

APPLICATION FORM

ZONING MAP AMENDMENT BOONE COUNTY PLANNING COMMISSION

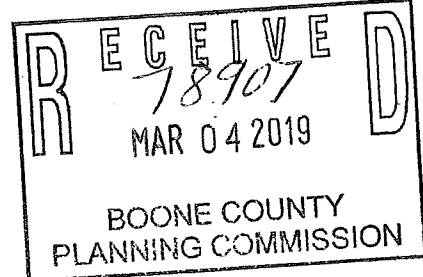
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project CHRIST'S CHAPEL / ACADEMY
2. Location of Project 3819 3845 3837 TURFWAY ROAD ERLANGER
3. Total Acreage of Site APPROX 13 ACRES KY 41018
4. Current Zoning of Site RSE / PD / CD / HDO + T-1 / PD / HDO
5. Proposed Zoning (Classification being requested) PERD HDO
6. Proposed Uses (please specify each use) TO USE EXISTING CLASSROOMS
FOR SCHOOL CLASSROOMS - BEGINNING WITH PRESCHOOL
AND KINDERGARDEN
7. Names of Applicant(s) TERRY CRIGGER
Phone No. 859-620-2018 Fax No. _____ E-Mail TCRIGGER@CHRISTSCHAPEL.NET
8. Address of Applicant(s) 3819 TURFWAY ROAD
ERLANGER KY 41091
City State Zip
9. Name of Property Owner(s) CHRIST'S CHAPEL ASSEMBLY OF GOD
Phone No. 859-371-3787 Fax No. _____ E-Mail _____
10. Address of Property Owner(s) 3819 TURFWAY ROAD
ERLANGER KY 41018
City State Zip
11. Proposed Building Intensities (please specify) PERMITTED USE PER
ZONE CHANGE
12. Are there any existing buildings on the site? YES
How many? 3
13. Deed Book 478, 733, 806 Page No. 294, 174, 549 Group No. 2027
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? KEVIN WALL
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)



EXHIBIT

“A”

STAFF REPORT

Request of Terry Crigger (applicant) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

April 3, 2019

REQUEST

The applicant has applied for a zone change from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for the approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky.

The applicant has included a letter with the request outlining the following:

- They want to start a Christian School in August 2019. Phase I would start with a preschool program for three and four year olds and Kindergarten students. Three existing classrooms in the church will be utilized. Projected enrollment is 25 to 40 students.
- Phase II would be started by adding five (5) modular classrooms behind the church over a five (5) year period. During this time, plans would be developed and financing would be secured to construct permanent additions onto the rear and southwest sides of the church. The permanent additions would include classroom and office space, bathrooms, a gymnasium, and a cafeteria. The goal is to have 250 enrolled students. Approximately one-half ($\frac{1}{2}$) would be pre-school to 5th grade students (125 students), one-fourth ($\frac{1}{4}$) would be middle school students (63), and one-fourth ($\frac{1}{4}$) would be high school students (62). Some rough plans have been provided showing where the modular classrooms would be placed and permanent additions would be constructed.

SITE HISTORY

Feb. 1992 – Boone County Planning Commission approved a Site Plan application allowing the construction of 5,194 square foot church.

Feb. 1996 – Boone County Planning Commission approved a Site Plan application allowing a 10,550 square foot addition onto the church.

Sept. 1999 – Boone County Planning Commission approved a "Short Review" application allowing a single-family residence located at 3837 Turfway Road to be converted into a maternity home. Two conditions were imposed as part of the approval.

May 2002 – Boone County Planning Commission approved a "Short Review" application allowing a 3,200 square foot shelter house to be constructed to the rear of Mercy Maternity Home. Two conditions were imposed as part of the approval.

Nov. 2004 – Boone County Planning Commission approved a "Short Review" application allowing: (1) The construction of an approximate 7,236 square foot nursery wing onto the northeast building facade; (2) The construction of an approximate 15,768 square foot education wing onto the southeast building facade; and (3) The conversion of a gravel parking lot located along the northeast property line into a paved parking lot with 25 parking stalls. Six conditions of approval were imposed as part of the approval.

Sept. 2005 – Boone County Planning Commission approved a Site Plan application for the building and parking additions which were approved in November 2004. The Site Plan shows the church is 38,827 square feet in area and contains 143 parking spaces.

July 2006 - Boone County Planning Commission approved a "Short Review" application allowing Christ's Chapel Assembly of God to construct a parking lot addition to the southwest of the building.

August 2006 - Boone County Planning Commission approved a Major Site Plan for the parking lot addition mentioned above. The plan shows 57 new stalls and the total parking count being raised to 217 stalls.

February 2010 - Boone County Planning Commission approved a "Short Review" application allowing Christ's Chapel Assembly of God to construct an approximate 57 stall parking lot addition between Mercy Maternity and the picnic shelter.

February 2010 - Boone County Planning Commission approved a Major Site Plan for the parking addition referenced above. The plans show a total of 271 parking spaces on site.

June 2015 - Boone County Planning Commission approved a Design Review application allowing a 40' x 40' playground to be constructed to the northeast side of the building.

October 2017 - Boone County Fiscal Court approved a Zoning Map Amendment for a Special Sign District allowing the church to have a monument sign with an electronic message center. Six (6) conditions were imposed on the approval.

SITE CHARACTERISTICS

The approximate 13 acre church campus has approximately 805 feet of frontage on the southeast side of Turfway Road and contains a 38,827 square foot church, Mercy Maternity Home (3,200 square feet), single-family residence (used by visiting Missionaries), picnic shelter, garden shed, baseball field, an electronically changeable monument sign, and 271 parking stalls (per the 210 Site Plan). Access to the church is provided from two curbs cuts on Turfway Road. The first is the main entrance to the church near the northeast boundary and the second is a driveway that is used by Mercy Maternity Home and connects to the church lot. The missionary house has its own access point on Turfway Road. All three buildings are constructed predominately of brick. Boone County G.I.S. shows that the topography of the site falls from 920' above sea level at the maternity home and missionary house to 900' above sea level at the southeast property boundary. Water and sanitary sewer mains exist along the parcel frontage. Landscaping exists along the Turfway Road frontage, parking lots, and rear property line.

ADJACENT LAND USES AND ZONING

- Northeast: Single-Family Residential Dwelling and Undeveloped Lot on Ohara Lane (RS/PD/HDO)
- Northwest: Turfway Road, Airport Property (SR-1/PD/HDO) and Averitt Express (I-1/PD/HDO)
- Southeast: Turfway Park (R/PD/HDO)
- Southwest: Turfway Park (R/PD/HDO)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional (P) uses. This designation is described as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The Land Use Element makes the following statement regarding the general area:

- A. Any commercial development in the Houston Road area should be consistent with the recommendations of the Houston-Donaldson Study. The Study recommended an employment district to include a mix of office, commercial, and industrial uses for the existing Houston Road corridor, with a preferred emphasis on office development along I-75 and high-technology industrial uses west of Houston Road. The development of the southern portion of the corridor has been more commercial in nature, and contains less office or industrial than recommended in the Study. The northern portion has experienced office, commercial, industrial, and education development. (Land Use Plan Geographic Areas, Houston-Donaldson/Mall Road , pg. 167).

The Land Use Element provides the following Future Land Use Development Guidelines 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. 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. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Buffering, pg. 162).

- B. Developments in Boone County must recognize the potential impacts of stormwater 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 by increasing on-site infiltration 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 in watersheds (Stormwater Management and Erosion Control, pg. 163).

- C. 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. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service (Access Management, pg. 163).
- D. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for 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. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (Design, Signs, and Historic Preservation, pg. 164).

The Public Services & Facilities Element provides the following comments the relate to the proposal:

- A. Currently, seven private or parochial schools exist in Boone County:
- St. Paul School - U.S. 25 (Dixie Highway) Florence; Enrollment - 260; Grades K-8
 - Mary, Queen of Heaven Elementary - Donaldson Road; Enrollment - 170; Grades PS-8
 - Immaculate Heart of Mary School - KY 18; Enrollment - 507; Grades PS-8
 - St. Joseph Academy - Needmore Street, Walton; Enrollment - 145; Grades K-8
 - Heritage Academy - U.S. 42, Florence; Enrollment - 140; Grades K-12
 - St. Henry District High School - Donaldson Rd; Enrollment - 537; Grades 9-12
 - Assumption Academy - Beaver Road; Enrollment - 95; Grades K-12
 - **Our Lady of the Sacred Heart Academy - Beaver Road; Enrollment - 122; Grades K-7**
 - **St. Timothy School - US 42 & Frogtown Road; Enrollment - 170; Grades K-8**
 - **Union Pointe Academy - KY 18; Enrollment - 64; Grades 1-12**

The schools in **bold** received zoning approval after the 2010 Comprehensive Plan was adopted.

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 adopted 2017 Boone County Comprehensive Plan's Goals and Objectives include the following pertinent statements:

- A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Objective).
- B. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment, Objective).
- C. Education and recreation facilities shall be combined to provide the mutual benefits of service, safety, convenience, economy, and neighborhood scale (Natural & Cultural Resources, Objective).
- D. Existing infrastructure and services such as water, stormwater, wastewater, gas, electric, communication lines, and emergency and municipal services shall be utilized efficiently. The phasing of proposed development may be one way of addressing significant impacts on existing infrastructure and services (Public Facilities, Objective).
- E. The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services (Public Facilities, Objective).
- F. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Objective).
- G. Traffic impact analysis should be used as a tool to address impacts to the existing transportation system (Transportation, Objective).

RELATIONSHIP TO THE HOUSTON-DONALDSON STUDY

- A. The church property is located in areas 6 and 8 of the Houston-Donaldson Study. The area 6 text recommends that the 90° curve in Turfway Road should be designed and softened. The area 8 text suggests that any future development on the western edge of the area should be respectful of the Airport property.
- B. Staff has attached a copy of the site design requirements, design review process, and architectural design review requirements from the Houston-Donaldson Study.

TRANSPORTATION PROJECTS AND RELATIONSHIP TO THE BOONE COUNTY TRANSPORTATION PLAN

The Boone County road/sidewalk construction status report indicates that construction to change the 90° turn on KY 717 (Turfway Road) will begin in 2019.

The following are listed as future Tier 1 projects in the Boone County Transportation Plan:

- A. Extend KY 3076 (Mineola Pike) approximately 0.5 mile to provide a new four lane direct connection from the Cincinnati/Northern Kentucky International Airport to I-275 and construct a multi-use path as part of the CVG Loop Trail.
- B. Extend KY 3076 (Mineola Pike) approximately 1.15 miles to KY 717 Turfway Road to intersect the new roadway. Construct a multi-use path as part of the CVG Loop Trail.

