certified as above and lodged for record at _____ o'clock _____ m.

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

Given under my hand, this _____ day of _____, 199__.

This instrument was Prepared by
Anthony W. Frohlich Attorney

JERRY W. ROUSE, Clerk
By _____, D. C.

7992 Dixie Hwy., Box 6205
Florence, KY 41042 (606) 325-6161 Return to GRANTEE

Recording Fee Paid _____ NO TITLE EXAM PERFORMED

520 314
FOR LAND USE RESTRICTIONS SEE INSTRUMENT

CONSIDERATION CERTIFICATE

We, CHESTER ROBINSON, JR. AND HIS WIFE, JOYCE A. ROBINSON, GRANTORS, and THE JOYCE ROBINSON FOUNDATION, INC., a Kentucky corporation, GRANTEE, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$75,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D Felony, subject to one to five years imprisonment and fines up to \$10,000.00.

GRANTORS: *Chester Robinson Jr.*
CHESTER ROBINSON, JR.
Joyce A. Robinson
JOYCE A. ROBINSON

Mailing Address: 1669 Glens Dr.
Florence, KY 41042

STATE OF KENTUCKY
COUNTY OF Boone

The foregoing Consideration Certificate was acknowledged and sworn to before me this the 30th day of December, 1991 by Chester Robinson, Jr. and his wife, Joyce A. Robinson, Grantors herein to be their act and deed.

Anthony W. Frohlich
NOTARY PUBLIC
My Commission expires: 2-21-93

GRANTEE: *Joyce A. Robinson, President*
THE JOYCE ROBINSON
FOUNDATION, INC., a Kentucky
corporation

Mailing Address: 1669 Glens Dr.
Florence, KY 41042

STATE OF KENTUCKY
COUNTY OF Boone

The foregoing Consideration Certificate was acknowledged and sworn to before me this the 30th day of December, 1991 by Joyce A. Robinson, President of the Joyce Robinson Foundation, Inc., a Kentucky corporation, on behalf of the corporation, Grantee herein to be its act and deed.

Anthony W. Frohlich
NOTARY PUBLIC
My Commission expires: 2-21-93

RECEIVED

1991 DEC 31 PM 1:14

JERRY W. ROUSE
BOONE COUNTY CLERK

FILED _____ DAY OF _____
AT _____ H _____
RECORDED IN _____
NO. 470 PAGE 66 1991

Jerry W. Rouse
10.59 p.m.

STATE OF KENTUCKY,)
 : SCT.
COUNTY OF BOONE,)

I, JERRY W. ROUSE, CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS, ON THE 31 DAY OF Dec., 19 91, AT 1:14 P. M. LODGED IN MY OFFICE FOR RECORD, WHEREUPON THE SAME, THE FOREGOING, AND THIS CERTIFICATE HAVE BEEN DULY RECORDED IN MY OFFICE.

19 91 GIVEN UNDER MY HAND, THIS THE 31 DAY OF December

JERRY W. ROUSE, CLERK
BY [Signature], DC

DEED
DB 470 P 664

FILE COPY

FAIR CASH VALUE _____
TRANSFER TAX _____

PIDN: _____
GROUP: 2058
PLAT: _____

Know All Men By These Presents:

That Harold A. Baumgartner and Alberta T. Baumgartner, his wife,

whose mailing address is: 10248 Dixie Highway, Florence, KY 41042

for and in consideration of \$201,000.00 to them paid by the
grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

Joyce Robinson Foundation, Inc., a Kentucky corporation, it's successors

~~he, she, and assigns~~ forever, the following described Real Estate, in the City of _____
Boone
County of ~~Kenton~~ and Commonwealth of Kentucky, to-wit:

Located in Boone County, Kentucky, lying on the east side of U.S. Highway 25 approximately 0.3 mile south of Mt. Zion Road and is more particularly described as follows:

Beginning at a point in the east right-of-way line of U.S. Highway 25, 30.00 feet as measured perpendicular to the centerline, said point being N 84-28-25 W 1.7 feet from an iron pin (existing), at the common corner of Harold Baumgartner (Deed Book 826, page 231) and Joyce Robinson Foundation, Inc. (Deed Book 470, page 64); thence with the said right-of-way line N 17-55-58 E 427.97 feet to an iron pin (set); thence with a new division of the Baumgartner property S 84-38-50 E 299.38 feet to an iron pin (set) in the west right-of-way line Southern Railroad (Deed Book 28, page 378); thence with said right-of-way line S 15-43-50 W 438.40 feet to an iron pin (existing) at the common corner of Harold Baumgartner and Chester Robinson (Deed Book 422, page 25); thence with the common line of Baumgartner, Chester Robinson and Joyce Robinson N 82-10-38 W 313.91 feet to the point of beginning containing 3.000 acres and being subject to all rights-of-way and easements of record.

