

APPLICATION FORM

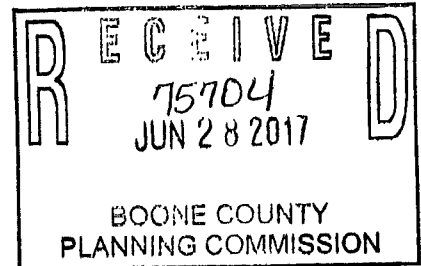
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project 642 Mt Zion Rd Re-zone
2. Location of Project 642 Mt Zion Rd
3. Total Acreage of Site 66.72
4. Current Zoning of Site SR-1
5. Proposed Zoning (Classification being requested) PF
6. Proposed Uses (please specify each use) Church Worship & Church Activities
Church Preschool, K-12 School [M-F 8:00AM-4:00PM], Other Community Activities
7. Names of Applicant(s) Florence Baptist Church
Phone No. 859.371.7141 Fax No. E-Mail tmcnaire@florencebaptist.org
8. Address of Applicant(s) PO Box 456
Florence KY 41022
City State Zip
9. Name of Property Owner(s) Florence Baptist Church
Phone No. 859.371.7141 Fax No. E-Mail tmcnaire@florencebaptist.org
10. Address of Property Owner(s) PO Box 456
Florence KY 41022
City State Zip
11. Proposed Building Intensities (please specify) No new construction is planned
12. Are there any existing buildings on the site? Yes
How many? 1 Plus a small garage
13. Deed Book D780 Page No. 129 Group No. 2057
14. Are you also applying for:
No Conditional Use Permit
No Dimensional Variance
15. Have you submitted a Concept Development Plan? Yes
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
Sanitation District #1
Cincinnati Bell
Owen Electric Cooperative, Inc.
Boone County Public Works Department
Kentucky Transportation Cabinet
Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**ADDENDUM TO ZONING MAP AMENDMENT OR  
CONCEPT DEVELOPMENT PLAN APPLICATION  
CURRENTLY UNDER REVIEW BY THE BOONE COUNTY PLANNING COMMISSION**

***Waiver of 60 Day Time Requirement by Originator  
for Final Planning Commission Action***

1. Name of Project 642 Mt Zion Rd Re-zone
2. Location of Project 642 Mt Zion Rd Florence KY 41042
3. Names of Applicant(s) FLORENCE BAPTIST CHURCH  
Phone No. 859.371.7141 Fax No. \_\_\_\_\_ E-Mail TMCNAIR@FLORENCEBAPTIST.ORG
4. Address of Applicant(s) Po Box 456  
FLORENCE KY 41022  
City State Zip
5. Name of Property Owner(s) FLORENCE BAPTIST CHURCH

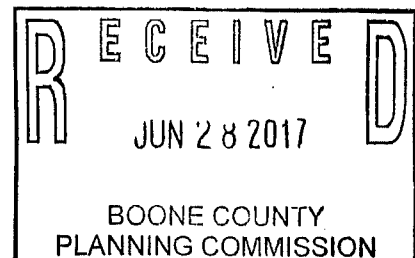
In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan\* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on \_\_\_\_\_.

6. ORIGINAL Property Owner's Signature TB McNair  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature TB McNair  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**Note:**

\*The 60-day time limit applies to Concept Development Plan applications if the site was originally subject to a Zoning Map Amendment request as part of an individual request, county-wide Zoning Update or a land use/zoning study or plan.



# EXHIBIT

“A”

## STAFF REPORT

Request of Florence Baptist Church (owner) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

August 2, 2017

### PROPOSAL

This request is for a zone change from SR-1 to PF to allow a K-12 school to operate within the existing church building at 642 Mt. Zion Road in unincorporated Boone County. The school would routinely use approximately 5,524 square feet of the approximate 80,670 square foot building. The school is proposed to operate from 8:00 am to 3:00 pm, Monday through Friday. The enrollment is proposed to be less than 100 students. The operation would also include offices for the school's administration, school board meetings on an as needed basis, and occasional school programs such as musicals and plays. There are no plans to bus students to the school. The current church operations are proposed to be maintained. A narrative and floor plans which explain the proposed school and the church's intended usage of the facility are attached.

### ADJACENT LAND USES AND ZONING

The land uses and zoning adjoining the subject site include the following:

- A. I-71/75 is located to the east and the Mt. Zion Road interchange is located to the southeast. An apartment complex (Mt. Zion/Woodspring Apartments) is located to the east/northeast (UR-1/PD).
- B. Detached single family residences on estate style lots are located to the north along Sunnybrook Drive (SR-1).
- C. A subdivision of detached single family residences (Haven Hill) is located to the west (SR-1).
- D. Detached single family residences on frontage and estate style lots are located on both sides of Mt. Zion Road in proximity to the subject site (SR-1).

### SITE CHARACTERISTICS

The site contains 66.72 acres and has approximately 1,180 feet of frontage along the Mt. Zion Road right-of-way, with approximately 410 feet of frontage along Mt. Zion Road itself. The site contains the approximate 80,670 square foot church building and several parking

fields around the building. A telecommunications tower is located in the east part of the site. There is existing tree cover in the western part of the tract and along portions of the site's boundary. The facility uses both public water and sanitary sewer service. Work associated with the reconstruction of Mt. Zion Road is currently under way.

### PERTINENT SITE HISTORY

A Conditional Use Permit to allow an approximate 130,000 square foot church building (including future expansions) with 825 parking spaces was conditionally approved by the Boone County Board of Adjustment on 4/12/00 (2000 CUP plan and CLUR with conditions of approval are attached).

A Major Site Plan for a 80,670 square foot church building and related site improvements was approved by the Boone County Planning Commission on 1/2/07.

### RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Public/Institutional." This designation is described as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The Land Use Element provides the following text that relates to the general area and the subject site.

- A. Improvements to Mt. Zion Road, between the Union city center and the interchange, should be accompanied by water and sewer improvements to accommodate the anticipated residential growth. ("4. Union," p. 169).
- B. In addition, a connector road should be completed from Mt. Zion Road to Weaver Road along the west side of I-75 ("5. Gunpowder," p. 169).
- C. Development at the Mt. Zion interchange should be planned in such a way as to not greatly impact the existing and planned Suburban Density Residential uses in the area. KY 536 (Mt. Zion Rd.) is planned for major widening, which will make this corridor a major arterial route from Boone County, through Kenton County, to Campbell County. Reconstruction of the Mt. Zion/I-75 Interchange is expected in 2015/16 and, while the reconstruction of Mt. Zion from I-75 to Old Union Road is still in KYTC's Six Year Plan, it is not yet funded.

The northwest quadrant of the interchange is the ideal location for urban and higher density residential development. The church use provides a more appropriate transition between the urban density residential and the planned suburban density

residential to the west. This would be compatible with the residential character of the area, and should provide housing opportunities for employees of the Florence urbanized area, as well as providing a limit to over-expansion of commercial activity towards Union. The Mt. Zion Road to Weaver Road connector road is needed to provide a parallel route to I-75 as well as enable this growing residential area to access Florence without impacting U.S. 42. It should be located and designed to carry significant traffic volume ("6. Northern Kentucky Industrial Park," p. 170).

The Land Use Element's Future Land Use Development Guidelines provide the following general comments that relate to the proposal.

- A. 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 open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area ("Buffering," pp. 162 and 163).

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- B. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way ("Access Management," p. 163).

The Population Element outlines population estimates based on OKI transportation analysis zone "regions." The population of the "Florence" region where the subject site is located is estimated to change to 32,385 in 2020, and to 34,153 in 2030.

The "Recommended Areas of Commercial Activity" section of the Business Activity Element makes the following statements regarding the Mt. Zion Road interchange area.

- 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 residential areas on Mt. Zion Road and along Dixie Highway, Gateway Technical College, 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. 68).

The Housing Element makes the following statements about the general area.

- A. South of Florence to Mt. Zion Road, industrial development, associated with the Northern Kentucky Industrial Park, will be predominant. 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, apartments near the Mt. Zion interchange shows that residential development momentum is greater west of I-75 ("Florence/U.S. 25 Corridor," p. 84).

The Public Services and Facilities Element states the following regarding private schools in the County at large.

- A. Private schools ease part of the pressure placed on the public schools as new residents come into the county. As the county continues to grow, new private schools can be expected to emerge. The Covington Diocese has conducted a facilities plan which includes a future high school and grade school in Boone County. This plan encourages these schools as long as they meet or surpass the standards of public schools. These schools can be expected to be built in conjunction with religious institutions ("Private Schools," pp. 132-133).

The "KY Transportation Cabinet Six-Year Plan" section of the Transportation Element lists the following "major improvements" that are in the immediate area (p. 146)

- Reconstruction of I-75/Mt. Zion Road Interchange – Construction 2015/2016.
- Addition of lanes to I-75 from Mt. Zion Road to U.S. 42 – Construction 2013.
- Reconstruction of Mt. Zion Road from I-75 to Old Union Road – Not funded.

The "Summary of the 2006 Boone County Transportation Plan Recommendations" section of the Transportation Element lists the following Recommended Capacity Projects that are in the general area (p. 147).

- Frogtown Connector extension to Beaver Rd.
- Frogtown Connector extension to Mt. Zion Rd.

The "Street Connections" section in the Transportation Element lists a recommended connection described as "Weaver to Beaver Connector implementation by phase" (p. 149).

