Fee Calculation:
O-2 Flat Fee - $2,000.00
Legal Ad, Adjoining Property Owners, etc. - $250.00
CLUR - $66.00
Land Under Review - $20.00 x 0.698 acres = $13.96
Total = $2,329.96

RECEIVED
92023
FEB 03 2025
BOONE COUNTY PLANNING COMMISSION

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

Seven (7) c pie of subm tted draw ng are required

An application c nsl ts of all fees paid in full, submitted drawings, and a completed application f rm

SECTION A: (To be completed by applicant)

1. Type of review (check one):
   - [X] Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
   - [ ] Change in an Approved Concept Development Plan
   - [ ] Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
   - [ ] Long Range Planning Committee Review (as stated in the Union Town Plan)
   - [ ] Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
   - [ ] Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
   - [ ] Zoning Administrator Review (as stated in the Mall Road District Study)
   - [ ] Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)
2. Name of Project: Country Cabins
3. Location of Project: 7681 Burlington Pike
4. Total Acreage of Project: 0.698 acres
5. Current Zoning of Property: O-2/PD/PO
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): 11/2/2021
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission [X] Yes [ ] No
   If yes, indicate the name of the study: PO - Parkway Overlay
8. Proposed Use(s) (specify each use):
   Cabin / shed retailer and flower shop with accessories outlined in project narrative.
9. Proposed Building Intensities (specify for each building):
   Max Proposed Building SF = 750 sf /0.698 acre lot = 1,075 sf per acre
10. Have you submitted a Concept Development Plan: [X] Yes [ ] No
11. Are you applying for any of the following (check all that apply):
    [ ] Conditional Use Permit [ ] Variance
12. Current Owner: CP 7 LLC
    Address: 12875 BROAD ST
    CARMEL (City) IN (State) 46032 (Zip Code)
    Phone Number: 317-695-6006 Fax Number: n/a
    Email: ryan@carplex.com (Ryan Devou)
13. Applicant: Mahlon Schlabach - Country Cabins

Address: 2965 Wheat Ridge Rd.

West Union	OH	45693
City	State	Zip Code

Phone Number: 937-779-0048 Fax Number: n/a

Email: wheatridge@countrycabins.net

14. Are there any existing buildings on the site: ☐ Yes ☒ No
If yes, indicate how many: There are no current buildings on the site but it used to be a gas station.

15.

1134 1232	921 422	2041A
Deed Book	Page Number	Group Number

16. Have you had a pre-application meeting with the BCPC staff: ☒ Yes ☐ No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site P n to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- ☐ Boone County Building Department
- ☐ Boone County Public Works Department
- ☐ Boone County Water District
- ☐ Cincinnati Bell
- ☐ Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- ☐ Duke Energy
- ☒ Florence Public Services Department
- ☐ Kentucky Division of Water
- ☒ Kentucky Transportation Cabinet
- ☐ Local Fire District
- ☐ Local School District
- ☐ Northern Kentucky Health Department
- ☐ Owen Cooperative Electric, Inc.
- ☐ Sanitation District No. 1
- ☐ USDA NRCS/Boone County Conservation District
- ☐ Other: _____

18. Concept Development Plan Jurisdiction/Location (check all that apply):
☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on April 17, 2025

ORIGINAL Property Owner's Signature: RPM
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Mahlon Schlabach
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be comp eted by P nning Comm ssion staff)

1. Date Received: 2/3/25 Fee Received: $2329.96 Receipt #: 92023
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):

   - ☐ Completed Application
   - ☐ Concept Development Plan
   - ☐ Legal Description
   - ☐ Names and Mailing Addresses of Adjacent Property Owners

4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: R. Lunnemann
7. Scheduled Public Hearing Date: 3/5/2025
8. Boone County Planning Commission Action: Date of Action: 4/2/2025

   _____ Approved

   ✓ Approved with Conditions

   _____ Denial

   _____ Other

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

EXHIBIT
"A"

STAFF REPORT

#3

Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

March 5, 2025

REQUEST

A. The applicant is proposing:

1. The continued approval of the existing approved motor vehicles sales delivery/pick-up location.
2. The construction of a 384 square foot sales office.
3. Construction of a 288 square foot sales office.
4. An approximate 8,500 square foot outdoor sales area for outdoor furniture and other outdoor accessories.
5. An approximate 3,800 square foot outdoor sales area for flowers and plants.

B. The applicant is applying for a waiver of the requirement that stormwater detention and water quality be provided on the site.

C. The applicant is applying for a waiver of the vehicular use area (VUA) landscaping and island requirements.

D. The applicant is applying for a waiver of the rear yard setback from thirty (30) feet to fourteen (14) feet.

SITE HISTORY - Site

1949 – 1954 Based on information contained in the Boone County GIS, the site was developed with a house.

1960 – 1969 Based on information contained in the Boone County GIS, the house was demolished and a gas station was built on the site.

1986 Based on information contained in the Boone County GIS, the site was zoned C-2/PD and O-2/PD.

1986 In February 1986, the City of Florence adopted the Parkway Corridor Study.

1996 Based on information contained in the Boone County GIS, the site was zoned O-2/PD.

1997 – 1999 Based on information contained in the Boone County GIS, the gas station was demolished.

2008 On October 14, 2008, the City of Florence adopted the Central Florence Strategic Plan – An Update of the Parkway Corridor Study.

2021 On November 16, 2021, Florence City Council adopted Ordinance Number O-21-21, approving a Concept Development Plan for a motor vehicle sales delivery/pick-up location, subject to eleven (11) conditions (R-21-023-A).

APPLICABLE REGULATIONS

A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.

B. Section 1101.A of the Boone County Zoning Regulations states that the purpose of the Office Two District is to consolidate those types of professional, research, business, service and similar uses which are based in office structures and which require and desire high levels of personal interaction. Such districts will be organized to provide employment labor markets. Districts will be located on suitable lands with convenient access from expressways, arterials or collectors. District plans will be organized to provide direct, central, convenient and safe collection of vehicles and pedestrian circulation.

C. Section 1509.A of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development district. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria then the proposal is subject to the criteria in SECTION 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying district (formerly called a "Utilization of an Underlying District Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in SECTION 303.

SITE CHARACTERISTICS

A. The site contains approximately 0.7 acres and is located along the south side of Burlington Pike, approximately 235 feet west of Ewing Boulevard and approximately 450

feet east of Tanners Lane.

B. The site has approximately 200 feet of frontage along Burlington Pike.

C. The site is currently vacant, with the exception of two free standing sign structures.

D. Topographically, the site is relatively flat, sloping downward from north to south, at an average grade of less than 3%.

E. The site is within the 60 day/night noise level of the Cincinnati/Northern Kentucky International Airport.

ADJACENT LAND USES AND ZONING

North: Speedway and Avizion Glass(C-3/PD/PO)
South: TA Truck Stop (O-2/PD/PO)
East: Waffle House (PO-2/PD/PO)
West: TA Truck Stop (O-2/PD/PO)

RELATIONSHIP TO COMPREHENSIVE PLAN

A. Our Boone County – Plan 2040 "2040 Future Land Use Plan" designates the site for Commercial uses which is described as "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

B. Burlington Pike is a state maintained arterial street providing for two way traffic within four driving lanes (two lanes in each direction) and a center left turn lane. Ewing Boulevard is a city owned collector street providing for two way traffic within five driving lanes (one northbound right-turn only lane, one northbound through/left-turn lane, one northbound left-turn only lane, and two southbound through lanes). Sidewalks are provided along both sides of the roadways.

RELATIONSHIP TO THE CENTRAL FLORENCE STRATEGIC PLAN – An Update of the Parkway Corridor Study

A. The intent of the Central Florence Strategic Plan is to further develop the city's central neighborhoods and to link existing and/or planned businesses, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center.

STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. The continued approval of the existing approved Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.
2. The option to develop the site with a cabin/shed retailer and flower shop:

a. The construction of a 384 square foot sales office.
b. The construction of a 288 square foot sales office.
c. Provision for an approximate 8,500 square foot outdoor sales area for outdoor furniture and other outdoor accessories.
d. Provision for an approximate 3,800 square foot outdoor sales area for flowers and plants.
e. Provision for ten (10) off-street parking spaces.
f. Provision for a right-turn-in/right-turn-out curb cut onto Burlington Pike.
g. Provision for perimeter landscaping.

B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (some of these requirements can be adjusted by the Planning Commission and the City of Florence pursuant to the Planned Development (PD) regulations):

1. Section 1514 provides for planned development criteria. Insufficient information has been submitted to determine compliance with this requirement.

2. Section 3110 requires a minimum rear yard setback of thirty (30) feet. The submitted plan indicates a rear yard setback of fourteen (14) feet.

3. Sections 3168 through 3176 and Sections 3182 through 3184 include regulations for stormwater detention and stormwater quality. The submitted plan does not include any on-site stormwater detention.

4. The site is located within an area that has design standards for business districts, as regulated by Section 3199. The submitted proposal meets these requirements, except for the following:

   a. Building Massing – all new construction shall be of a similar scale and massing to the mode of the buildings on the street. All buildings shall be designed to have a pedestrian focus through the use of awnings, canopies, storefront windows, and oversized doorways.

      Most of the buildings along Burlington Pike, between I-71/75 and Glen Street are larger than what is being proposed.

   b. Architectural Style and Detail – new construction of buildings may be either traditional in their architectural character or a contemporary expression of historically traditional styles and forms, thus respecting building scale, proportion, character, and material.

      Most of the buildings along Burlington Pike, between I-71/75 and Glen Street are constructed with brick facades and pitched roofs. Insufficient information has been submitted to determine compliance with this requirement.

   c. Primary Entrances – the primary entrance of a building shall be easily identifiable and face the primary street.

Insufficient information has been submitted to determine compliance with this requirement.

d. Windows – the front elevation of a commercial building shall provide a minimum of 60% and a maximum of 85% window transparency.

Insufficient information has been submitted to determine compliance with this requirement.

e. Roofs – roofs on primary and accessory buildings shall be pitched with overhanging eaves or flat with articulated parapets and cornices.

Insufficient information has been submitted to determine compliance with this requirement.

f. Building Materials - exterior wall materials shall include stucco/EIFS, architectural grade CMU, stone, brick or precast concrete. Metal buildings are prohibited. It is recommended that no more than 50% of the front and side of a building facing a street shall be made of stucco/EIFS. Concrete block materials may only be used on the rear portion of a building. Vinyl or fiber cement siding, which resemble traditional wood siding materials can be used but not to exceed 30% of the total amount of building materials used. Metal and vinyl materials may be used for incidental elements such as fascias and soffits.

Insufficient information has been submitted to determine compliance with this requirement.

g. Building Lighting - building lighting shall be provided for security and pedestrian safety. Building lighting shall be limited to architectural grade fixtures.

Insufficient information has been submitted to determine compliance with this requirement.

h. Building Color - building colors shall be low reflective, subtle, natural, neutral or earth tones. The earth tones include shades of red, brown, gray and subtle shades of green and blue. The use of high intensity, bright (sharp contrast) or metallic color shall be prohibited, unless it is used for trim purposes. Color schemes shall be comprehensive and directly relate to the architectural design. Exterior colors shall be paired with features such as differing building materials, openings, and/or three dimensional changes in the facades.

The proposed building facades will be primarily built from glass with white/grey at the top of the building.

i. Mechanical Equipment - all mechanical equipment shall be screened, either with landscaping or a parapet wall designed to be compatible with the existing or proposed building material. This includes roof top and ground-mounted mechanical equipment.

Insufficient information has been submitted to determine compliance with this requirement.

j. Building Signage - building signage shall be incorporated into the architectural design and the selection of building materials. Internally lit box cabinet sign, board signs, and signs or graphics painted directly on the exterior building walls are prohibited and individual channel letters are acceptable signs.

Insufficient information has been submitted to determine compliance with this requirement.

5. Section 3625.1 states that vehicular use area (VUA) landscaping is only required for uses which have more than fifty (50) parking spaces. The submitted plan indicates the provision for thirty-one (31) parking spaces. Therefore, VUA landscaping is not required. The applicant, however, is applying for a waiver of this requirement.

C. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, Boone County Public Works, City of Florence, City of Florence Fire Department, and Kentucky Department of Transportation.

1. Rob Franxman, County Engineer, replied that he had no comments.
2. Bridget Striker, Community Development Division, replied that she had no comments.
3. Tom Gagnon, City of Florence, replied that he had no comments.
4. Todd Morgan, City of Florence replied as follows:

a. Country Cabins

(1) Would all the sheds, barns, garages, cabins be new inventory? Could any repossessions be displayed on site?
(2) Would the front façade of the office building have windows and a decorative door?
(3) What types of vehicles would make deliveries? Have turning movements been analyzed?

b. Flower Shop

(1) Would the shop be one or two of the sheds, barns, garages, or cabins shown in the submitted brochure? Would the front façade have windows and a decorative door?
(2) What is the proposed surfacing in this portion of the lot?

(3) Would the inventory tables be covered with roofs? If so, this needs to be defined.
(4) Are any greenhouses possible? If so, what would they look like?
(5) What types of vehicles would make deliveries? Have turning movements been analyzed?

c. The submitted narrative provides a list of other business inventory that could be kept and displayed on site. It includes playground sets, polywood furniture, firepits, plants, garden tools, wind chimes, bird feeders, gnomes, and potting soil.

(1) Is this the extent of the other inventory? Are other items such as mulch, rock, basketball goals, deer blinds, etc., possible? This needs to be defined.
(2) Where would all these items be stored or displayed?

d. We have concerns about the outside display areas shown near KY 18 and the office building. The Boone County Zoning Regulations do not allow outside storage and display in the front yard of an office zone. The regulations also require such areas to be screened or enclosed with a wall that correlates with the principal building unless an exception is granted as part of a Planned Development. While we are not opposed to the chairs and firepits shown on the Concept Plan, we would be concerned if playground sets, deer blinds, basketball goals, potting soil, mulch, rock, garden tools, or excessive gnomes, bird feeders, or wind chimes were displayed in these areas. We recommend a condition be drafted to better define outside storage and display if the application is approved.

5. Randy Childress, Boone County Fire, replied that he had no comments.
6. Linzy Brefeld, KYTC, replied that she had no comments.

D. The applicant has provided narrative indicating:

1. The hours of operation will be from 9:00 am to 5:00 pm, Monday through Saturday.
2. Deliveries will be made after 8:30 am.
3. The outdoor sales will be limited to the following:

(a) Cabins/sheds
(b) Playground sets
(c) Polywood furniture
(d) Firepits
(e) Annual and perennial plants
(f) Gardening tools
(g) Garden accessories (wind chimes, bird feeders, gnomes, etc.)
(h) Potting soil

E. The area proposed to be developed under this application is the same area that was approved for the existing concept plan.

STAFF CONCERNS

A. The following list provides a summary of those requirements that are being requested to be waived/altered using the PD district regulations:

1. Providing stormwater management facilities on the site.

2. Certain design standards for business districts, as regulated by Section 3199 of the Boone County Zoning Regulations.

3. Elimination of vehicular use area (VUA) landscaping.

4. Reducing the rear yard setback from thirty (30) feet to fourteen (14) feet.

B. The Planned Development (PD) regulations include a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The applicant should address how their proposal meets these criteria.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the City of Florence in terms of Article 3 of the Boone County Zoning Regulations, Article 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.

Respectfully submitted,

Michael D. Schwartz
Director, Zoning Services

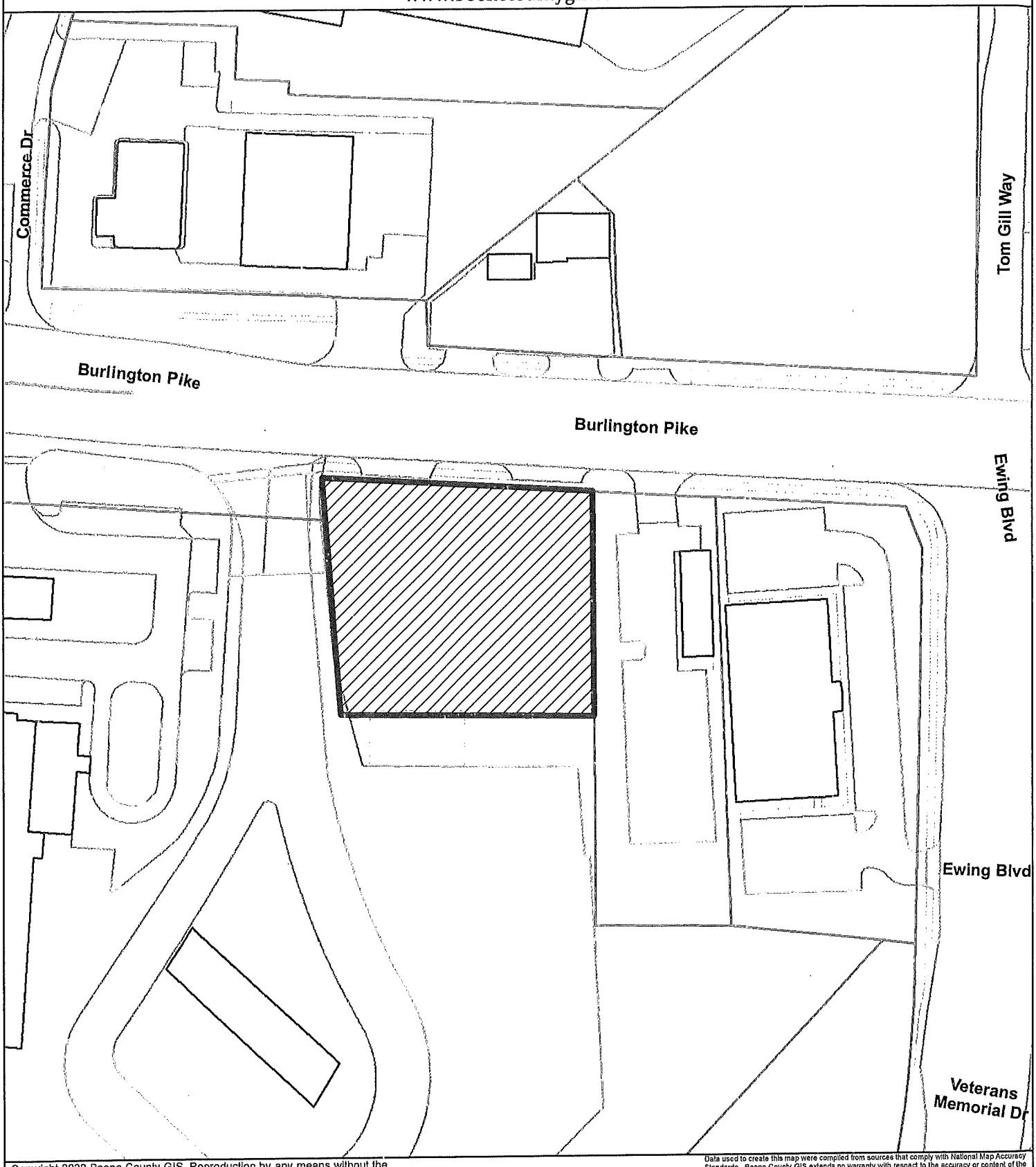
MDS/ss

Attachments:

*Vicinity Map
*Aerial Map
*Topographical Map
*Zoning Map
*2040 Future Land Use Map
*Noise Contour Map
*Application
*Project Narrative
*Concept Development Plan
*Country cabins Brochure

Vicinity Map

www.boonecountygis.com



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0 50 100 200 300 400 Feet

1 Inch = 100 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com

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Topographic Map

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Zoning Map

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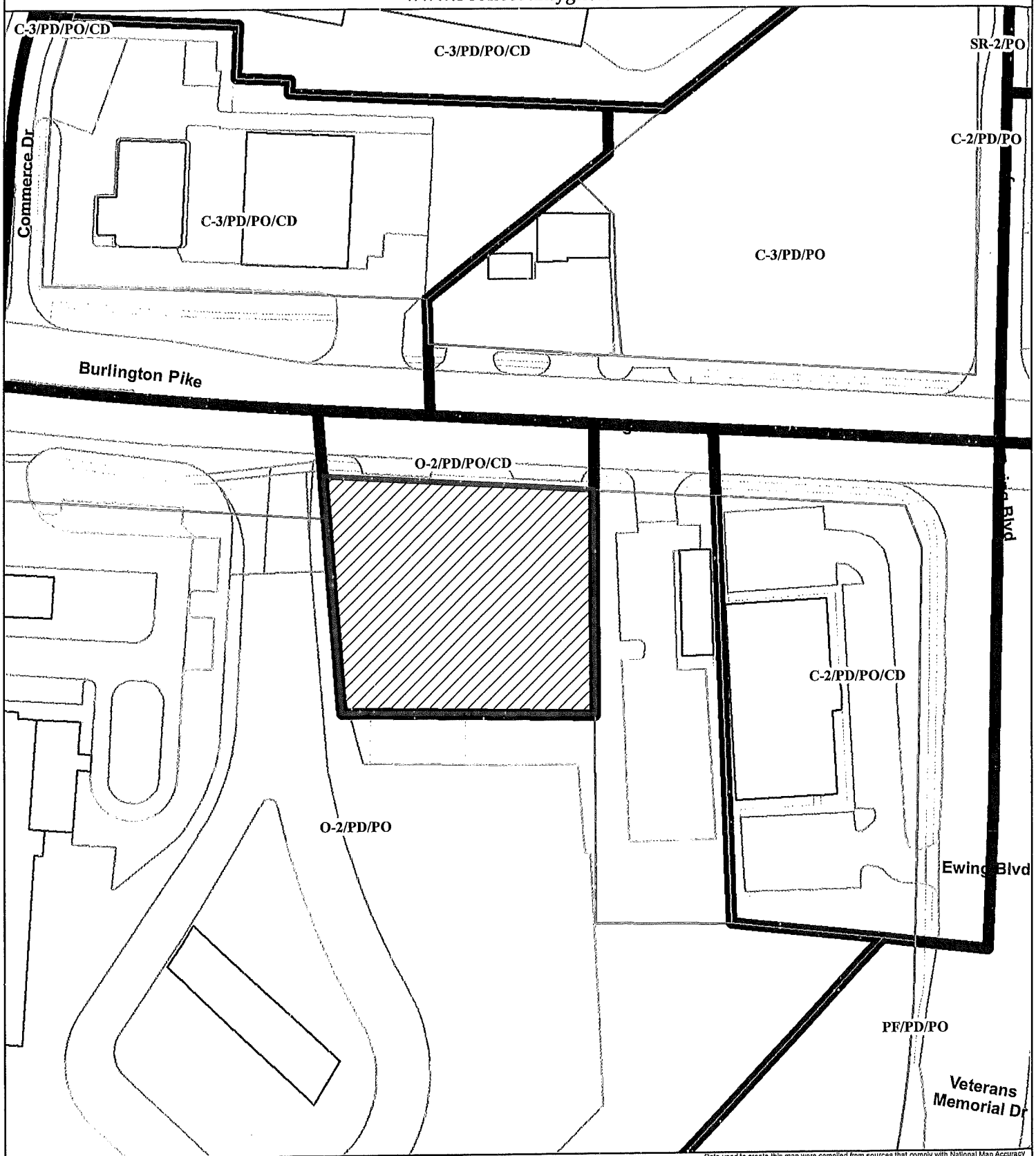

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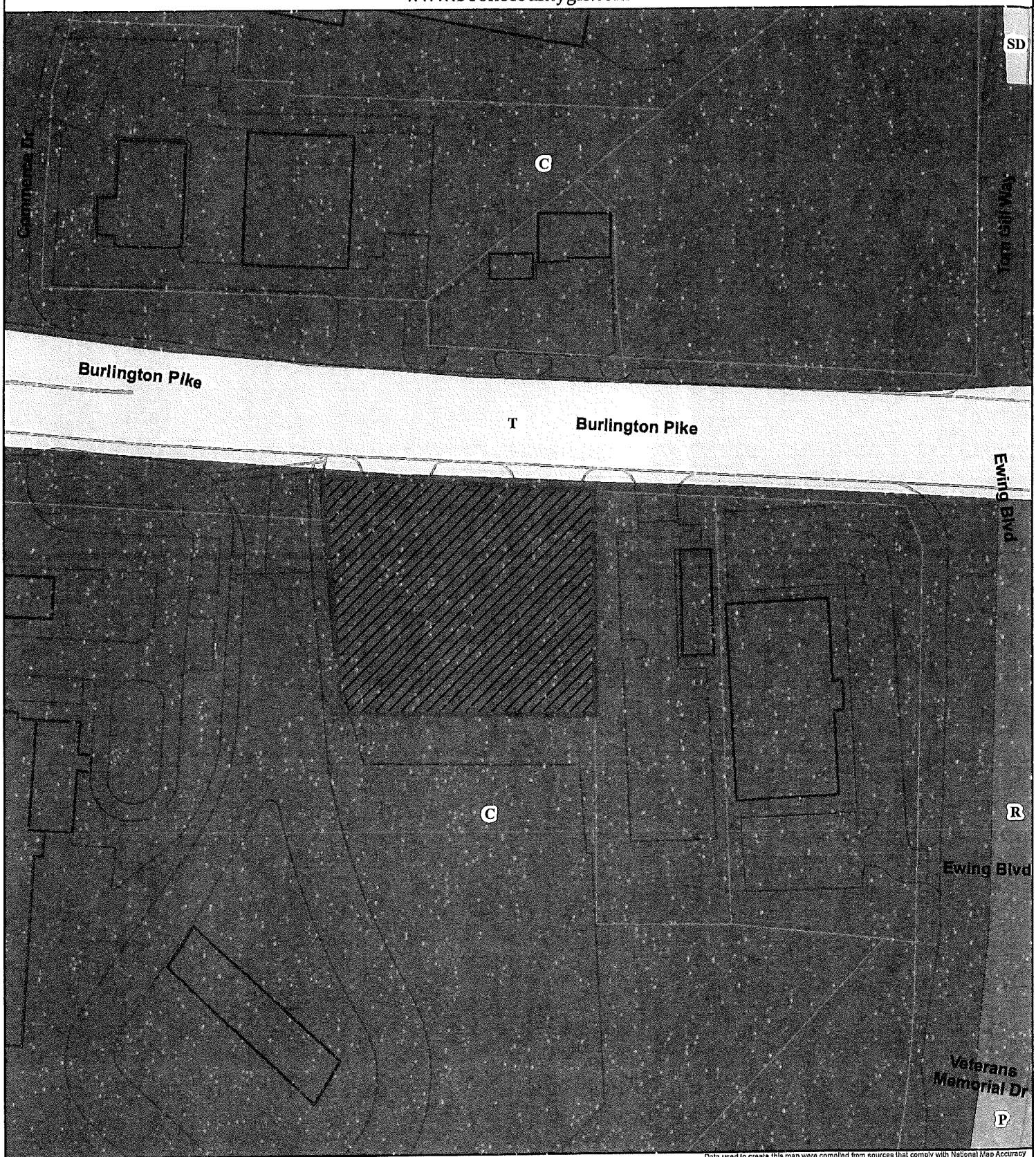
2040 Future Land Use Map

www.boonecountygis.com



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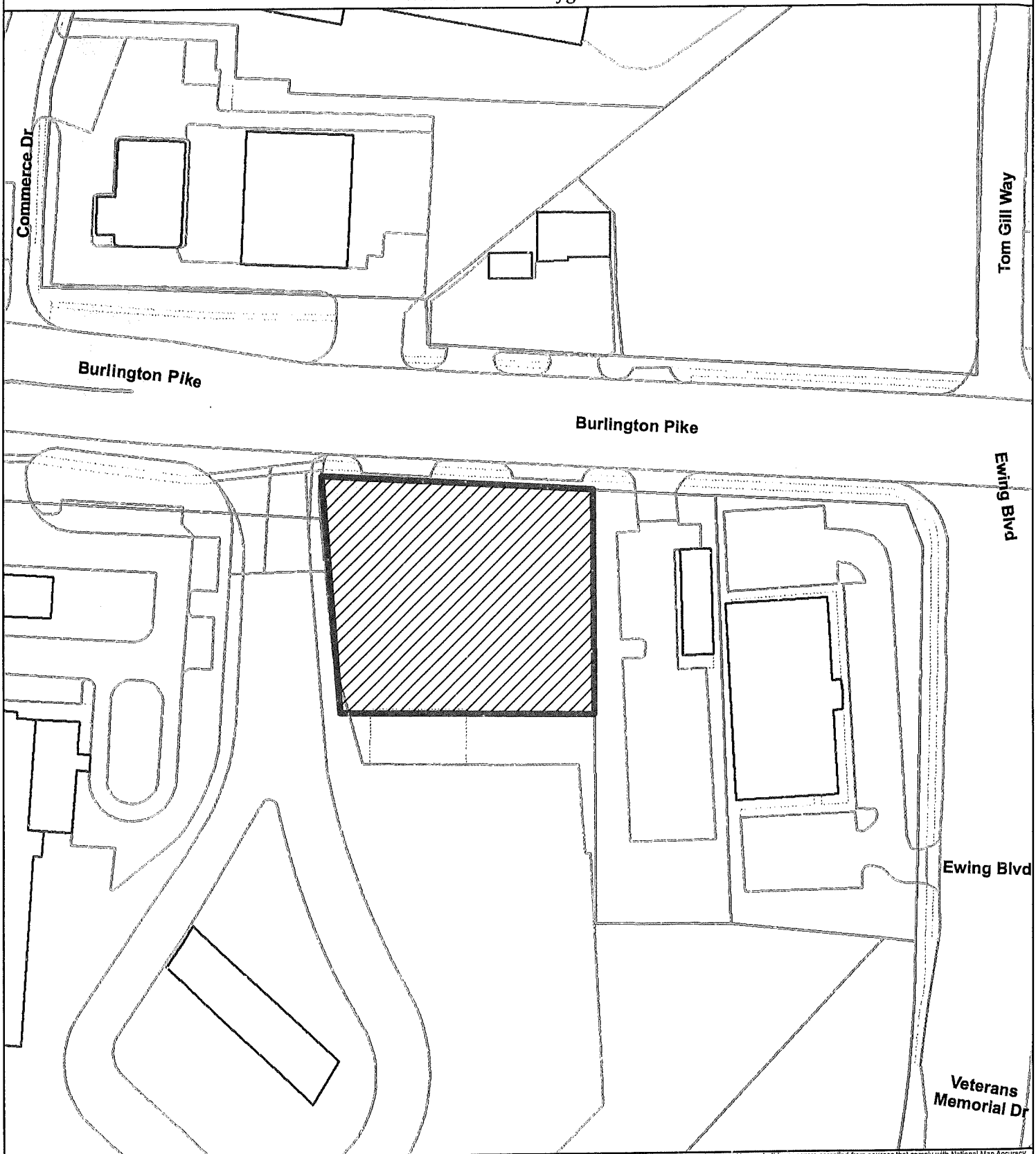
Noise Contour Map

www.boonecountygis.com



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BOONE COUNTY PLANNING COMMISSION

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3. Location of Project: 7681 Burlington Pike
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6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): 11/2/2021
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission [X] Yes [ ] No
   If yes, indicate the name of the study: PO - Parkway Overlay
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   Cabin / shed retailer and flower shop with accessories outlined in project narrative.
9. Proposed Building Intensities (specify for each building):
   Max Proposed Building SF = 750 sf /0.698 acre lot = 1,075 sf per acre
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11. Are you applying for any of the following (check all that apply):
    [ ] Conditional Use Permit [ ] Variance
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    Address: 12875 BROAD ST
    CARMEL (City) IN (State) 46032 (Zip Code)
    Phone Number: 317-695-6006 Fax Number: n/a
    Email: ryan@carplex.com (Ryan Devou)
13. Applicant: Mahlon Schlabach - Country Cabins

Address: 2965 Wheat Ridge Rd.

West Union (City) | OH (State) | 45693 (Zip Code)

Phone Number: 937-779-0048 Fax Number: n/a

Email: wheatridge@countrycabins.net

14. Are there any existing buildings on the site: ☐ Yes ☒ No
If yes, indicate how many: There are no current buildings on the site but it used to be a gas station.

15. ~~1134~~ 1232 (Deed Book) | ~~921~~ 422 (Page Number) | 2041A (Group Number)

16. Have you had a pre-application meeting with the BCPC staff: ☒ Yes ☐ No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site P n to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

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- ☐ Local School District
- ☐ Northern Kentucky Health Department
- ☐ Owen Cooperative Electric, Inc.
- ☐ Sanitation District No. 1
- ☐ USDA NRCS/Boone County Conservation District
- ☐ Other: _____

18. Concept Development Plan Jurisdiction/Location (check all that apply):
☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on April 17, 2025

ORIGINAL Property Owner's Signature: [signature]
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Mahlon Schlabach
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be comp eted by P nning Comm ssion staff)

1. Date Received: 2/3/25 Fee Received: $2329.96 Receipt #: 92023
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):

   ☐ Completed Application
   ☐ Concept Development Plan
   ☐ Legal Description
   ☐ Names and Mailing Addresses of Adjacent Property Owners

4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: Date of Action: _____

   _____ Approved

   _____ Approved with Conditions

   _____ Denial

   _____ Other

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

Country Cabins Project Narrative

Business Owners / History
Founded in 2008, Country Cabins has grown into a regional leader in high-quality portable building sales with 24 locations and counting. We pride ourselves on exceptional customer service and back our products with a great warranty. The hundreds of glowing reviews from our satisfied customers on Google are a testament to our commitment to excellence. Check out this link to see what our customers are saying: http://reviewcountrycabins.com/

The Retail Flowers/ Plants shop will be open warm season only, and is not a year round business. If the garden center does not happen then we will use that space to display more of our building models.

Country Cabins would be leasing the property with an option to buy.

Inventory
The inventory will consist of cabins/ sheds ranging in size (ft) from 8x10, 8x12, 10x16, 12x20, up to 14x40. Other possible inventory would be the following:

o Playground sets
o Polywood furniture
o Firepits
o Annual and perennial plants
o Gardening tools
o Garden accessories (wind chimes, bird feeders, gnomes, etc.)
o Potting soil

Operations
Hours of operation: 9am -5pm Monday thru Saturday with no Sunday sales.
Hours of deliveries: after 830 am to avoid rush hour conflicts.

Signage
We will install a new monument sign in compliance with signage codes. We will remove the street sign but keep the existing interstate sign in the back of the property. We will also have banners periodically that will comply with city ordinances.

Landscape and Buffer Yards
Buffer Yards - We will be planting the side and front landscape buffer yard A's. There is a thick existing vegetation on the back side that effectively screens the truck stop. The back of the property will also be inventory which will help screen the truck stop from the KY18 corridor.

Setbacks – We propose the same as the Carplex approved plan, with a waiver for 14' rear yard setback. This plan is designed to fit inside the "footprint" of the previously approved concept development plan.

Lighting
There is ample barrowed lighting from the neighboring waffle house, street, and truck stop, and that the hours of operation are not late enough to really constitute more except for the centrally located office mounted lighting for deliveries/ crime prevention (side note, the cabins will be locked at night.)

Other Notes:
The previous concept development plan for Carplex shall remain in effect should Country Cabins not want to renew their lease.

COUNTRY CABINS
CONCEPT DEVELOPMENT PLAN
FEBRUARY, 2025

FLORENCE, BOONE COUNTY, KENTUCKY

GENERAL NOTES

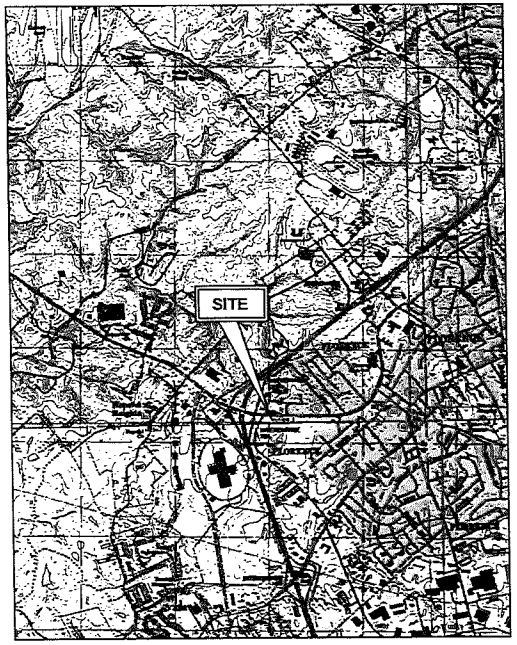
- Site Location: Burlington Pike, Burlington, KY 41005
- Parcel ID: 061.02-22-005.00
- Zone: O-2/PD/PO/CD
- Total Acreage of Site: 0.698 Acres
- Disturbed Area: 0.58 Acres
- Owner:
  - CP 7 LLC
  - 12675 Broad St.
  - Carmel, IN 46032
- Developer:
  - 2965 Wheat Ridge Rd.
  - West Union, OH 45693
- Proposed Buildings:
  - Height = <20'
  - Sq. Footage = 288 + 384 = 672 Sq. Feet
- Soil Types: RsB & RsC
- Site Zoning Data
  - Minimum Lot Size = 12,000 Sq. Feet
  - Minimum Frontage = 40 Feet
  - Maximum Height = 70 Feet
  - Minimum Front Yard Setback = 30 Feet
  - Minimum Rear Yard Setback = 30 Feet (Variance/Waiver for 14 Feet)
  - Minimum Side Yard Setback = 10 Feet
- Proposed Parking:
  - Provided spaces:
  - 9 regular spaces + 1 handicap spaces = 10 spaces provided
  - (1 space for employee parking, 9 for customer)
- This site does not lie within the FEMA 100 year flood zone.
- Open Space Calculation:

Before Construction: .698 – .5 acres = .198 acres pervious
After Construction: .698 – .5 acres = .198 acres pervious

- Stormwater detention: not required.
- General proposed construction schedule:

Break ground in late spring/ early summer, open in late summer/ early fall 2025.

- Traffic Study - The intended use is not anticipated to be more than the approved Carplex plan. The right-in/right-out is the same as the Carplex plan, as well as the overall traffic flow within the site is the same or similar to the Carplex plan.
- Should Country Cabins not renew their lease, the previously approved CD Plan for Carplex shall remain.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NO.	DRAWING TITLE
COVER	COVER
L100	AREA MAP
L200	CONCEPT DEVELOPMENT PLAN
L300	CONCEPT LANDSCAPE PLAN

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Date	By	Description

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
466 Elkhorn Road • Elkhorn, Kentucky 41018
802 Elk Avenue • Milford, Ohio 45150
Ph Elkhorn (859)720-5203 • Ph Milford (513)576-1000
www.vioxinc.com

COUNTRY CABINS
CONCEPT PLAN
CITY OF FLORENCE, BOONE COUNTY, KENTUCKY
COVER

Project No:	Checked:
	RMM
Date:	Ref:
1/24/25	RMA

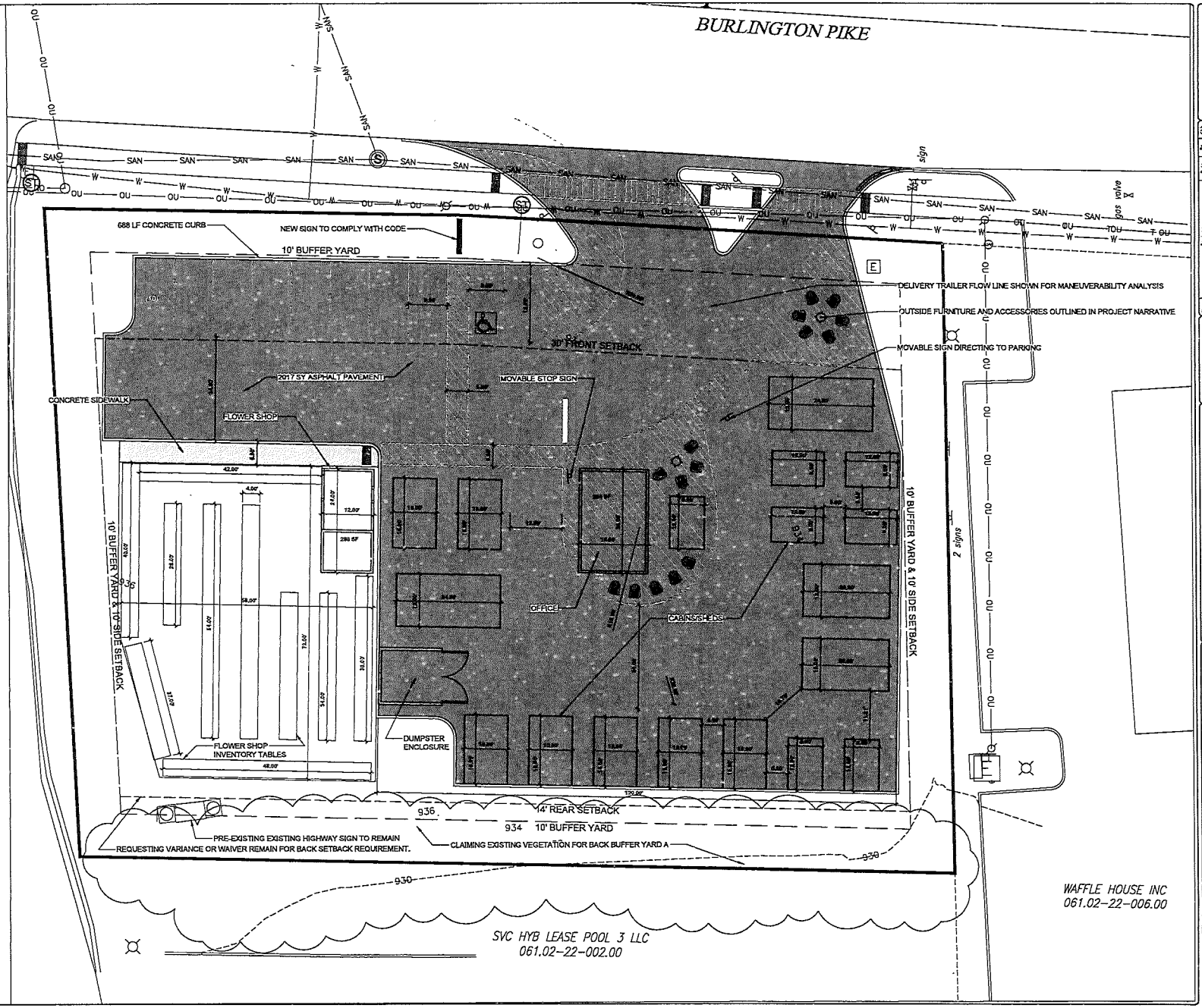
Sheet:
COVER

COUNTRY CABINS
CONCEPT PLAN
CITY OF FLORENCE, BOONE COUNTY, KENTUCKY
AREA MAP

L100

NOTES:

1. THIS IS A TEMPORARY USE, WITH THE PREVIOUSLY APPROVED CARPLEX CONCEPT DEVELOPMENT PLAN TO REMAIN IN EFFECT IN THE EVENT COUNTRY CABINS DOES NOT RENEW THEIR LEASE.
2. CABIN INVENTORY MAY BE MORE THAN SHOWN IF SMALLER SHEDS REPLACE BIGGER SHEDS IN CABIN INVENTORY.
3. IF GARDEN SHOP DOES NOT COME TO FRUITION, SHEDS/CABINS AND ACCOMPANYING ACCESSORY INVENTORY OUTLINED IN THE PROJECT NARRATIVE WILL ALSO GO IN THAT AREA.



COUNTRY CABINS CONCEPT PLAN

CITY OF FLORENCE, BOONE COUNTY, KENTUCKY

CONCEPT DEVELOPMENT

Sheet: L200

NOTES:

1. THIS IS A TEMPORARY USE, WITH THE PREVIOUSLY APPROVED CARPLEX CONCEPT DEVELOPMENT PLAN TO REMAIN IN EFFECT IN THE EVENT COUNTRY CABINS DOES NOT RENEW THEIR LEASE.
2. CABIN INVENTORY MAY BE MORE THAN SHOWN IF SMALLER SHEDS REPLACE BIGGER SHEDS IN CABIN INVENTORY.
3. IF GARDEN SHOP DOES NOT COME TO FRUITION, SHEDS/CABINS AND ACCOMPANYING ACCESSORY INVENTORY OUTLINED IN THE PROJECT NARRATIVE WILL ALSO GO IN THAT AREA.

VIEW LOOKING SOUTH FROM KY-18

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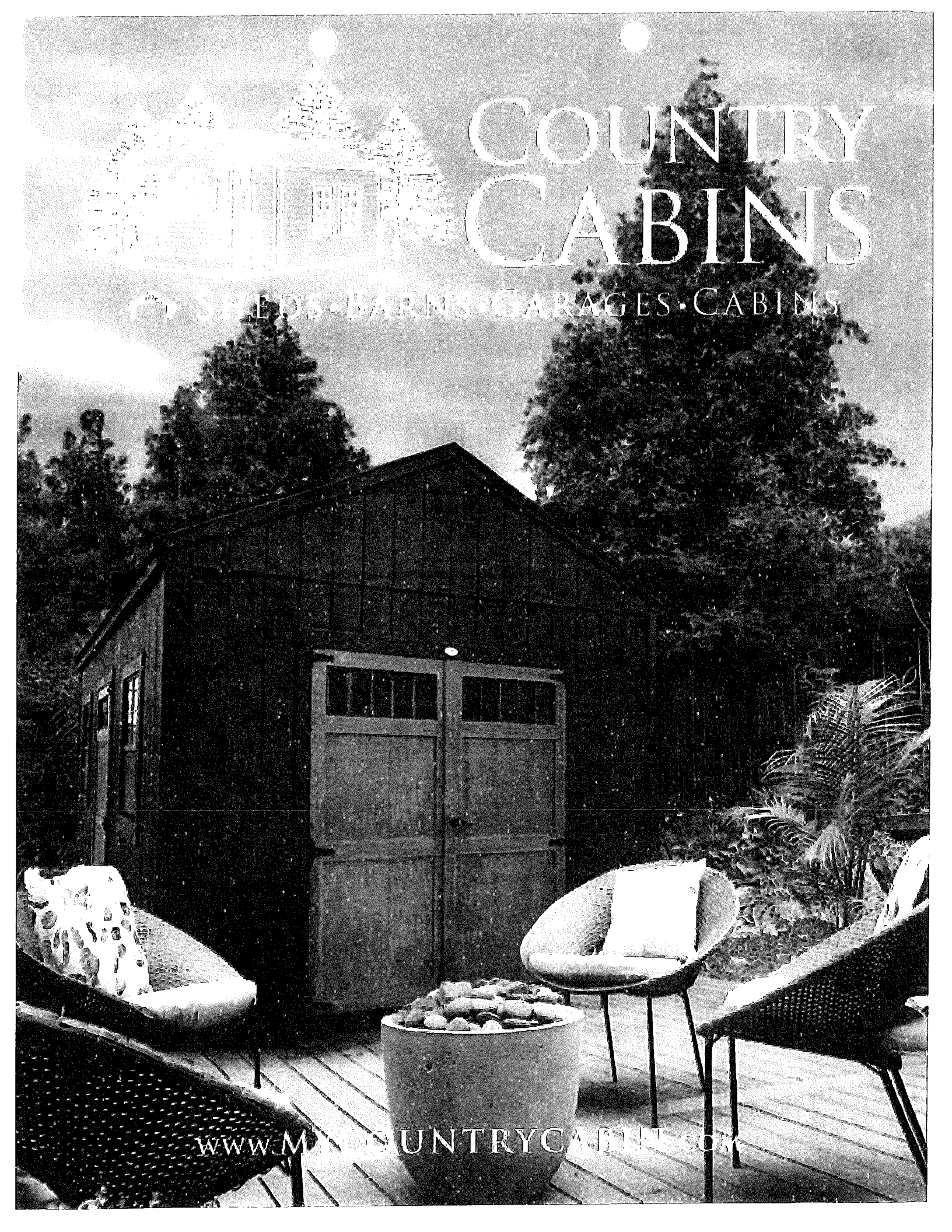
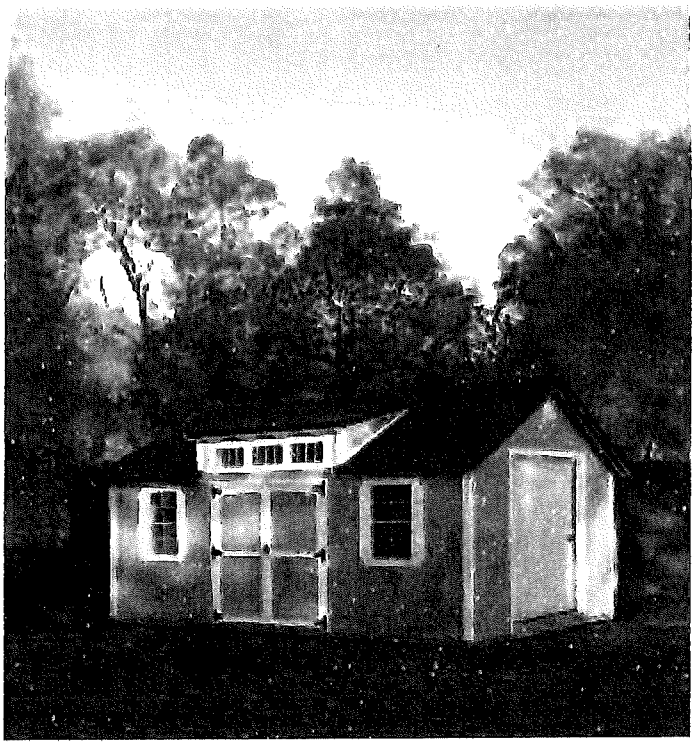
P:\2020\COUNTRY CABINS, LLC (HANSON ROAD)\BACKUP\COUNTRY CABINS (2020)\LANDSCAPE\Country cabins_Revised_Layout.dwg


COUNTRY
CABINS
SHEDS · BARNS · GARAGES · CABINS
WWW.MYCOUNTRYCABINS.COM

COUNTRY CABINS



Why Country Cabins?

Since 2008, Country Cabins has been dedicated to building quality structures and a reputation for excellence. At every stage of our operation, from customer service to manufacturing, and through delivery and installation, we uphold a commitment to providing the very best. Our focus is simple: delivering an excellent product that stands the test of time. With a foundation built on integrity and a passion for exceeding expectations, Country Cabins continues to be a trusted name in crafting portable structures that stand the test of time. Whether you're seeking a stock model or opting for a custom building tailored to your specific needs, our shed specialists are dedicated to guiding you through every step of the process. With a commitment to excellence and a team ready to assist, we ensure that your journey to finding the perfect space is met with support and satisfaction at every turn. At Country Cabins, discover structures crafted for purpose and perfected for your unique needs.

Scan here to Visit us!

Why Choose Custom?

Looking for a shed, barn, garage, or cabin-style building that perfectly matches your style, size, and color preferences? At Country Cabins, we take pride in offering complete customization for our building styles.

Choose the style that resonates with your vision, select the size that precisely fits your needs, and then dive into a world of colors and custom options to bring your vision to life. Our dedicated shed specialists are here to assist you in crafting the ideal structure tailored to your unique requirements. Explore the possibilities with our user-friendly 3D modeler tool—a fantastic way to visualize different styles, sizes, colors, and optional features for each building.

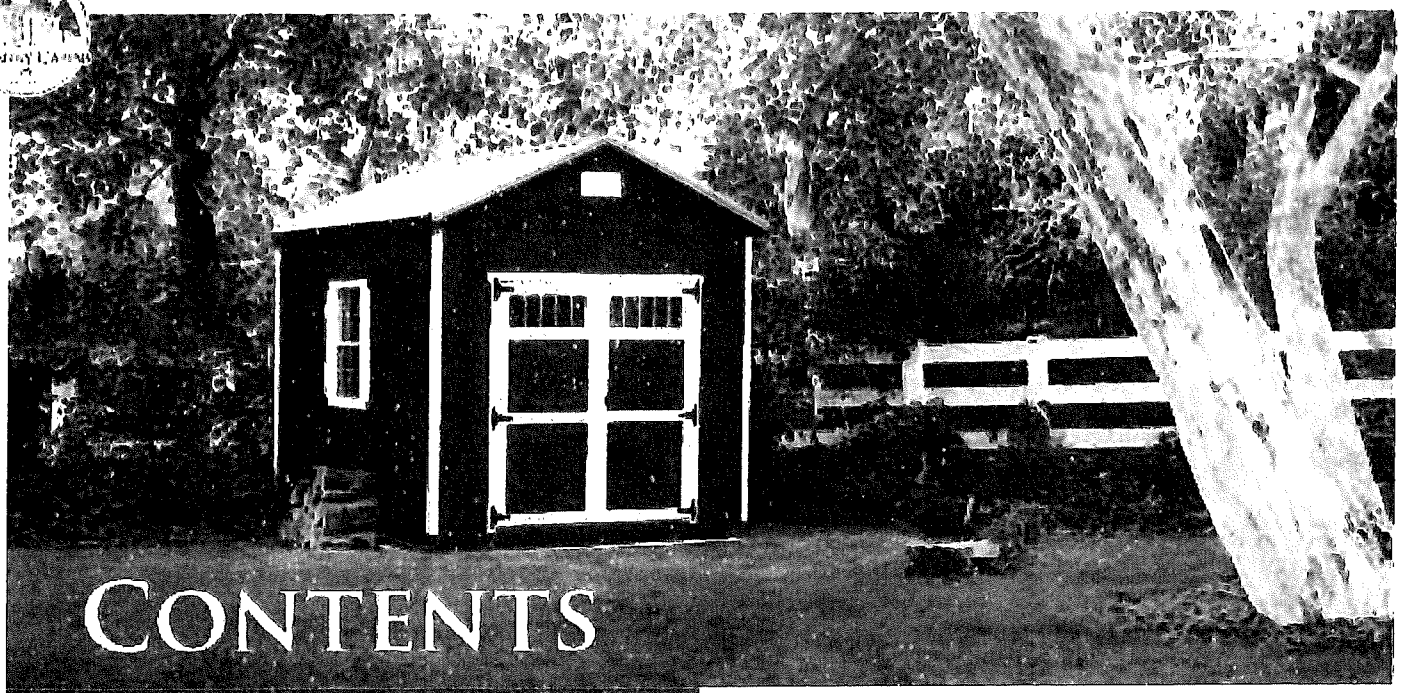
Customize siding styles, decide on window and door placement, and add extra doors, windows, storage shelves and workbenches to suit your taste - the possibilities are endless.

The best part? Your custom order will be delivered in just 4-6 weeks. For those in select areas, we also offer on-site builds. Reach out to your local shed specialist to inquire about the availability of on-site builds and elevate your customization experience with Country Cabins.

Most common options chosen by customers:

- Additional door(s)
- Windows & transom windows
- Window shutters
- Insulation
- Smart siding interior finished walls
- Ramps
- Overhang (for buildings that don't have a standard overhang)
- Workbenches
- Tote storage shelving
- Rollup door (*available in select building styles and sizes)

Customize with Us!



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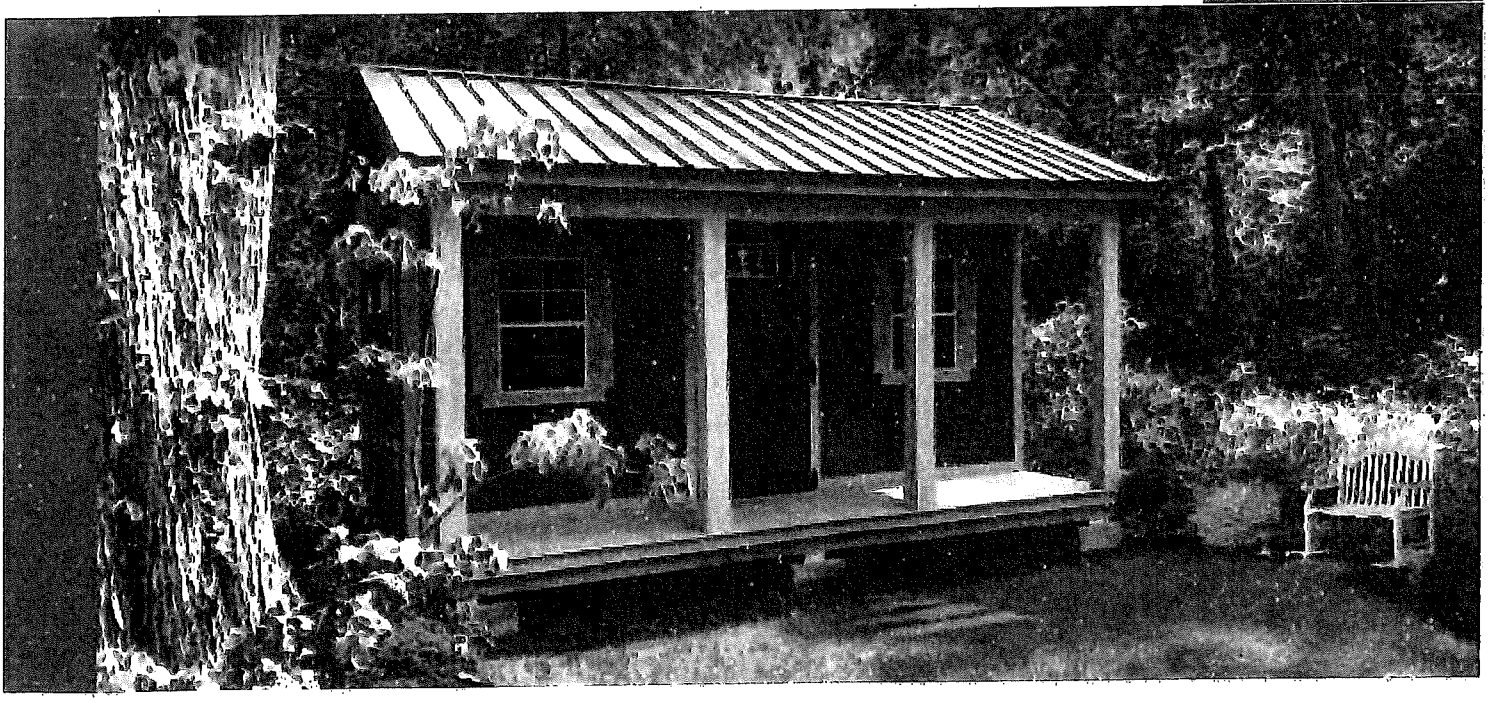
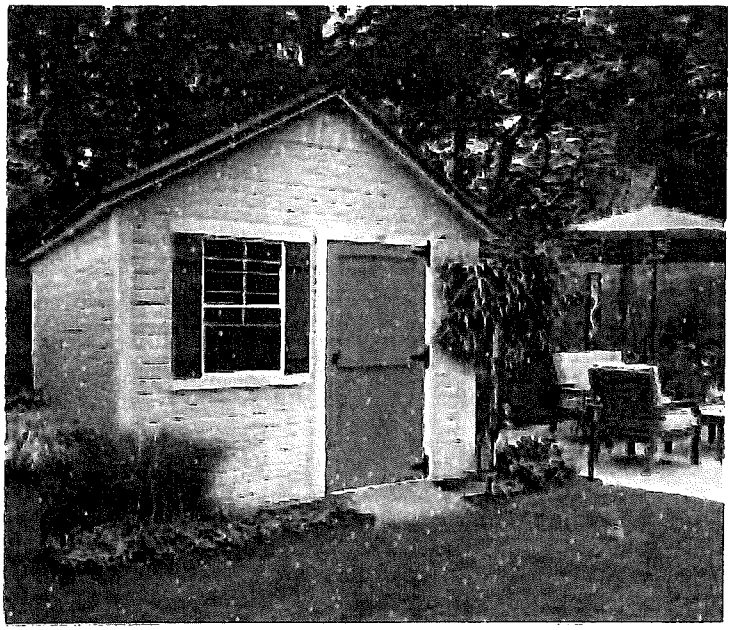


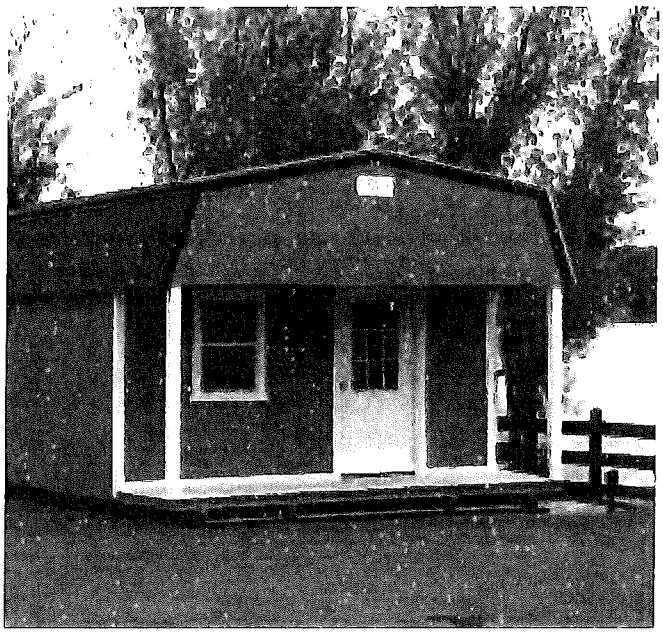
Signature
SERIES

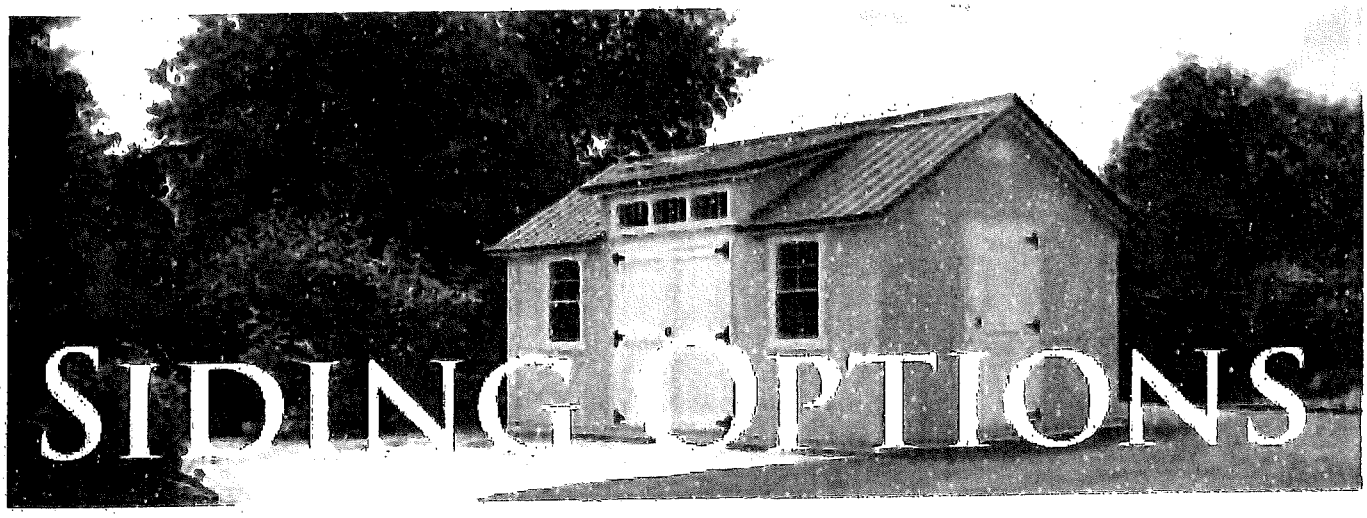
Introducing our prestigious Signature Series by Country Cabins—a portfolio brimming with exquisite structures designed to redefine your space. Framed with the precision of a house, the Signature Series stands as a testament to enduring quality, crafted to withstand the test of time.

This exclusive lineup is not just about extra storage. Whether you envision a home office, a haven for your favorite hobby, or a retreat to unwind, the Signature Series offers versatile solutions to meet your needs.

At Country Cabins, our culture revolves around one word: quality. From the selection of premium-grade lumber to the meticulous choice of windows, paints, and roofing materials, every detail reflects our commitment to delivering a superior product. Choose the Signature Series for a space that not only meets but exceeds your expectations—a blend of quality, functionality and durability.





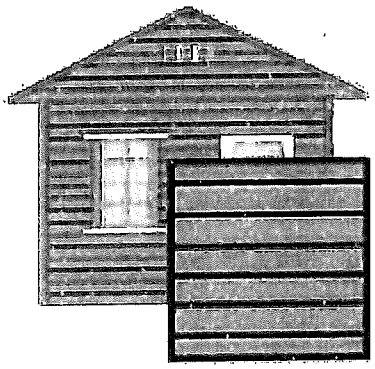


SIDING OPTIONS

LP Barn Siding

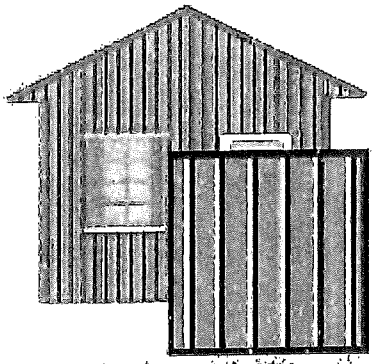
Crafted from a unique blend of wood and resin, LP Barn siding is resistant to termites and rot, ensuring long-lasting durability. Available in both paint and urethane finishes, the LP Barn Siding provides versatile options to match your desired look. The distinctive grooves every 8 inches provide a classic barn appearance that will stand the test of time.

Lap Siding +10%



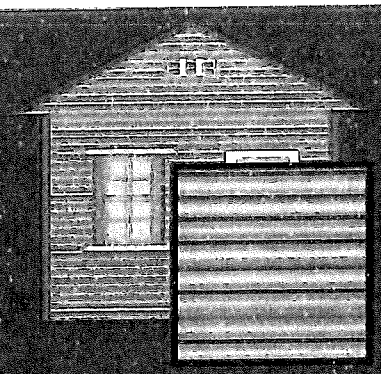
Available only in the Signature Series, the lap siding provides an upscale aesthetic. LP lap siding is meticulously crafted from a blend of wood and resin, offering protection from termites and rot. Perfect for customers trying to match their home's horizontal siding.

Metal Siding



The metal siding is a fusion of style and durability that stands out for its exceptional features. Crafted with fire-resistant properties, the metal siding not only enhances the safety of your space but also adds a touch of modern sophistication. Committed to sustainability, our Metal Siding is 100% recyclable and requires little to no maintenance. Our Signature Series Metal is backed by a 40-year metal warranty, ensuring peace of mind and long-term resilience.

Half Log Siding +25%

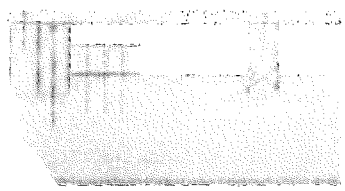


Available only in the Signature Series, the half log siding is made of white pine and provides a classic log cabin look and exudes rustic charm. Half log siding can be used for the entire building or just for the front as an accent wall. Tailor the half log siding with one of our stain color options.

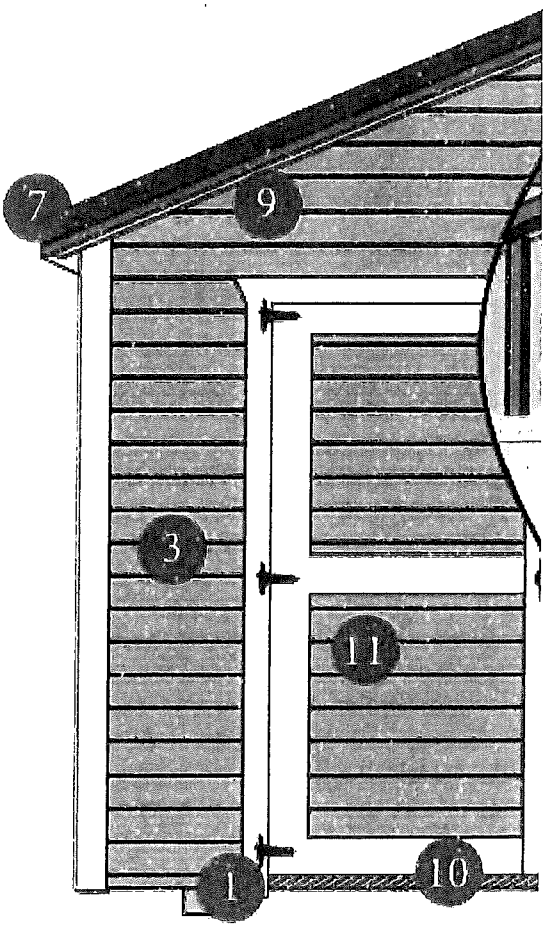
Signature SERIES

STANDARD FEATURES

1 END FLOOR FRAMING

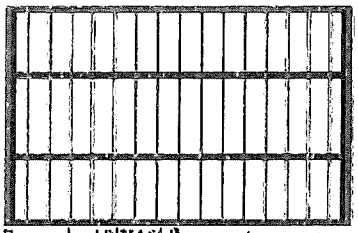


4"X6" NOTCHED FLOOR SYSTEM
Sturdy 4"X6" runners with 2"X4" joists notched 1' for solid nailing and overall rigidity.



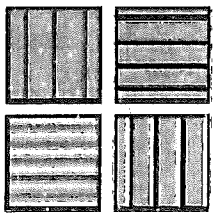
2 2"X4" TREATED FLOOR JOISTS (12" ON CENTER)

Our floor joists are spaced 1 every foot (25% closer than standard 16"). Supports heavy loads!



Example: 10'X16' floor system overhead view.

3 M ULTIPLE SIDING OPTIONS TO STAND THE TEST OF TIME.



- LP Barn
- LP Lap
- Metal
- Half Log

7 4" EAVE OVERHANGS

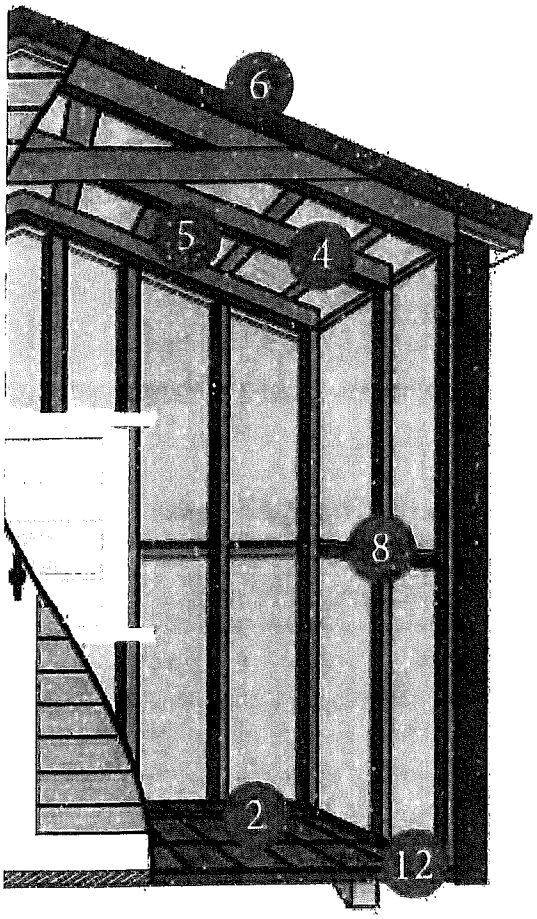
- Large 4" overhang
- Protects walls from rain

8 FRAMED LIKE A HOUSE

We use double top plates on walls and on door framing, just like a house!

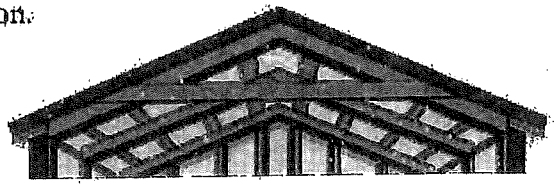
9 COATINGS

We use 100% acrylic paint and premium urethane colors you can count on to provide a long-lasting appearance.

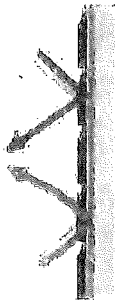


4 2' ON CENTER TRUSSES

Our roof trusses are spaced every 2' to ensure strength and stabilization.



5 VAPOR BARRIER



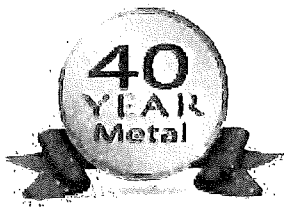
Standard on select models and available as an upgrade on all models

- Wind and vapor barrier
- Bright and open interior
- Reduces condensation
- Reduces heat loss in winter and heat gain in summer

Resistance against three types of heat flow:

- Conduction
- Convection
- Radiation

6 40-YEAR METAL ROOF



With the 40-year metal roof warranty, you will have decades of worry-free ownership.

10 DIAMOND-PLATE THRESHOLD GUARD

To prevent wear on entry point

11 6' WIDE DOUBLE DOORS

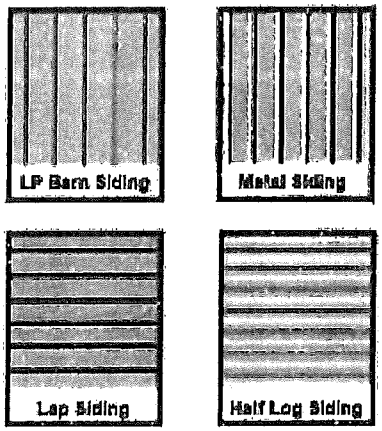
On Select Models

- 72"X72" wide double doors are standard
- Fits large lawn equipment, tractors, golf carts, atv/utv's
- Door straighteners
- Rubber stops on hinges

12 HIGH DENSITY ENGINEERED WOOD PANELS

- Standard on all interior floors
- 5/8 to 3/4" floor thickness
- defends against water
- Powerful Strength and Durability
- Specially designed to grip fasteners in place
- structural I

Siding Options



The Signature High Barn stands out as a customer favorite. It offers a classic barn aesthetic and unmatched storage capacity. Renowned for its timeless appeal, this model blends style with functionality. With the highest storage capacity among all our building styles, the Signature High Barn is the perfect way to elevate your storag, where style meets substance for a perfect blend of form and function.