This description was prepared from a new survey made by Timothy R. McNeely, P.L.S. 2030, for McNeely Surveying, Inc. March 2004.

Being part of the same property conveyed to the grantors by Harold A. Baumgartner et al. by deed dated the 19th day of April, 2002, and recorded in Deed Book 826 Page 231 of the Boone County Clerk's records, at Burlington, Kentucky.

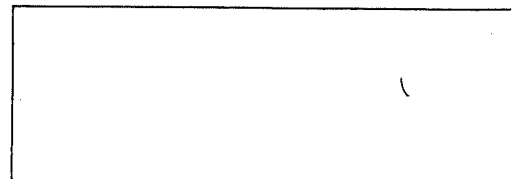
PROPERTY ADDRESS: U.S. 25, Florence, KY 41042

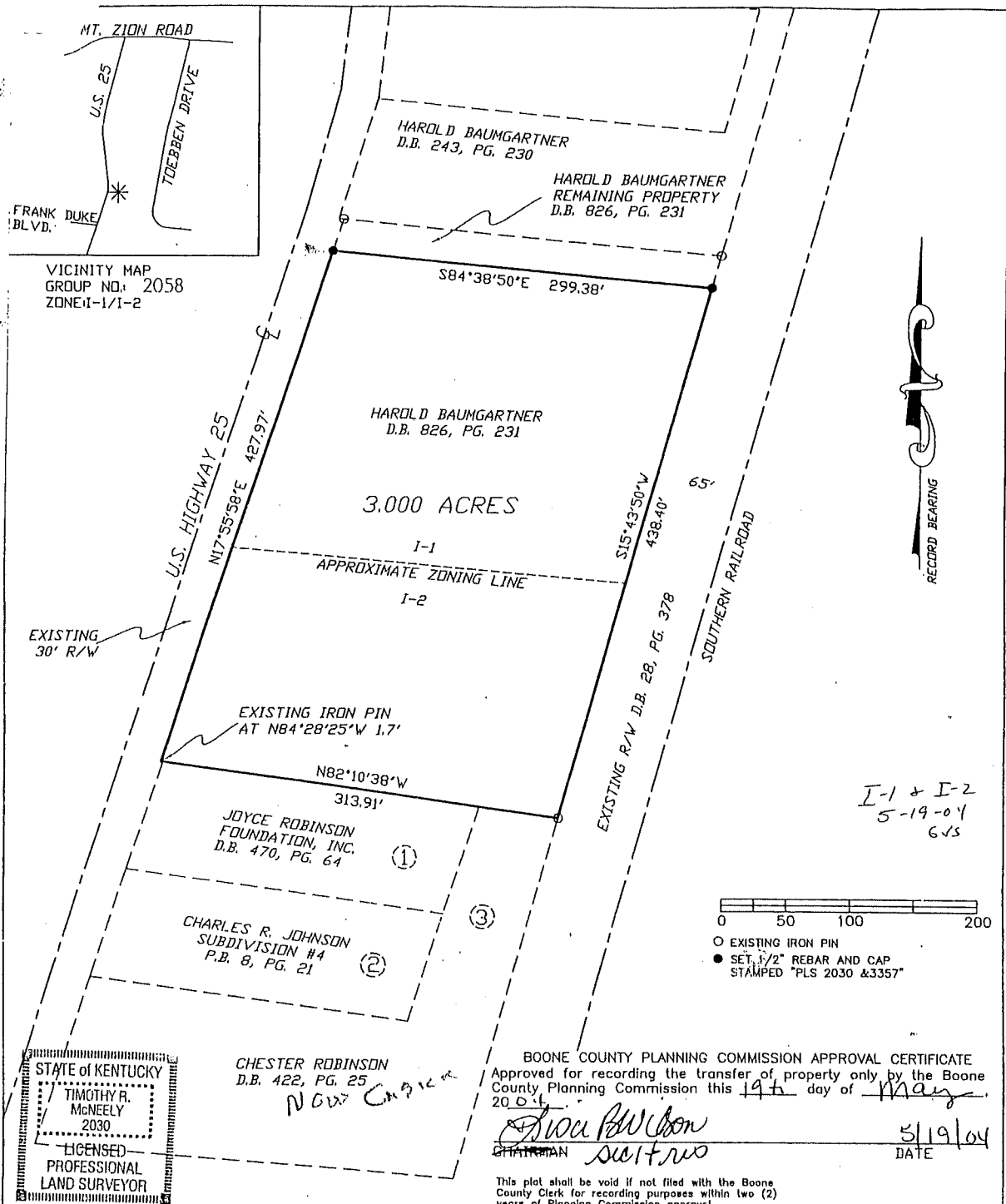
GRANTEE MAILING ADDRESS: 10823 St. Leger Circle, Union, KY 41091