The 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- C. Proper design principles shall be applied in development ("Overall," Objective 3).
- 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).
- E. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
- F. Safe, efficient and environmentally sound public services and facilities shall exist for all development ("Public Services and Facilities," Goal).
- G. Public facilities and services shall be in locations that are accessible to the population being served. Public information shall be easily accessible through the Internet and similar technology ("Public Services and Facilities," Objective 5).

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#### BOONE COUNTY TRANSPORTATION PLAN 2030

- A. Exhibit 5-2 "Operational Improvement Plan Project Locations" (p. 5-4) identifies the I-71/75-Mt. Zion Road interchange, and Mt. Zion Road itself between the interchange and a point west of Old Union Road, as "Six-Year Highway Plan Projects."
- B. Exhibit 6-1 (p. 6-2) identifies "Map ID 12 - Frogtown Connector Extension - North" as a "Recommended Long-Range Highway Project." Explanatory text for this project is on page 6-6. This project is listed as a high priority project (less than 10 years) in Exhibit 6-13 "Recommended Transportation Plan Project Prioritization" (pg. 6-20).
- C. Exhibit 6-7 "Year 2030 Traffic Volumes and Levels of Service - Recommended Transportation Plan Network" (p. 6-10) illustrates the level of service for Mt. Zion Road between the interchange and Gunpowder Road as LOS D.

## STAFF COMMENTS

### 1. COMPREHENSIVE PLAN AND STATUTORY FINDINGS

The 2010 Boone County Comprehensive Plan's Future Land Use Map designates this site as "Public/Institutional." This designation is described as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The Land Use Element's "6. Northern Kentucky Industrial Park" section states "the northwest quadrant of the interchange is the ideal location for urban and higher density residential development. The church use provides a more appropriate transition between the urban density residential and the planned suburban density residential to the west. This would be compatible with the residential character of the area, and should provide housing opportunities for employees of the Florence urbanized area, as well as providing a limit to over-expansion of commercial activity towards Union" (p. 170). The church mentioned in this text is the subject property.

The Business Activity Element's "Recommended Areas of Commercial Activity" section states "the I-75/Mt. Zion Road Interchange should have commercial activity concentrated to the east of I-75 and along U.S. Highway 25" (p. 68). The Housing Element's "Florence/U.S. 25 Corridor" section states "apartments near the Mt. Zion interchange shows that residential development momentum is greater west of I-75" (p. 84). The Public Services and Facilities Element's "Private Schools" section states "private schools ease part of the pressure placed on the public schools as new residents come into the county" (pp. 132-133).

Both the Comprehensive Plan's Transportation Element and the Boone County Transportation Plan 2030 stress the reconstruction of both the I-71/75-Mt. Zion Road interchange and Mt. Zion Road itself as priorities. The Future Land Use Development Guidelines emphasize the need to minimize impacts such as noise and light ("Buffering," pp. 162 and 163). The Goals and Objectives state "public facilities and services shall be in locations that are accessible to the population being served" ("Public Services and Facilities," Objective 5). "Public facilities and services" in this context includes schools.

The governing bodies will also need to consider the alternate statutory findings for the requested zone change of whether the current zoning is inappropriate and the proposed zoning is appropriate, and whether there have been changes of an economic, physical, or social nature not anticipated in the comprehensive plan that substantially alter the area's character.

2. USE OF THE PROPERTY

The details of the church and school use of the property are outlined in the application materials. Since this request is for a zone change, Staff recommends that the governing bodies review the text of Article 12 "Public Facilities District" of the zoning regulations (attached) to determine whether any of the uses normally permitted in the PF zone should be prohibited or limited when considering that the crux of this application is the church and school combination, and a plan which contemplates any other options has not been submitted. Similarly, the governing bodies should evaluate whether any limitations should be considered for future buildings, building additions, or site improvements, keeping in mind that the current Conditional Use Permit allows an approximate 130,000 square foot building and the existing church contains approximately 80,670 square feet.

3. OUTSIDE AGENCY COMMENTS

Kevin Vogelpohl, Battalion Chief/Fire Marshal for Florence Fire/EMS, has no comments at this time for the zone change, but does have comments and questions regarding the interior life safety systems that will be reviewed with the Boone County Building Department (7/13/17 e-mail is attached). The Boone County Public Works Department has no comments on this request.

Staff has requested comments on the proposal from the Boone County Administration and the Kentucky Transportation Cabinet, District 6. Such comments have not been received as of this writing. Any written comments received from these agencies will be forwarded to the Zone Change Committee for review.

CONCLUSION

The Boone County Planning Commission and the Boone County Fiscal Court need to evaluate the application in terms of the three criteria necessary for approving a Zoning Map Amendment as stated in Article 3 "Amendment" of the Boone County Zoning Regulations, the 2010 Boone County Comprehensive Plan, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,



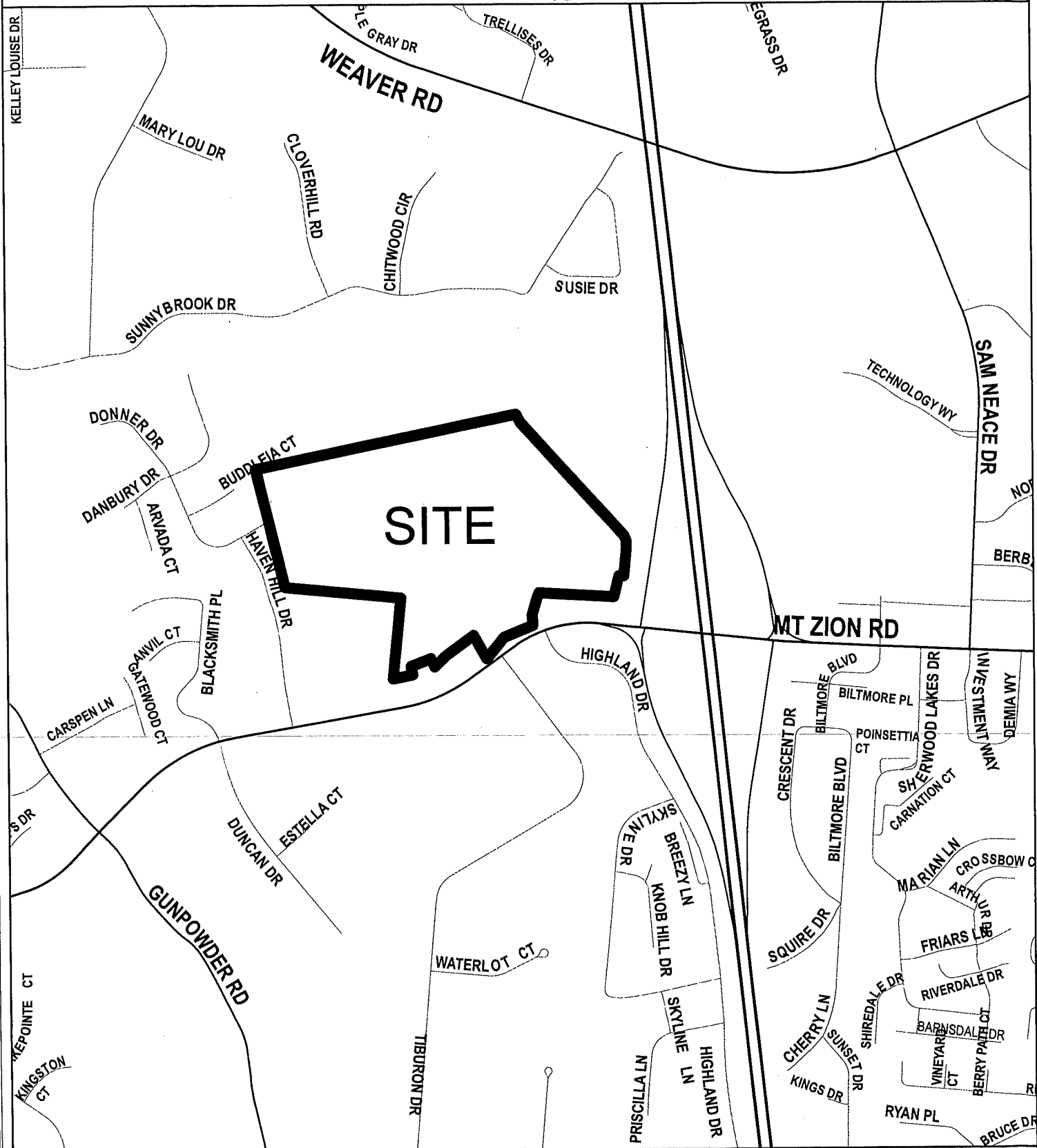
Kevin T. Wall, AICP  
Director, Zoning Services

**Attachments:**

- Location map
  - Aerial photograph with zoning
  - 2035 Future Land Use Map excerpt
  - Topographic map
  - 2000 CUP Plan and CLUR #00-BCBOA-014-A
  - Article 12 "Public Facilities District" of the Boone County Zoning Regulations
  - 7/13/17 e-mail from Kevin Vogelpohl, Battalion Chief/Fire Marshal, Florence Fire/EMS
  - Application materials
-