Signature

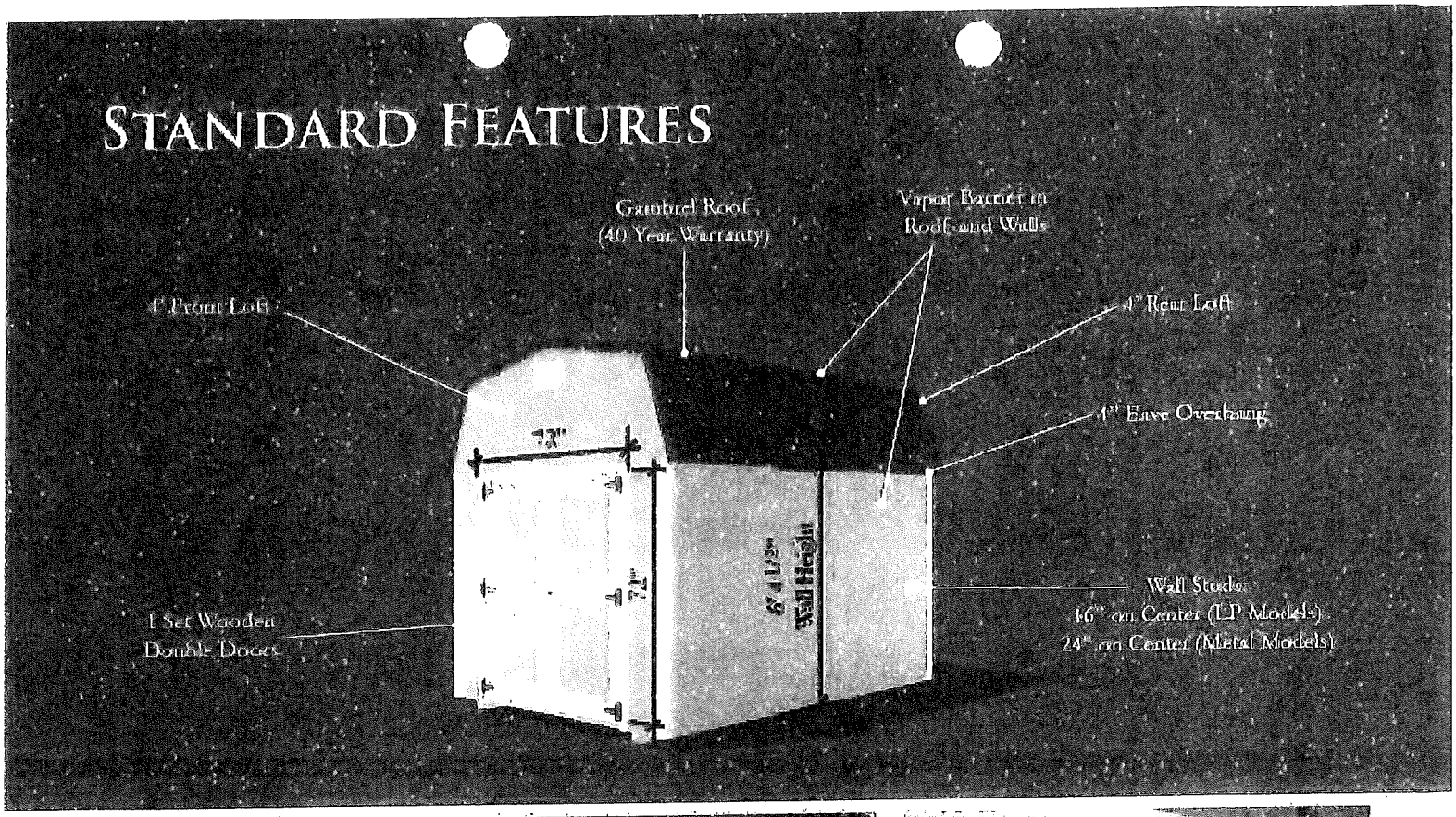
HIGH BARN

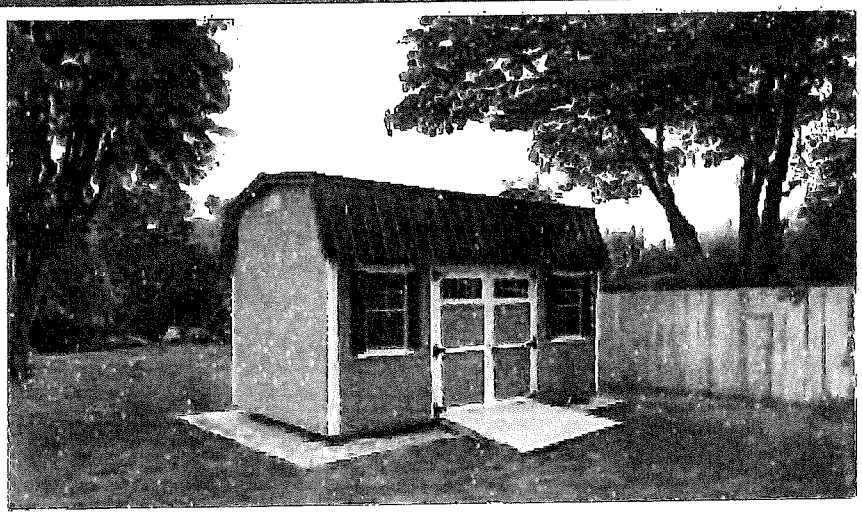
40 YEAR Metal

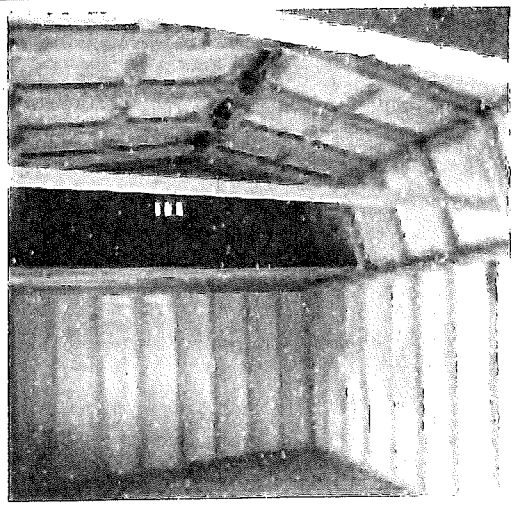
Gambrel

Permit and escort fee on 14' and 16' wide buildings. $200 minimum (pricing subject to change depending on distance).
According to DOT regulations, buildings 12' wide and over are measured from across the eaves.
Customers are responsible for building permits. This includes communicating and obtaining any compliance and building permits through your local planning or zoning or city government.

STANDARD FEATURES





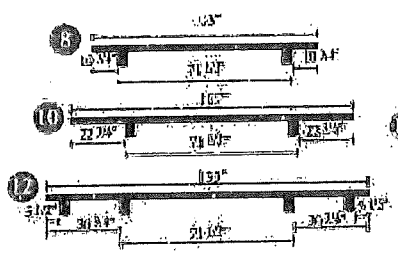


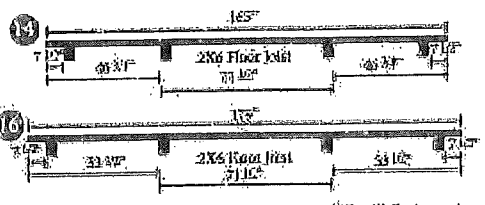
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

Standard Building Dimensions (INTERIOR)

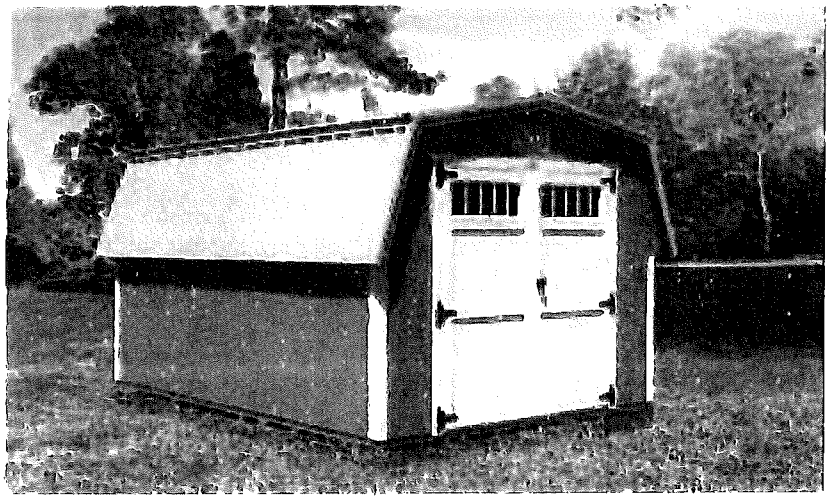
Exterior Width	Exterior Length							
Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
110"								
126"								
158"								
172"								

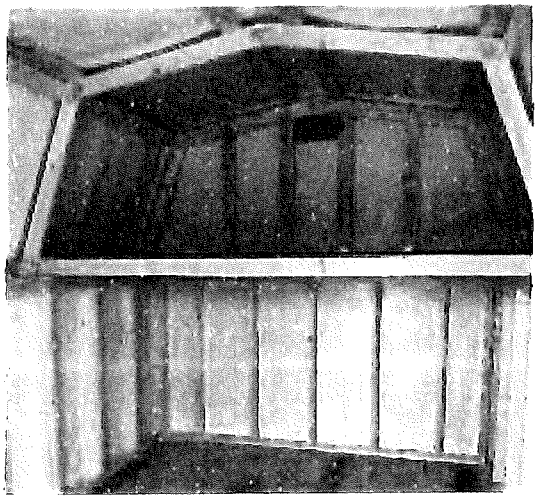




4"x6" Runners

Please Note:
Images not to scale.
Building Dimensions are measured from eave to eave.

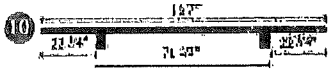


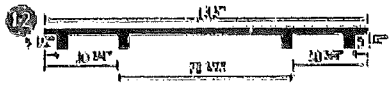


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	9'8"
10'	9'8"
12'	9'10"

Standard Building Dimensions (INTERIOR)					
Exterior Width	Interior Dimension	Exterior Length			
		12'	16'	20'	24'
8'	86"	11'5"	15'5"	19'5"	23'5"
10'	110"				
12'	126"				

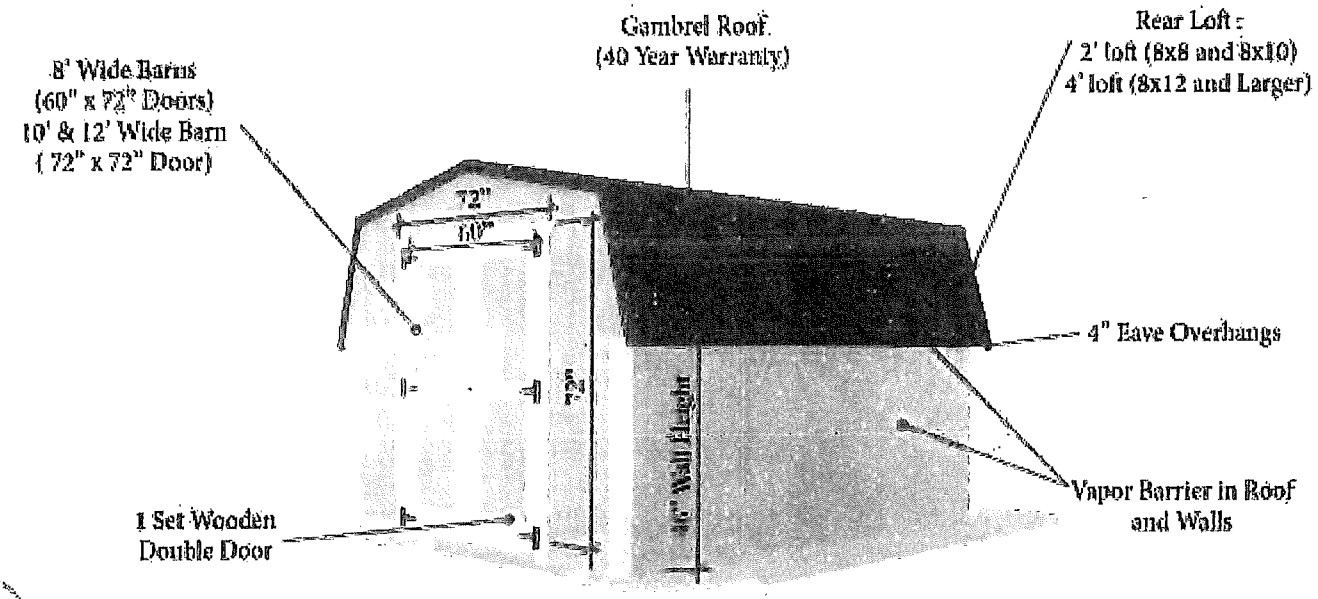




4"x6" Runners

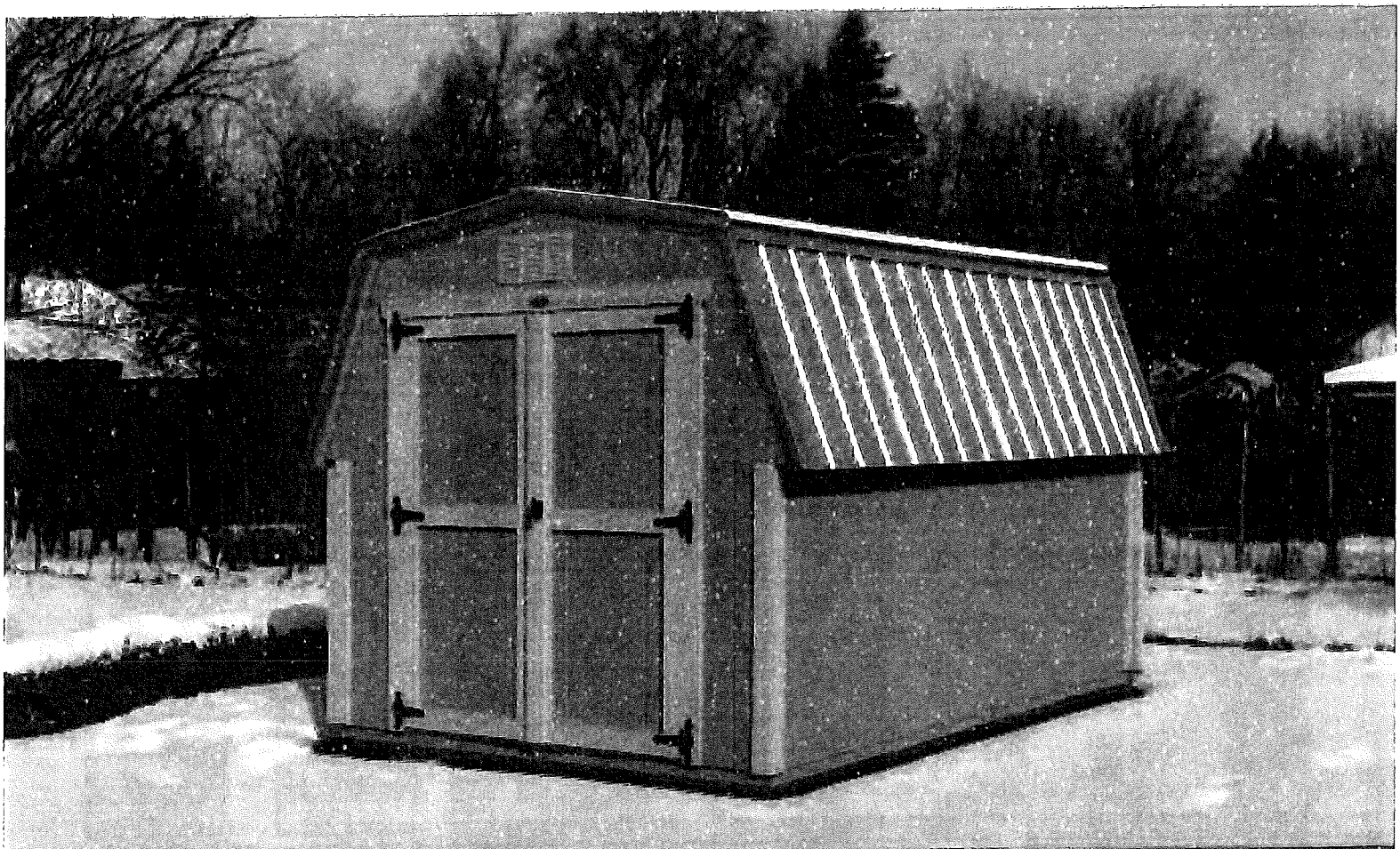
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

STANDARD FEATURES



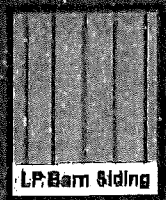
Signature MINI BARN

The Signature Mini Barn is an excellent choice for those seeking extra storage in compact spaces. Crafted with efficiency in mind, this model is perfect for accommodating tight spaces and addressing small storage needs without compromising on functionality. Its clever design maximizes storage capacity, making it an ideal solution for organizing tools, equipment, or seasonal items. The Signature Mini Barn not only provides practical storage but also contributes a touch of charm to any setting. If you're looking for a versatile solution to meet your storage requirements, this model is the perfect answer.



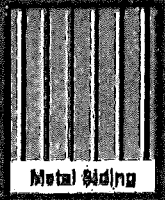
Gambrel

SIDING OPTIONS



LP Barn Siding

Lap Siding

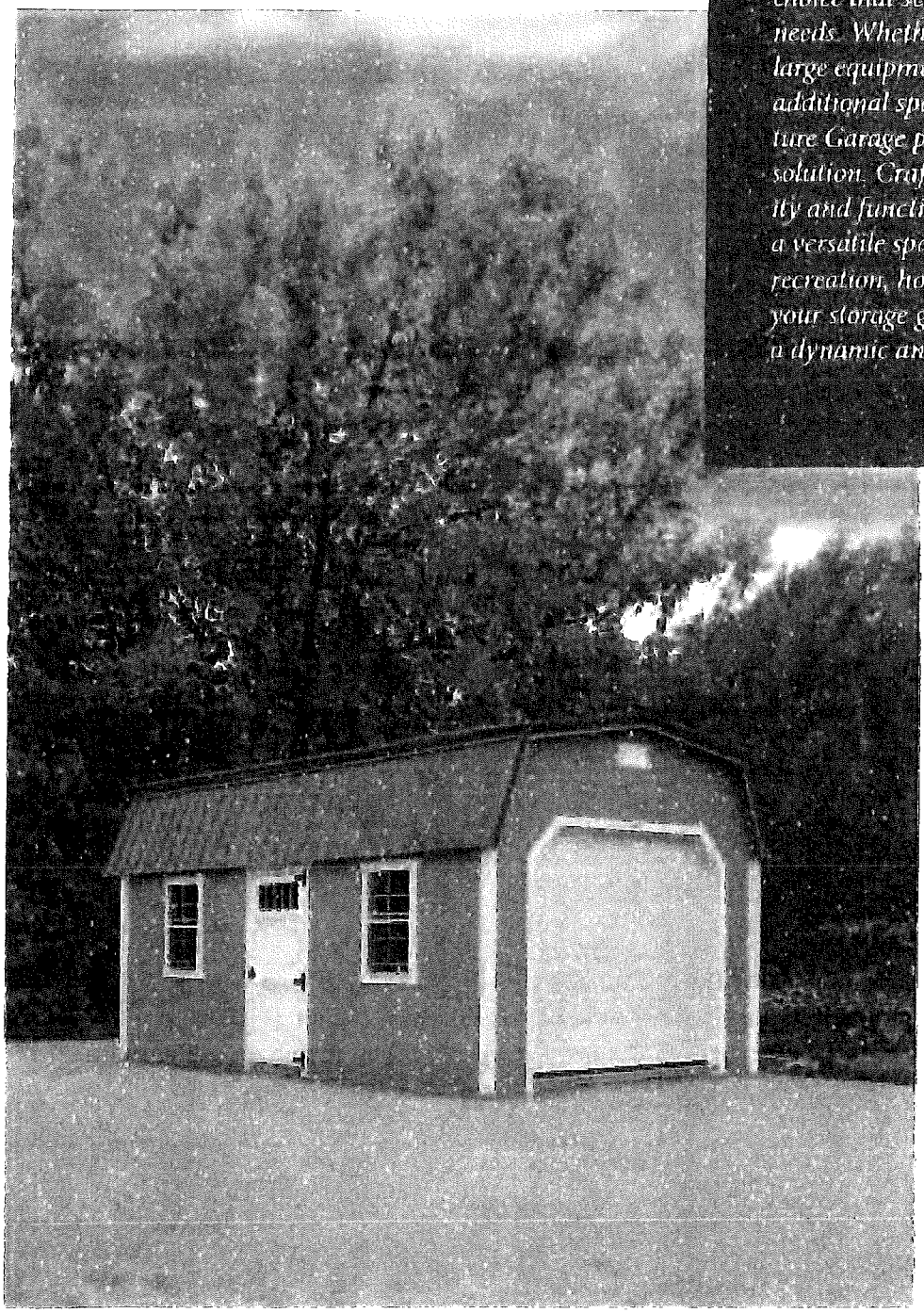


Metal Siding

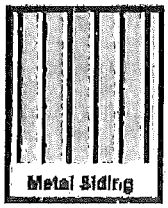
Priced and sized for an 14' and 18' wide building. $200 minimum footing upfront & charges depending on distance.
Assembly in DOT regulations, buildings 12' wide and over are measured from across the eave.
Customer are responsible for building permits. Please review your contract and discuss any questions and building options through your local planning & zoning or city government.

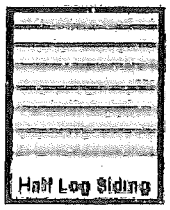
Signature GARAGE

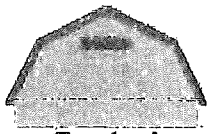
Discover the ultimate portable garage solution with our Signature Garage - an exceptional choice that seamlessly meets diverse storage needs. Whether you're safeguarding vehicles, large equipment, organizing tools, or creating additional space for your belongings, Signature Garage provides a flexible and reliable solution. Crafted with a keen focus on durability and functionality, the Signature Garage is a versatile space that effortlessly caters to your recreation, hobby or storage needs. Elevate your storage game with the Signature Garage - a dynamic and dependable option.



Siding Options

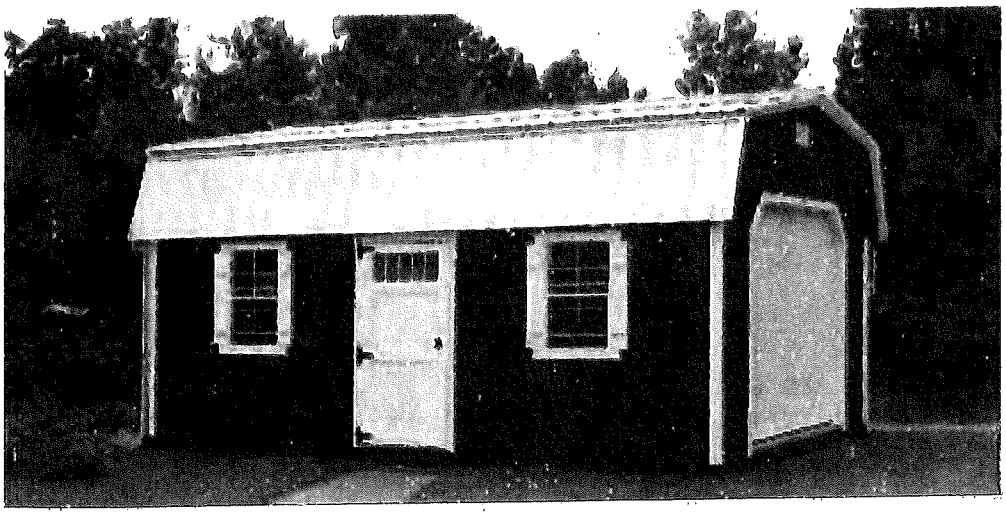






Gambrel

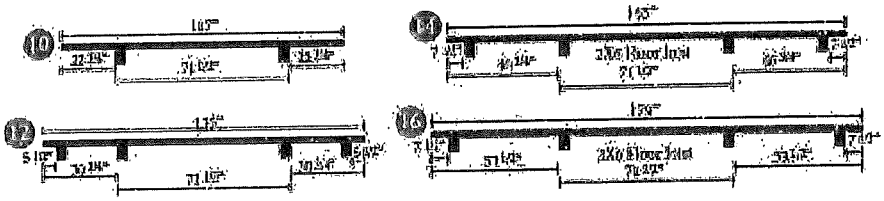
Permit and court fee on 14' and 16' wide buildings. $200 minimum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from eaves to eaves.
Customer are responsible for building permits. This includes researching and obtaining code compliance and building permits through your local planning & zoning or city government.



BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

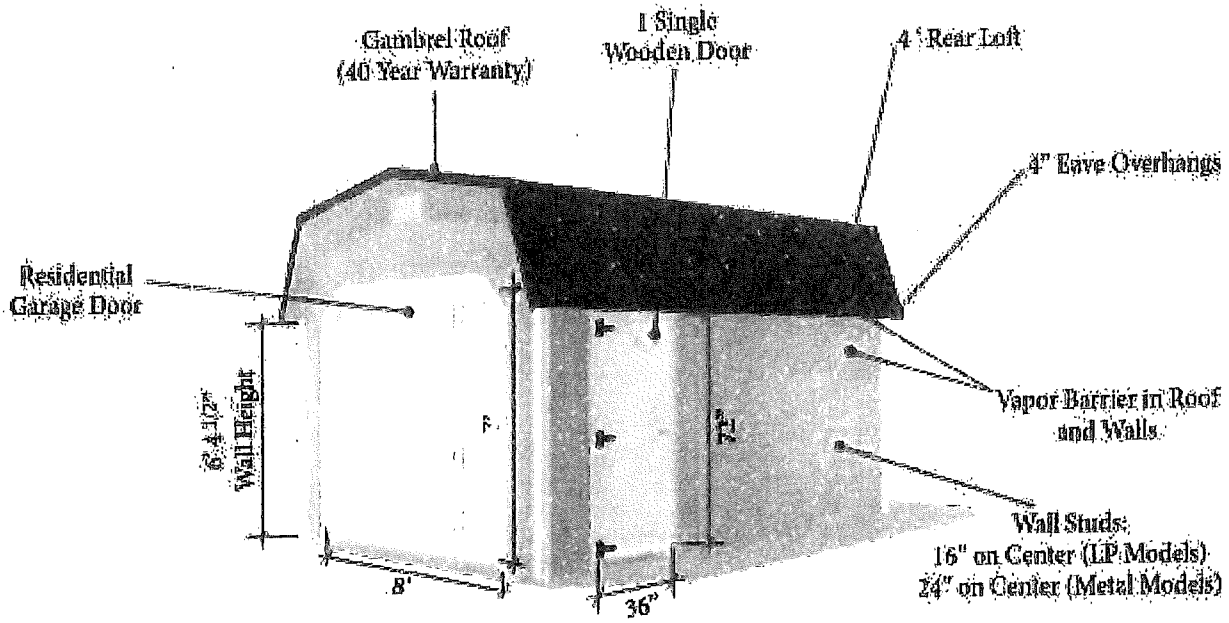
Standard Building Dimensions (INTERIOR)									
Exterior Width	Interior Dimension	Exterior Length							
		12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								

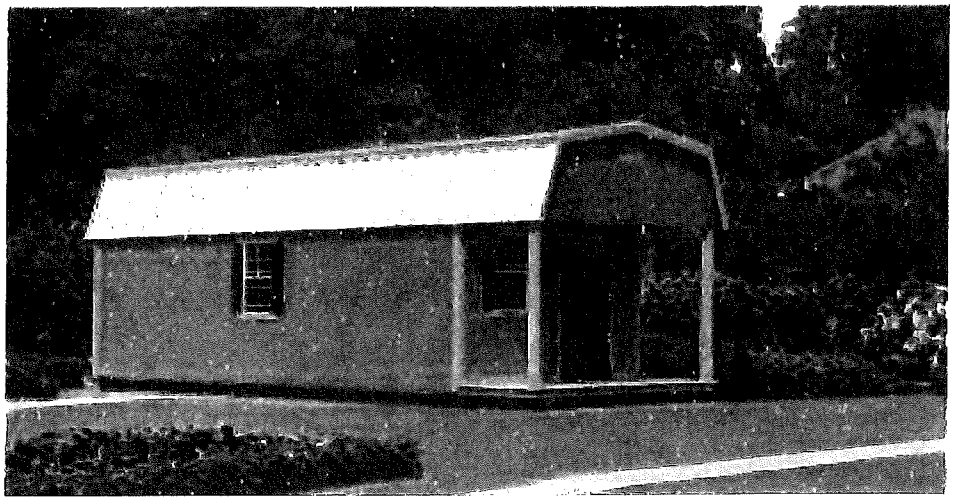


4"x6" Runners

Please Note:
*Images not to scale.
*Building Dimensions are measured from eave to eave.

STANDARD FEATURES

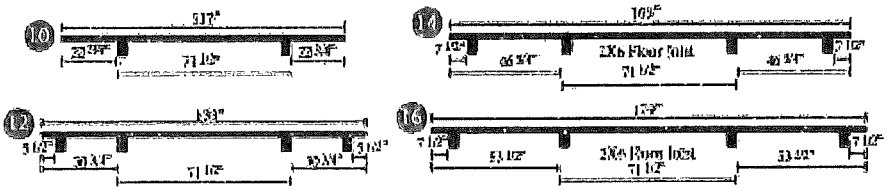




BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

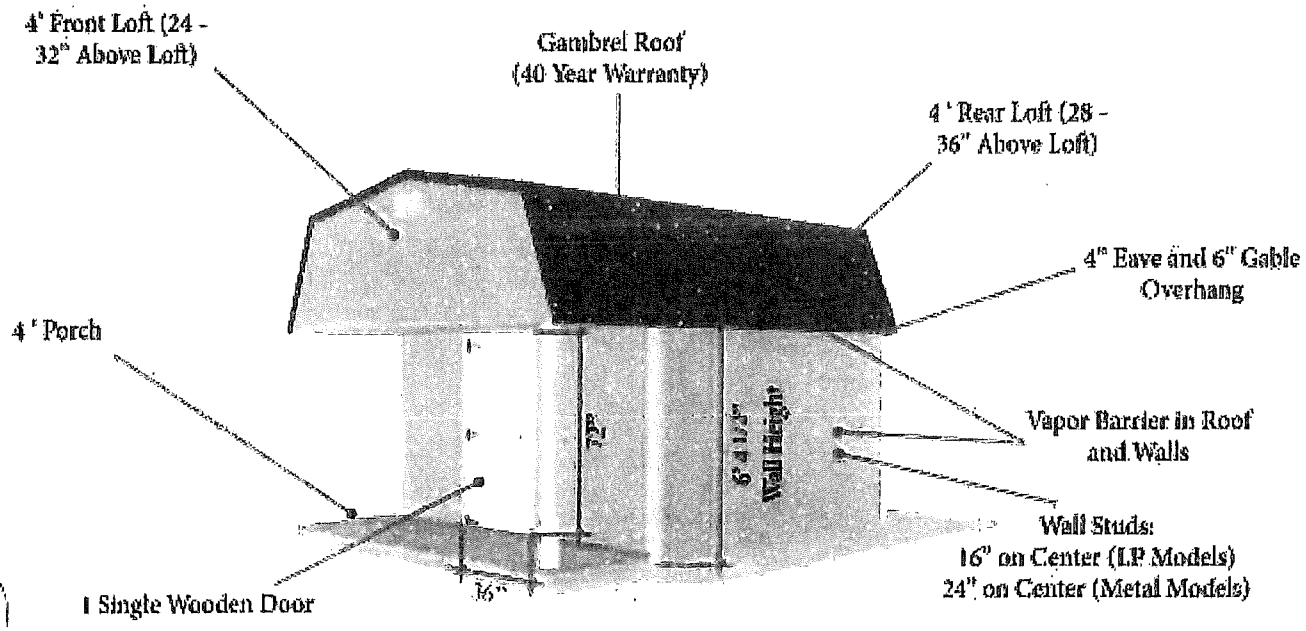
Standard Building Dimensions (INTERIOR)									
Exterior Width	Exterior Length								
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								



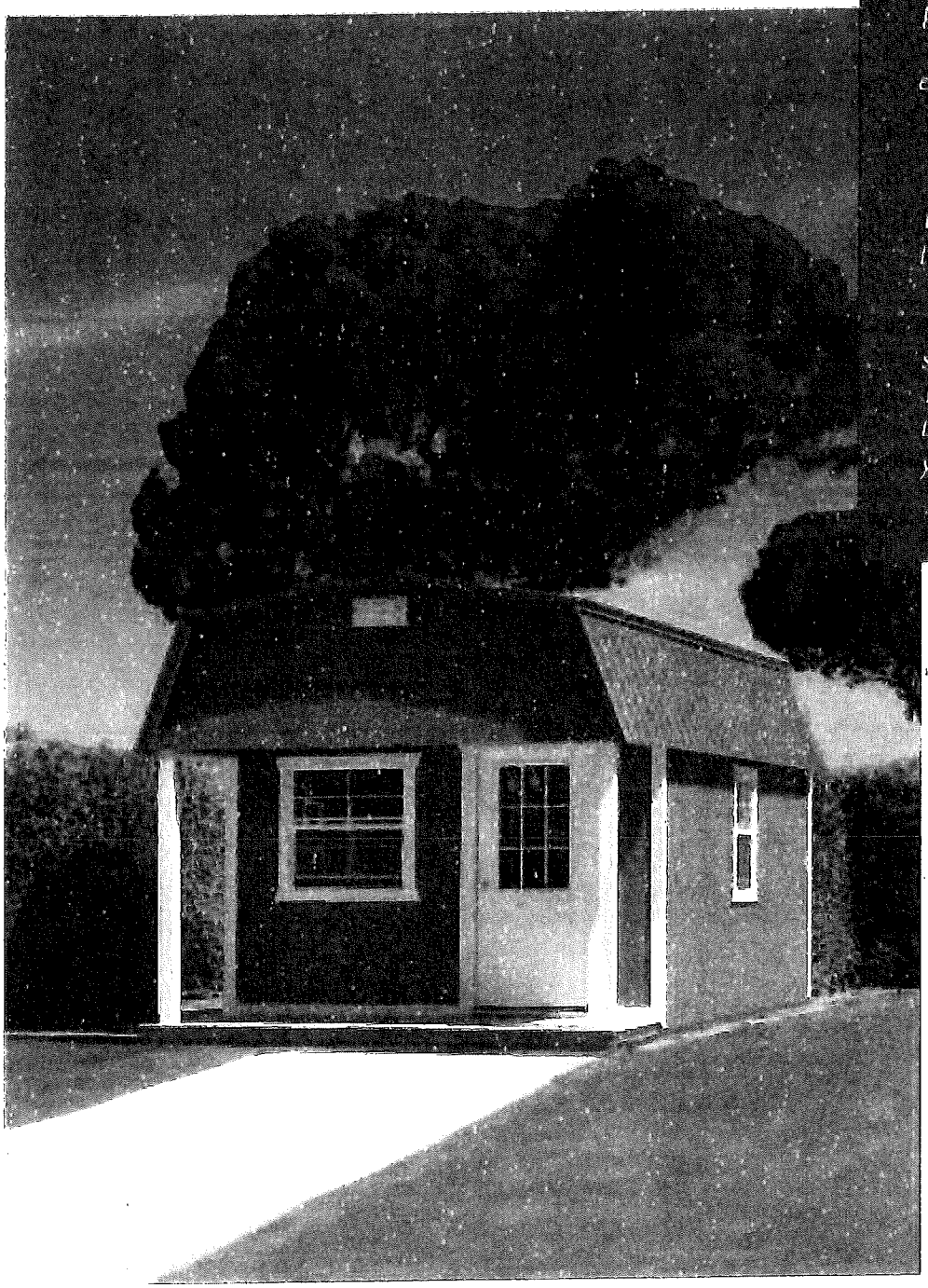
4"x6" Runners

Please Note
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*
***4' porch is included in length Dimension*

STANDARD FEATURES

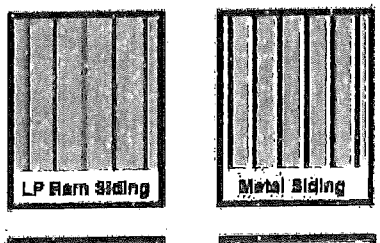


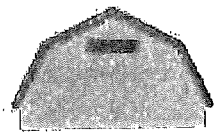
Signature LOFTED CABIN



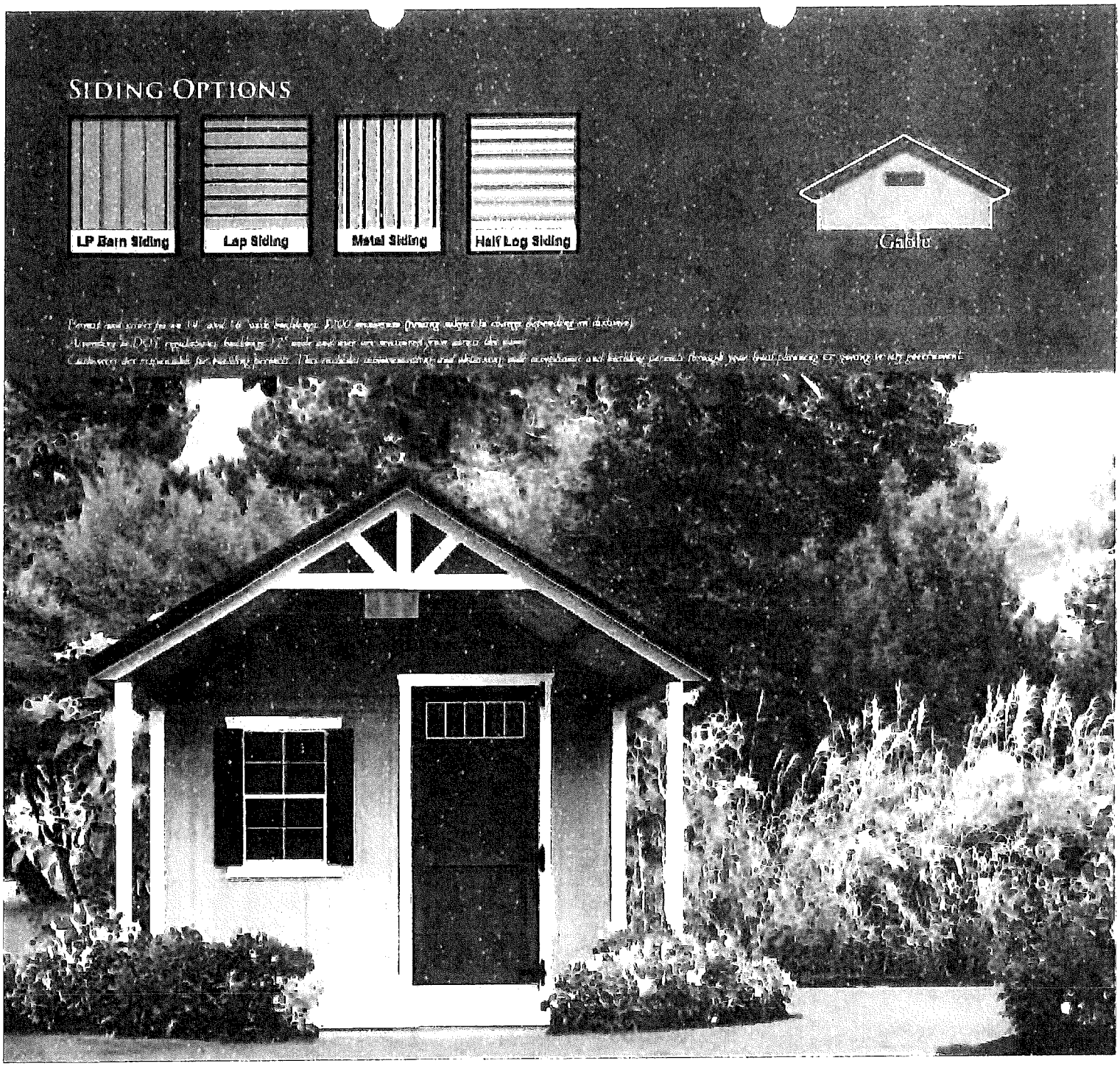
Discover unparalleled versatility with our Lofted Cabin. With the sought after features of front and rear lofts, this cabin offers a perfect blend of functionality and aesthetic appeal. Whether you're envisioning a charming storefront, planning a weekend adventure, or simply seeking a beautiful storage space in your backyard, the Lofted Cabin exceeds expectations. Its thoughtful design ensures that every inch is optimized for practical use, making an ideal solution for a variety of purposes. Elevate your expectations and let the Lofted Cabin be the answer to your diverse needs - be it for work, play, or simple storage.

SIDING OPTIONS





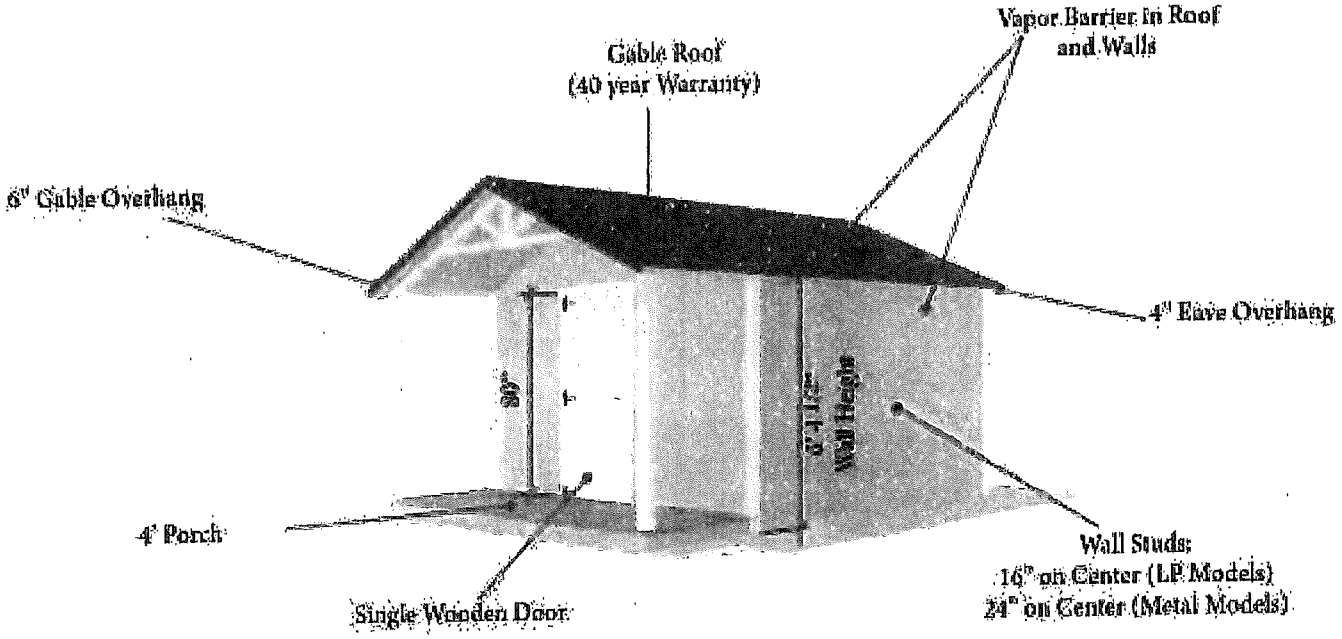
Prices and sizes for 14' and 16' wide buildings. $200 minimum pricing might be change depending on distance
according to DOT regulations. Buildings 12' wide and over are measured from eaves the eaves
Customers are responsible for building permits. This includes researching and obtaining any variances and building permits through your local planning & zoning or city department.

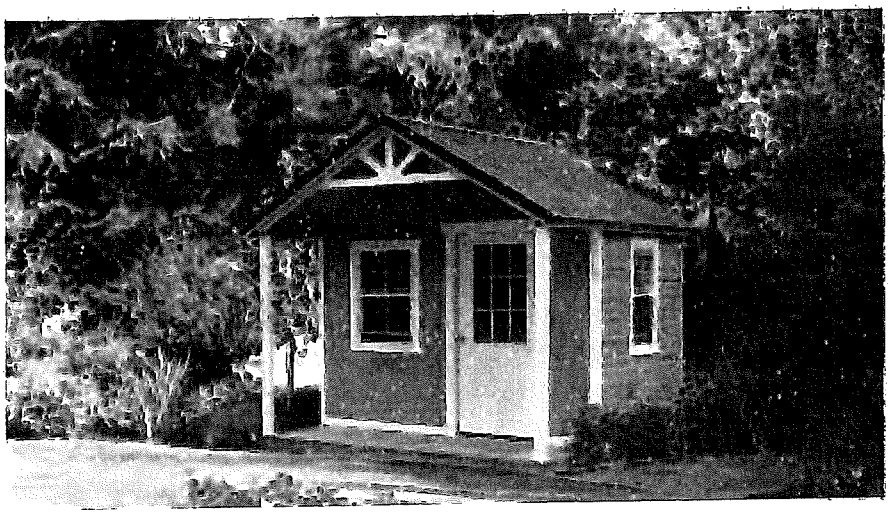


Signature HUNTER CABIN 40

Embrace the versatility of the Hunter Cabin, a perfect choice for cultivating any hobby or efficient storage space. With its practical layout, the Hunter Cabin can accommodate a variety of needs. Whether you're an avid hobbyist in need of a dedicated workspace or simply seeking additional storage for your belongings, this cabin is the ideal solution. Its functionality is matched only by its charming aesthetics, making the Hunter Cabin a beautiful addition to any backyard or property. Elevate your space and transform it into the perfect hub for your passion.

STANDARD FEATURES



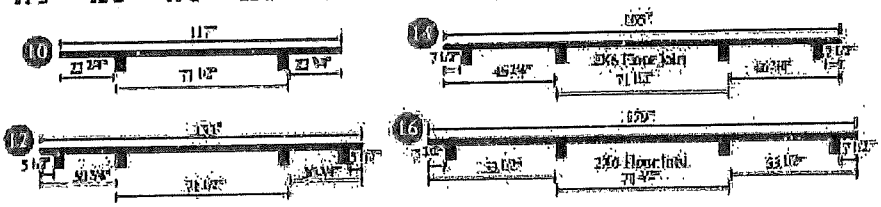


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

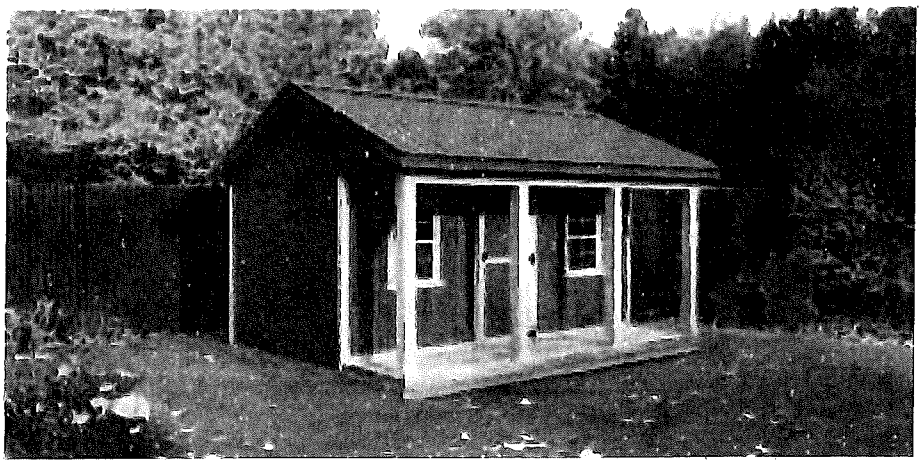
Standard Building Dimensions (INTERIOR)

Exterior Width	Exterior Length							
Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"							
12'	126"							
14'	158"							
16'	172"							



4"x6" Runners

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.
**4' porch is included in Length Dimension.



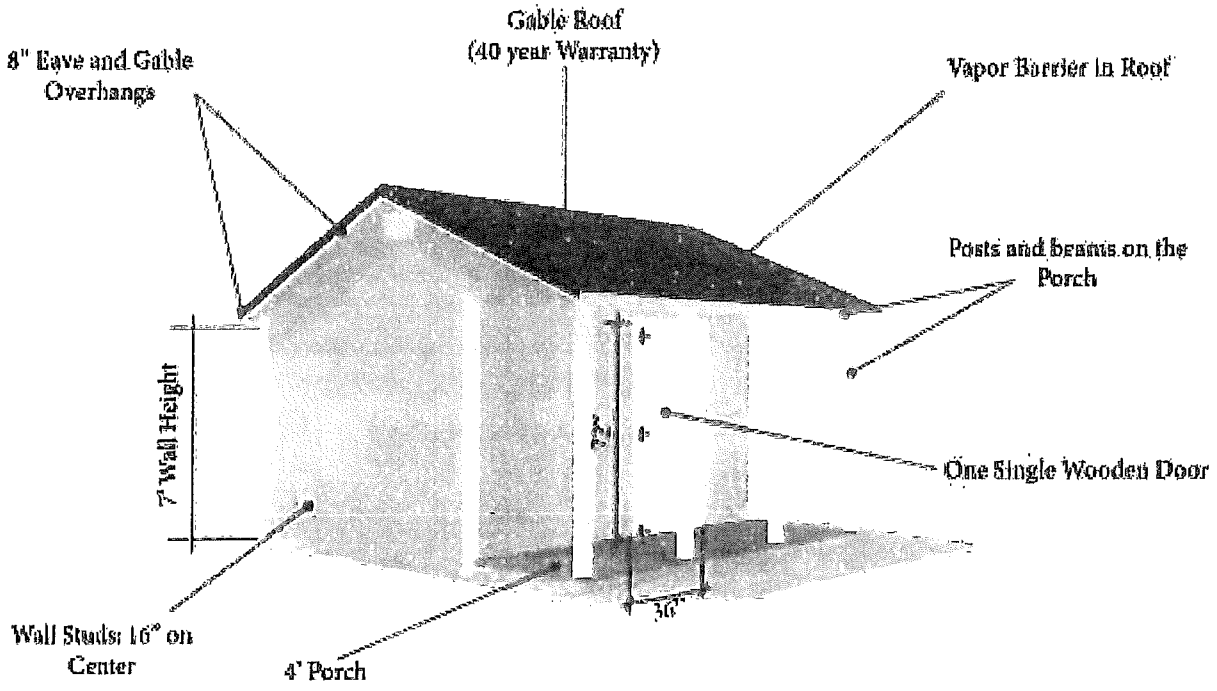
Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
14'	11'3"

Standard Building Dimensions (INTERIOR)					
Exterior Width	Exterior Length				
	Interior Dimension	12'	16'	20'	24'
14'	110"	11'5"	14'5"	19'5"	23'5"

Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*
**'4' porch is included in length Dimension*

Standard Features

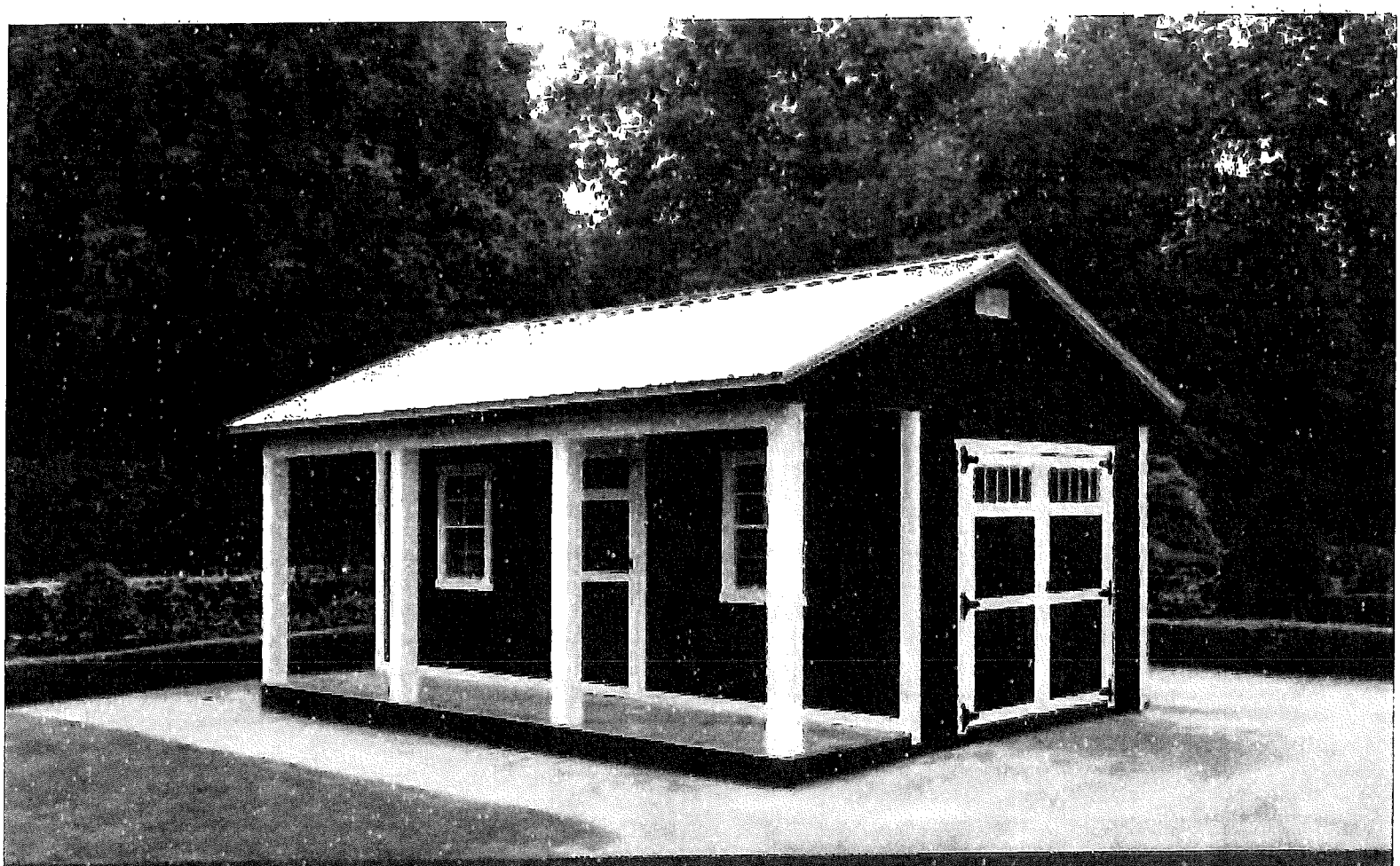


Signature

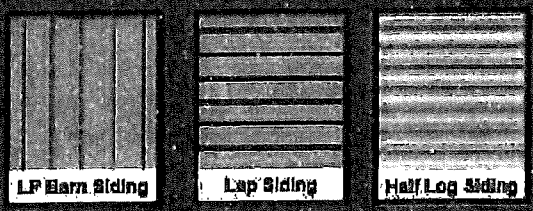
APPALACHIAN CABIN

40 YEAR Warranty

Step into the rustic charm of the Applachain Cabin, where every detail radiates a timeless appeal. This cabin-style building offers limitless possibilities. Whether you are seeking extra storage space, a home office environment, or a place to pursue your hobbies, the Applachian is a versatile cabin that adapts to your needs.

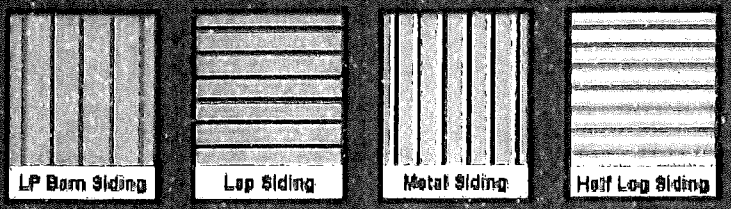


SIDING OPTIONS

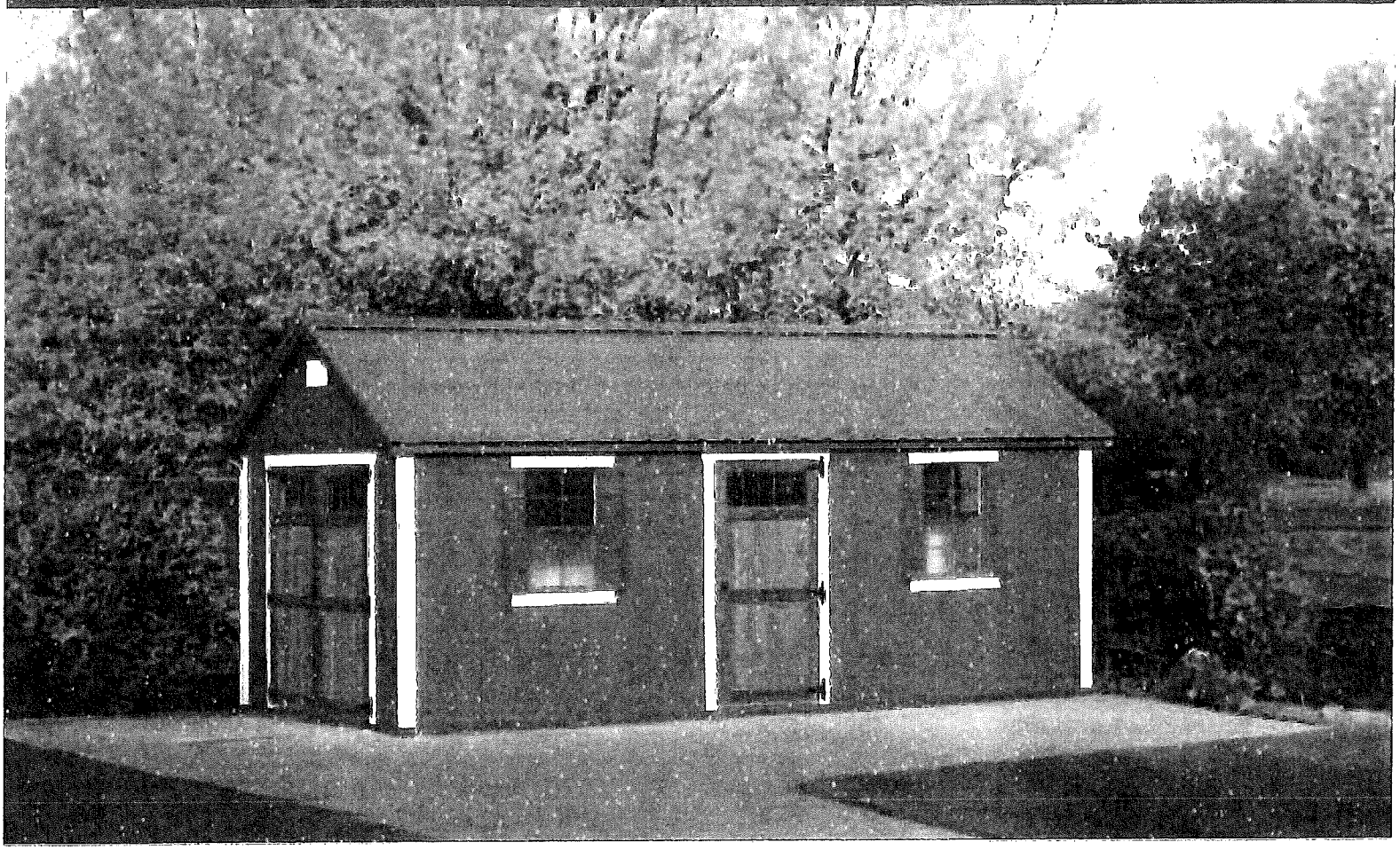


Porch and roof for 8' and 10' wide buildings. 1'x10' aluminum posts (white) in choice of accent or primer. Awnings in DOT equivalent buildings 12' wide and over are mounted from inside the walls. Customers are responsible for building permits. He includes communicating and obtaining site surveys and building permits through your local planning or zoning or city government.

SIDING OPTIONS



Prices and sizes for our 14' and 16' wide buildings. $100 maximum (prices subject to change depending on distance)
Buildings to DCE regulations. Buildings 12' wide and over are measured from outside the eaves
Customer responsible for building permits. The customer is responsible for site preparation and building permits through your local planning or zoning or city government.



Signature

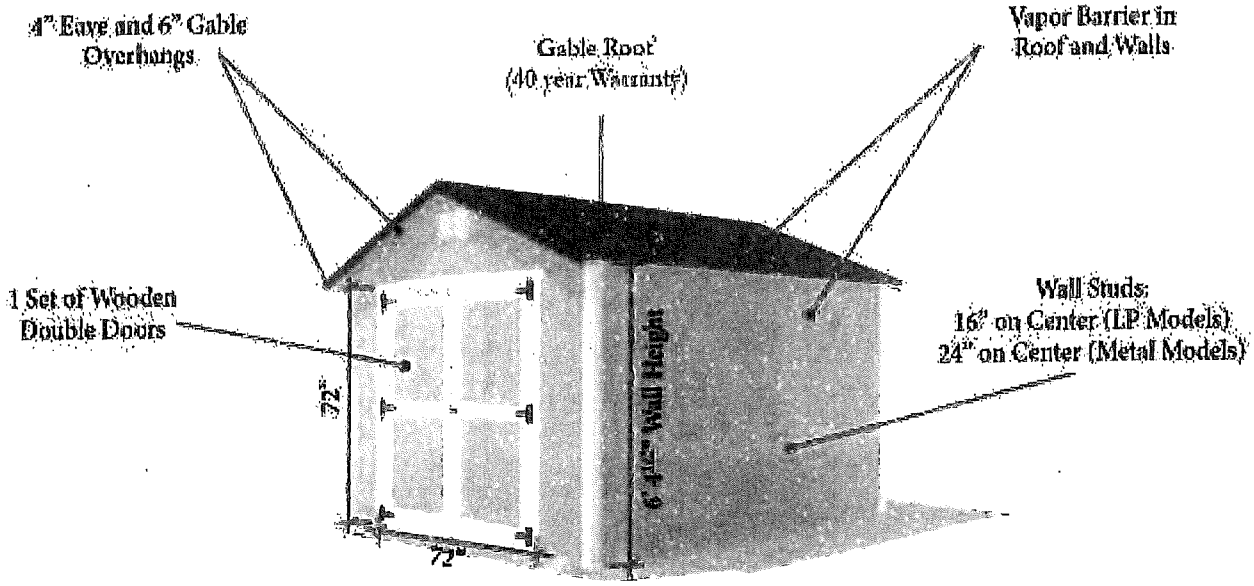
GARDEN SHED

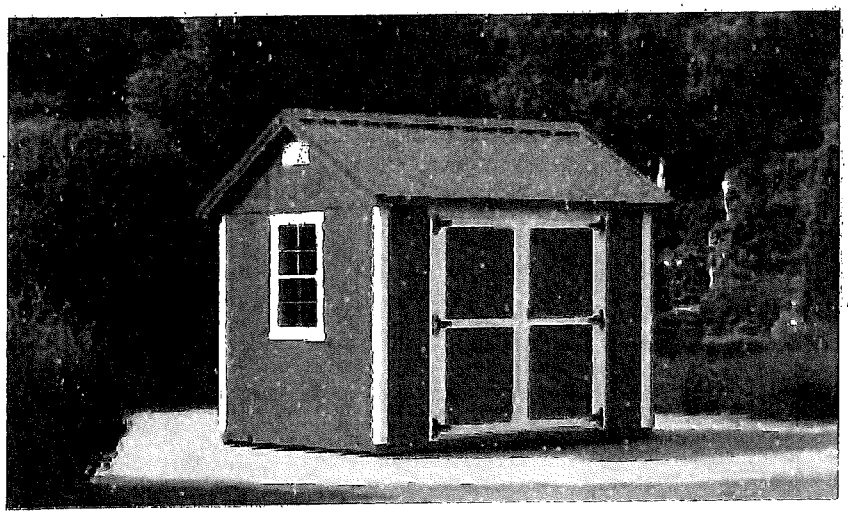
40 YEAR WARRANTY

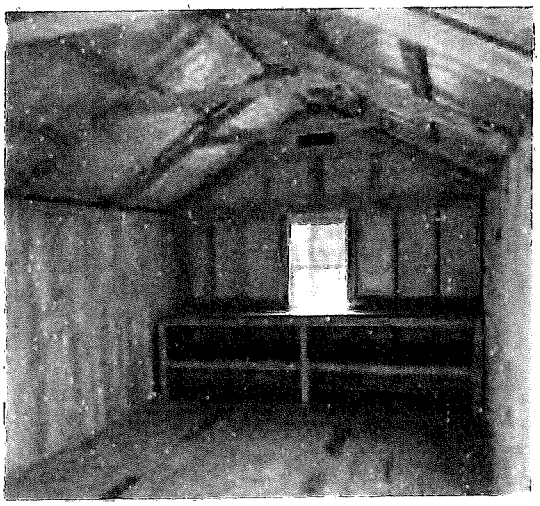
Elevate your outdoor space with functionality of our Signature Garden Shed. A classic addition to any property, this shed blends beauty with utility, making it the ideal choice for storage, gardening enthusiasts, and hobbyists alike. Its carefully crafted design not only enhances the aesthetic appeal of your garden but also provides a versatile haven for all your tools, equipment, and creative pursuits. With a perfect marriage of form and function, the Signature Garden Shed stands as a testament to quality where organization meets inspiration.

COUNTRY CABINS

STANDARD FEATURES





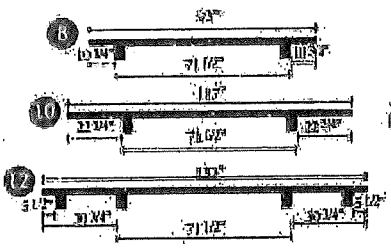


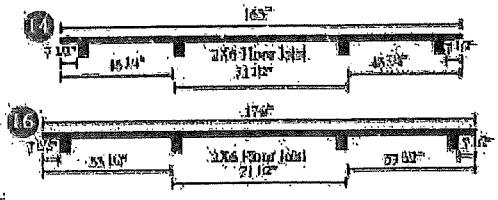
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

Standard Building Dimensions (INTERIOR)

Exterior Width	Interior Dimension	Exterior Length							
		12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								

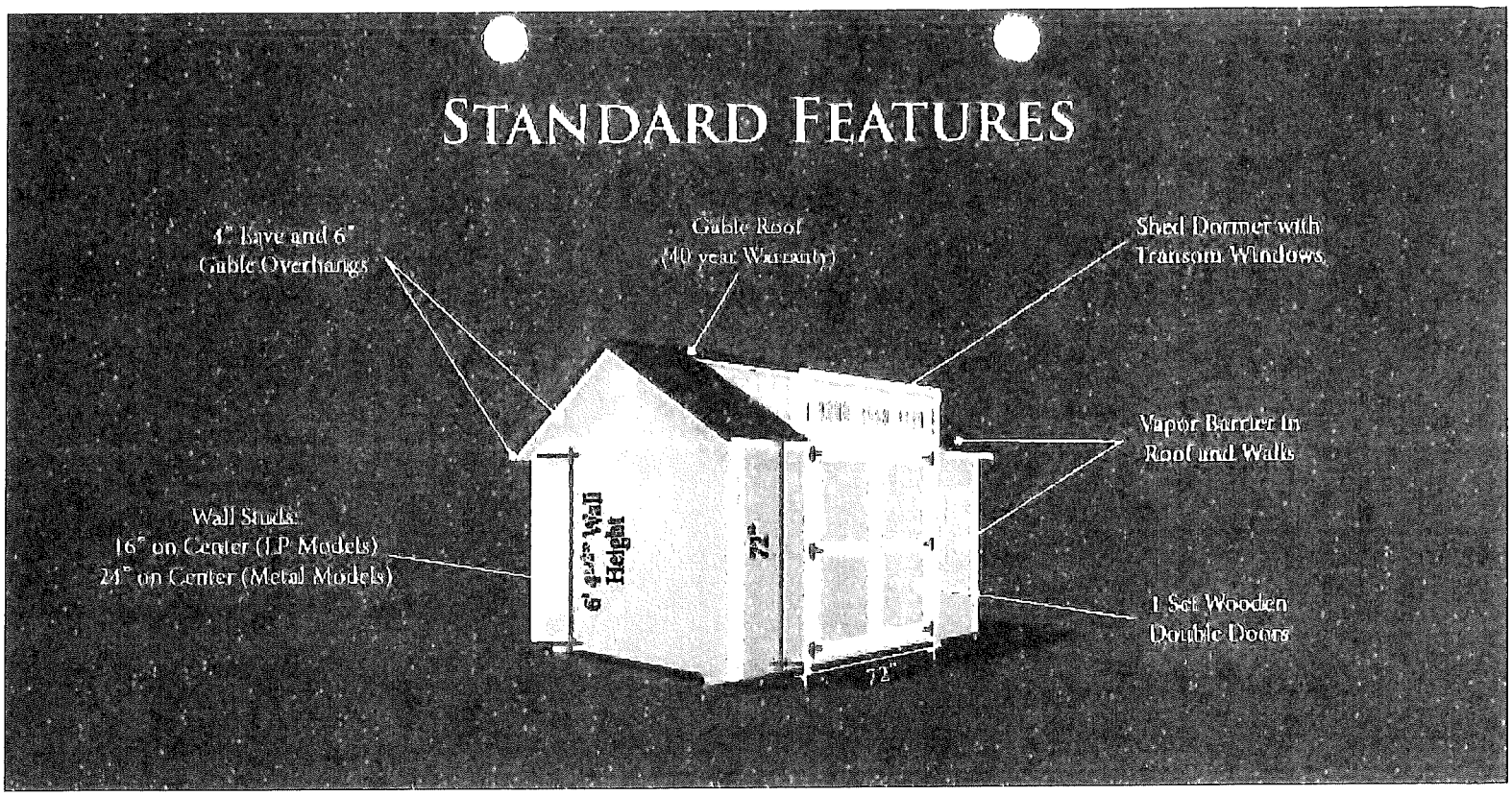


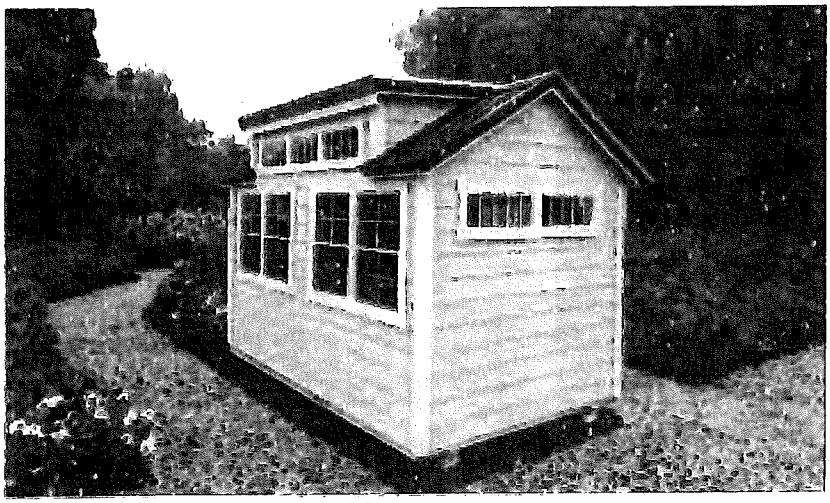


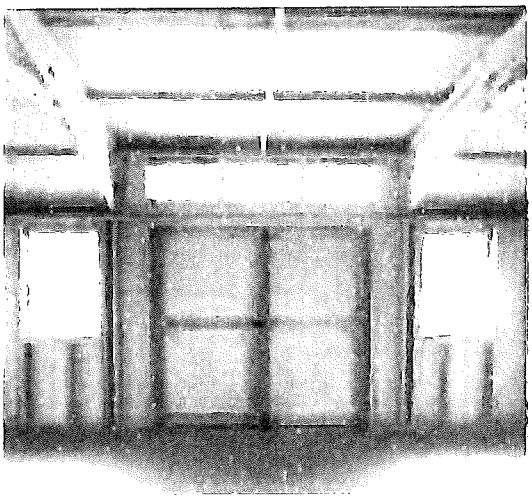
4"x6" Runners

Please Note:
Image not to scale.
Building Dimensions are measured from eave to eave.

STANDARD FEATURES





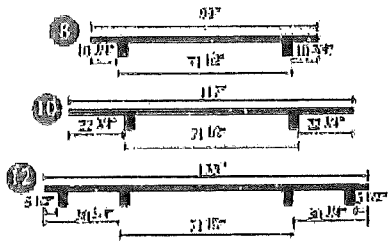


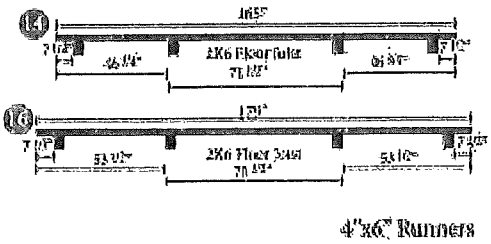
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

Standard Building Dimensions (INTERIOR)

Exterior Width	Interior Dimension	Exterior Length 12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								





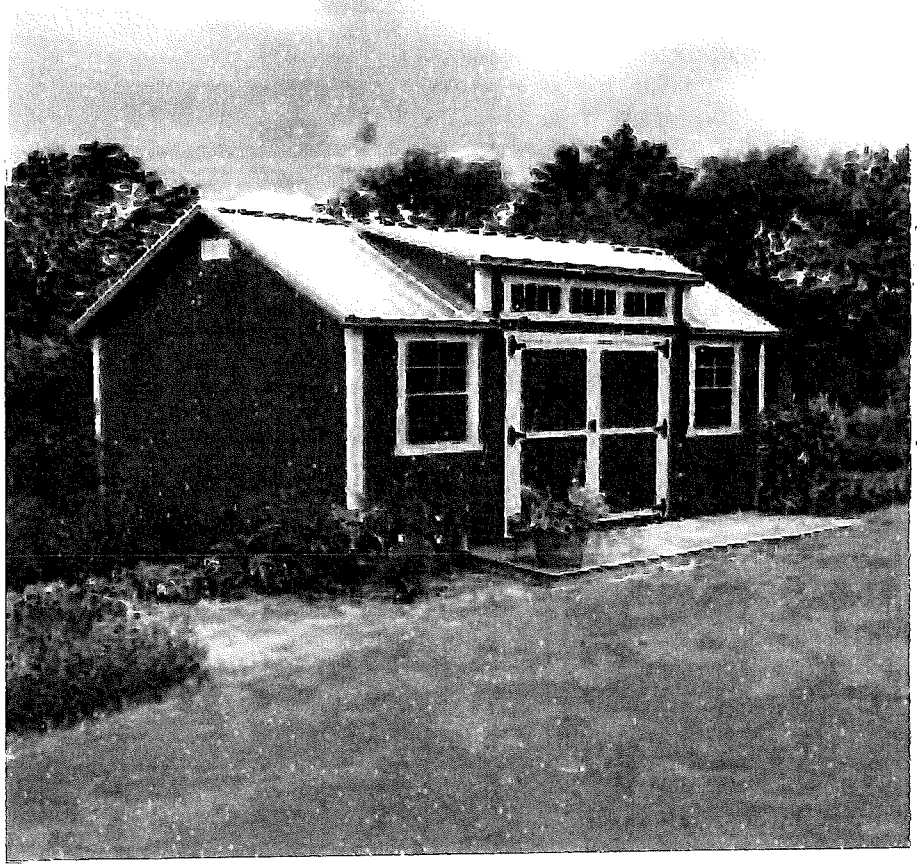
4"x6" Runners

Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

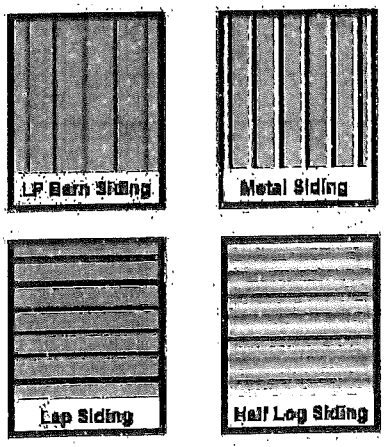
Signature LOUISVILLE

40 YEAR

Indulge in the artistry of craftsmanship with our Signature Louisville Garden Shed, meticulously handcrafted with a keen eye for detail. The Louisville model's dormers allow the perfect amount of natural light and a charming cottage ambiance. Elevate your storage, hobby or gardening experience with the charming design of the Signature Louisville Garden Shed.



SIDING OPTIONS



Gable

Permit and escort for 14' and 16' wide buildings. $200 minimum (pricing subject to change) or pending on distance.
Traveling in DOT regulations building 12' wide and over are measured from outside of ears.
Customer are responsible for locating permits. This includes communicating and obtaining any compliance and building permits through your city planning & zoning or city government.

COUNTRY CABINS

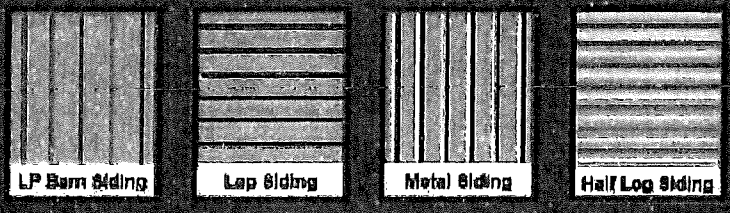
Signature OAKDALE

40 YEAR Metal

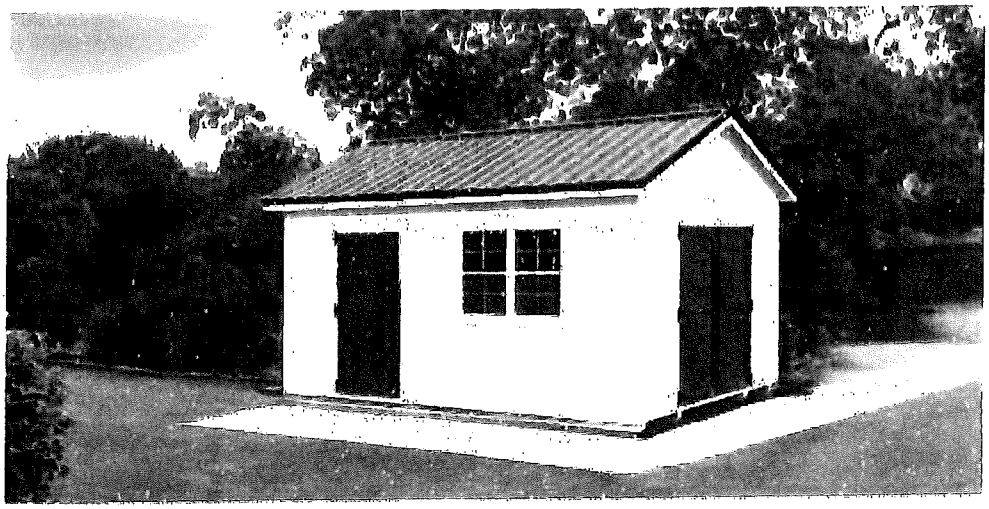
The Signature Oakdale Garden Shed features generous overhangs and taller wall height. The Oakdale's taller wall height ensures a spacious interior. Whether you're looking to neatly organize your belongings or create a dedicated space for your hobbies, the Signature Oakdale is the perfect balance of aesthetics and functionality. Embrace the charm of the Signature Oakdale, where classic design meets versatile utility solutions.