PLANNED DEVELOPMENT STANDARDS

The application needs to be evaluated in terms of the Planned Development Standards that are found in Section 1514 of the Boone County Zoning Regulations because the site is proposed to be zoned Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO). A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal.

STAFF COMMENTS

1. A Zoning Map Amendment to Public Facilities (PF) is needed because a K-12 school is being proposed. Primary schools, elementary schools, secondary schools, and churches are principally permitted uses in the PF zone.
2. The plans are hard to evaluate because they are not scaled drawings. Staff would like to make the applicant aware of the following issues:
 - A. Building Setbacks - The permanent additions would have to meet a minimum 10' foot building setback from the rear and side property lines.
 - B. Landscaping Buffers - A 10' wide landscaping buffer (Buffer Yard A) would be required along the property lines for the length of any new improvements.
 - C. Parking - The plan shows that some parking will be removed when the gym, kitchen, and other building expansion is proposed. It's possible that more parking may need to be added. The Boone County Zoning Regulations require the following parking:
 - Elementary and junior high schools - 2 spaces per classroom plus 1 space per 8 seats in auditorium or assembly halls.
 - High schools - 1 space per 5 seats in the assembly hall of greatest capacity on the school grounds or 1 space per 9 students - whichever is greater.
 - Churches - 1 space per 3 seats that can be used simultaneously.
3. Staff would like the applicant to address the following questions:
 - A. Does a preschool currently operate out of the church building?
 - B. Could any church and school functions overlap?
 - C. Could any recess or recreational yards be lit?
 - D. Will students be dropped off by their parents or be bussed?
 - E. Will the architecture of the permanent additions match the existing church building?

4. Staff sent an agency memo and received comments back from Sanitation District No. 1, Point Pleasant Fire Protection District, and Kentucky Transportation Cabinet. Their comments are attached to the report.
5. Staff recommends the following Planned Development Standards should be looked at in more detail:
 - A. In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multipurpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets (Mixed Use Development and Pedestrian Orientation).

Staff recommends that the Planning Commission and Fiscal Court should look at whether sidewalk connection should be required between the church/school buildings and/or along the Turfway Road frontage. The state road plans do not show sidewalks being constructed on Turfway Road as part of Project 06-0433.00. However, a conceptual bike/pedestrian trail is shown on the airport property near the 90° bend in Turfway Road.
 - B. Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements (Architecture).
6. Staff would like to note that the Site Plan and Design Review applications will be required for any building additions. The Zoning Administrator may determine that the Design Review application is not required if the addition isn't visible from public view or an adjoining property.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area. The Future Land Use Map will not need to be amended if the request is approved.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

Attachments:

- *Site Vicinity Map
- *Letter from the applicant outlining the request
- *Concept Plans
- *2016 Aerial Map
- *Topographical Map
- *Zoning Map
- *2035 Future Land Use Map
- *2011 Noise Contours
- *Agency Memo
- *3/13/19 Email from Andy Aman, Sanitation District No. 1
- *3/22/19 Email from Linzy Brefeld, Kentucky Transportation Cabinet
- *3/22/19 Email from Asst. Chief Seibel, Pt. Pleasant Fire Protection District
- *Application

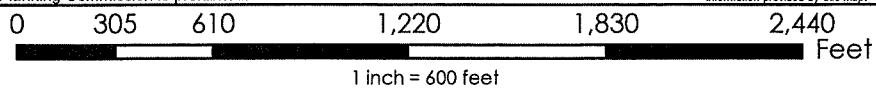
SITE VICINITY MAP

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Christian School Proposal (Christ's Chapel Academy)

It is our goal to begin a Christian School as part of the overall vision of Christ's Chapel, with a start date in August 2019. Phase one is to begin a preschool program, offering morning classes, for three and four year olds, as well as a kindergarten class. We will utilize three existing classrooms currently used by our church. Our initial goal will be to begin with a total of between 25 - 40 children.

Moving forward it will be our plan to add modular trailers to serve as classrooms certified with 'Kentucky Industrial Building Systems'. We would add one each year for a total of five years (total of five trailers) while plans are developed, financing secured, and building completed to accommodate adequate classroom space, as well as gymnasium and kitchen facilities. Once completed, our goal would be to have 250 enrolled students, approximately one-half pre-school – 5th grade (125 students), one fourth middle school (63 students), and one fourth high school (62 students).

A proposed additional education wing for our school would be similar to our existing educational wing, providing 8 classrooms, 2 offices, and boys and girls bathrooms. A gymnasium would provide sports options for students and more adequate cafeteria and office space.

Our current property is divided into three parcels, with two distinct zonings, totaling 13 acres. One parcel is zoned RSE/PD/CD/HDO (3819 Turfway Road) and the second is zoned I-1/PD/HDO (3837 and 3845 Turfway Road). It is hoped to zone the entire campus PF/PDHDO.

Rezoning the entire campus would not only allow the proposed additions for our school, but would also provide appropriate zoning for future sanctuary expansion, or building a completely new one.