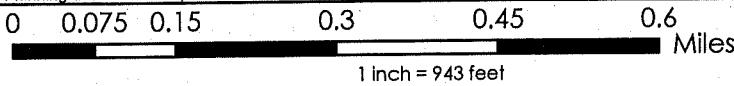
# Location

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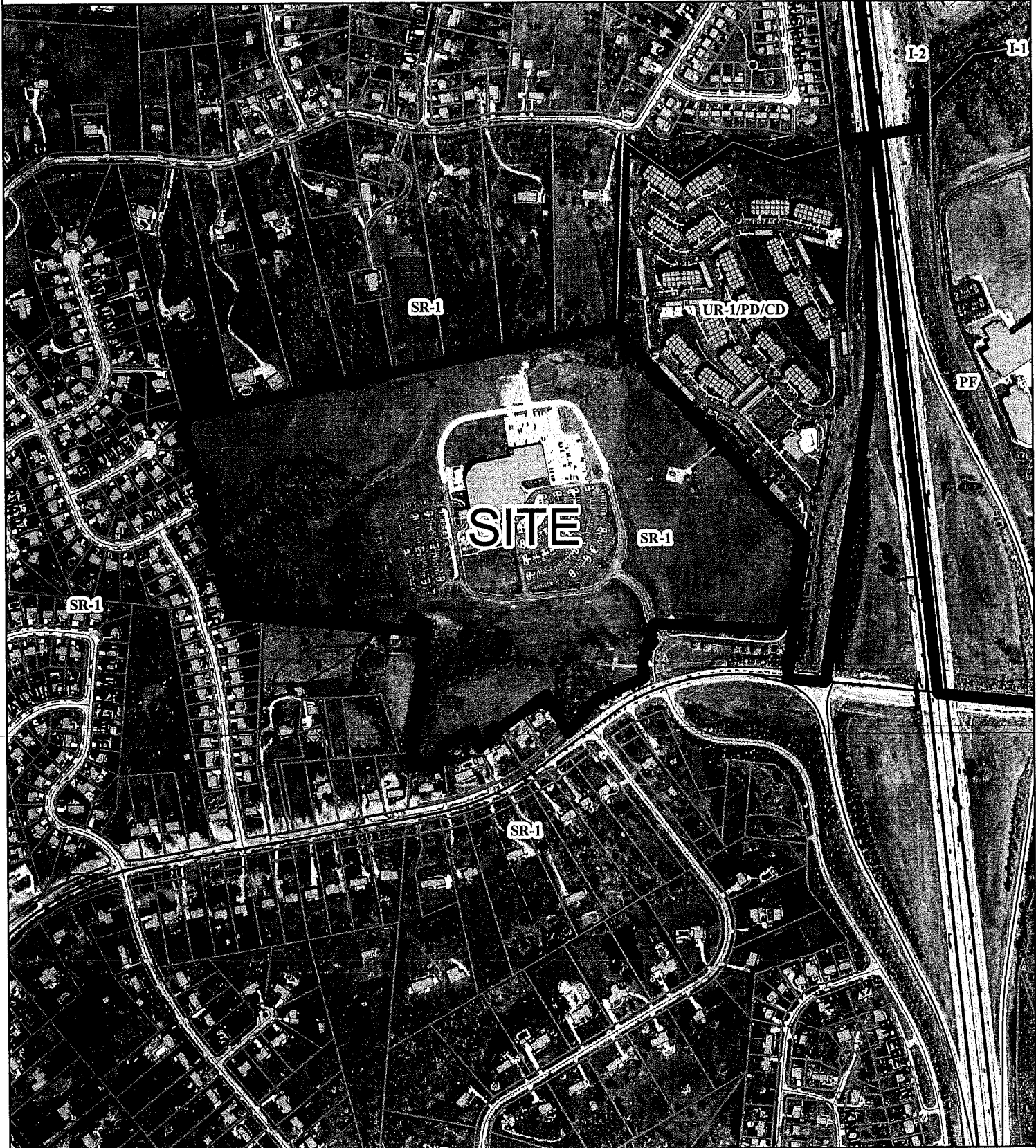
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2017

Map File: 17 Boone County North.indd 111  
ArcMap Document: BooneCounty.mxd

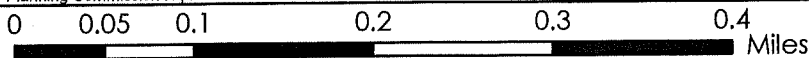
# Zoning

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1 inch = 566 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



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ArcMap Document: Boone County.mxd

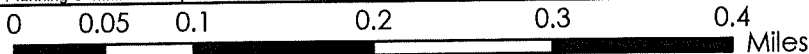
# Future Land Use

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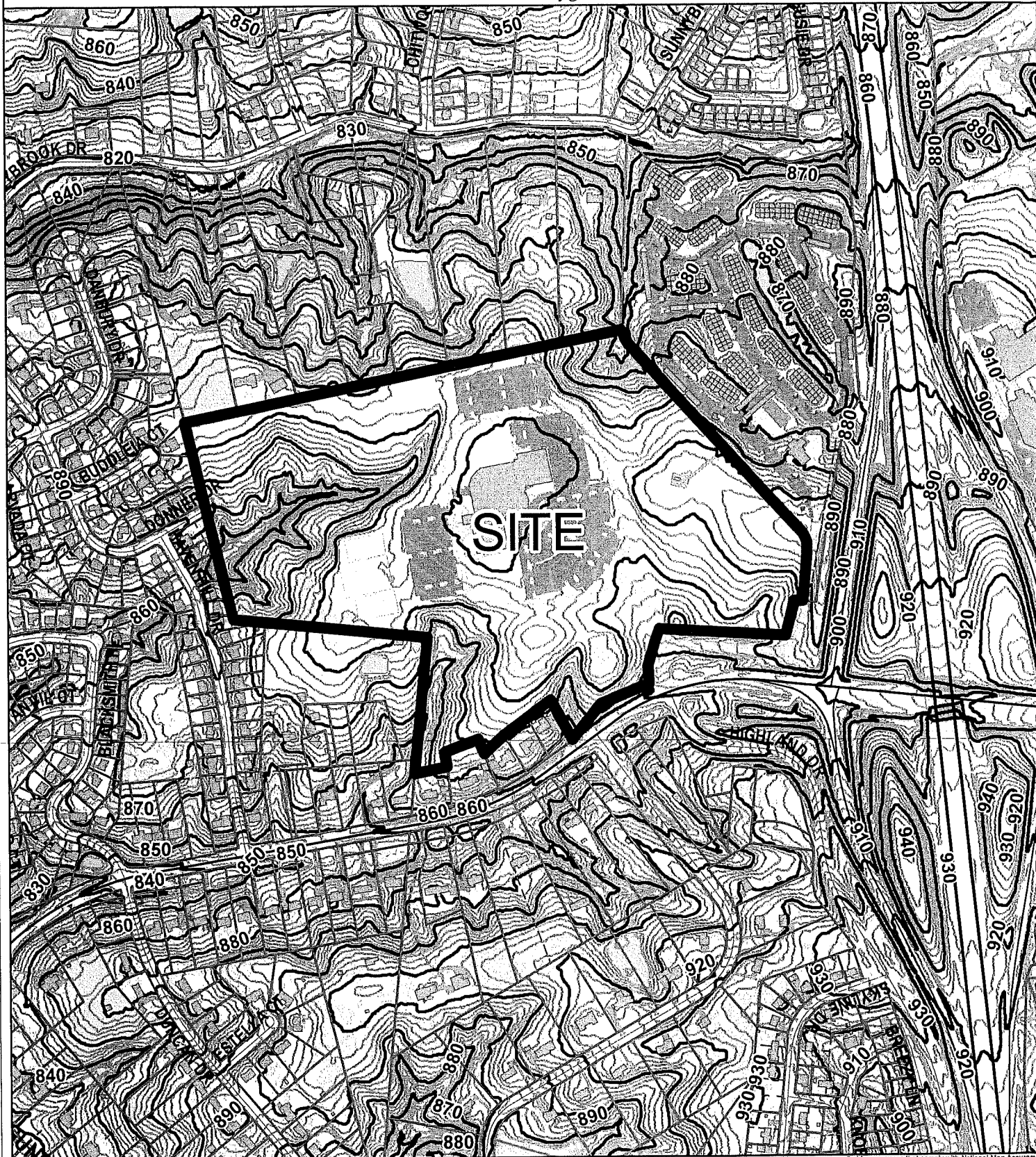
1 inch = 566 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