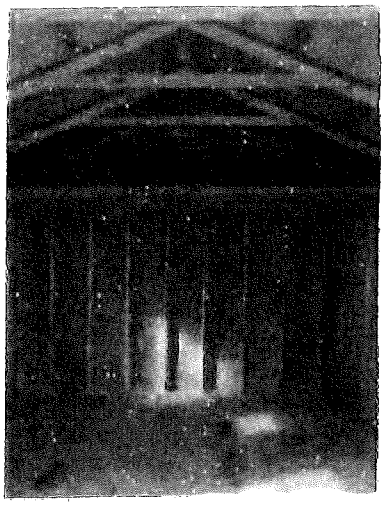
SIDING OPTIONS

Gable



Permit and zoning fee on 10' and 16' wide buildings $100; additional permit related to change specifications or addition.
According to DOT regulations, buildings 12' wide and over are restricted from street use.
Customers are responsible for building permits. This includes communicating with planning and building permit officials to make sure local planning & zoning requirements

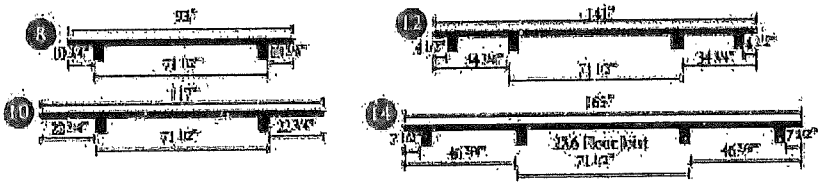




BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'6"
12'	10'11"
14'	11'3"

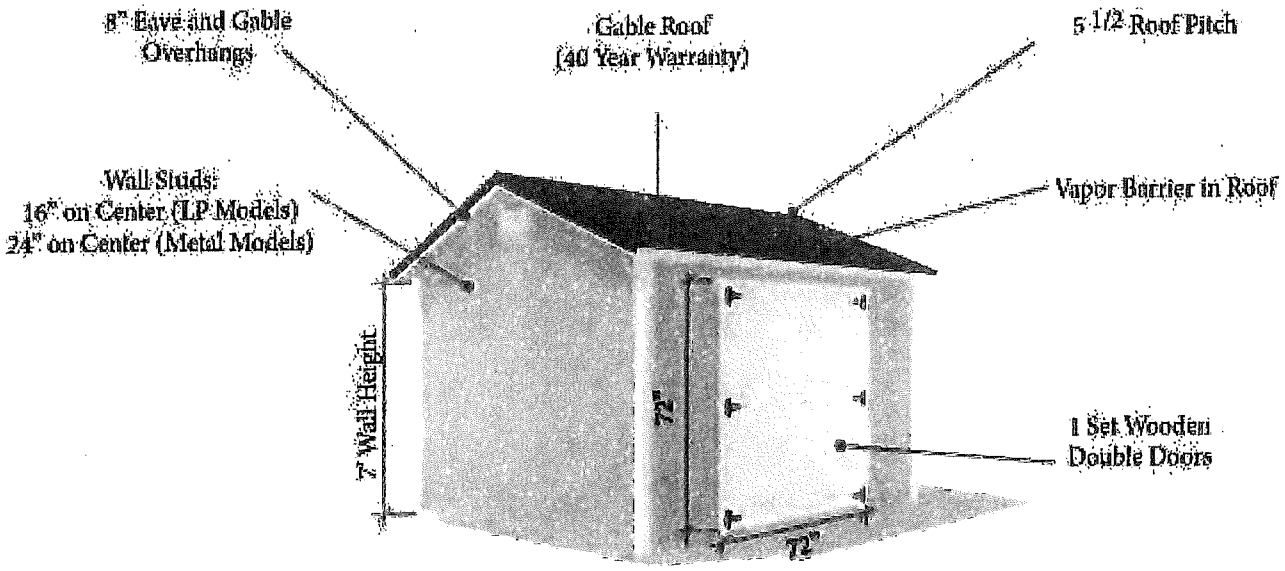
Standard Building Dimensions (INTERIOR)									
Exterior Width	Interior Dimension	Exterior Length							
		12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	134"								
14'	158"								



Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

4"x6" Runners

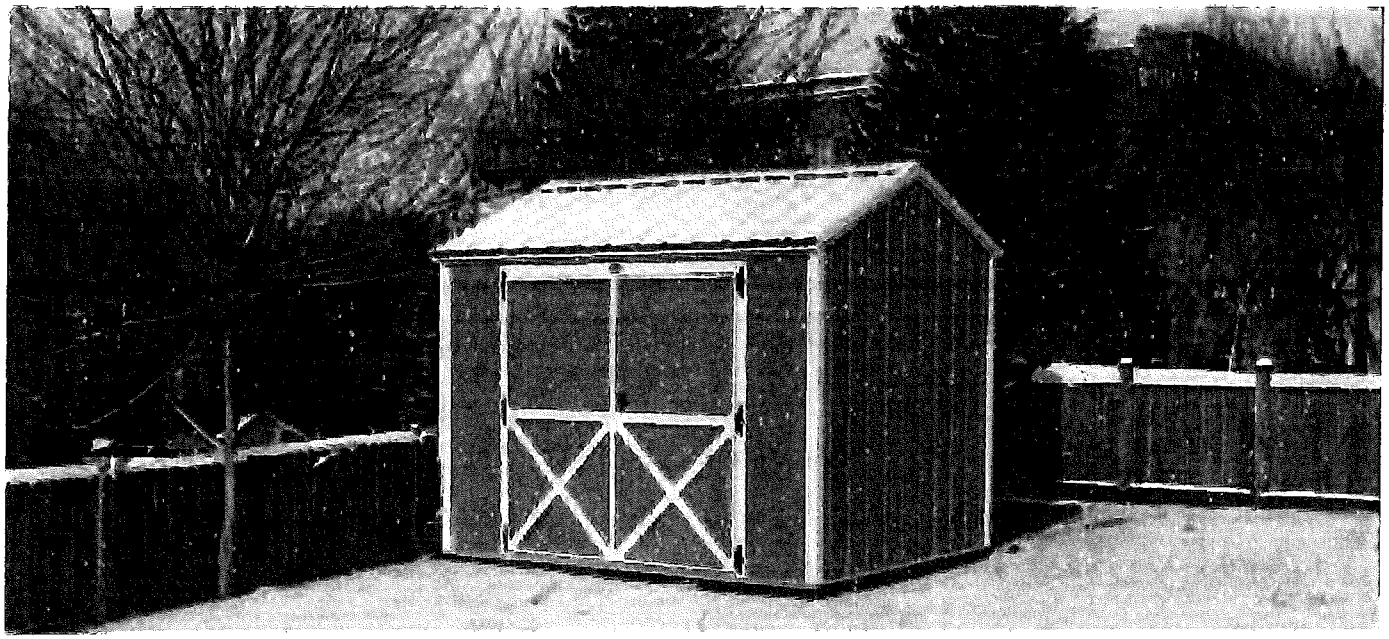
STANDARD FEATURES

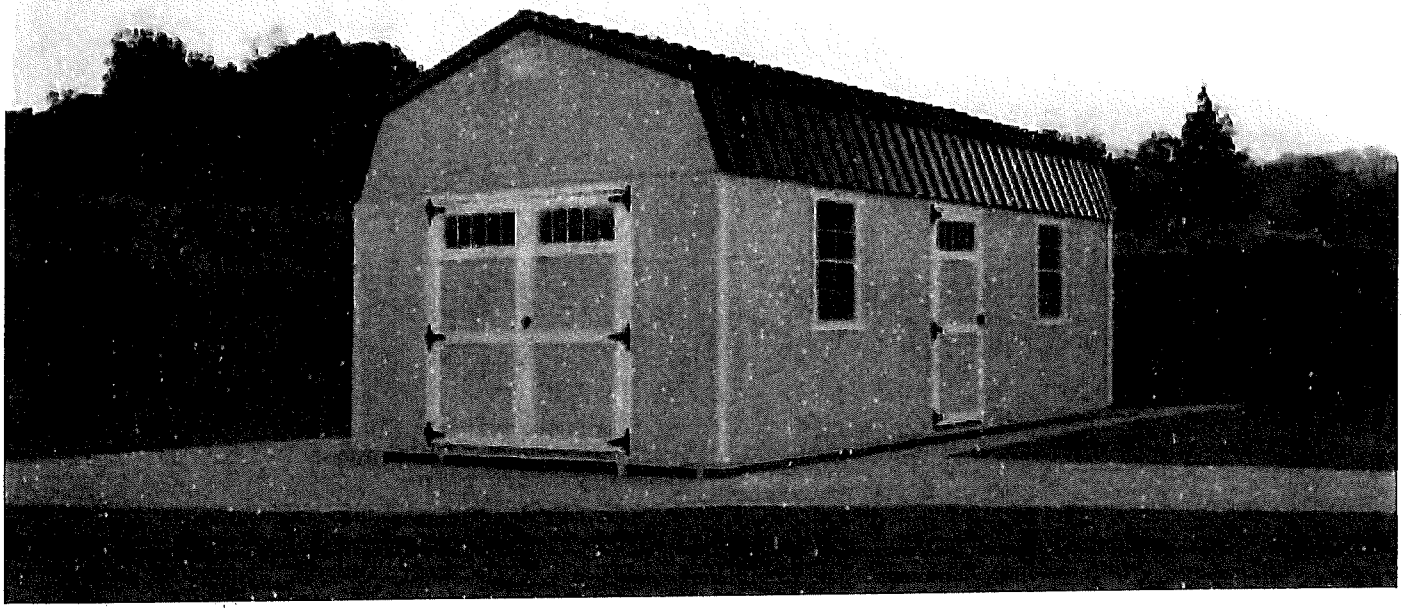


COMPASS SERIES

Unveiling the Country Cabins Compass Series—crafted for those who seek exceptional value without compromising on durability. The Compass Series offers quality at an affordable price.

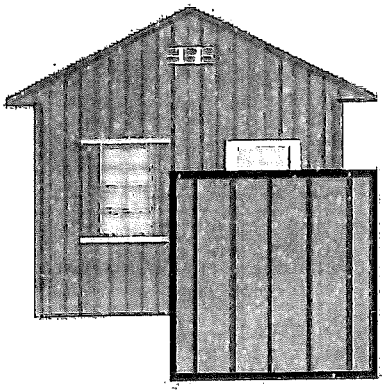
Structured with the precision of a house, the Compass Series buildings are robust and reliable. While they share many great features with our prestigious Signature Series, the most notable differences lie in the vapor barrier and roof warranty. This strategic design ensures that the Compass Series remains a budget-friendly yet structurally sound choice for those who prioritize both value and quality.





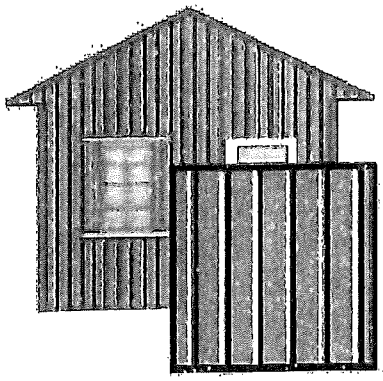
Siding Options

LP Barn Siding



Elevate your outdoor space with our LP Barn Siding. Crafted from a unique blend of wood and resin, this siding not only captures the rustic aesthetic but also boasts exceptional resistance to termites and rot, ensuring long-lasting durability. Available in both paint and urethane finishes, the LP Barn Siding provides versatile options to match your desired look. The distinctive grooves every 8 inches add an extra touch of authenticity, creating a classic barn appearance that will stand the test of time. Transform your space with the warmth and character of LP Barn Siding, where aesthetics meet durability for a lasting impression.

Metal Siding



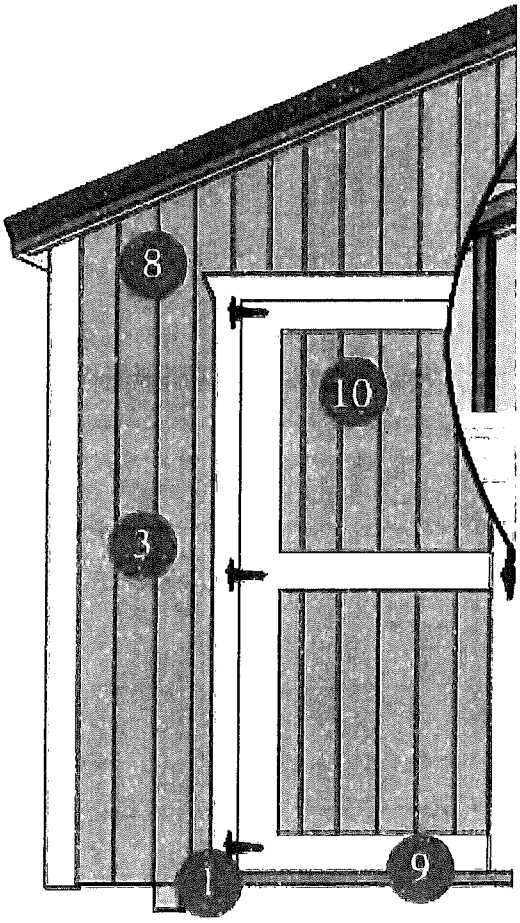
Introducing our Metal Siding, a fusion of style and durability that stands out for its exceptional features. Crafted with fire-resistant properties, this siding not only enhances the safety of your space but also adds a touch of modern sophistication. Committed to sustainability, our Metal Siding is 100% recyclable, contributing to a greener environment. Experience the convenience of little to no required maintenance, allowing you to enjoy a stunning exterior without the hassle. Opt for our Signature Series Metal, backed by a robust 10-year metal warranty, ensuring peace of mind and long-term resilience. Elevate your space with the perfect blend of safety, sustainability, and style, embodied in our Metal Siding.

COMPASS
SERIES

STANDARD FEATURES

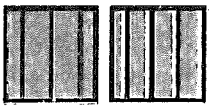
1 FLOORING SYSTEM

Notched Floor System
4"X4" up to 24' long buildings
4"X6" over 24' buildings
Sturdy 4"X6" runners with 2"X4" joists notched 1' for solid nailing and overall rigidity.



2 2"X4" TREATED FLOOR JOISTS (16" ON CENTER)

3 MULTIPLE SIDING OPTIONS TO STAND THE TEST OF TIME.



LP Barn or Metal Siding

7 FRAMED LIKE A HOUSE

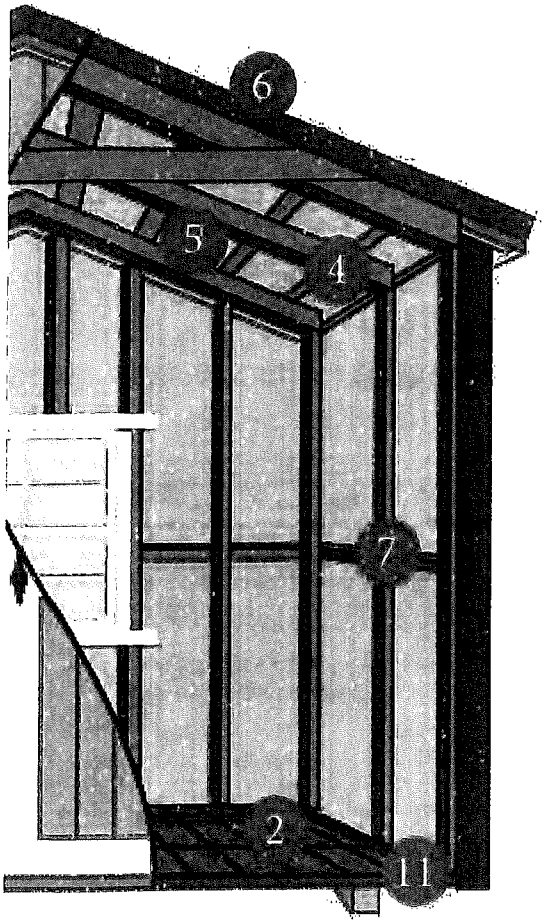
We use double top plates on walls and on door framing, just like a house!

8 COATINGS

We use 100% acrylic paint and premium urethane colors you can count on to provide a long-lasting appearance.

9 DIAMOND-PLATE THRESHOLD GUARD

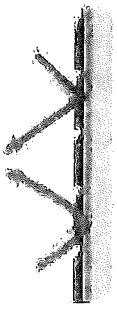
To prevent wear on entry point.



4 4' ON CENTER TRUSSES

Our roof trussses are spaced every 4'

5 VAPOR BARRIER IN ROOF



Standard on select models and available as an upgrade on all models

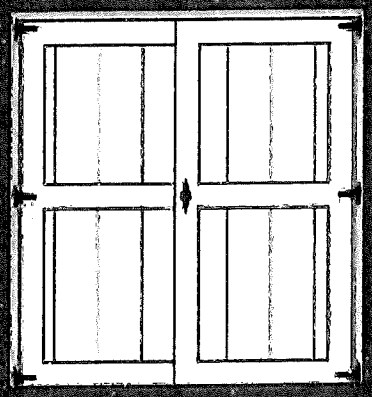
- Wind and vapor barrier
- Bright and open interior
- Reduces condensation
- Reduces heat loss in winter and heat gain in summer

Resistance against three types of heat flow:

- Conduction
- Convection
- Radiation

6 10-YEAR METAL ROOF

With the 10-year metal roof warranty, you will have a decade of worry-free ownership.

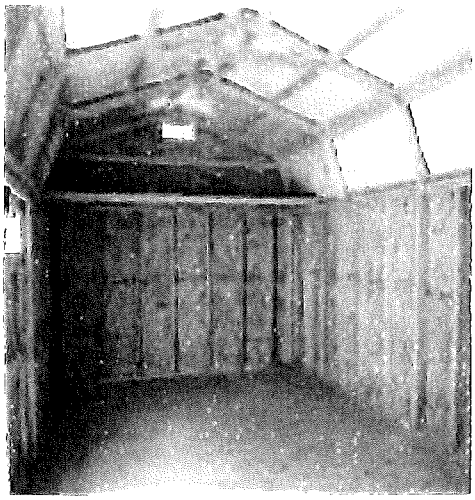


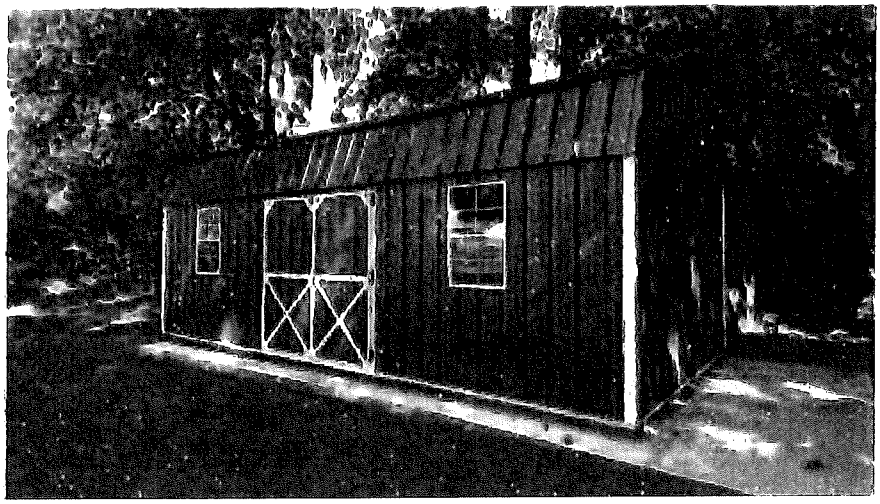
10 6' WIDE DOUBLE DOORS

- Extra wide double doors are standard
- Fits large lawn equipment, tractors, golf carts, atv/utv's
- Door straighteners
- Rubber stops on hinges

11 HIGH DENSITY ENGINEERED WOOD PANELS

- Standard on all interior floors
- 5/8" to 3/4" floor thickness
- defends against water
- Powerful Strength and Durability
- Specially designed to grip fasteners in place
- structural I

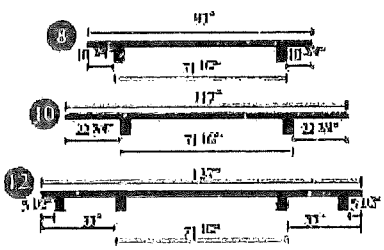


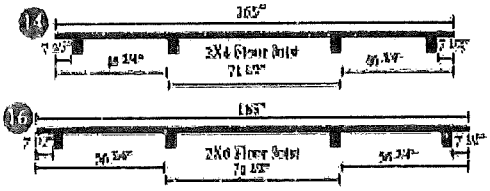


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'8"
10'	10'10"
12'	11'
14'	11'
16'	11'4"

Standard Building Dimensions (INTERIOR)									
Exterior Width	Exterior Length								
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

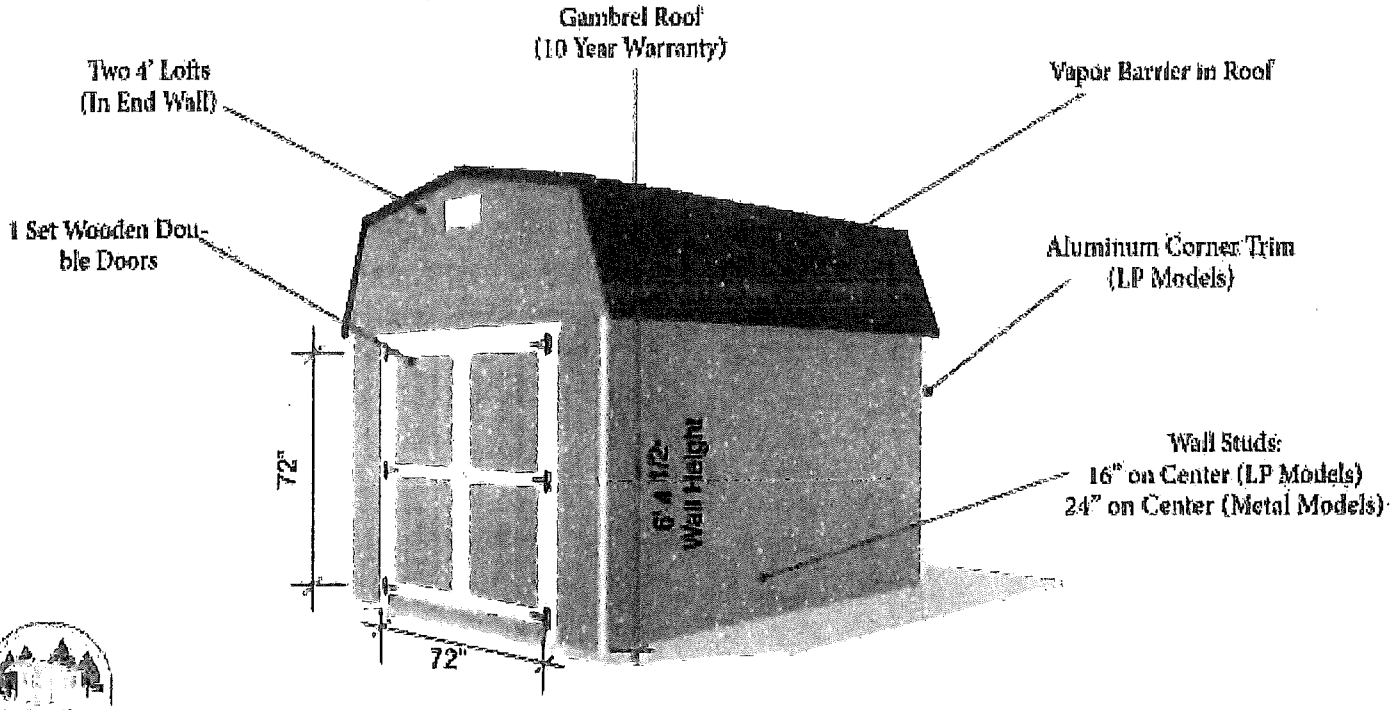




4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

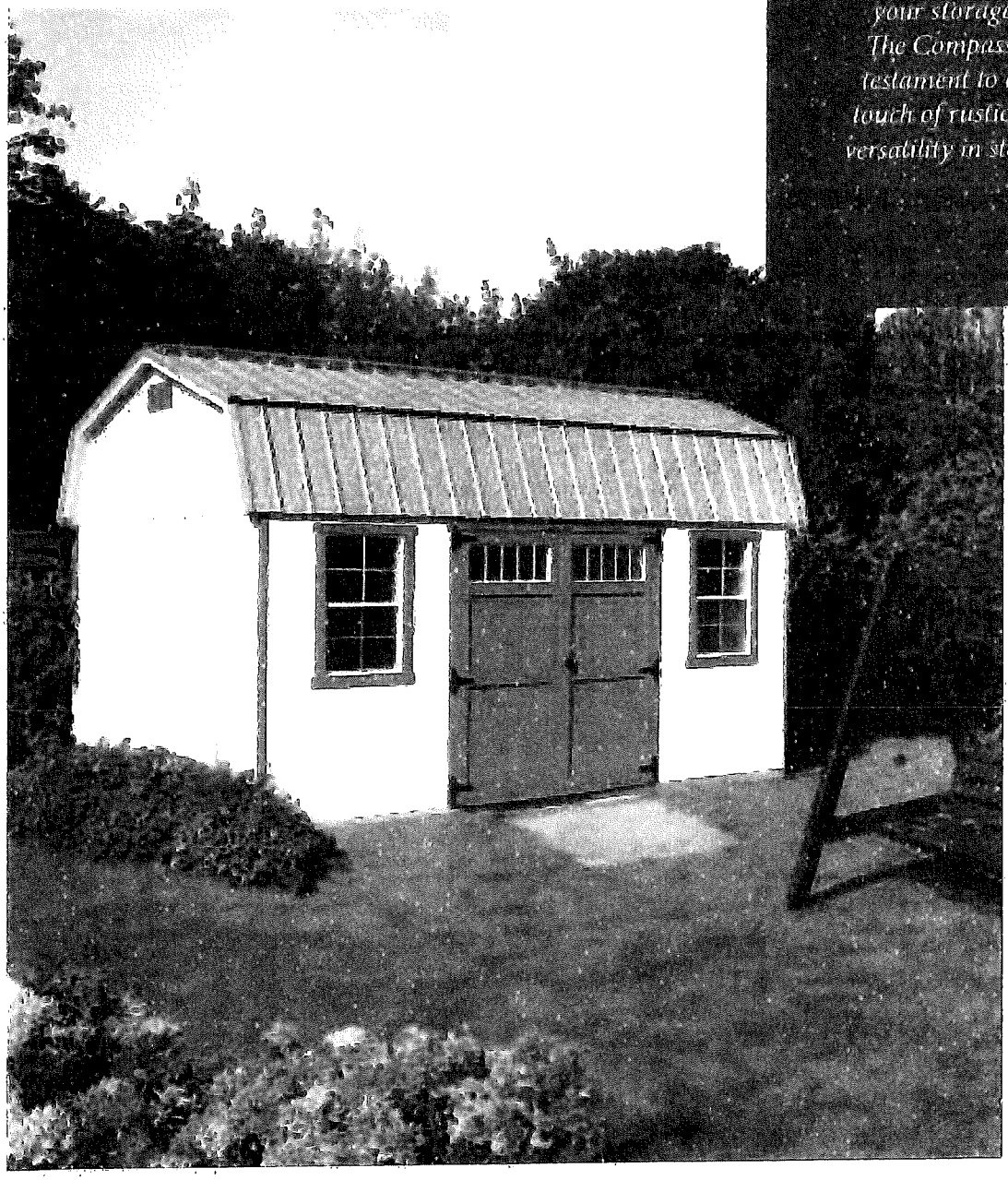
STANDARD FEATURES



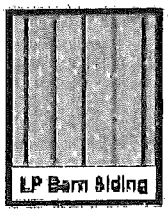
COMPASS HIGH BARN

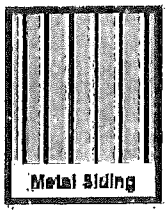
Gambrel

The Compass High Barn embraces the classic barn look, and traditional style but also provides ample space to meet your storage or functional needs. The Compass High Barn stands as a testament to classic design, offering a touch of rustic elegance while ensuring versatility in storage or any purpose you envision.



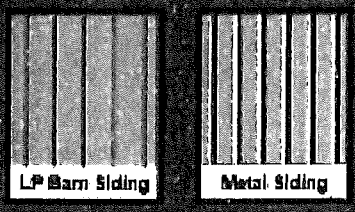
SIDING OPTIONS


LP Barn Siding

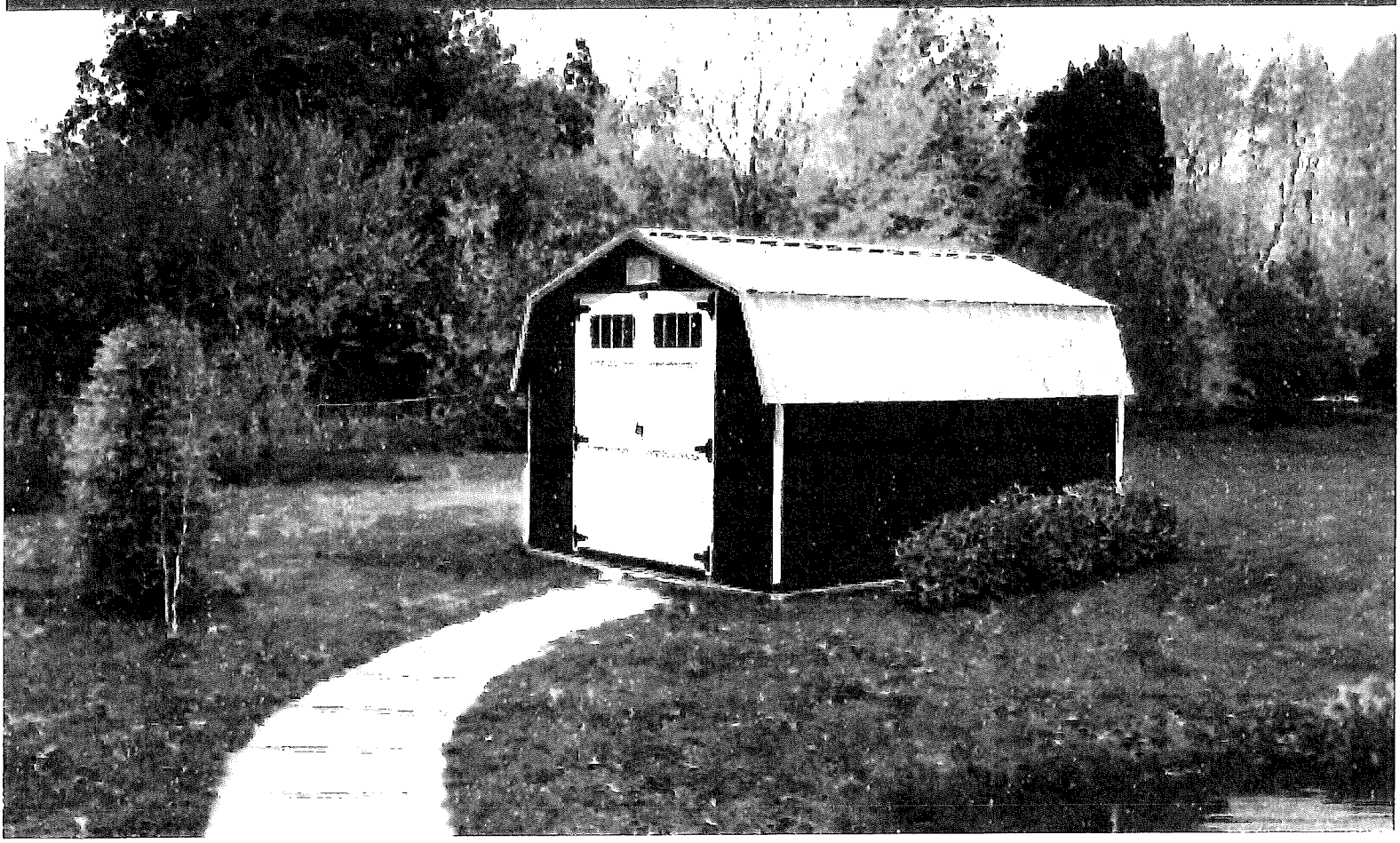

Metal Siding

Permit and setup fee on 14' and 16' wide buildings 3200 minimum (prices subject to change depending on extras)
Leveling to DOT regulations, building 12' wide and over are measured from center to eave.
Customers are responsible for building permits. This includes communicating and obtaining site compliance and building permits through personal planning & zoning at city government

SIDING OPTIONS



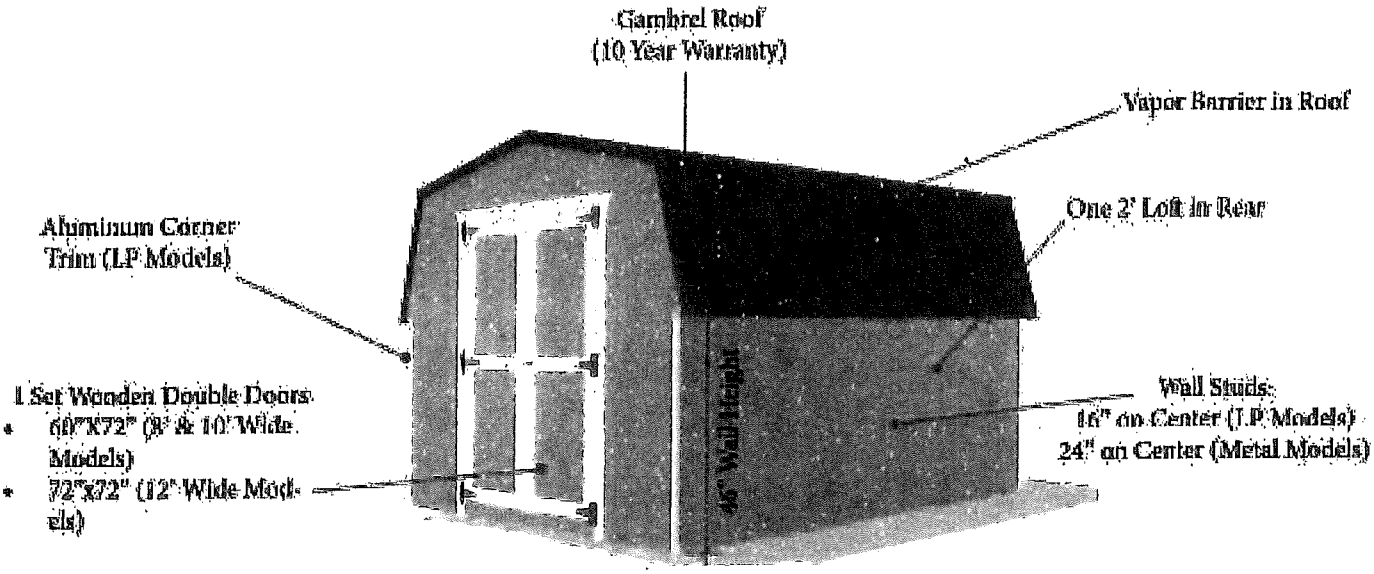
Permit and cost for an 10' and 12' wide buildings. $300 minimum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are restricted from certain highways
Customers are responsible for building permits. The website recommending and shipping and assembly and building permits through your local planning or zoning or city government.



COMPASS MINI BARN

The Compass Mini Barn emerges as an excellent solution for those seeking additional storage in limited space, particularly ideal for small backyards. Despite its compact footprint, this model maximizes utility, providing ample storage space for various needs. Whether you're looking to stow away tools, seasonal items, or simply declutter your outdoor space, the Compass Mini Barn proves that size does not compromise functionality.

STANDARD FEATURES

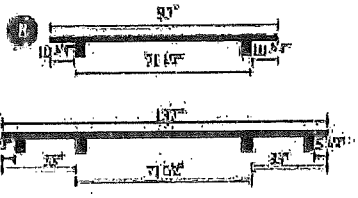


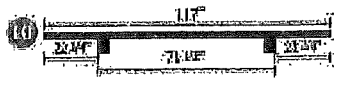
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'7"
10'	8'8"
12'	8'10"

Standard Building Dimensions (INTERIOR)

Exterior Width	Exterior Length				
	Interior Dimension	12'	16'	20'	24'
8'	86"	11'5"	15'5"	19'5"	23'5"
10'	110"				
12'	130"				
14'	158"				
16'	178"				

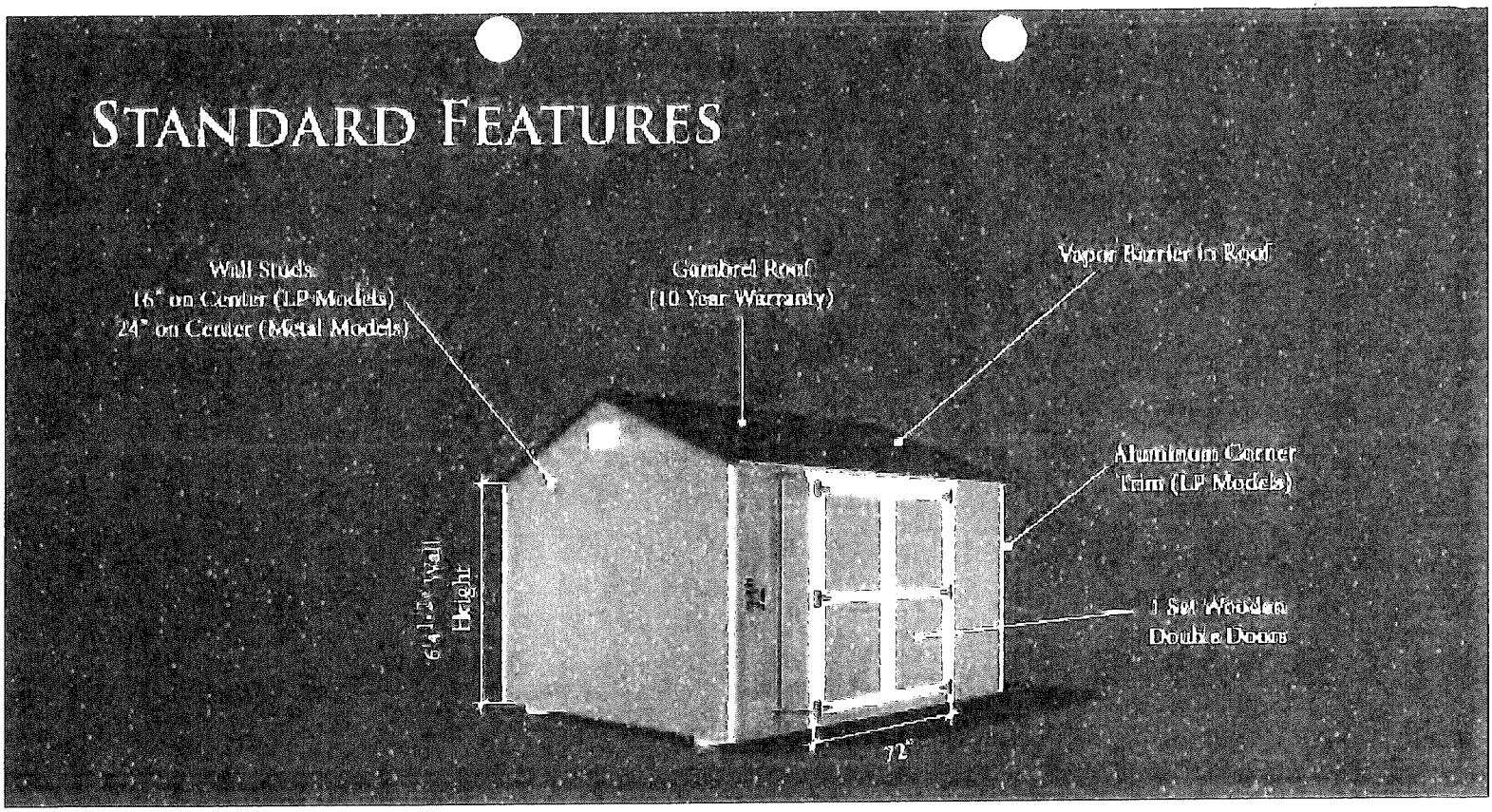


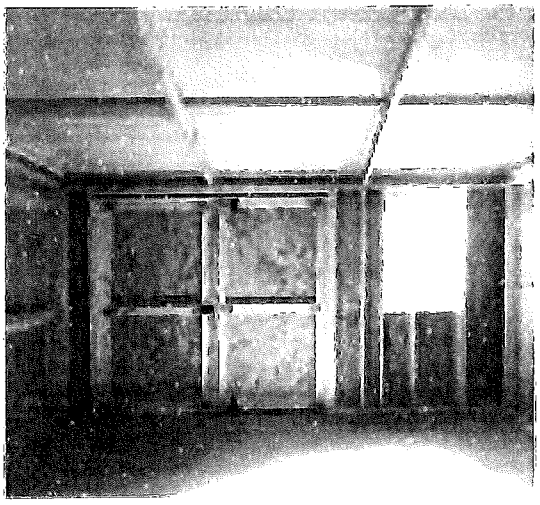


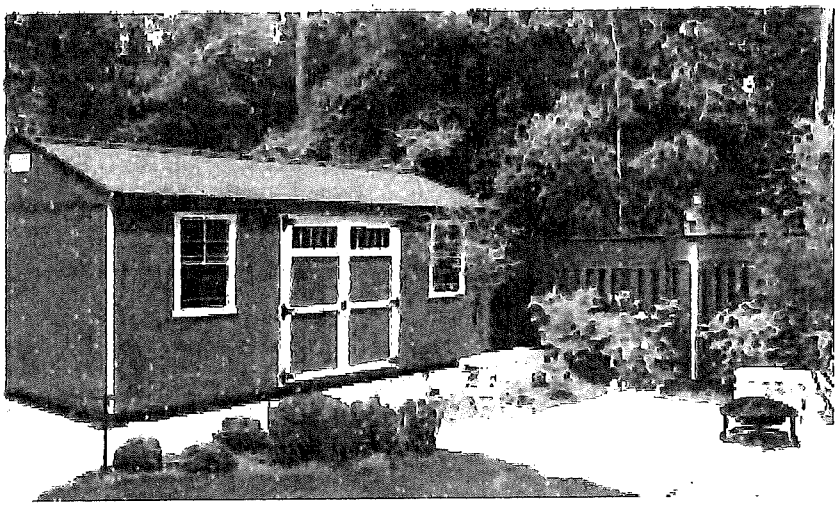
4"x4" runners (up to 24' long buildings
4"x6" runners 24'+ buildings)

Please Note:
*Image not to scale
*Building Dimensions are measured from eave to eave.

Standard Features





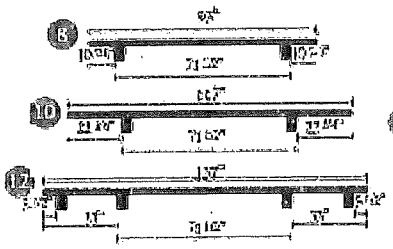


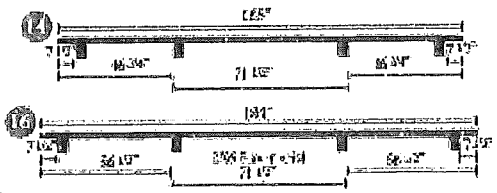
Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	9'3"
10'	9'6"
12'	9'9"
14'	9'10"
16'	9'11"

Standard Building Dimensions (INTERIOR)

Exterior Width	Interior Dimension	Exterior Length 12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

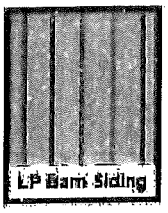


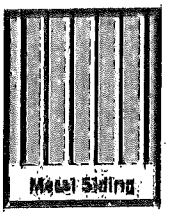


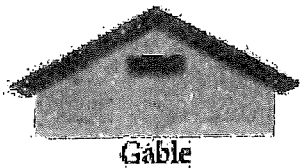
4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

SIDING OPTIONS







Gable

The Compass Garden Shed stands out as an economical yet high-value option, offering a perfect balance between quality and affordability. With its classic garden shed appearance, this model enhances the aesthetics of any space. The Compass Garden Shed does not compromise on durability or functionality, making it a reliable and cost-effective choice for those seeking a versatile and quality shed to meet various needs.

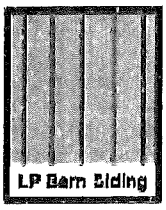
COMPASS

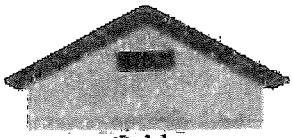
GARDEN SHED

10 YEAR

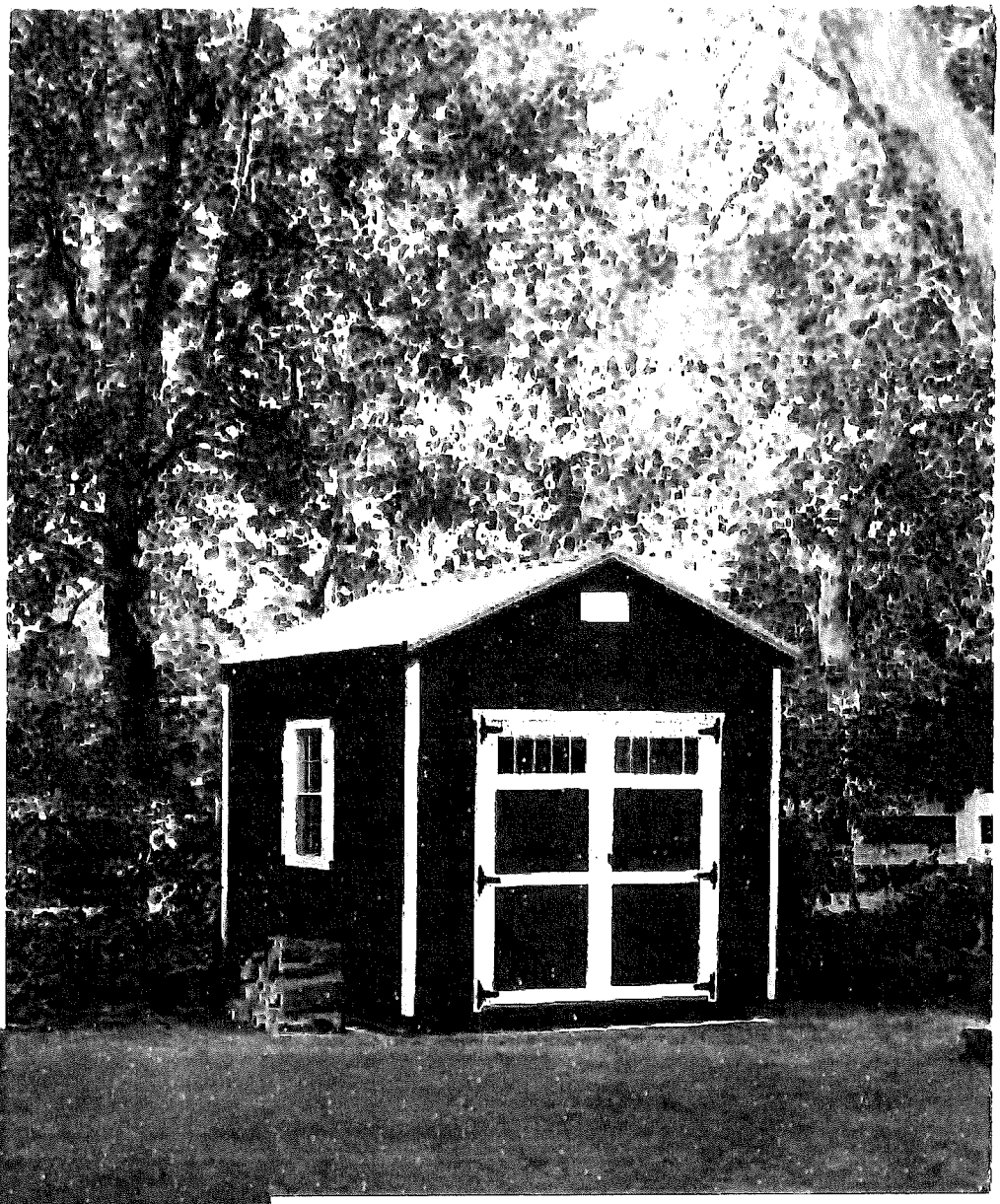
Panel and roof is 10' and 12' wide buildings. 8'x10' requires gable ends to be cut down to fit.
Anything is DOT regulations, buildings 10' wide and over are required four axle trailers.
Contact us today for a free quote. This model, depending on options, could require a building permit. Please check with your local planning department.

SIDING OPTIONS





Gable



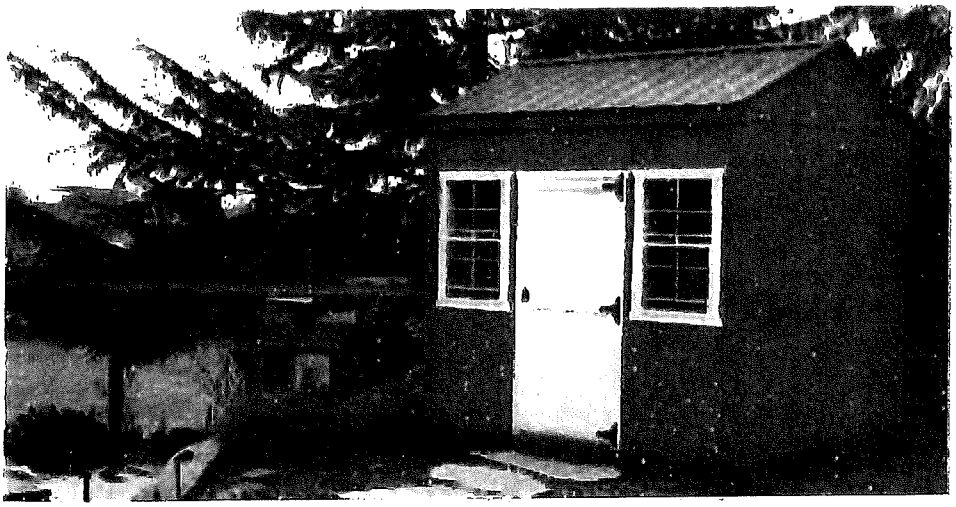
The Compass Big Sky Garden Shed stands as an excellent choice for storage, workshop or gardening needs with a touch of practical elegance. The heightened walls not only increase storage capacity but also contribute to the shed's overall spacious and open feel. Elevate your organization game with this shed, where ample storage meets thoughtful design.

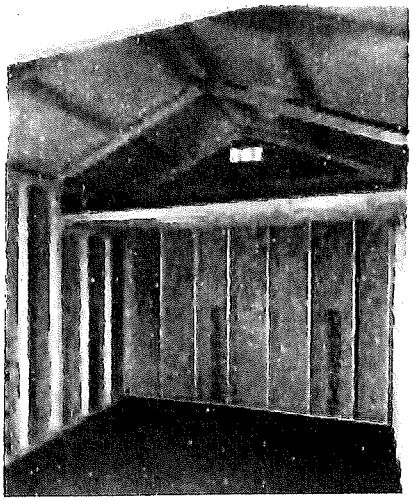
COMPASS BIG SKY

10 YEAR

Permit and escort fee on 14' and 16' wide buildings. EXO minimum (prices subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from outside to outside
Customer are responsible for building permits. This includes researching and obtaining each applicable and building permits through your local planning & zoning or city government

COUNTRY CABINS



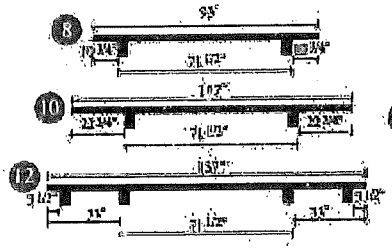


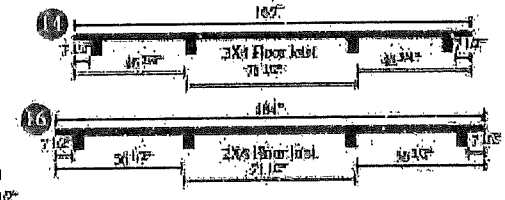
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'2"
10'	10'6"
12'	10'9"
14'	10'10"
16'	10'11"

Standard Building Dimensions (INTERIOR)

Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	81'5"	85'5"	89'5"	93'5"	97'5"	101'5"	105'5"	109'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

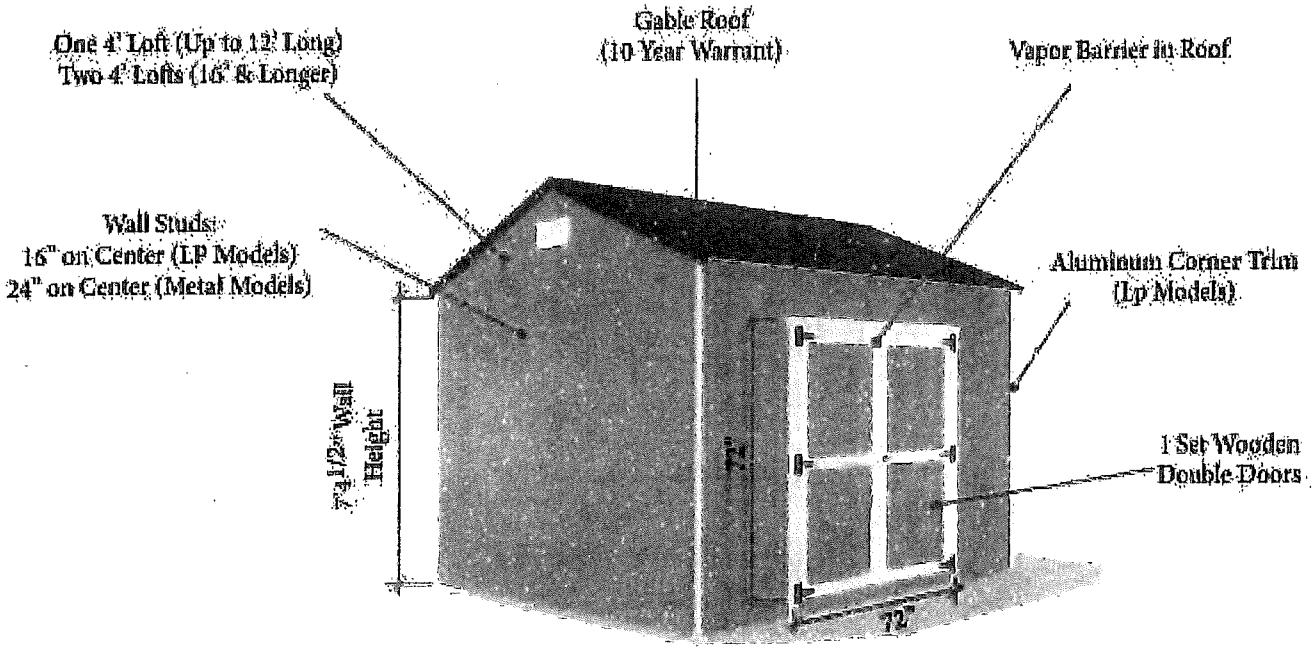




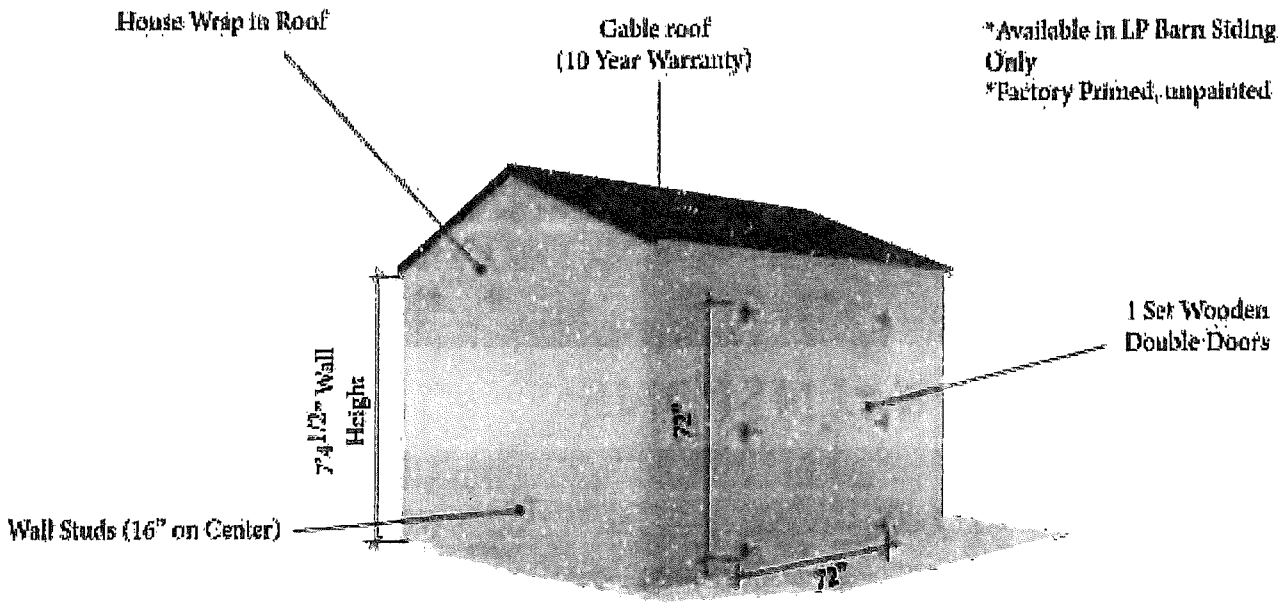
4"x4" runners (up to 24' long buildings
4"x6" runners 24'+ buildings)

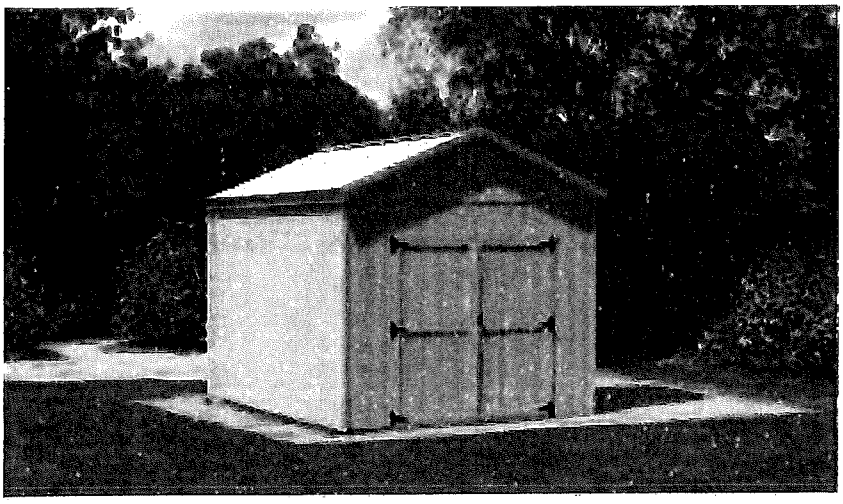
Please Note:
Image not to scale
Building Dimensions are measured from eave to eave.

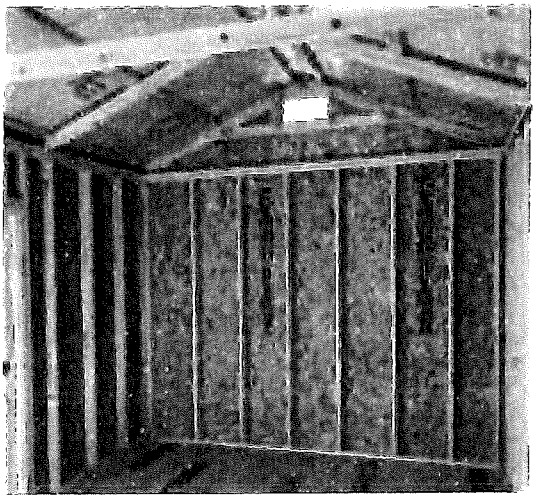
STANDARD FEATURES



STANDARD FEATURES



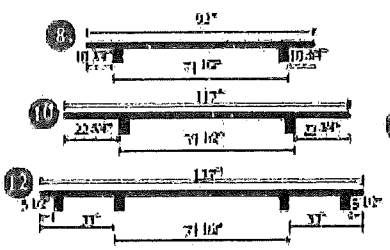


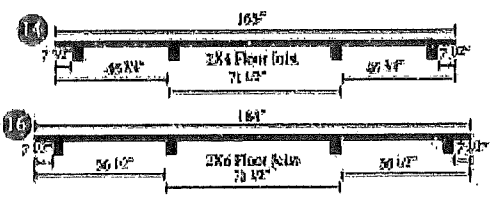


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'2"
10'	10'6"
12'	10'9"
14'	10'10"
16'	10'11"

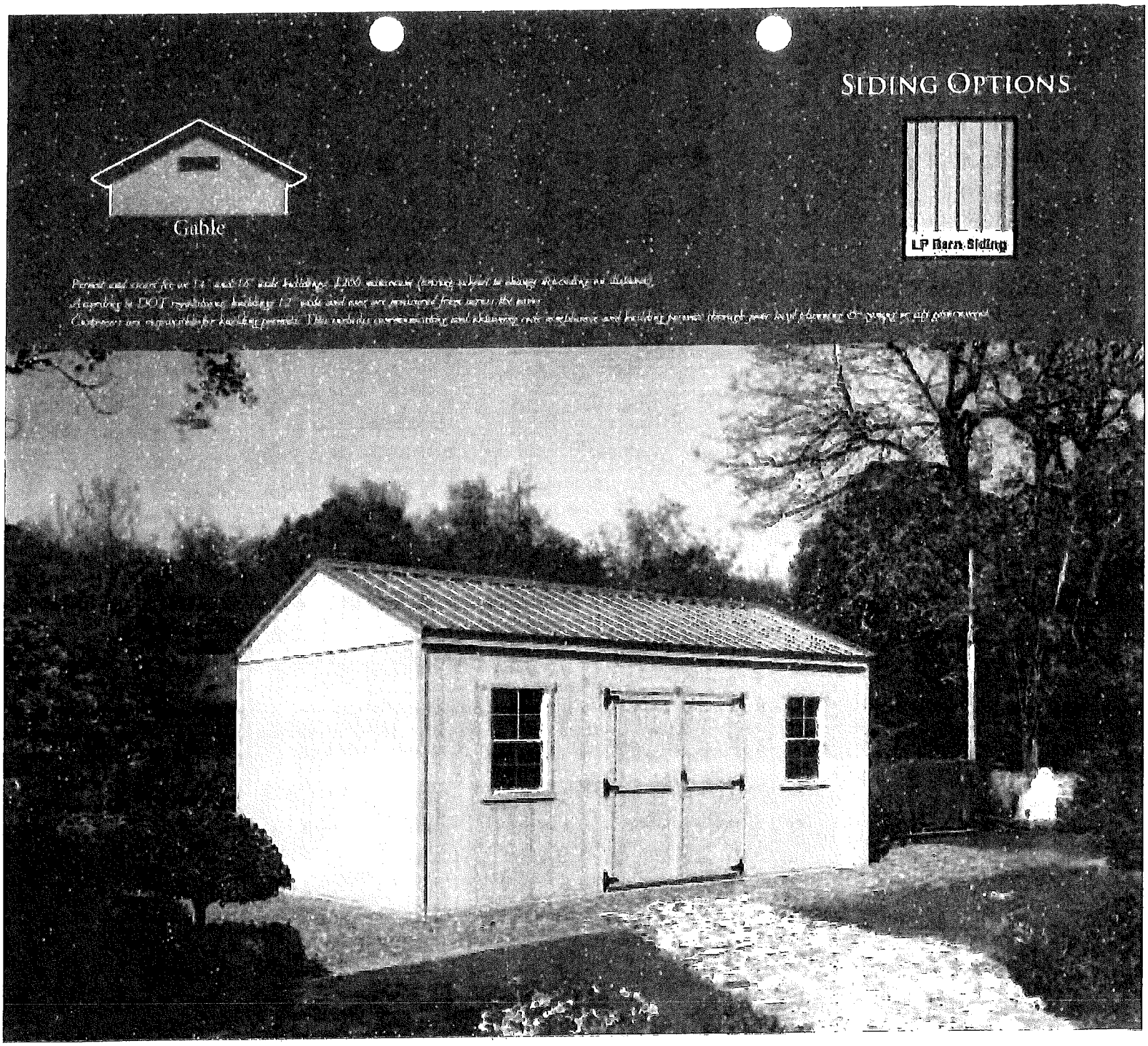
Standard Building Dimensions (INTERIOR)								
Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"							
12'	130"							
14'	158"							
16'	178"							





Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)



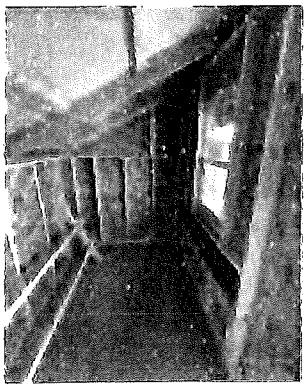
COMPASS

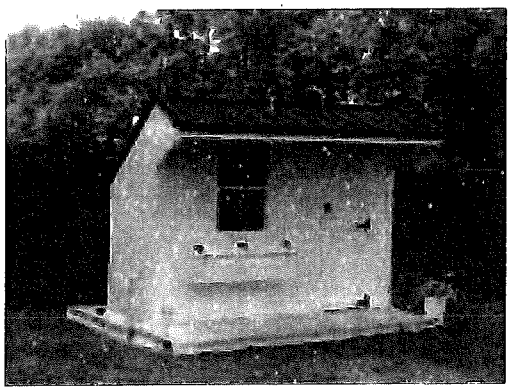
BIG SKY EXPRESS 10 LAP

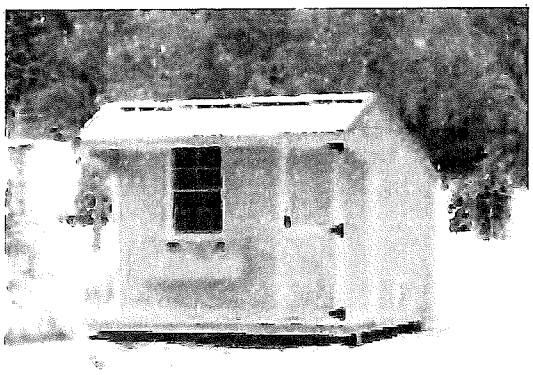
The Compass Big Sky Express Garden Shed is a remarkable model that combines affordability with versatility. The Compass Big Sky Express is a budget-friendly option that proves simplicity does not mean sacrificing the opportunity to create a shed that aligns with your style and preferences, making it an ideal choice for those seeking both cost-effectiveness and personalization.

CHICKEN COOP

Give your feathered friends a secure and cozy home in the Country Cabins Chicken Coop. Crafted with durability in mind, our chicken coops are built to withstand the test of time, ensuring a lasting shelter for your flock. Offering a convenient space for roosting and staying safe, our chicken coops are designed with the comfort and well-being of your feathered friends in mind.





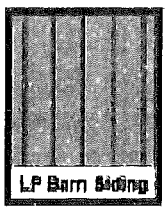


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'3"

Standard Building Dimensions (INTERIOR)		
Exterior Width	Exterior Length	
	Interior Dimension	10'
8'	85"	9'5"

SIDING OPTIONS



Prices and cost for an 8' and 16' wide buildings. $200 minimum pricing subject to change depending on distance.
According to DOT regulations, buildings 12' wide and over are measured from across the eaves.
Customer are responsible for building permits. This includes communicating and obtaining soil completion and building permits through your local planning or zoning or city government.

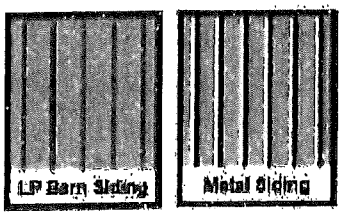
Run In Shed

Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'3"

Standard Building Dimensions (INTERIOR)		
Exterior Width	Exterior Length	
	Exterior Dimension	10'
8'	86"	9'5"

Siding Options



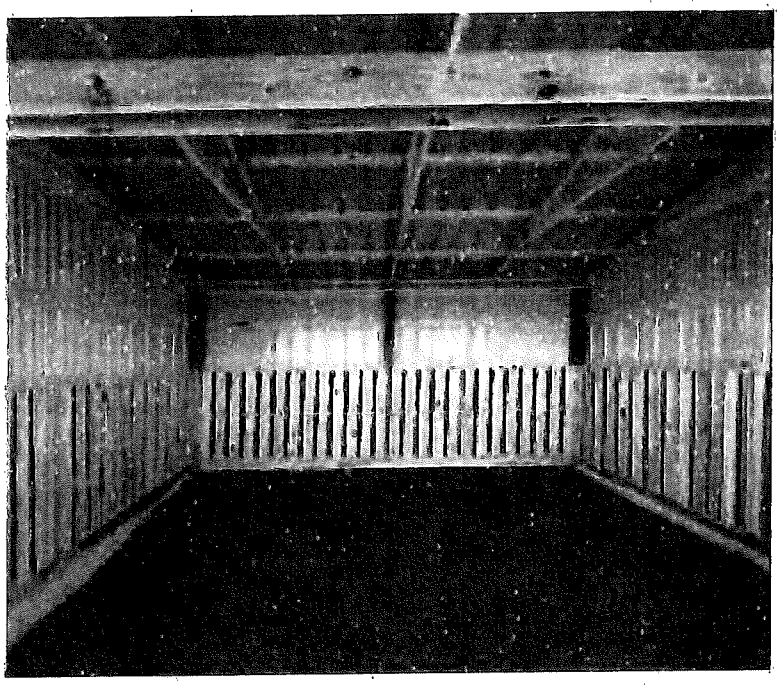
Available Sizes:

- 12x16
- 12x20
- 12x24

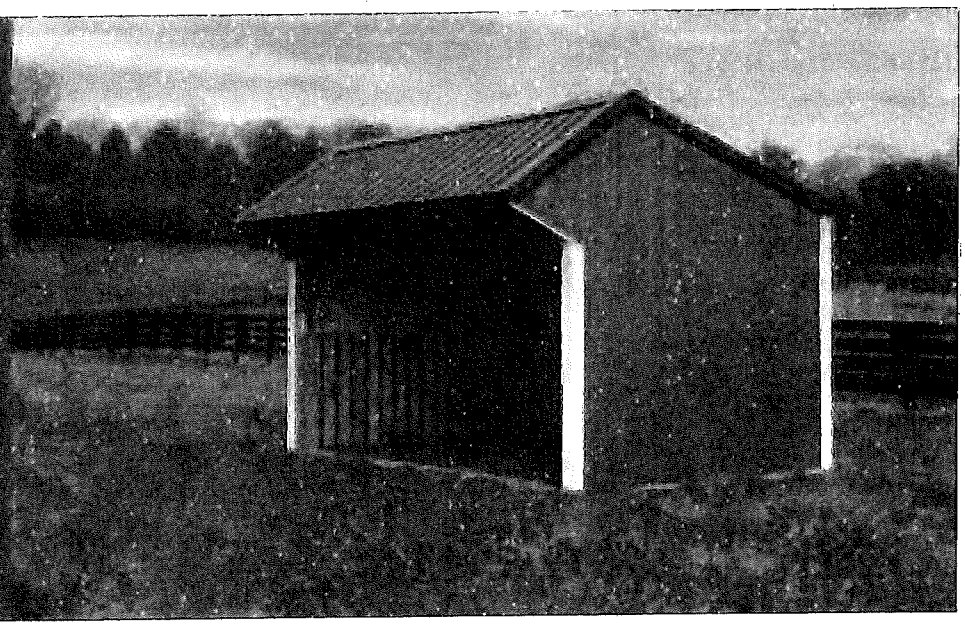
- No flooring
- Kickboards on bottom half of interior walls
- Available in LP barn or metal siding
- Dimensions are based on the roof Dimensions

Option to add tack/feed room

- Includes 1 single door
- Flooring included in tack room
- Dimensions of tack room are included in the overall size and are not added on in addition to the building Dimensions
  - 4': $1,200
  - 6': $1,500
  - 8': $1,800
  - 10': $2,100

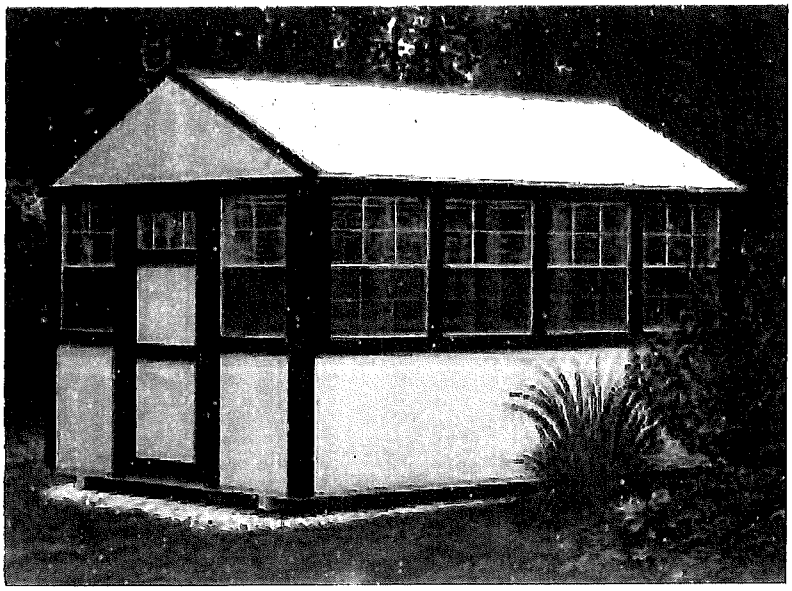


Protect your animals from the elements with the Country Cabins Run-In Shed. Crafted to withstand the test of time, our run-in sheds are built with durability in mind, ensuring a lasting and dependable shelter for your livestock. Whether it's for horses, goats, or other furry friends, these sheds provide a safe haven, protecting them from the sun, rain, or snow. Tack room options available.



Priced and sized for an 14' tall 16' wide building. $200 minimum (pricing subject to change depending on distance). Assuming a DOT regulation building. 12' walls and over are measured from apart between.

Customer are responsible for building permits. This includes communicating and obtaining zoning compliance and building permits through your local planning or zoning or city government.