SR-1/PD/HDO

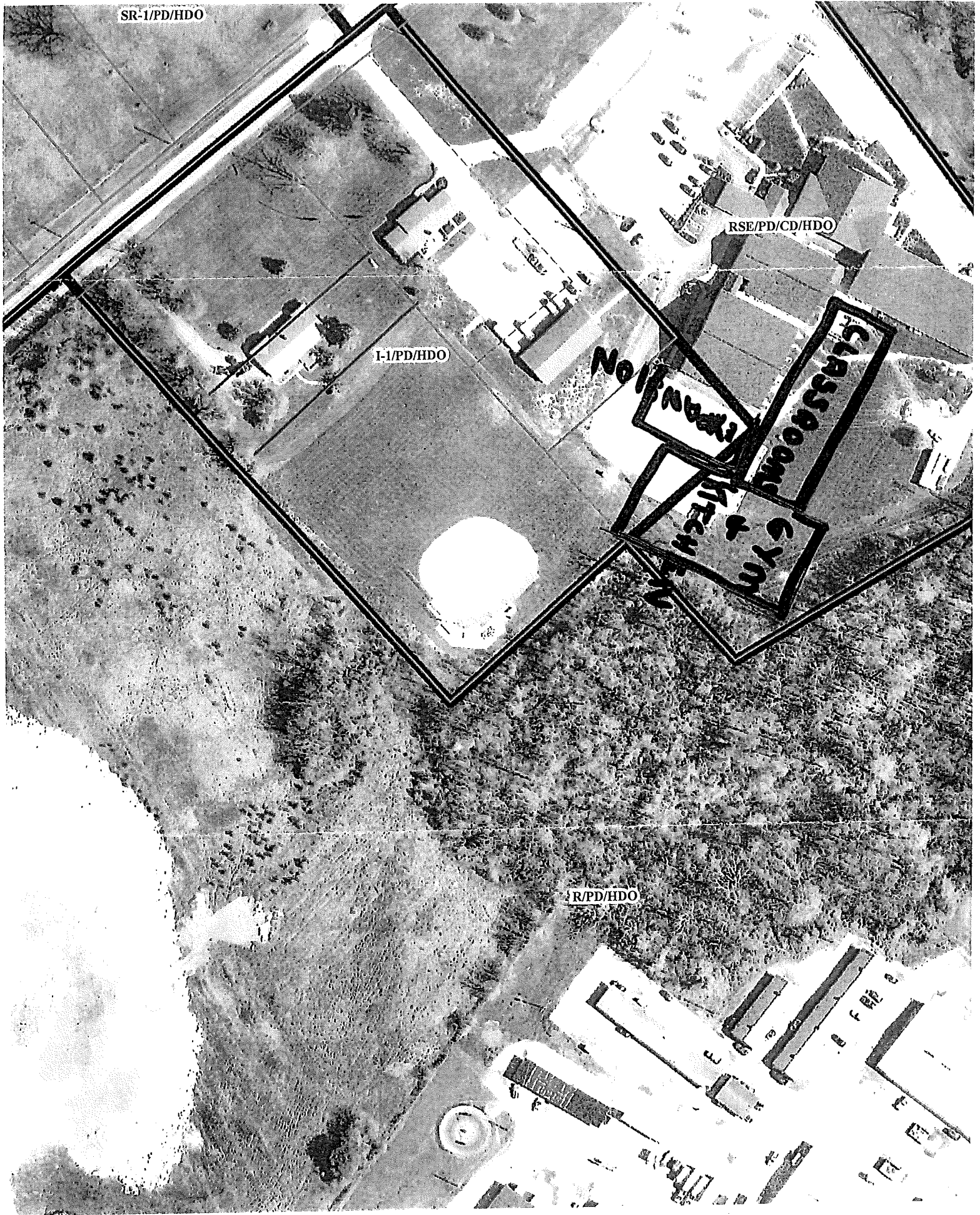
RSE/PD/CD/HDO

I-1/PD/HDO

NO

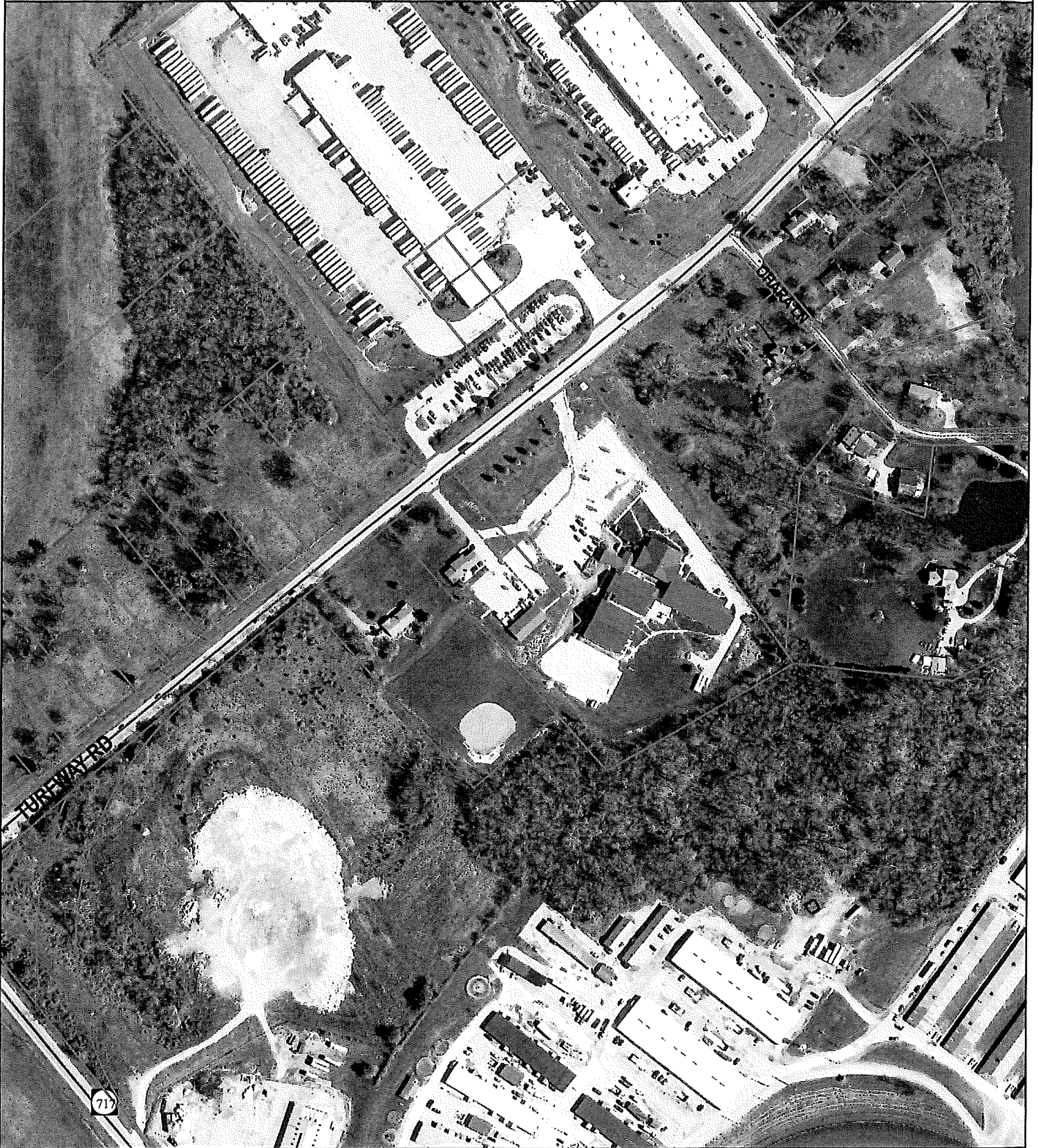
CLASSROOMS
GYM
&
KITCHEN

R/PD/HDO



2016 AERIAL MAP

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1 inch = 300 feet



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TOPOGRAPHICAL MAP

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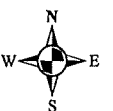
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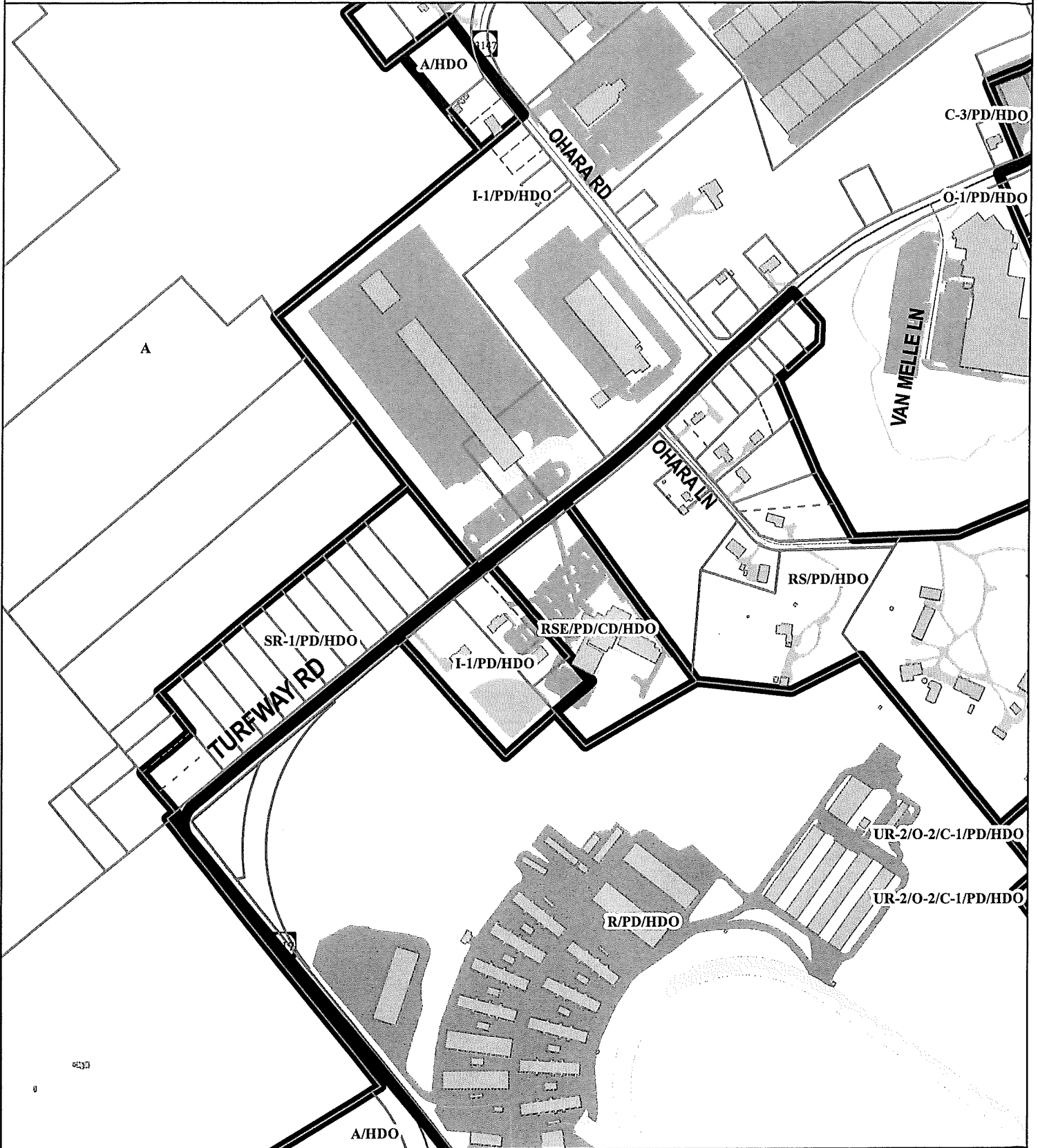
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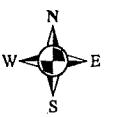
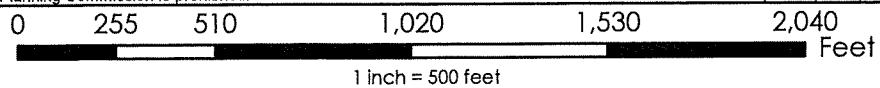
ZONING MAP

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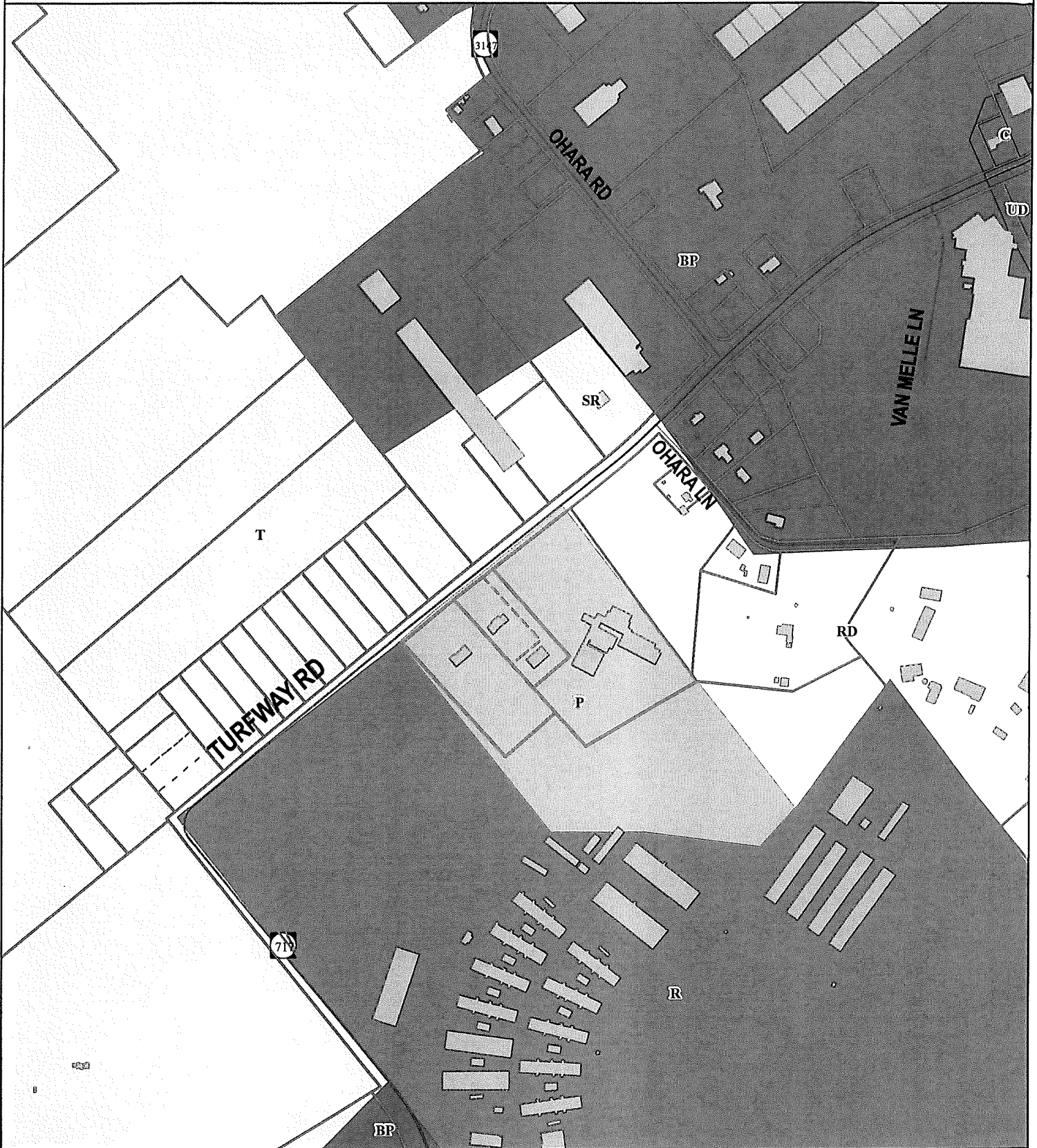
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2035 FUTURE LAND USE MAP