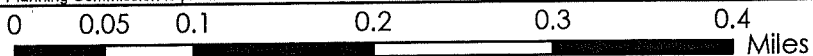
# Topography

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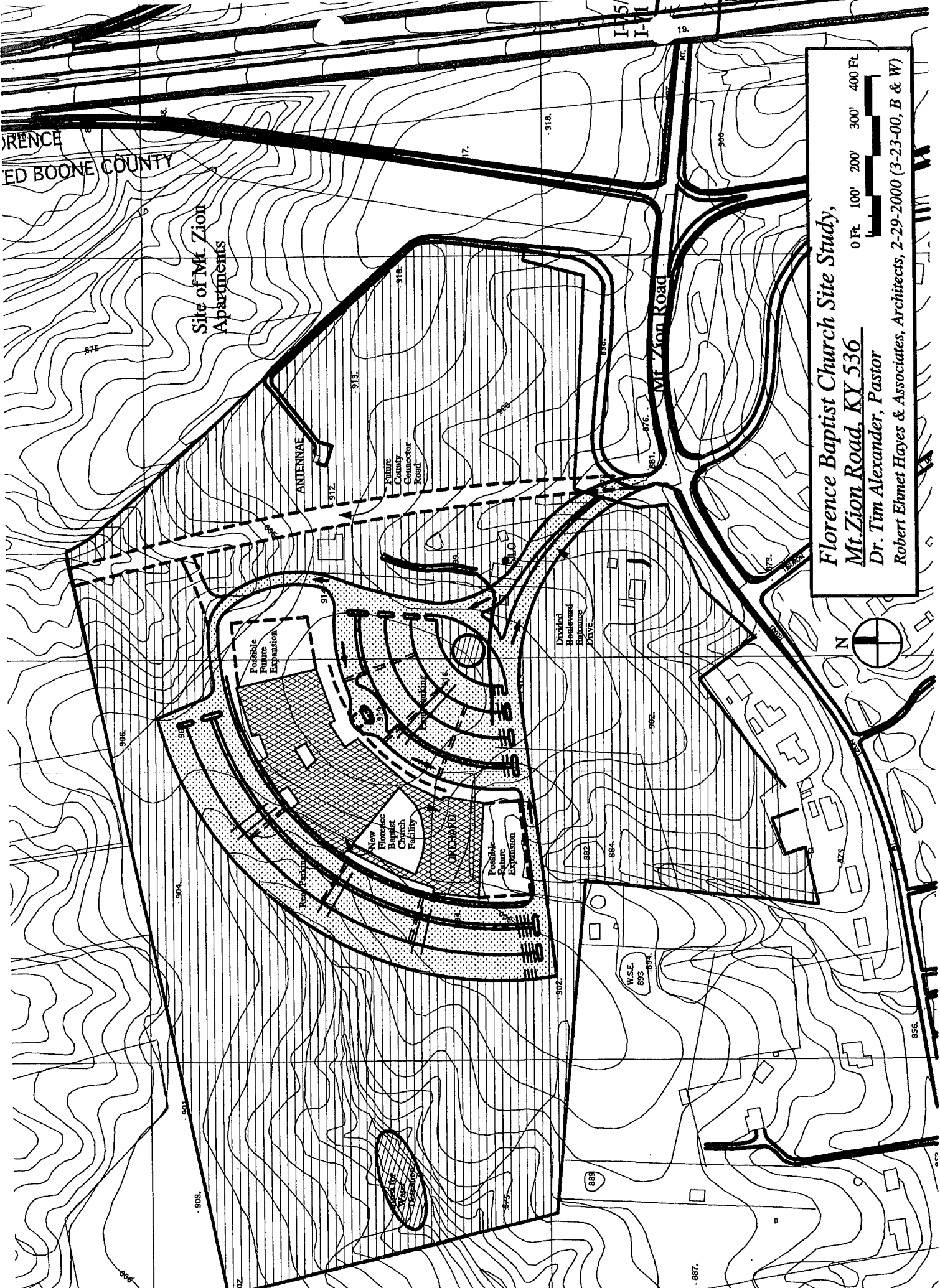
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**Boone County GIS - Putting Northern Kentucky on the Map**

ED BOONE COUNTY

Site of Mt. Zion  
Apartments



**Florence Baptist Church Site Study,**  
**Mt. Zion Road, KY 536**  
*Dr. Tim Alexander, Pastor*  
*Robert Ehmet Hayes & Associates, Architects, 2-29-2000 (3-23-00, B & W)*



2000 C.U.P. PLAN

# COPY

CLUR #00-BCBOA-014-A

## CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Collins Family Limited Partnership  
c/o Tom Nienaber  
226 Main Street  
Florence, KY 41042
2. ADDRESS OF PROPERTY  
Mt. Zion Rd.  
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Florence Baptist Church
4. DEED BOOK 530      PAGE NO. 274      GROUP NO. 2057
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:       Conditional Use Permit  
From    To
- Development Plan       Conditional Zoning
- Subdivision Plat       Other:  
(Not Recorded)
- Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

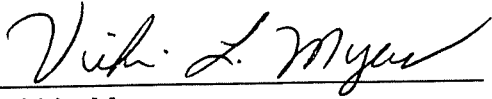
  
SIGNATURE OF COMPLETING OFFICIAL

Mike Homer, Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

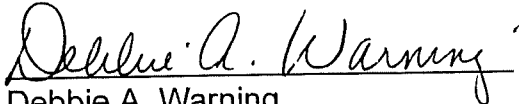
Subscribed, sworn to, and acknowledged before me by Mike Homer on behalf of the  
Boone County Planning Commission this 27 day of April, 2000.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2003

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of April 12, 2000 Certificate of Land Use Restriction (#00-BCBOA-014-A), for Collins Family Limited Partnership, Property Owner(s).

The following conditions will apply:

1. Water retention concerns will be addressed with the local residents and Planning Commission Staff.
2. The Historical Preservation Review Board will have until the end of the calendar year to work with the applicant to remove the barn and house.

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

DEED BOOK 530

PAGE NO. 274

GROUP NO. 2057

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**ARTICLE**

12

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**PUBLIC FACILITIES DISTRICT**

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**SECTION 1200**

**PUBLIC FACILITIES (PF)**

The purpose of this article is to provide a specific zoning classification for a variety of public facilities to promote the proper location of these uses and insure their long-term continuity and compatibility with adjacent land uses.

**SECTION 1201**

**Mandatory Referral for Public Facilities**

See Section 295 "Statutory Exemptions."

**SECTION 1211**

**Principally Permitted Uses**

1. Federal, state, regional, county, and local and other governmental and public utility offices and facilities including executive, legislative, judicial, administrative and U. S. offices, post offices.
2. Police, fire, civil defense and other protective and related services;
3. Primary, elementary, middle and junior high, secondary, and high schools;
4. Community colleges, colleges and universities;
5. Vocational or trade schools, professional schools, business colleges, and special training and schooling facilities;
6. Hospital complex;
7. Medical, dental or optical clinics;
8. Mental health facility, inpatient;
9. Elderly housing facility;
10. Nursing home;
11. Substance abuse treatment facility, inpatient;
12. Substance abuse treatment facility, outpatient;
13. Cemeteries and mausoleums including funeral houses and crematoriums;

14. Libraries, museums, art and craft galleries, conservatories and cultural exhibits;
15. Churches or religious assembly uses including apartment dwelling units related to the religious use;
16. Passive open space including general, leisure, ornamental and other parks, spaces, trails, bikeway, pedestrian mall systems and similar uses;
17. Day care centers;

## **SECTION 1212**

### **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 district defined to be:
  - a. Planetaria, aquariums, botanical gardens, and arboretums, zoos, nature preserves, wildlife sanctuaries, and other natural exhibitions;
  - b. Historic sites, structures, monuments, and other exhibits available for public viewing;
  - c. Auditoriums, exhibition halls and other public or miscellaneous assembly;
  - d. Golf driving ranges;
  - e. Golf courses, tennis courts, ice skating, roller skating, bowling, and like sports activities;
  - f. Play lots or tot lots, playgrounds, play fields or athletic fields, recreation centers, gymnasiums, clubs, and other athletic uses and structures;
  - g. Swimming beaches and swimming pools;
  - h. Yachting, boat rental, boat access sites, and other marina activities;
  - i. Camping, picnicking, hiking areas, trails and other recreational uses;
  - j. Hunting and fishing grounds;
2. Dwelling unit(s) for the owner-operator or resident manager or detective, protective, and similar personnel or for the resident staff and employees when the primary use involves a work force on 24 hour shifts; including:
  - a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping of security dogs, etc.;
3. The administration, management, stenographic, reproduction, research, and any related or integral office use or activity of the permitted use;
4. Signage (See Article 34);
5. Parking (See Article 33);

6. Temporary buildings incidental to construction;
7. Blueprinting and photocopying services;
8. Cafeterias, food service for employees;
9. Books, stationery, and limited sales of office supply articles;
10. Postal services;
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

### **SECTION 1213**

#### **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 or users of the district's permitted uses; 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 use 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. Telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices;
2. Travel, transportation or promotional event ticketing and forwarding services;
3. The writing, publishing, and production of newspapers, periodicals, books and related media;
4. Retail sale of drug and proprietary goods (Not Applicable within the City of Florence);
5. Amphitheaters, theaters, playhouses, and other entertainment assemblies;
6. Stadiums, arenas, field houses, and other sports assembly uses and structures;
7. Prisons and other correctional institutions;
8. Military bases and reservations;
9. All principally permitted uses in an Office One (O-1) zone;
10. Transitional housing facilities (Not Applicable within the City of Florence);
11. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

### **SECTION 1214**

#### **Intensity**

The maximum total intensity of all uses in a Public Facility district shall not exceed 25,000 square feet of gross floor area per acre.

**SECTION 1215**

**Minimum Size**

There are no minimum size or extent of land common of Public Facilities uses or districts; rather a district may include a single private or public lot of record, if the general performance of the specified use and its affected land so merits.

**SECTION 1216**

**Minimum Standards**

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

1. Any resolution or order of Boone County or the Commonwealth of Kentucky or law of the United States regulating nuisances, environment and safety;
2. Any prior conditions which may be prescribed by the Northern Kentucky Independent District Health Department governing provision for or operation of the use, building or structure and its environs;
3. All permitted uses subject to local zoning regulations must meet the requirements of Article 30, Site Plan Review;
4. See Article 31 for dimensional standards for uses that are governed by local zoning regulations.

## Kevin Wall

---

**From:** Kevin Vogelpohl <Kevin.Vogelpohl@Florence-KY.gov>  
**Sent:** Thursday, July 13, 2017 2:22 PM  
**To:** Kevin Wall  
**Subject:** Zone Change Request for Florence Baptist Church on Mt. Zion Road

Mr. Wall,

In response to your mailing of the request for zone change for the Florence Baptist Church located at 642 Mt. Zion Rd in Florence, KY to allow for the use of a K-12 school:

I have no comments at this time for the zone change. The comments and question I do have will be concerning interior life safety systems and the presence of a kitchen to provide food for the students. Those issues will be the responsibility of the Boone County Building Department and myself.