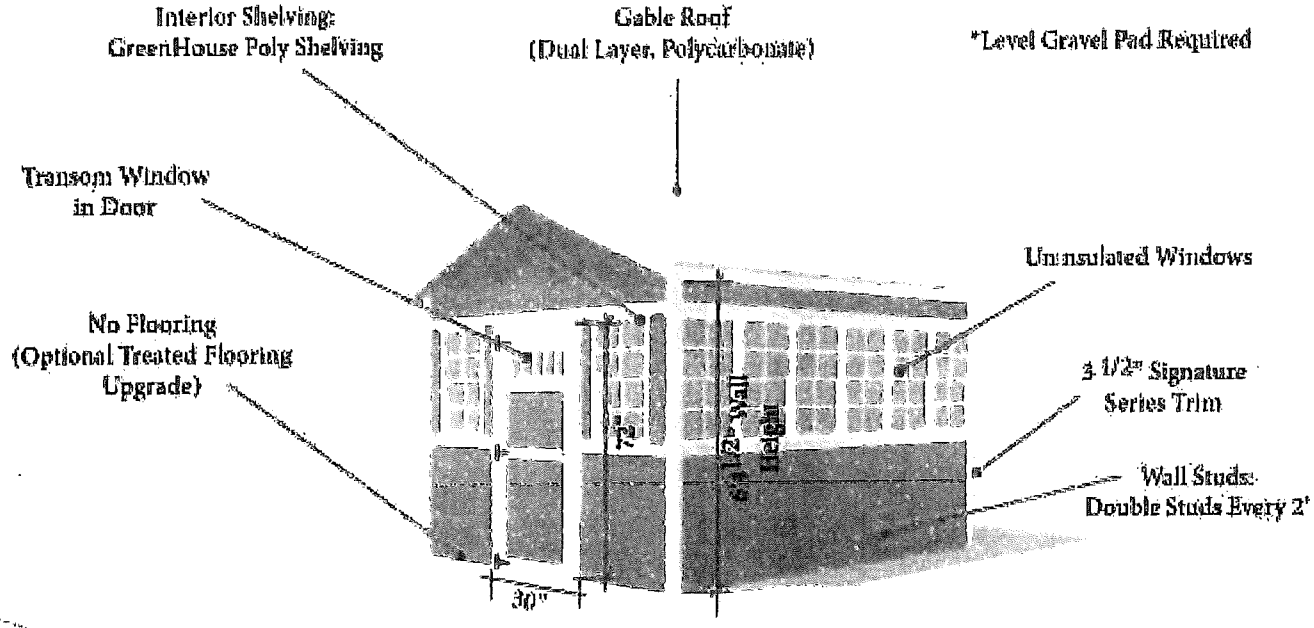
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	9'7"

Standard Building Dimensions (INTERIOR)

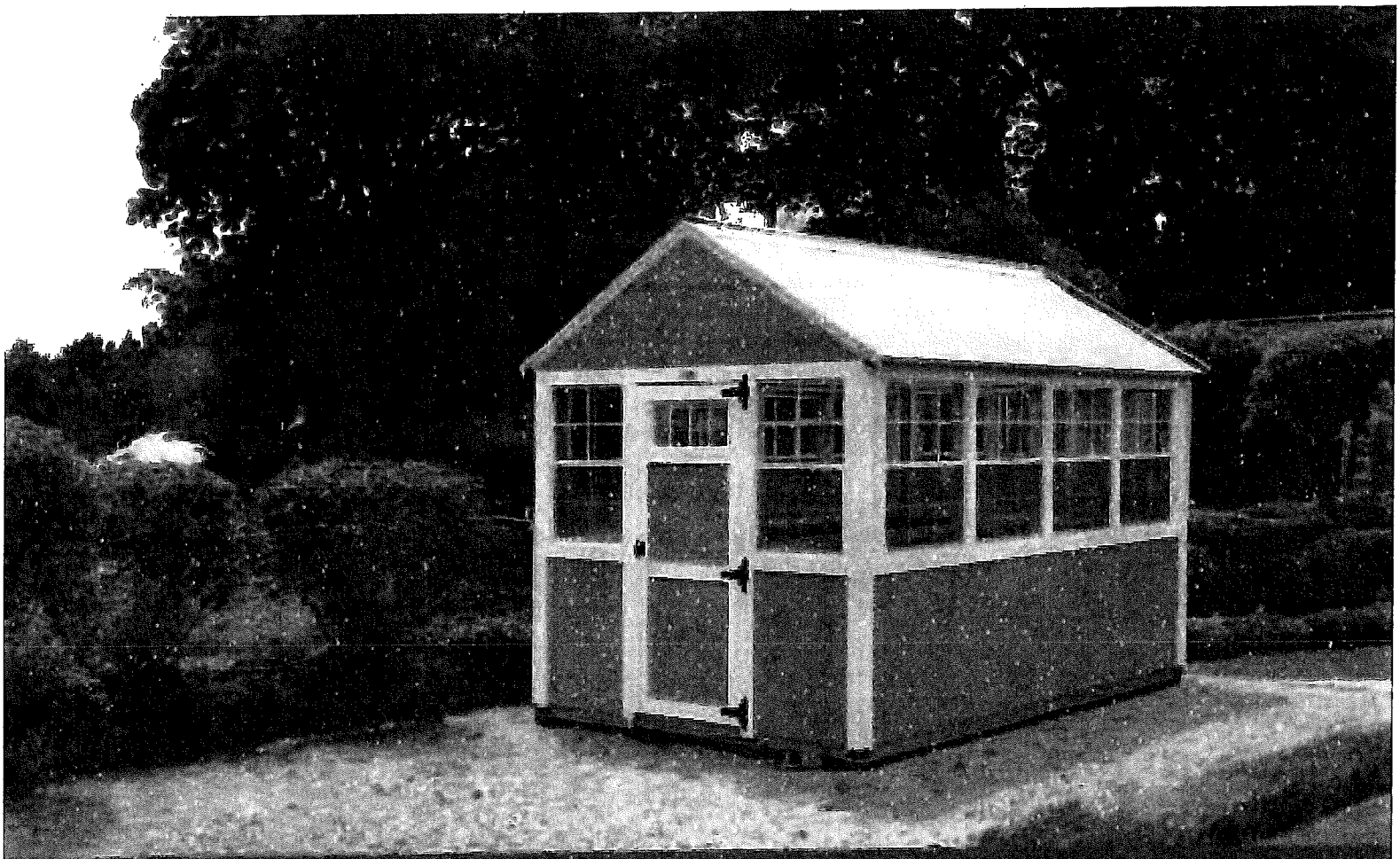
Exterior Width	Exterior Length	
Interior Dimension	12'	16'
8'	86"	11'5" 15'5"
10'	110"	
12'	126"	

STANDARD FEATURES



THE GREENHOUSE

The Greenhouse is the perfect haven for gardening enthusiasts seeking an ideal space for seeding and gardening projects. Designed to shield your plants from the harsh elements, this dedicated sanctuary provides an optimal environment for nurturing greenery. Whether you're starting seeds, cultivating delicate plants, or simply immersing yourself in the therapeutic joy of gardening, The Greenhouse offers a protective and conducive space.



SIDING OPTIONS

Gable

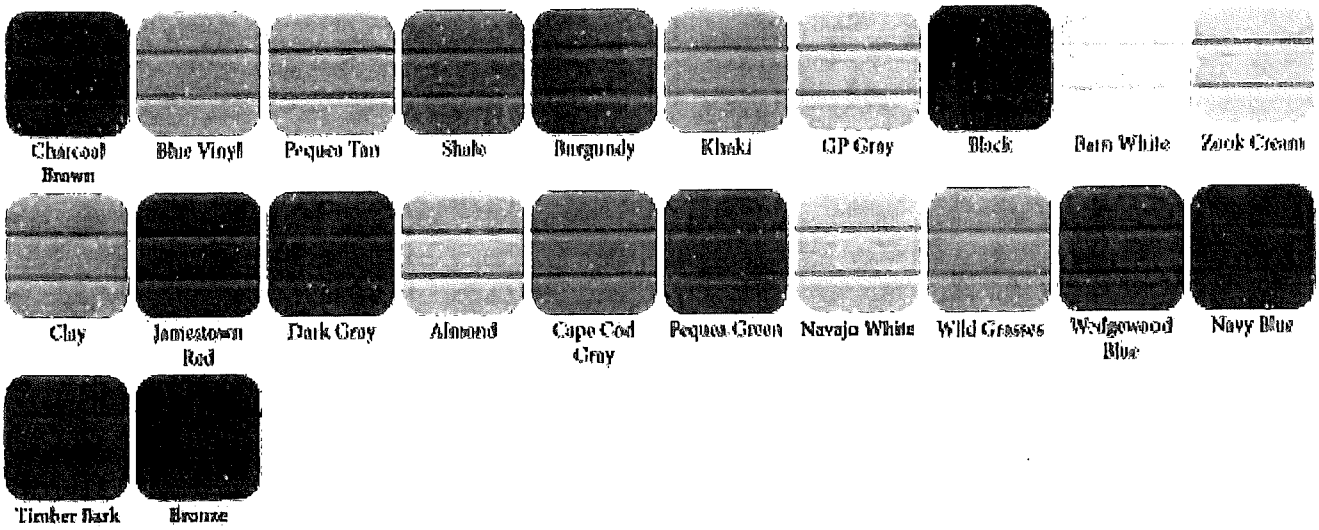
LP Barn Siding

Permit and costs for an 11' and 13' wide building. $300 minimum (varies subject to change depending on elements)
According to DOT regulations, buildings 12' wide and over are measured from eave to the eave.
Customers are responsible for locating property lines. This includes measurements and distances from completed and building permits through your local planning & zoning or city government.

FINISHES

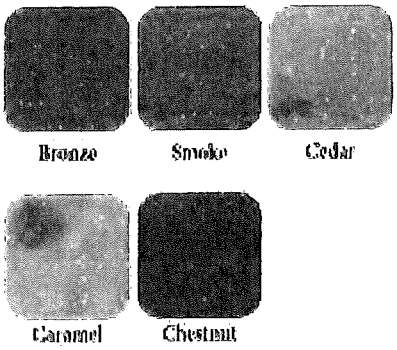
Please note: Printed colors may vary from actual paint colors.

Paint Colors

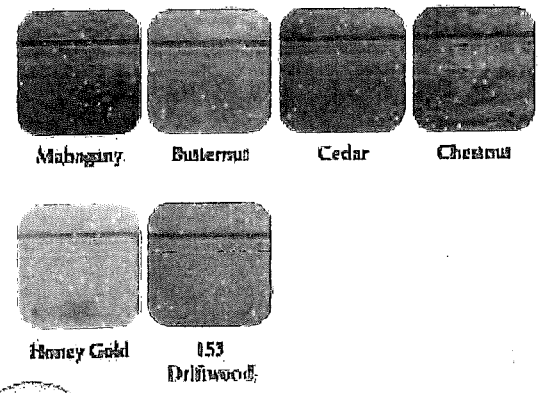


Metal Colors

Wood Stain



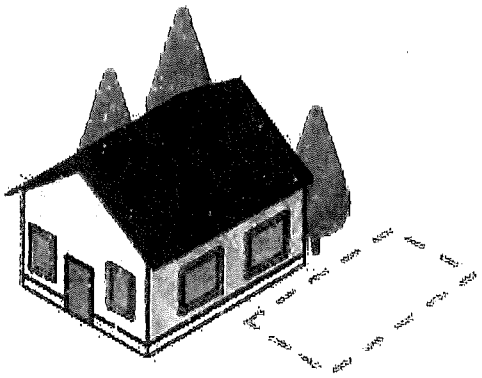
Wood Urethane Colors +$100

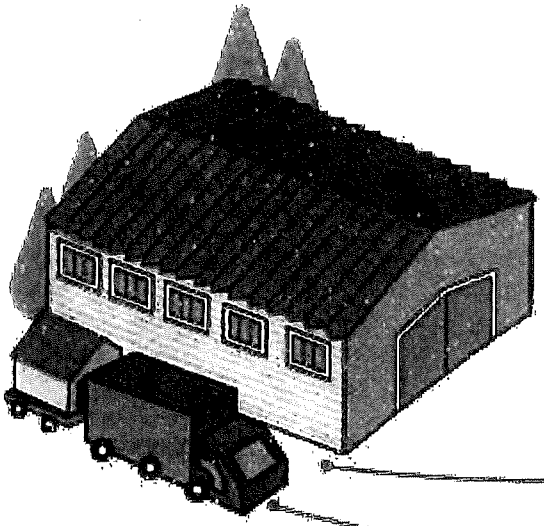


Shingles Colors +10%

Please note: Not available on high barns, lofted cabins, garages or mini barns.

DELIVERY





FREE DELIVERY:
First 50 miles free
14ft - 16ft wide buildings
Permit Required
$200 - $400 minimum

BEYOND FREE DELIVERY:
$4/mile for each mile over 50 miles

Experience the convenience of free delivery with Country Cabins. Our commitment to customer satisfaction extends to ensuring your building arrives at your doorstep ready to go. Utilizing a specialized truck and trailer system, our skilled haulers employ a mule delivery machine. This innovative equipment enables precise positioning, allowing the driver to safely maneuver the building as close to its destination as possible. We take pride in providing not only quality structures but a hassle-free delivery experience, ensuring your building finds its perfect spot with precision and care.

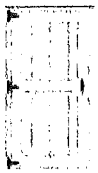
Free delivery mileage calculations:

Stock models: mileage is calculated from the shed's location to delivery location.

Custom models: mileage is calculated from the closest dealer or manufacturer to the delivery location.

DOORS & RAMPS

Single Doors 36"x72" or 36"x80"



Single Wooden Door

Single Wooden Door with Transom

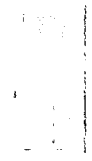
Single Wooden Door Classic Arch

Single Wooden Door Classic Arch with Transom

Single Doors 36"x72" or 36"x80"

Single Metal Door

Single Insulated Door



Single Insulated 9-Lite Door

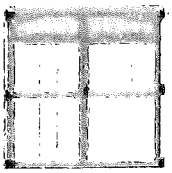
Double Doors 72"X72"

Double Wooden Door

Double Wooden Doors with Transoms

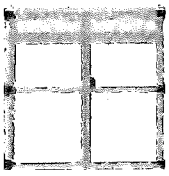
Double Doors 72"X72"

Double Wooden Door with Garden Arch



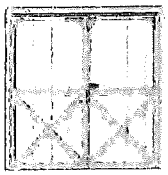
Double Wooden Door with Garden Arch and Transoms

Double Wooden Door with Classic Arch



Double Wooden Door with Classic Arch and Transoms

Double Doors 72"X72"



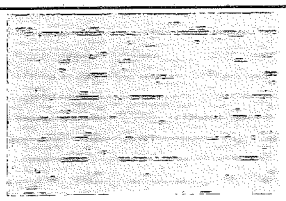
Double Metal Door

Upgraded Door Options

Double Wooden Door 72"X80"

Double Wooden Doors with Transoms 72"X80"

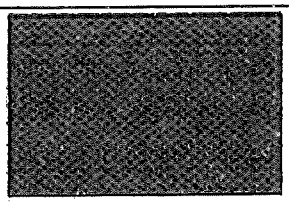
Wood Ramp



Crafted with pressure treated wood - allows ease of mobility in & out of your building. Available in 3 sizes:

- 4X5
- 4X6
- 4X8

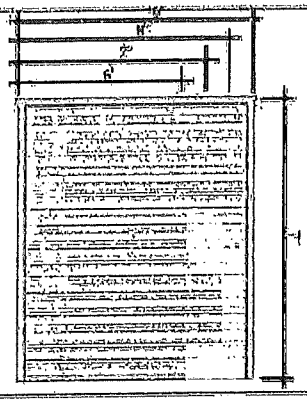
Poly Ramp

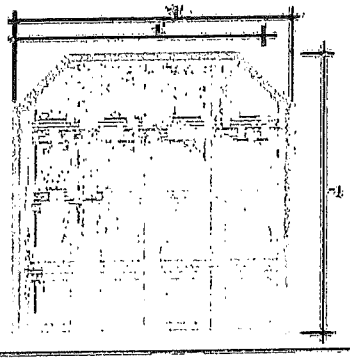


Engineered polycarbonate - UV-rated and slip-resistant. Available in 34"x70" sections. Standard size is two sections that can be linked together or split apart. Additional sections available.

ROLL-UP & GARAGE DOORS

Roll-Up Garage Door



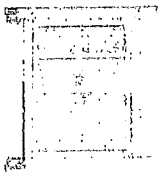


'S' is special order. Check with builder.

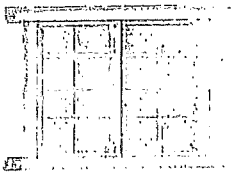
WINDOWS & SHUTTERS

Windows: Available in un-insulated, insulated and in white or dark to best suit your color options.
Transom windows: Available in walls or wood doors (not available in metal doors)
Shutters: Choose a color to accent your building or match your home.

24"x36" Un-insulated or Insulated



Single Window



Double Window

24"x36" Window Bundles

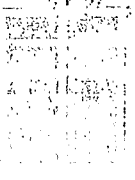
Single Window Bundle with Single Transoms

Double Window Bundle with Single Transoms

24"x36" Window Bundles

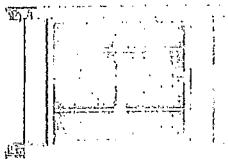
Single Window Bundle with Double Transoms*

*only available in 7' walls.

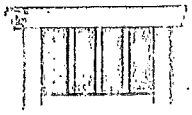


Double Window Bundle with Double Transoms*

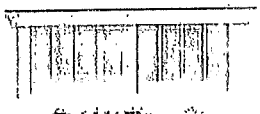
36"x36" or 36"x48" Vinyl Insulated Window



Transom Windows

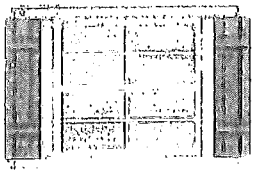


Single Transom



Double Transom

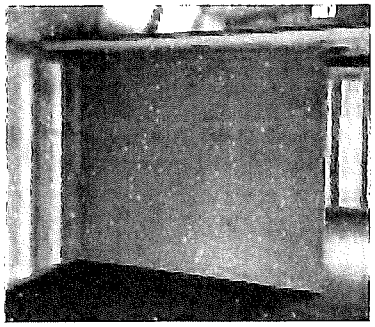
Shutters



OPTIONS

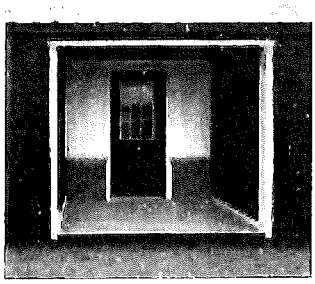
Divider Walls

Smart siding divider walls offer separation for various purposes.



Inset Side Porch

Available with or without stone on bottom on select building styles.
Photo shown with addional options: Shake siding and stone wainscoting on porch.



Industrial Rubber Flooring

- Double layer of flooring for added strength under rubber flooring
- Industrial-grade rubber
- 100% waterproof
- No seams or nail holes

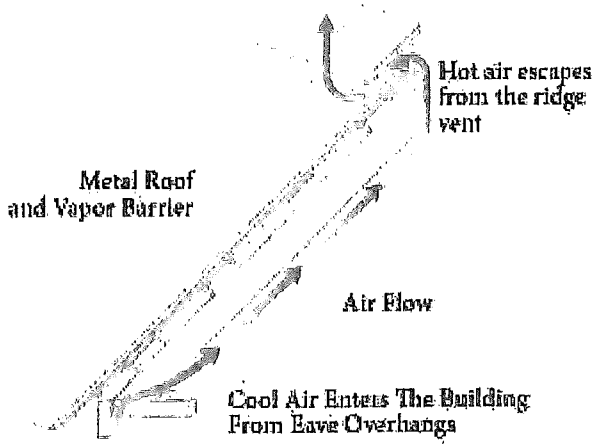
Overhangs

Overhangs are great for shading and weather protection. Gable overhang sizes available. Some building style limitations apply.

6" Gable Overhang

TruTemp Venting

Trump Venting ensures your building stays comfortable in the warmer months.



Insulation

(Fiberglass)
R-11 Value insulation
Additional trusses required

(Spray Foam)
Applied with 1 inch thickness. Helps control moisture and condensation.
Additional trusses may be required

Spray Foam vs Fiberglass Insulation:
Both fiberglass and spray foam are excellent options for insulation. The spray foam insulation is the leader in moisture and condensation control, reduction in drafts and overall temperature control.

Door Holdbacks

Urethane Stain Upgrade

A great upgrade option if you're looking for a wood stain color instead of paint color.

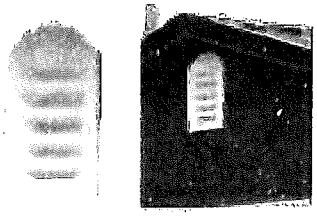
Vapor Barrier

Peg Board

A great option for organization and easy access to tools.

Fancy Vent

Offers a rounded top with horizontal venting slats.

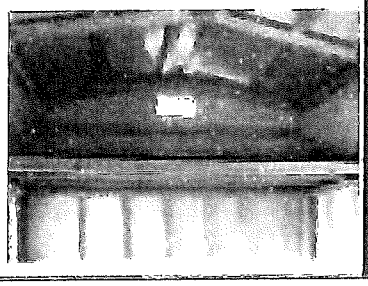


Workbench

Perfect for a convenient place to work on projects or for storage.

Loft Spaces

Overhead storage to maximize your space. Only available in select models.

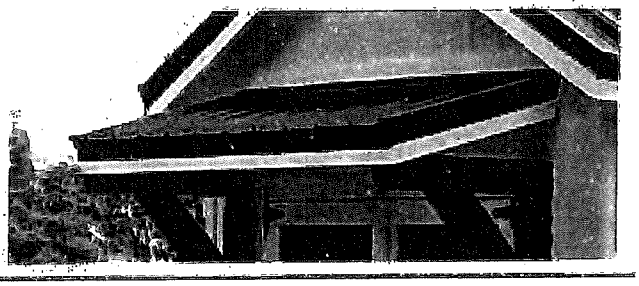


Tote Storage Shelves

An organized space for large tote storage bins.

Awning

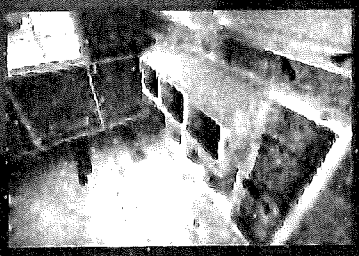
Available on 72X72 double doors (end wall only). Includes metal roof, painted frame same color as building, painted braces same color as trim.
*Not available on 8' wide buildings.

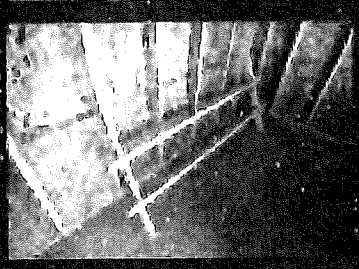


Roof Trusses

Roof trusses for extra support and stabilization. Additional trusses required for fiberglass insulation upgrade.

Chicken Coop Package!



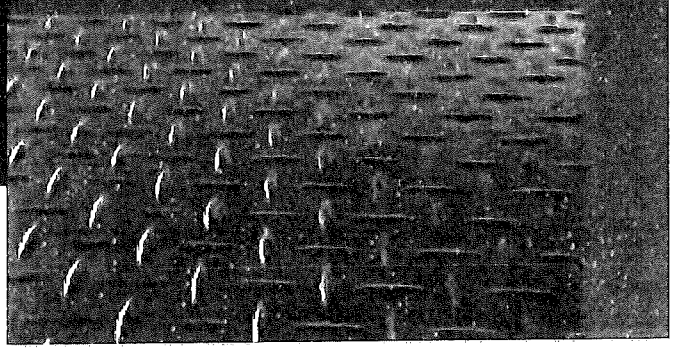


Available in any shed

- 1 chicken door
- Two 6' roosts
- 4-hole nesting box inside shed (interior entry only)

Industrial Rubber Flooring

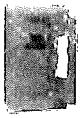
- Double layer of flooring for added strength under rubber flooring.
- Industrial-grade rubber
- 100% waterproof
- No seams or nail holes



Basic Electrical Package! $1,500

Includes:

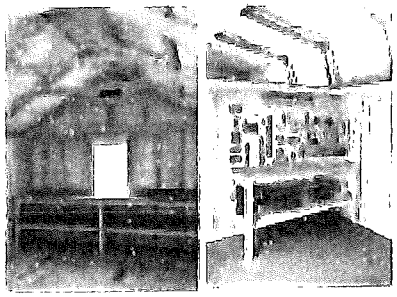
- Four 15 amp outlets
- One light with switch
- 100 amp breaker box
- 110 volt plug-in ready waterproof plug



Additional Options Available:

- Add outlet, light or switch $60
- Add black porch light fixture (includes interior light switch) $180
- Upgrade to waterproof 30 amp generator plug $80

Workshop Package!



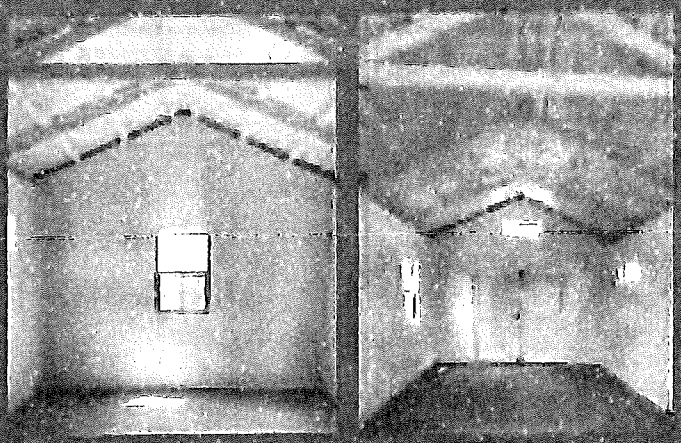
Includes:

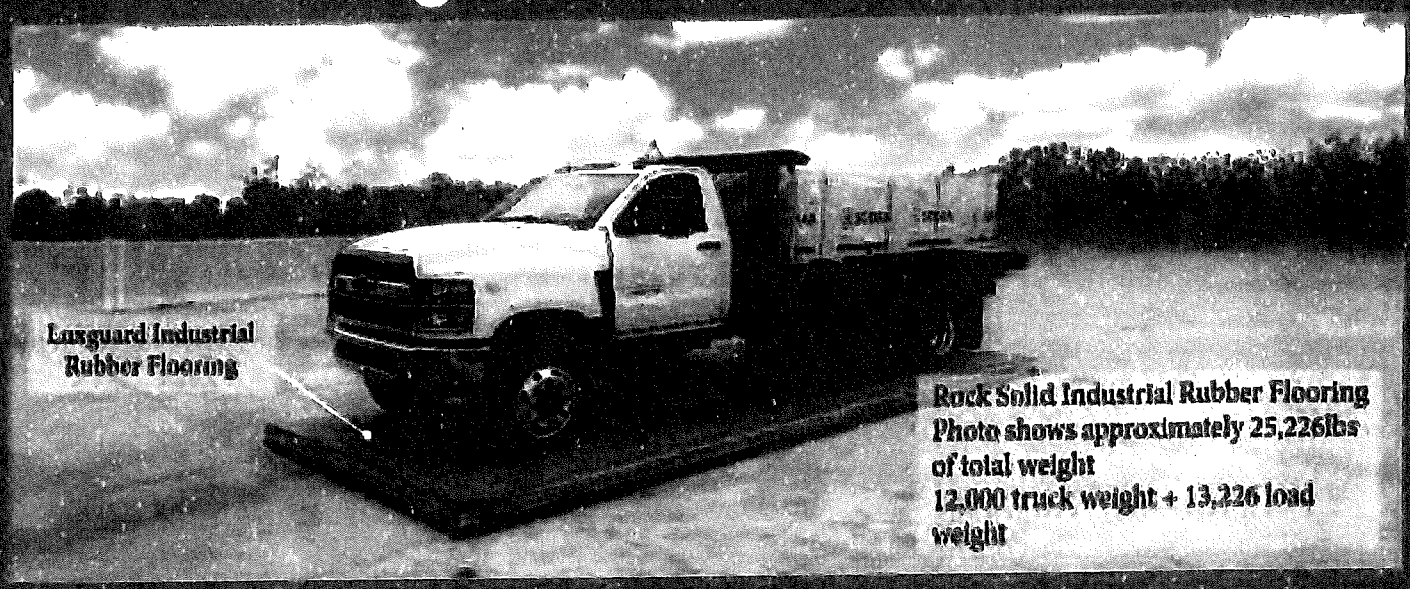
- U-loft
- Workbench
- Divider wall
- Pegboard above workbench
- Single door

Finished Interior

Smart siding on walls then painted white, including roof trusses and perlins for a clean and finished look.

For added comfort, consider insulation (spray foam or fiberglass)

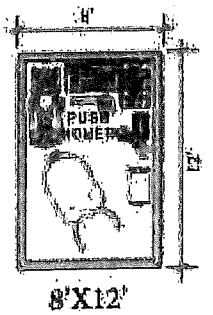




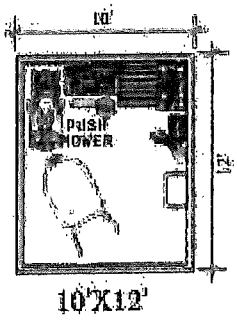
How Much Can It Hold?

Is the flooring system strong enough to hold heavy loads? We put our industrial rubber flooring system to the test. For those seeking additional foundational strength, we recommend placing the building on a concrete or gravel pad, ensuring an extra layer of stability.

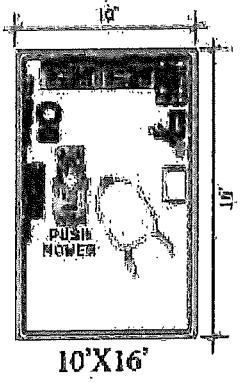
Floor Plans



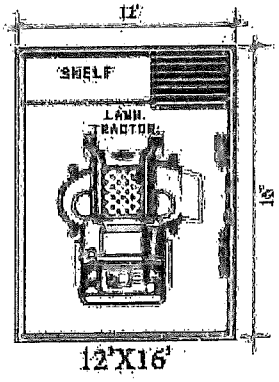
8'X12'



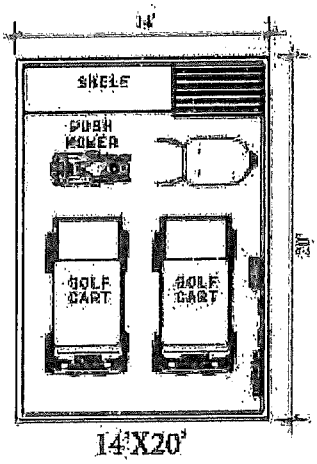
10'X12'



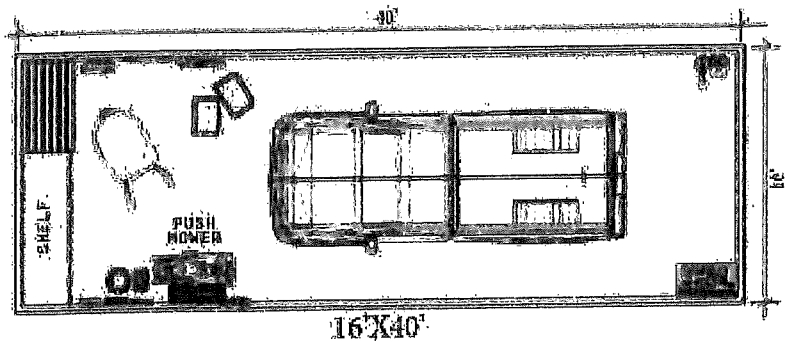
10'X16'



12'X16'



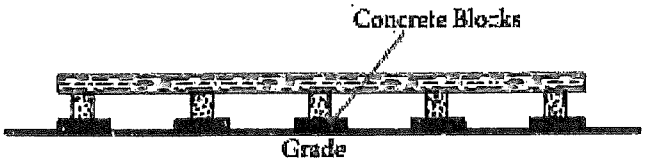
14'X20'



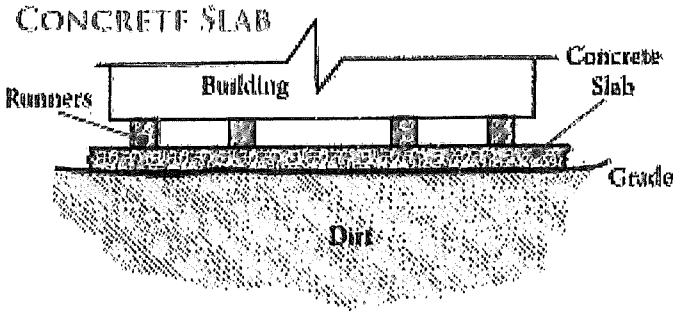
16'X40'

FOUNDATIONS

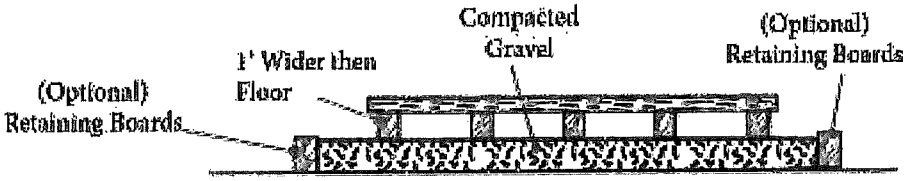
BLOCK SITE PREP



CONCRETE SLAB

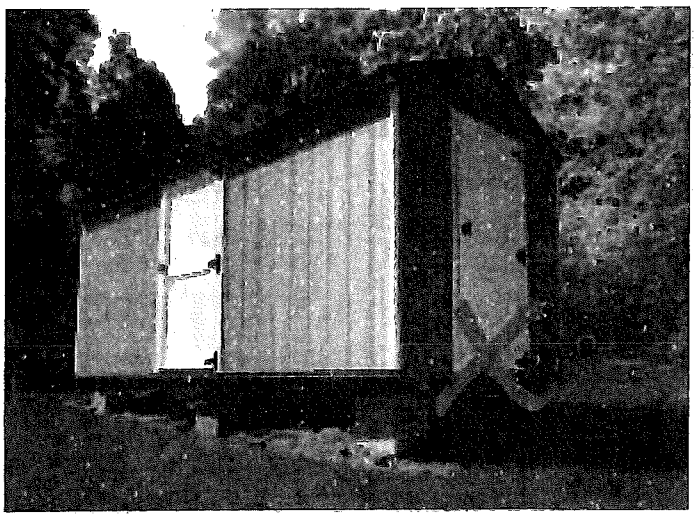


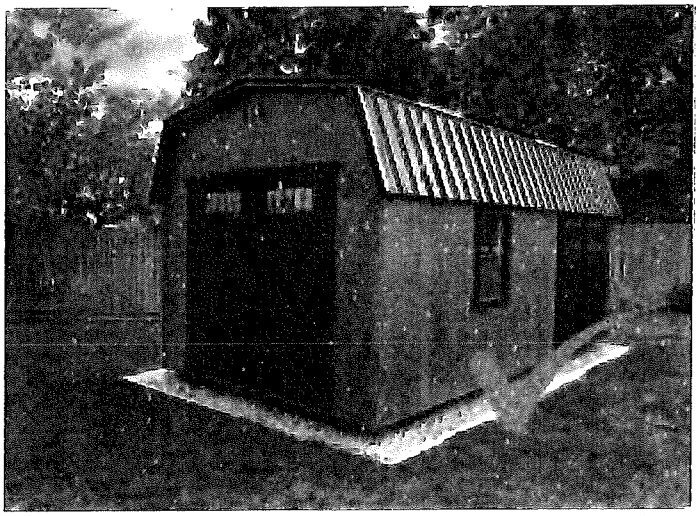
GRAVEL PAD

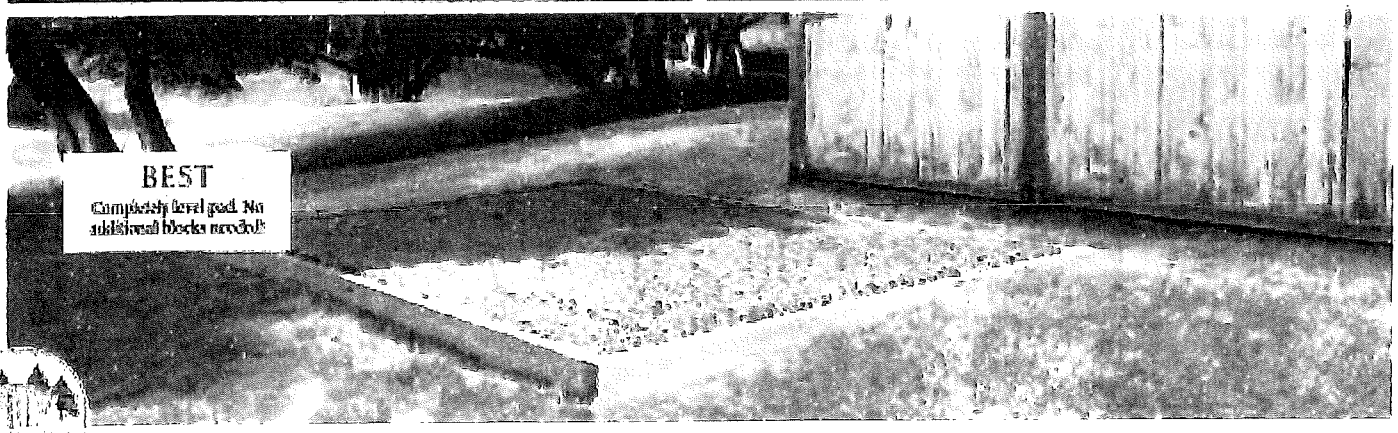


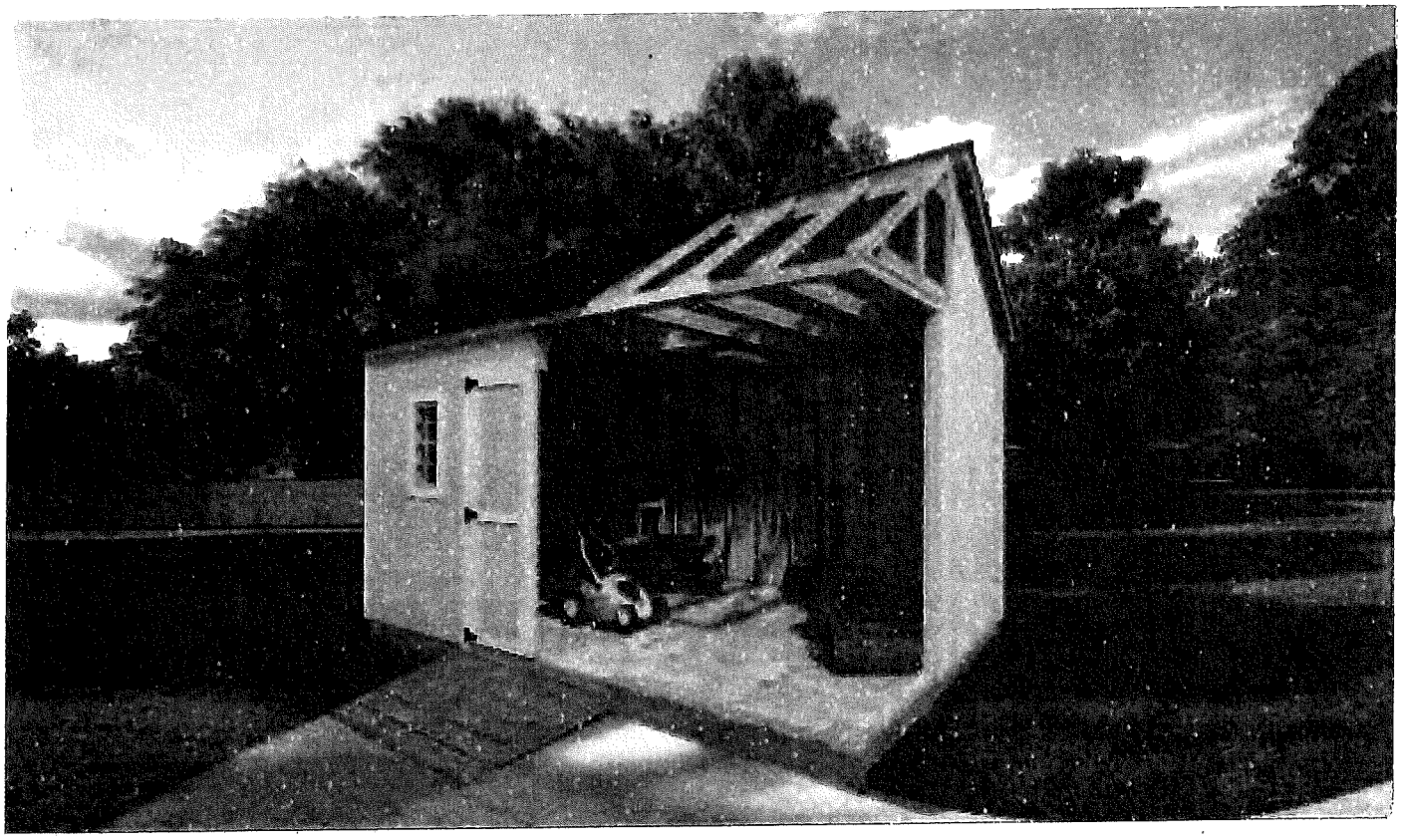
PREPARING FOR YOUR COUNTRY CABIN!

For the safety and longevity of your new shed, you'll need a level and sturdy base!









Choosing Your Perfect Space: Considerations for Building Style and Size

Embarking on the journey of selecting a building style and size requires careful thought and foresight. Begin by addressing two crucial factors:

Intended Use: What do you plan to use the building for?
Future Needs: Anticipate your needs in the years to come.

We recommend you choose a size that accommodates your need for additional space today but also leaves room for growth and enjoyment in the years ahead.

As you decide on a building, assess the space you need and envision the activities and items it will house. Do you require loft space, storage shelves, a workbench, windows, or additional doors? Are lawnmowers, ATVs, or wheelbarrows part of the equation? Tailoring your building to these needs can lead you to the perfect custom option.

Take a closer look at this storage shed, a prime example featuring loft space for storage, ramps for mobility, and windows for natural light and aesthetic appeal. Let functionality and practicality guide your choices, ensuring your building not only meets but exceeds your expectations. Start your journey towards the perfect space today!

Choose Your Payment Option

Payments Q & A	Cash	Rent-to-Own	90 Days Same-as-Cash (*available in select areas)	Traditional Financing
Who do I pay?	Paid directly to Country Cabins	Down payment to Country Cabins. Monthly payments to the RTO company after delivery.	Down payment to Country Cabins. Monthly payments and balance in full to RTO company after delivery.	Down payment is paid directly to the lending company.
How do down payments work?	Pay in full at time of order OR 10% down payment with balance due on delivery.	One month down payment due at time of order. Two months down or security deposit required in some situations.	Once down payment is made, on time monthly payments set by the RTO company must be paid by the due date. The balance must be paid in full before the 90 day mark.	Usually no down payment. Depending on your credit, some lenders may require a down payment.
Monthly Payments.	N/A	Once the building is delivered, the RTO company will send you an invoice within a few weeks. Monthly payments will go directly to the RTO company.	Once the building is delivered, the RTO company will send you an invoice within a few weeks. Monthly payments will go directly to the RTO company.	Payments are made directly to the lender.
Is there a credit check?	N/A	No credit check	No credit check	Credit check and approval required.
What if I cannot afford my building or don't want it anymore?	N/A	The RTO company will repossess the building when payments default or if you let them know you no longer want the building.	The RTO company will repossess the building when payments default or if you let them know you no longer want the building.	Varies by lender and subject to terms of loan agreement.
What is the interest rate?	N/A	RTO is not an interest based term. RTO is a fee based term with a % that depends on the term length.	RTO is not an interest based term. RTO is a fee based term with a % that depends on the term length.	Dependent on lender terms, credit score and federal rate fluctuations.
Does RTO cost more?	N/A	You will pay more for the building than you would by paying cash. One of the benefits to RTO is the convenience to rent/lease the building as long as you need it with the option to own it once the term payments have completed.	You will pay more for the building than you would by paying cash. One of the benefits to RTO is the convenience to rent/lease the building as long as you need it with the option to own it once the term payments have completed. If the balance is not paid off in 90 days, all fees will be applied retroactively.	N/A
Do I have to be a homeowner?	N/A	No	No	Possibly, depending on lender requirements
Is there a penalty for early payoff?	N/A	No	No	No

See What Customers Are Saying!

> We just can't say enough about Country Cabins. I had Enos help us with a custom build, then a resizing due to local regulations. He was amazing at helping us get everything arranged. The barn is beautiful and EXACTLY what we ordered. The quality of the construction is above and beyond. The delivery was perfect and he made sure we were happy with everything before leaving. We will be purchasing again for a smaller one for all of my outdoor furniture.
>
> — *S. Leeson*

> Easy purchase and excellent delivery. They did everything they promised during the sale and I couldn't be happier.
>
> — *R. Snapp*

> Very happy customer. Excellent quality shed and fantastic customer sales and delivery service. Ted was very responsive and walked us through the process and options to make sure we got exactly what we wanted. Matt delivered the shed on time and with care.
>
> — *M. Rottmayer*

> Building looks perfect! Delivery was as expected and on time. Great customer service, highly recommend.
>
> — *L. Moore*

Country Cabins Top to Bottom Warranty

We guarantee your structure will remain free of defects caused by material or workmanship for the following periods from the date of installation:

1 Years – Compass Series Sheds
5 Years – Signature Series Sheds

In the event your structure does not meet your satisfaction, we will repair, refurbish, or replace it, at the discretion of Country Cabins, at no cost to you.

Warranty Conditions and Limitations:

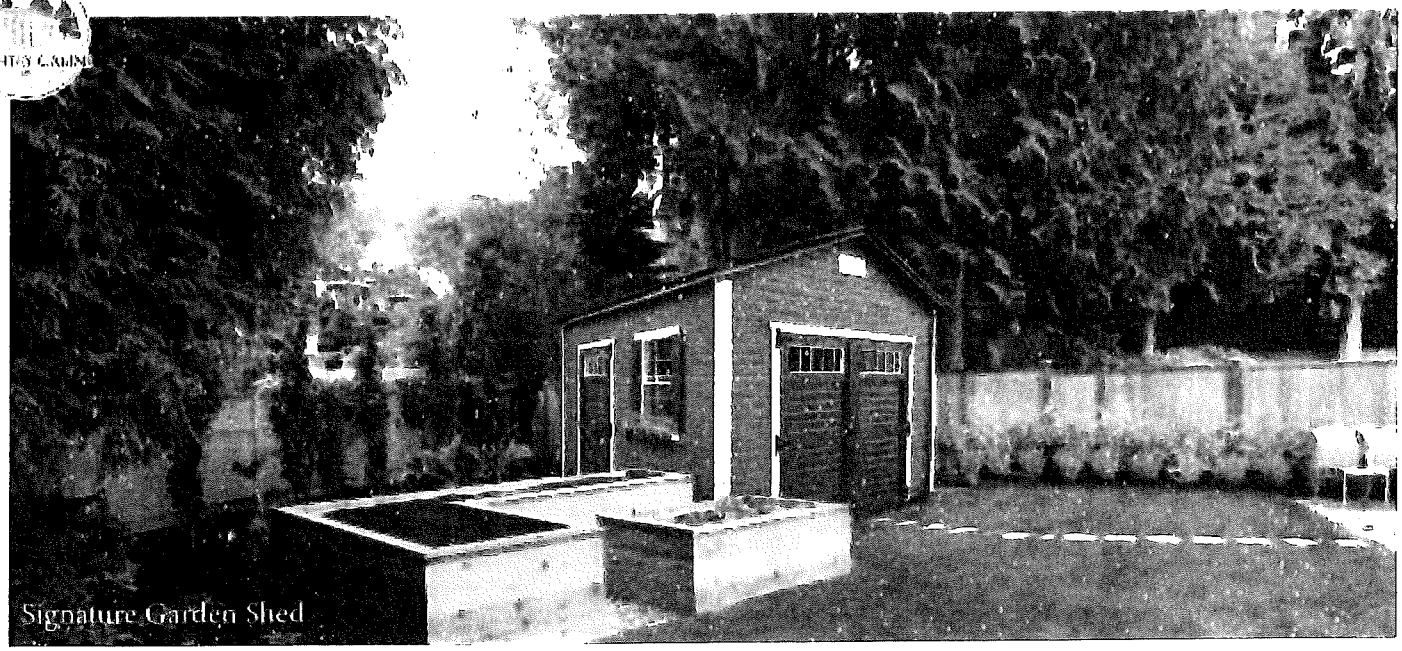
- The Country Cabins warranty only applies to new structures, is nontransferable and applies to the original purchaser.
- The Country Cabins warranty only applies to Country Cabins painted and metal sheds. Unpainted sheds are excluded from warranty coverage.
- Any modifications made to the structure by the customer voids this warranty.
  - Examples of modifications that void this warranty include, but are not limited to: insulation, sheetrock, shelving, electrical & plumbing, and/or moving the building. Warranty does not apply to normal wear and tear, acts of God such as, but not limited to: tornados, hail, and/ or high winds.

Country Cabins Satisfaction Guarantee

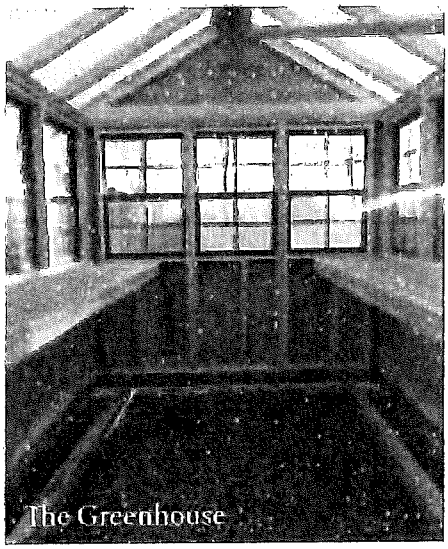
Country Cabins offers a 100% Satisfaction guaranteed - love it or return it within 5 days after delivery.

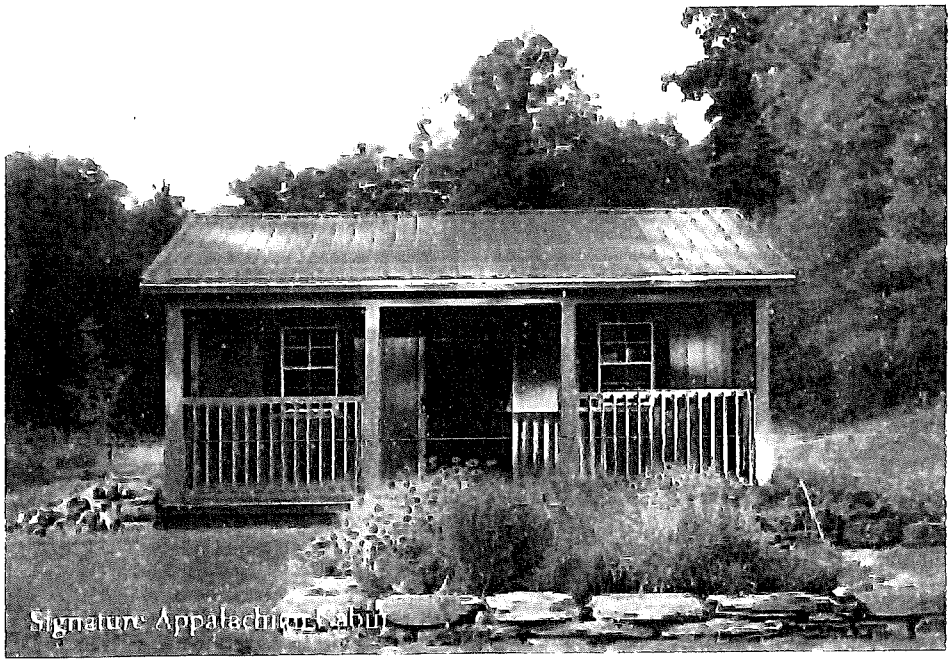
Satisfaction & Guarantee Conditions and Limitations:

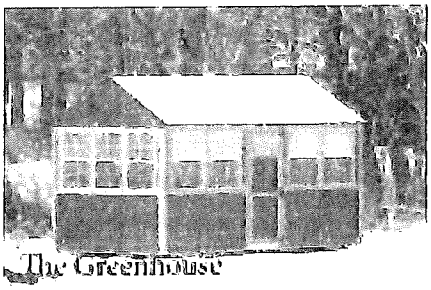
- Country Cabins reserves the right to reduce the amount refunded if the shed has been moved, damaged, or modified in any way from its original state. Country Cabins will inspect the shed on site prior to moving it and determine if any such changes or damage has been made to the shed and document this on a pickup sheet provided to the customer at time of pick up.
- The structure will be picked up at a time determined by Country Cabins. Our scheduling team will work diligently to get the structure picked up as soon as possible.
- The Customer is responsible for providing access to the structure to be picked up.
- The Customer or authorized representative for the customer must be present at the time of pick up.

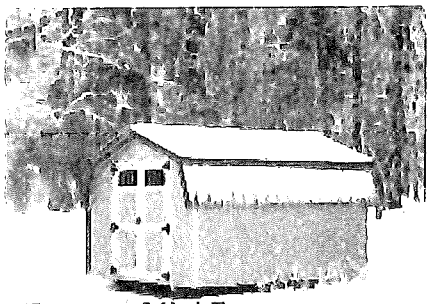

Signature Garden Shed

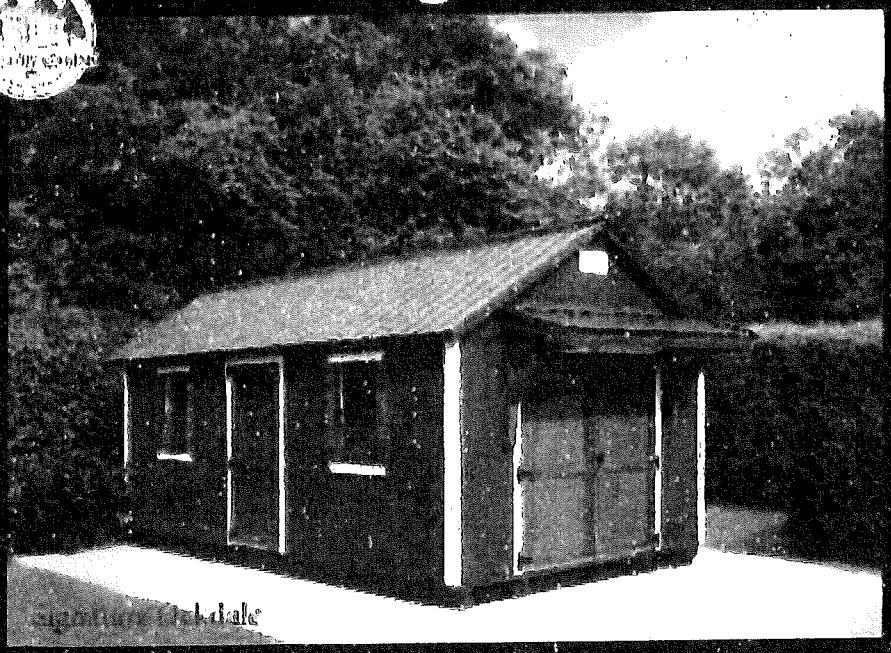
Compass Big Sky

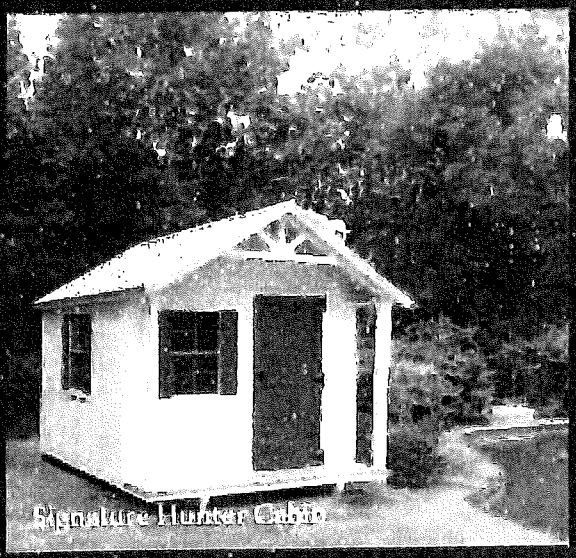

The Greenhouse

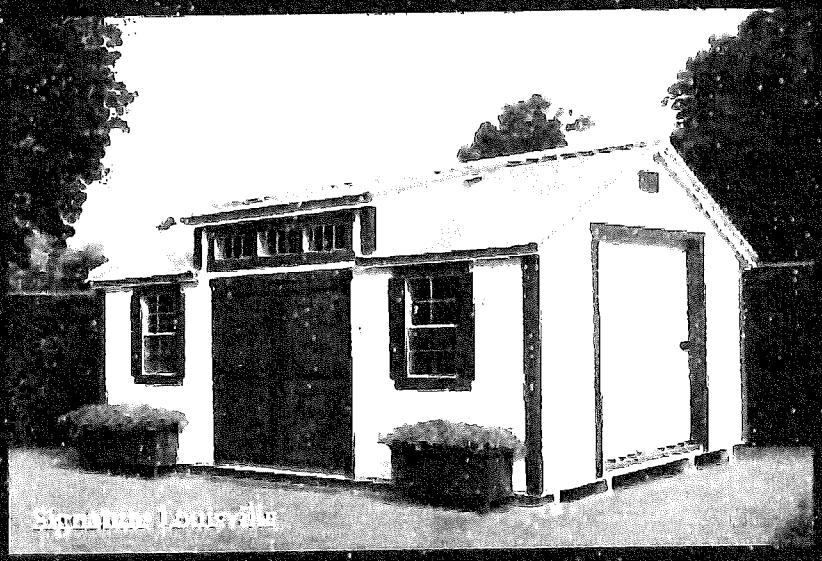

Signature Appalachian Cabin


The Greenhouse


Compass Mini Barn



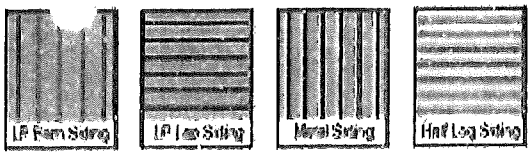

Signature Hunter Cabin

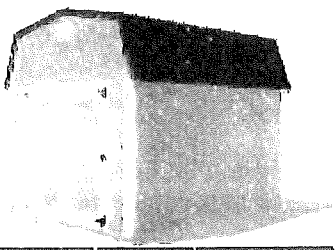


OVERSIZE LOAD

Signature SERIES

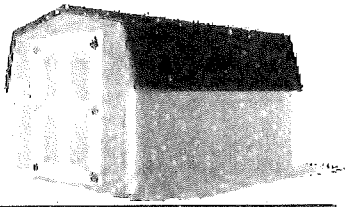
SIDING OPTIONS





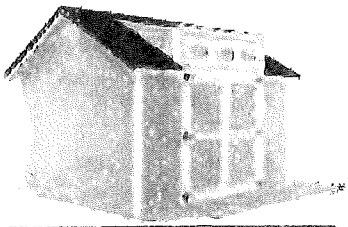
HIGH BARN

SIZE	Sq. Ft.	PRICE
8X10	80	$3,825.00
8X12	96	$4,000.00
10X12	120	$4,525.00
10X16	160	$5,225.00
10X20	200	$6,275.00
12X16	192	$6,275.00
12X20	240	$6,950.00
12X24	288	$8,100.00
12X28	336	$9,500.00
12X32	384	$10,000.00
12X36	432	$11,000.00
12X40	480	$11,500.00
*14X20	280	$7,900.00
*14X24	336	$9,600.00
*14X28	392	$10,600.00
*14X32	448	$11,600.00
*14X36	504	$13,500.00
*14X40	560	$14,900.00
*16X24	384	$11,600.00
*16X28	448	$12,900.00
*16X32	512	$14,800.00
*16X36	576	$16,500.00
*16X40	640	$18,000.00



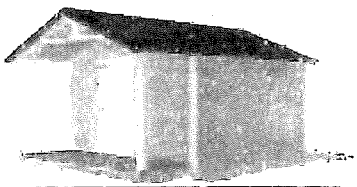
MINI BARN

SIZE	Sq. Ft.	PRICE
8X8	64	$2,950.00
8X10	80	$3,175.00
8X12	96	$3,375.00
10X12	120	$3,825.00
10X16	160	$4,325.00
10X20	200	$5,150.00
12X16	192	$5,150.00
12X20	240	$5,825.00
12X24	288	$6,075.00



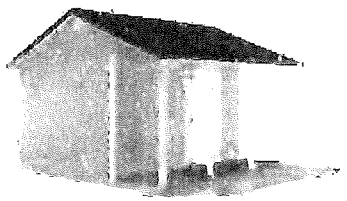
LOUISVILLE

SIZE	Sq. Ft.	PRICE
8X10	80	$5,200.00
8X12	96	$5,400.00
10X12	120	$5,850.00
10X16	160	$6,525.00
10X20	200	$7,500.00
12X16	192	$7,500.00
12X20	240	$8,150.00
12X24	288	$8,650.00
12X28	336	$9,575.00
12X32	384	$10,600.00
12X36	432	$11,950.00
12X40	480	$13,075.00
*14X20	280	$9,500.00
*14X24	336	$10,500.00
*14X28	392	$12,200.00
*14X32	448	$13,200.00
*14X36	504	$14,900.00
*14X40	560	$16,200.00
*16X24	384	$13,000.00
*16X28	448	$14,000.00
*16X32	512	$16,000.00
*16X36	576	$18,000.00
*16X40	640	$19,000.00



HUNTER CABIN

SIZE	Sq. Ft.	PRICE
10X12	120	$5,150.00
10X16	160	$6,000.00
10X20	200	$7,000.00
12X16	192	$7,000.00
12X20	240	$8,150.00
12X24	288	$8,800.00
12X28	336	$10,200.00
12X32	384	$11,025.00
12X36	432	$12,000.00
12X32	480	$12,875.00
*14X20	280	$6,525.00
*14X24	336	$10,300.00
*14X28	392	$11,500.00
*14X32	448	$12,600.00
*14X36	504	$14,600.00
*14X40	560	$16,000.00
*16X24	384	$12,400.00
*16X28	448	$13,800.00
*16X32	512	$15,800.00
*16X36	576	$17,700.00
*16X40	640	$19,300.00



APPALACHIAN CABIN

SIZE	Sq. Ft.	PRICE
*14X12	120	$6,900.00
*14X16	160	$7,975.00
*14X20	200	$9,575.00
*14X24	240	$11,175.00

* add $200 permit
* $200 minimum permit and escort fee applied to 14' and 16' wide buildings.
* 3% on credit card payments.
* Pricing subject to change depending on distance.

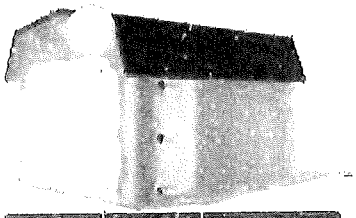
STANDARD FEATURES

Signature

1. 2"X6" Notched Floor System
2. Treated floor joists (12" on center) 2 x 4" up to 12' wide buildings 2"X6" on 14' and 16' wide buildings
3. Multiple Siding Options
4. 4' On Center Trusses
5. Vapor Barrier
6. 40 Year Metal Roof
7. Eave Overhangs
8. Trained Like a House
9. Coatings
10. Diamond Plate Threshold Guard
11. 6' Wide Double Doors
12. High Density Engineered Wood Panels

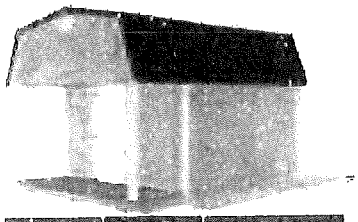
Compass

1. Flooring System 4"X4" Runners
2. Treated floor joists (16" on center) 2 x 4" up to 12' wide buildings 2"X6" on 14' and 16' wide buildings
3. Multiple Siding Options
4. 4' On Center Trusses
5. Vapor Barrier on Roof
6. 40 Year Metal Roof
7. Trained Like a House
8. Coatings
9. Diamond Plate Threshold Guard
10. 6' Wide Double Doors
11. High Density Engineered Wood Panels



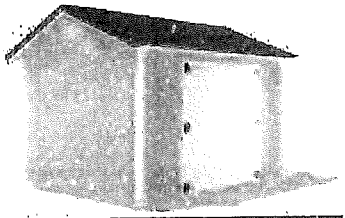
GARAGE

SIZE	Sq Ft	PRICE
10X12	120	$5,925.00
10X16	160	$6,625.00
10X20	200	$7,675.00
12X16	192	$7,675.00
12X20	240	$8,350.00
12X24	288	$9,500.00
12X28	336	$10,900.00
12X32	384	$11,400.00
12X36	432	$12,400.00
12X32	480	$12,900.00
*14X20	280	$9,300.00
*14X24	336	$11,000.00
*14X28	392	$12,000.00
*14X32	448	$13,000.00
*14X36	504	$14,900.00
*14X40	560	$16,300.00
*16X24	384	$13,000.00
*16X28	448	$14,300.00
*16X32	512	$16,200.00
*16X36	576	$17,900.00
*16X40	640	$19,400.00



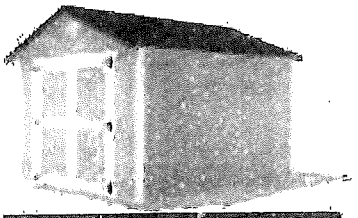
LOFTED CABIN

SIZE	Sq Ft	PRICE
10X12	80	$5,775.00
10X16	120	$6,650.00
10X20	160	$7,625.00
12X16	144	$7,625.00
12X20	192	$8,750.00
12X24	240	$9,200.00
12X28	288	$10,500.00
12X32	336	$11,625.00
12X36	384	$12,875.00
12X40	432	$13,950.00
*14X20	224	$9,100.00
14X24	280	$10,500.00
*14X28	336	$11,350.00
14X32	392	$12,900.00
*14X36	448	$14,500.00
*14X40	504	$15,975.00
*16X24	320	$12,700.00
*16X28	384	$13,975.00
*16X32	448	$15,800.00
*16X36	512	$17,500.00
*16X40	576	$18,975.00



OAKDALE

SIZE	Sq Ft	PRICE
8X10	80	$4,000.00
8X12	96	$4,225.00
10X12	120	$4,775.00
10X16	160	$5,500.00
10X20	200	$6,600.00
12X16	192	$6,600.00
12X20	240	$7,275.00
12X24	288	$8,500.00
12X28	336	$9,900.00
12X32	384	$10,500.00
12X36	432	$11,500.00
12X40	480	$12,225.00
14X20	280	$8,300.00
*14X24	336	$10,000.00
*14X28	392	$11,000.00
*14X32	448	$12,100.00
*14X36	504	$14,100.00
*14X40	560	$15,500.00



GARDEN SHED

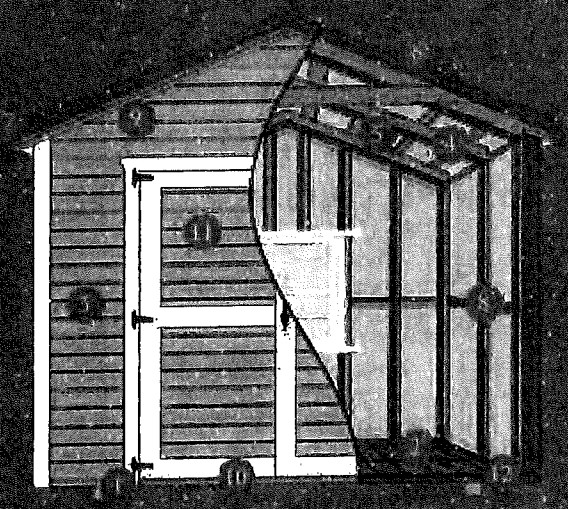
SIZE	Sq Ft	PRICE
8X10	80	$3,825.00
8X12	96	$4,000.00
10X12	120	$4,525.00
10X16	160	$5,225.00
10X20	200	$6,275.00
12X16	192	$6,275.00
12X20	240	$6,950.00
12X24	288	$8,100.00
12X28	336	$9,500.00
12X32	384	$10,000.00
12X36	432	$11,000.00
12X40	480	$11,500.00
*14X20	280	$7,900.00
*14X24	336	$9,600.00
*14X28	392	$10,600.00
*14X32	448	$11,600.00
*14X36	504	$13,500.00
*14X40	560	$14,900.00
*16X24	384	$11,600.00
*16X28	448	$12,900.00
*16X32	512	$14,800.00
*16X36	576	$16,500.00
*16X40	640	$18,000.00

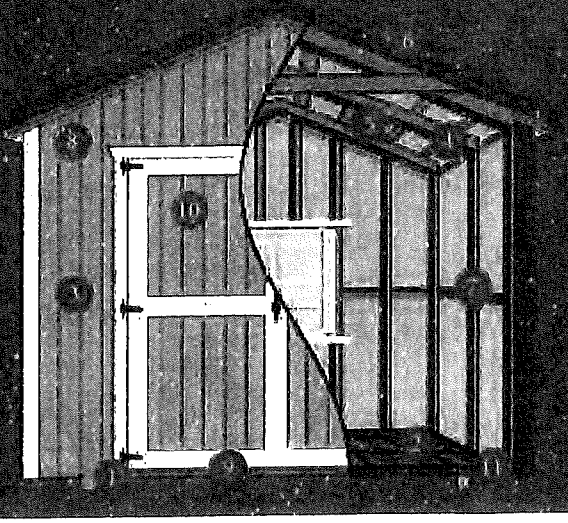
*add $200 permit
- $200 minimum permit and escort fee applied to 14' and 16' wide buildings.
- 3% on credit card payments.
- Pricing subject to change depending on distance.

STANDARD FEATURES

Signature Series

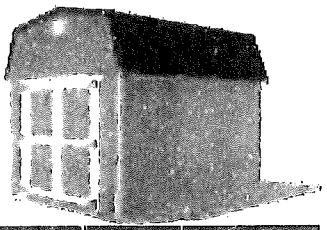
COMPASS Series





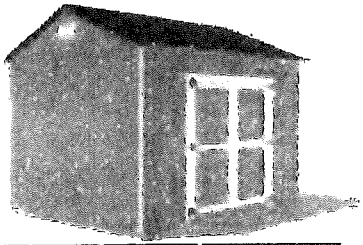
COMPASS SERIES

SIDING OPTIONS



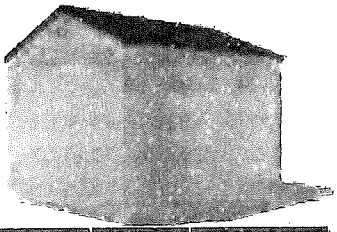
HIGH BARN

SIZE	Sq Ft	PRICE	SIZE	Sq Ft	PRICE
8X8	64	$3,075.00	12X40	480	$10,350.00
8X10	80	$3,250.00	*14X20	280	$6,925.00
8X12	96	$3,325.00	*14X24	336	$7,700.00
10X12	120	$3,675.00	*14X28	392	$8,600.00
10X16	160	$4,600.00	*14X32	448	$9,600.00
10X20	200	$5,450.00	*14X36	504	$10,975.00
12X16	192	$5,300.00	*14X40	560	$12,225.00
12X20	240	$6,100.00	*16X24	384	$9,175.00
12X24	288	$6,800.00	*16X28	448	$10,175.00
12X28	336	$7,600.00	*16X32	512	$11,450.00
12X32	384	$8,500.00	*16X36	576	$13,075.00
12X36	432	$9,000.00	*16X40	640	$14,650.00



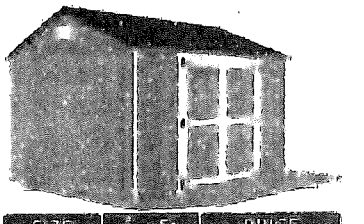
BIG SKY

SIZE	Sq Ft	PRICE	SIZE	Sq Ft	PRICE
8X8	64	$3,075.00	12X40	480	$10,350.00
8X10	80	$3,250.00	*14X20	280	$6,925.00
8X12	96	$3,325.00	*14X24	336	$7,700.00
10X12	120	$3,675.00	*14X28	392	$8,600.00
10X16	160	$4,600.00	*14X32	448	$9,600.00
10X20	200	$5,450.00	*14X36	504	$10,975.00
12X16	192	$5,300.00	*14X40	560	$12,225.00
12X20	240	$6,100.00	*16X24	384	$9,175.00
12X24	288	$6,800.00	*16X28	448	$10,175.00
12X28	336	$7,600.00	*16X32	512	$11,450.00
12X32	384	$8,500.00	*16X36	576	$13,075.00
12X36	432	$9,000.00	*16X40	640	$14,650.00



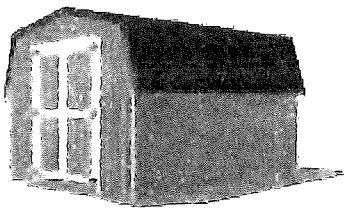
BIG SKY EXPRESS

SIZE	Sq Ft	PRICE	SIZE	Sq Ft	PRICE
8X8	64	$2,775.00	12X28	336	$6,975.00
8X10	80	$2,875.00	12X32	384	$7,950.00
8X12	96	$3,000.00	*14X20	280	$6,350.00
10X12	120	$3,275.00	14X24	336	$7,075.00
10X16	160	$4,050.00	*14X28	392	$7,950.00
10X20	200	$4,550.00	*14X32	448	$8,950.00
12X16	192	$4,400.00	*14X36	504	$10,200.00
12X20	240	$5,325.00	*14X40	560	$11,425.00
12X24	288	$6,200.00			



GARDEN SHED

SIZE	Sq Ft	PRICE	SIZE	Sq Ft	PRICE
8X8	64	$2,850.00	12X40	480	$10,225.00
8X10	80	$2,975.00	*14X20	280	$6,825.00
8X12	96	$3,075.00	*14X24	336	$7,425.00
10X12	120	$3,525.00	*14X28	392	$8,350.00
10X16	160	$4,350.00	*14X32	448	$9,400.00
10X20	200	$4,725.00	*14X36	504	$10,750.00
12X16	192	$4,625.00	*14X40	560	$12,050.00
12X20	240	$5,725.00	*16X24	384	$8,925.00
12X24	288	$6,375.00	*16X28	448	$10,025.00
12X28	336	$7,300.00	*16X32	512	$11,300.00
12X32	384	$8,350.00	*16X36	576	$12,900.00
12X36	432	$9,400.00	*16X40	640	$14,475.00



MINI BARN

SIZE	Sq Ft	PRICE	SIZE	Sq Ft	PRICE
8X8	64	$2,575.00	10X20	200	$4,625.00
8X10	80	$2,700.00	12X16	192	$4,525.00
8X12	96	$2,850.00	12X20	240	$5,050.00
10X12	120	$3,325.00	12X24	288	$5,300.00
10X16	160	$3,975.00			

THE GREENHOUSE

SIZE	Sq Ft	PRICE
8X12	96	$4,995.00
8X16	128	$5,995.00
10X12	120	$5,995.00
10X16	160	$6,995.00

RUN-IN SHED

SIZE	Sq Ft	PRICE
12X16	192	$5,300.00
12X20	240	$6,100.00
12X24	288	$6,800.00

CHICKEN COOP

SIZE	Sq Ft	PRICE
8X10	80	$3,000.00

*add $200 permit

* $200 minimum permit and escort fee applied to 14' and 16' wide buildings.

3% on credit card payments.

Pricing subject to change depending on distance.