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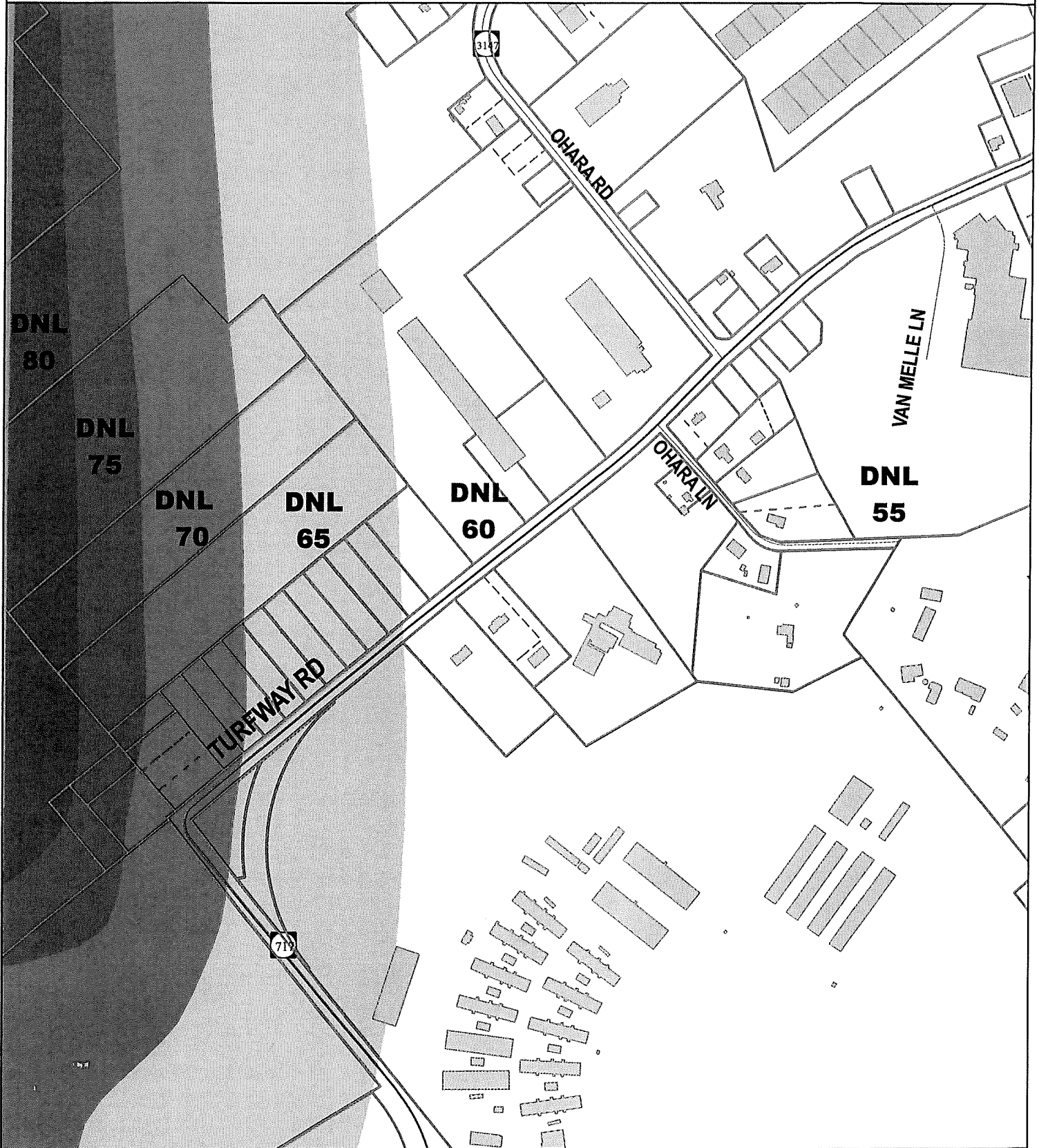


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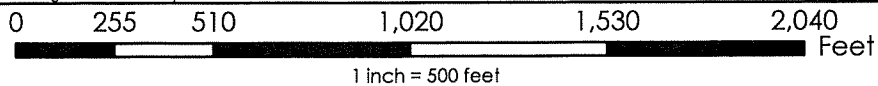
2011 NOISE CONTOURS

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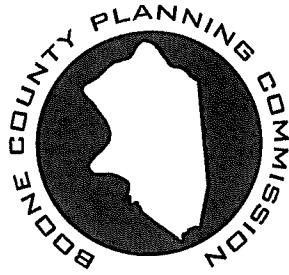
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BOONE COUNTY PLANNING COMMISSION

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www.boonecountygis.com

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

TO: Andy Aman, Sanitation District No. 1
Mark Brannon, Kentucky Transportation Cabinet
Linzy Brefeld, Kentucky Transportation Cabinet
Keith Feldhaus, Boone County Water District
Greg Haggard, Sanitation District No. 1
Chief Michael Giordano, Pt. Pleasant Fire District
Jerry Noran, Boone County Building Department

FROM: Todd K. Morgan, AICP, Senior Planner, Zoning Services *TKM*

DATE: March 8, 2019

RE: Request of Terry Crigger (applicant) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

I have attached the site vicinity map, applicant's description, concept plans, and application for the above referenced request. The plans show that the school would be built out in three phases. The public hearing for this request has been scheduled for April 3, 2019, at 7:00 P.M.

Please review the request relative to your agency's policies and service abilities and provide any comments in writing to me by March 22, 2019. Please provide a written response, even if your agency has no comments on the proposal. Comments can be e-mailed to tmorgan@boonecountyky.org. Your feedback is greatly appreciated.

Todd Morgan

From: Aman, Andy <aaman@sd1.org>
Sent: Wednesday, March 13, 2019 8:16 AM
To: Todd Morgan
Cc: Haggard, Greg; Uhlyarik, Lydia
Subject: Re: Agency Memo for the Christ's Chapel Zoning Map Amendment Application (3819, 3837, and 3845 Turfway Road, Boone County, KY)

SD1 comments as follows.

Project needs to reserve sanitary sewer capacity and provide information on how the building(s) will connect to the sanitary sewer system along Turfway Road. Project will be required to submit for a storm water permit meeting the requirements of the NKY Storm Water Rules and Regulation.

Regards,

On Fri, Mar 8, 2019 at 11:52 AM Todd Morgan <TMorgan@boonecountyky.org> wrote:

All,

Please review the attached memo and plans and provide comments to me in writing by 3/22/19.

Call or email me if you have any questions.

Sincerely,

Todd K. Morgan, AICP

Senior Planner, Zoning Services

Boone County Planning Commission

(859) 334-2196

Todd Morgan

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Sent: Friday, March 22, 2019 6:48 AM
To: Todd Morgan
Cc: Brannon, Mark K (KYTC-D06)
Subject: RE: Agency Memo for the Christ's Chapel Zoning Map Amendment Application (3819, 3837, and 3845 Turfway Road, Boone County, KY)

Todd,

KYTC would require the applicant to submit a TIS for this expansion.

The number of access point(s), the location of the access point(s), and type of access control would all be dependent upon a TIS.

Thanks,

Linzy Brefeld, P.E.

Transportation Engineer Supervisor

Traffic & Permits Section

KYTC, District 6

421 Buttermilk Pike

Covington, KY 41017

859-341-2700 ext. 248

Linzy.Brefeld@ky.gov

From: Todd Morgan [<mailto:TMorgan@boonecountyky.org>]

Sent: Friday, March 08, 2019 11:52 AM

To: Aman, Andy (aaman@sd1.org) <aaman@sd1.org>; Brannon, Mark K (KYTC-D06) <Mark.Brannon@ky.gov>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; kfeldhaus@fuse.net; 'Greg Haggard' <GHAGGARD@sd1.org>; 'mgiordano@pointpleasantfire.org' <mgiordano@pointpleasantfire.org>; Jerry Noran <jnoran@boonecountyky.org>

Subject: Agency Memo for the Christ's Chapel Zoning Map Amendment Application (3819, 3837, and 3845 Turfway Road, Boone County, KY)

****CAUTION** PDF attachments may contain links to malicious sites. To verify the destination of the hyperlink in an attachment, hover your mouse over the link and verify the link address. If you are unfamiliar with the address or the address looks suspicious, do not click on the link and delete the email immediately. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

All,

Please review the attached memo and plans and provide comments to me in writing by 3/22/19.

Call or email me if you have any questions.

Todd Morgan

From: Eric Seibel <e.seibel@pointpleasantfire.org>
Sent: Friday, March 22, 2019 5:11 PM
To: Todd Morgan; Michael Giordano
Subject: Fwd: FW: Agency Memo for the Christ's Chapel Zoning Map Amendment Application (3819, 3837, and 3845 Turfway Road, Boone County, KY)
Attachments: HPSCANNER3416.pdf

Todd,
Chief Giordano and I have reviewed the attached plans. Being drawn on paper as opposed to architectural drawings leave many questions, particularly as we move forward with construction concerns in cooperation with the Boone Building department. However, as far as the site plan goes for planning and zoning, we only have three pertinent concerns at this time:

1. How close is the proposed building to the property line in the back. This also relates to point #2:
2. Being a education/assembly type occupancy, particularly for early education and the type of construction of the existing building, we have a significant concern to ensure our fire apparatus can easily access the back of the building;
3. As well as access, we would like to see the water supply extended to the back of the building with associated hydrants.

Thank you for keeping us involved and informed. If you have any additional questions or need clarification of above stated response, please do not hesitate to contact us.