Should you have any further questions, please let me know.

Thank you,

**Kevin R. Vogelpohl**

Battalion Chief/Fire Marshal

Florence Fire/EMS

1152 Weaver Rd

Florence, KY 41042

[kevin.vogelpohl@florence-ky.gov](mailto:kevin.vogelpohl@florence-ky.gov)

O: (859) 647-5660 F: (859)647-5670



APPLICATION FORM

ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION

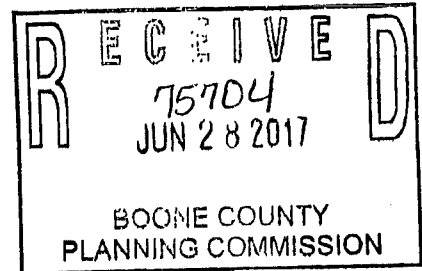
**FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED**

(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

1. Name of Project 642 MT ZION RD RE-ZONE
2. Location of Project 642 MT ZION RD
3. Total Acreage of Site 66.72
4. Current Zoning of Site S2-1
5. Proposed Zoning (Classification being requested) PF
6. Proposed Uses (please specify each use) CHURCH WORSHIP & CHURCH ACTIVITIES  
CHURCH PRESCHOOL, K-12 SCHOOL [M-F 8:00AM-4:00PM], OTHER COMMUNITY  
ACTIVITIES
7. Names of Applicant(s) FLORENCE BAPTIST CHURCH  
Phone No. 859.371.7141 Fax No. \_\_\_\_\_ E-Mail TMCNAIR@FLORENCEBAPTIST.ORG
8. Address of Applicant(s) PO Box 456  
FLORENCE KY 41022  
City State Zip
9. Name of Property Owner(s) FLORENCE BAPTIST CHURCH  
Phone No. 859.371.7141 Fax No. \_\_\_\_\_ E-Mail TMCNAIR@FLORENCEBAPTIST.ORG
10. Address of Property Owner(s) PO Box 456  
FLORENCE KY 41022  
City State Zip
11. Proposed Building Intensities (please specify) NO NEW CONSTRUCTION IS PLANNED
12. Are there any existing buildings on the site? YES  
How many? 1 PLUS A SMALL GARAGE
13. Deed Book D780 Page No. 129 Group No. 2057
14. Are you also applying for:  
NO Conditional Use Permit  
NO Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- \_\_\_\_\_ Boone County Water District
- \_\_\_\_\_ Florence Public Services Dept.
- \_\_\_\_\_ Duke Energy
- \_\_\_\_\_ Sanitation District #1
- \_\_\_\_\_ Cincinnati Bell
- \_\_\_\_\_ Owen Electric Cooperative, Inc.
- \_\_\_\_\_ Boone County Public Works Department
- \_\_\_\_\_ Kentucky Transportation Cabinet
- \_\_\_\_\_ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**ZONING MAP AMENDMENT  
APPLICATION  
PAGE 2**

- Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: Bo Co Zoning

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

19. **ORIGINAL Property Owner's Signature** T B m n  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature** T B m n  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**SECTION B** (To be completed by BCPC Staff)

1. Date Received 6-28-17
2. Review Fee \$2,982.80 A# 75704
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. Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer Kevin Wall
6. Committee Chairman \_\_\_\_\_
7. Scheduled Public Hearing Date \_\_\_\_\_
8. Boone County Planning Commission Action:
  - Approval
  - Approval with Conditions
  - Denial
9. Other: \_\_\_\_\_ Resolution # \_\_\_\_\_

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

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

## **Concept Development Plan & Narrative 642 Mt Zion Road**

Florence Baptist Church would like to make a zoning map amendment to its property located at 642 Mt Zion Road. The property is currently zoned Suburban Residential One (SR-1), and the primary use is for a church and its subsequent activities. The request is for a zoning change to PF.

The reason for the amendment request to a PF is that Florence Baptist Church would like to host a k-12 school on the property. There are no plans to build or add to any of the existing buildings now or in the future to accommodate any school.

The following is a synopsis of the current usage and plans for future usage of the property that necessitates this request for a zoning map change:

### **Current Usage:**

- Worship services (held on Sundays and Wednesdays)
- Average Sunday worship service attendance - 1200 - 1400
- Small group Bible studies/education (held primarily on Sundays, but also meet throughout the week on a pre-determined basis)
- Offices for the church staff
- Occasional meetings for church-related issues
- Pathways Preschool (a ministry of Florence Baptist Church), meets from 8:00am - 12:00pm Tuesday, Wednesday, and Thursday. They utilize the preschool area of the church and the new school will NOT impact Pathways Preschool in any way

### **Future Usage Plans:**

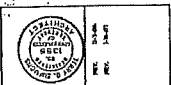
- The church will continue to operate as the primary tenant, and will have priority over the school as it pertains to building usage
- Worship services (held on Sundays and Wednesdays)
- Small group Bible studies/education (held primarily on Sundays, but also meet throughout the week on a pre-determined basis)
- Offices for the church staff
- Occasional meetings for church-related issues
- K-12 school to meet Monday - Friday from 8:00am - 3:00pm (see attached map for room usage)
- Enrollment of school to meet on site - less than 100
- Offices for school administrators
- School board meetings as needed
- School programs (musicals, plays, etc) - will be held in the worship center or commons
- If Pathways Preschool outgrows their current space, they would take priority over the k-12 school, as they are a ministry to the church

**Concept Development Plan & Narrative**  
**642 Mt Zion Road**

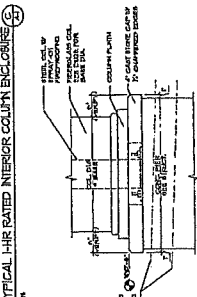
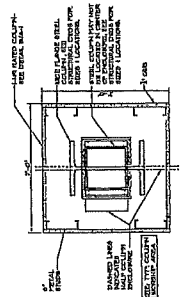
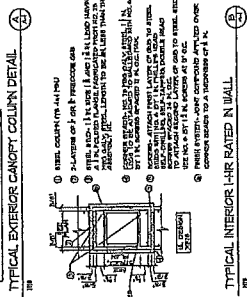
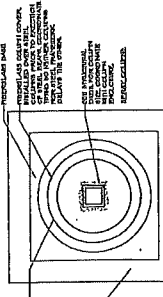
**Other Items to Consider:**

- The school has no plans for busing students to the school
- People Load - school enrollment will be well below what the church has on a weekly basis, so there will be no issues with traffic flow, student drop-off, etc
- The school will utilize the church's kids ministry area entrance for student drop-off and pick-up. The church has several hundred kids on a Sunday morning, so there will be no issue with traffic flow for the school.
- If the school outgrows the space located at 642 Mt Zion Road, they will have to find a new location to meet as there are no plans to build anything on this property