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Delivery	Permit/Escort Fee (>14ft Wide)	$200.00	Each	$200 Minimum
Delivery	Mileage > 50 miles	$4.00	Each	First 50 miles free, then $4.00/mile for each mile over
Door	Arch (Classic or Garden)	$20.00	Each	Excludes metal
Door	Sectional Garage Door Standard (8W x 7H)	$995.00	Each	8x7
Door	Sectional Garage Door Standard (9WX7H)	$1,095.00	Each	9x7
Door	Roll-Up Garage Door (6W x 7H)	$795.00	Each	6x7
Door	Roll-Up Garage Door (6W x 7H) - Upgrade	$499.00	Each	6x7
Door	Roll-Up Garage Door (7W x 7H)	$845.00	Each	7x7
Door	Roll-Up Garage Door (7W x 7H) - Upgrade	$599.00	Each	7x7
Door	Roll-Up Garage Door (8W x 7H)	$895.00	Each	8x7
Door	Roll-Up Garage Door (8W x 7H) - Upgrade	$699.00	Each	8x7
Door	Roll-Up Garage Door (9W x 7H)	$1,045.00	Each	9x7; special order - check with manufacturer
Door	Roll-Up Garage Door (9W x 7H) - Upgrade	$850.00	Each	9x7; special order - check with manufacturer
Door	Door Holdbacks	$20.00	Each	$40 per set. Metal siding excluded
Door	12" Hinge (3 needed per single door, 6 needed per double door)	$15.00	Each	Excludes metal siding
Door	Insulated 9-lite (36 x 72)	$449.00	Each	
Door	Insulated 9-lite (36 x 80)	$449.00	Each	Special Order
Door	Insulated Solid (36 x 72)	$499.00	Each	
Door	Insulated Solid (36 x 80)	$499.00	Each	Special Order
Door	Insulated Door (swap from double wooden door) (36 x 72)	$275.00	Each	
Door	Single Wooden Door (36 x 72)	$175.00	Each	
Door	Single Wooden Door (36 x 80)	$225.00	Each	
Door	Wooden Double Doors (72 x 72)	$350.00	Each	
Door	Wooden Double Doors (72 x 80)	$450.00	Each	
Door	Wooden Double Doors - Upgrade to 72 x 80 from 72x72	$345.00	Each	
Electrical	Basic Electrical Package	$1,500.00	Each	Includes: 100 amp electrical box, 14 gauge wire, 4 plugs, 2 lights, 1 light switch
Electrical	Deluxe Electrical Package	$2,500.00	Each	Includes: 200 amp electrical box, 12 gauge wire, 4 plugs, 2 lights, 1 light switch
Engineer	Engineer stamped drawings	$750.00	Eeach	
Floor	Industrial Rubber Flooring	$4.50	Per Square Foot	
Floor	Treated Deck Board Flooring	$4.50	Per Square Foot	
Functional	Anchors (Set of 4; Installed)	$500.00	Per Set of 4	
Functional	Dormer - Open	$895.00	Each	
Functional	Loft (2 foot u-loft)	$6.00	Per Linear Foot	
Functional	Loft (Extra)	$3.00	Per Square Foot	
Functional	Raised Loft (3.5 inches)	$35.00	Each	
Functional	Pegboard (Above Workbench)	$10.00	Per Linear Foot	
Functional	Tote Storage Shelving	$21.00	Per Linear Foot	20 inches deep
Functional	Workbench	$14.00	Per Linear Foot	20 inches deep
Functional	Porch Railing	$18.00	Per Linear Foot	
Functional	TruTemp Venting	$9.00	Per Linear Foot	
Functional	Vent (Fancy)	$35.00	Each	
Functional	Vapor Barrier Floor	$1.00	Per Square Foot	Interior floor space only

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Functional	Vapor Barrier Wall (6ft walls)	5%	Each	
Functional	Vapor Barrier Wall (7ft walls)	10%	Each	
Insulation	Insulated Floor (Fiberglass)	$2.25	Per Square Foot	Interior floor space only
Insulation	Insulated Roof (Fiberglass)	$3.00	Per Square Foot	Interior floor space only
Insulation	Insulated Wall (Fiberglass)	$3.50	Per Square Foot	Interior floor space only
Insulation	Insulated Floor (Spray Foam)	$3.50	Per Square Foot	Interior floor space only
Insulation	Insulated Roof (Spray Foam)	$4.25	Per Square Foot	Interior floor space only
Insulation	Insulated Wall (Spray Foam)	$4.75	Per Square Foot	Interior floor space only
On-Site	On-Site Build	25%	Subtotal Price	Available in select areas
Package	Chicken Coop Package	$495.00	Each	
Package	Workshop Package	$950.00	Each	
Package	Upgraded Trim Package	$49.00	Each	
Paint	3rd Color on Wood Door	$25.00	Each	Charge per single door
Paint	Custom Color	$99.00	Each	Per color
Paint	Paint Insulated Door	$99.00	Each	Charge per single door
Paint	Urethane Stain Siding Upgrade	$100.00	Each	Per Color
Paint	Urethane Stain Trim Upgrade	$50.00	Each	Per Color
Porch	Inset Side Porch	$1,295.00	Each	*Big Sky models only
Porch	Inset Side Porch with stone	$1,695.00	Each	*Big Sky models only
Porch	Inset Side Porch Shake Siding	$1,495.00	Each	*Big Sky models only
Ramp	Ramp - Polycarbonate (68W x 70L)	$499.00	Each	
Ramp	Ramp - Wooden (4 x 6)	$199.00	Each	
Ramp	Ramp - Wooden (4 x 8)	$299.00	Each	
Ramp	Ramp - Wooden (4 x 9)	$349.00	Each	
Roof	Gable Overhang	$295.00	Each	
Roof	Gable Overhang (3 feet on one side)	$450.00	Each	Available with approval from builder
Roof	Roof Ridge Vent	$8.00	Per Linear Foot	
Roof	Roof Shingle Upgrade	10%	Base Price	Gable roof sheds only
Roof	Roof Skylight Ridgecap	$9.00	Per Linear Foot	Clear plastic along length of ridgecap
Roof	Roof Skylight Translucent Roofing Panels	$9.00	Per Square Foot	Discuss with builder to ensure correct pricing
Roof	Stamped Trusses	$195.00	Each	
Roof	Awning	$895.00	Each	Available on select Signature Series only
Roof	Truss (Additional)	$35.00	Each	
Roof	Hurricane Hangers	$16.00	Each	Per Truss
Wall	Frame Opening	$100.00	Each	Customer to provide measurements
Wall	OSB Backer in walls	$4.99	Per Square Foot	Interior floor space only
Wall	Shutters	$55.00	Per Window	
Wall	7ft Sidewall Upgrade	10%	Base Price	
Wall	Divider Wall, Outer Wall Height	$15.00	Per Linear Foot	
Wall	Divider Wall, Outer Wall Height (with panels)	$25.00	Per Linear Foot	
Wall	Divider Wall, Roof Height	$20.00	Per Linear Foot	
Wall	Divider Wall, Roof Height (with panels)	$30.00	Per Linear Foot	
Wall	LP Lap Siding	10%	Base Price	
Wall	Half Log Siding (Full Building)	25%	Base Price	
Wall	Half Log Siding (Front Only)	$35.00	Per Linear Foot	
Wall	Smart Siding & Painted Interior (20 foot & under length)	$9.00	Per Square Foot	

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Wall	Smart Siding & Painted Interior (over 20 foot length)	$7.00	Per Square Foot	
Window	Un-Insulated Transom (White or Dark)	$89.00	Each	-
Window	Un-Insulated Transom Double (White or Dark)	$178.00	Each	-
Window	Un-Insulated Standard (24 x 36 White or Dark)	$129.00	Each	-
Window	Un-Insulated Loft Window (14 x 21 White or Dark)	$89.00	Each	-
Window	Insulated Standard (24 x 36 White or Dark)	$199.00	Each	-
Window	Vinyl Insulated (36 x 36 White)	$299.00	Each	-
Window	Vinyl Insulated (36 x 48 White)	$399.00	Each	-

DOORS, RAMPS & WINDOWS

Single Doors 36"x72" or 36"x80"

Single Wooden Door

Single Wooden Door with Transom

Single Wooden Door Classic Arch

Single Wooden Door Classic Arch with Transom

Single Metal Door

Single Insulated Door

Single Insulated ¾ Lite Door

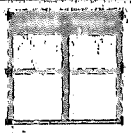
Double Doors 72"x72"

Double Wooden Door

Double Wooden Doors with Transoms

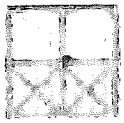
Double Wooden Door with Garden Arch

Double Doors 72"x72"


Double Wooden Door with Garden Arch and Transom

Double Wooden Door with Classic Arch

Double Wooden Door with Classic Arch and Transom

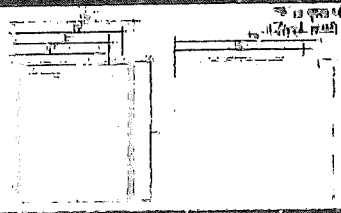

Double Metal Door

Upgraded Door Options

Double Wooden Door 72"X80"

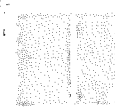
Double Wooden Doors With Transoms 72"X80"

Roll-Up & Garage Door



24"x36" Uninsulated or Insulated

Single Window


Double Window

24"x36" Window Bundles

Single Window Bundle with Single Transoms

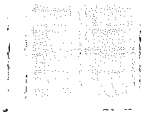
Double Window Bundle with Single Transoms

Single Window Bundle with Double Transoms*

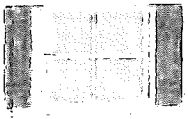
Double Window Bundle with Double Transoms*

*Not available in 5" wall

30"x36" or 36"x48"


Vinyl Insulated Window

Shutters

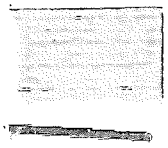


Transom Windows

Single Transom

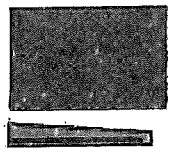
Double Transom

Wood Ramp



Crafted with pressure treated wood - allows ease of mobility in & out of your building. Available in 3 sizes: 4X5, 4X6, 4X8.

Poly Ramp



Engineered polycarbonate - UV-rated and slip-resistant. Available in 24"x71" sections. Standard size is two sections that can be linked together or split apart. Additional sections available.

DELIVERY

PACKAGES

Basic Electrical Package $1,500

Includes:
- Three 15 amp outlets
- One light with switch
- 100 amp breaker box
- All wall plugs in ready waterproof

Workshop Package

Includes:
- 10' loft
- Workbench
- Divider wall
- Pegboard above workbench
- Single door

Chicken Coop Package $495

Available in any Shed
- 1 chicken door
- Roost inside
- 1 side nesting box (inside coop entry only)

Options to Consider

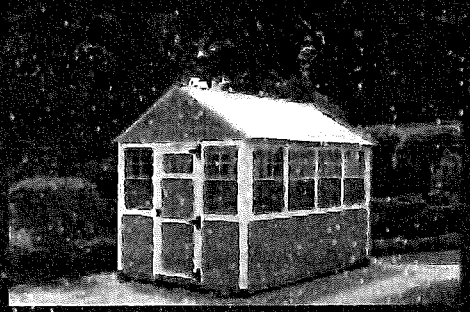
Insert image of walls with pegboard, workbench and loft and another image of chicken coop and nesting box

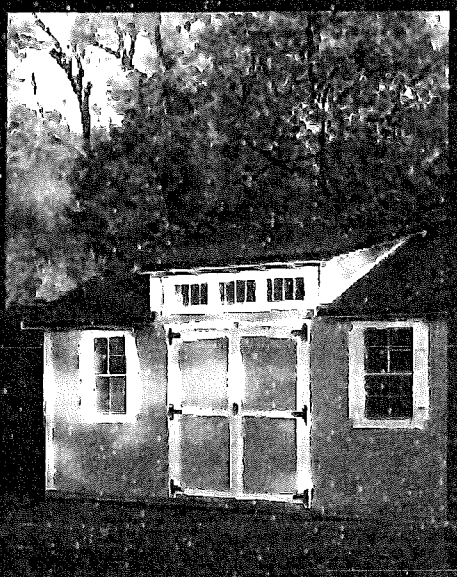
Options to Consider

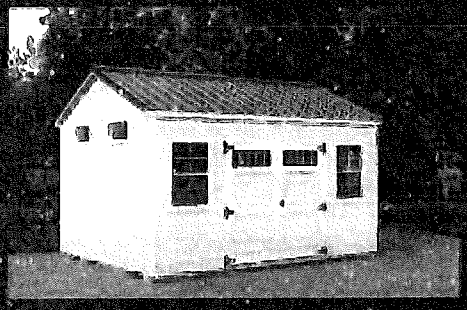
- Double door
- Transom for above added strength and/or to let more daylight in
- Industrial grade locks
- Paint/Waterproof
- Shingles or tar paper

COUNTRY CABINS

Your Dreams Delivered







937-544-0898

2965 Wheat Ridge Road West Union OH 45693

www.mycountrycabin.com

SOUTHERN REGION 2024

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chair

DATE: April 2, 2025

RE: Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

REMARKS:

1. 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, to complete the Committee Report.

2. We, the Committee, recommend approval of the above referenced Change of Concept Development Plan based on the following findings of fact:

FINDINGS OF FACT:

1. The proposed cabin/shed retailer and flower shop is consistent with the 2040 Future Land Use Map of Our Boone County – Plan 2040 which identifies the site for Commercial uses.

2. The proposed cabin/shed retailer and flower shop is consistent with the previous action taken by the Planning Commission for the site in question in that the current proposal is utilizing the same building envelope as the existing approved Concept Development Plan.

3. Section 3199 of the Boone County Zoning Regulations provides for additional design standards for business districts within the City of Florence. Based on these design standards, the intent of Section 3199 is to provide for a consistent development pattern within the historic business corridors of the city. The Committee has concluded that the site in question is located at the very western edge of one of these corridors and that based on the existing development pattern within the area, many of the design standards should not apply. Therefore, the proposed design of the site, except as noted under conditions, are consistent with the applicable regulations.

4. The Committee has concluded that the proposed development fulfills the applicable requirements of Article 15 "Planned Development District" of the zoning regulations.

5. The following condition is necessary to achieve consistency with the Our Boone County - Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Parking/service area lights shall be down lit and equipped with cut-off shields to prevent glare onto adjacent properties.

2. Deliveries shall not be conducted on Burlington Pike.

3. The existing free standing sign structure located along Burlington Pike shall be removed.

4. Building mounted signage shall meet the requirements of the zoning regulations, including the standards found in Section 3199 and shall only be allowed on the north and west building elevations.

5. The existing free standing sign structure oriented towards Interstate 71/75 shall not be increased in height beyond its existing height and shall be documented as part of a Sign Permit application.

6. The existing free standing sign structure oriented towards Interstate 71/75 may be utilized for a sign having a maximum sign area of one hundred eighty (180) square feet.

7. If the existing free standing sign structure oriented towards Interstate 71/75 is to be replaced, any new signage shall not exceed forty-seven (47) feet in height.

8. Any signs having an electronic message center (EMC) shall only be approved through an Amended Concept Development Plan process.

9. Any signage, other than those identified in Conditions 5, 6, 7, 8, and 9 shall be prohibited.

10. The outside display area for the flower sales shall be comparable with the photos provided by the applicant at the Zone Change Committee, dated 3/19/2025.

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 Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: March 19, 2025

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.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

3. Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Janet Kegley

For Project ✓ Absent____
Against Project ____
Abstain ____ Deferred ____

Corrin Gulick

For Project X Absent____
Against Project ____
Abstain ____ Deferred ____

Rick Lunnemann (Chairman)

For Project ✓ Absent____
Against Project ____
Abstain ____ Deferred ____

Kathy Clark (Alternate)

For Project ____ Absent____
Against Project ____
Abstain Deferred

Steve Harper

For Project ✓ Absent____
Against Project ____
Abstain ____ Deferred ____

Steve Turner (Alternate)

For Project ____ Absent____
Against Project ____
Abstain ____ Deferred ____

David Hincks

For Project ____ Absent____
Against Project ____
Abstain ____ Deferred ____

Jackie Steele (Alternate)

For Project ____ Absent____
Against Project ____
Abstain ____

TOTAL: - **DEFERRED** 4 **FOR PROJECT** 1 **ABSENT**
- **AGAINST PROJECT** - **ABSTAIN**

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting
Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the third item on the Agenda at 8:51 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

3. Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Staff member, Michael Schwartz, referred to his PowerPoint presentation. The approximate 0.7 acre site is located on the south side of Burlington Pike about 235 feet west of Ewing Boulevard. The site has approximately 200 feet of road frontage along Burlington Pike. Pages 1 and 2 of the Staff Report provide the history of the site. The existing Concept Development Plan in 2021 showed a motor sales delivery pick-up location. It included a building and a sales/display lot. It was called Carplex. The proposal is to allow the previously approved use as an alternative use for timing purposes. The site is currently vacant. There is some foliage in the rear and west sides of the property. The site has two vacant free standing signs. Page 2 of the Staff Report includes portions of the zoning regulations that are applicable to the request. The 2040 Future Land Use map designates the site as Commercial (C). Mr. Schwartz showed photographs of the site and adjoining properties.

As mentioned previously, the second part of the request is to allow a cabin shed retailer and flower shop. A 384 square foot sales office would be constructed for cabin sales. A 288 square foot sales office would also be constructed for the flower shop. An 8,500 square foot sales area would be created for outdoor furniture and accessories. There would also be an outdoor sales area for the flower shop. Off street parking spaces would be provided. A right turn in and out would be constructed on Burlington Pike. The landscaping plan shows the continued use of trees along the perimeter. The applicant is requesting the following waivers using the PD application – waiver of storm water detention, vehicular use landscaping and reduction of the 30 foot rear yard set back to be reduced to 14 feet. Staff comments can be found on Pages 4-6 of the Staff Report. Comments from outside agencies can be found on Pages 6-7. There is also a large, lengthy list of comments from the City of Florence. The applicant has provided a project narrative as well as a brochure of the types of cabins and the limited materials and accessories. Chairman Rolfsen asked if both uses would occur at the same time on the site? Mr. Schwartz responded no. It is one or the other. The cabin business would be immediate and Carplex would be later on.

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

Mr. Brock Mackay, representing the Carplex (owner) stated that the owner wants to lease the property to Country Cabins until they decide to locate the car business at the site. Country Cabins operates from 9:00 a.m. – 5:00 p.m., Monday through Saturday. Deliveries are after 8:30 a.m. He provided a list of items they will sell on the site. He showed photographs of the office, sheds and cabins. The intent is for the property owner to fit within the limits our layout of the original proposal of Carplex. There are no proposed changes to signage as agreed to in the original Carplex application.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Seeing no one else, Chairman Rolfsen asked if the Commissioners had any questions or comments?

Mrs. Kegley inquired about the sale and display of flowers? Mr. Mackay replied that it would be flats of flowers possibly in a green house or some in the sun and shade. It is not a full nursery. There will be annuals and perennials on a seasonal basis.

Mr. Szurlinski asked if the applicant would use the existing signs? Mr. Mackay stated that one of the existing would be removed and replaced with one meeting the code. The interstate sign would remain for Carplex. Mr. Szurlinski remarked that it would be great to have a more productive development on the site since it has been vacant since the 1980s.

Ms. Gulick asked if the site would be repaved? Mr. Mackay responded yes.

Mr. Costello asked what happened to Carplex? The applicant originally wanted to get started immediately. Mr. Jacob Bergmann, NAI, replied that the economic environment changed for Carplex's business model. It is on hold.

Seeing no further questions or comments from the audience or Board members, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 19, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on April 2, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:07 p.m.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

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Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
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APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
APRIL 2, 2025
7:00 P.M.

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's April 2, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the March 19, 2025 Business Meeting. He asked if there were any comments or corrections?

Mr. Hincks moved to approve the Minutes as presented. Mr. Richardson seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid,** which included a list of **Expenses** and **Salaries and Benefits** for a time period between March 6, 2025 and April 2, 2025.

EXPENSES:

Attorney Fees		5,022.00
Consultant/Profess Svcs Fees		807.50
Filing Fees (CLURS)		750.00
GIS Operations		39.21
Legal Ads/Recruitment		243.56
Miscellaneous Expense		193.50
Office & Board Meeting Supplies		2,465.40
Office Equipment / Expense		331.48
Postage Expense		502.25
Professional Development		55.00
	TOTAL:	**$ 10,409.90**

SALARIES AND BENEFITS:

FICA-BCPC Portion		$ 7,007.97
Health/Dental/Life/LTD		17,669.15
Retirement – BCPC Portion		18,726.86
Salaries – Staff Expenses		96,664.37
Salaries – BCPC & BOA		1,280.00
	TOTAL:	**$ 141,348.35**
	GRAND TOTAL:	**$ 151,758.25**

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Goetting seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

ZONING MAP AMENDMENT/VARIANCE, Corrin Gulick, Chairwoman, Steve Lilly, Staff

1. Request of **Richwood Development LLC (applicant)** for **Richwood Pointe LLC (owner)** for a Zoning Map Amendment from Employment Planned Development (EPD) to Commercial Services (C-3) and a Variance increasing the maximum building height from fifty (50) feet to seventy (70) feet for an approximate 20 acre area located along the northeast side of Paddock Drive, between Richwood Road and Stirrup Lane, approximately 1,100 feet northwest of Richwood Road, and along the northwest side of Frogtown Connector Road, approximately 1,100 feet north of Richwood Road, Boone County, Kentucky, having a Parcel Identification Number (PIDN) of 075.00-00-102.10. The request is for: (1) a Zoning Map Amendment to allow the development of a 99,500 square foot, five story, 125 room hotel and a future development area; and (2) a Variance increasing the maximum height of the proposed hotel from fifty (50) feet to seventy (70) feet.

Staff Member, Steve Lilly read the Committee Report, which recommended approval of the Zoning Map Amendment and Variance based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

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

Mr. Brock Mackay was recognized in the event that the Board had any questions about the project.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment and Variance based on the Committee Report, Findings of Fact and Conditions. Mr. Harper seconded the motion.**

Mr. Hincks stated that he missed the Committee meeting but he commended Mr. Mackay's presentation made at the Public Hearing. It is a sensitive area and Mr. Mackay handled it well.

Mr. Szurlinski appreciated the work of the Zone Change Committee. He expressed a concern about the height of the building and its effect on the adjacent properties. It will be the first 5 story building in the area. It is too high for the area.

Chairman Rolfsen asked Mr. Mackay to explain the submitted viewshed analysis. Will people on the 5th floor of the hotel affect the neighbors next door?

Mr. Mackay replied that the existing berm is one of the best he has seen. It was established a long time ago. The buffer ranges from 80 to 150 feet. The elevation of the site is quite a bit lower than the neighborhood. The other hotels are already on a hill. The existing hotels were not conditioned to be a certain height. The height was based on the current zoning requirements. The taller the building, the better it looks from an aesthetic standpoint.

Dr. Clark asked how much higher is the proposed building when compared with others in the area? Mr. Mackay replied that his site is 15 feet lower. The proposed building may sit up about a half of a story taller if a 3 story hotel was built on the hill. The whole building will not be at a

level of 70 feet, just a portion of it.

Mr. Harper stated that the Walton Fire Department expressed no hesitation about the project as it has a ladder truck. The 100 foot separation from the adjoining property makes the product more desirable. In the previous application for the site, apartments were proposed and the neighbors preferred retail like the original plan. This time no one is here to complain about it. Presumably, they are satisfied. The proposed project doesn't impact Clay Drive.

Ms. Gulick noted that the previously approved plan had retail that is a higher traffic generator. Hotels are a lower traffic generator even with the 5 stories. Chairman Rolfsen stated that the original plan showed a grocery store like Kroger. That would be a tremendous traffic generator.

Chairman Rolfsen asked for a vote on the motion originally made by Ms. Gulick and seconded by Mr. Harper. The motion passed by a vote of 12-1 with only Mr. Szurlinski voting no.

ZONING MAP AMENDMENT, Janet Kegley, Chairwoman, Lauren Elliott, Staff

2. Request of **Arnold Consulting Engineering Services Inc. (applicant)** for **Shiv Brahma Laxmi LLC (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Suburban Residential Two/Planned Development (SR-2/PD) and Office Two/Planned Development (O-2/PD) to Office Two/Planned Development (O-2/PD) for an approximate 2.06 acre area located at 56-58 Cavalier Boulevard, Florence, Kentucky. The request is for a zone change/change of concept development plan to allow for the construction of a 50,645 square foot, four story, 122 room hotel.

Ms. Gulick stepped out of the meeting room.

Staff Member, Lauren Elliott read the Committee Report, which recommended approval of the Zoning Map Amendment/Change in Concept Development Plan based upon Findings of Facts and Condition. The Condition Letter has been signed and submitted to the Planning Commission. The Committee voted 3-0 in favor of the project.

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

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence (as noted) to recommend approval of the Zoning Map Amendment/Change in Concept Development Plan based on the Committee Report, Findings of Fact and Condition. Dr. Clark seconded the motion and it passed unanimously.**

At this time, Ms. Gulick returned to the meeting room.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

3. Request of **Country Cabins, per Ryan Devou (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site

located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon the Committee Report, Findings of Fact and Conditions . The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

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

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan, based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

4. Request of **Langan Engineering, per Shawn Hill (applicant)** for **Pilot Travel Centers LLC, per Brad Alsup (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Services/Planned Development (C-3/PD) for an approximate 18 acre area lot located at 13019 Walton Verona Road, Walton, Kentucky. The request is for a zone change to allow for the continuation of the existing gas station and truck stop, construction of an approximate 10,700 square foot preventative maintenance and tire retail facility within the existing truck stop, the retention of all existing signage, and any future signage that meets the requirements of the underlying C-3 district.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Facts and Condition. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission.

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

Seeing no further comment, **Ms. Gulick moved, by Resolution to the City of Walton to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Condition. Mrs. Goetting seconded the motion.**

Chairman Rolfsen inquired about the removal of truck parking spaces as a result of the new building. Ms. Gulick replied that the owner could eliminate the spaces at any time. It meets all the requirements of a zone change. Four trucks can be serviced at once.

Mr. Hincks stated that this type of business is perfect for the area. The interchange is talked about a lot even at the State level. While the business sounds good, he said that he would vote no on the request. The proposed building will eliminate quite a few truck parking spaces. The

area is dangerous for trucks to pull in and out of off Walton-Verona Road. It is dangerous for the residents. The truck drivers will have to find somewhere else to park in southern Boone County. The timing is bad for this project to occur until the interchange/intersection is improved in the future.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mrs. Goetting. The motion passed by a vote of 12-1 with only Mr. Hincks voting no.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

5. Request of **Bayer Becker, per Rob Keller (applicant)** for **Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Mrs. Goetting moved to defer the request until the May 7, 2025 Business Meeting. Dr. Clark seconded the motion and it passed unanimously. The next Committee Meeting for the request is scheduled for April 16, 2025 at 5:00 p.m.

NEW BUSINESS

NONE

H. **EXECUTIVE DIRECTOR'S REPORT:**
No Report

I. **CHAIRMAN'S REPORT**: (Charlie Rolfsen)
No Report

J. **OKI REPORT**: (Randy Bessler)
No Report

K. **ADJOURNMENT**:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Lunnemann seconded the motion and it passed unanimously. The meeting was adjourned at 7:35 p.m.**

APPROVED

Charlie Rolfsen

Attest:

Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

www.bcpcky.org
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

March 20, 2025

Mahlon Schlabach
Country Cabins
2965 Wheat Ridge Road

RE: Request of **Country Cabins, per Ryan Devoe (applicant)** for **CP 7 LLC (owner)** for a Change of Concept Development Plan in an Office Two/Planned Development/Parkway Corridor Overlay (O-2/PD/PO) zone for a 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky. The request is for a Change of Concept Development Plan to keep in place the existing Concept Plan which allows a motor vehicle sales delivery/pick-up location and would also allow a cabin/shed retailer and flower shop in a phased development timeline.

Dear Mr. Schlabach:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their March 19, 2025 meeting. As you verbally agreed to these conditions at that meeting, 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 no later than March 28, 2025.

CONDITIONS

1. Parking/service area lights shall be down lit and equipped with cut-off shields to prevent glare onto adjacent properties.

2. Deliveries shall not be conducted on Burlington Pike.

3. The existing free standing sign structure located along Burlington Pike shall be removed.

4. Building mounted signage shall meet the requirements of the zoning regulations, including the standards found in Section 3199 and shall only be allowed on the north and west building elevations.

5. The existing free standing sign structure oriented towards Interstate 71/75 shall not be increased in height beyond its existing height and shall be documented as part of a Sign Permit application.

6. The existing free standing sign structure oriented towards Interstate 71/75 may be utilized for a sign having a maximum sign area of one hundred eighty (180) square feet.

7. If the existing free standing sign structure oriented towards Interstate 71/75 is to be replaced, any new signage shall not exceed forty-seven (47) feet in height.

8. Any signs having an electronic message center (EMC) shall only be approved through an Amended Concept Development Plan process.

9. Any signage, other than those identified in Conditions 5, 6, 7, 8, and 9 shall be prohibited.

10. The outside display area for the flower sales shall be comparable with the photos provided by the applicant at the Zone Change Committee, dated 3/19/2025.

Sincerely,

Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owner and developer of the approximate 0.698 acre site located on the south side of Burlington Pike, approximately 235 feet west of the Burlington Pike/Ewing Boulevard intersection, and between the properties at 7673 and 7777 Burlington Pike, Florence, Kentucky, agree to the conditions listed herein for the above referenced Change of Concept Development Plan.

R.P.D.L — 3/24/2025

CP 7 LLC (Owner) — Date

Mahlon Schlabach — 3/22/2025

Country Cabins (Developer) — Date

EXHIBIT A

Legal Description

Exhibit A
Legal Description

The following described real estate lying and being in the City of Florence, Boone County, Kentucky, said parcel being fully described as follows.

Lying and being in the County of Boone, State of Kentucky, and the City of Florence, located on the south side of Kentucky Highway 18 near its intersection with Interstate 75, and is described thus:

Beginning at a stake in the south right-of-way line of Kentucky Highway 18, said point being 60 feet from the center line corner with tennis land, thence with the line of land S. 1°13' E. 150.00 feet to a point; thence S. 89°26' W. 202.2 feet to a point; thence N. 3°10' W. 150.00 feet to a point in the south right-of-way line of Kentucky Highway 18, thence with said right-of-way line N. 89°24' E. 206.92 feet to the place of beginning and being parts of the lots conveying to Lawrence J. Helmer and Frances Helmer by Charles A. and Eva May Ricer and by George E. Morith and Doris Morith, recorded in Deed Book 153 at pages 222 and 224 in the Office of the Clerk of Boone County Kentucky, and being the same premises conveyed to Iphigene M. Bettman by Lawrence J. Helmer and Frances Helmer, his wife, recorded in Deed Book 156, page 531, in the Office of the Clerk of Boone County, Kentucky.

EXCEPTING, HOWEVER, from the above described property a parcel of land conveyed by said Iphigene M. Bettman to the Department of Transportation of the Commonwealth of Kentucky by deed of conveyance executed on January 25, 1978, which deed of conveyance is duly recorded in Deed Book ____, Page ____(unrecorded), in the Office of the Clerk of Boone County, Kentucky, said parcel being described as follows:

Lying and being in the City of Florence, Boone County Kentucky and being located on the south side of existing Kentucky Highway 18 between Tanners Lane and Cardinal Drive and being more particularly described as follows:

Beginning at a point in the center line of existing Kentucky Highway 18, also being a point in the westerly property line, said point being 3.4 feet right of proposed Kentucky Highway 18 center line station 7 + 86.4; thence along said existing centerline in an easterly direction 208.93 feet, crossing the proposed Kentucky Highway 18 center line at station 8 + 88.35, to a point in the easterly property line, being 4.3 feet left of proposed Kentucky Highway 18 center line station 9 + 95.2; thence along said property line S. 0°52'27" E. 54.40 feet, crossing the proposed Kentucky Highway 18 center line at station 9 + 95.52, to a point in the proposed Kentucky Highway 18 right-of-way line, said point being 50.0 feet right of station 9 + 99.1, thence along said proposed right-of-way line N. 86°44'10" W. 109.80 feet to a point in the existing Kentucky Highway 18 right-of-way line, said point being 50.0 feet right of station 8 + 69.3; thence along said existing right-of-way line N. 89°01'07" W. 41.44 feet to a point 51.66 right of station 8 + 47.9; thence continuing along said existing right-of-way line along a circular arc 55.91 feet to the right having a radius of 2914.79 feet and being subtended by a chord bearing N.88°28'08" W. with a distance of 55.91 feet to a point in the westerly property line said point being 53.3 feet right of station 7 + 92.0, thence along said property line N. 03°10'00' W. 50.21 feet to the point of beginning.

The property described above contains 10,636 square feet, more or less, of which 10,471 square feet is existing right-of-way and 165 square feet is new right-of-way to be acquired.

Cross Ref: 2041B

2041B

Boone County
D1134 PG 924

DOCUMENT NO: 786571
RECORDED ON: OCTOBER 21,2019 02:36:56PM
TOTAL FEES: $20.00
GROUP : 20418
COUNTY CLERK: JUSTIN CRIGLER
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: S. WOOLUM
BOOK D1134 PAGES 921 - 924

RETURN TO: pg. 3

QUIT CLAIM DEED

Louis Green, Trustee of the Louis B. Green Trust U/A dated 2/27/1997 as amended and restated ("Grantor"), for and in consideration and for other good and valuable consideration paid to Grantor by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim unto **Laurence Bergman, TRUSTEE OF THE 315 BURLINGTON TRUST dated June 14, 2019** ("Grantee"), whose tax mailing address is Attn: Jacob Bergman, 4695 Lake Forest Drive, Suite 100, Cincinnati, Ohio 45242, its successors and assigns forever, its entire 100% fee simple interest in that certain real property located at 315 Burlington Pike, Florence, Boone County, Kentucky which real property is further described as follows:

See Attached Exhibit "A"

Grantor's conveyance of the real property pursuant to this Quit Claim Deed is subject to: (a) all legal highways; (b) existing easements, conditions, covenants, restrictions and all other matters of record; (c) building and zoning ordinances; and (d) real estate taxes and assessments which are a lien but are not yet due and payable.

Prior Deed Reference: Book 953, Page 944 Boone County, Kentucky Records

IN WITNESS WHEREOF, the Grantor has hereunto caused this Quit Claim Deed to be executed as of this 21 day of June 2019.

- *signatures on following page* -

Printed on: 8/3/2021 9:40 AM

CONSIDERATION CERTIFICATE

ALL PARTIES HEREBY CERTIFY that the fair market value of the property for its current use as reflected on the tax records is $ 24K, 930 ; however, this is an exempt transfer pursuant to KRS 142.050 Section 7(b) as this is a deed with nominal consideration. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration.

GRANTOR:

By: _____
LOUIS B. GREEN, TRUSTEE OF LOUIS B. GREEN TRUST U/A DATED 2/27/1997
Whose address is:
2700 date Palm Rd
Boca Raton, FL 33432

GRANTEE:

315 BURLINGTON TRUST DATED JUNE 14, 2019

By: Laurence Bergman, Trustee
LAURENCE BERGMAN, TRUSTEE OF 315 BURLINGTON TRUST DATED JUNE 14, 2019

STATE OF Wyoming)
) SS
COUNTY OF Teton)

This instrument was acknowledged before me on this 26 day of July, 2019, by Louis B. Green, Grantor, to be his voluntary act and deed.

TRAVIS GROS - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires April 1, 2023

_____
Notary Public
My Commission Expires: April 1, 2023

STATE OF Ohio)
) SS
COUNTY OF Hamilton)

This instrument was acknowledged before me on this 26th day of July, 2019, by Laurence Bergman, Trustee of 315 Burlington Trust dated June 14, 2019, , Grantee, to be his voluntary act and deed.

_____
Notary Public
My Commission Expires: 1/19/2022

NOTARIAL SEAL
STATE OF OHIO

MATTHEW S. FEIGELSON
Notary Public, State of Ohio
My Commission Expires 01-19-2022

Printed on: 8/3/2021 9:40 AM

GRANTOR:

Louis Green, Trustee of the Louis B. Green Trust U/A dated 2/27/1997

STATE OF Wyoming)
) SS
COUNTY OF Teton)

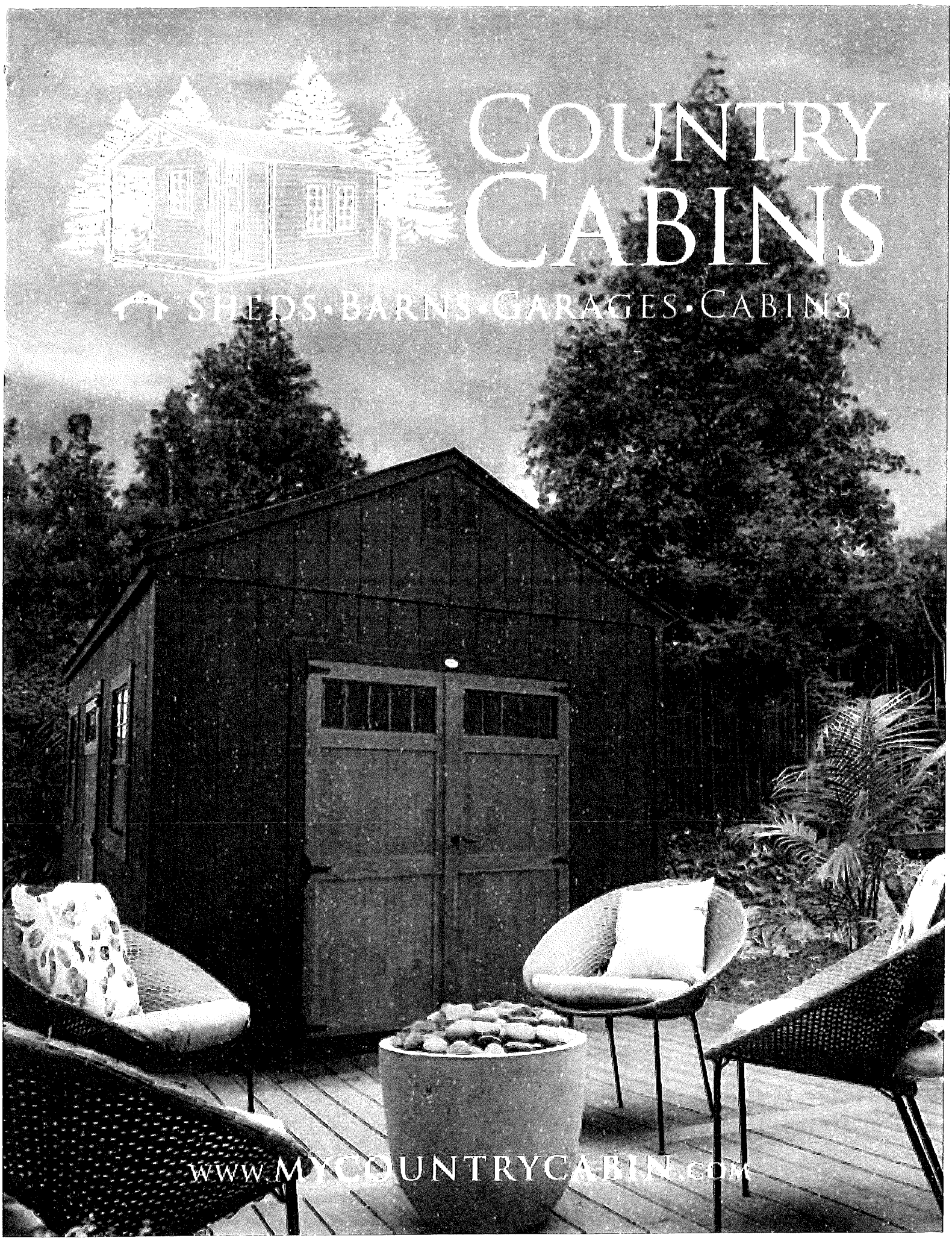
This instrument was acknowledged before me on this 12 day of June 2019, by Louis B. Green, Grantor.

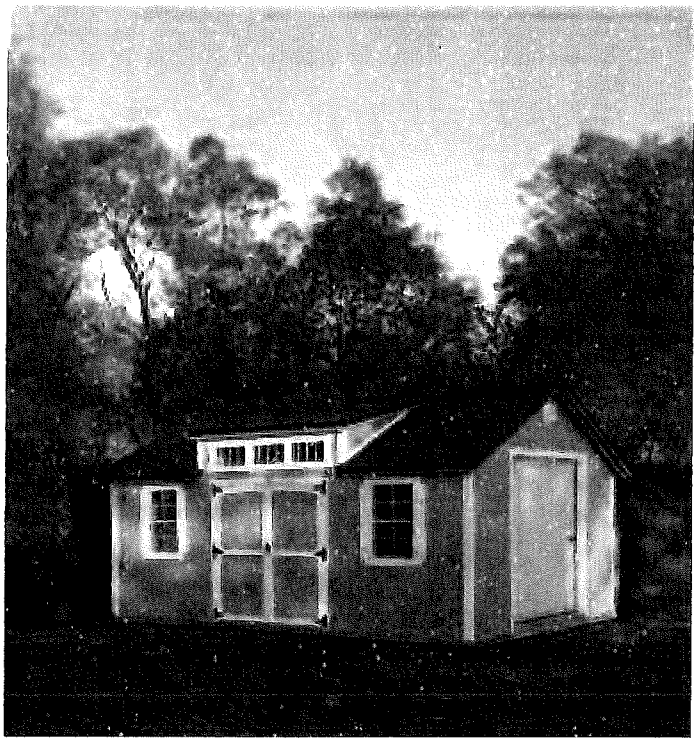
TRAVIS GROS - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires April 1, 2023

Notary Public
My Commission Expires: April 1, 2021

RETURN TO:

This instrument was prepared by:
Thomas H. Bergman, Esq.
Bergman & Assoc., LLC
4695 Lake Forest Avenue, Suite 200
Cincinnati, Ohio 45242
513-563-0906


COUNTRY
CABINS
SHEDS · BARNS · GARAGES · CABINS
WWW.MYCOUNTRYCABIN.COM



Why Country Cabins?

Since 2008, Country Cabins has been dedicated to building quality structures and a reputation for excellence. At every stage of our operation, from customer service to manufacturing, and through delivery and installation, we uphold a commitment to providing the very best. Our focus is simple: delivering an excellent product that stands the test of time. With a foundation built on integrity and a passion for exceeding expectations, Country Cabins continues to be a trusted name in crafting portable structures that stand the test of time. Whether you're seeking a stock model or opting for a custom building tailored to your specific needs, our shed specialists are dedicated to guiding you through every step of the process. With a commitment to excellence and a team ready to assist, we ensure that your journey to finding the perfect space is met with support and satisfaction at every turn. At Country Cabins, discover structures crafted for purpose and perfected for your unique needs.

Scan here to Visit us!

Why Choose Custom?

Looking for a shed, barn, garage, or cabin-style building that perfectly matches your style, size, and color preferences? At Country Cabins, we take pride in offering complete customization for our building styles.

Choose the style that resonates with your vision, select the size that precisely fits your needs, and then dive into a world of colors and custom options to bring your vision to life. Our dedicated shed specialists are here to assist you in crafting the ideal structure tailored to your unique requirements. Explore the possibilities with our user-friendly 3D modeler tool—a fantastic way to visualize different styles, sizes, colors, and optional features for each building.

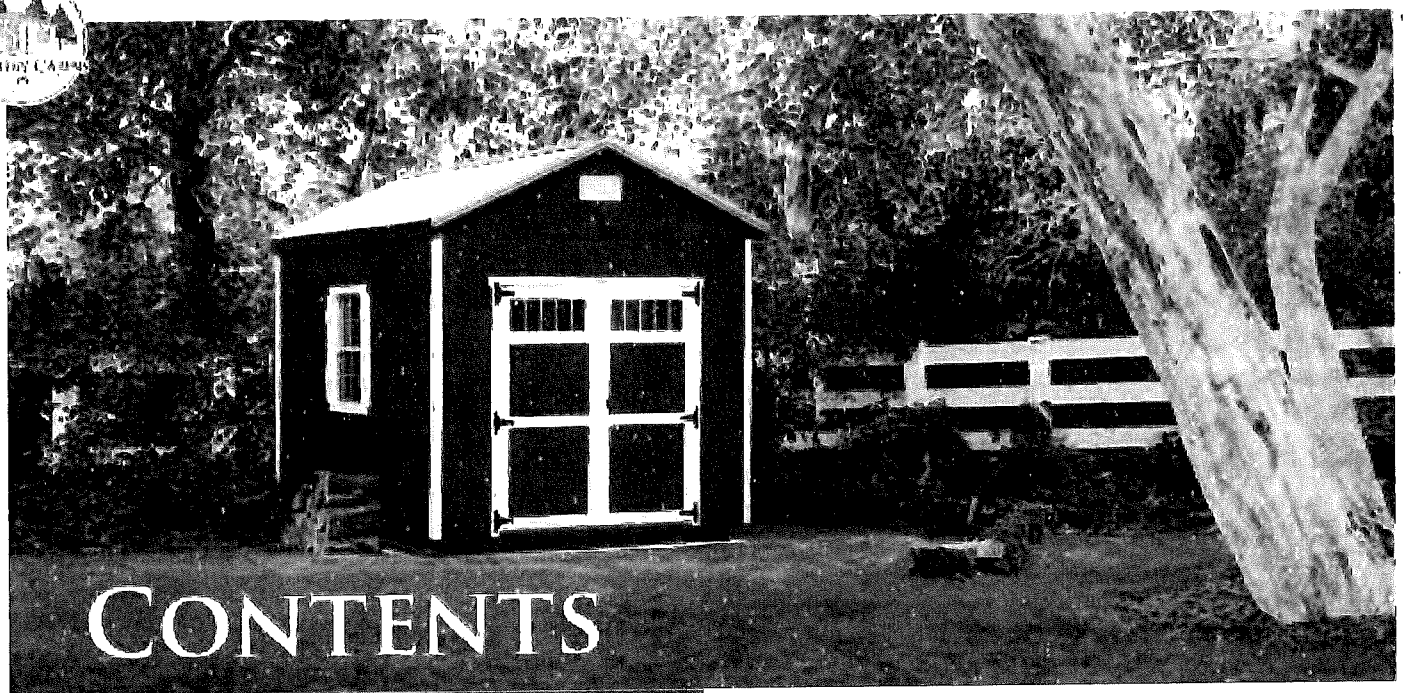
Customize siding styles, decide on window and door placement, and add extra doors, windows, storage shelves and workbenches to suit your taste - the possibilities are endless.

The best part? Your custom order will be delivered in just 4-6 weeks. For those in select areas, we also offer on-site builds. Reach out to your local shed specialist to inquire about the availability of on-site builds and elevate your customization experience with Country Cabins.

Most common options chosen by customers:

- Additional door(s)
- Windows & transom windows
- Window shutters
- Insulation
- Smart siding interior finished walls
- Ramps
- Overhang (for buildings that don't have a standard overhang)
- Workbenches
- Tote storage shelving
- Rollup door (*available in select building styles and sizes)

Customize with Us!



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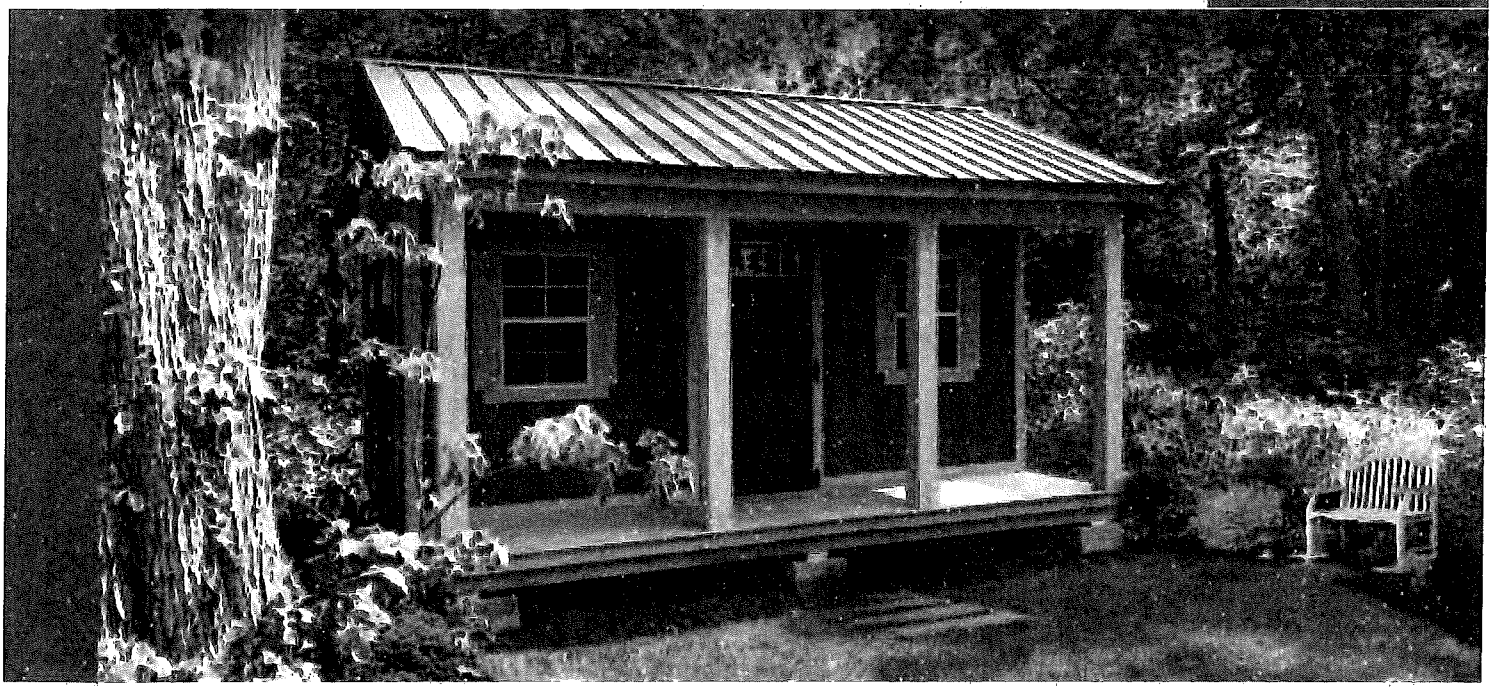
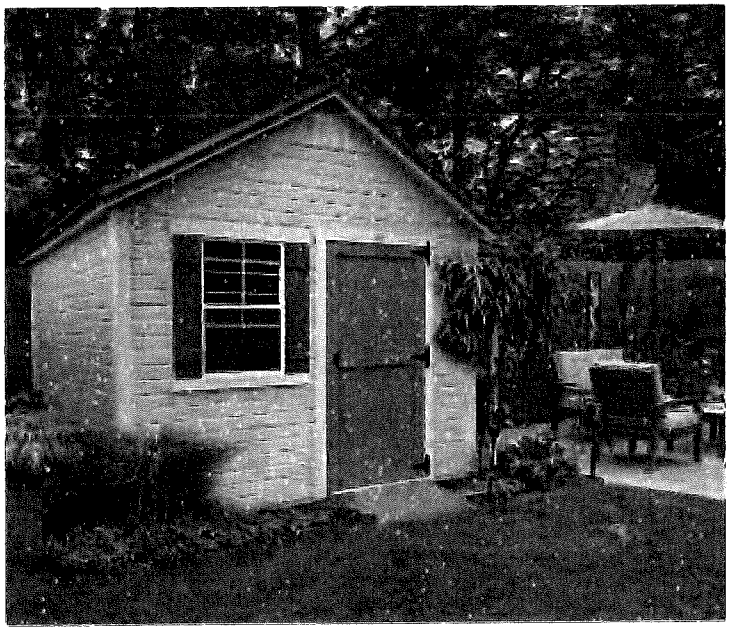


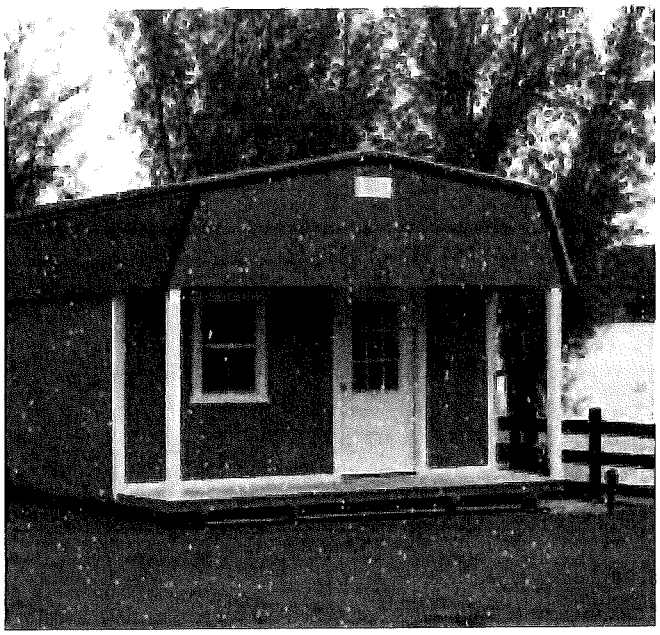
Signature
SERIES

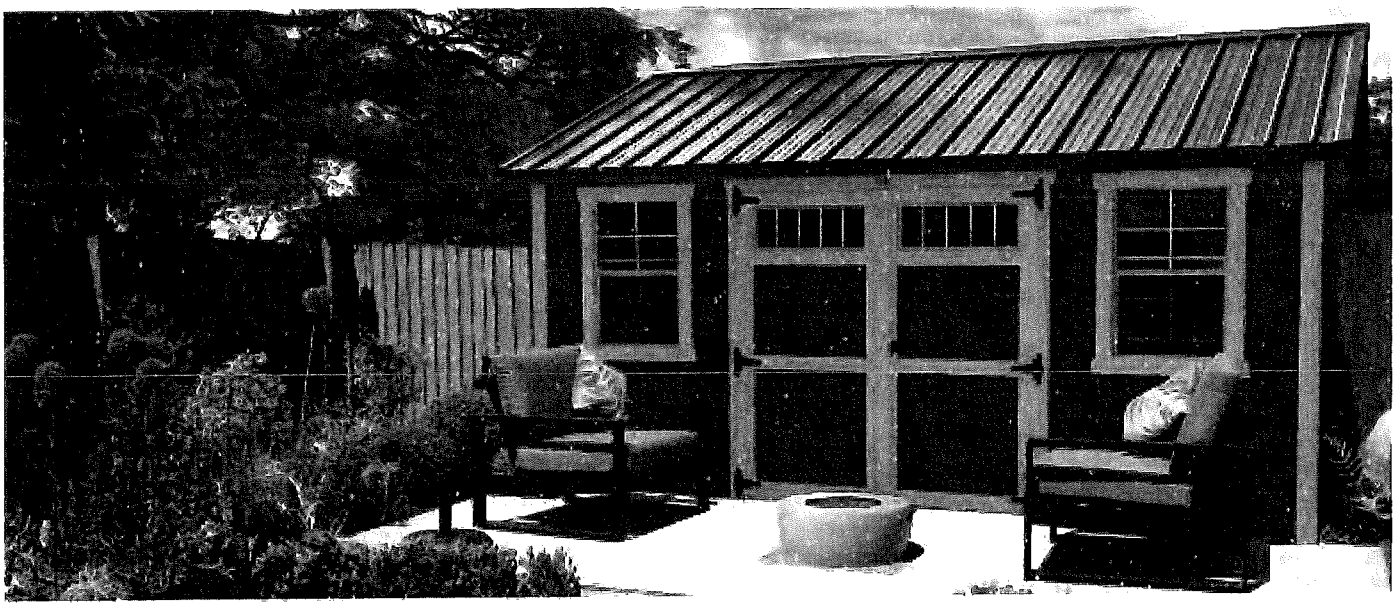
Introducing our prestigious Signature Series by Country Cabins—a portfolio brimming with exquisite structures designed to redefine your space. Framed with the precision of a house, the Signature Series stands as a testament to enduring quality, crafted to withstand the test of time.

This exclusive lineup is not just about extra storage. Whether you envision a home office, a haven for your favorite hobby, or a retreat to unwind, the Signature Series offers versatile solutions to meet your needs.

At Country Cabins, our culture revolves around one word: quality. From the selection of premium-grade lumber to the meticulous choice of windows, paints, and roofing materials, every detail reflects our commitment to delivering a superior product. Choose the Signature Series for a space that not only meets but exceeds your expectations—a blend of quality, functionality and durability.





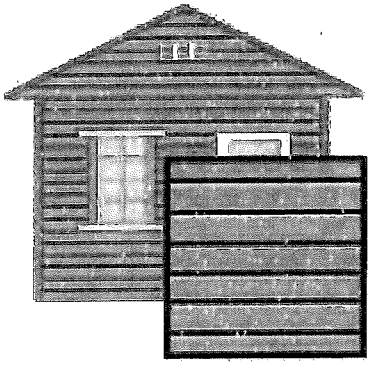


SIDING OPTIONS

LP Barn Siding

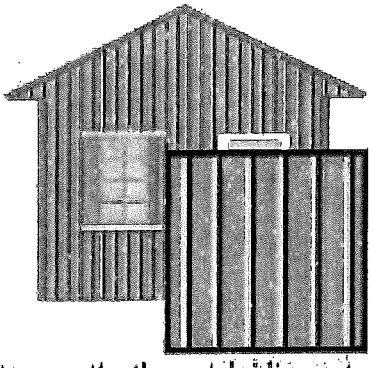
Crafted from a unique blend of wood and resin, LP Barn siding is resistant to termites and rot, ensuring long-lasting durability. Available in both paint and urethane finishes, the LP Barn Siding provides versatile options to match your desired look. The distinctive grooves every 8 inches provide a classic barn appearance that will stand the test of time.

Lap Siding +10%



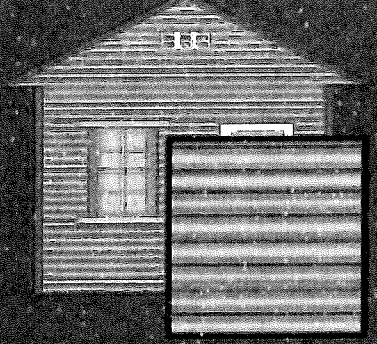
Available only in the Signature Series, the lap siding provides an upscale aesthetic. LP lap siding is meticulously crafted from a blend of wood and resin, offering protection from termites and rot. Perfect for customers trying to match their home's horizontal siding.

Metal Siding



The metal siding is a fusion of style and durability that stands out for its exceptional features. Crafted with fire-resistant properties,the metal siding not only enhances the safety of your space but also adds a touch of modern sophistication. Committed to sustainability, our Metal Siding is 100% recyclable and requires little to no maintenance. Our Signature Series Metal is backed by a 40-year metal warranty, ensuring peace of mind and long-term resilience.

Half Log Siding +25%



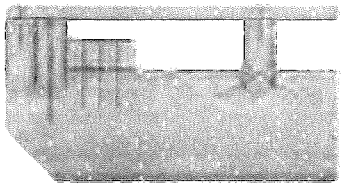
Available only in the Signature Series, the half log siding is made of white pine and provides a classic log cabin look and exudes rustic charm. Half log siding can be used for the entire building or just for the front as an accent wall. Tailor the half log siding with one of our stain color options.

Country Cabins

Signature SERIES

STANDARD FEATURES

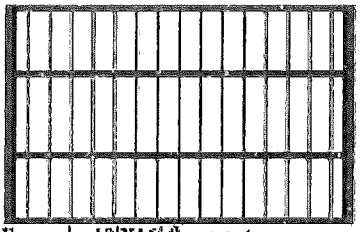
1 END FLOOR FRAMING



4"X6" NOTCHED FLOOR SYSTEM
Sturdy 4"X6" runners with 2"X4" joists notched 1' for solid nailing and overall rigidity.

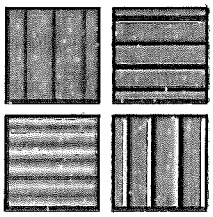
2 2"X4" TREATED FLOOR JOISTS (12" ON CENTER)

Our floor joists are spaced 1 every foot (25% closer than standard 16"). Supports heavy loads!

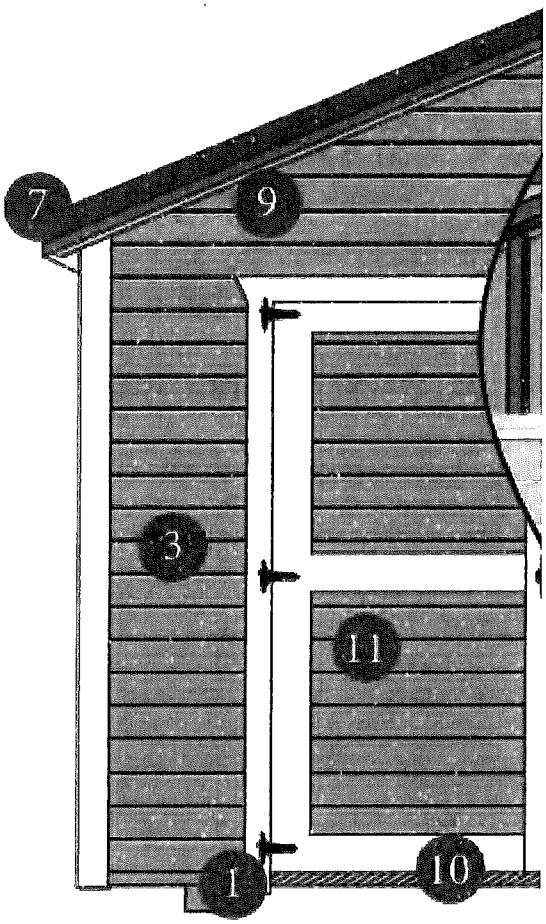


Example: 10'X16' floor system overhead view.

3 M ULTIPLE SIDING OPTIONS TO STAND THE TEST OF TIME.



- LP Barn
- LP Lap
- Metal
- Half Log



7 4" EAVE OVERHANGS

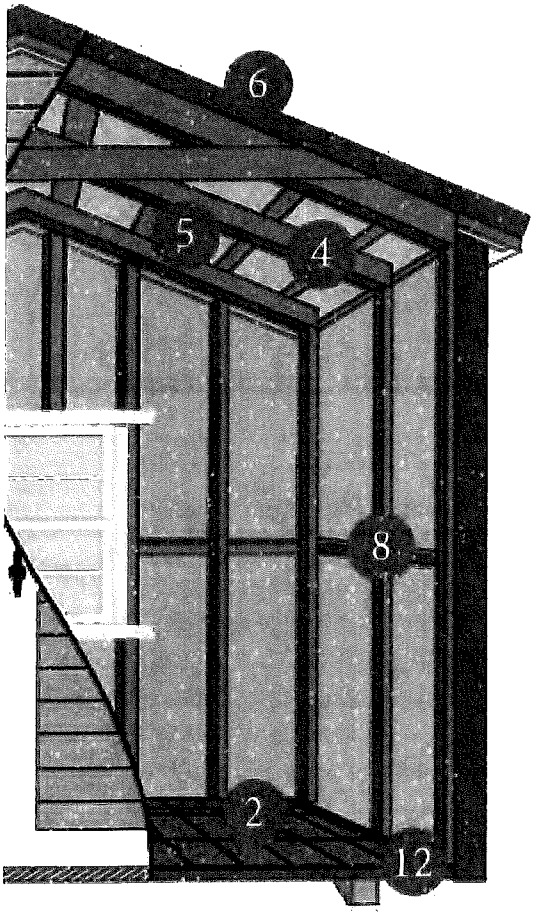
- Large 4" overhang
- Protects walls from rain

8 FRAMED LIKE A HOUSE

We use double top plates on walls and on door framing, just like a house!

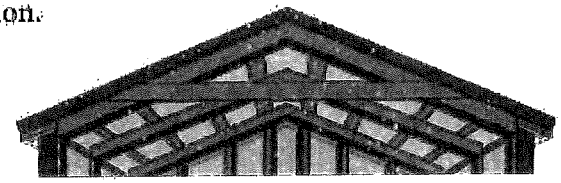
9 COATINGS

We use 100% acrylic paint and premium urethane colors you can count on to provide a long-lasting appearance.

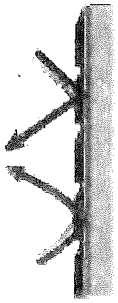


4 2' ON CENTER TRUSSES

Our roof trusses are spaced every 2' to ensure strength and stabilization.



5 VAPOR BARRIER



Standard on select models and available as an upgrade on all models

- Wind and vapor barrier
- Bright and open interior
- Reduces condensation
- Reduces heat loss in winter and heat gain in summer

Resistance against three types of heat flow:

- Conduction
- Convection
- Radiation

6 40-YEAR METAL ROOF

With the 40-year metal roof warranty, you will have decades of worry-free ownership.

10 DIAMOND-PLATE THRESHOLD GUARD

To prevent wear on entry point.

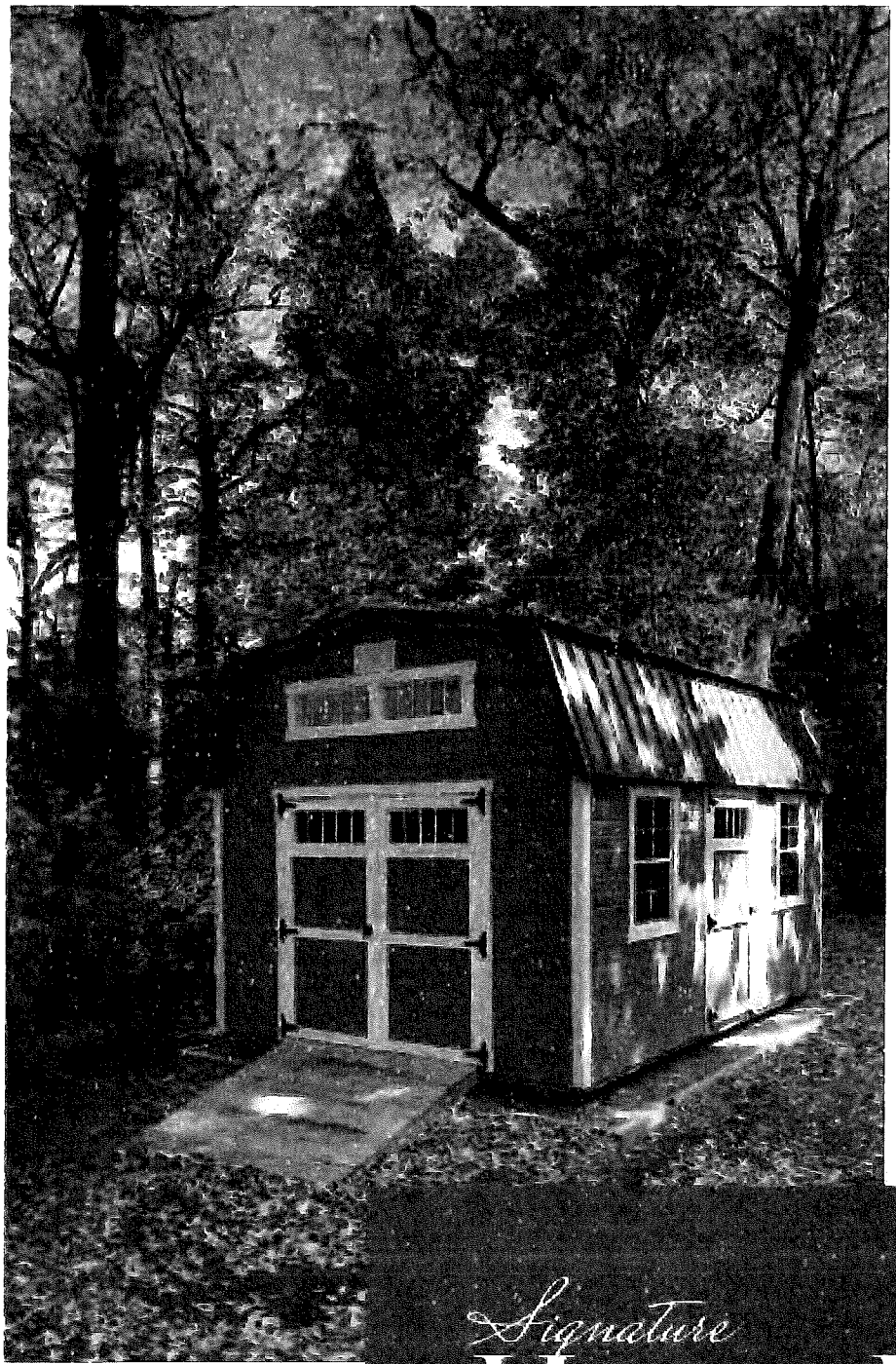
11 6 ' WIDE DOUBLE DOORS

On Select Models

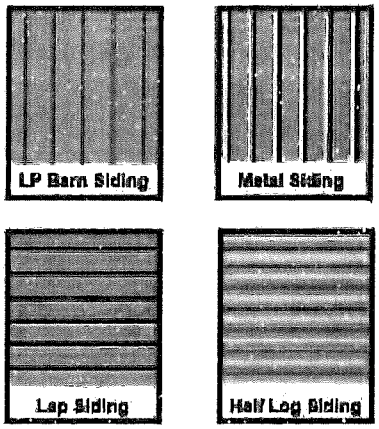
- 72'X72' wide double doors are standard
- Fits large lawn equipment, tractors, golf carts, atv/utv's
- Door straighteners
- Rubber stops on hinges

12 HIGH DENSITY ENGINEERED WOOD PANELS

- Standard on all interior floors
- 5/8 to 3/4" floor thickness
- defends against water
- Powerful Strength and Durability
- Specially designed to grip fasteners in place
- structural I



Siding Options



The Signature High Barn stands out as a customer favorite. It offers a classic barn aesthetic and unmatched storage capacity. Renowned for its timeless appeal, this model blends style with functionality. With the highest storage capacity among all our building styles, the Signature High Barn is the perfect way to elevate your storag, where style meets substance for a perfect blend of form and function.

Signature

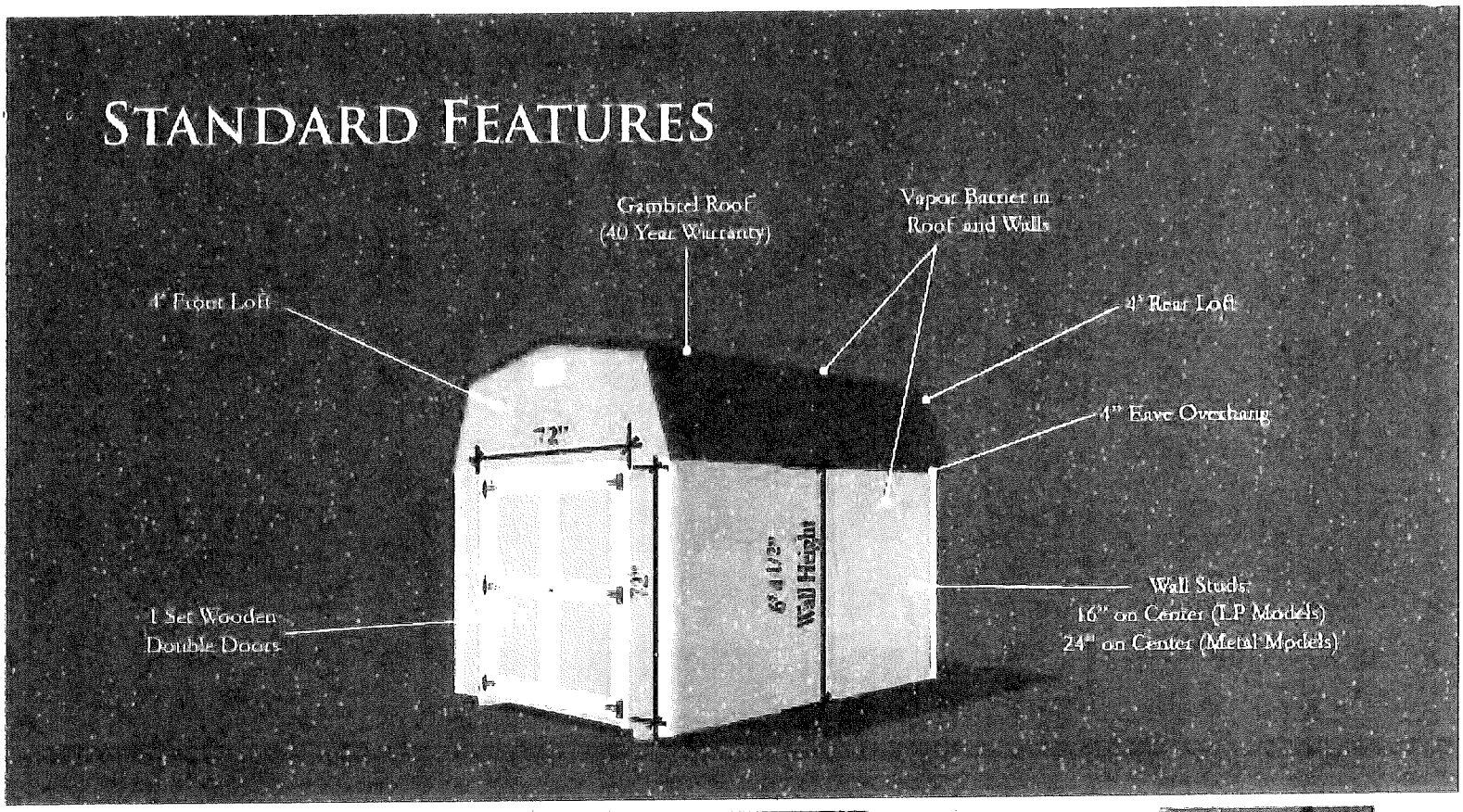
HIGH BARN

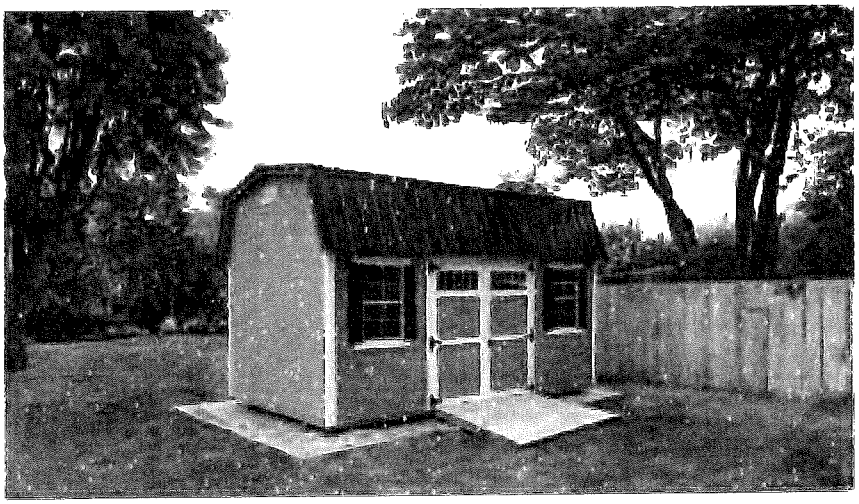
40 YEAR Metal

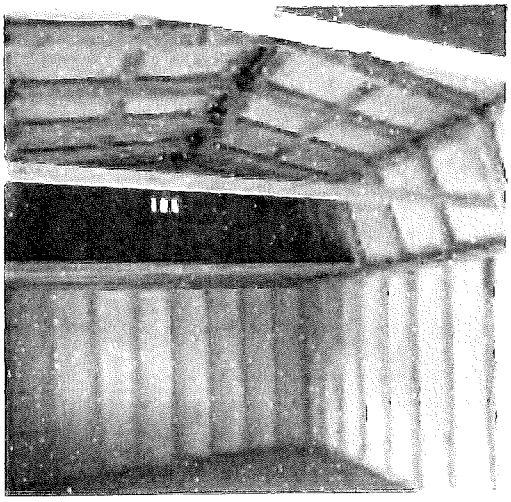
Gambrel

Permit and exact fee on 14' and 16' wide buildings. $200 minimum pricing subject to change depending on distance.
According to DOT regulations, buildings 12' wide and over are measured from across the eave
Customer are responsible for building permits. This includes communicating and obtaining any applicable and building permits through your local planning & zoning or city government

STANDARD FEATURES





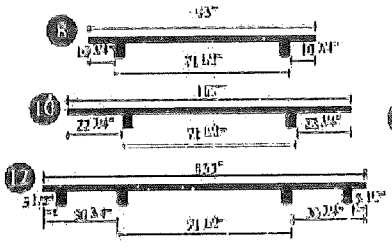


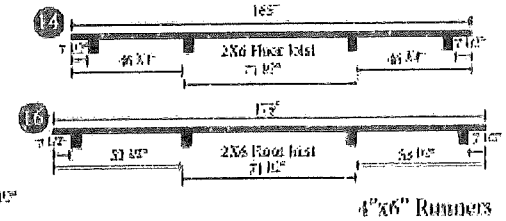
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

Standard Building Dimensions (INTERIOR)

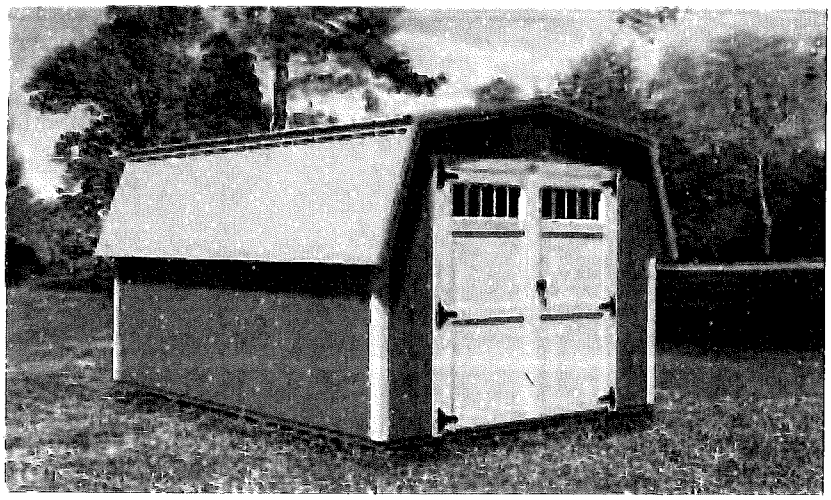
Exterior Width	Exterior Length							
Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"							
12'	126"							
14'	158"							
16'	172"							

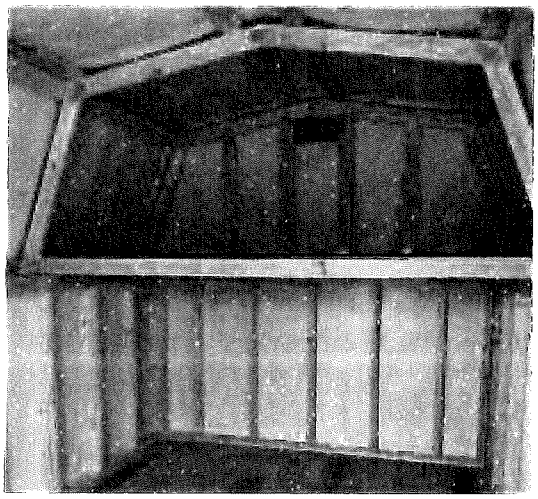




4"X6" Runners

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

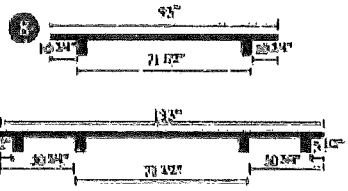




BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	9'8"
10'	9'8"
12'	9'10"

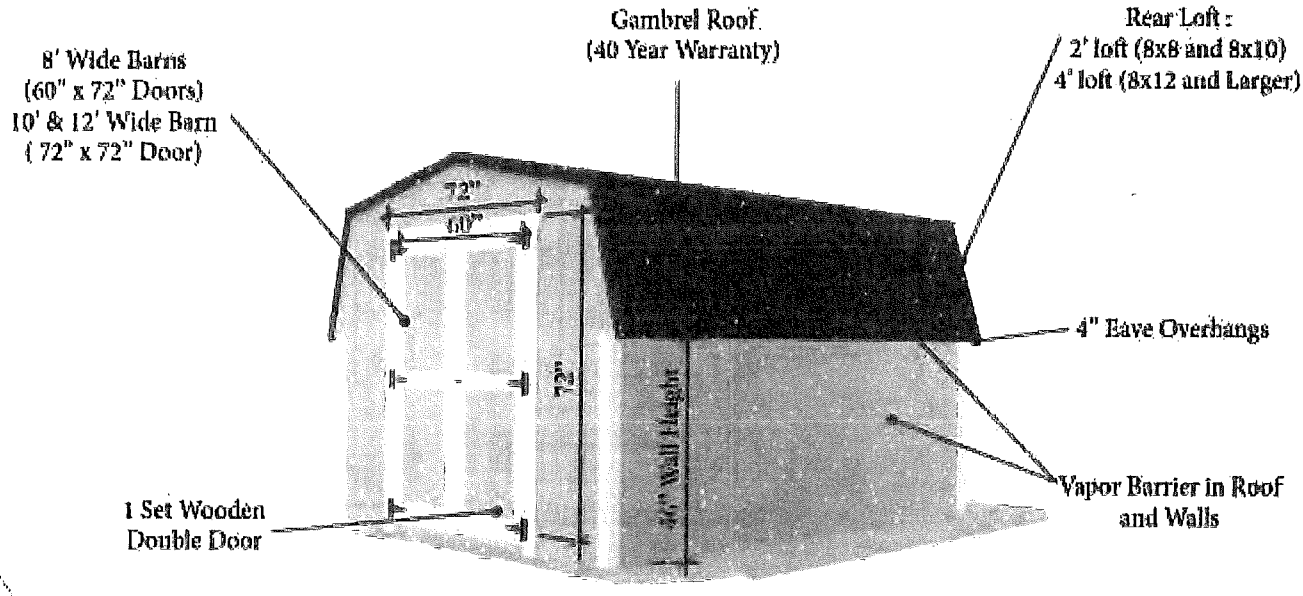
Standard Building Dimensions (INTERIOR)					
Exterior Width	Exterior Length				
	Interior Dimension	12'	16'	20'	24'
8'	86"	11'5"	15'5"	19'5"	23'5"
10'	110"				
12'	126"				



4"x6" Runners

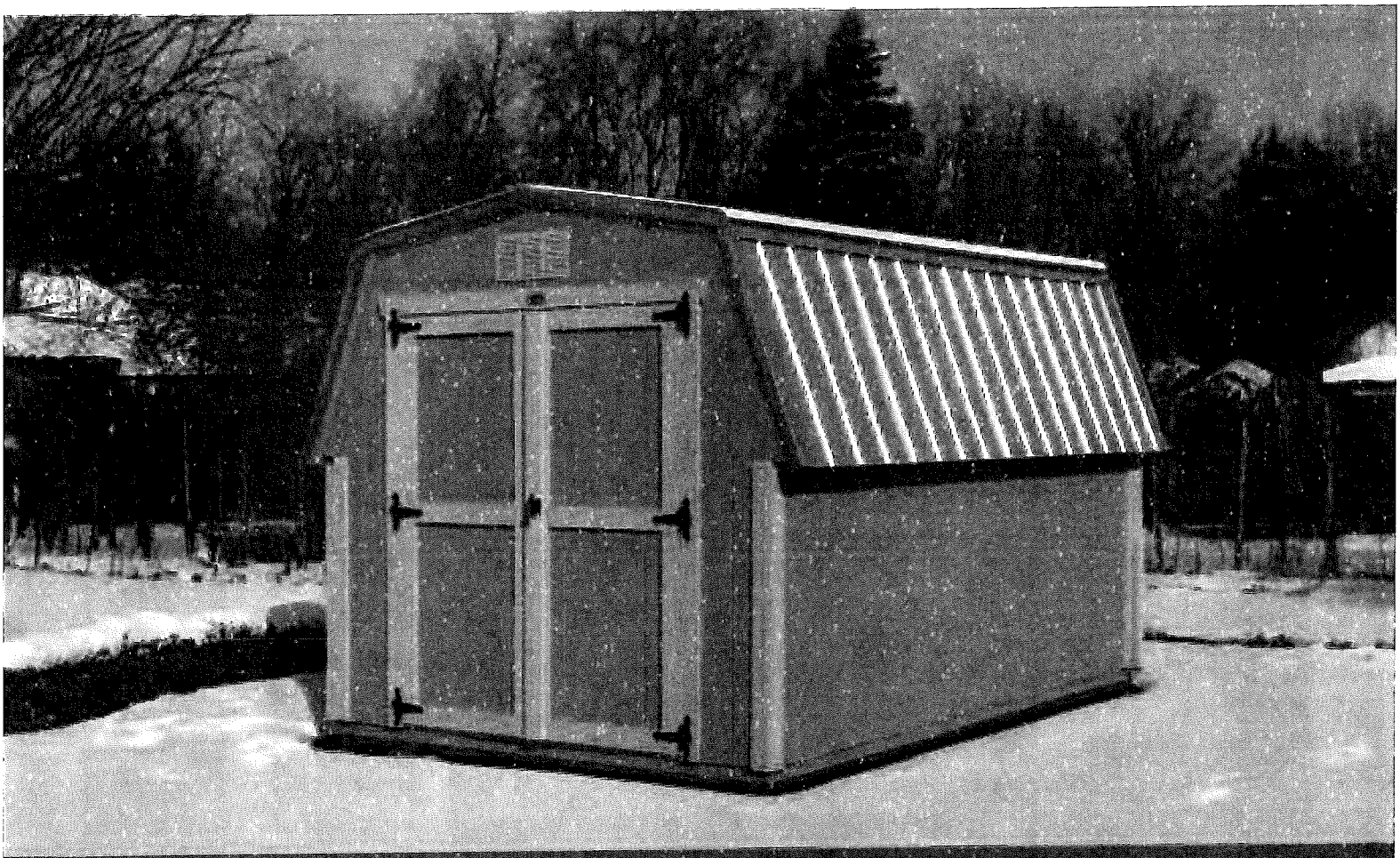
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

STANDARD FEATURES



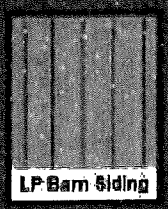
Signature MINI BARN

The Signature Mini Barn is an excellent choice for those seeking extra storage in compact spaces. Crafted with efficiency in mind, this model is perfect for accommodating tight spaces and addressing small storage needs without compromising on functionality. Its clever design maximizes storage capacity, making it an ideal solution for organizing tools, equipment, or seasonal items. The Signature Mini Barn not only provides practical storage but also contributes a touch of charm to any setting. If you're looking for a versatile solution to meet your storage requirements, this model is the perfect answer.