PREPARED BY:

CLERKS USE ONLY

THIS DOCUMENT WAS PREPARED BY
Eddie W. Brown
EDDIE W. BROWN
ATTORNEY AT LAW
7130 PRICE PIKE
FLORENCE, KY 41042





FOR BUILDABLE LOTS

I certify that I have examined the records of the Boone County Clerk and find that this is the FIRST conveyance made under the present ownership and the parent tract since 1966 or the adoption of KRS.100.

Timothy R. McNeely 5-11-04
P.L.S. 20307 DATE

LAND SURVEYOR'S CERTIFICATE

I certify that this plat depicts a survey made by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner.

Timothy R. McNeely 5-11-04
P.L.S. 20307 DATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was at least 1:10,000 and was not adjusted. The survey as shown hereon is a Class A Survey and the accuracy and precision of said survey meets all the specifications of this class.

Timothy R. McNeely 5-11-04
P.L.S. 20307 DATE

PLAT OF 3.000 ACRES
TO BE CONVEYED BY
HAROLD BAUMGARTNER

BOONE COUNTY KENTUCKY

EAST SIDE OF U.S. HIGHWAY 25
0.35 MILE SOUTH OF MT. ZION ROAD

APRIL 13, 2004 SCALE: 1" = 100'

P & Z Code No. 4224

McNEELY SURVEYING, INC.
466 ERLANGER ROAD
ERLANGER, KY 41018
(859) 727-3293

ORDINANCE 06-16

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT APPROVING, WITH ONE CONDITION, THE REQUEST OF GATHERING PLACE CHURCH C/O JODY CUZICK (APPLICANT) FOR JODY W. CUZICK, JODY E. CUZICK, CHAD ROBINSON, THERESA ROBINSON AND JOYCE ROBINSON FOUNDATION (OWNERS) FOR A ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM INDUSTRIAL TWO (I-2) TO INDUSTRIAL ONE (I-1) FOR 2.91 ACRES OF A 4.5 ACRE SITE LOCATED AT 10310 DIXIE HIGHWAY, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and a Conditional Use Permit, and such Zoning Map Amendment being a zone change from Industrial Two (I-2) to Industrial One (I-1) for a 2.91 acres of a 4.5 acre site located at 10310 Dixie Highway, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of 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 the Zoning Map Amendment.

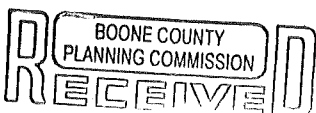
NOW, THEREFORE, BE IT ORDAINED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment and Conditional Use Permit for the real estate which is more particularly described below shall be and is hereby approved with one condition, this Zoning Map Amendment being a zone change from Industrial Two (I-2) to Industrial One (I-1) for 2.91 acres of a 4.5 acre site located at 10310 Dixie Highway, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in an Industrial Two (I-1) zone and a Conditional Use Permit is more particularly described in DEED BOOKS 877, 246 & 422, PAGE NOS. 331, 293 & 25 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the approval for a Zoning Map Amendment request are the 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.



OCT 6 2006

ORDINANCE 06-16

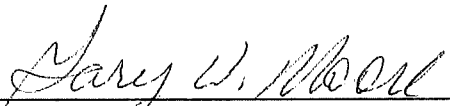
The Committee approves this request based on the findings of fact and conditions as set forth in the Committee Report and the Boone County Planning Commission Business Meeting minutes and marked as "Exhibit B."