1ST FLOOR



FLORENCE BAPTIST CHURCH  
642 MT. ZION ROAD  
FLORENCE KENTUCKY 41042

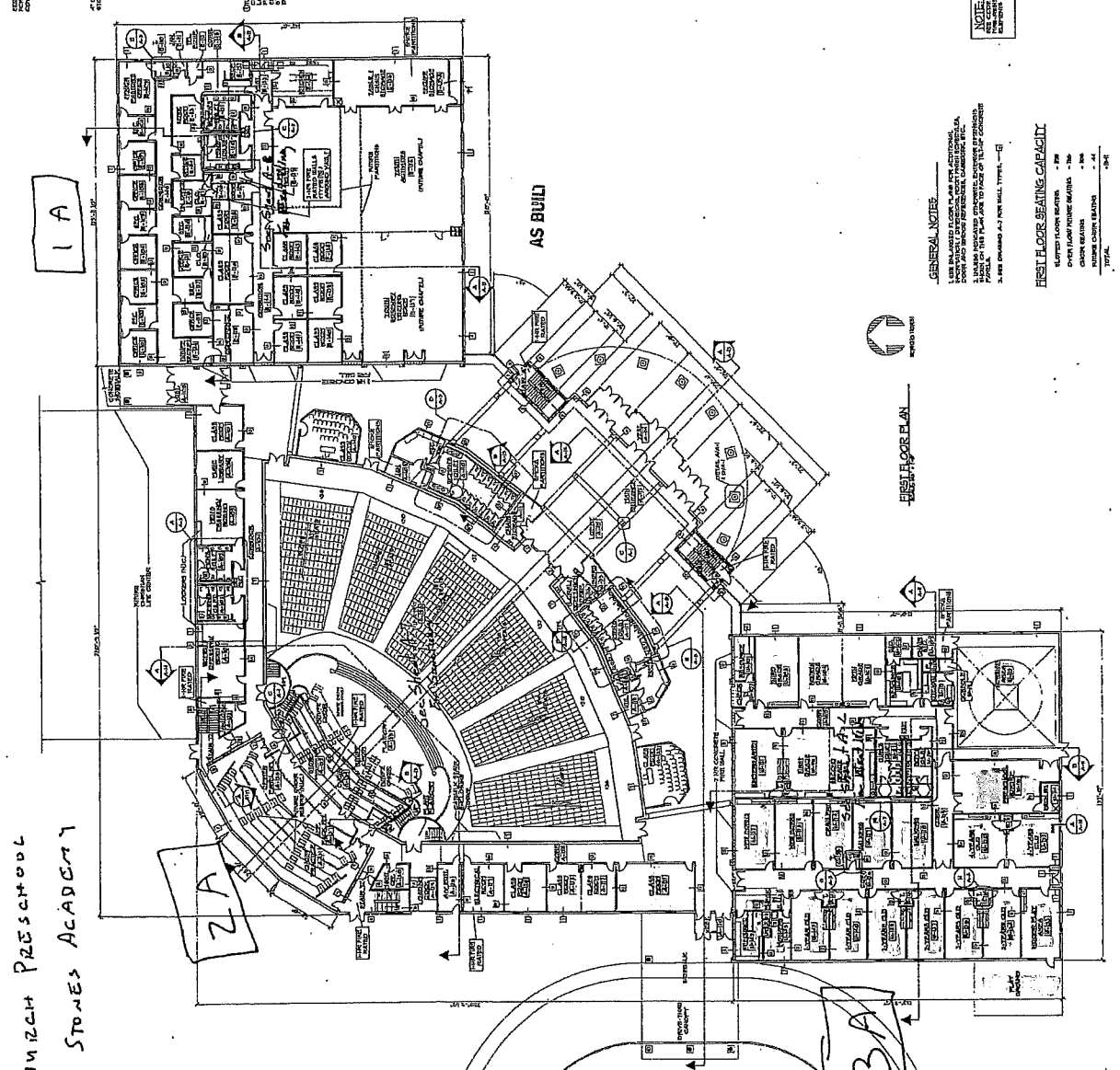


**NOTE:**  
SEE COLUMN FOR LOCATION OF CANOPY LOCATION  
OR REFERENCED MULTIPROJECTIONS UNDER APPROVAL.

**LEGEND:**  
1. SEE GENERAL NOTES TO DRAWING OF  
PROJECT FOR ALL MATERIALS TO BE USED IN  
CONSTRUCTION OF THIS PROJECT.  
2. SEE GENERAL NOTES TO DRAWING OF  
PROJECT FOR ALL MATERIALS TO BE USED IN  
CONSTRUCTION OF THIS PROJECT.

**AS BUILT**

**KEY PLAN**



**GENERAL NOTE**

1. SEE GENERAL NOTES TO DRAWING OF PROJECT FOR ALL MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT.
2. SEE GENERAL NOTES TO DRAWING OF PROJECT FOR ALL MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT.
3. SEE GENERAL NOTES TO DRAWING OF PROJECT FOR ALL MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT.

**FIRST FLOOR SEATING CAPACITY**

SEATING	100
CHAIR SEATING	200
STANDING	100
<b>TOTAL</b>	<b>400</b>

CHURCH  
= CHURCH PRESCHOOL  
= 12 STONES ACADEMY

**RECEIVED**  
JUN 28 2017  
BOONE COUNTY  
PLANNING COMMISSION







KEY

= CHURCH

= CHURCH PRESCHOOL

= 12 STONES ACADEMY

2ND FLOOR



FLORENCE BAPTIST CHURCH  
642 MT. ZION ROAD  
FLORENCE KENTUCKY 41042

TERRY B. SIMMONS ARCHITECTS, INC.  
114 EAST PRIMO STREET FLORENCE, KENTUCKY 41042  
TEL: 502-738-1111 FAX: 502-738-1112

**A-2**

**WALL TYPES**

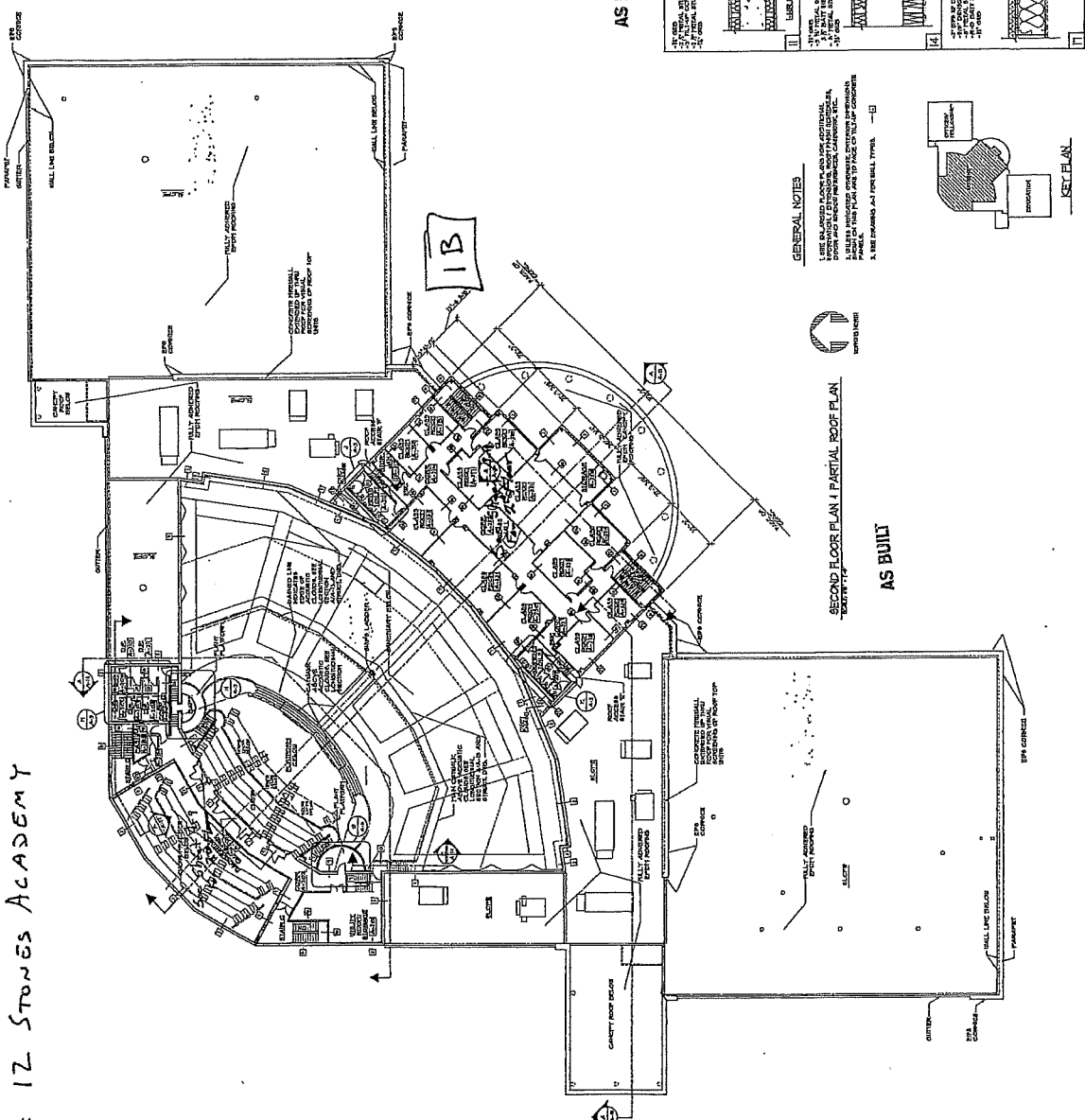
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>

**AS BUILT**

**GENERAL NOTES**

1. SEE BALANCED FLOOR PLAN FOR ARCHITECTURAL SYMBOLS AND FINISHES. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES, MATERIALS, ETC.
2. REFER TO THIS PLAN AND TO THE BALANCED FLOOR PLAN FOR FINISHES.
3. SEE DRAWING A-1 FOR WALL TYPES.

**KEY PLAN**



**EXHIBIT**

**“B”**



**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Kim Patton, Chairman

**DATE:** September 6, 2017

**RE:** Request of **Florence Baptist Church (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

**REMARKS:**

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

**FINDINGS OF FACT**

1. The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Public/Institutional." This designation is described as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."
2. The Land Use Element's "6. Northern Kentucky Industrial Park" section (p. 170) states "the northwest quadrant of the interchange is the ideal location for urban and higher density residential development. The church use provides a more appropriate transition between the urban density residential and the planned suburban density residential to the west. This would be compatible with the residential character of the area, and should provide housing opportunities for employees of the Florence urbanized area, as well as providing a limit to over-expansion of commercial activity towards Union." The church mentioned in this text is the subject property. The addition of the K-12 school within the existing church building, as explained in the application materials and subject to the agreed conditions, will be an incidental change and is in agreement with the Future Land Use Map's Public/Institutional designation and the Land Use Element.
3. The Committee has concluded that the proposal is in agreement with the following 2010 Boone County Comprehensive Plan Goals and Objectives:
  - A. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within

- appropriately planned and designed neighborhood developments ("Overall," Objective 2).
- B. 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).
  - C. The needs of Boone County's population are measured and fulfilled through the provision of orderly growth ("Population," Goal).
  - D. Safe, efficient and environmentally sound public services and facilities shall exist for all development ("Public Services and Facilities," Goal).
  - E. Public facilities and services shall be in locations that are accessible to the population being served. Public information shall be easily accessible through the Internet and similar technology ("Public Services and Facilities," Objective 5).
3. The school has no plans to bus students for routine transportation and the maximum number of students that would attend the school is limited. Access into the church property will be realigned as part of the ongoing Mt. Zion Road construction project. The access point will be moved approximately 360 feet to the west and aligned with the Mt. Zion Road/Tiburón Drive intersection to create a four way intersection. Based on these facts, the Committee has not identified any traffic or transportation related issues that can be attributed to the proposed school.
4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan. The Committee has also concluded that the attached conditions are necessary to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

#### CONDITIONS

- 1. The size of the church building, with any future additions, shall be limited to approximately 130,000 square feet in floor area in accordance with the Conditional Use Permit that was granted in 2000.
- 2. The use of the property shall be limited to the church and K-12 school as explained in the application materials, and customary church functions and accessory uses, including a parsonage.