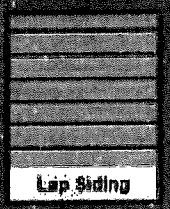


Gambrel

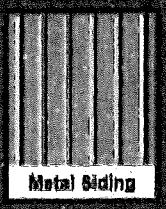
SIDING OPTIONS



LP Barn Siding



Lap Siding



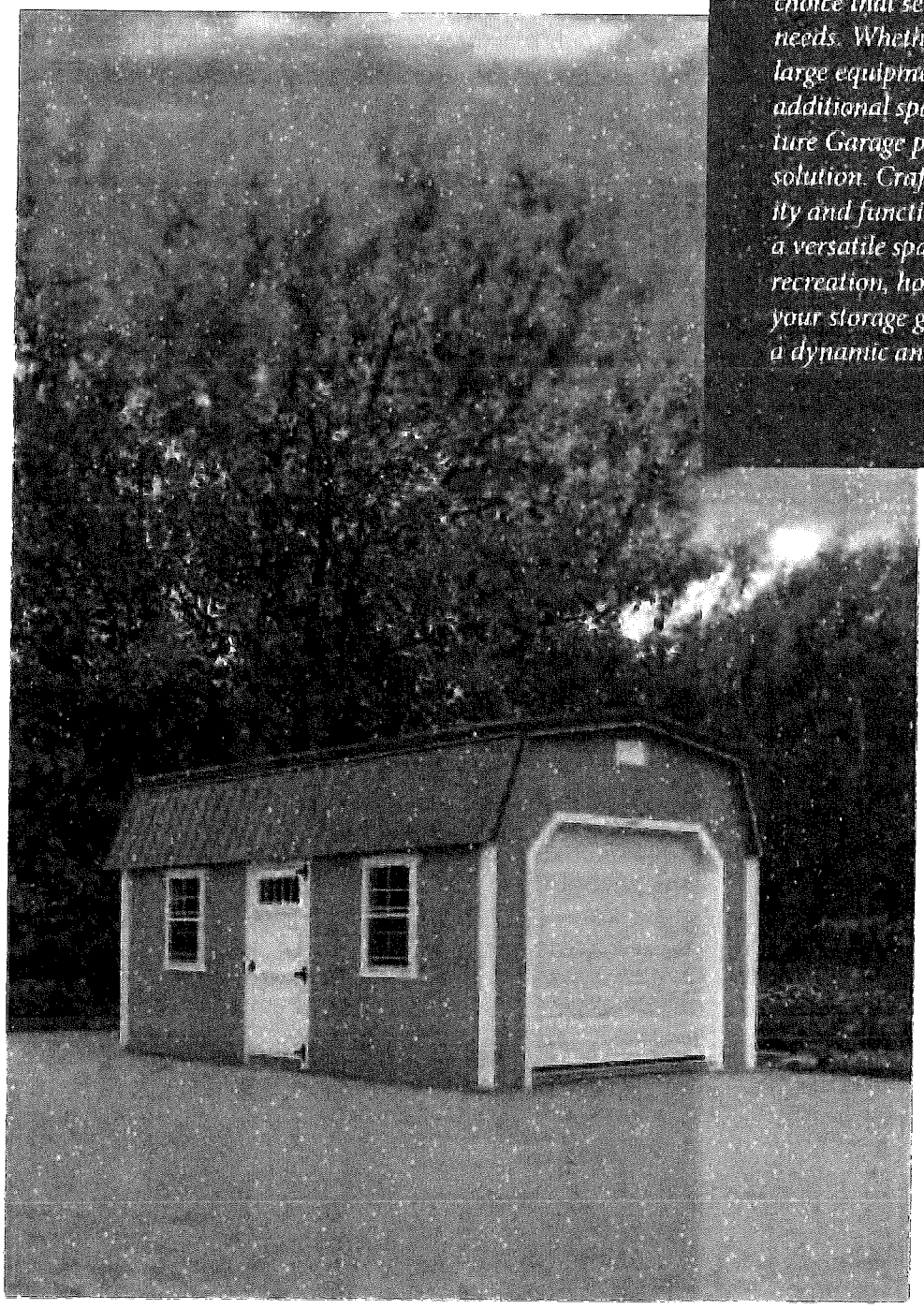
Metal Siding

Prices and sizes for 8' and 10' wide buildings. $200 minimum footing subject to change depending on distance.
According to DOT regulations, buildings 12' wide and over are measured from across the eaves.
Customers are responsible for building permits. This includes communicating and receiving site compliance and building permits through your local township, city, county or any governments.

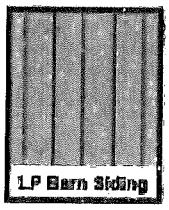
Signature GARAGE

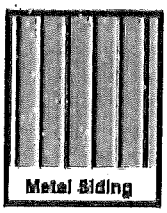
40 YEAR Metal

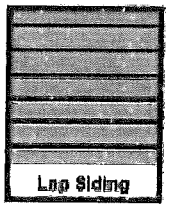
Discover the ultimate portable garage solution with our Signature Garage - an exceptional choice that seamlessly meets diverse storage needs. Whether you're safeguarding vehicles, large equipment, organizing tools, or creating additional space for your belongings, Signature Garage provides a flexible and reliable solution. Crafted with a keen focus on durability and functionality, the Signature Garage is a versatile space that effortlessly caters to your recreation, hobby or storage needs. Elevate your storage game with the Signature Garage - a dynamic and dependable option.

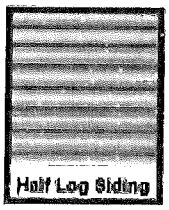


Siding Options









Gambrel

Permit and escort fee on 14' and 16' wide buildings. $200 minimum (pricing subject to change depending on distance).
According to DOT regulations, buildings 12' wide and over are measured from across the eaves.
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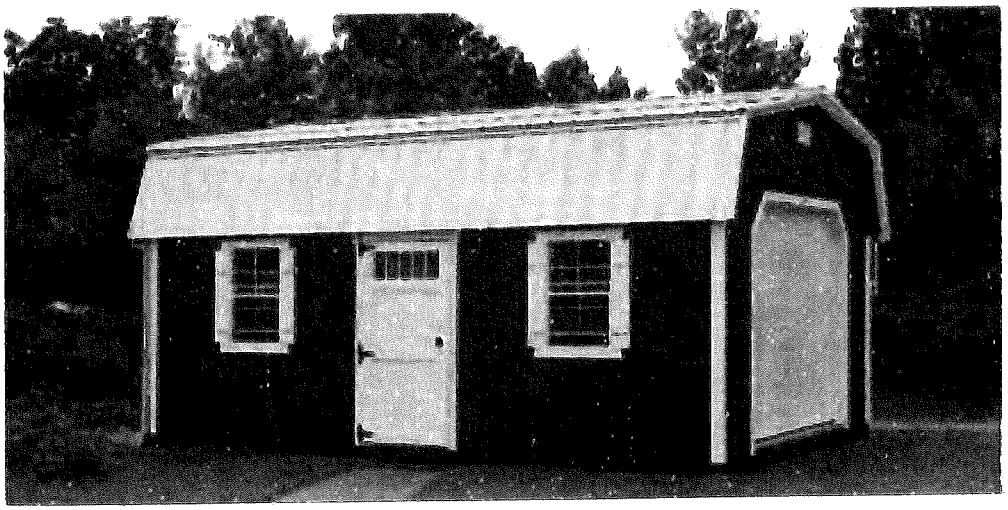
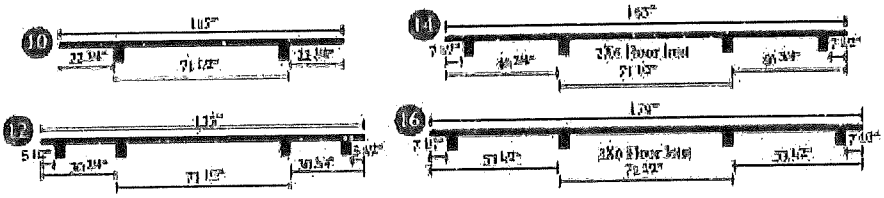


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

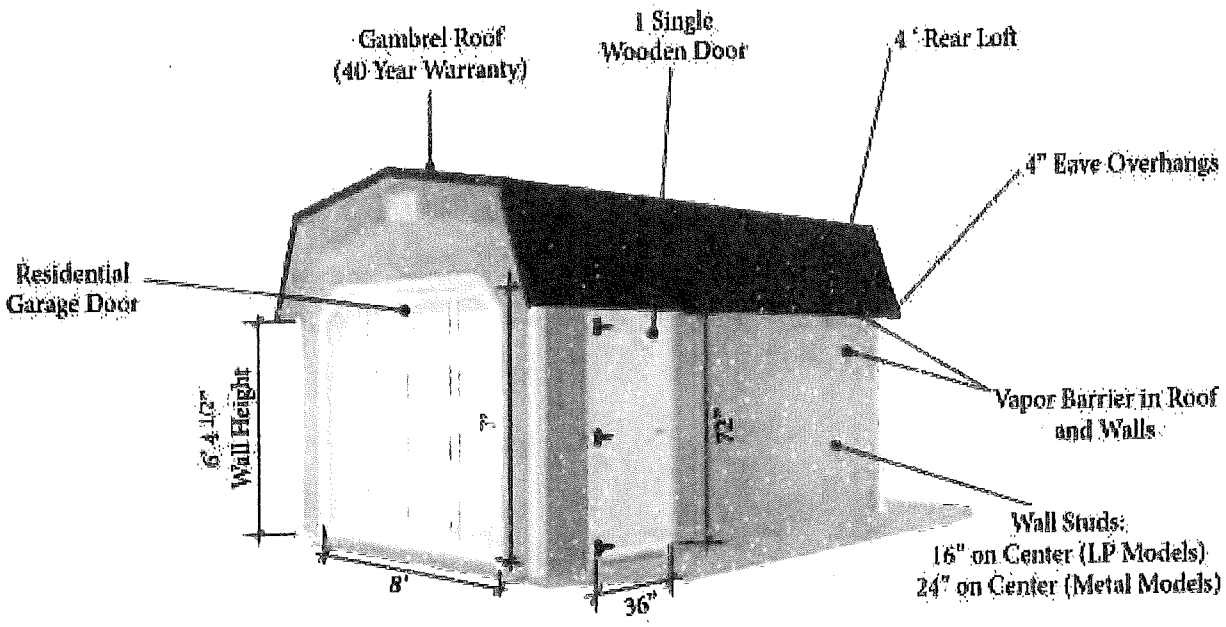
Standard Building Dimensions (INTERIOR)								
Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								

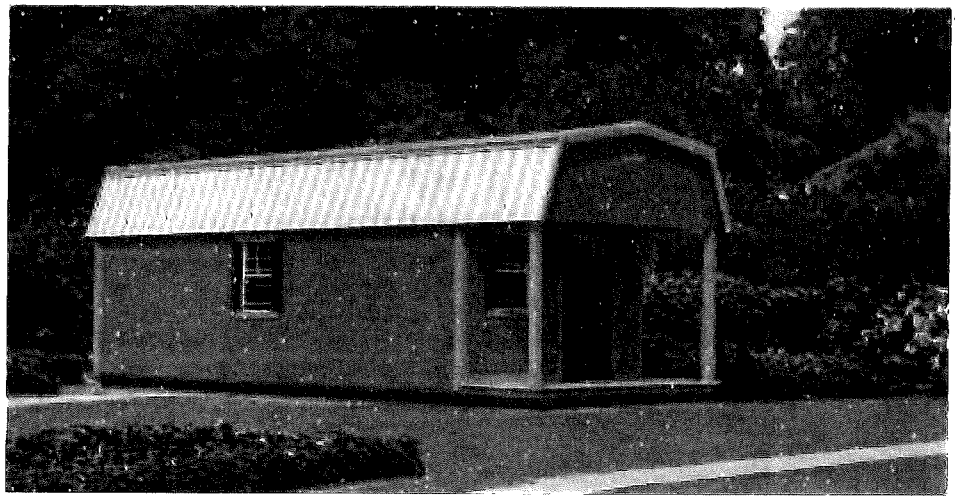


4"x6" Runners

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

STANDARD FEATURES



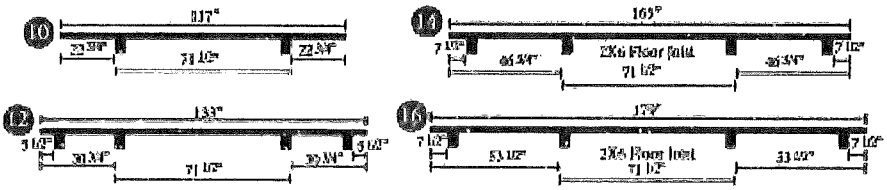


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'9"
10'	10'11"
12'	11'
14'	11'1"
16'	11'1"

Standard Building Dimensions (INTERIOR)

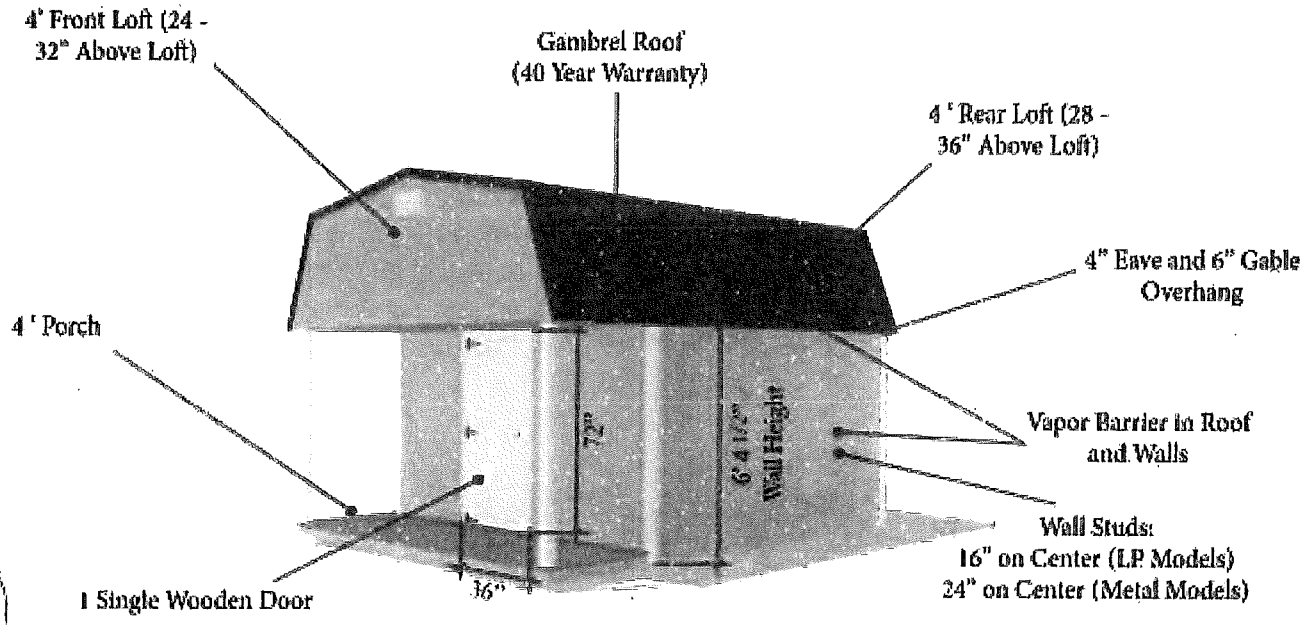
Exterior Width	Interior Dimension	Exterior Length 12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								



4"x6" Runners

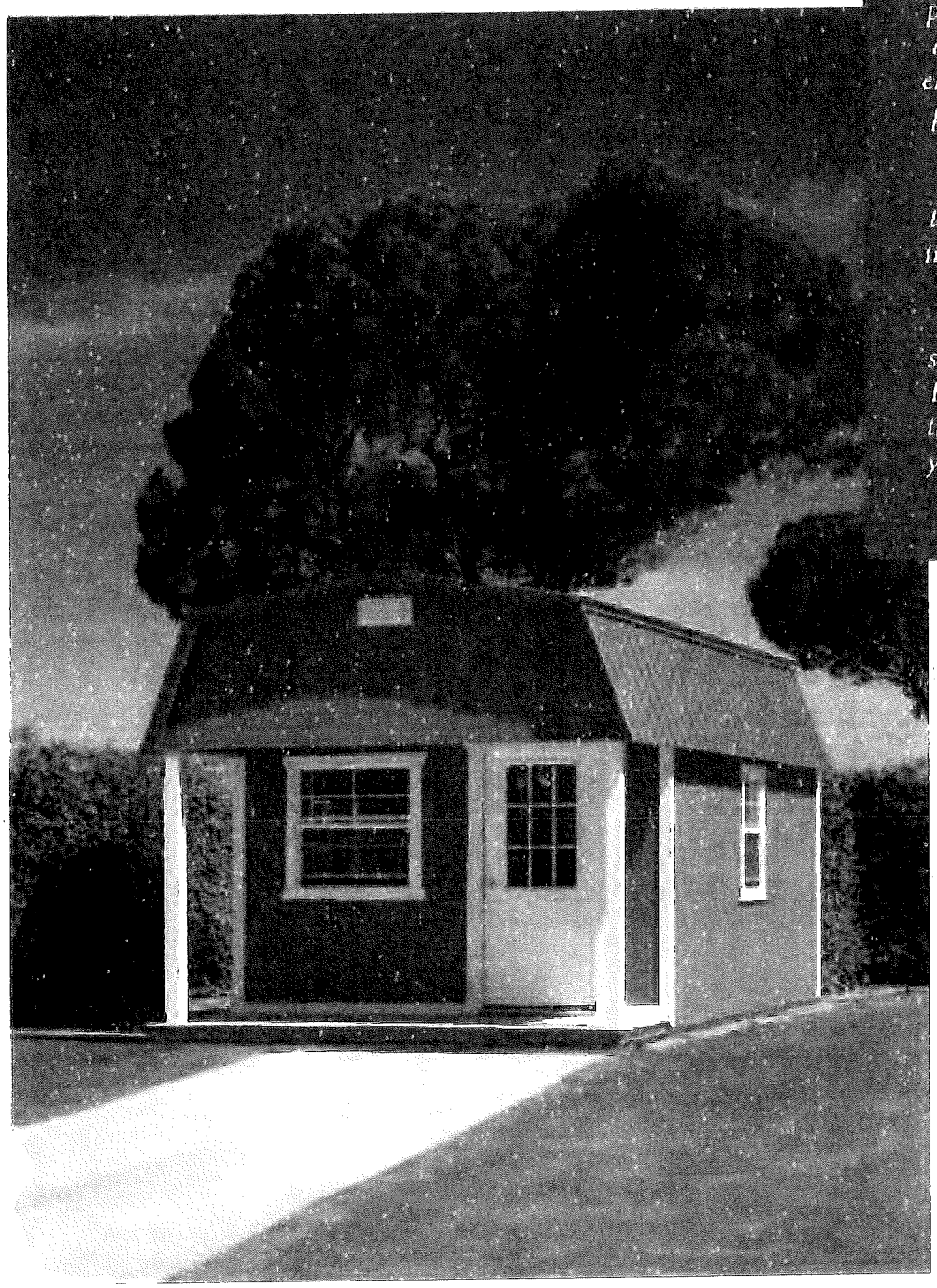
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*
***4' porch is included in length Dimension*

STANDARD FEATURES



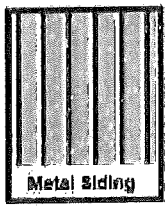
Signature

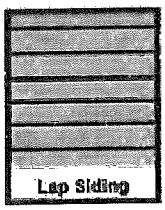
LOFTED CABIN



Discover unparalleled versatility with our Lofted Cabin. With the sought after features of front and rear lofts, this cabin offers a perfect blend of functionality and aesthetic appeal. Whether you're envisioning a charming storefront, planning a weekend adventure, or simply seeking a beautiful storage space in your backyard, the Lofted Cabin exceeds expectations. Its thoughtful design ensures that every inch is optimized for practical use, making an ideal solution for a variety of purposes. Elevate your expectations and let the Lofted Cabin be the answer to your diverse needs - be it for work, play, or simple storage.

SIDING OPTIONS





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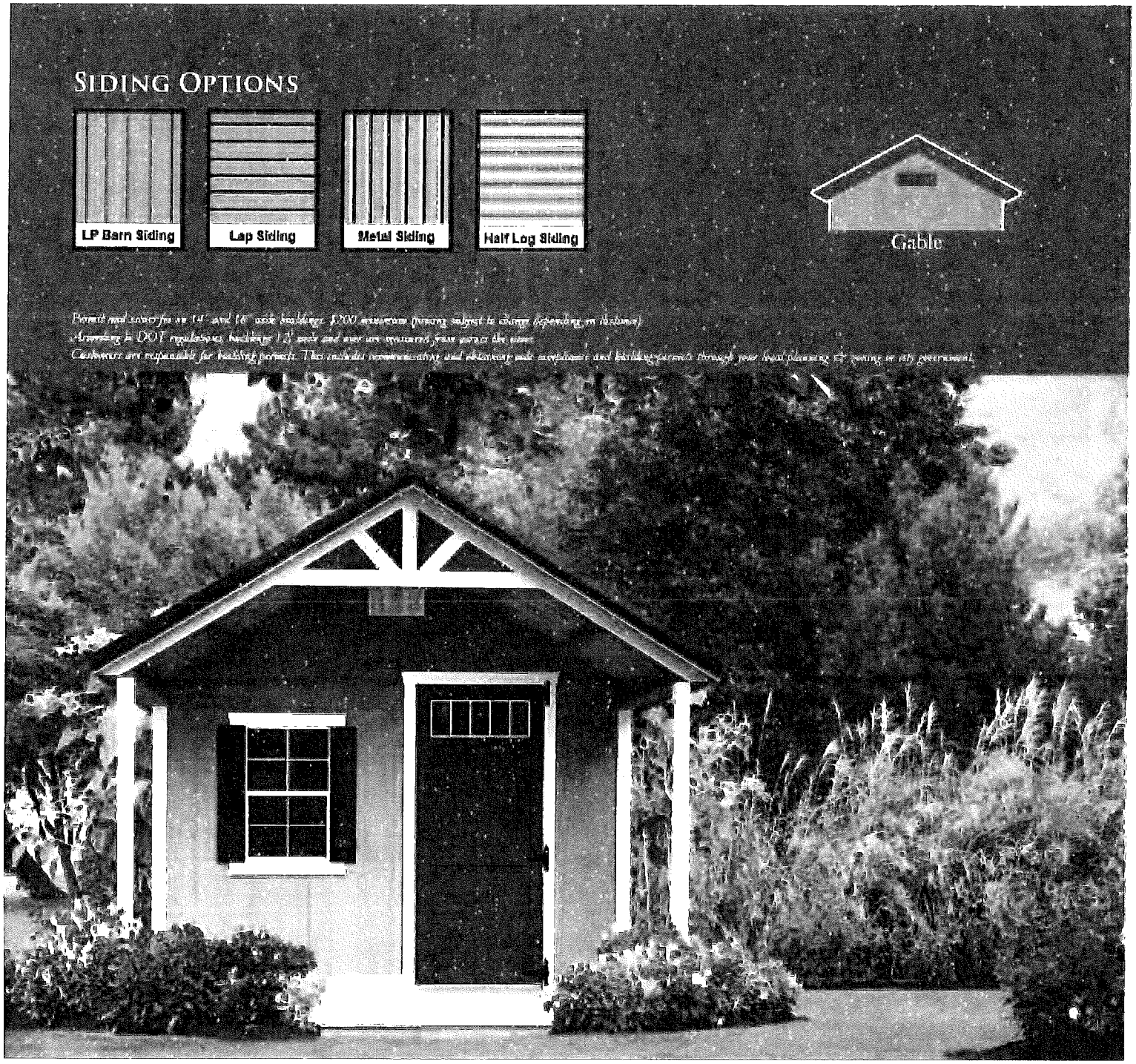
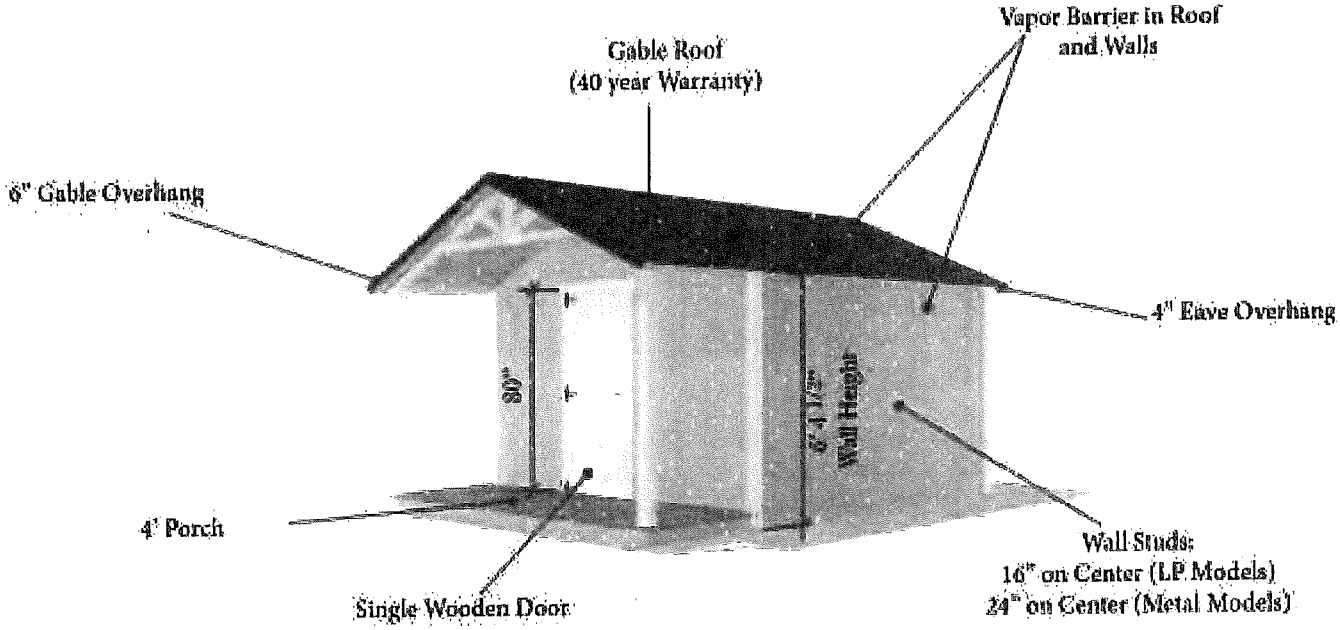


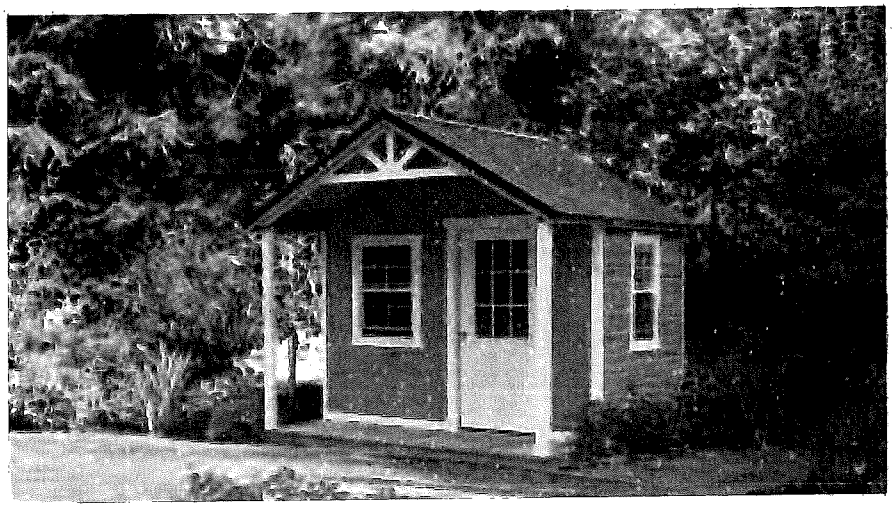
Signature HUNTER CABIN

40 YEAR Metal

Embrace the versatility of the Hunter Cabin, a perfect choice for cultivating any hobby or efficient storage space. With its practical layout, the Hunter Cabin can accommodate a variety of needs. Whether you're an avid hobbyist in need of a dedicated workspace or simply seeking additional storage for your belongings, this cabin is the ideal solution. Its functionality is matched only by its charming aesthetics, making the Hunter Cabin a beautiful addition to any backyard or property. Elevate your space and transform it into the perfect hub for your passion.

STANDARD FEATURES



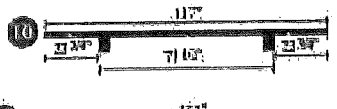


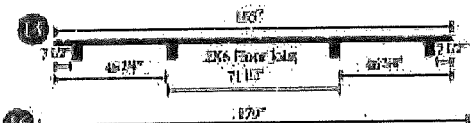
BUILDING DIMENSIONS

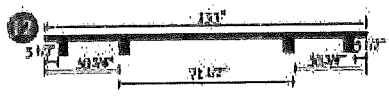
Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

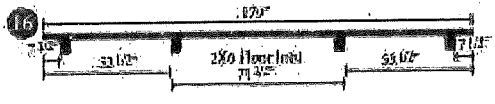
Standard Building Dimensions (INTERIOR)

Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								



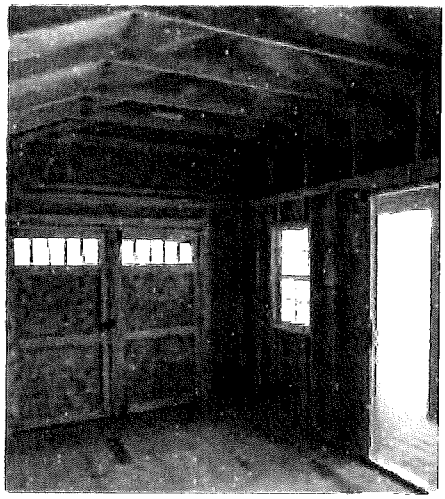


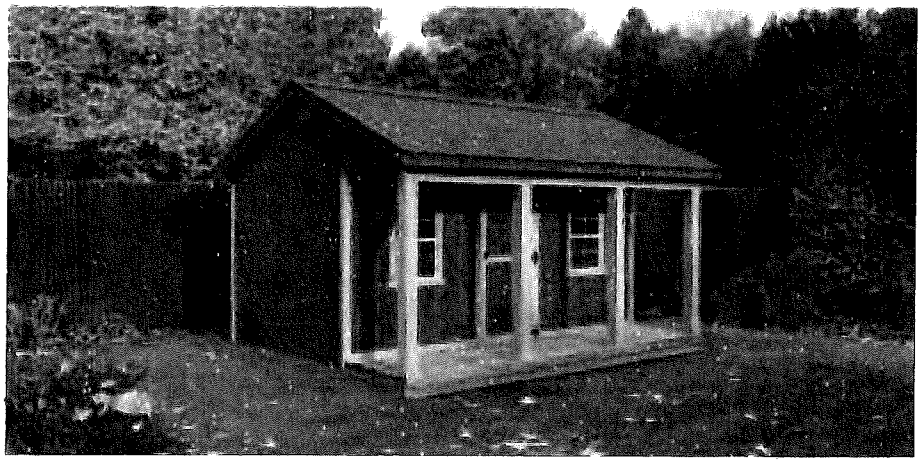




4"x6" Runners

Please Note:
**Image not to scale.*
**Building Dimensions are measured from outside to outside.*
***4' porch is included in Length Dimension*

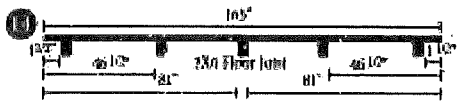




Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
14'	11'3"

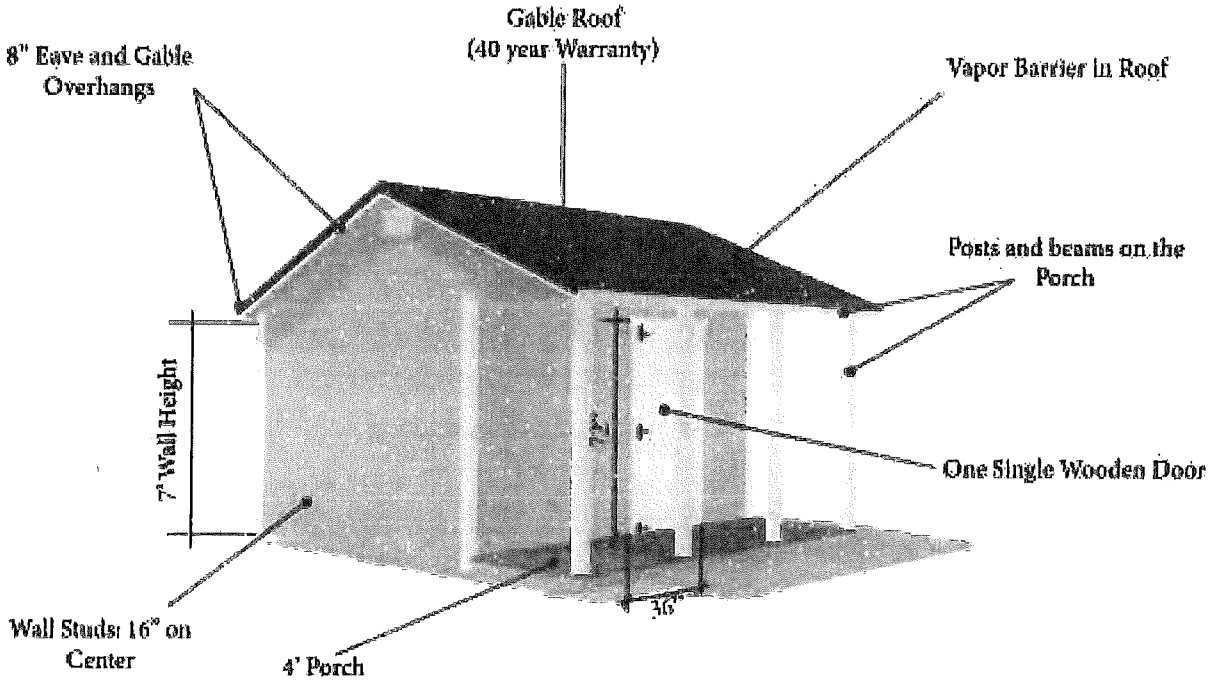
Standard Building Dimensions (INTERIOR)				
Exterior Width	Exterior Length			
	Interior Dimension	12'	16'	20'	24'
14'	110"	11'5"	14'5"	19'5"	23'5"



4"x6" Runners

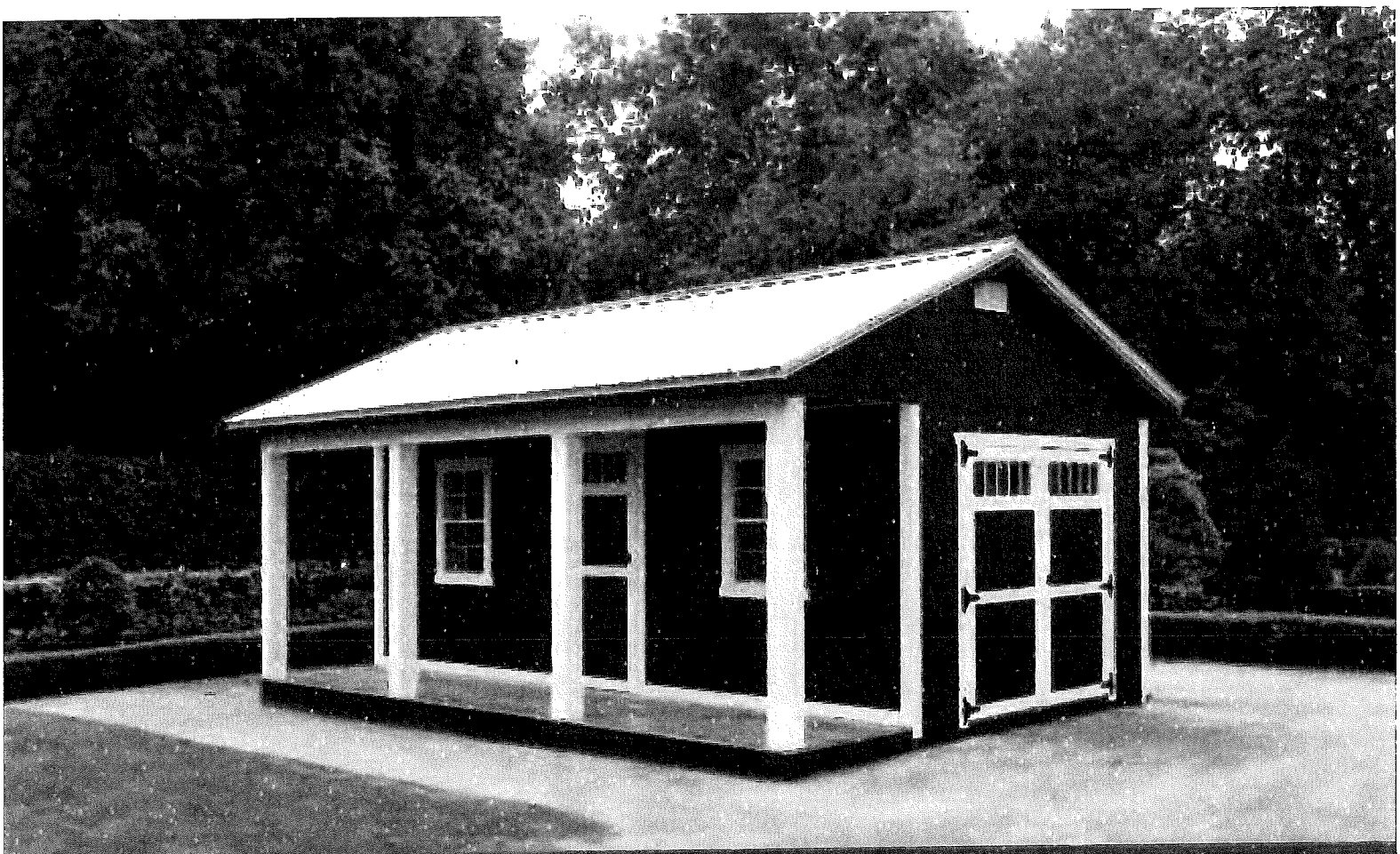
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*
**"4' porch is included in length Dimension"*

Standard Features

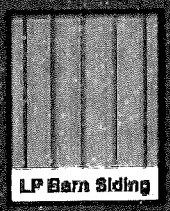


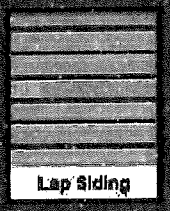
Signature APPALACHIAN CABIN

Step into the rustic charm of the Applachain Cabin, where every detail radiates a timeless appeal. This cabin-style building offers limitless possibilities. Whether you are seeking extra storage space, a home office environment, or a place to pursue your hobbies, the Applachian is a versatile cabin that adapts to your needs.



SIDING OPTIONS

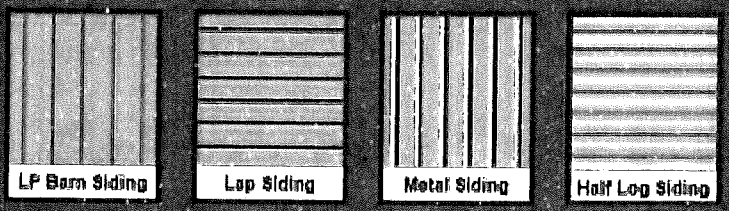




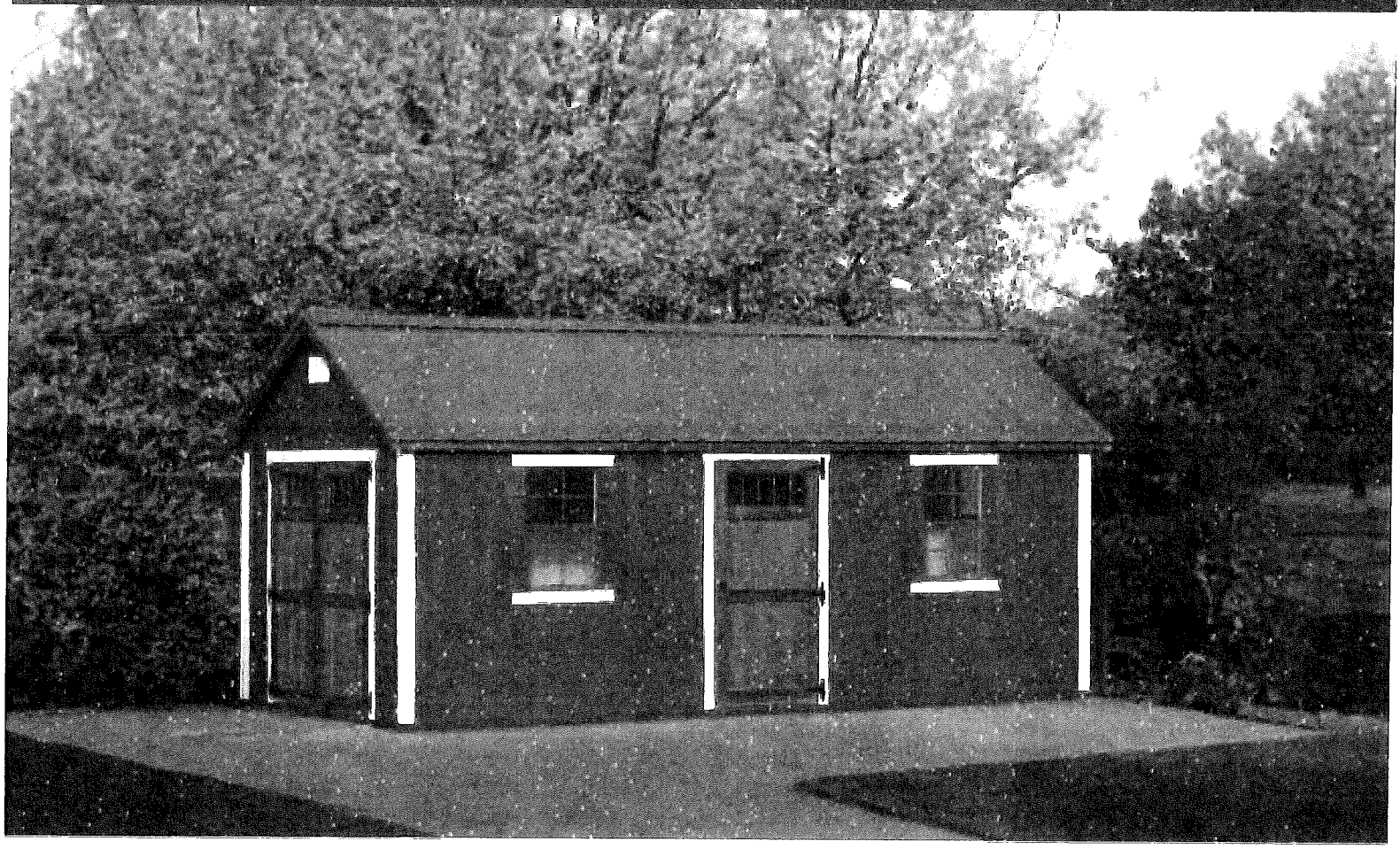
Gable

Permit and escort for 14' and 16' wide buildings. $200 minimum (pricing subject to change depending on distance).
According to DOT regulations, buildings 12' wide and over are measured from outer eave to outer eave.
Customers are responsible for building permits. This includes understanding and obtaining code compliance and building permits through your local planning & zoning or city government.

Siding Options



Permit and insert fee on 14' and 16' wide buildings. $100 maximum (permit subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from across the eaves
Customers are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning & zoning or city government.

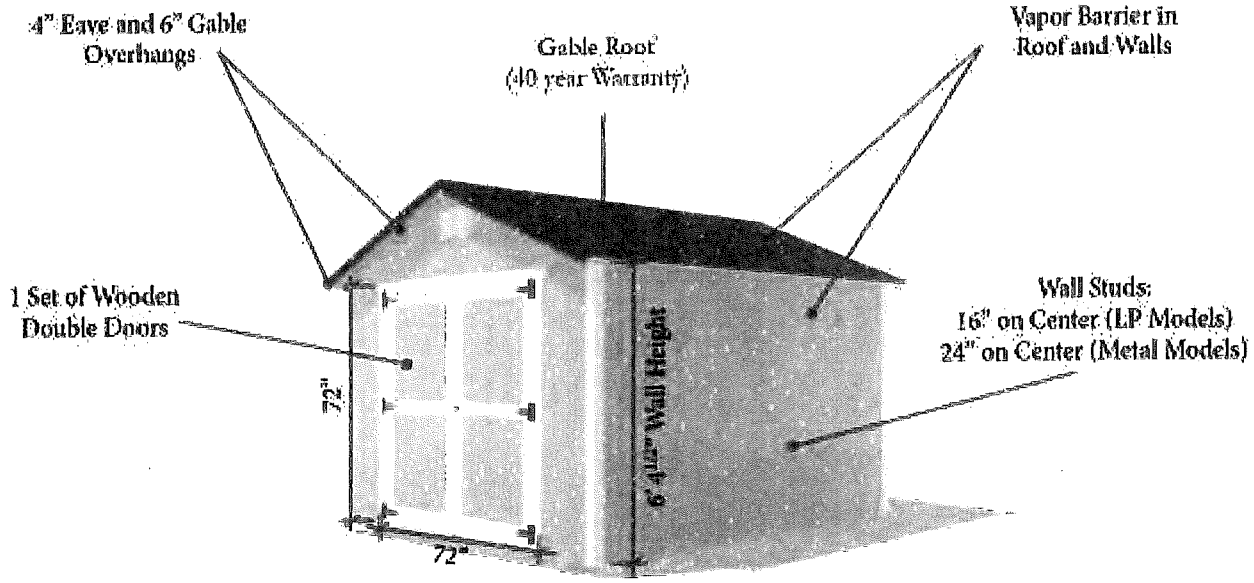


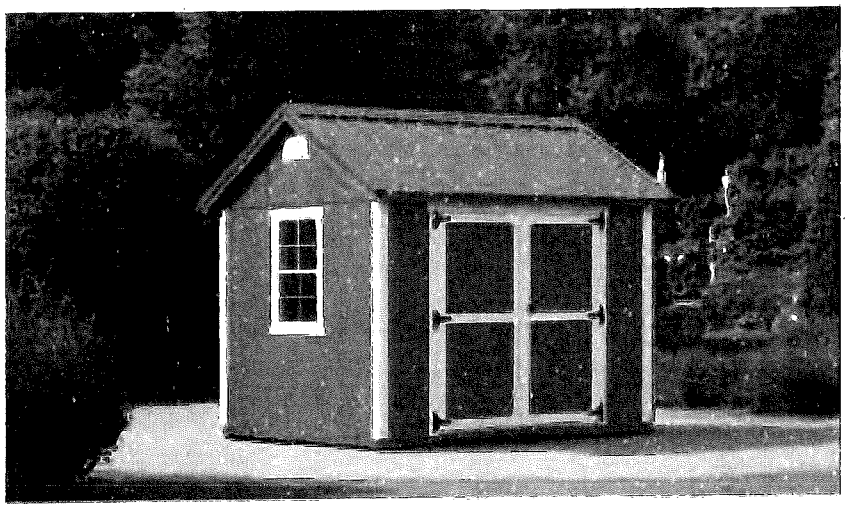
Signature GARDEN SHED

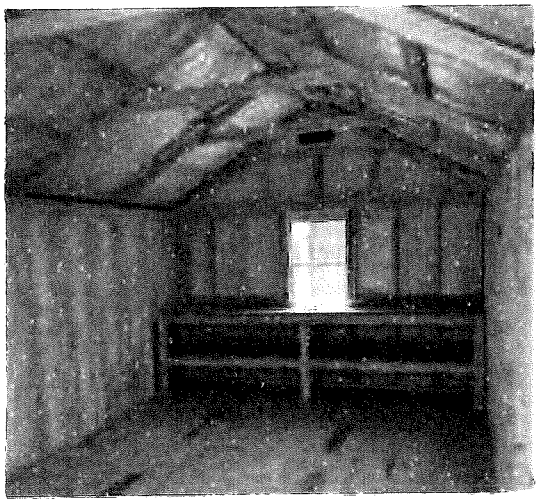
40 YEAR Metal

Elevate your outdoor space with functionality of our Signature Garden Shed. A classic addition to any property, this shed blends beauty with utility, making it the ideal choice for storage, gardening enthusiasts, and hobbyists alike. Its carefully crafted design not only enhances the aesthetic appeal of your garden but also provides a versatile haven for all your tools, equipment, and creative pursuits. With a perfect marriage of form and function, the Signature Garden Shed stands as a testament to quality where organization meets inspiration.

STANDARD FEATURES



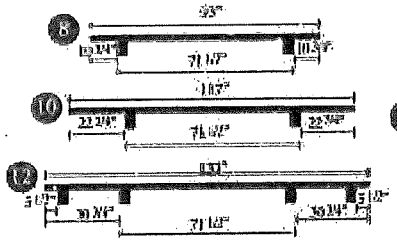


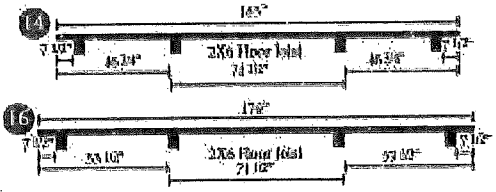


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

Standard Building Dimensions (INTERIOR)									
Exterior Width	Exterior Length								
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								

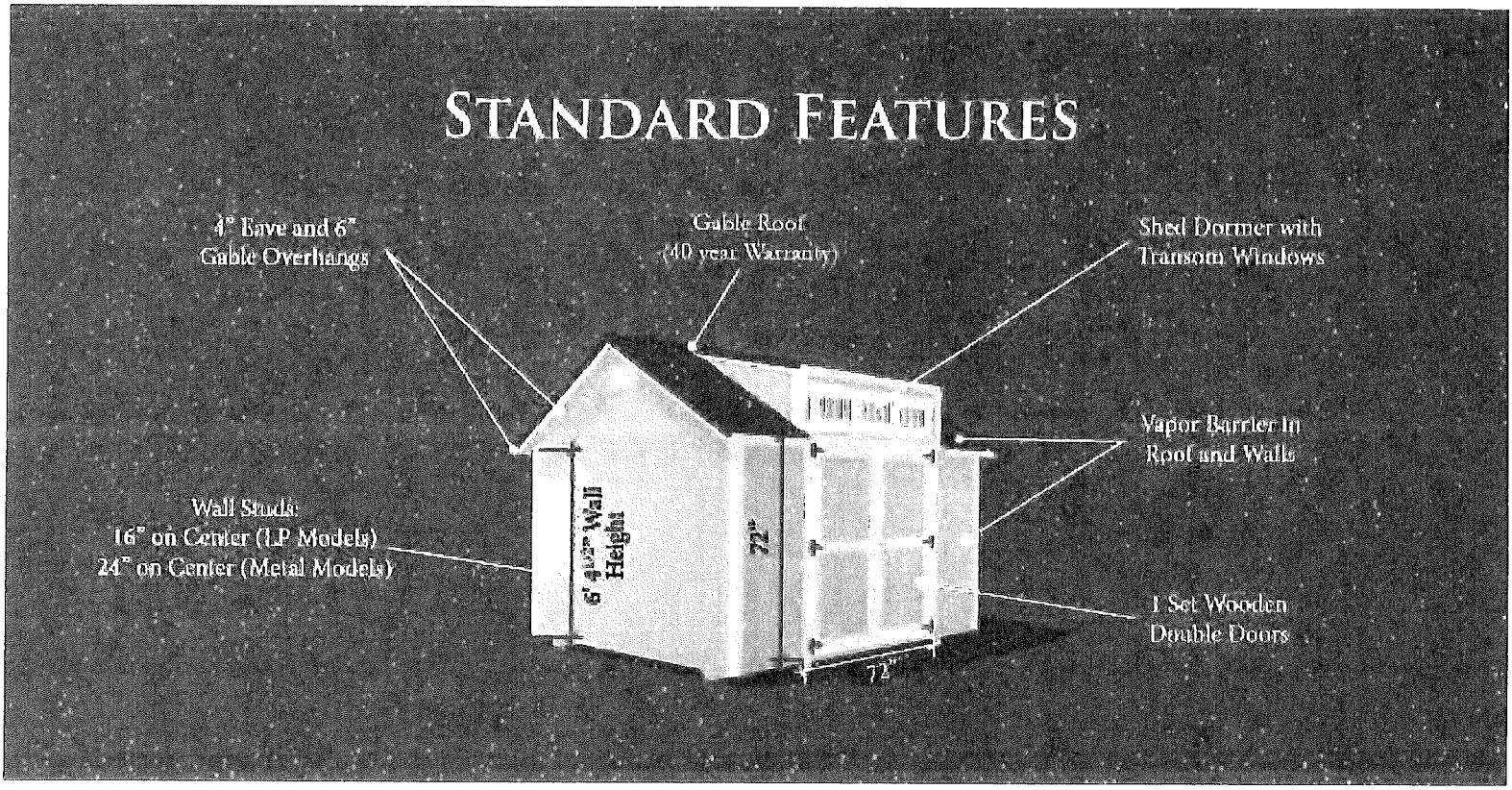


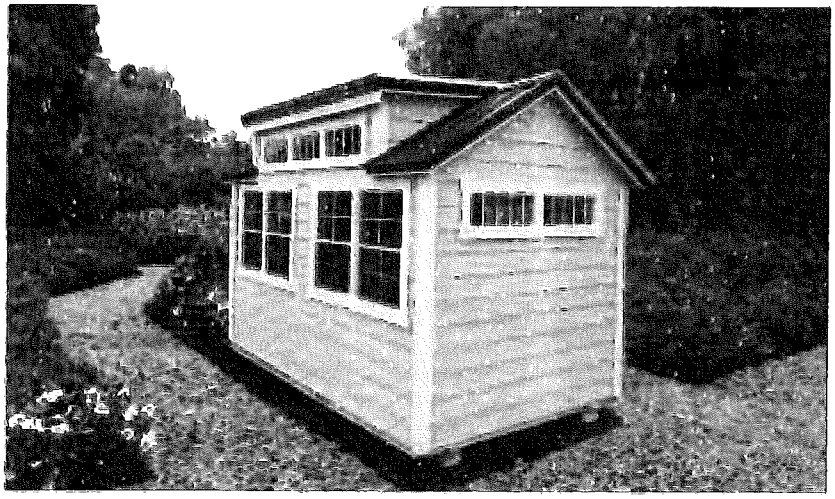


4"x6" Runners

Please Note:
**Image not to scale*
**Building Dimensions are measured from eave to eave.*

STANDARD FEATURES

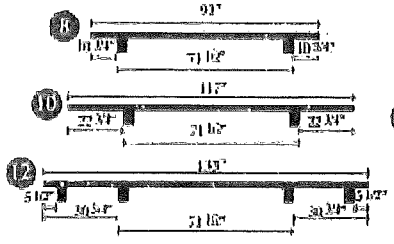


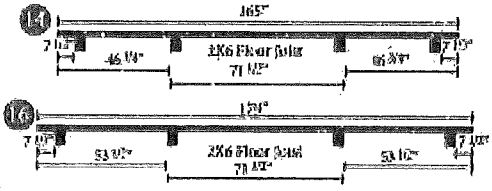


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'5"
12'	10'9"
14'	11'
16'	11'2"

Standard Building Dimensions (INTERIOR)								
Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	126"								
14'	158"								
16'	172"								





4"x6" Runners

Please Note:
**Image not to scale.*
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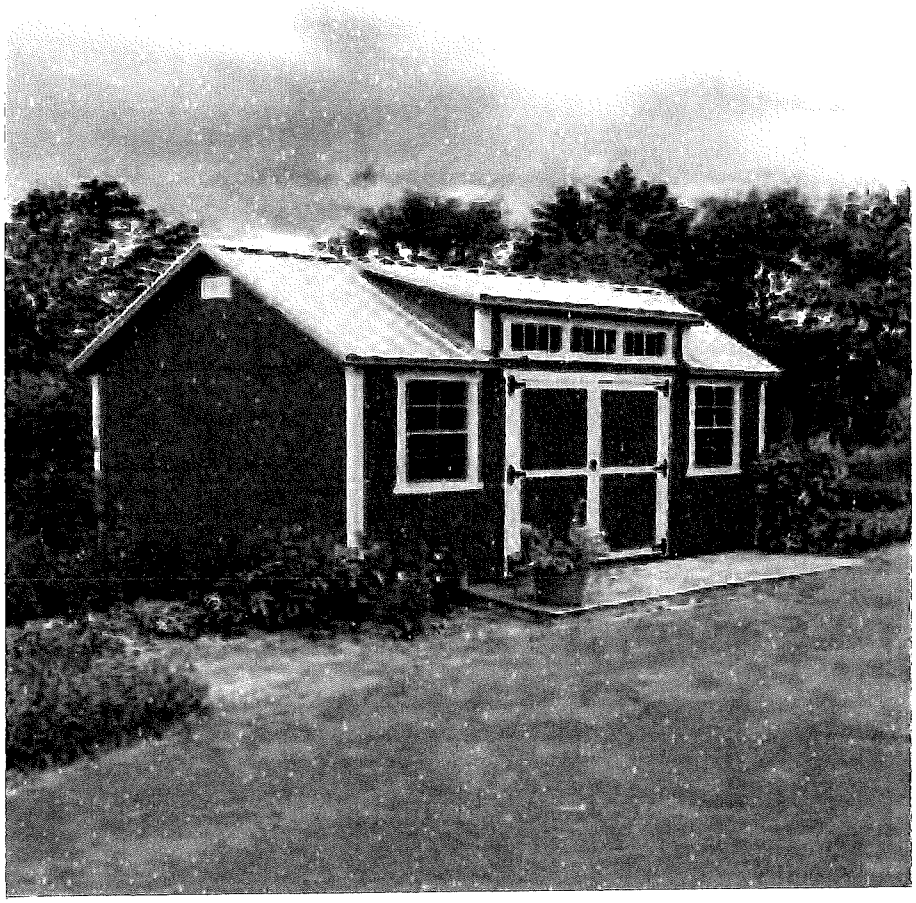
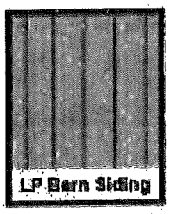
Signature LOUISVILLE

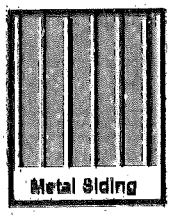
40 YEAR Metal

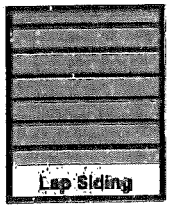
Indulge in the artistry of craftsmanship with our Signature Louisville Garden Shed, meticulously handcrafted with a keen eye for detail. The Louisville model's dormers allow the perfect amount of natural light and a charming cottage ambiance. Elevate your storage, hobby or gardening experience with the charming design of the Signature Louisville Garden Shed.

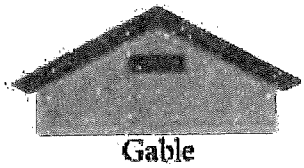


SIDING OPTIONS









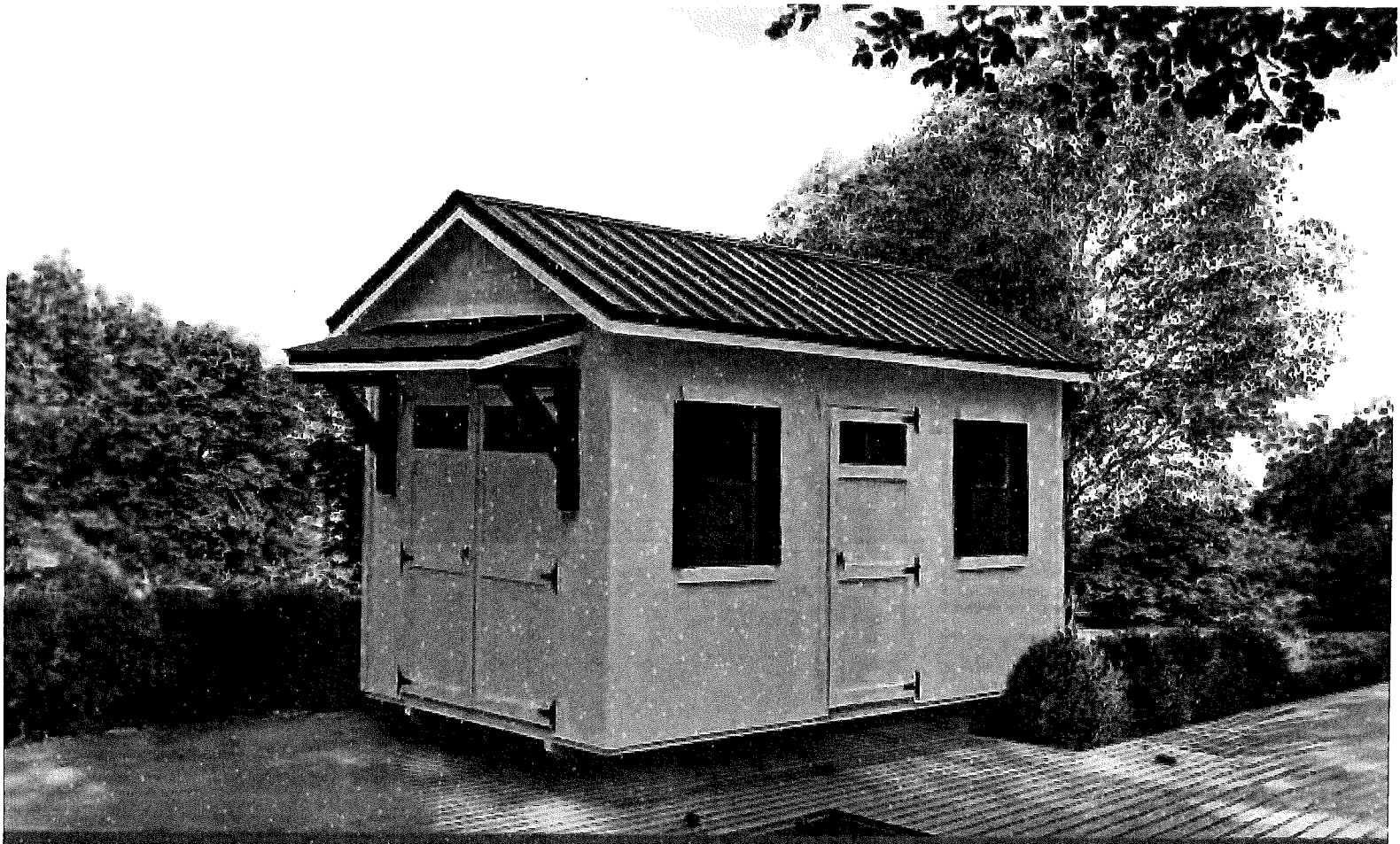
Gable

Permit and court fee on 14' and 16' wide buildings $200 minimum (pricing subject to change depending on distance)
According to DOT regulations buildings 12' wide and over are measured from outer the eaves
Customers are responsible for building permits. This includes investigating and obtaining any ordinance and building permits through your local planning & zoning or city government.

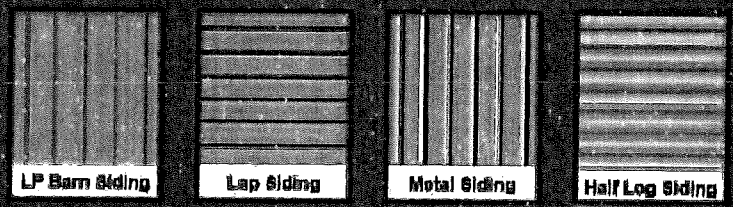
COUNTRY CABINS

Signature OAKDALE

The Signature Oakdale Garden Shed features generous overhangs and taller wall height. The Oakdale's taller wall height ensures a spacious interior. Whether you're looking to neatly organize your belongings or create a dedicated space for your hobbies, the Signature Oakdale is the perfect balance of aesthetics and functionality. Embrace the charm of the Signature Oakdale, where classic design meets versatile utility solutions.

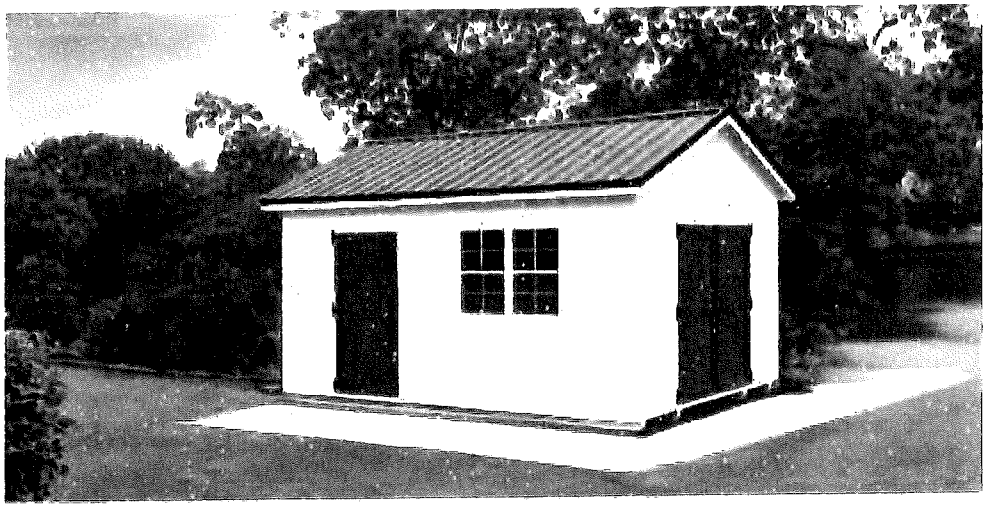


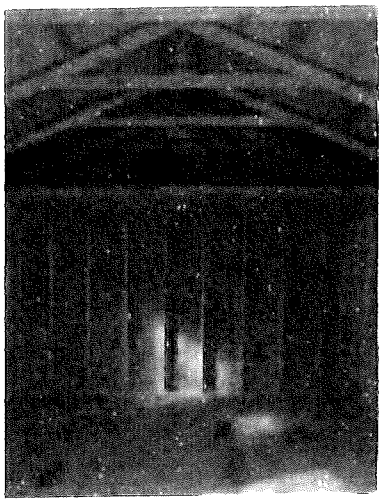
SIDING OPTIONS



Gable

Portal and doors for 14' and 16' wide buildings. 8'x6' maximum opening (doors to swing depending on options)
Awnings to DOT regulations, measures 12" wide and cuts are measured from across the rafter.
Customers are responsible for building permits. This includes communication and planning with municipality and building permits through your local planning or zoning or city government.