Eric J. Seibel

Asst. Chief
Point Pleasant Fire Protection District
3444 Turfway Road
Erlanger, KY 41018
O: (859) 283-2798
F: (859) 283-2104
www.pointpleasantfire.org
e.seibel@pointpleasantfire.org



----- Forwarded message -----

From: **Michael Giordano** <m.giordano@pointpleasantfire.org>
Date: Tue, Mar 19, 2019 at 3:12 PM
Subject: Fwd: FW: Agency Memo for the Christ's Chapel Zoning Map Amendment Application (3819, 3837, and 3845 Turfway Road, Boone County, KY)
To: Eric J. Seibel <e.seibel@pointpleasantfire.org>
Cc: Point Pleasant Fire Officers <point-pleasant-fire-officers@pointpleasantfire.org>

Chief Seibel and Officers,

APPLICATION FORM

ZONING MAP AMENDMENT BOONE COUNTY PLANNING COMMISSION

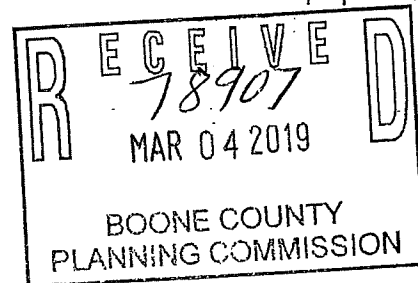
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project CHRIST'S CHAPEL / ACADEMY
2. Location of Project 3819 3845 3837 TURFWAY ROAD ERLANGER
3. Total Acreage of Site APPROX 13 ACRES KY 41018
4. Current Zoning of Site RSE / PD / CD / HDO & T-1 / PD / HDO
5. Proposed Zoning (Classification being requested) PERD HDO
6. Proposed Uses (please specify each use) TO USE EXISTING CLASSROOMS FOR SCHOOL CLASSROOMS - BEGINNING WITH PRESCHOOL AND KINDERGARDEN
7. Names of Applicant(s) TERRY CRIGGER
Phone No. 859-620-2018 Fax No. _____ E-Mail TCRIGGER@CHRISTSCHAPEL.NET
8. Address of Applicant(s) 3819 TURFWAY ROAD
ERLANGER KY 41091
City State Zip
9. Name of Property Owner(s) CHRIST'S CHAPEL ASSEMBLY OF GOD
Phone No. 859-371-3787 Fax No. _____ E-Mail _____
10. Address of Property Owner(s) 3819 TURFWAY ROAD
ERLANGER KY 41018
City State Zip
11. Proposed Building Intensities (please specify) PERMITTED USE PER ZONE CHANGE
12. Are there any existing buildings on the site? YES
How many? 3
13. Deed Book 478, 733, 806 Page No. 294, 174, 549 Group No. 2027
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? KEVIN WALL
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)



(over)

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: May 1, 2019

RE: Request of **Terry Crigger (applicant)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

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 Committee has concluded the request is in agreement with the Boone County Comprehensive Plan for the following reasons:
 - A. The 2035 Future Land Use Plan forecasts the site for "Public/Institutional" (P) uses. This designation is described as "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."
 - B. The proposal is in agreement with the following passage from the Public Facilities Element:
 - "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).
 - C. The proposal is in agreement with the following passages from the Land Use Element:
 - "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..." (Future Land Use Development Guidelines, Buffering, pg. 162).

documentation from Kentucky Transportation Cabinet to Boone County Planning Commission before the school open or as it expands. Such documentation shall be submitted with all Minor or Major Site Plan expansions that would increase school enrollment.

Condition #5 was amended on the floor at the May 1, 2019 Boone County Planning Commission Business meeting and has been reworded as follows.

5. The following sidewalks shall be required: ~~at the time the first permanent school addition is constructed:~~
 - ~~A. Sidewalks shall be constructed along the Turfway Road frontage of the church/school campus (3819, 3837, and 3845 Turfway Road).~~
 - A. Christ's Chapel shall be responsible to construct sidewalks along the Turfway Road frontage of the church/school campus (3819, 3837, and 3845 Turfway Road) in the event that all or a portion of Turfway Park redevelop and sidewalks are installed on Turfway Road and immediately adjoin the church/school campus.
 - ~~B. A sidewalk connection shall be provided between the church/school building (3819 Turfway Road) and the sidewalks that will be constructed along the Turfway Road frontage.~~
 - B. A sidewalk connection shall be provided between the church/school building (3819 Turfway Road) and the Turfway Park frontage. The sidewalk connection shall be required once the first permanent school addition is proposed.
 - ~~C. Sidewalk connections between the church/school building, Mercy Maternity Home, and the missionary house.~~
 - C. Sidewalk connections between the church/school building, Mercy Maternity Home, and the missionary house shall be required once the first permanent school addition is proposed.

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: Rick Lunnemann, Chairman

DATE: April 17, 2019

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Todd Morgan, Staff

2. Request of Terry Crigger (applicant) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

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.

Kim Bunger

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

Mark Hicks (Alternate)

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


Janet Kegley

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

Lisa Heilman (Alternate)

For Project ____ Absent ____
Against Project ____


Rick Lunnemann (Chairman)

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

Steve Turner (Alternate)

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

Kim Patton

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

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

Brad Shipe

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

TOTAL: ____ DEFERRED 2 FOR PROJECT ____ ABSENT
____ AGAINST PROJECT ____ ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Steve Harper
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mr. Kim Patton
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mrs. Lori Heilman

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen called the Public Hearing to order at 9:16 P.M. and introduced the fourth item on the Agenda:

ZONING MAP AMENDMENT - Rick Lunnemann, Chairman, Todd Morgan, Staff

4. Request of **Terry Crigger (applicant)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation. He showed a vicinity map of the church campus. The site is located adjacent to the Turfway Park Race Track and across the street from CVG Airport. The zone change request is for a school. Phase I would start with a preschool program for 3 and 4 year olds and kindergarten students within their building. Three existing classrooms in the church will be utilized. Projected enrollment is 25 - 40 students. Phase II would involve adding 5 modular classrooms behind the church over a 5 year period. During this time, financing would be secured to construct a permanent building. Eventually, they would build a gym, a kitchen and an office for the school and projected enrollment for preschool to grade 12 would be 250 students. The site is located in the 60 DNL. It is also split zoned - Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO). The request is to rezone the entire campus to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO). Mr. Morgan showed photos of the site and adjoining properties. The Comprehensive Plan's Future Land Use Map designates the site as Public/Institutional (P), which includes churches and schools. Other references to the Comprehensive Plan are made in the Staff Report on pages 3-5 as well as the Houston-Donaldson Study. The Planned Development (PD) standards would also apply to the request. In terms of Staff Comments, a Zoning Map Amendment to a Public Facilities (PF) zone is needed because a K-12 school is being proposed. The plans are difficult to evaluate because they are not scaled drawings. Staff would like to make the applicant aware of the following issues:

- A. Building Setbacks - The permanent additions would have to meet a minimum 10' foot building setback from the rear and side property lines.
- B. Landscaping Buffers - A 10' wide landscaping buffer (Buffer Yard A) would be required along the property lines for the length of any new improvements.
- C. Parking - The plan shows that some parking will be removed when the gym, kitchen, and other building expansion is proposed. It's possible that more parking may need to be added.

Staff would like the applicant to address the following questions: Does a preschool currently operate out of the church building? Could any church and school functions overlap? Could any recess or recreational yards be lit? Will students be dropped off by their parents or be bussed?

Will the architecture of the permanent additions match the existing church building? Staff sent an agency memo and received comments back from Sanitation District No. 1, Point Pleasant Fire Protection District, and Kentucky Transportation Cabinet. Their comments are attached to the Staff Report. Staff also recommends the following Planned Development Standards should be looked at in more detail: (1) In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependance on the automobile. Staff recommends that the Planning Commission and Fiscal Court should look at whether a sidewalk connection should be required between the church/school buildings and/or along the Turfway Road frontage. The state road plans do not show sidewalks being constructed on Turfway Road as part of Project 06-0433.00. However, a conceptual bike/pedestrian trail is shown on the airport property near the 90° bend in Turfway Road. (2) Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements (Architecture). Staff would like to note that the Site Plan and Design Review applications will be required for any building additions. The Zoning Administrator may determine that the Design Review application is not required if the addition isn't visible from public view or an adjoining property.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Terry Crigger, Pastor of Christ's Chapel Assembly of God, stated that they want to start a Christian school on a small scale and if successful build a permanent building. The proposed zoning change allows them to be located in one zoning district.

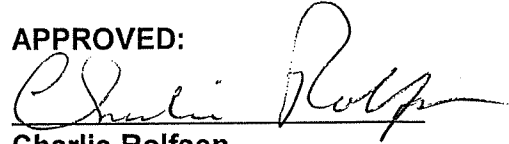
At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. William Rice, 1123 O'Hara Lane, stated that he adjoins the subject site. He expressed a concern about additional noise the school will bring with various sports and activities. Will the school have additional lighting? He noted that he already experiences it with Van Melle. It was an issue with Turfway Park but now they turn off their lights when they are done. Mr. Rice had a concern about additional traffic from the school. It is atrocious to get out of O'Hara Lane from 6:30 - 8:30 every morning and in the afternoon from 2:30 - 7:00 p.m. The roads are packed and he knows there are plans in the future to improve the roads. What about the impact of aircraft noise? The proposed school is a lot closer to the runway. What will it do to his property values?

At this time Chairman Rolfsen asked if any of the Board members had any questions or comments? He asked if the church still operated a day care at the church? Pastor Crigger replied no. They had a day care at the church for about 20 years but closed 3 - 4 years ago. There is no school presently located at the church today.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on April 17, 2019 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on May 1, 2019 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:28 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

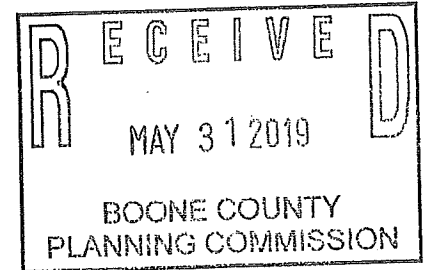
www.boonecountyky.org/pc
www.boonecountygis.com

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

May 3, 2019

Pastor Terry Crigger
Christ's Chapel Assembly of God
3819 Turfway Road
Erlanger, KY 41018



RE: Request of **Terry Crigger (applicant)** for **Christ's Chapel Assembly of God (owner)** for a Zoning Map Amendment from Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837, and 3845 Turfway Road, Boone County, Kentucky. The request is for a zone change to allow a school, preschool through grade 12, and church-related uses.

Dear Pastor Crigger,

The following represents the conditions of approval for the above referenced Zoning Map Amendment application as agreed to by you and the Boone County Planning Commission at the May 1, 2019 Business Meeting. Please sign the appropriate space on the last page of this letter if you are in agreement with the conditions. Please return this letter to the Boone County Planning Commission as soon as possible.