3. The enrollment for the school shall be limited to 150 students maximum.

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/Concept Plan Committee Vote.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Kim Patton, Chairman

DATE: August 16, 2017

**ZONING MAP AMENDMENT - Kim Patton, Chairman, Kevin Wall, Staff**

1. Request of **Florence Baptist Church (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

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.

\_\_\_\_\_  
**Greg Breetz**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

*Steve Turner*  
\_\_\_\_\_  
**Steve Turner**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

*Kim Bunger*  
\_\_\_\_\_  
**Kim Bunger**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Randy Bessler (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

*Janet Kegley*  
\_\_\_\_\_  
**Janet Kegley**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Lori Heilman (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Kim Patton, Chairman**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Mark Hicks (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Rick Lunnemann (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

**TOTAL:** \_\_\_\_ DEFERRED \_\_\_\_ FOR PROJECT \_\_\_\_ ABSENT \_\_\_\_  
\_\_\_\_ AGAINST PROJECT \_\_\_\_ ABSTAIN \_\_\_\_

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
August 2, 2017  
7:30 P.M.**

---

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mrs. Lori Heilman  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Ms. Jamie Nieves  
Mr. Kim Patton  
Ms. Lisa Reeves  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Steve Turner, Temporary Presiding Officer

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Todd K. Morgan, Senior Planner

Chairman Rolfsen called the Public Hearing to order at 7:30 P.M. and introduced the first item on the Agenda:

**ZONING MAP AMENDMENT - Kevin Wall, Staff**

1. Request of **Florence Baptist Church (owner)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The request is for a zone change to allow a K-12 school to operate within the existing church.

Staff Member, Kevin Wall, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The site in question is the current Florence Baptist Church located off Mt. Zion Road. The Comprehensive Plan's Future Land Use Map designates this site as Public/Institutional (P). Mr. Wall stated that the site received a Conditional Use Permit in 2000 to allow a church to be built. The Conditional Use Permit allowed for a 130,000 square foot church building. Currently, the church is 80,000 square feet in size. The conditions as stated with the Conditional Use Permit are attached to the Staff Report. A school is proposed to be located in the existing building. The floor area of the proposed school is 5,524 square feet. Enrollment is K-12 grades with a maximum of 100 students. The operation will include offices for the school's administration, school board meetings and occasional school programs such as musicals and plays. There will be no buses. Mr. Wall showed the location (floor plan) of the Twelve Stones Christian Academy. He showed photographs of the site and adjoining properties including the realignment of the church entrance as a result of the Mt. Zion Road construction project. The actual square footage of the existing building is 80,670 square feet on 66.72 acres.

In terms of Staff Comments, Mr. Wall noted there were only three. The first one relates to the Comprehensive Plan which recommends Public/Institutional uses. This category includes churches and schools. There is specific language about the site identified on page 6 of the Staff Report. The real purpose of the PF zone is to allow a school. The church is already permitted based upon the current zoning. Second, Mr. Wall explained that he provided a copy of Article 12 or the Public Facilities (PF) text in the Staff Report so that Board members can have an understanding of the permitted uses. The Board could consider limitations on the uses in the proposed PF zone. There is plenty of land that can be used in the future. Finally, Mr. Wall noted that the Florence Fire Department submitted a letter expressing a desire to examine the interior life safety systems later on with the Building Department. No comments have been received from the Kentucky Transportation Cabinet most likely due to the fact that the access has already been determined.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation? Dr. Tavis McNair, representing Florence Baptist Church, stated that one of the purposes of Florence Baptist Church is to impact the community in a positive way. One of the ways of doing this is to open the building during the week for a school. Dr. McNair emphasized that their primary goal is to be a church. By changing the zoning to Public Facilities (PF) the church can continue and it also allows them flexibility to have a school. He also explained that they already have a preschool at the church - Pathways Preschool. They meet Tuesdays, Wednesdays and Thursdays in the morning. They have plenty of room in the building. They also have other church related activities going on during the week like Women's Bible Study. Florence Baptist Church has no desire to construct a building addition for the school. They would use the church building "as is" from 8:30 a.m. - 3:30 p.m. Monday through Friday.

Mr. John Pinkston, 5559 Cody Road, Independence, Kentucky, stated he was a Board member of the proposed school. It is a start-up school. They have approximately 20 students enrolled this upcoming academic year. It is a soft launch. There is a need for this type of school in the area.

At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Chairman Rolfsen asked if any Board members had any comments or questions? Mr. Patton asked if the 100 student figure is a specific request or a capped amount? Dr. McNair replied that they submitted the figure based upon what the school anticipated. It is obvious the church can accommodate more students. They want to continue to use the building as a church - perhaps 100 - 150 student range would be okay. Mr. Patton stated that 120 students would give the applicant more balance - 10 students per grade.

Mr. Bunger asked if there would be food service and athletic fields? Dr. McNair responded there would be no food service. Students would bring their own lunch. They don't have a full cafeteria. The school does not plan on having athletic teams. They don't have those type of facilities at the church site and don't have the ability to provide them.

Mr. McMillian inquired about school buses. Dr. McNair responded that it is all individual transportation and no school buses. It is parent drop-off and pick-up.

Chairman Rolfsen asked about the type of student who would attend Twelve Stones Christian Academy since it was noted that Union Pointe Academy was concentrating on special needs students? Mr. Pinkston responded that it would be a high quality Christian education - small class sizes and co-ed. It is the first and only campus in the area at this time. There is no history.

Ms. Nieves asked if there were any playground facilities currently at the site? Mr. Pinkston replied there are indoor and outdoor playgrounds. There is also a soccer and a baseball field. Ms. Nieves inquired about how the school would address mixing students from different grades. Mr. Pinkston stated that in the first year, they are only accepting students K-7 grades in order to avoid high school students mixing with younger students. It is an academic and financial challenge.

Mr. Bunger questioned what is involved in starting and establishing a school? What are the standards? Mr. Pinkston replied that such items as facility management, staffing, curriculum, and finance are involved. It includes filing for non-profit status. Mr. Bunger inquired on whether the teachers had to be accredited? Mr. Pinkston explained that accreditation occurs once they are established and in operation. It usually takes 2 years for accreditation.

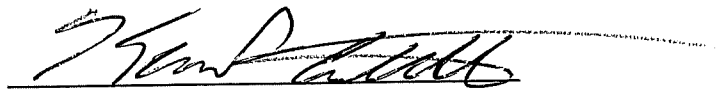
**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on August 16, 2017 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on September 6, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 7:49 P.M.**

APPROVED:



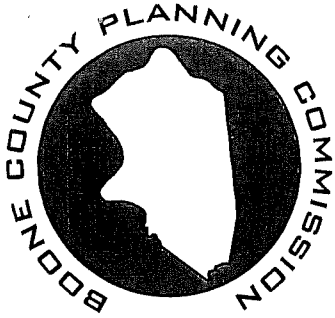
Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# SUPPORTING INFORMATION



# BOONE COUNTY PLANNING COMMISSION

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://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](mailto:plancom@boonecountyky.org)

August 17, 2017

Dr. Tavis McNair  
Florence Baptist Church  
P.O. Box 456  
Florence, KY 41022

RE: Recommended Conditions of Approval for Florence Baptist Church (Mt. Zion Road Location) Zone Change from SR-1 to PF for 66.72 Acre Site at 642 Mt. Zion Road, Boone County, Kentucky

Dear Dr. McNair:

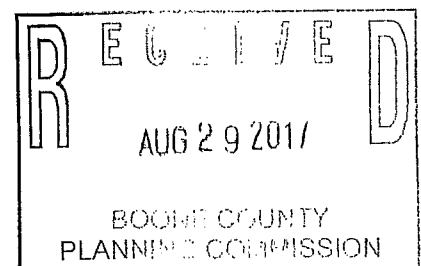
The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their August 16, 2017 meeting. If you, as the property owner's authorized representative, agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Thursday, August 31, 2017.

## CONDITIONS

1. The size of the church building, with any future additions, shall be limited to approximately 130,000 square feet in floor area in accordance with the Conditional Use Permit that was granted in 2000.
2. The use of the property shall be limited to the church and K-12 school as explained in the application materials, and customary church functions and accessory uses, including a parsonage.
3. The enrollment for the school shall be limited to 150 students maximum.

Sincerely,

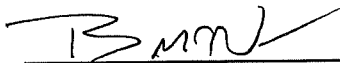
Kevin T. Wall  
Director, Zoning Services



Dr. Tavis McNair  
August 17, 2017  
Page 2

AGREEMENT

I, the authorized representative for the property owner of the 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment application.