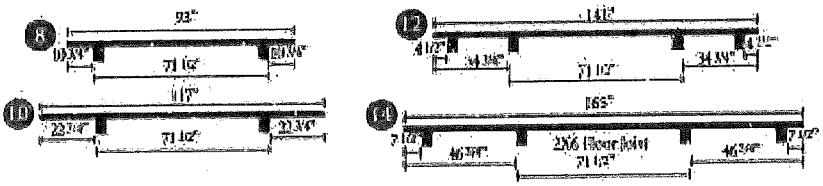




Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'3"
10'	10'6"
12'	10'11"
14'	11'3"

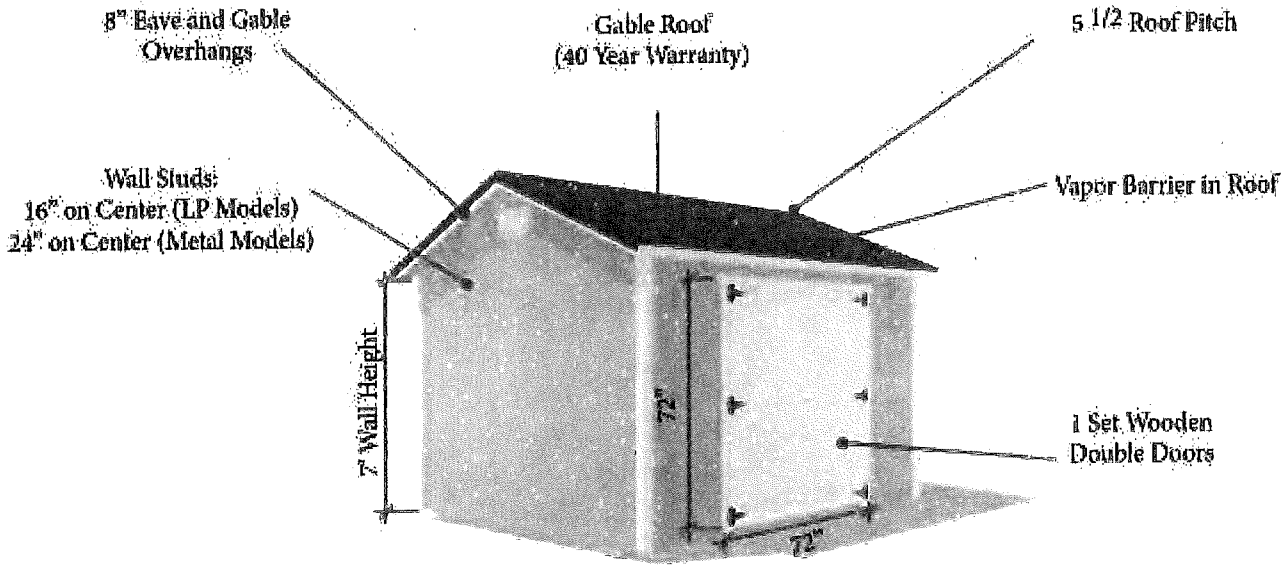
Standard Building Dimensions (INTERIOR)								
Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	134"								
14'	158"								



Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

4"x6" Runners

Standard Features

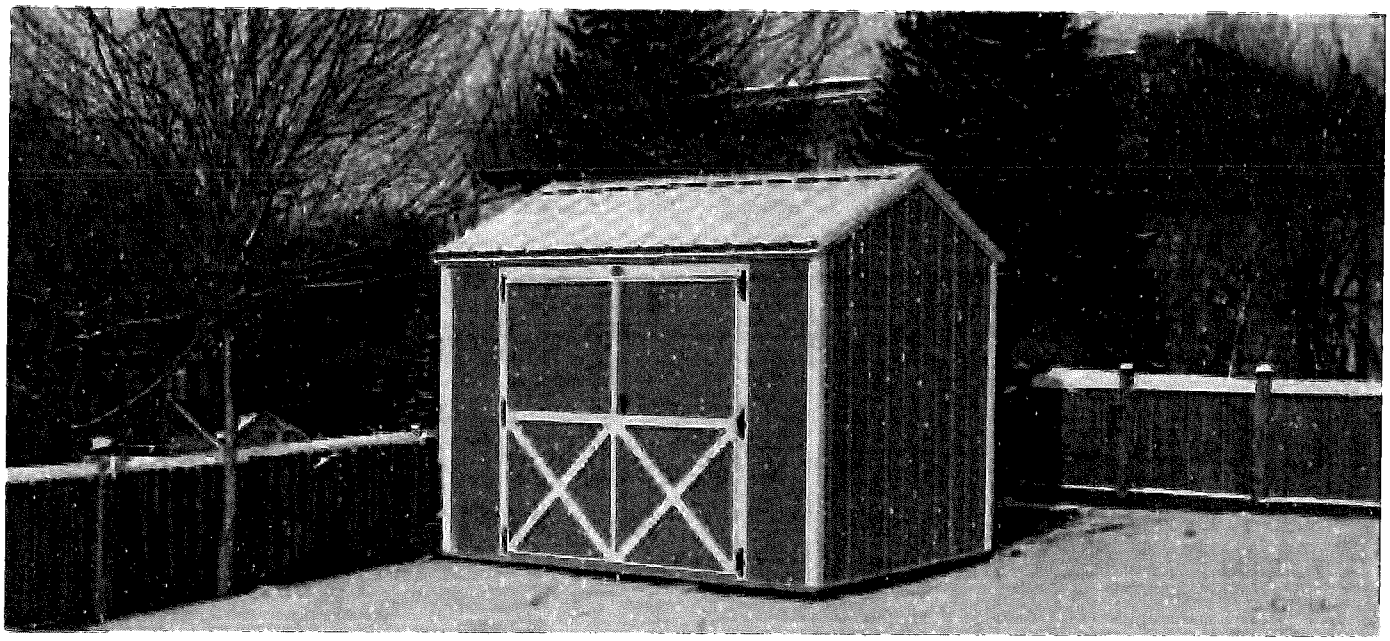


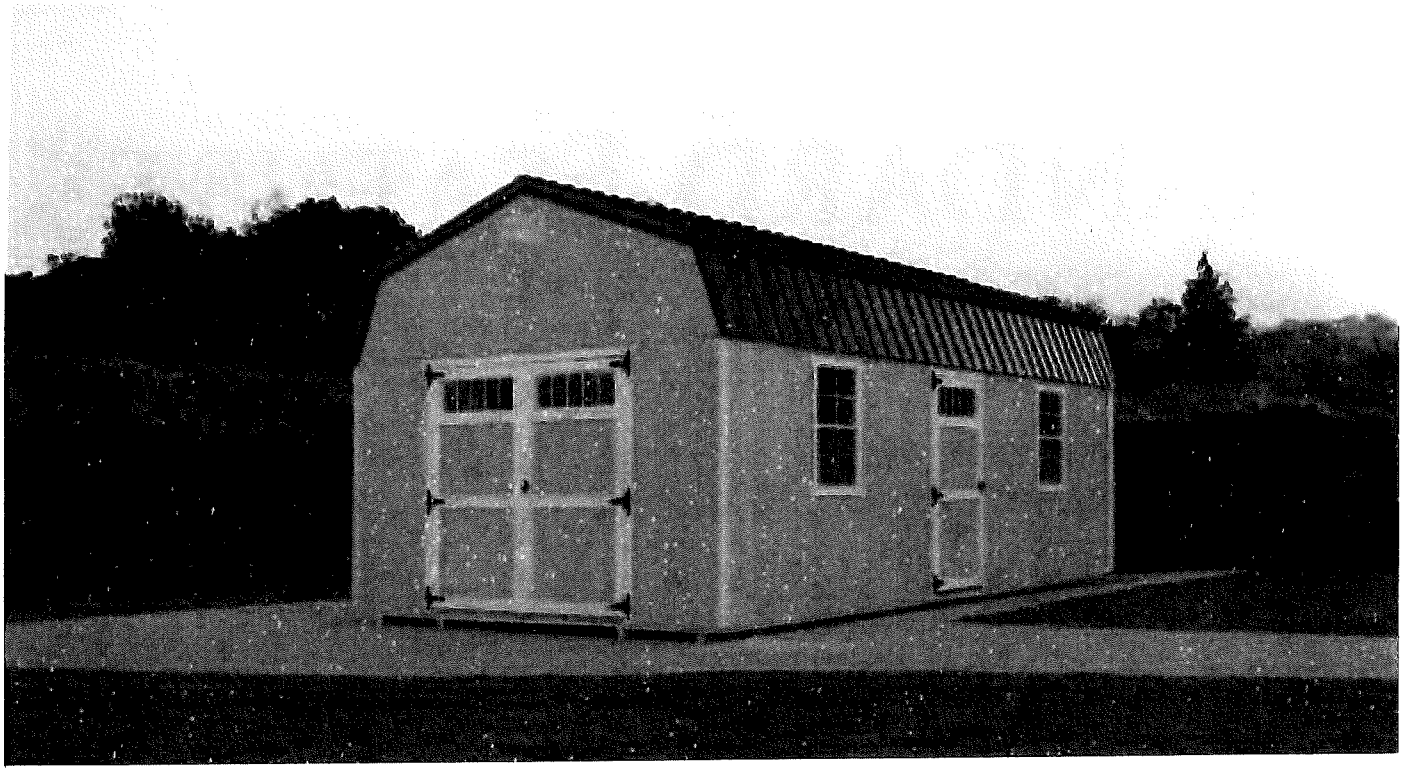
COUNTRY CABINS

COMPASS
SERIES

Unveiling the Country Cabins Compass Series—crafted for those who seek exceptional value without compromising on durability. The Compass Series offers quality at an affordable price.

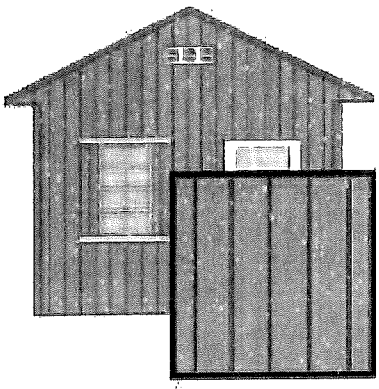
Structured with the precision of a house, the Compass Series buildings are robust and reliable. While they share many great features with our prestigious Signature Series, the most notable differences lie in the vapor barrier and roof warranty. This strategic design ensures that the Compass Series remains a budget-friendly yet structurally sound choice for those who prioritize both value and quality.





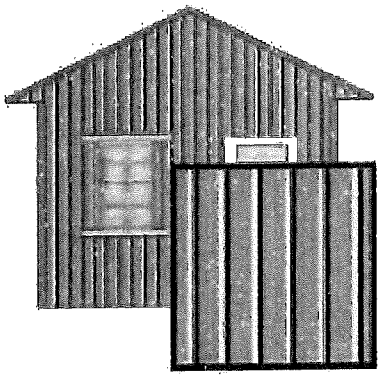
Siding Options

LP Barn Siding



Elevate your outdoor space with our LP Barn Siding. Crafted from a unique blend of wood and resin, this siding not only captures the rustic aesthetic but also boasts exceptional resistance to termites and rot, ensuring long-lasting durability. Available in both paint and urethane finishes, the LP Barn Siding provides versatile options to match your desired look. The distinctive grooves every 8 inches add an extra touch of authenticity, creating a classic barn appearance that will stand the test of time. Transform your space with the warmth and character of LP Barn Siding, where aesthetics meet durability for a lasting impression.

Metal Siding



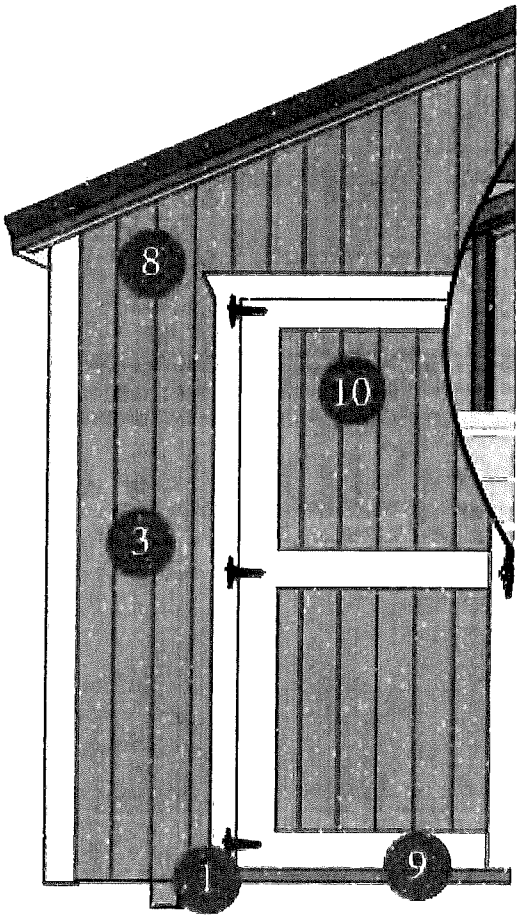
Introducing our Metal Siding, a fusion of style and durability that stands out for its exceptional features. Crafted with fire-resistant properties, this siding not only enhances the safety of your space but also adds a touch of modern sophistication. Committed to sustainability, our Metal Siding is 100% recyclable, contributing to a greener environment. Experience the convenience of little to no required maintenance, allowing you to enjoy a stunning exterior without the hassle. Opt for our Signature Series Metal, backed by a robust 10-year metal warranty, ensuring peace of mind and long-term resilience. Elevate your space with the perfect blend of safety, sustainability, and style, embodied in our Metal Siding.

COMPASS
SERIES

STANDARD FEATURES

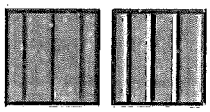
1 FLOORING SYSTEM

Notched Floor System
4"X4" up to 24' long buildings
4"X6" over 24' buildings
Sturdy 4"X6" runners with 2"X4" joists notched 1' for solid nailing and overall rigidity.



2 2"X4" TREATED FLOOR JOISTS (16" ON CENTER)

3 MULTIPLE SIDING OPTIONS TO STAND THE TEST OF TIME.



LP Barn or Metal Siding

7 FRAMED LIKE A HOUSE

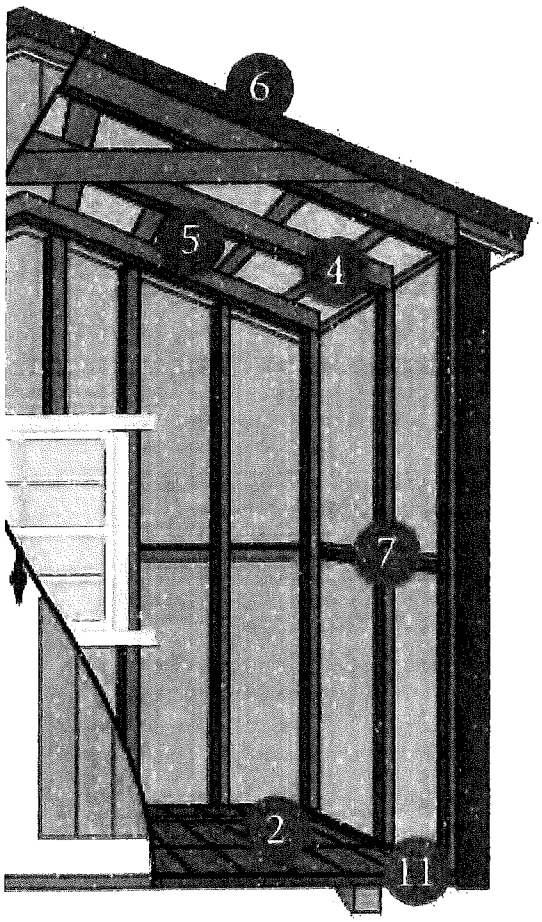
We use double top plates on walls and on door framing, just like a house!

8 COATINGS

We use 100% acrylic paint and premium urethane colors you can count on to provide a long-lasting appearance.

9 DIAMOND-PLATE THRESHOLD GUARD

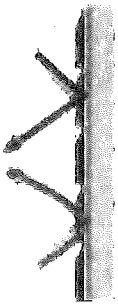
To prevent wear on entry point.



4 4' ON CENTER TRUSSES

Our roof trussses are spaced every 4'

5 VAPOR BARRIER IN ROOF



Standard on select models and available as an upgrade on all models

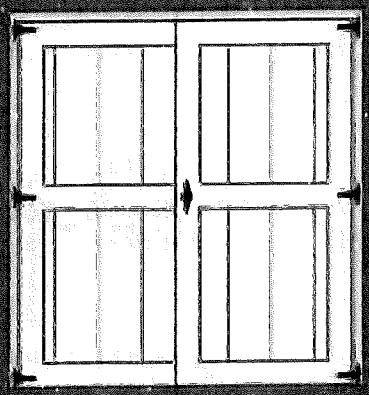
- Wind and vapor barrier
- Bright and open interior
- Reduces condensation
- Reduces heat loss in winter and heat gain in summer

Resistance against three types of heat flow:

- Conduction
- Convection
- Radiation

6 10-YEAR METAL ROOF

With the 10-year metal roof warranty, you will have a decade of worry-free ownership.

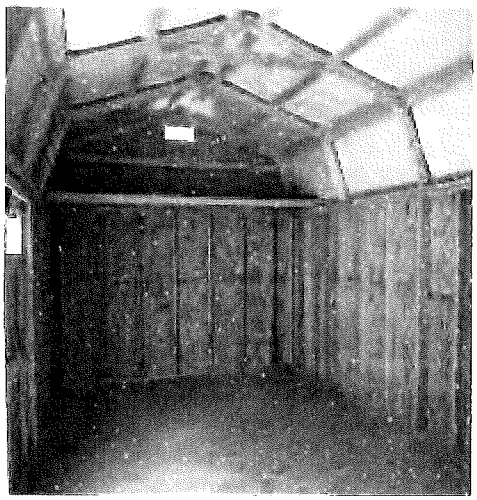


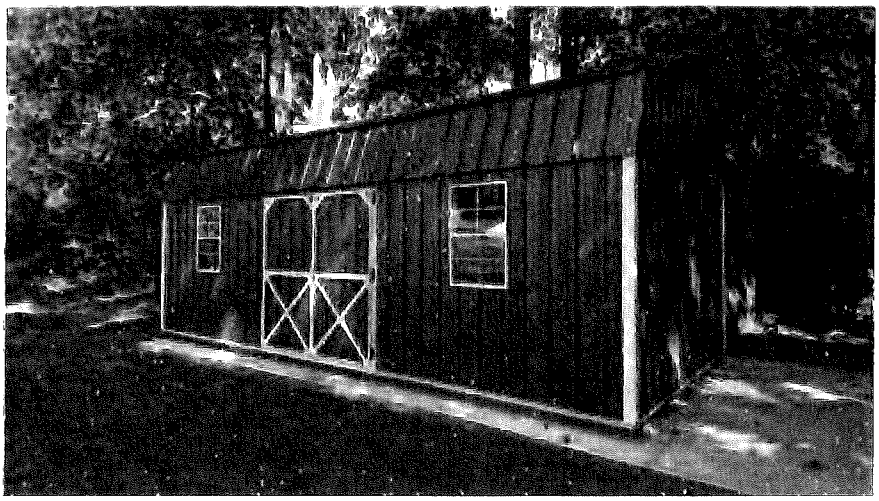
10 6' WIDE DOUBLE DOORS

- Extra wide double doors are standard
- Fits large lawn equipment, tractors, golf carts, atv/utv's
- Door straighteners
- Rubber stops on hinges

11 HIGH DENSITY ENGINEERED WOOD PANELS

- Standard on all interior floors
- 5/8" to 3/4" floor thickness
- defends against water
- Powerful Strength and Durability
- Specially designed to grip fasteners in place
- structural 1

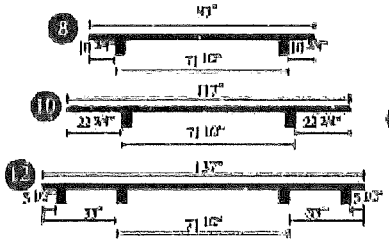


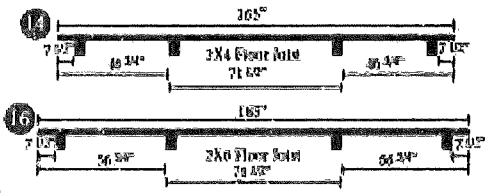


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'8"
10'	10'10"
12'	11'
14'	11'
16'	11'4"

Standard Building Dimensions (INTERIOR)									
Exterior Width	Exterior Length								
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

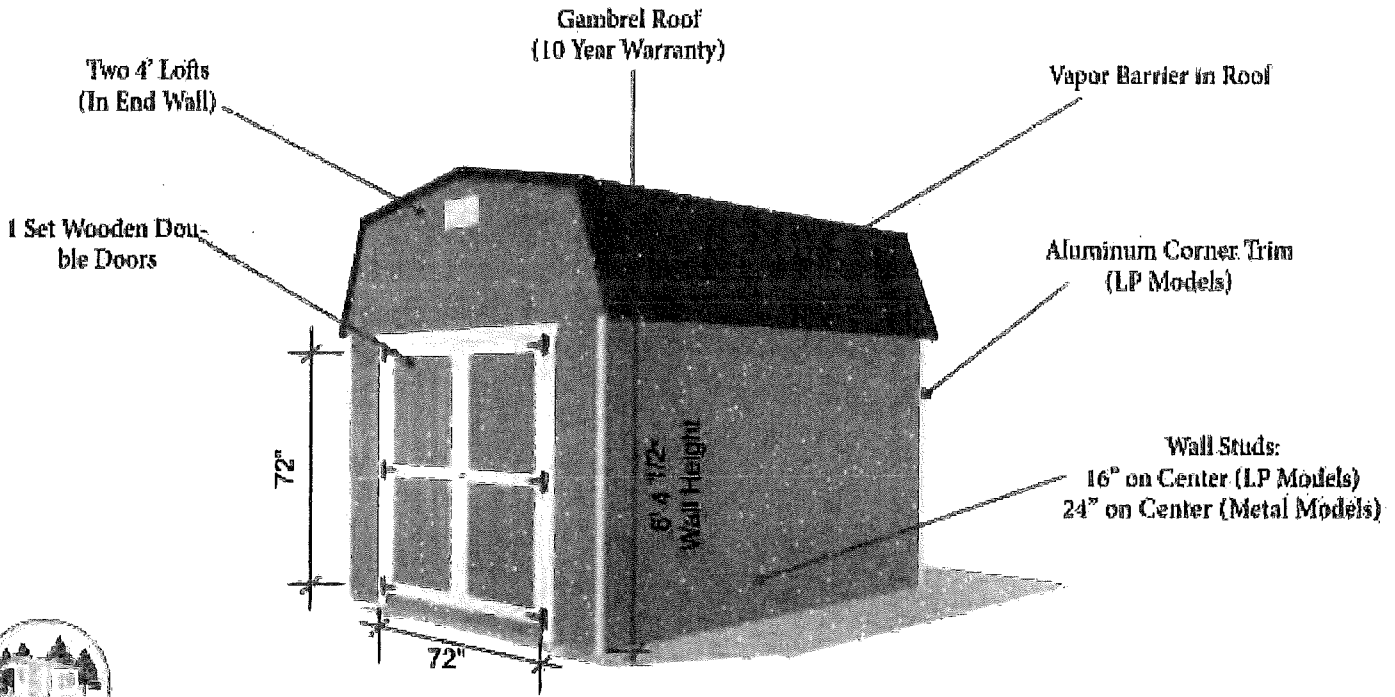




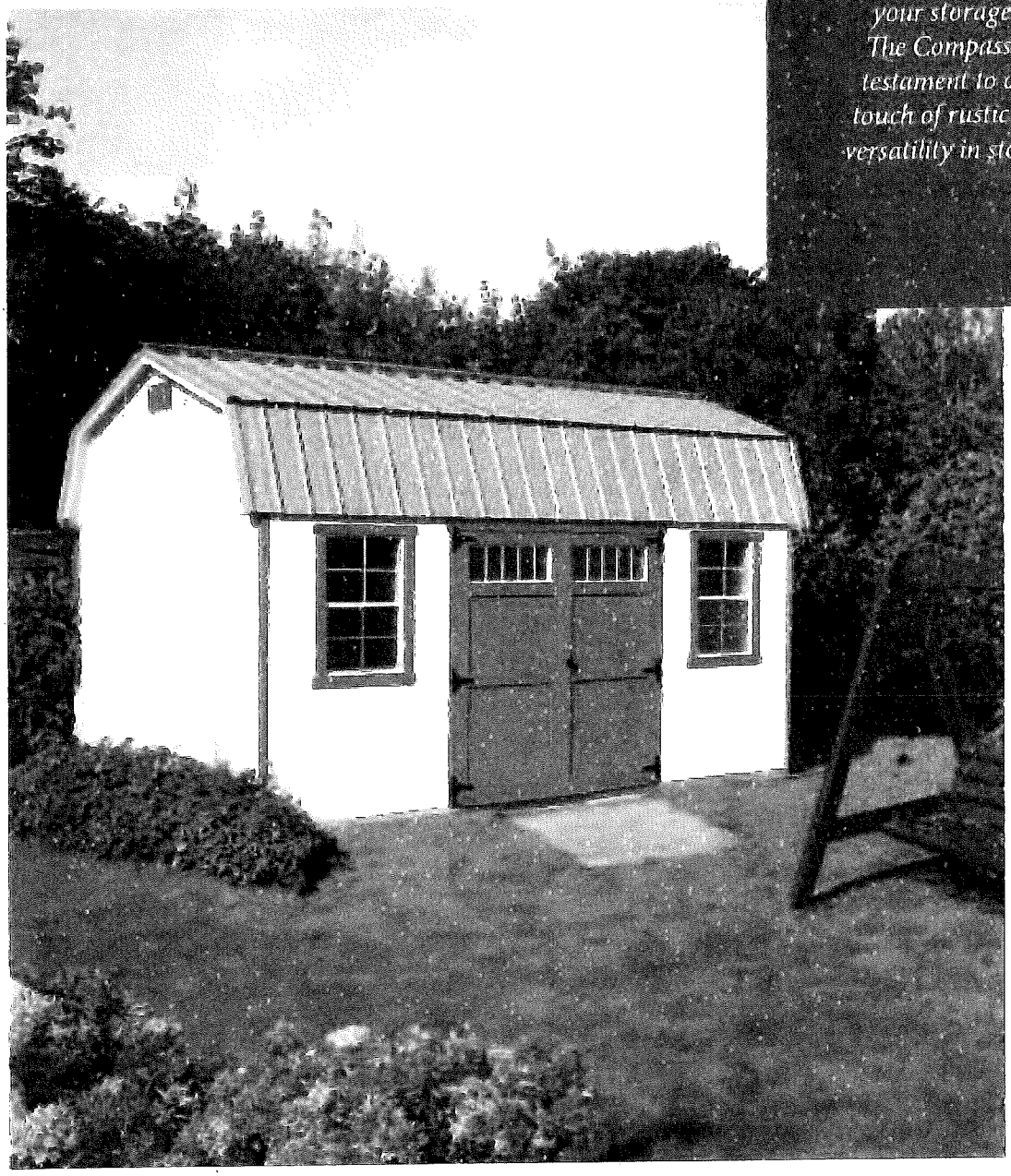
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)

STANDARD FEATURES



COMPASS HIGH BARN

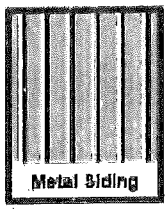


Gambrel

The Compass High Barn embraces the classic barn look, and traditional style but also provides ample space to meet your storage or functional needs. The Compass High Barn stands as a testament to classic design, offering a touch of rustic elegance while ensuring versatility in storage or any purpose you envision.

SIDING OPTIONS

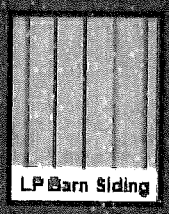
LP Barn Siding

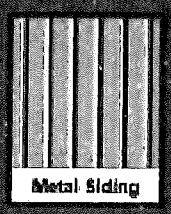


Metal Siding

Power can only be on 14' and 16' wide buildings ($200 minimum fencing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from center the eave
Customers are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning & zoning or city government

SIDING OPTIONS





Gambrel

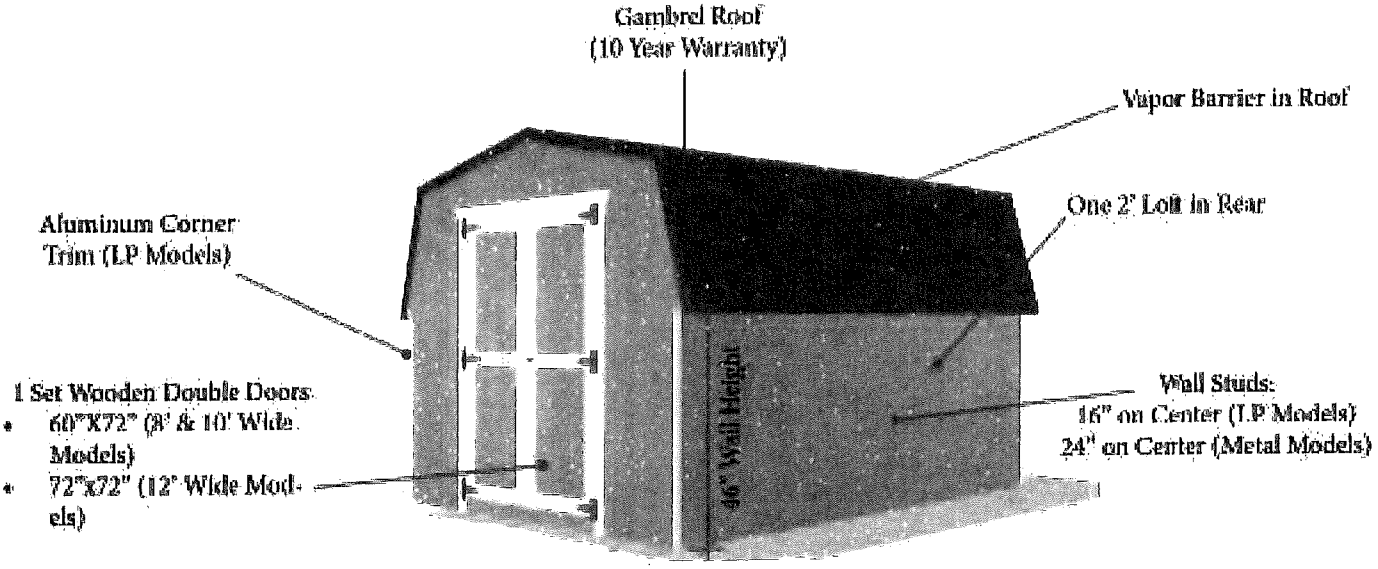
Permit and cost for 14' and 16' wide buildings 8'200 minimum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are considered manufactured homes
Customers are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning & zoning or city government.

COMPASS MINI BARN

10 YEAR

The Compass Mini Barn emerges as an excellent solution for those seeking additional storage in limited spaces, particularly ideal for small backyards. Despite its compact footprint, this model maximizes utility, providing ample storage space for various needs. Whether you're looking to store away tools, seasonal items, or simply declutter your outdoor space, the Compass Mini Barn proves that size does not compromise functionality.

STANDARD FEATURES

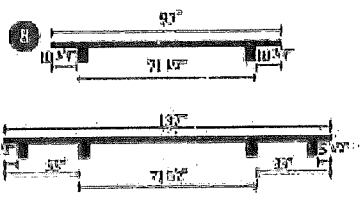


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'7"
10'	8'8"
12'	8'10"

Standard Building Dimensions (INTERIOR)

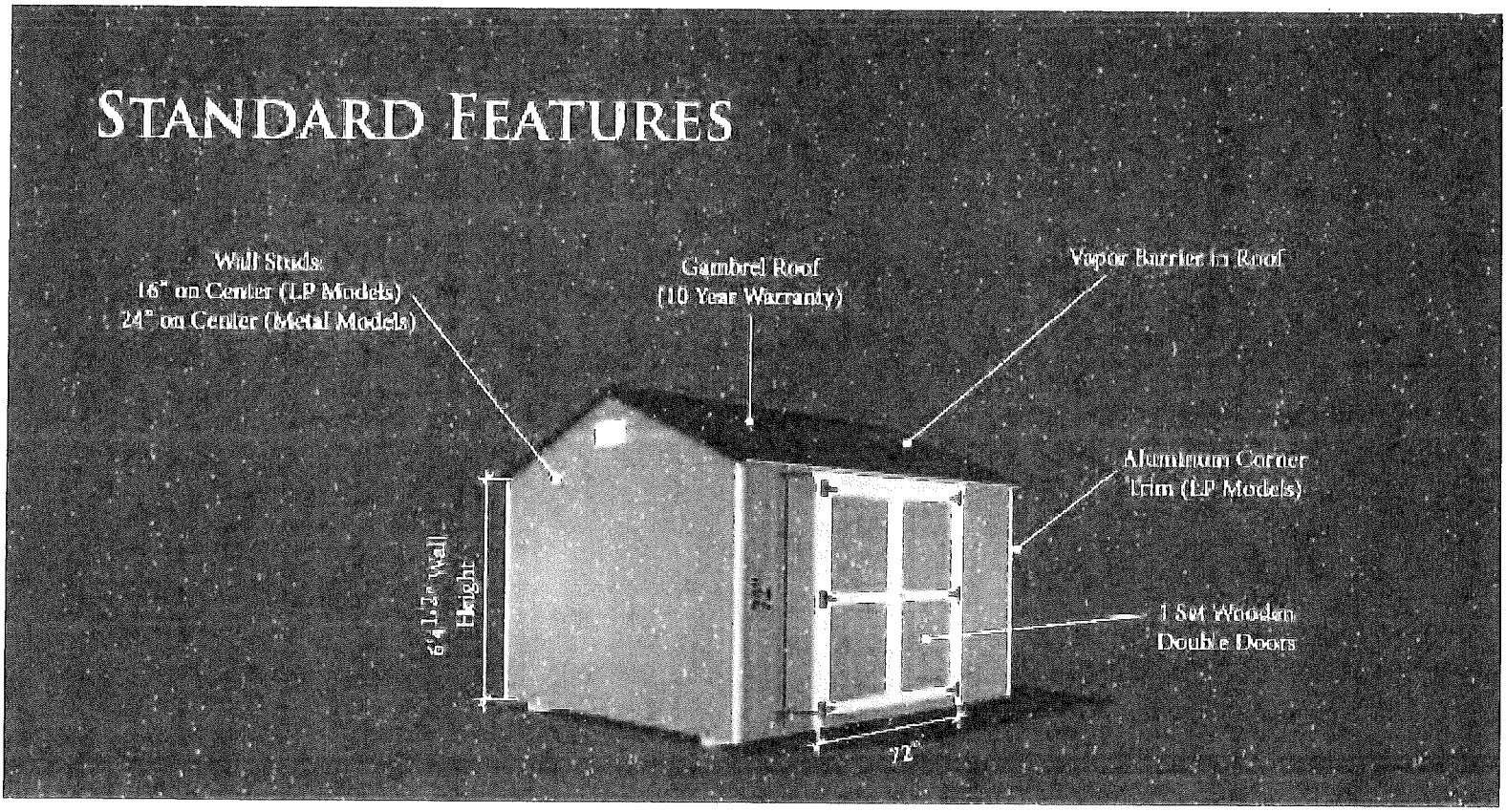
Exterior Width	Interior Dimension	Exterior Length 12'	16'	20'	24'
8'	86"	11'5"	15'5"	19'5"	23'5"
10'	110"				
12'	130"				
14'	158"				
16'	178"				

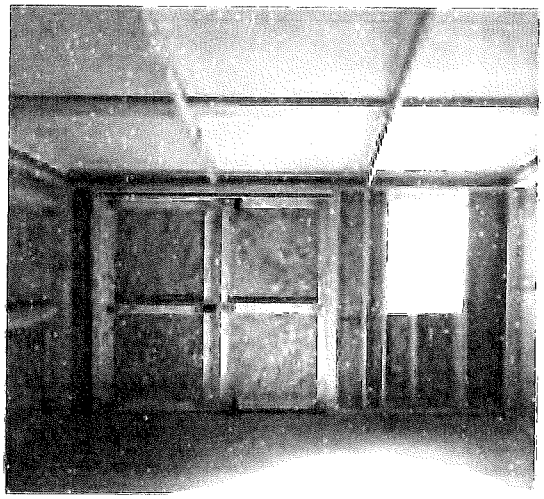


4"x4" runners (up to 24' long buildings)
4"x6" runners 24'+ buildings)

Please Note:
*Image not to scale.
*Building Dimensions are measured from eave to eave.

Standard Features



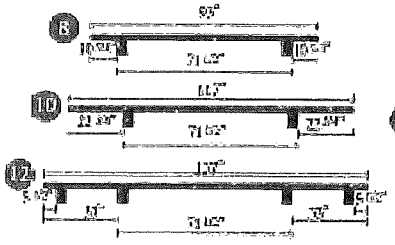


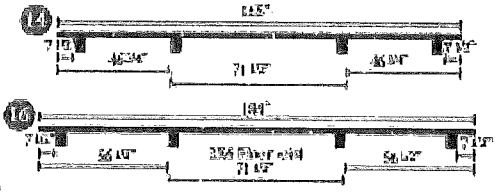
Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	9'2"
10'	9'6"
12'	9'9"
14'	9'10"
16'	9'11"

Standard Building Dimensions (INTERIOR)

Exterior Width	Interior Dimension	Exterior Length 12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

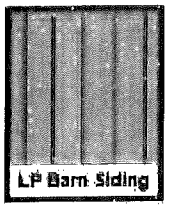


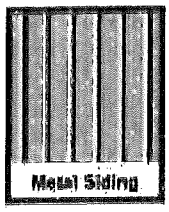


4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)

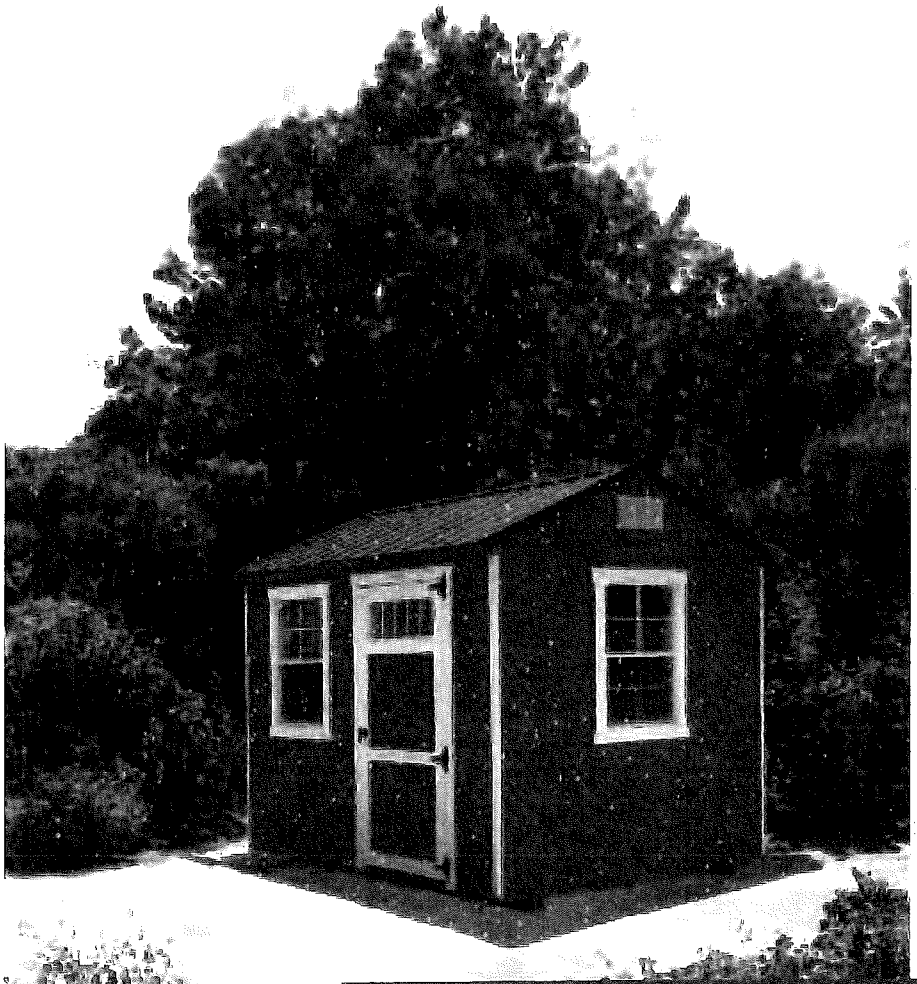
Please Note:
*Images not to scale.
*Building Dimensions are measured from eave to eave.

SIDING OPTIONS





Gable



The Compass Garden Shed stands out as an economical yet high-value option, offering a perfect balance between quality and affordability. With its classic garden shed appearance, this model enhances the aesthetics of any space. The Compass Garden Shed does not compromise on durability or functionality, making it a reliable and cost-effective choice for those seeking a versatile and quality shed to meet various needs.

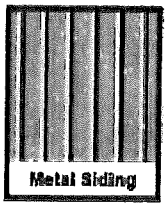
COMPASS

GARDEN SHED

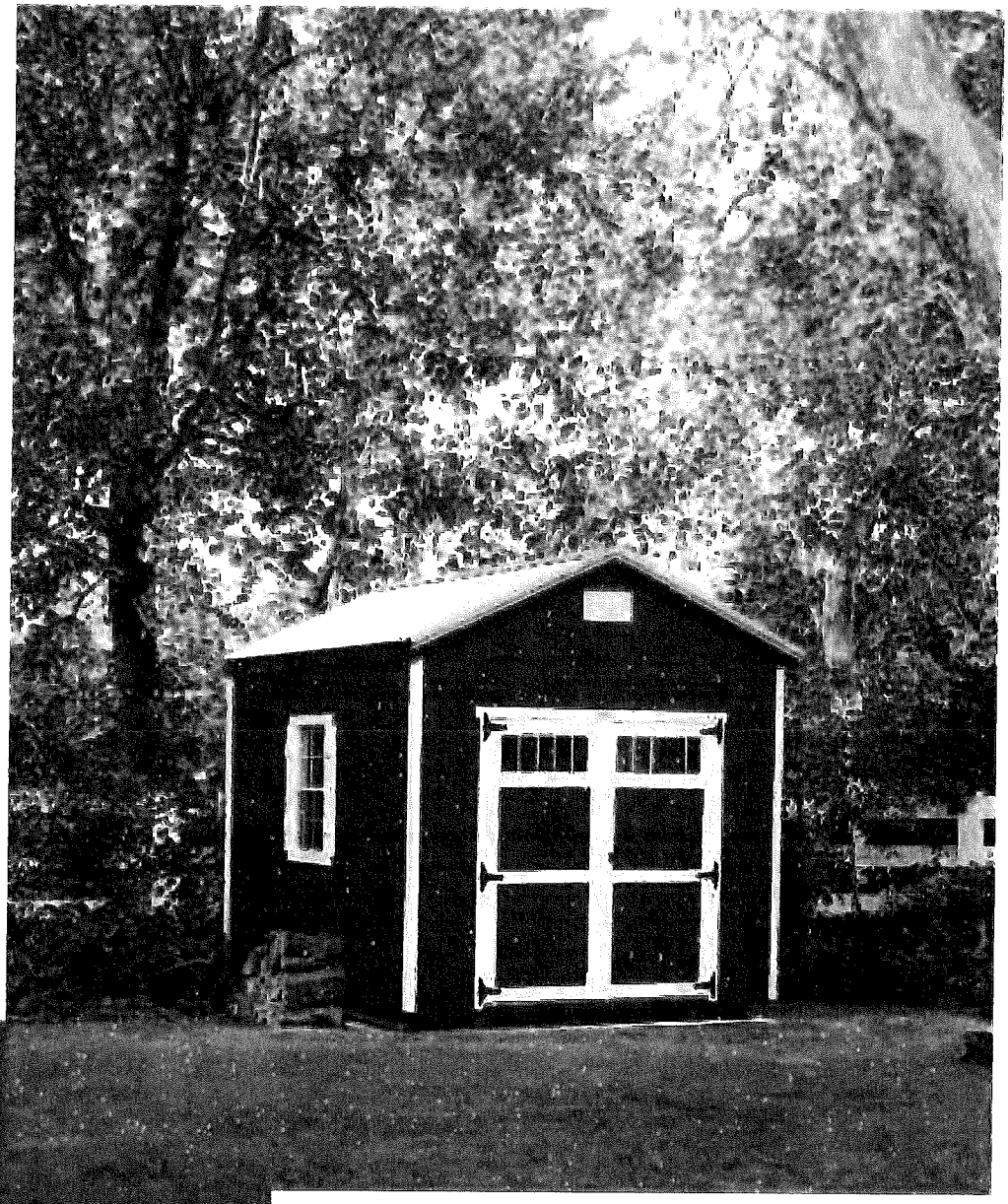
10 YEAR

Permit and more for 14' and 16' wide buildings. 8200 minimum footing edges to change depending on density
According to DOT regulations, buildings 12' wide and over are counted from area of skin.
Customer is responsible for building permit. The cost of permitting and obtaining any variance and building permit through your local planning or zoning or any government

Siding Options



Gable

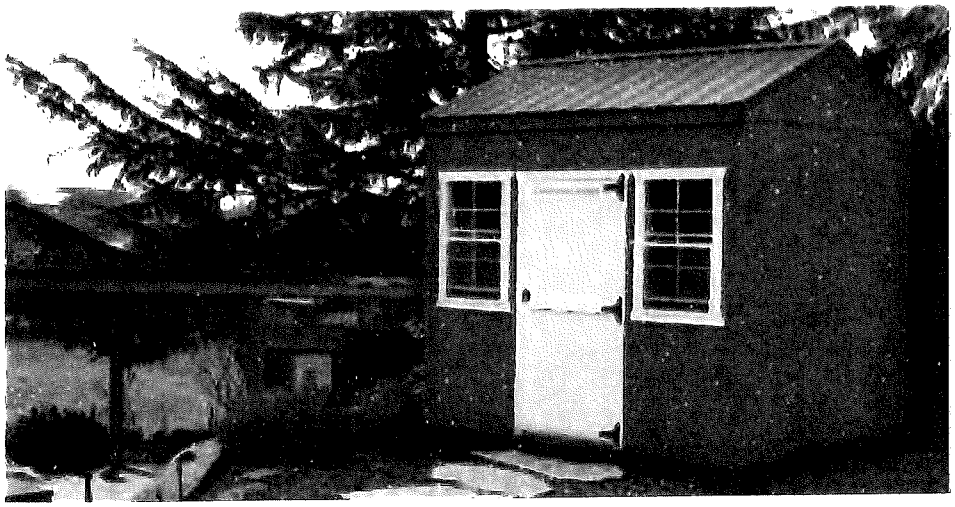


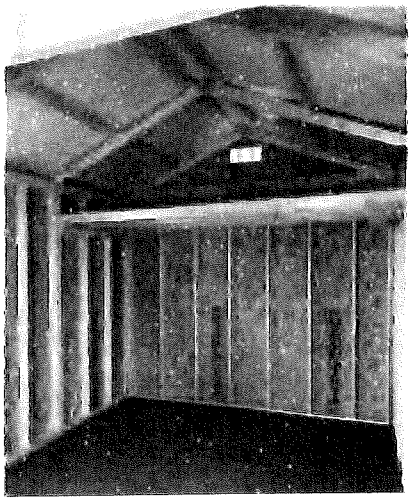
The Compass Big Sky Garden Shed stands as an excellent choice for storage, workshop or gardening needs with a touch of practical elegance. The heightened walls not only increase storage capacity but also contribute to the shed's overall spacious and open feel. Elevate your organization game with this shed, where ample storage meets thoughtful design.

COMPASS BIG SKY

10 YEAR

Permit cost start for an 14' and 16' wide buildings $200 minimum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from outside to outside
Customers are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning & zoning or city government.



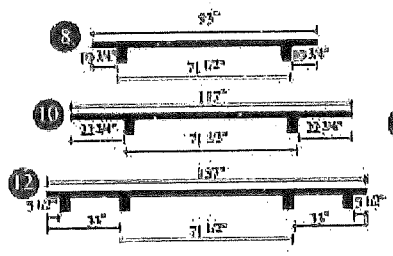


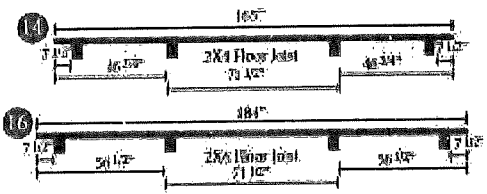
BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'2"
10'	10'6"
12'	10'9"
14'	10'10"
16'	10'11"

Standard Building Dimensions (INTERIOR)

Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
10'	110"								
12'	130"								
14'	158"								
16'	178"								

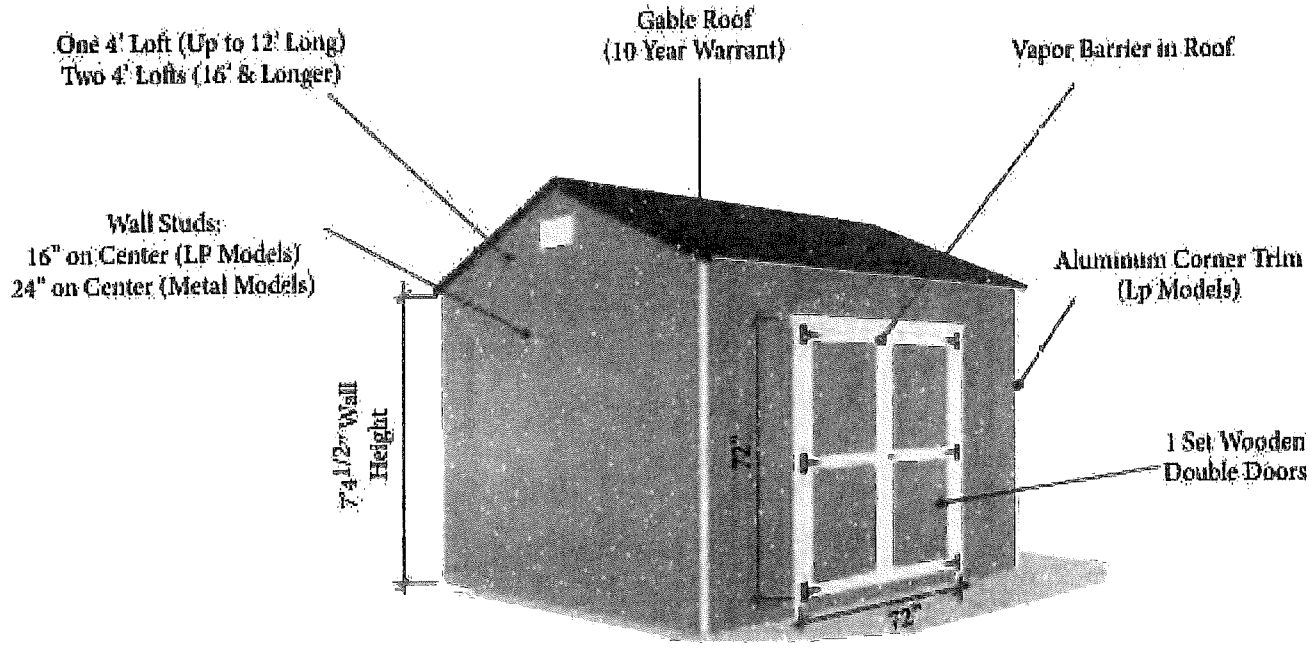




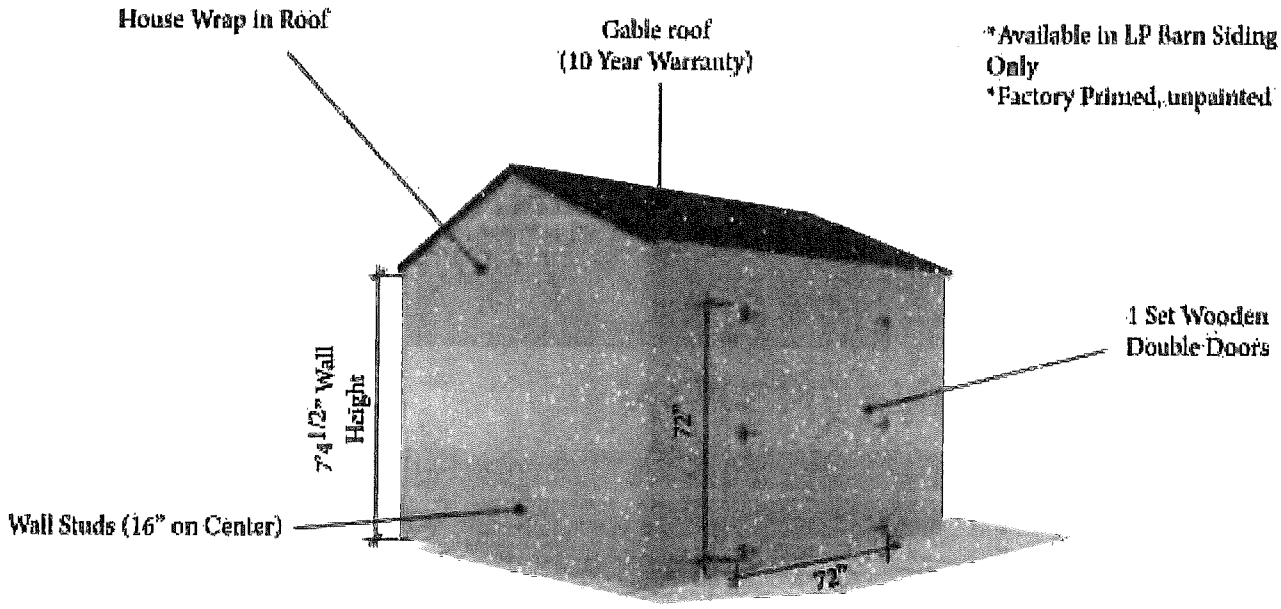
4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)

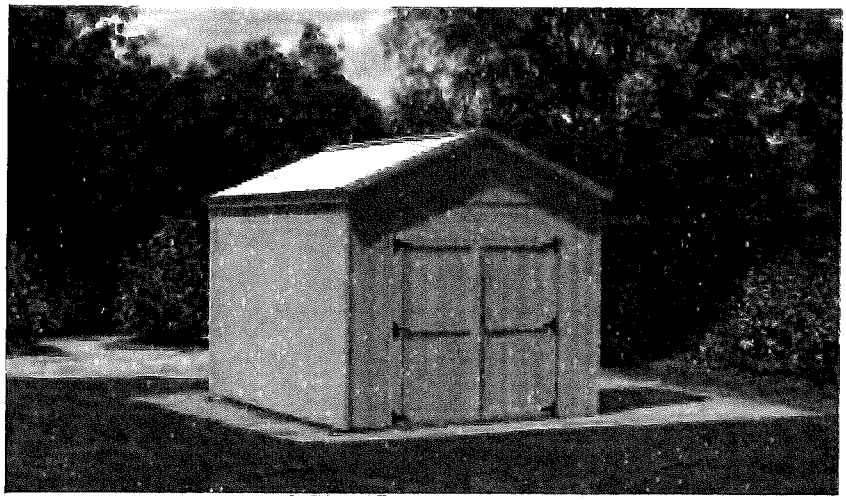
Please Note:
**Image not to scale.*
**Building Dimensions are measured from eave to eave.*

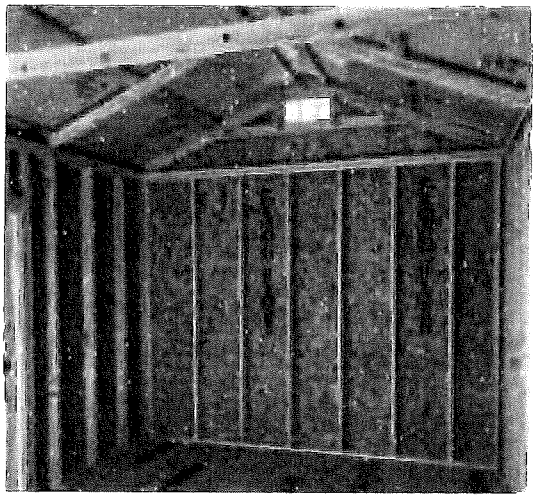
STANDARD FEATURES



STANDARD FEATURES







BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	10'2"
10'	10'6"
12'	10'9"
14'	10'10"
16'	10'11"

Standard Building Dimensions (INTERIOR)								
Exterior Width	Exterior Length							
	Interior Dimension	12'	16'	20'	24'	28'	32'	36'	40'
8'	86"	11'5"	15'5"	19'5"	23'5"	27'5"	31'5"	35'5"	39'5"
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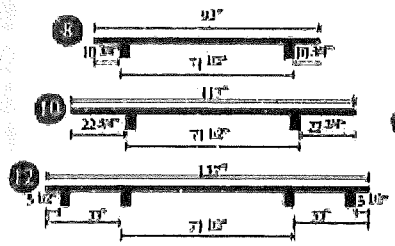

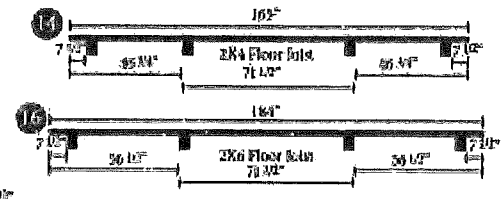

Please Note:
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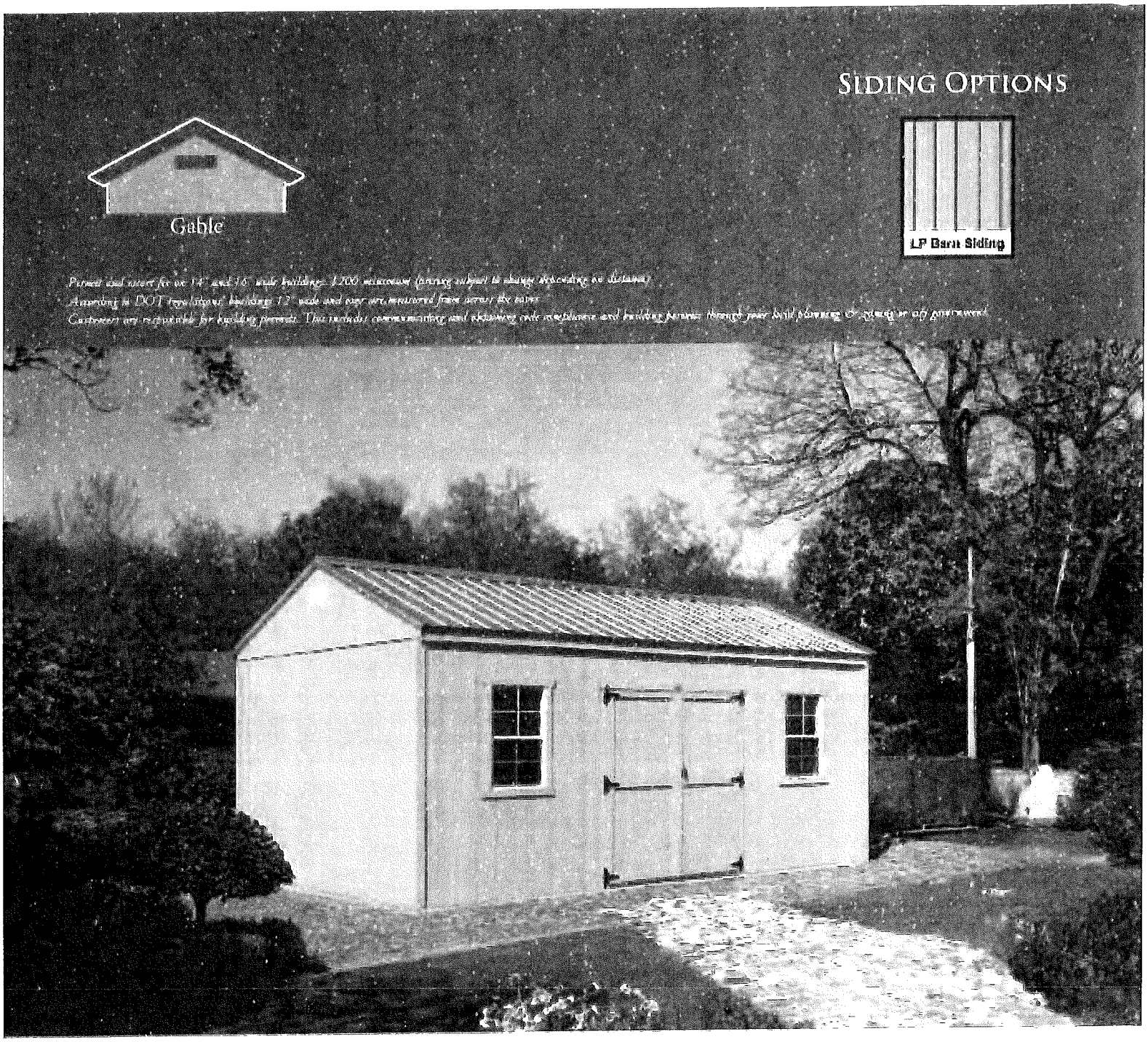
*Building Dimensions are measured from eave to eave.

4"x4" runners (up to 24' long buildings.
4"x6" runners 24'+ buildings)



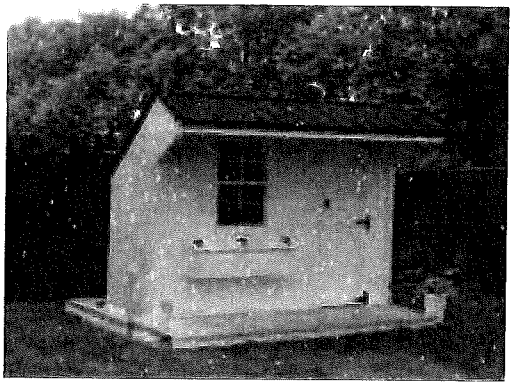
COMPASS

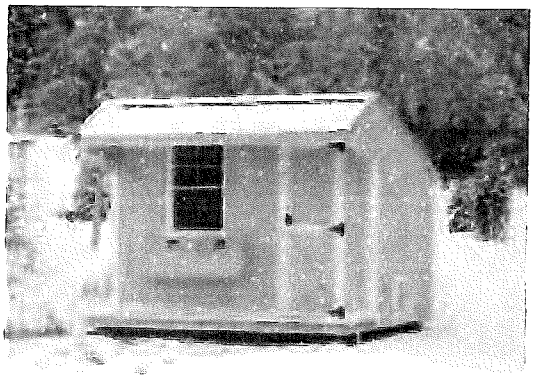
BIG SKY EXPRESS 10 LAP

The Compass Big Sky Express Garden Shed is a remarkable model that combines affordability with versatility. The Compass Big Sky Express is a budget-friendly option that proves simplicity does not mean sacrificing the opportunity to create a shed that aligns with your style and preferences, making it an ideal choice for those seeking both cost-effectiveness and personalization.

CHICKEN COOP

Give your feathered friends a secure and cozy home in the Country Cabins Chicken Coop. Crafted with durability in mind, our chicken coops are built to withstand the test of time, ensuring a lasting shelter for your flock. Offering a convenient space for roosting and staying safe, our chicken coops are designed with the comfort and well-being of your feathered friends in mind.





BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'3"

Standard Building Dimensions (INTERIOR)		
Exterior Width	Exterior Length	
	Interior Dimension	10'
8'	85"	9'5"

SIDING OPTIONS

Permit and report fee on 14' and 16' wide buildings $300 maximum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from across the eaves
Customers are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning & zoning or city government.

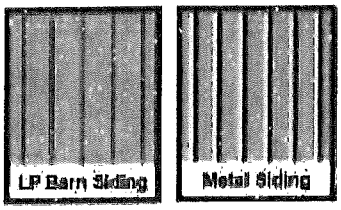
Run In Shed

Building Dimensions

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	8'3"

Standard Building Dimensions (INTERIOR)		
Exterior Width	Exterior Length	
	Exterior Dimension	10'
8'	86"	9'5"

Siding Options



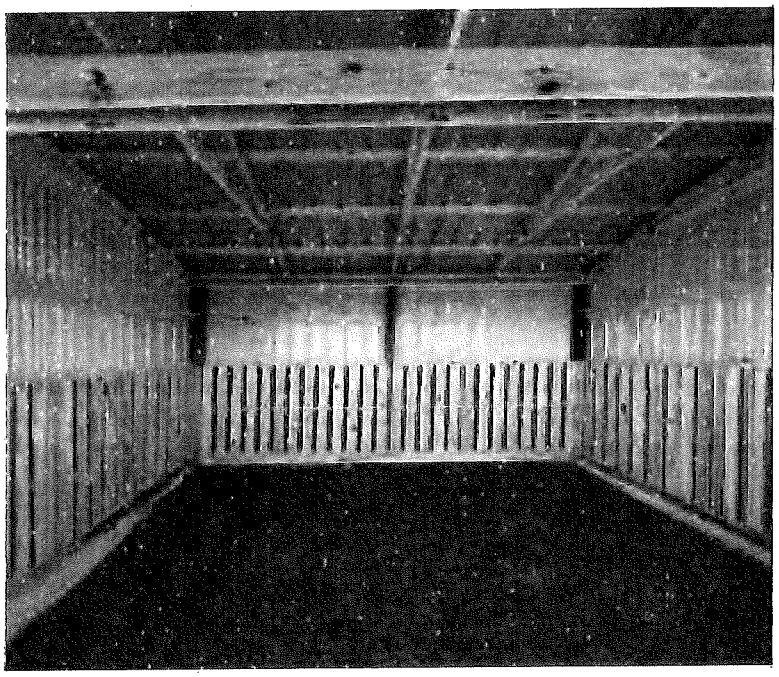
Available Sizes:

- 12x16
- 12x20
- 12x24

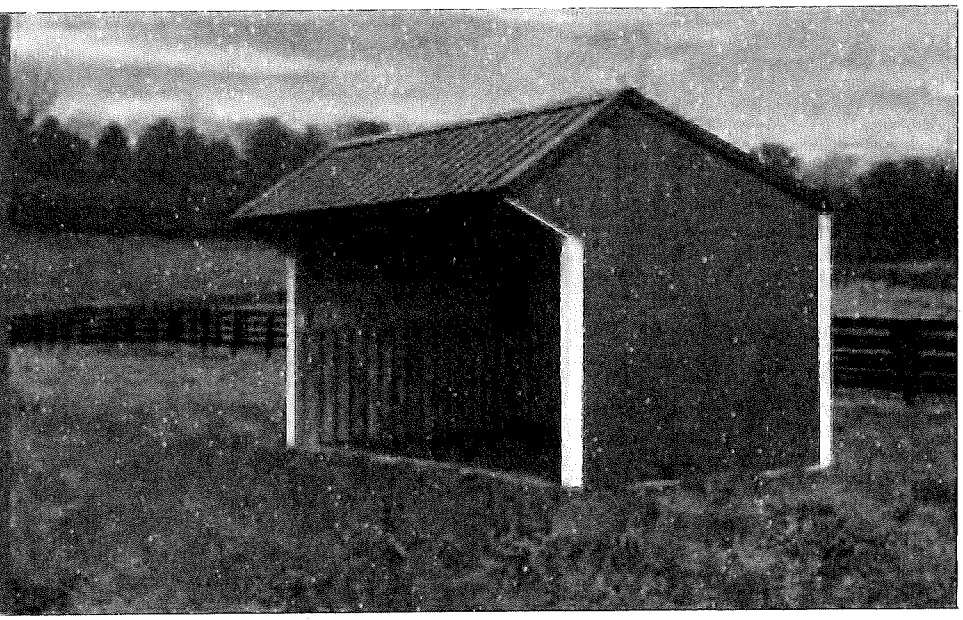
- No flooring
- Kickboards on bottom half of interior walls
- Available in LP barn or metal siding
- Dimensions are based on the roof Dimensions

Option to add tack/feed room

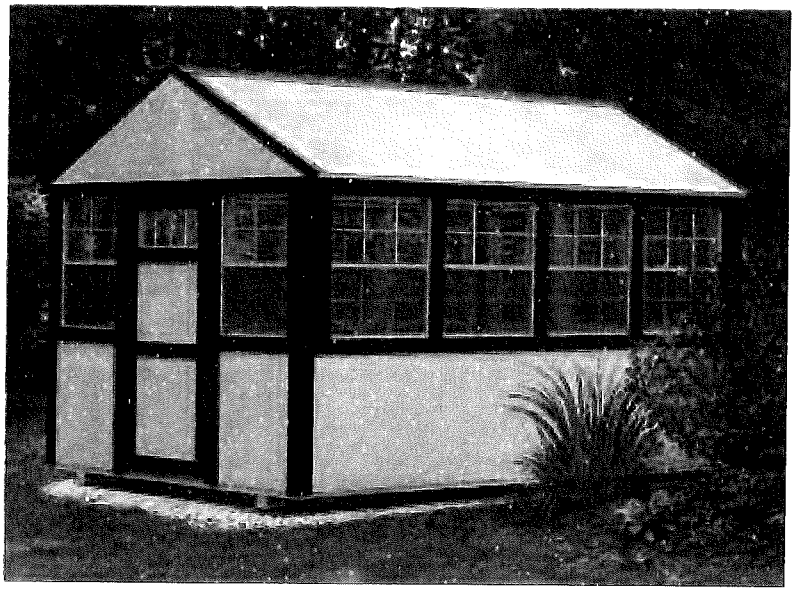
- Includes 1 single door
- Flooring included in tack room
- Dimensions of tack room are included in the overall size and are not added on in addition to the building Dimensions
  - 4': $1,200
  - 6': $1,500
  - 8': $1,800
  - 10': $2,100



Protect your animals from the elements with the Country Cabins Run-In Shed. Crafted to withstand the test of time, our run-in sheds are built with durability in mind, ensuring a lasting and dependable shelter for your livestock. Whether it's for horses, goats, or other furry friends, these sheds provide a safe haven, protecting them from the sun, rain, or snow. Tack room options available.



Permit and costs for 14' and 16' wide buildings $300 minimum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from eaves not walls
Customer are responsible for building permits. This includes communicating and obtaining code compliance and building permits through your local planning or zoning or city government.

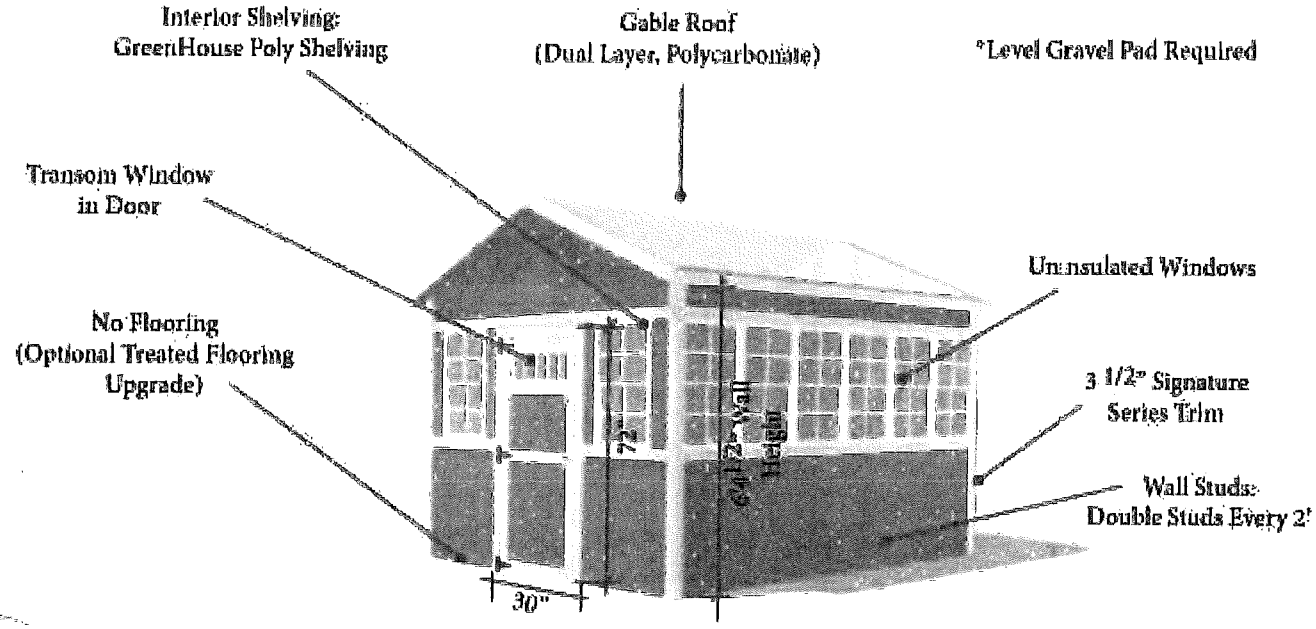


BUILDING DIMENSIONS

Standard Building Dimensions (EXTERIOR)	
Width	Height
8'	97"

Standard Building Dimensions (INTERIOR)		
Exterior Width	Exterior Length	
Interior Dimension	12'	16'
8'	86"	11'5" 15'5"
10'	110"	
12'	126"	

STANDARD FEATURES

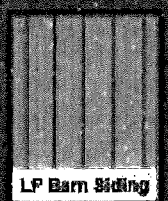


THE GREENHOUSE

The Greenhouse is the perfect haven for gardening enthusiasts seeking an ideal space for seeding and gardening projects. Designed to shield your plants from the harsh elements, this dedicated sanctuary provides an optimal environment for nurturing greenery. Whether you're starting seeds, cultivating delicate plants, or simply immersing yourself in the therapeutic joys of gardening, The Greenhouse offers a protective and conducive space.

SIDING OPTIONS

Gable



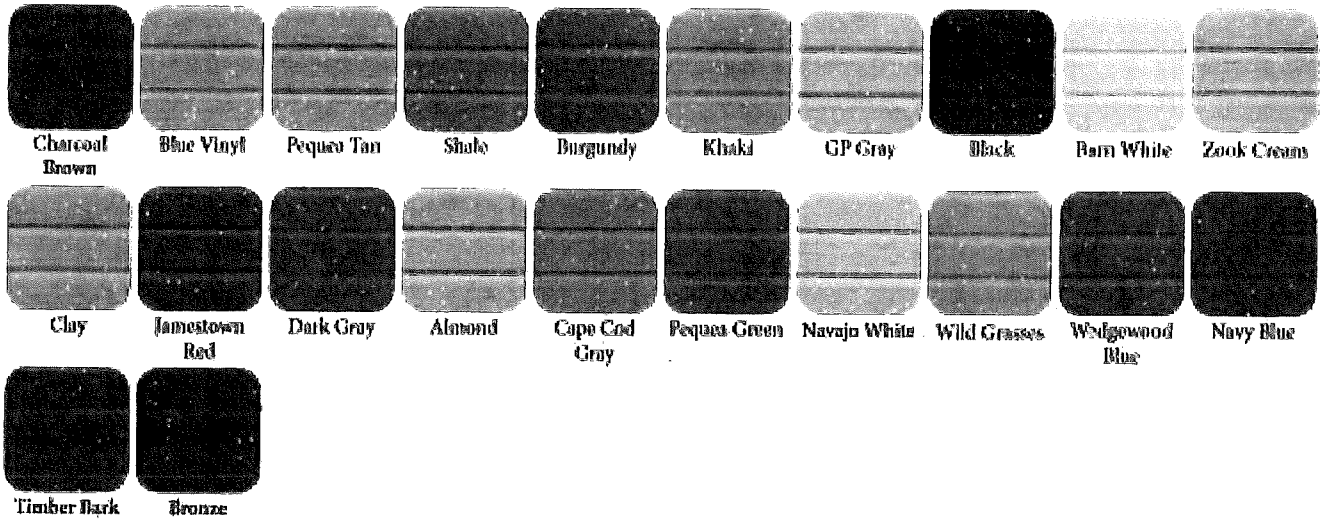
LP Barn Siding

Permit and taxes for the 14' and 16' wide buildings $300 maximum (pricing subject to change depending on distance)
According to DOT regulations, buildings 12' wide and over are measured from across the eaves
Customers are responsible for building permits. This includes communicating and obtaining with completion and building permits through your local planning & zoning or city government.

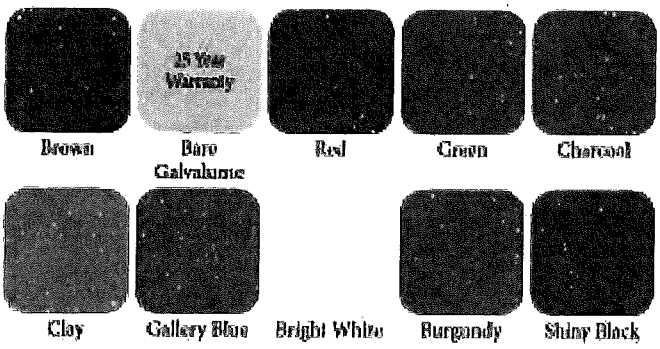
FINISHES

Please note: Printed colors may vary from actual paint colors.