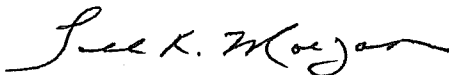
CONDITIONS

1. The approval is based on the submitted Concept Development Plans. All modular classrooms and permanent additions shall be located behind the existing church building or extend off the southwest building facades.
2. Design Review applications shall be required for all permanent additions that are visible from Turfway Road or the church's front parking lot. The architecture of any such additions shall relate to the existing church building and comply with the design review requirements of the Houston-Donaldson Study.
3. School recess yards and/or play areas shall not be lit and will be located behind the church building, Mercy Maternity Home, or the missionary house.

Mr. Terry Crigger
May 3, 2019
Page 2

4. Kentucky Transportation Cabinet shall determine what road improvements and school signs are needed before the school opens or expands in the future. The applicant shall provide approval documentation from Kentucky Transportation Cabinet to Boone County Planning Commission before the school opens or as it expands. Such documentation shall be submitted with all Minor or Major Site Plan expansions that would increase school enrollment.
5. The following sidewalks shall be required:
 - A. Christ's Chapel shall be responsible to construct sidewalks along the Turfway Road frontage of the church/school campus (3819, 3837, and 3845 Turfway Road) in the event that all or a portion of Turfway Park redevelop and sidewalks are installed on Turfway Road and immediately adjoin the church/school campus.
 - B. A sidewalk connection shall be provided between the church/school building (3819 Turfway Road) and the Turfway Park frontage. The sidewalk connection shall be required once the first permanent school addition is proposed.
 - C. Sidewalk connections between the church/school building, Mercy Maternity Home, and the missionary house shall be required once the first permanent school addition is proposed.

Sincerely,




Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM\ss

AGREEMENT

I, Terry Crigger, do hereby agree to the listed conditions of approval for the Zoning Map Amendment application which is referenced on the first page of this letter.



Pastor Terry Crigger
Christ's Chapel Assembly of God

May 25, 2019

Date

125.00

BOOK 478 PAGE 294

PROPERTY TRANSFER TAX PAID \$125.00

JERRY W. ROUSE, CLERK *St. J.*

DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation

for and in consideration of -- \$125,000.00 -- and other good and valuable considerations to it paid by the Grantees herein, the receipt of which is hereby acknowledged, does bargain, sell and convey to:

CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky Corporation, its

successors and assigns forever, the following described real estate, in the County of Boone and Commonwealth of Kentucky, to-wit:

GROUP NUMBER 2027

PLAT NUMBER _____

Present Street Address Turfway Road, Boone County, Kentucky
Mailing Address _____

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to the Grantor herein by BARBARA O'HARA ESTATE, by ROSE ANN BUTLER, Executrix, by Deed dated March 30, 1989 and recorded in Deed Book 405, Page 238 of the Boone County Clerk's records at Burlington, Kentucky.

*5/3 Rec. to
P.O. Box 427
Harrison, Ky. 40443*

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said

CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky Corporation, its

successors and assigns forever, the Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.

CERTIFICATION

We, THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation, Grantor herein, at the address of P.O. Box 92, Crestwood, Kentucky 40014 (1200 Olive Lane)

and CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky Corporation, Grantee herein, at the address of 3819 Turfway Rd., Lexington, Ky 40508

do hereby certify, pursuant to KRS Chapter 382, that the property herein conveyed is conveyed without consideration. We further certify that the estimated fair cash value of the property herein conveyed is \$125,000.00. We further certify our understanding that falsification of the stated estimated fair cash value of the property herein conveyed is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

THE KENTUCKY DISTRICT COUNCIL
OF THE ASSEMBLIES OF GOD,
INC., A KENTUCKY CORPORATION
(GRANTOR)

BY: James D. Biram
JAMES BIRAM
(DISTRICT SUPERINTENDENT)

BY: Joseph Hardt
JOSEPH HARDT
(TREASURER)

CHRIST'S CHAPEL ASSEMBLY OF
GOD, INC., A KENTUCKY
CORPORATION
(GRANTEE)

BY: Terry Crigger
TERRY CRIGGER
(PASTOR)

BY: Greg Hanson
GREG HANSON
(TREASURER)

STATE OF KENTUCKY)
) SS
COUNTY OF Madison)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this 11 day of April, 1992 by THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation, by and through JAMES BIRAM, its District Superintendent, and JOSEPH HARDT, its Treasurer.

[Signature]
NOTARY PUBLIC

COMM. EXPIRES: July 1, 1997

STATE OF KENTUCKY)
) SS:
COUNTY OF Kenton)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this 10 day of April, 1992 by CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky Corporation, by and through TERRY CRIGGER, its Pastor, and GREG HANSON, its Treasurer.

[Signature]
NOTARY PUBLIC

EXHIBIT "A"

GROUP NUMBER: 2027

Lying on the South side of Turfway Road and Southwest of intersection of O'Hara Lane and Turfway Road right-of-way an iron pin 15 feet from center of O'Hara Lane and 45 feet from center of Turfway Road, 436.37 feet and being more particularly described as follows:

Beginning at iron pin in South right-of-way of Turfway Road and property line of Tom Zimmer; thence with South right-of-way of Turfway Road, S. 51-41-00 W., 362.64 feet to an iron pin and line of Tom Butler; thence leaving said right-of-way and along line of Butler, S. 41-18-00 E., 392.46 feet to an iron pin; thence with said line of Butler, S. 49-40-40 W., 180.65 feet to a 12 inch wild Cherry tree; thence with Butler, S. 41-26-40 E., 168.13 feet to an iron pin and corner of Turfway Park; thence with Turfway Park S. 42-13-30 E., 170.17 feet to an iron pin; thence with said Turfway Park and fence, N. 59-36-30 E., 482.33 feet to an iron pin and post and corner of Rice; thence with Rice, N. 33-20-30 W., 31.77 feet to a 10 inch cherry tree with spike in side and corner of Zimmer; thence with Zimmer N. 36-43-10 W., 771.06 feet to an iron pin and beginning. CONTAINING 7.404 acres and being subject to legal right-of-way and legal easements of record and/or in existence.

IN WITNESS WHEREOF, the said Grantor, THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation, by and through JAMES BIRAM, its District Superintendent, and JOSEPH HARDT, its Treasurer, pursuant to authorizing Resolution of its Board of Directors

hereunto sets its hand, this 6 day of April 1992, 1992.

THE KENTUCKY DISTRICT COUNCIL
OF THE ASSEMBLIES OF GOD,
INC., A KENTUCKY CORPORATION

BY: James W. Biram
JAMES BIRAM
(DISTRICT SUPERINTENDENT)

BY: Joseph C. Hardt
JOSEPH HARDT
(TREASURER)

STATE OF Kentucky
COUNTY OF Boone

The foregoing instrument was acknowledged before me this 6 day of April, 1992 by THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation, by and through JAMES BIRAM, its District Superintendent, and JOSEPH HARDT, its Treasurer.

Robert C. Hardt
NOTARY PUBLIC
COMM. EXPIRES: Aug 1, 1994

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF BOONE)

I, JERRY W. ROUSE, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from

THE KENTUCKY DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., a Kentucky Corporation

to CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky Corporation

was this day presented to me in my office, certified as above, and this day left for record at 9:00 A .M. Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office. Given under my hand this 7 day of MAY, 1992.

JERRY W. ROUSE, CLERK

BY: Michael M. Sketch
D.C.

THIS INSTRUMENT PREPARED BY:

Michael M. Sketch
MICHAEL M. SKETCH
Attorney-at-Law
8100 Burlington Pike
Suite 400
P.O. Box 576
Florence, Kentucky 41042

RECEIVED

1999 MAR 23 P 1:49

BOONE COUNTY CLERK

PROPERTY TRANSFER TAX PAID \$ 210.00
MARILYN K. ROUBE, CLERK

WARRANTY DEED

14.000

KNOW ALL MEN BY THESE PRESENTS: That THOMAS E. BUTLER and ROSE ANN BUTLER, husband and wife, whose mailing address is 3837 Turfway Road, Erlanger, Kentucky 41018, for and in consideration of Two Hundred Ten Thousand and no/100 (\$210,000.00) Dollars, to them paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, grant and convey to: CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky corporation, its successors and assigns forever, the following described Real Estate located in Covington, Boone County, Kentucky, to-wit:

PROPERTY ADDRESS:

3837 Turfway Road
Erlanger, Kentucky 41018

GRANTEE MAILING ADDRESS:

3819 Turfway Road
Erlanger, Kentucky 41018

GROUP NO. 2027

PARCEL 1

Located on the Southerly side of Turfway Road (O'Hara Road) in Boone County, Kentucky, more particularly described as follows:

Beginning at an iron spike in the center of Turfway Road, said point being at the common corner of Lawrence and Marth Gallenstein with Mike and Barbara O'Hara, thence along Turfway Road with O'Hara line, N 50-00 E, 140.00 feet to an iron spike; thence S 42-00 E, 322 feet to a stake, thence S 50-00 W, 140 feet to a stake in the common line of Lawrence and Martha Gallenstein with Mike and Barbara O'Hara; thence with said line N 42-00 W, 322.00 feet to an iron spike and the place of beginning.

John Bonar
RECORDED

(5)

The above described parcel of land containing an area of 1.03 acres and is subject to the right of way of Turfway Road.

PARCEL II

Being located on the Southerly side of Turfway Road (O'Hara Road) in Boone County, Kentucky.

Beginning at a PK nail in centerline of Turfway Road now common corner of Barbara O'Hara and Thomas Butler, thence with new made line of said parties S 41-18 E 45.91 feet to an iron pin, thence with same S 41-18 E 392.79 feet to a one inch iron, thence with another line of O'Hara and Butler, S 49-29-40 W 181.71 feet to a twelve inch wild Cherry tree in property line of Lawrence Gallenstein, thence with his line N 42-02-30 W 119.74 feet to a stake (Being S 42-02-30 E 7.50 feet from twelve inch wild Cherry tree) and old line of O'Hara to Butler as recorded in D.B. No. 188, Page 66, thence with old line of Butler, N 50-23-15 E 140 feet to a point, thence old lot line of Butler, N 42-02-30 W 322 feet to a point in centerline of Turfway Road, thence N 50-23-15 E 47.50 feet to the place of beginning, containing 0.8308 acres.

Both parcels are subject to all easements and restrictions of record.

Being all of same property conveyed to Grantors herein, by Deed recorded in Deed Book 188, Page 65 (Parcel I) and Deed Book 255, Page 316 (Parcel II) of the Boone County Clerk's records at Burlington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantee in the manner set forth above, the Grantors, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.