8.25.17

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Dr. Tavis McNair  
authorized representative for  
Florence Baptist Church, property owner

Date

KTW/tlb

## ORDINANCE NO. 2017 - 23

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, A REQUEST OF FLORENCE BAPTIST CHURCH (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO PUBLIC FACILITIES (PF) FOR A 66.72 ACRE SITE LOCATED AT 642 MT. ZION ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, 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 FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

### Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Public Facilities (PF) for a 66.72 acre site located at 642 Mt. Zion Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Suburban Residential One (SR-1) zone is more particularly described in DEED BOOK 780, PAGE NO. 129 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

### Section Two

That a basis for this approval for a Zoning Map Amendment 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 and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and are marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and same are marked as "Exhibit B."

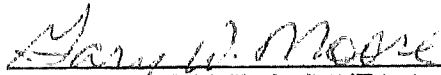
**Section Three**

This Ordinance shall be in effect and in full force from and after its adoption and publication as provided by law.


Adopted this 21<sup>st</sup> day of November, 2017

First Reading - the 17<sup>th</sup> day of October, 2017

Second Reading - the 21<sup>st</sup> day of November, 2017 Yes 4 No 0

  
\_\_\_\_\_  
GARY W. MOORE, Judge/Executive  
Boone County Fiscal Court

Attest:

  
\_\_\_\_\_  
Sharon Burcham,  
Fiscal Court Clerk

## **Concept Development Plan & Narrative 642 Mt Zion Road**

Florence Baptist Church would like to make a zoning map amendment to its property located at 642 Mt Zion Road. The property is currently zoned Suburban Residential One (SR-1), and the primary use is for a church and its subsequent activities. The request is for a zoning change to PF.

The reason for the amendment request to a PF is that Florence Baptist Church would like to host a k-12 school on the property. There are no plans to build or add to any of the existing buildings now or in the future to accommodate any school.

The following is a synopsis of the current usage and plans for future usage of the property that necessitates this request for a zoning map change:

### **Current Usage:**

- Worship services (held on Sundays and Wednesdays)
- Average Sunday worship service attendance - 1200 - 1400
- Small group Bible studies/education (held primarily on Sundays, but also meet throughout the week on a pre-determined basis)
- Offices for the church staff
- Occasional meetings for church-related issues
- Pathways Preschool (a ministry of Florence Baptist Church), meets from 8:00am - 12:00pm Tuesday, Wednesday, and Thursday. They utilize the preschool area of the church and the new school will NOT impact Pathways Preschool in any way

### **Future Usage Plans:**

- The church will continue to operate as the primary tenant, and will have priority over the school as it pertains to building usage
- Worship services (held on Sundays and Wednesdays)
- Small group Bible studies/education (held primarily on Sundays, but also meet throughout the week on a pre-determined basis)
- Offices for the church staff
- Occasional meetings for church-related issues
- K-12 school to meet Monday - Friday from 8:00am - 3:00pm (see attached map for room usage)
- Enrollment of school to meet on site - less than 100
- Offices for school administrators
- School board meetings as needed
- School programs (musicals, plays, etc) - will be held in the worship center or commons
- If Pathways Preschool outgrows their current space, they would take priority over the k-12 school, as they are a ministry to the church

**Concept Development Plan & Narrative**  
**642 Mt Zion Road**

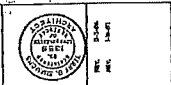
**Other Items to Consider:**

- The school has no plans for busing students to the school
- People Load - school enrollment will be well below what the church has on a weekly basis, so there will be no issues with traffic flow, student drop-off, etc
- The school will utilize the church's kids ministry area entrance for student drop-off and pick-up. The church has several hundred kids on a Sunday morning, so there will be no issue with traffic flow for the school.
- If the school outgrows the space located at 642 Mt Zion Road, they will have to find a new location to meet as there are no plans to build anything on this property

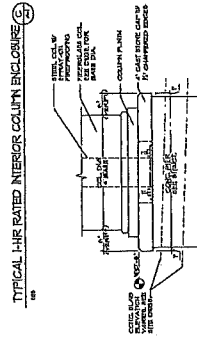
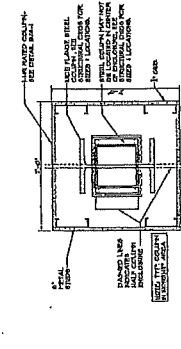
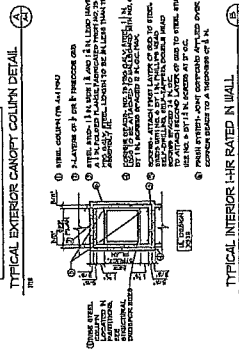
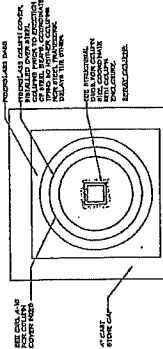
1ST FLOOR

CHURCH  
= CHURCH PRESCHOOL  
= 12 STONES ACADEMY

KCY

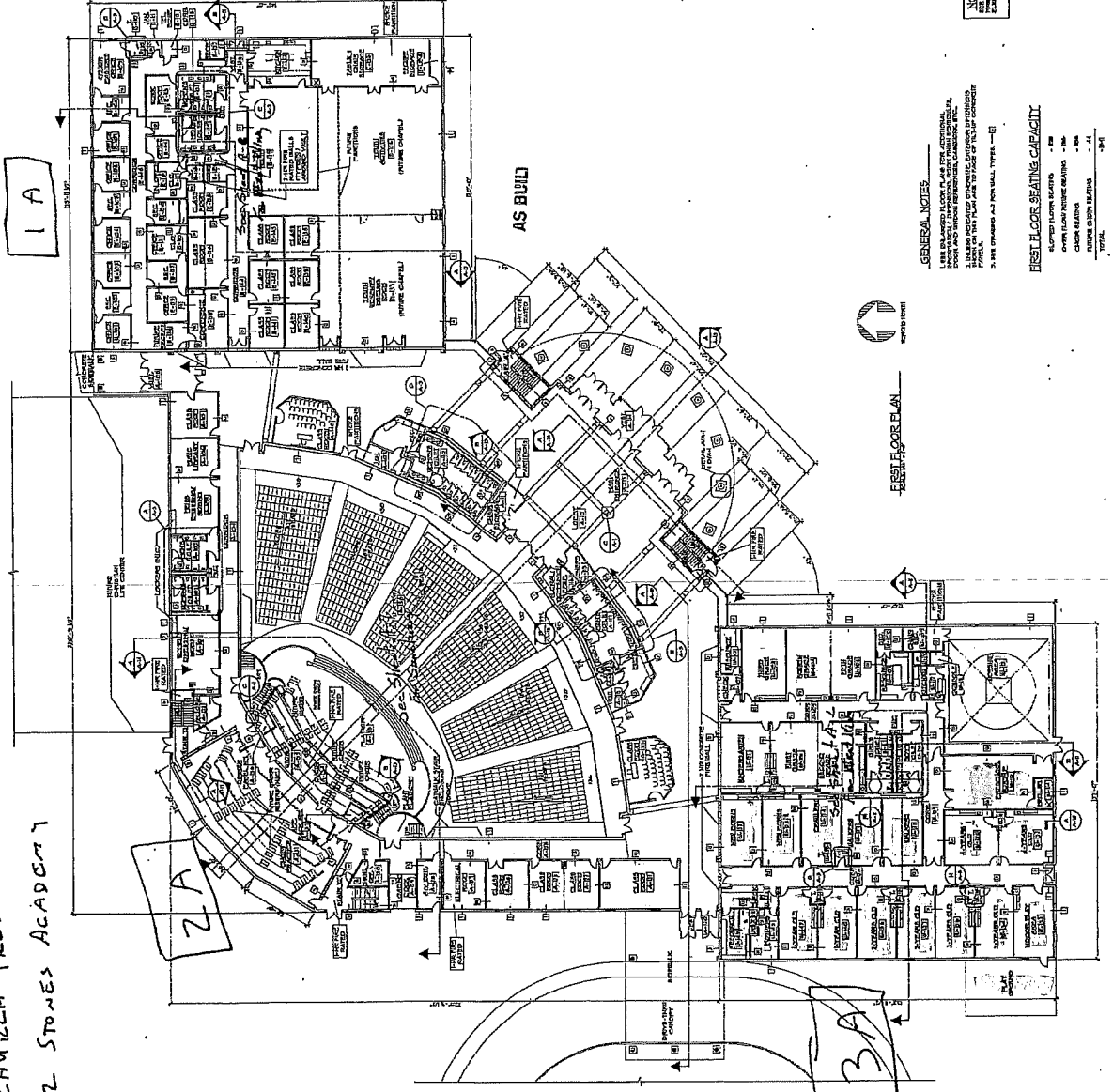
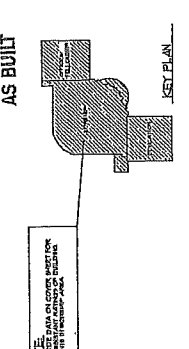


FLORENCE BAPTIST CHURCH  
942 MT. ZION ROAD  
FLORENCE, KENTUCKY 4042



**NOTE:**  
SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.

**LEGEND:**  
1. SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.  
2. SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.  
3. SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.



**GENERAL NOTES**

- SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.
- SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.
- SEE ARCHITECT'S SPECIFICATIONS FOR LOCATION OF CANOPY COLUMN BASE DETAIL IN INTERIOR AND EXTERIOR WALLS AND FLOORING.

**FIRST FLOOR SEATING CAPACITY**

SEATING METHOD	SEATING CAPACITY
CHURCH SEATING	100
CHURCH BENCHES	100
CHURCH CHAIRS	100
TOTAL	300

RECEIVED  
JUN 28 2017  
BOONE COUNTY  
PLANNING COMMISSION