SECTION III

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

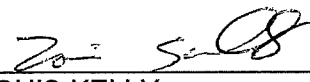
Introduced and given First Reading on the 7th day of September, 2006.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 3rd day of October, 2006, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.



GARY W. MOORE
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:



LOUIS KELLY
FISCAL COURT CLERK



JAMES R. SCHRAND II
BOONE COUNTY ATTORNEY

10-12-06
DATE PUBLISHED



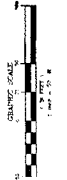
CARDINAL
ENGINEERING
ARCHITECTURE
PLANNING

10310 DIXIE HIGHWAY
FLORENCE, KY 41042

ZONE CHANGE & CONDITIONAL USE PERMIT
GATHERING PLACE CHURCH
10310 DIXIE HIGHWAY
FLORENCE, KY, 41042



PROJECT NO.	06-064
SCALE	1" = 50'
DATE	MAY, 2006
LAST REV.	
ZONE CHANGE & CONDITIONAL USE PERMIT	
SHEET	C-1

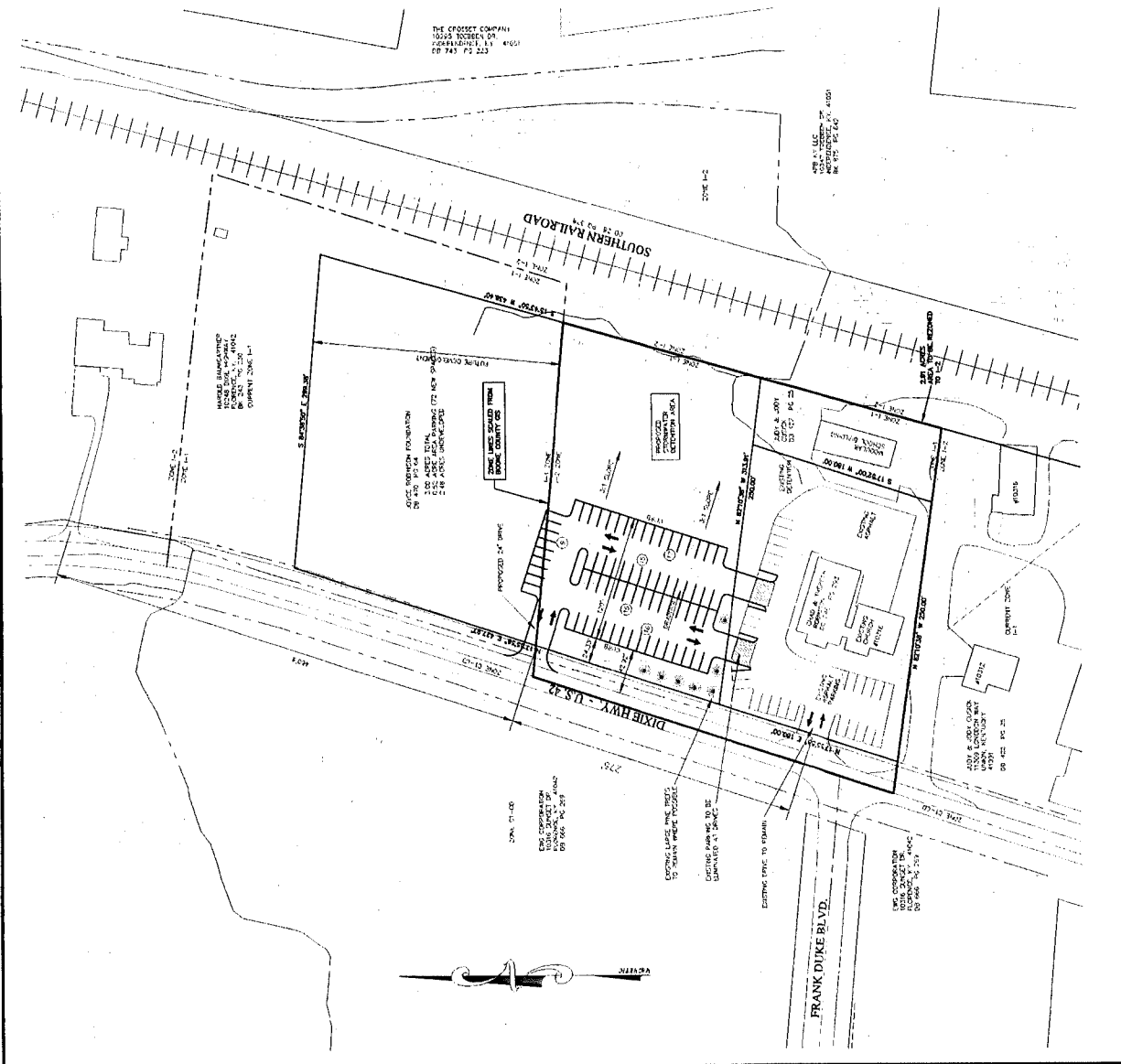


OWNER:
GATHERING PLACE CHURCH
10310 DIXIE HIGHWAY
FLORENCE, KY, 41042
ATTEN: GUY GUDAK
PHONE: 393-6284

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	GENERAL ELECTRIC UNDERGROUND ELECTRIC CABLE	100	FT.	1.50	150.00
2	ELECTRIC MANHOLE	1	EA.	100.00	100.00
3	ANCHOR BOLT	10	EA.	1.00	10.00
4	1/2" DIA. 1/2" LONG	10	EA.	0.50	5.00
5	STEEL WIRE	10	EA.	0.50	5.00
6	STEEL WIRE	10	EA.	0.50	5.00
7	STEEL WIRE	10	EA.	0.50	5.00
8	STEEL WIRE	10	EA.	0.50	5.00
9	STEEL WIRE	10	EA.	0.50	5.00
10	STEEL WIRE	10	EA.	0.50	5.00
11	STEEL WIRE	10	EA.	0.50	5.00
12	STEEL WIRE	10	EA.	0.50	5.00
13	STEEL WIRE	10	EA.	0.50	5.00
14	STEEL WIRE	10	EA.	0.50	5.00
15	STEEL WIRE	10	EA.	0.50	5.00
16	STEEL WIRE	10	EA.	0.50	5.00
17	STEEL WIRE	10	EA.	0.50	5.00
18	STEEL WIRE	10	EA.	0.50	5.00