Grantors and Grantee certify, under oath, that the consideration reflected in this Deed is the full consideration paid for the property and Grantee executes this Deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the above named Grantors and Grantee effective on the 19 day of March, 1999.

GRANTORS:

Thomas E. Butler
THOMAS E. BUTLER

Rose Ann Butler
ROSE ANN BUTLER

GRANTEE:

CHRIST'S CHAPEL ASSEMBLY OF
GOD, INC., a Kentucky corporation

By: Terry L. Crigger
TERRY L. CRIGGER, Trustee

STATE OF KENTUCKY, COUNTY OF KENTON: SS

The foregoing was subscribed, sworn to and acknowledged before me, a Notary Public, by THOMAS E. BUTLER and ROSE ANN BUTLER, husband and wife, on the 19 day of March, 1999, Grantors.

My Commission Expires:

JOHN A. BONAR
Notary Public, Kentucky State at Large
My Commission Expires April 2, 2001

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY, COUNTY OF KENTON: SS

The foregoing was subscribed, sworn to and acknowledged before me, a Notary Public, by CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky corporation, by and through Terry L. Crigger, Trustee, on the 19 day of March, 1999, Grantee.

My Commission Expires:

JOHN A. BONAR
Notary Public, Kentucky State at Large
My Commission Expires April 2, 2001

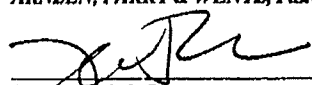
[Signature]
NOTARY PUBLIC

BOOK 733 PAGE 177

This Instrument Prepared By:

ARNZEN, PARRY & WENTZ, P.S.C.

By:


JOHN A. BONAR
Attorney at Law
600 Greenup Street
P.O. Box 472
Covington, Kentucky 41012-0472
Telephone: (606) 431-6100

christchapel.bueller.doc

State of Kentucky, County of Boone
MARILYN K. ROUSE, Clerk of the Boone County
Court, do certify that the foregoing
Deed was, on the 23 day of March
99, at 1:49 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 23 day of March -
99

MARILYN K. ROUSE
By:  D.C.

48260

5
D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT **GAYLE RAMLER, unmarried,**

JUDY TERLAU and JOHN W. TERLAU, JR., wife and husband,

JAMES GALLENSTEIN and SANDY GALLENSTEIN, husband and wife,

JEANNINE GALLENSTEIN and JONATHAN GUY ATKINSON, wife and husband

being all the heirs-at-law of the Estate of M. Lee Gallenstein, Deceased

for and in consideration of -----\$325,000.00-----

to them paid by the grantee herein, the receipt of which is acknowledged, do bargain, sell and convey to:

CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky non-profit corporation, its

successors and assigns forever, the following described real estate, in the County of Boone, Commonwealth of Kentucky, to-wit:

PRESENT STREET ADDRESS: 3.5 Acres Turfway Road, Boone County, Kentucky.

Group No. 2007

Located on the Southerly side of the O'Hara Road in Boone County, Kentucky and described as follows:

BEGINNING at the common corner of Walter Scott with Charles and Mike O'Hara in the O'Hara Road; thence, S 50 W and with the road, 250.15 feet; thence, S 42 E 609.73 feet to a stake at a corner post a common corner with said O'Hara; thence, N 49 10' E with said O'Hara 250.00 feet to a corner post; thence, N 50 E and continuing with the O'Hara property 600.00 feet to the place of beginning. The above described parcel of land contains an area of 3.48 acres, more or less.

Being the same property conveyed to Lawrence Gallenstein and Martha Lee Gallenstein, husband and wife, by deed dated July 20, 1953 and recorded in Deed Book 109, page 30 in the office of the Boone County Clerk at Burlington, Kentucky.

Lawrence Gallenstein died on ~~DECEMBER 12, 1981~~ and by virtue of the survivorship provision contained in the aforementioned deed, fee simple title vested in Martha Lee Gallenstein aka M. Lee Gallenstein.

M. Lee Gallenstein aka Martha Lee Gallenstein died testate on ~~January 20, 1989~~ and under the terms of her Last Will and Testament filed of record in Will Book 62, page 87 of the Boone County Clerk's records at Burlington, Kentucky, the within property was devised to her children: Gayle Ramler, Judy Terlau, James Gallenstein and Jeannine Gallenstein.

RETURN TO:
Dates

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said

CHRIST'S CHAPEL ASSEMBLY OF GOD, INC., a Kentucky non-profit corporation, its

successors and assigns, forever, the Grantors, their heirs, executors and administrators, HEREBY COVENANTING with the Grantee, its successors and assigns, that the Title so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said Grantors,

GAYLE RAMLER, unmarried,

JUDY TERLAU and JOHN W. TERLAU, JR., wife and husband,

JAMES GALLENSTEIN and SANDY GALLENSTEIN, husband and wife,

JEANNINE GALLENSTEIN and JONATHAN GUY ATKINSON, wife and husband

being all the heirs-at-law of the Estate of M. Lee Gallenstein, Deceased

have hereunto set their hands this 27th day of June, 2001.

Gayle Ramler
GAYLE RAMLER

Judy Terlau
JUDY TERLAU

John W. Terlau, Jr.
JOHN W. TERLAU, JR.

James Gallenstein
JAMES GALLENSTEIN

Sandra S. Gallenstein
SANDY GALLENSTEIN

Jeannine Gallenstein
JEANNINE GALLENSTEIN

Jonathan Guy Atkinson
JONATHAN GUY ATKINSON

STATE OF KENTUCKY)
COUNTY OF Henrietta) SS

The foregoing instrument was acknowledged before me this 27th day of June, 2001 by GAYLE RAMLER, unmarried

My Commission Expires: 5/30/03

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Boone)SS

87th The foregoing instrument was acknowledged before me this day of June, 2001 by JUDY TERLAU and JOHN W. TERLAU, JR., wife and husband.

My Commission Expires: 6/30/03

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Boone)SS

25th The foregoing instrument was acknowledged before me this day of June, 2001 by JAMES GALLENSTEIN and SANDY GALLENSTEIN, husband and wife.

My Commission Expires: June, 2003

Jennifer Burell
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Boone)SS

25th The foregoing instrument was acknowledged before me this day of June, 2001 by JEANNINE GALLENSTEIN and JONATHAN GUY ATKINSON, wife and husband.

My Commission Expires: June 2003

Jennifer Burell
NOTARY PUBLIC

CONSIDERATION CERTIFICATE

We, the undersigned, do hereby certify, pursuant to KRS Chapter 382, that the consideration reflected in this deed is the full consideration paid for the property. We further certify our understanding that falsification of the stated consideration of the property is a Class D Felony, subject to one to five years imprisonment and fines up to \$10,000.00.

Sales Price: \$325,000.00

GRANTORS:

Gayle Ramler
GAYLE RAMLER

Judy Terlau
JUDY TERLAU

John W. Terlau, Jr.
JOHN W. TERLAU, JR.

MAILING ADDRESS:

8682 Valley View Drive
Florence, Kentucky 41042

1090 Stallion Way
Union, Kentucky 41091

BOONE COUNTY
D806 PG 551

James Gallenstein
JAMES GALLENSTEIN

1048 O'Hara Lane
Erlanger, Kentucky 41018

Sandy S. Gallenstein
SANDY GALLENSTEIN

Jeannine Gallenstein
JEANNINE GALLENSTEIN

565 Lassing Way
Walton, Kentucky 41094

Jonathan Guy Atkinson
JONATHAN GUY ATKINSON

GRANTEES:

MAILING ADDRESS:

CHRIST'S CHAPEL ASSEMBLY OF GOD,
INC., a Kentucky non-profit corporation

BY: Rw. Terry Cragg
TITLE: Pastor/President

3819 Turfway Road
Erlanger, Kentucky 41018

STATE OF KENTUCKY)
COUNTY OF Meigs) SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 27th day of June, 2001 by GAYLE RAMLER, unmarried, Grantor herein.

My Commission Expires:
5/30/03

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Meigs) SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 27th day of June, 2001 by JUDY TERLAU and JOHN W. TERLAU, JR., wife and husband, Grantors herein.

My Commission Expires:
5/30/03

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Boone) SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 25th day of June, 2001 by JAMES GALLENSTEIN and SANDY GALLENSTEIN, husband and wife, Grantors herein.

My Commission Expires:
June 2003

Jennifer Burlew
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Boone)SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 25th day of June, 2001 by **JEANNINE GALLENGSTEIN** and **JONATHAN GUY ATKINSON**, wife and husband, Grantors herein.

My Commission Expires:

June 2003

Jennifer Burlew
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Kenton)SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 27th day of June, 2001 by Rev. Terry Cugger, President (TITLE) of **CHRIST'S CHAPEL ASSEMBLY OF GOD, INC.**, a Kentucky non-profit corporation, Grantees herein.

My Commission Expires:

3-8-05

Thay Thornton
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

James A. Dressman, III
DETERS, BENZINGER & La VELLE, P.S.C.
2701 Turkeyfoot Road
Covington, Kentucky 41017
(859) 341-1881

NO TITLE EXAMINATION BY PREPARER

Q:\APPS\SHARE\LDH\Commdocs\01\Christ's\deed.DOC

BOONE COUNTY

D806 PG 553

DOCUMENT NO: 78652
RECORDED ON: JULY 02, 2001 04:18:18PM
TOTAL FEES: \$16.00
TRANSFER TAX: \$325.00
GROUP : 2027
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE
DEPUTY CLERK: DONNA COLLINS

BOOK D806 PAGES 549 - 553

ORDINANCE NO. 2019 - 20

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, THE REQUEST OF TERRY CRIGGER (APPLICANT) FOR CHRIST'S CHAPEL ASSEMBLY OF GOD (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN ESTATES/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (RSE/PD/HDO) AND INDUSTRIAL ONE/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (I-1/PD/HDO) TO PUBLIC FACILITIES/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (PF/PD/HDO) FOR AN APPROXIMATE 13 ACRE SITE LOCATED AT 3819, 3837 AND 3845 TURFWAY 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 Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13-acre site located at 3819, 3837 and 3845 Turfway 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 THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

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 Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) to Public Facilities/Planned Development/Houston-Donaldson Study Corridor Overlay (PF/PD/HDO) for an approximate 13 acre site located at 3819, 3837 and 3845 Turfway Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) and Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) zone is more particularly described in DEED BOOKS 478, 733 and 806, PAGE NOS. 294, 174 and 549 respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval of 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 and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and 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 passage, publication and recording, according to law.