19	STEEL WIRE	10	EA.	0.50	5.00
20	STEEL WIRE	10	EA.	0.50	5.00
21	STEEL WIRE	10	EA.	0.50	5.00
22	STEEL WIRE	10	EA.	0.50	5.00
23	STEEL WIRE	10	EA.	0.50	5.00
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30	STEEL WIRE	10	EA.	0.50	5.00
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32	STEEL WIRE	10	EA.	0.50	5.00
33	STEEL WIRE	10	EA.	0.50	5.00
34	STEEL WIRE	10	EA.	0.50	5.00
35	STEEL WIRE	10	EA.	0.50	5.00
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44	STEEL WIRE	10	EA.	0.50	5.00
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46	STEEL WIRE	10	EA.	0.50	5.00
47	STEEL WIRE	10	EA.	0.50	5.00
48	STEEL WIRE	10	EA.	0.50	5.00
49	STEEL WIRE	10	EA.	0.50	5.00
50	STEEL WIRE	10	EA.	0.50	5.00

TOPOGRAPHY SHOWN HEREON HAS BEEN OBTAINED FROM BOONE COUNTY GIS.
PROPERTY LINES SHOWN HEREON HAVE BEEN PLOTTED FROM DEEDS & PLATS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY BY CARDINAL ENGINEERING & HAVE BEEN ADJUSTED TEXT
AREA OF CHURCH = 5,443 S.F.
AREA OF MODULAR = 2,117 S.F.

ZONING INFORMATION
PRESENT ZONE = I-2
PROPOSED ZONE = I-1
AREA TO BE REZONED = 2.91 ACRES



THE CROSSSET COMPANY
10255 ROBECA DR
COLUMBIANA, KY 40301
PH 743 72 223

AREA 11.1 AC
ACQUISITION BY 4000
BY 875 52 640

WATER MAINS
10" DIA. 100 PSI
BY 243 72 210
COMPLETION 2004

SEWER MAINS
10" DIA. 100 PSI
BY 243 72 210
COMPLETION 2004

ZONE LINES SHOWN FROM
BOONE COUNTY GIS

EXISTING 24" DIAMETER
WATER MAIN TO BE
REPLACED BY 30" DIAMETER
BY 243 72 210

EXISTING 18" DIAMETER
SEWER MAIN TO BE
REPLACED BY 24" DIAMETER
BY 243 72 210

EXISTING 18" DIAMETER
WATER MAIN TO BE
REPLACED BY 24" DIAMETER
BY 243 72 210