First Reading the 25th day of June, 2019

Second Reading the 23rd day of July, 2019

Adopted this 23rd day of July, 2019 Yes 4 No 0


GARY W. MOORE, JUDGE/EXECUTIVE
BOONE COUNTY FISCAL COURT

Attest:

Sharon Burcham
Fiscal Court Clerk

Christian School Proposal (Christ's Chapel Academy)

It is our goal to begin a Christian School as part of the overall vision of Christ's Chapel, with a start date in August 2019. Phase one is to begin a preschool program, offering morning classes, for three and four year olds, as well as a kindergarten class. We will utilize three existing classrooms currently used by our church. Our initial goal will be to begin with a total of between 25 - 40 children.

Moving forward it will be our plan to add modular trailers to serve as classrooms certified with 'Kentucky Industrial Building Systems'. We would add one each year for a total of five years (total of five trailers) while plans are developed, financing secured, and building completed to accommodate adequate classroom space, as well as gymnasium and kitchen facilities. Once completed, our goal would be to have 250 enrolled students, approximately one-half pre-school – 5th grade (125 students), one fourth middle school (63 students), and one fourth high school (62 students).

A proposed additional education wing for our school would be similar to our existing educational wing, providing 8 classrooms, 2 offices, and boys and girls bathrooms. A gymnasium would provide sports options for students and more adequate cafeteria and office space.

Our current property is divided into three parcels, with two distinct zonings, totaling 13 acres. One parcel is zoned RSE/PD/CD/HDO (3819 Turfway Road) and the second is zoned I-1/PD/HDO (3837 and 3845 Turfway Road). It is hoped to zone the entire campus PF/PDHDO.

Rezoning the entire campus would not only allow the proposed additions for our school, but would also provide appropriate zoning for future sanctuary expansion, or building a completely new one.

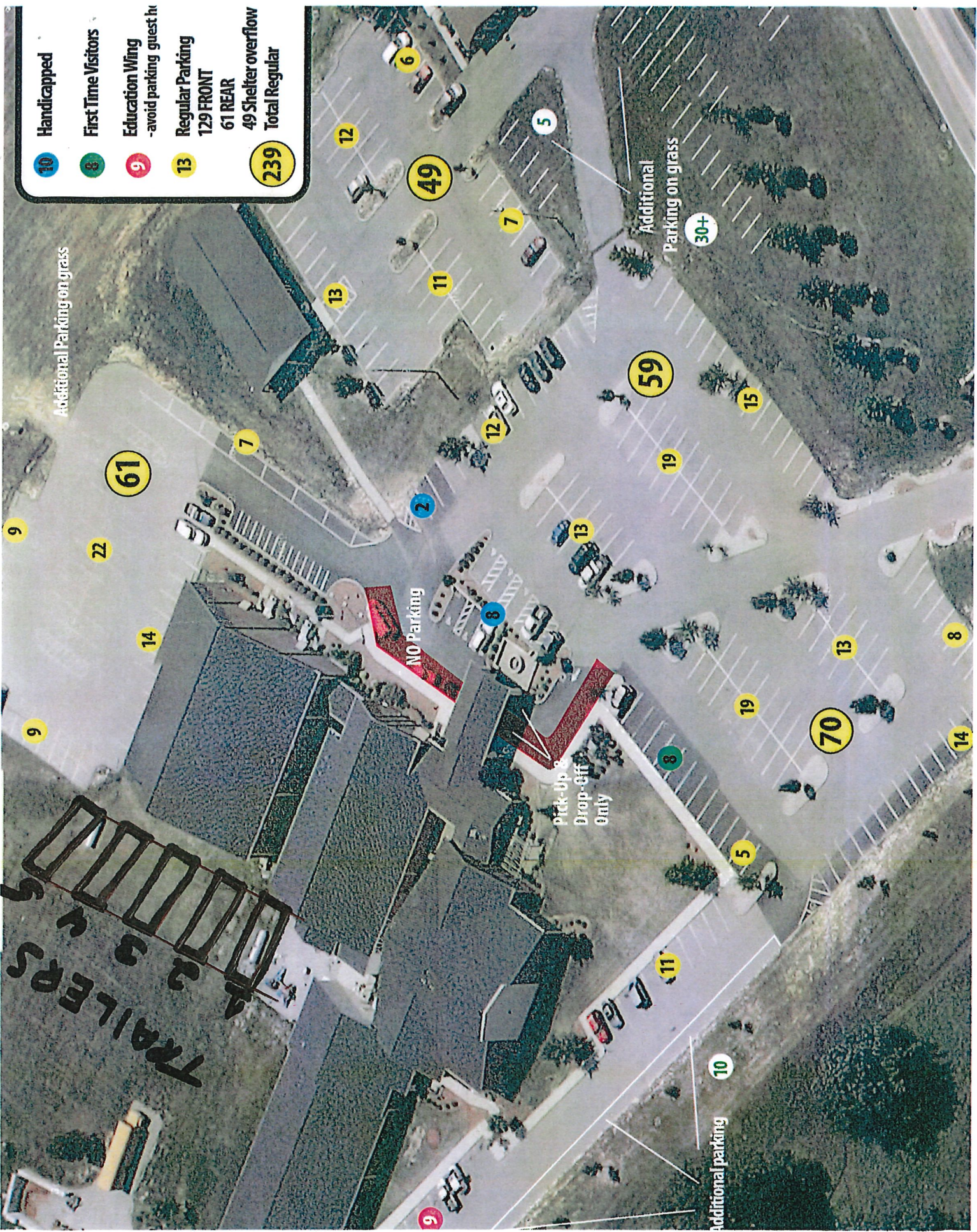
Zoning Map Amendment
APPROVED *with conditions*

Staff *James E. Morgan*

Date *5/1/19*

Boone County

Planning Commission



Handicapped

First Time Visitors

Education Wing
-avoid parking guest hr

Regular Parking
129 FRONT

61 REAR

49 Shelter overflow

Total Regular

10

8

9

13

239

Additional Parking on grass

Additional
Parking on grass
30+

Additional parking

61

49

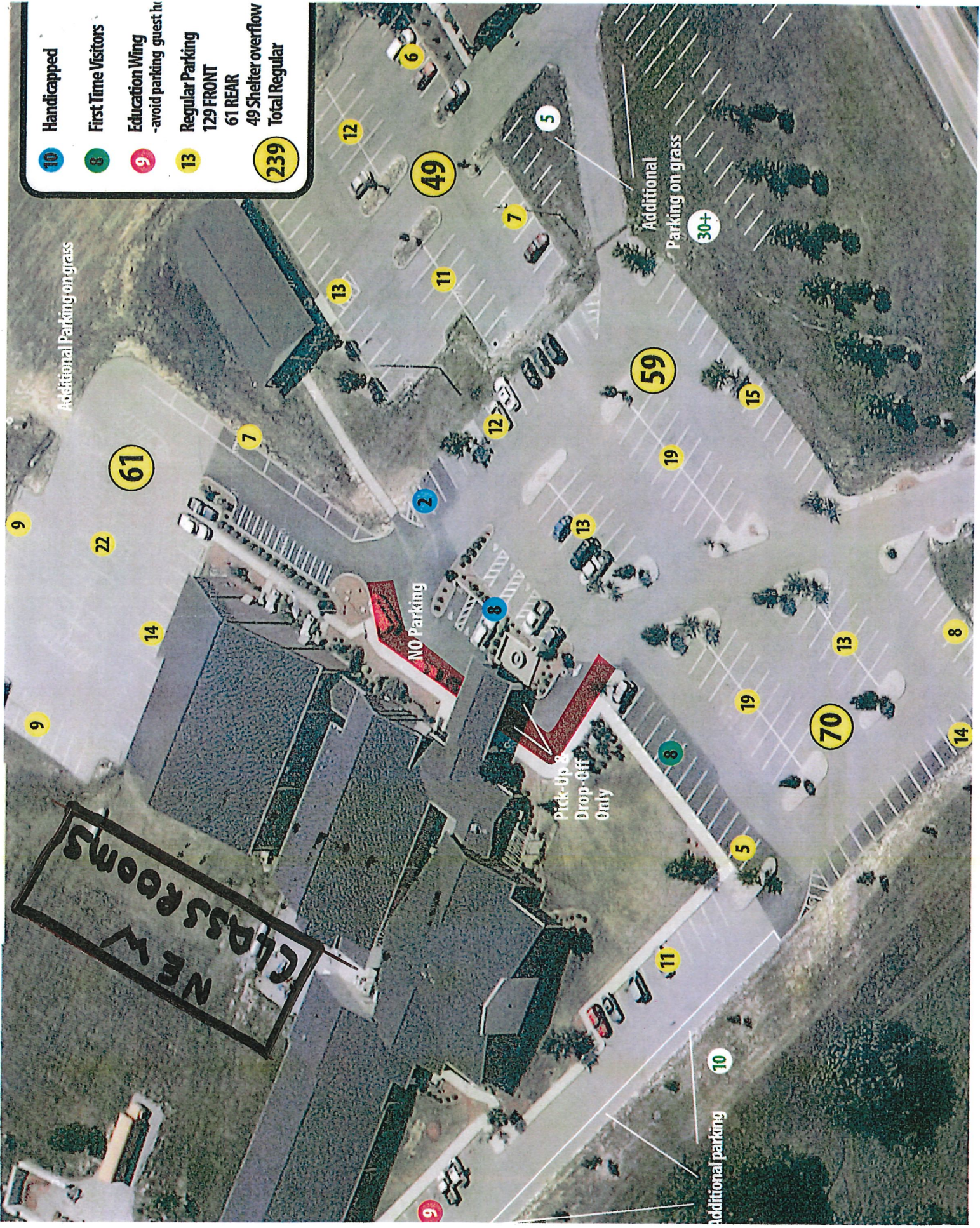
59

70

NO Parking

Pick-Up &
Drop-Off
Only

TRAILERS



Handicapped

First Time Visitors

Education Wing
-avoid parking guest h...

Regular Parking

129 FRONT

61 REAR

49 Shelter overflow

Total Regular

10

8

9

13

239

Additional Parking on grass

Additional
Parking on grass

30+

NO Parking

Pick-up &
Drop-off
Only

Additional parking

NEW
CLASS ROOMS



R/PD/HDO

CLASSROOMS
GYM
KITCHEN
NOT TRANSITION

SR-1/PD/HDO

I-1/PD/HDO

SR-1/PD/HDO