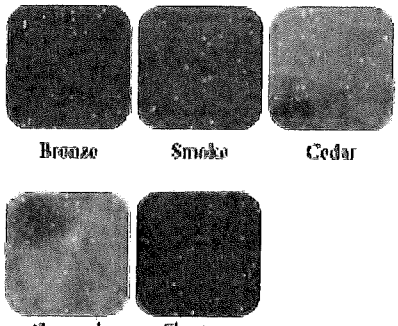
Paint Colors



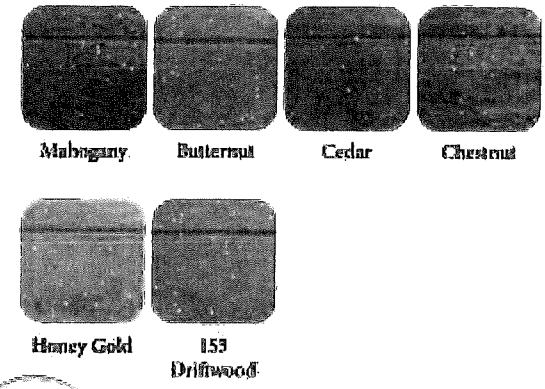
Metal Colors



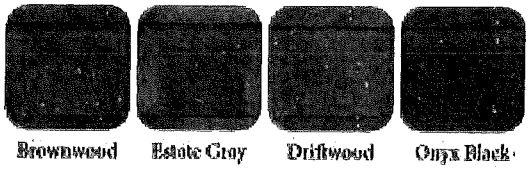
Wood Stain



Wood Urethane Colors +$100

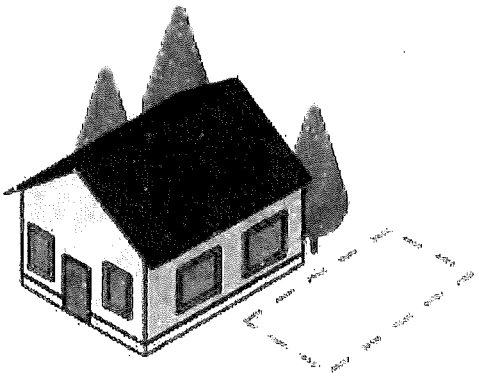


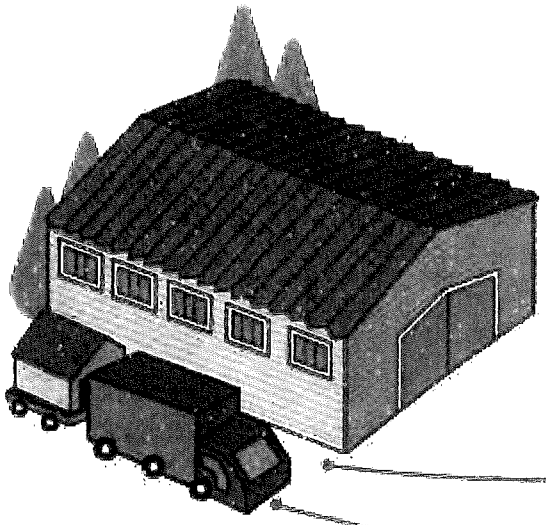
Shingles Colors +10%



Please note: Not available on high barns, lofted cabins, garages or mini barns.

DELIVERY





FREE DELIVERY:
First 50 miles free
14ft - 16ft wide buildings
Permit Required
$200 - $400 minimum

BEYOND FREE DELIVERY:
$4/mile for each mile over 50 miles

Experience the convenience of free delivery with Country Cabins. Our commitment to customer satisfaction extends to ensuring your building arrives at your doorstep ready to go. Utilizing a specialized truck and trailer system, our skilled haulers employ a mule delivery machine. This innovative equipment enables precise positioning, allowing the driver to safely maneuver the building as close to its destination as possible. We take pride in providing not only quality structures but a hassle-free delivery experience, ensuring your building finds its perfect spot with precision and care.

Free delivery mileage calculations:

Stock models: mileage is calculated from the shed's location to delivery location.

Custom models: mileage is calculated from the closest dealer or manufacturer to the delivery location.

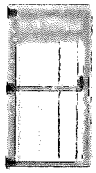
DOORS & RAMPS

Single Doors 36"x72" or 36"x80"

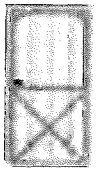
Single Wooden Door

Single Wooden Door with Transom

Single Wooden Door Classic Arch


Single Wooden Door Classic Arch with Transom

Single Doors 36"x72" or 36"x80"


Single Metal Door

Single Insulated Door

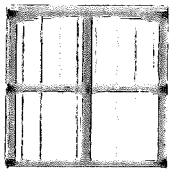
Single Insulated 9-Lite Door

Double Doors 72"X72"

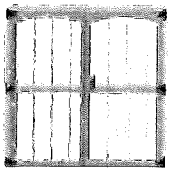
Double Wooden Door

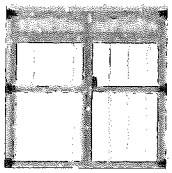
Double Wooden Doors with Transoms

Double Doors 72"X72"

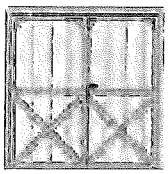

Double Wooden Door with Garden Arch

Double Wooden Door with Garden Arch and Transoms


Double Wooden Door with Classic Arch


Double Wooden Door with Classic Arch and Transoms

Double Doors 72"X72"

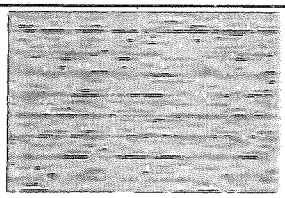

Double Metal Door

Upgraded Door Options

Double Wooden Door 72"X80"

Double Wooden Doors with Transoms 72"X80"

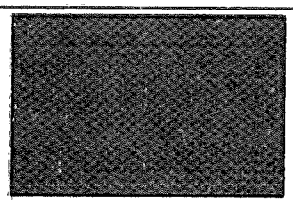
Wood Ramp



Crafted with pressure treated wood - allows ease of mobility in & out of your building. Available in 3 sizes:

- 4X5
- 4X6
- 4X8

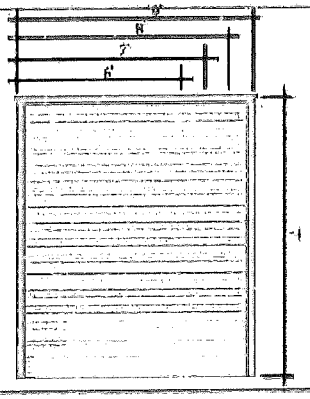
Poly Ramp

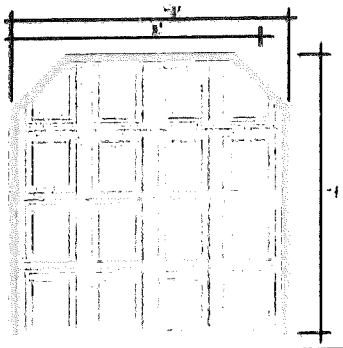


Engineered polycarbonate - UV-rated and slip-resistant. Available in 34"x70" sections. Standard size is two sections that can be linked together or split apart. Additional sections available.

Roll-Up & Garage Doors

Roll-Up Garage Door





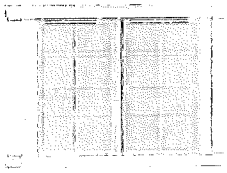
"9' is special order. Check with builder.

Windows & Shutters

Windows: Available in un-insulated, insulated and in white or dark to best suit your color options.
Transom windows: Available in walls or wood doors (not available in metal doors).
Shutters: Choose a color to accent your building or match your home.

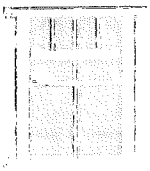
24" x36" Un-insulated or Insulated

Single Window

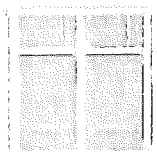


Double Window

24" x36" Window Bundles



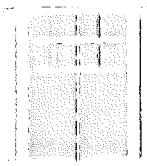
Single Window Bundle with Single Transoms



Double Window Bundle with Single Transoms

24" x36" Window Bundles

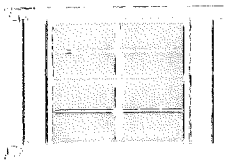
*only available in 7' walls



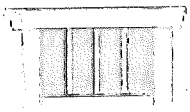
Single Window Bundle with Double Transoms*

Double Window Bundle with Double Transoms*

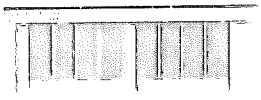
36"X36" or 36"X48" Vinyl Insulated Window



Transom Windows

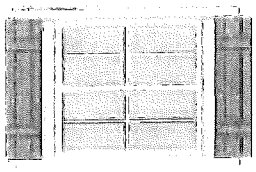


Single Transom



Double Transom

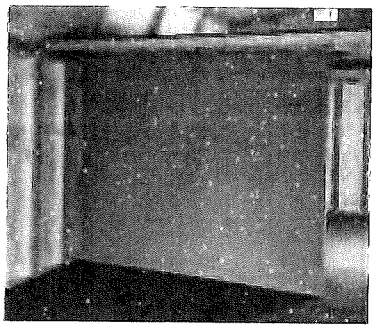
Shutters



OPTIONS

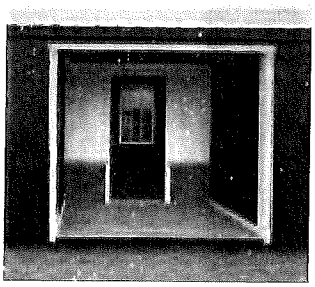
Divider Walls

Smart siding divider walls offer separation for various purposes.



Inset Side Porch

Available with or without stone on bottom on select building styles.
Photo shown with addional options: Shake siding and stone wainscoting on porch.



Industrial Rubber Flooring

- Double layer of flooring for added strength under rubber flooring
- Industrial-grade rubber
- 100% waterproof
- No seams or nail holes

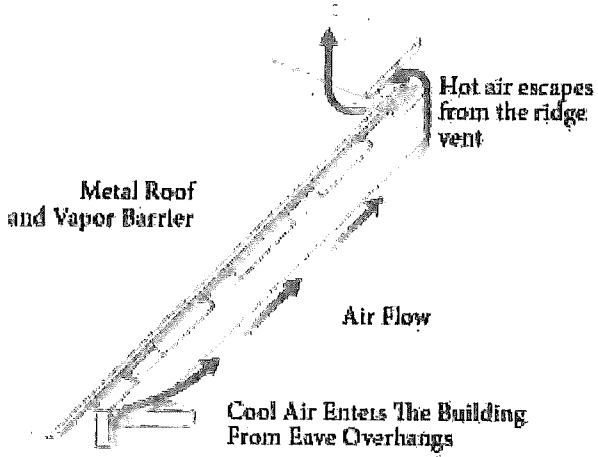
Overhangs

Overhangs are great for shading and weather protection. Gable overhang sizes available. Some building style limitations apply.

6" Gable Overhang

TruTemp Venting

Trump Venting ensures your building stays comfortable in the warmer months.



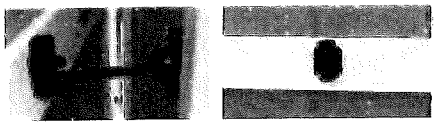
Insulation

(Fiberglass)
R-11 Value insulation
Additional trusses required

(Spray Foam)
Applied with 1 inch thickness. Helps control moisture and condensation.
Additional trusses may be required

Spray Foam vs Fiberglass Insulation:
Both fiberglass and spray foam are excellent options for insulation. The spray foam insulation is the leader in moisture and condensation control, reduction in drafts and overall temperature control.

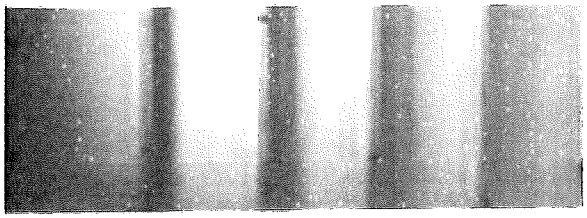
Door Holdbacks



Urethane Stain Upgrade

A great upgrade option if you're looking for a wood stain color instead of paint color.

Vapor Barrier

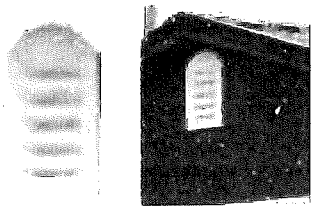


Peg Board

A great option for organization and easy access to tools.

Fancy Vent

Offers a rounded top with horizontal venting slats.

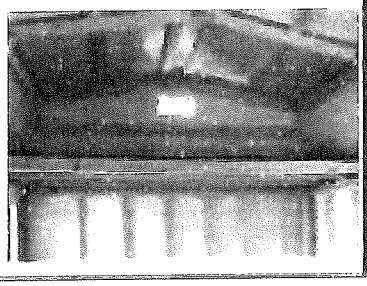


Workbench

Perfect for a convenient place to work on projects or for storage.

Loft Spaces

Overhead storage to maximize your space. Only available in select models.



Tote Storage Shelves

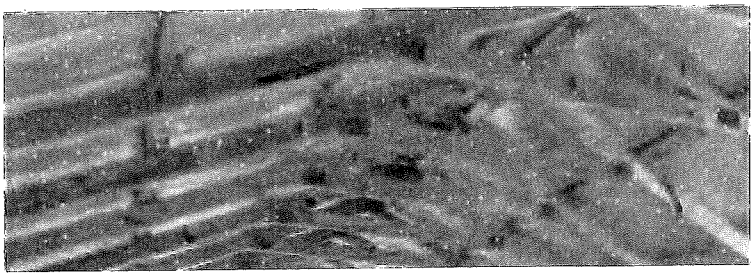
An organized space for large tote storage bins.

Awning

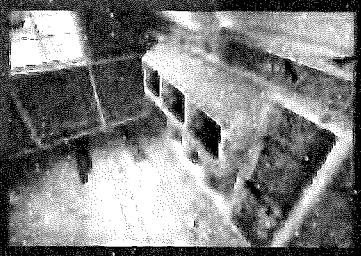
Available on 72X72 double doors (end wall only). Includes metal roof, painted frame same color as building, painted braces same color as trim.
*Not available on 8' wide buildings.

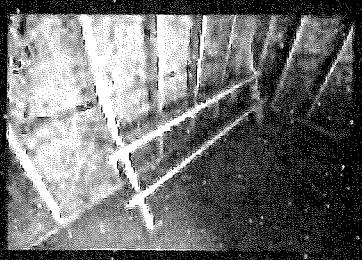
Roof Trusses

Roof trusses for extra support and stabilization. Additional trusses required for fiberglass insulation upgrade.



Chicken Coop Package!



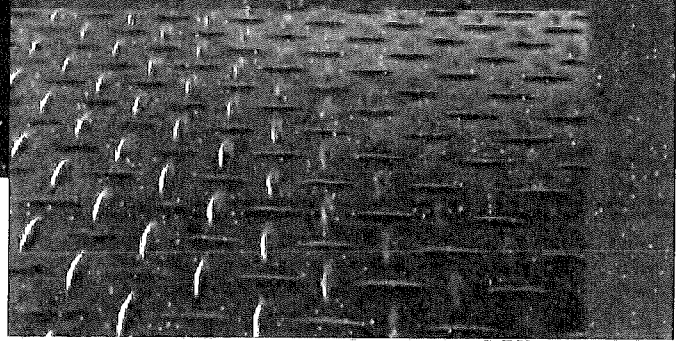


Available in any shed

- 1 chicken door
- Two 6' roosts
- 4-hole nesting box inside shed (interior entry only)

Industrial Rubber Flooring

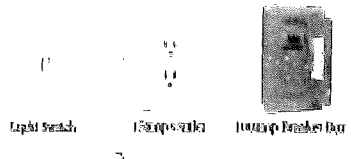
- Double layer of flooring for added strength under rubber flooring
- Industrial-grade rubber
- 100% waterproof
- No seams or nail holes



Basic Electrical Package! $1,500

Includes:

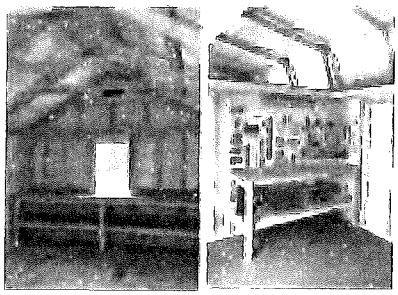
- Four 15 amp outlets
- One light with switch
- 100 amp breaker box
- 110 volt plug-in ready waterproof plug



Additional Options Available:

- Add outlet, light or switch $60
- Add black porch light fixture (includes interior light switch) $180
- Upgrade to waterproof 30 amp generator plug $80

Workshop Package!



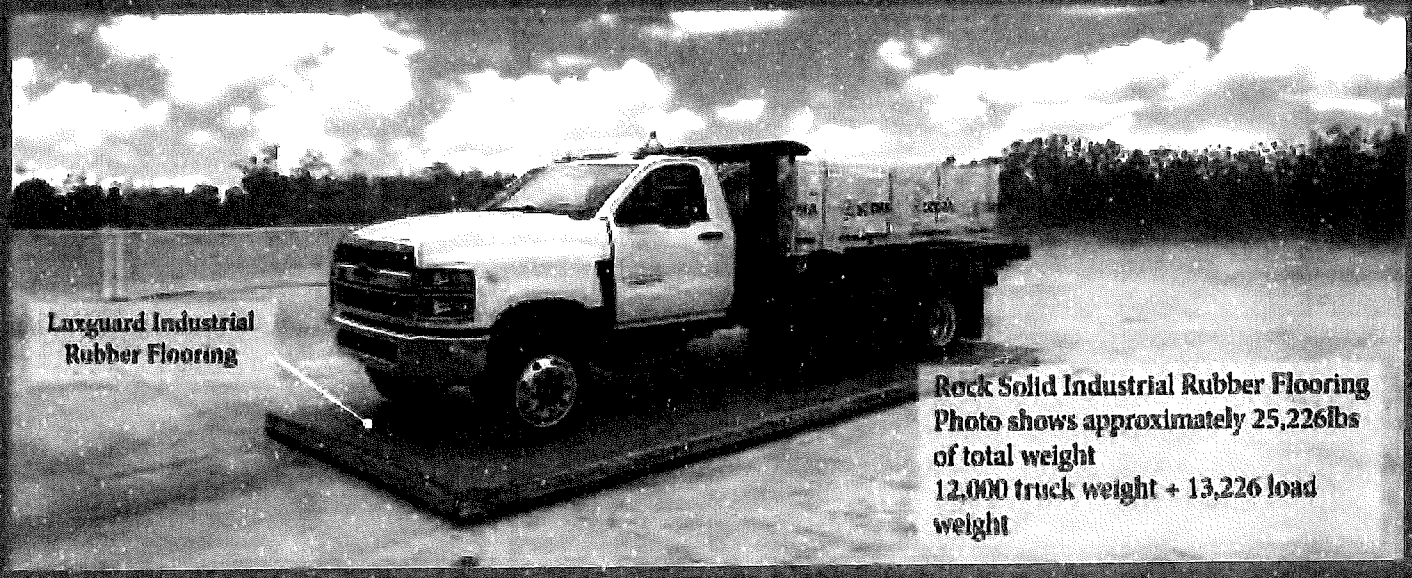
Includes:

- U-loft
- Workbench
- Divider wall
- Pegboard above workbench
- Single door

Finished Interior

Smart siding on walls then painted white, including roof trusses and perlins for a clean and finished look.

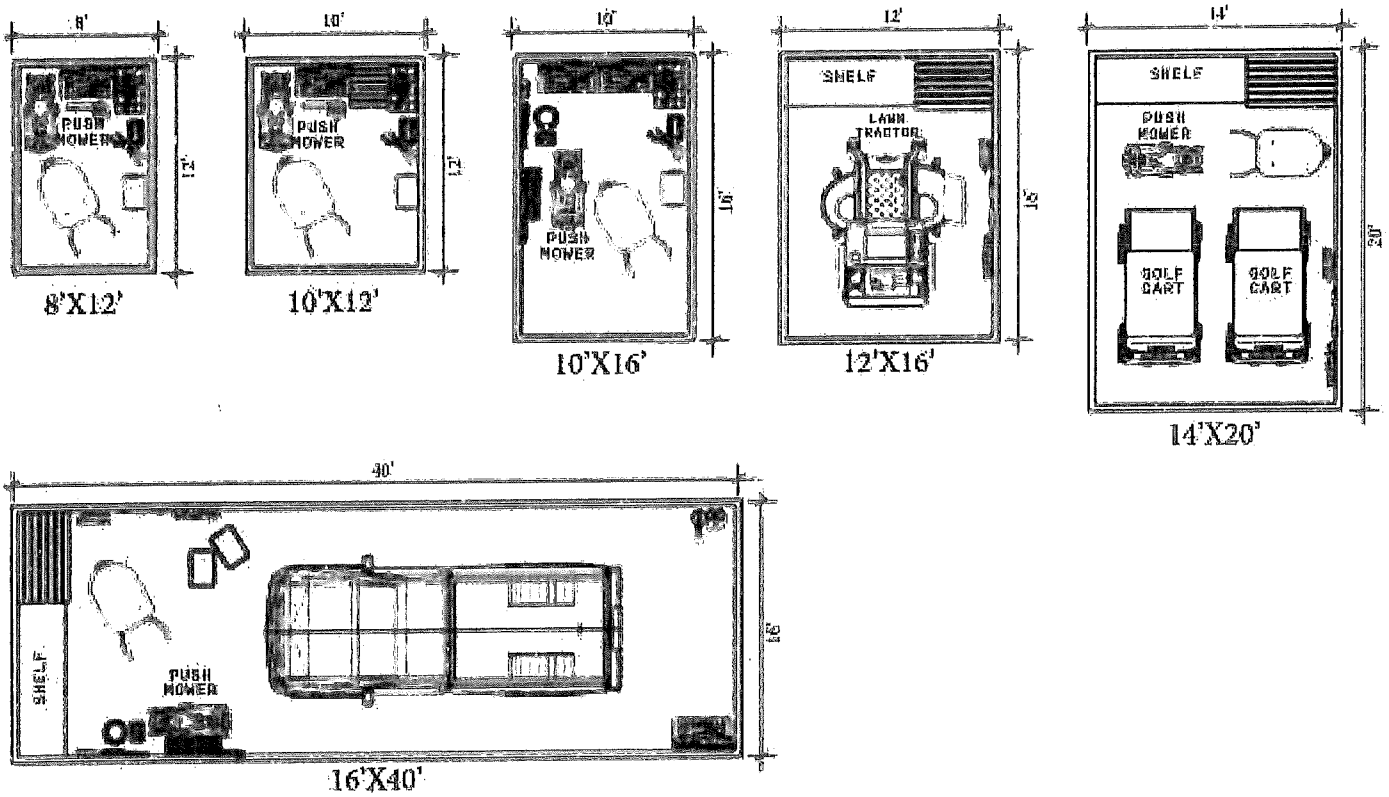
For added comfort, consider insulation (spray foam or fiberglass)



How Much Can It Hold?

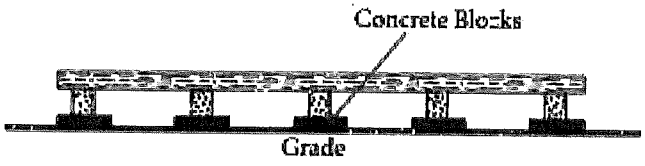
Is the flooring system strong enough to hold heavy loads? We put our industrial rubber flooring system to the test. For those seeking additional foundational strength, we recommend placing the building on a concrete or gravel pad, ensuring an extra layer of stability.

Floor Plans

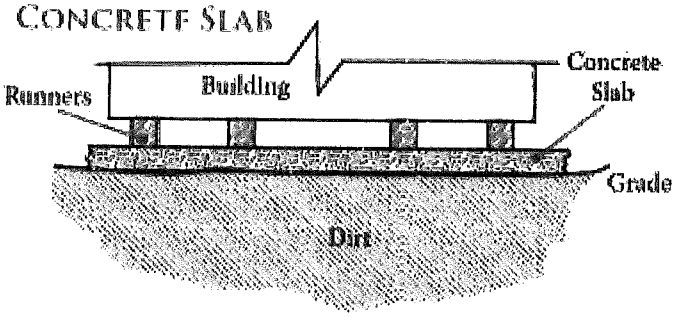


FOUNDATIONS

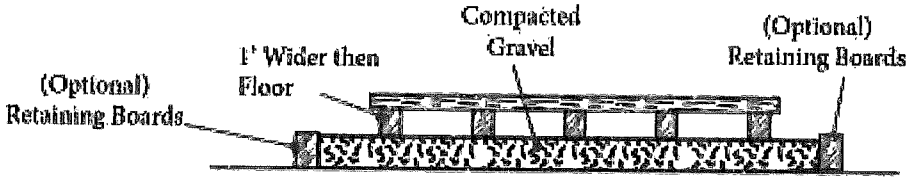
BLOCK SITE PREP



CONCRETE SLAB

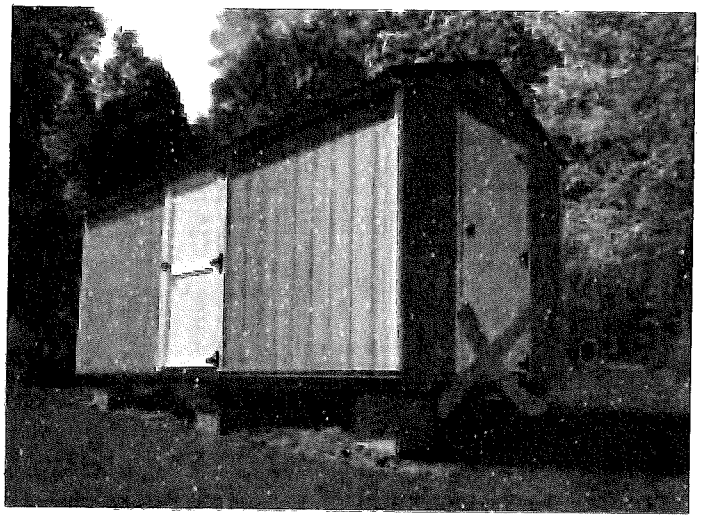


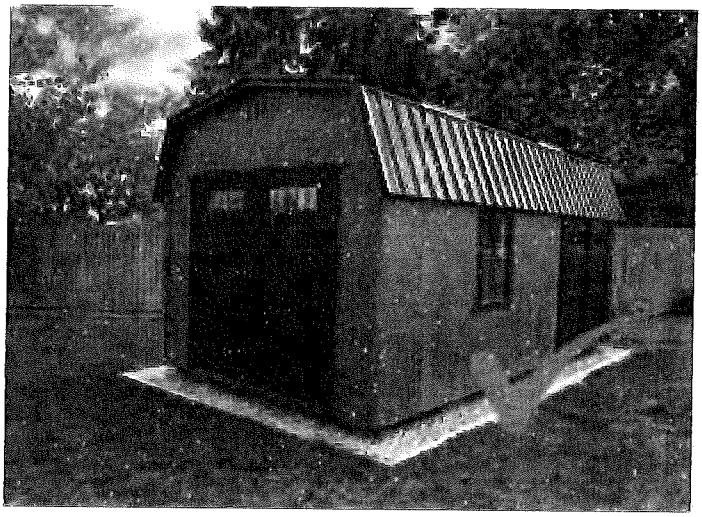
GRAVEL PAD

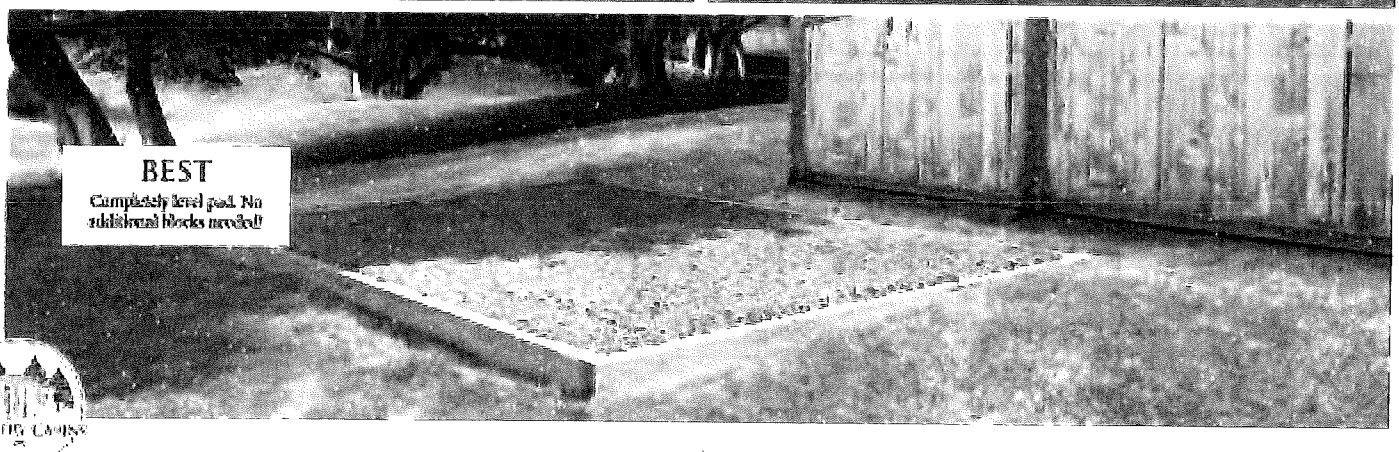


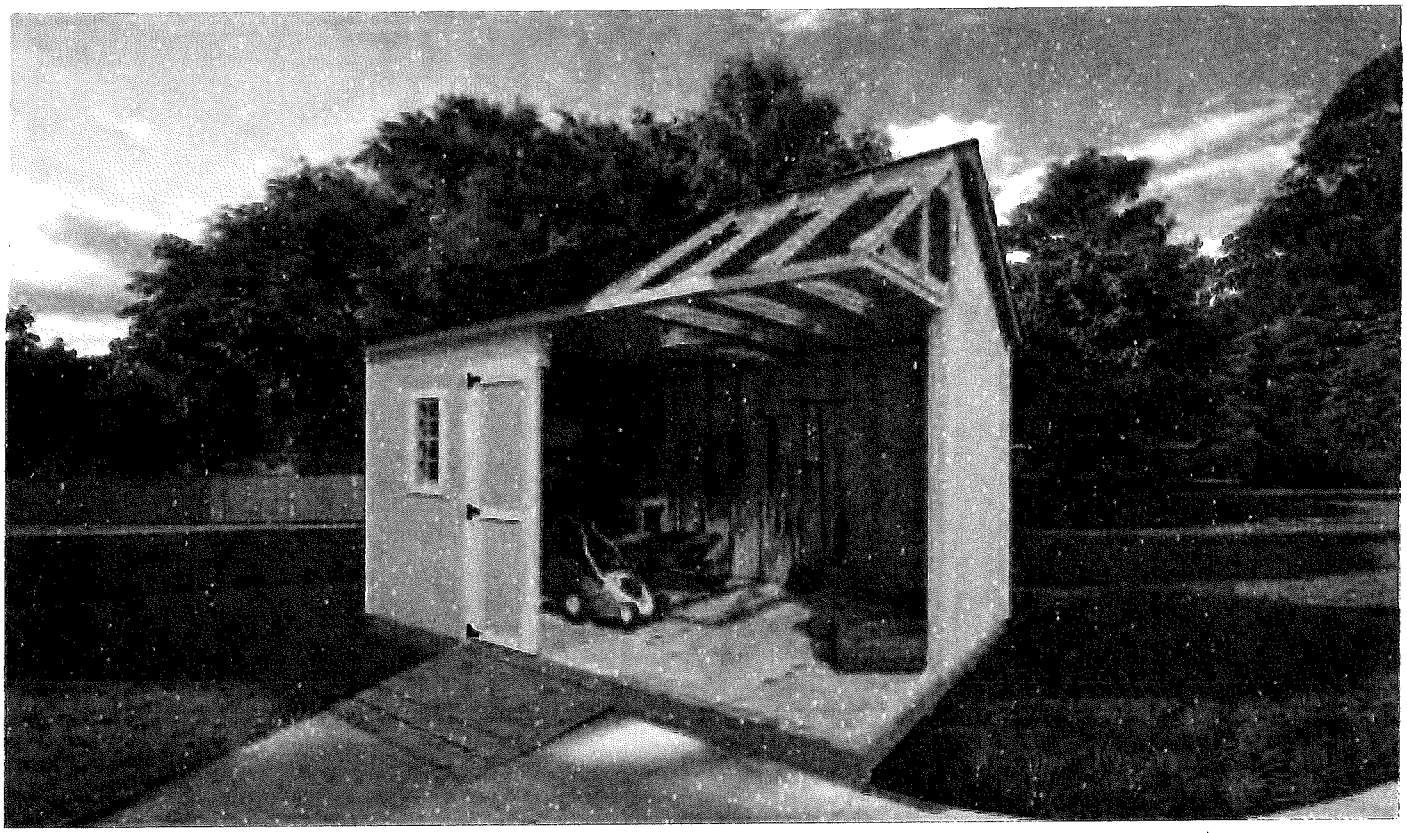
PREPARING FOR YOUR COUNTRY CABIN!

For the safety and longevity of your new shed, you'll need a level and sturdy base!









Choosing Your Perfect Space: Considerations for Building Style and Size

Embarking on the journey of selecting a building style and size requires careful thought and foresight. Begin by addressing two crucial factors:

Intended Use: What do you plan to use the building for?
Future Needs: Anticipate your needs in the years to come.

We recommend you choose a size that accommodates your need for additional space today but also leaves room for growth and enjoyment in the years ahead.

As you decide on a building, assess the space you need and envision the activities and items it will house. Do you require loft space, storage shelves, a workbench, windows, or additional doors? Are lawnmowers, ATVs, or wheelbarrows part of the equation? Tailoring your building to these needs can lead you to the perfect custom option.

Take a closer look at this storage shed, a prime example featuring loft space for storage, ramps for mobility, and windows for natural light and aesthetic appeal. Let functionality and practicality guide your choices, ensuring your building not only meets but exceeds your expectations. Start your journey towards the perfect space today!

Choose Your Payment Option

Payments Q & A	Cash	Rent-to-Own	90 Days Same-as-Cash (*available in select areas)	Traditional Financing
Who do I pay?	Paid directly to Country Cabins	Down payment to Country Cabins. Monthly payments to the RTO company after delivery.	Down payment to Country Cabins. Monthly payments and balance in full to RTO company after delivery.	Down payment is paid directly to the lending company.
How do down payments work?	Pay in full at time of order OR 10% down payment with balance due on delivery.	One month down payment due at time of order. Two months down or security deposit required in some situations.	Once down payment is made, on time monthly payments set by the RTO company must be paid by the due date. The balance must be paid in full before the 90 day mark.	Usually no down payment. Depending on your credit, some lenders may require a down payment.
Monthly Payments	N/A	Once the building is delivered, the RTO company will send you an invoice within a few weeks. Monthly payments will go directly to the RTO company.	Once the building is delivered, the RTO company will send you an invoice within a few weeks. Monthly payments will go directly to the RTO company.	Payments are made directly to the lender.
Is there a credit check?	N/A	No credit check	No credit check	Credit check and approval required.
What if I cannot afford my building or don't want it anymore?	N/A	The RTO company will repossess the building when payments default or if you let them know you no longer want the building.	The RTO company will repossess the building when payments default or if you let them know you no longer want the building.	Varies by lender and subject to terms of loan agreement.
What is the interest rate?	N/A	RTO is not an interest based term. RTO is a fee based term with a % that depends on the term length.	RTO is not an interest based term. RTO is a fee based term with a % that depends on the term length.	Dependent on lender terms, credit score and federal rate fluctuations.
Does RTO cost more?	N/A	You will pay more for the building than you would by paying cash. One of the benefits to RTO is the convenience to rent/lease the building as long as you need it with the option to own it once the term payments have completed.	You will pay more for the building than you would by paying cash. One of the benefits to RTO is the convenience to rent/lease the building as long as you need it with the option to own it once the term payments have completed. If the balance is not paid off in 90 days, all fees will be applied retroactively.	N/A
Do I have to be a homeowner?	N/A	No	No	Possibly, depending on lender requirements
Is there a penalty for early payoff?	N/A	No	No	No

See What Customers Are Saying!

> We just can't say enough about Country Cabins. I had Enos help us with a custom build, then a resizing due to local regulations. He was amazing at helping us get everything arranged. The barn is beautiful and EXACTLY what we ordered. The quality of the construction is above and beyond. The delivery was perfect and he made sure we were happy with everything before leaving. We will be purchasing again for a smaller one for all of my outdoor furniture.
>
> — *S. Leeson*

> Easy purchase and excellent delivery. They did everything they promised during the sale and I couldn't be happier.
>
> — *R. Snapp*

> Very happy customer. Excellent quality shed and fantastic customer sales and delivery service. Ted was very responsive and walked us through the process and options to make sure we got exactly what we wanted. Matt delivered the shed on time and with care.
>
> — *M. Rottmayer*

> Building looks perfect! Delivery was as expected and on time. Great customer service, highly recommend.
>
> — *L. Moore*

Country Cabins Top to Bottom Warranty

We guarantee your structure will remain free of defects caused by material or workmanship for the following periods from the date of installation:

3 Years – Compass Series Sheds
5 Years – Signature Series Sheds

In the event your structure does not meet your satisfaction, we will repair, refurbish, or replace it, at the discretion of Country Cabins, at no cost to you.

Warranty Conditions and Limitations:

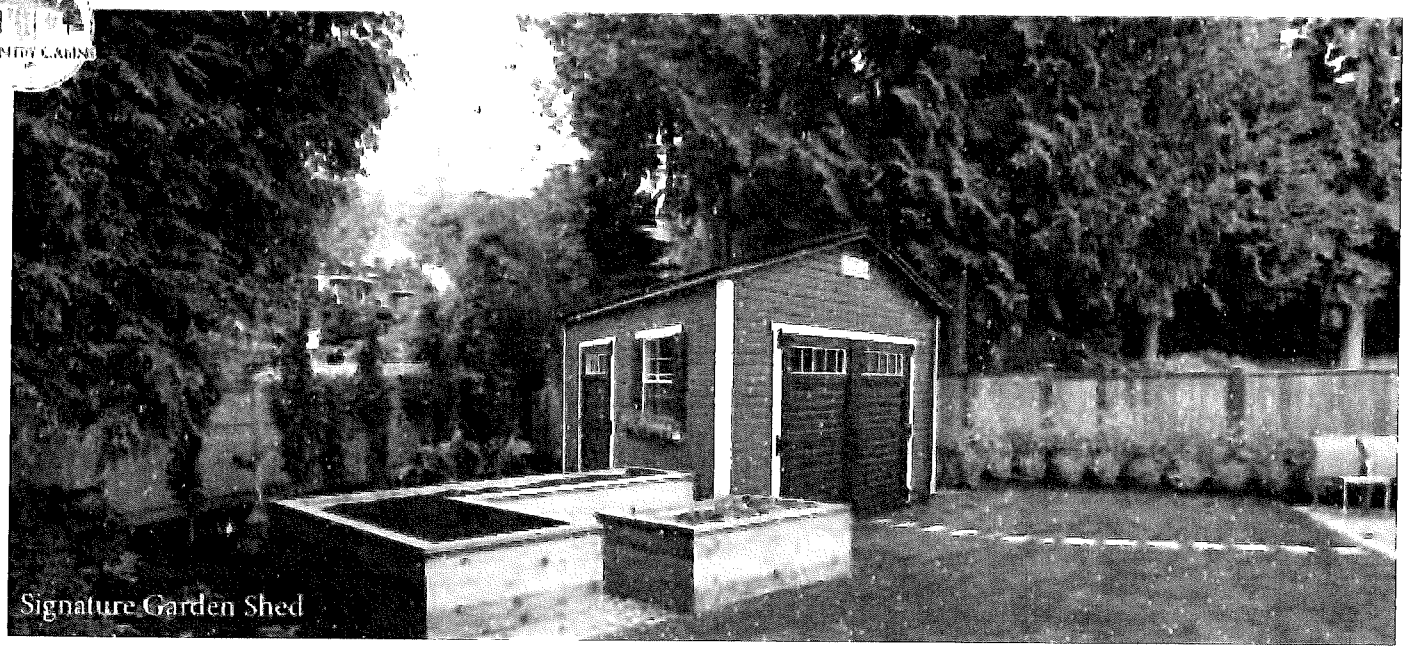
- The Country Cabins warranty only applies to new structures, is nontransferable and applies to the original purchaser.
- The Country Cabins warranty only applies to Country Cabins painted and metal sheds. Unpainted sheds are excluded from warranty coverage.
- Any modifications made to the structure by the customer voids this warranty.
  - Examples of modifications that void this warranty include, but are not limited to: insulation, sheetrock, shelving, electrical & plumbing, and/or moving the building. Warranty does not apply to normal wear and tear, acts of God such as, but not limited to: tornado, hail, and/ or high winds.

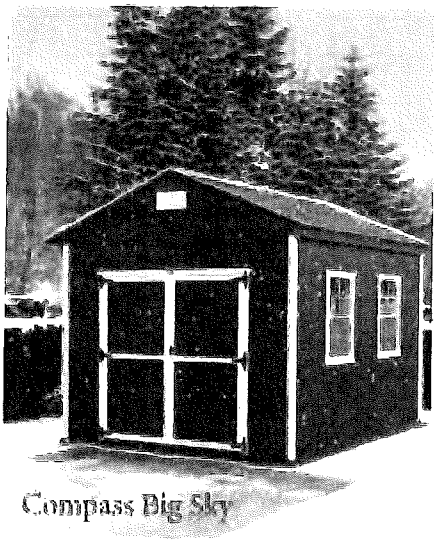
Country Cabins Satisfaction Guarantee

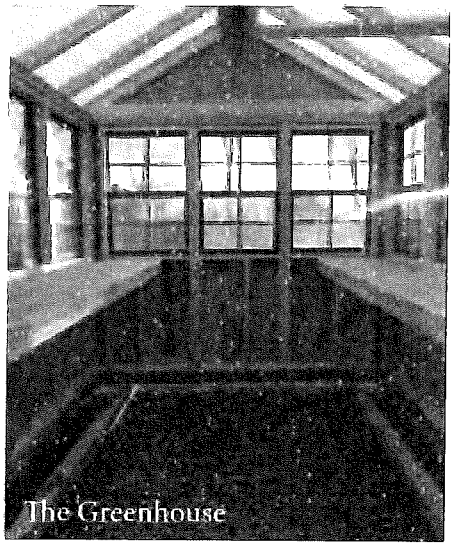
Country Cabins offers a 100% Satisfaction guaranteed - love it or return it within 5 days after delivery.

Satisfaction & Guarantee Conditions and Limitations:

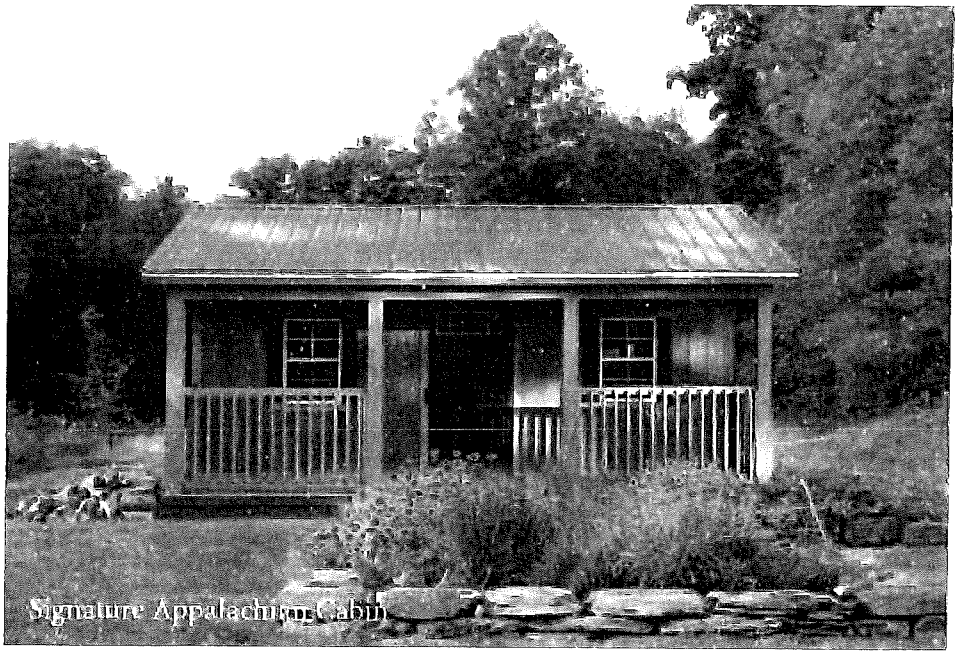
- Country Cabins reserves the right to reduce the amount refunded if the shed has been moved, damaged, or modified in any way from its original state. Country Cabins will inspect the shed on site prior to moving it and determine if any such changes or damage has been made to the shed and document this on a pickup sheet provided to the customer at time of pick up.
- The structure will be picked up at a time determined by Country Cabins. Our scheduling team will work diligently to get the structure picked up as soon as possible.
- The Customer is responsible for providing access to the structure to be picked up.
- The Customer or authorized representative for the customer must be present at the time of pick up.


Signature Garden Shed

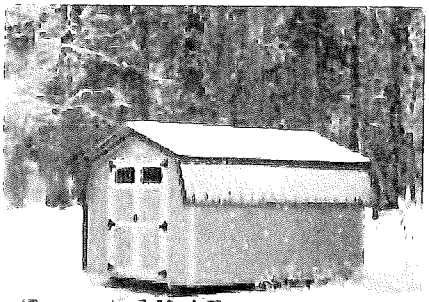

Compass Big Sky

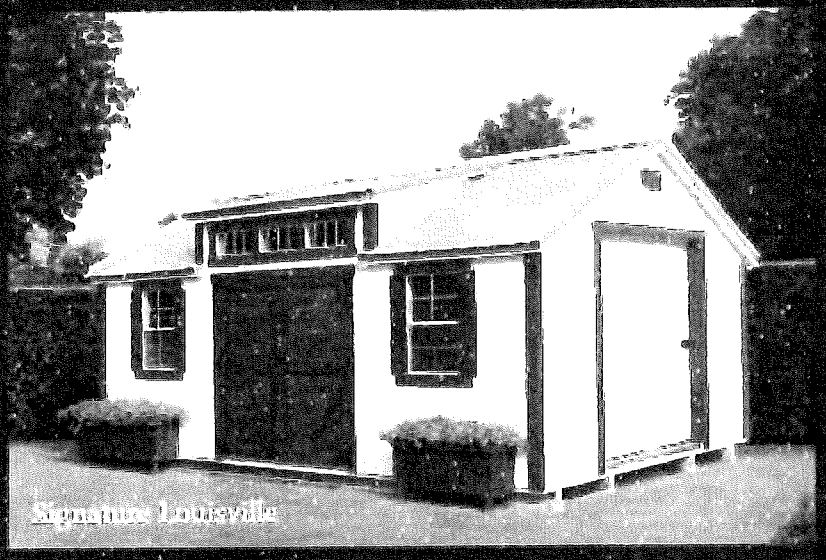

The Greenhouse

Signature Hunter Cabin


Signature Appalachian Cabin

The Greenhouse

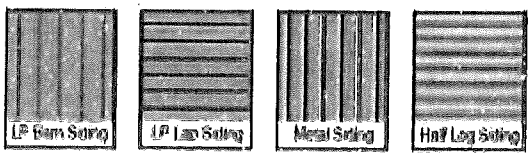

Compass Mini Barn

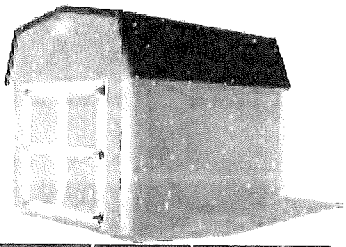


OVERSIZE LOAD

Signature SERIES

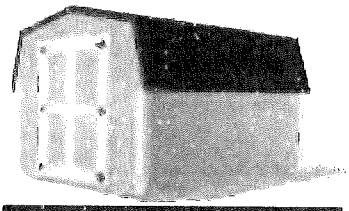
SIDING OPTIONS





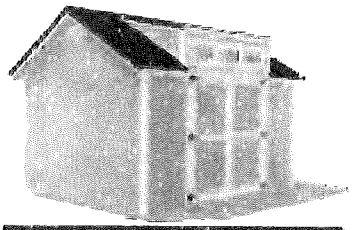
HIGH BARN

SIZE	Sq Ft	PRICE
8X10	80	$3,825.00
8X12	96	$4,000.00
10X12	120	$4,525.00
10X16	160	$5,225.00
10X20	200	$6,275.00
12X16	192	$6,275.00
12X20	240	$6,950.00
12X24	288	$8,100.00
12X28	336	$9,500.00
12X32	384	$10,000.00
12X36	432	$11,000.00
12X40	480	$11,500.00
*14X20	280	$7,900.00
*14X24	336	$9,600.00
*14X28	392	$10,600.00
*14X32	448	$11,600.00
*14X36	504	$13,500.00
*14X40	560	$14,900.00
*16X24	384	$11,600.00
*16X28	448	$12,900.00
*16X32	512	$14,800.00
*16X36	576	$16,500.00
*16X40	640	$18,000.00



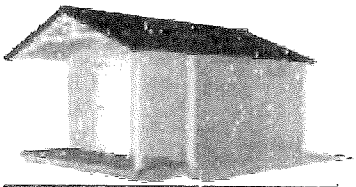
MINI BARN

SIZE	Sq Ft	PRICE
8X8	64	$2,950.00
8X10	80	$3,175.00
8X12	96	$3,375.00
10X12	120	$3,825.00
10X16	160	$4,325.00
10X20	200	$5,150.00
12X16	192	$5,150.00
12X20	240	$5,825.00
12X24	288	$6,075.00



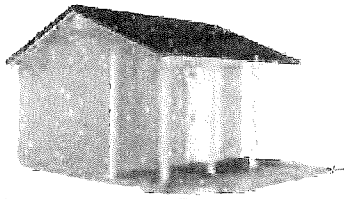
LOUISVILLE

SIZE	Sq Ft	PRICE
8X10	80	$5,200.00
8X12	96	$5,400.00
10X12	120	$5,850.00
10X16	160	$6,525.00
10X20	200	$7,500.00
12X16	192	$7,500.00
12X20	240	$8,150.00
12X24	288	$8,650.00
12X28	336	$9,575.00
12X32	384	$10,600.00
12X36	432	$11,950.00
12X40	480	$13,075.00
*14X20	280	$9,500.00
*14X24	336	$10,500.00
*14X28	392	$12,200.00
*14X32	448	$13,200.00
*14X36	504	$14,900.00
*14X40	560	$16,200.00
*16X24	384	$13,000.00
*16X28	448	$14,000.00
*16X32	512	$16,000.00
*16X36	576	$18,000.00
*16X40	640	$19,000.00



HUNTER CABIN

SIZE	Sq Ft	PRICE
10X12	120	$5,150.00
10X16	160	$6,000.00
10X20	200	$7,000.00
12X16	192	$7,000.00
12X20	240	$8,150.00
12X24	288	$8,800.00
12X28	336	$10,200.00
12X32	384	$11,025.00
12X36	432	$12,000.00
12X32	480	$12,875.00
*14X20	280	$8,525.00
*14X24	336	$10,300.00
*14X28	392	$11,500.00
*14X32	448	$12,600.00
*14X36	504	$14,600.00
*14X40	560	$16,000.00
*16X24	384	$12,400.00
*16X28	448	$13,800.00
*16X32	512	$15,800.00
*16X36	576	$17,700.00
*16X40	640	$19,300.00



APPALACHIAN CABIN

SIZE	Sq Ft	PRICE
*14X12	120	$6,900.00
*14X16	160	$7,975.00
*14X20	200	$9,575.00
*14X24	240	$11,175.00

- *add $200 permit
- $200 minimum permit and escort fee applied to 14' and 16' wide buildings.
- 3% on credit card payments.
- Pricing subject to change depending on distance.

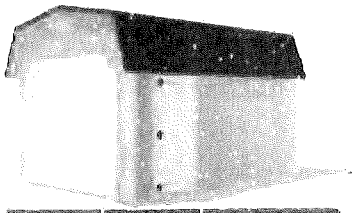
STANDARD FEATURES

Signature

1. 4"X6" Notched Floor System
2. Treated floor joists (12" on center) 2"x4" up to 12' wide buildings 2"X6" on 14' and 16' wide buildings
3. Multiple Siding Options
4. 24" On Center Trusses
5. Vapor Barrier
6. 40 Year Metal Roof
7. Eave Overhangs
8. Framed Like a House
9. Coatings
10. Diamond Plate Threshold Guard
11. 6' Wide Double Doors
12. High Density Engineered Wood Panels

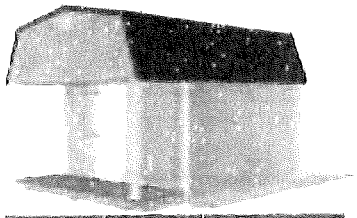
Compass

1. Flooring System 4"X4" Runners
2. Treated floor joists (16" on center) 2"x4" up to 12' wide buildings 2"X6" on 14' and 16' wide buildings
3. Multiple Siding Options
4. 24" On Center Trusses
5. Vapor Barrier in Roof
6. 40 Year Metal Roof
7. Framed Like a House
8. Coatings
9. Diamond Plate Threshold Guard
10. 6' Wide Double Doors
11. High Density Engineered Wood Panels



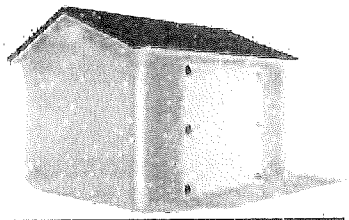
GARAGE

SIZE	Sq Ft	PRICE
10X12	120	$5,925.00
10X16	160	$6,625.00
10X20	200	$7,675.00
12X16	192	$7,675.00
12X20	240	$8,350.00
12X24	288	$9,500.00
12X28	336	$10,900.00
12X32	384	$11,400.00
12X36	432	$12,400.00
12X32	480	$12,900.00
*14X20	280	$9,300.00
*14X24	336	$11,000.00
*14X28	392	$12,000.00
*14X32	448	$13,000.00
*14X36	504	$14,900.00
*14X40	560	$16,300.00
*16X24	384	$13,000.00
*16X28	448	$14,300.00
*16X32	512	$16,200.00
*16X36	576	$17,900.00
*16X40	640	$19,400.00



LOFTED CABIN

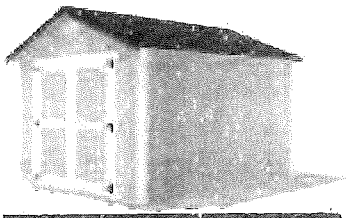
SIZE	Sq Ft	PRICE
10X12	80	$5,775.00
10X16	120	$6,650.00
10X20	160	$7,625.00
12X16	144	$7,625.00
12X20	192	$8,750.00
12X24	240	$9,200.00
12X28	288	$10,500.00
12X32	336	$11,625.00
12X36	384	$12,875.00
12X40	432	$13,950.00
*14X20	224	$9,100.00
*14X24	280	$10,500.00
*14X28	336	$11,350.00
*14X32	392	$12,900.00
*14X36	448	$14,500.00
*14X40	504	$15,975.00
*16X24	320	$12,700.00
*16X28	384	$13,975.00
*16X32	448	$15,800.00
*16X36	512	$17,500.00
*16X40	576	$18,975.00



OAKDALE

SIZE	Sq Ft	PRICE
8X10	80	$4,000.00
8X12	96	$4,225.00
10X12	120	$4,775.00
10X16	160	$5,500.00
10X20	200	$6,600.00
12X16	192	$6,600.00
12X20	240	$7,275.00
12X24	288	$8,500.00
12X28	336	$9,900.00
12X32	384	$10,500.00
12X36	432	$11,500.00
12X40	480	$12,225.00
14X20	280	$8,300.00
*14X24	336	$10,000.00
*14X28	392	$11,000.00
*14X32	448	$12,100.00
*14X36	504	$14,100.00
*14X40	560	$15,500.00

*add $200 permit
- $200 minimum permit and escort fee applied to 14' and 16' wide buildings.
- 3% on credit card payments.
- Pricing subject to change depending on distance.

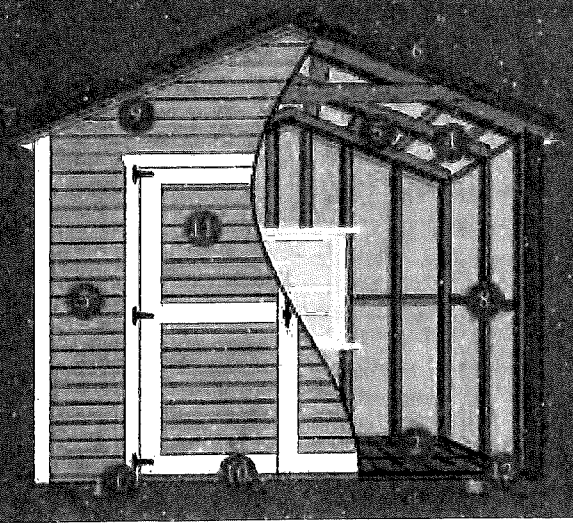


GARDEN SHED

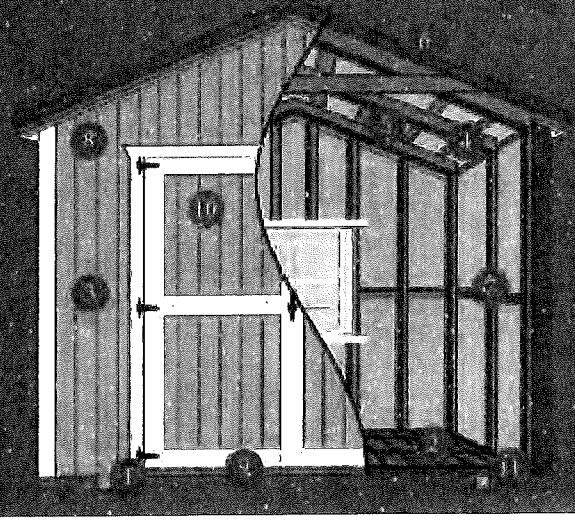
SIZE	Sq Ft	PRICE
8X10	80	$3,825.00
8X12	96	$4,000.00
10X12	120	$4,525.00
10X16	160	$5,225.00
10X20	200	$6,275.00
12X16	192	$6,275.00
12X20	240	$6,950.00
12X24	288	$8,100.00
12X28	336	$9,500.00
12X32	384	$10,000.00
12X36	432	$11,000.00
12X40	480	$11,500.00
*14X20	280	$7,900.00
*14X24	336	$9,600.00
*14X28	392	$10,500.00
*14X32	448	$11,600.00
*14X36	504	$13,500.00
*14X40	560	$14,900.00
*16X24	384	$11,600.00
*16X28	448	$12,900.00
*16X32	512	$14,800.00
*16X36	576	$16,500.00
*16X40	640	$18,000.00

STANDARD FEATURES

Signature Series

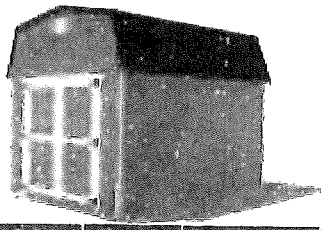


COMPASS Series



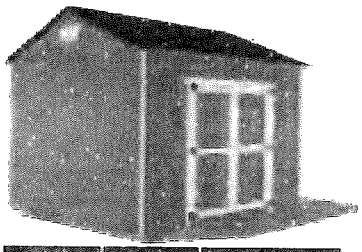
COMPASS
SERIES

SIDING OPTIONS



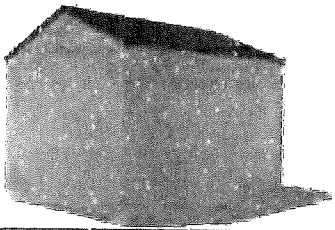
HIGH BARN

SIZE	Sq. Ft.	PRICE	SIZE	Sq. Ft.	PRICE
8X8	64	$3,075.00	12X40	480	$10,350.00
8X10	80	$3,250.00	*14X20	280	$6,925.00
8X12	96	$3,325.00	*14X24	336	$7,700.00
10X12	120	$3,675.00	*14X28	392	$8,600.00
10X16	160	$4,600.00	*14X32	448	$9,600.00
10X20	200	$5,450.00	*14X36	504	$10,975.00
12X16	192	$5,300.00	*14X40	560	$12,225.00
12X20	240	$6,100.00	*16X24	384	$9,175.00
12X24	288	$6,800.00	*16X28	448	$10,175.00
12X28	336	$7,600.00	*16X32	512	$11,450.00
12X32	384	$8,500.00	*16X36	576	$13,075.00
12X36	432	$9,000.00	*16X40	640	$14,650.00



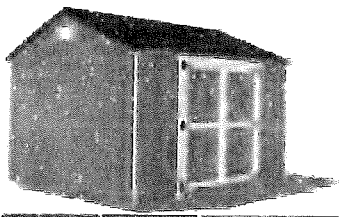
BIG SKY

SIZE	Sq. Ft.	PRICE	SIZE	Sq. Ft.	PRICE
8X8	64	$3,075.00	12X40	480	$10,350.00
8X10	80	$3,250.00	*14X20	280	$6,925.00
8X12	96	$3,325.00	*14X24	336	$7,700.00
10X12	120	$3,675.00	*14X28	392	$8,600.00
10X16	160	$4,600.00	*14X32	448	$9,600.00
10X20	200	$5,450.00	*14X36	504	$10,975.00
12X16	192	$5,300.00	*14X40	560	$12,225.00
12X20	240	$6,100.00	*16X24	384	$9,175.00
12X24	288	$6,800.00	*16X28	448	$10,175.00
12X28	336	$7,600.00	*16X32	512	$11,450.00
12X32	384	$8,500.00	*16X36	576	$13,075.00
12X36	432	$9,000.00	*16X40	640	$14,650.00



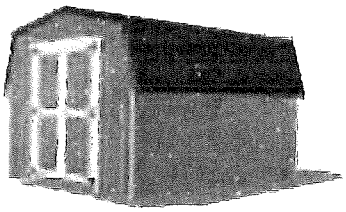
BIG SKY EXPRESS

SIZE	Sq. Ft.	PRICE	SIZE	Sq. Ft.	PRICE
8X8	64	$2,775.00	12X28	336	$6,975.00
8X10	80	$2,875.00	12X32	384	$7,950.00
8X12	96	$3,000.00	*14X20	280	$6,350.00
10X12	120	$3,275.00	14X24	336	$7,075.00
10X16	160	$4,050.00	*14X28	392	$7,950.00
10X20	200	$4,550.00	*14X32	448	$8,950.00
12X16	192	$4,400.00	*14X36	504	$10,200.00
12X20	240	$5,325.00	*14X40	560	$11,425.00
12X24	288	$6,200.00			



GARDEN SHED

SIZE	Sq. Ft.	PRICE	SIZE	Sq. Ft.	PRICE
8X8	64	$2,850.00	12X40	480	$10,225.00
8X10	80	$2,975.00	*14X20	280	$6,825.00
8X12	96	$3,075.00	*14X24	336	$7,425.00
10X12	120	$3,525.00	*14X28	392	$8,350.00
10X16	160	$4,350.00	*14X32	448	$9,400.00
10X20	200	$4,725.00	*14X36	504	$10,750.00
12X16	192	$4,625.00	*14X40	560	$12,050.00
12X20	240	$5,725.00	*16X24	384	$8,925.00
12X24	288	$6,375.00	*16X28	448	$10,025.00
12X28	336	$7,300.00	*16X32	512	$11,300.00
12X32	384	$8,350.00	*16X36	576	$12,900.00
12X36	432	$9,400.00	*16X40	640	$14,475.00



MINI BARN

SIZE	Sq. Ft.	PRICE	SIZE	Sq. Ft.	PRICE
8X8	64	$2,575.00	10X20	200	$4,625.00
8X10	80	$2,700.00	12X16	192	$4,525.00
8X12	96	$2,850.00	12X20	240	$5,050.00
10X12	120	$3,325.00	12X24	288	$5,300.00
10X16	160	$3,975.00			

THE GREENHOUSE

SIZE	Sq. Ft.	PRICE
8X12	96	$4,995.00
8X16	128	$5,995.00
10X12	120	$5,995.00
10X16	160	$6,995.00

RUN-IN SHED

SIZE	Sq. Ft.	PRICE
12X16	192	$5,300.00
12X20	240	$6,100.00
12X24	288	$6,800.00

*add $200 permit
* $200 minimum permit and escort fee applied to 14' and 16' wide buildings.
* 3% on credit card payments.
* Pricing subject to change depending on distance.

CHICKEN COOP

SIZE	Sq. Ft.	PRICE
8X10	80	$3,000.00

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Delivery	Permit/Escort Fee (>14ft Wide)	$200.00	Each	$200 Minimum
Delivery	Mileage > 50 miles	$4.00	Each	First 50 miles free, then $4.00/mile for each mile over
Door	Arch (Classic or Garden)	$20.00	Each	Excludes metal
Door	Sectional Garage Door Standard (8W x 7H)	$995.00	Each	8x7
Door	Sectional Garage Door Standard (9WX7H)	$1,095.00	Each	9x7
Door	Roll-Up Garage Door (6W x 7H)	$795.00	Each	6x7
Door	Roll-Up Garage Door (6W x 7H) - Upgrade	$499.00	Each	6x7
Door	Roll-Up Garage Door (7W x 7H)	$845.00	Each	7x7
Door	Roll-Up Garage Door (7W x 7H) - Upgrade	$599.00	Each	7x7
Door	Roll-Up Garage Door (8W x 7H)	$895.00	Each	8x7
Door	Roll-Up Garage Door (8W x 7H) - Upgrade	$699.00	Each	8x7
Door	Roll-Up Garage Door (9W x 7H)	$1,045.00	Each	9x7; special order - check with manufacturer
Door	Roll-Up Garage Door (9W x 7H) - Upgrade	$850.00	Each	9x7; special order - check with manufacturer
Door	Door Holdbacks	$20.00	Each	$40 per set. Metal siding excluded
Door	12" Hinge (3 needed per single door, 6 needed per double door)	$15.00	Each	Excludes metal siding
Door	Insulated 9-lite (36 x 72)	$449.00	Each	-
Door	Insulated 9-lite (36 x 80)	$449.00	Each	Special Order
Door	Insulated Solid (36 x 72)	$499.00	Each	-
Door	Insulated Solid (36 x 80)	$499.00	Each	Special Order
Door	Insulated Door (swap from double wooden door) (36 x 72)	$275.00	Each	-
Door	Single Wooden Door (36 x 72)	$175.00	Each	
Door	Single Wooden Door (36 x 80)	$225.00	Each	
Door	Wooden Double Doors (72 x 72)	$350.00	Each	
Door	Wooden Double Doors (72 x 80)	$450.00	Each	
Door	Wooden Double Doors - Upgrade to 72 x 80 from 72x72	$345.00	Each	
Electrical	Basic Electrical Package	$1,500.00	Each	Includes: 100 amp electrical box, 14 gauge wire, 4 plugs, 2 lights, 1 light switch
Electrical	Deluxe Electrical Package	$2,500.00	Each	Includes: 200 amp electrical box, 12 gauge wire, 4 plugs, 2 lights, 1 light switch
Engineer	Engineer stamped drawings	$750.00	Eeach	-
Floor	Industrial Rubber Flooring	$4.50	Per Square Foot	-
Floor	Treated Deck Board Flooring	$4.50	Per Square Foot	-
Functional	Anchors (Set of 4; Installed)	$500.00	Per Set of 4	
Functional	Dormer - Open	$895.00	Each	
Functional	Loft (2 foot u-loft)	$6.00	Per Linear Foot	
Functional	Loft (Extra)	$3.00	Per Square Foot	-
Functional	Raised Loft (3.5 inches)	$35.00	Each	
Functional	Pegboard (Above Workbench)	$10.00	Per Linear Foot	
Functional	Tote Storage Shelving	$21.00	Per Linear Foot	20 inches deep
Functional	Workbench	$14.00	Per Linear Foot	20 inches deep
Functional	Porch Railing	$18.00	Per Linear Foot	-
Functional	TruTemp Venting	$9.00	Per Linear Foot	
Functional	Vent (Fancy)	$35.00	Each	-
Functional	Vapor Barrier Floor	$1.00	Per Square Foot	Interior floor space only

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Functional	Vapor Barrier Wall (6ft walls)	5%	Each	-
Functional	Vapor Barrier Wall (7ft walls)	10%	Each	-
Insulation	Insulated Floor (Fiberglass)	$2.25	Per Square Foot	Interior floor space only
Insulation	Insulated Roof (Fiberglass)	$3.00	Per Square Foot	Interior floor space only
Insulation	Insulated Wall (Fiberglass)	$3.50	Per Square Foot	Interior floor space only
Insulation	Insulated Floor (Spray Foam)	$3.50	Per Square Foot	Interior floor space only
Insulation	Insulated Roof (Spray Foam)	$4.25	Per Square Foot	Interior floor space only
Insulation	Insulated Wall (Spray Foam)	$4.75	Per Square Foot	Interior floor space only
On-Site	On-Site Build	25%	Subtotal Price	Available in select areas
Package	Chicken Coop Package	$495.00	Each	-
Package	Workshop Package	$950.00	Each	-
Package	Upgraded Trim Package	$49.00	Each	-
Paint	3rd Color on Wood Door	$25.00	Each	Charge per single door
Paint	Custom Color	$99.00	Each	Per color
Paint	Paint Insulated Door	$99.00	Each	Charge per single door
Paint	Urethane Stain Siding Upgrade	$100.00	Each	Per Color
Paint	Urethane Stain Trim Upgrade	$50.00	Each	Per Color
Porch	Inset Side Porch	$1,295.00	Each	*Big Sky models only
Porch	Inset Side Porch with stone	$1,695.00	Each	*Big Sky models only
Porch	Inset Side Porch Shake Siding	$1,495.00	Each	*Big Sky models only
Ramp	Ramp - Polycarbonate (68W x 70L)	$499.00	Each	-
Ramp	Ramp - Wooden (4 x 6)	$199.00	Each	-
Ramp	Ramp - Wooden (4 x 8)	$299.00	Each	-
Ramp	Ramp - Wooden (4 x 9)	$349.00	Each	-
Roof	Gable Overhang	$295.00	Each	-
Roof	Gable Overhang (3 feet on one side)	$450.00	Each	Available with approval from builder
Roof	Roof Ridge Vent	$8.00	Per Linear Foot	-
Roof	Roof Shingle Upgrade	10%	Base Price	Gable roof sheds only
Roof	Roof Skylight Ridgecap	$9.00	Per Linear Foot	Clear plastic along length of ridgecap
Roof	Roof Skylight Translucent Roofing Panels	$9.00	Per Square Foot	Discuss with builder to ensure correct pricing
Roof	Stamped Trusses	$195.00	Each	-
Roof	Awning	$895.00	Each	Available on select Signature Series only
Roof	Truss (Additional)	$35.00	Each	-
Roof	Hurricane Hangers	$16.00	Each	Per Truss
Wall	Frame Opening	$100.00	Each	Customer to provide measurements
Wall	OSB Backer in walls	$4.99	Per Square Foot	Interior floor space only
Wall	Shutters	$55.00	Per Window	-
Wall	7ft Sidewall Upgrade	10%	Base Price	-
Wall	Divider Wall, Outer Wall Height	$15.00	Per Linear Foot	-
Wall	Divider Wall, Outer Wall Height (with panels)	$25.00	Per Linear Foot	-
Wall	Divider Wall, Roof Height	$20.00	Per Linear Foot	-
Wall	Divider Wall, Roof Height (with panels)	$30.00	Per Linear Foot	-
Wall	LP Lap Siding	10%	Base Price	-
Wall	Half Log Siding (Full Building)	25%	Base Price	-
Wall	Half Log Siding (Front Only)	$35.00	Per Linear Foot	-
Wall	Smart Siding & Painted Interior (20 foot & under length)	$9.00	Per Square Foot	-

OPTIONS

CATEGORY	ITEM NAME	PRICE	UNIT	NOTES
Wall	Smart Siding & Painted Interior (over 20 foot length)	$7.00	Per Square Foot	
Window	Un-Insulated Transom (White or Dark)	$89.00	Each	-
Window	Un-Insulated Transom Double (White or Dark)	$178.00	Each	-
Window	Un-Insulated Standard (24 x 36 White or Dark)	$129.00	Each	-
Window	Un-Insulated Loft Window (14 x 21 White or Dark)	$89.00	Each	-
Window	Insulated Standard (24 x 36 White or Dark)	$199.00	Each	-
Window	Vinyl Insulated (36 x 36 White)	$299.00	Each	-
Window	Vinyl Insulated (36 x 48 White)	$399.00	Each	-

DOORS, RAMPS & WINDOWS

Single Doors 36"x72" or 36"x80"

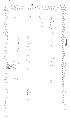
Single Wooden Door

Single Wooden Door with Transom

Single Wooden Door Classic Arch

Single Wooden Door Classic Arch with Transom

Single Metal Door


Single Insulated Door

Single Insulated 9-Lite Door

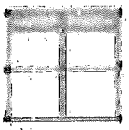
Double Doors 72"X72"

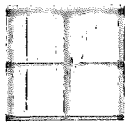
Double Wooden Door

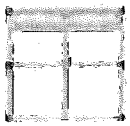
Double Wooden Doors with Transoms

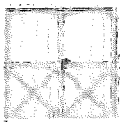
Double Wooden Door with Garden Arch

Double Doors 72"X72"


Double Wooden Door with Garden Arch and Transoms


Double Wooden Door with Classic Arch


Double Wooden Door with Classic Arch and Transom

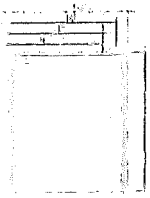

Double Metal Door

Upgraded Door Options

Double Wooden Door 72"X80"

Double Wooden Doors With Transoms 72"X80"

Roll-Up & Garage Door



24"x36" Un-insulated or Insulated

Single Window

Double Window

24"x36" Window Bundle

Single Window Bundle with Single Transoms

Double Window Bundle with Single Transoms

Single Window Bundle with Double Transoms*

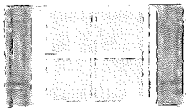
Double Window Bundle with Double Transoms*

*Only available in 3 wide

36"X36" or 36"X48"

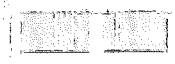
Vinyl Insulated Window

Shutters

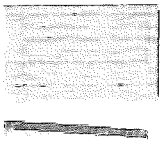


Transom Windows

Single Transom

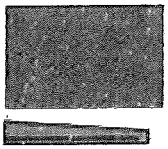

Double Transom

Wood Ramp



Crafted with pressure treated wood - allows ease of mobility in & out of your building. Available in 3 sizes: 4X5, 4X6, 4X8.

Poly Ramp



Engineered polycarbonate - UV-rated and slip-resistant. Available in 24"x70" sections. Standard size is two sections that can be linked together or split apart. Additional sections available.

DELIVERY

PACKAGES

Basic Electrical Package - $1500

Includes:

- Four 15 amp outlets
- One light with switch
- 100 amp breaker box
- 110 volt plug-in ready waterproof

Workshop Package

Includes:

- Loft
- Workbench
- Divider wall
- Pegboard above workbench
- Single door

Chicken Coop Package $495

Available in any Shed

- Chicken door
- Two nesting boxes
- 1 feeder (can't be put inside shed (outside entry only)

Options to Consider

Smart siding on walls (not painted white, including roof trusses and gable ends) and painted floor

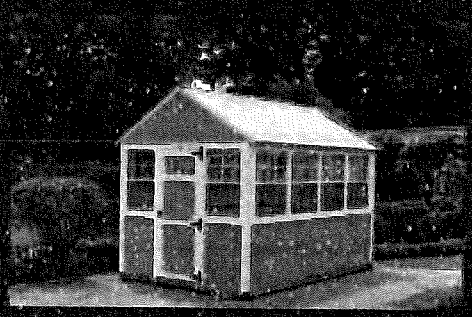
Fan added in modern outside insulation (Spray foam not available)

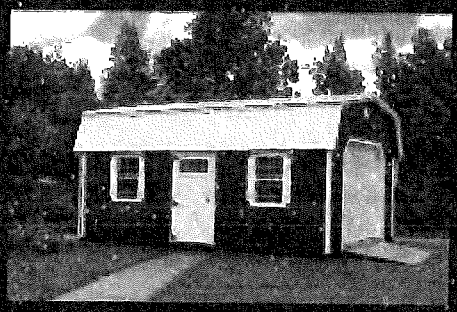
Options to Consider

- Double hinges - 2 (heavier or for added strength under rubber flooring)
- Industrial grade casters
- Extra support
- Skirting on shed base

COUNTRY CABINS

Your Dreams Delivered





937-544-0898

2965 Wheat Ridge Road West Union OH 45693

www.mycountrycabin.com

SOUTHERN REGION 2024

CITY OF FLORENCE, KENTUCKY
MUNICIPAL ORDER MO-8-2025

A MUNICIPAL ORDER OVERRULING THE RECOMMENDATION FROM THE BOONE COUNTY PLANNING COMMISSION CONTAINED IN RESOLUTION NO. R-25-016-A TO APPROVE A REQUEST BY COUNTRY CABINS, PER RYAN DEVOU (APPLICANT) FOR CP 7 LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/PLANNED DEVELOPMENT/PARKWAY CORRIDOR OVERLAY (O-2/PD/PO) ZONE FOR A 0.698 ACRE SITE LOCATED ON THE SOUTH SIDE OF BURLINGTON PIKE, APPROXIMATELY 235 FEET WEST OF THE BURLINGTON PIKE/EWING BOULEVARD INTERSECTION, AND BETWEEN THE PROPERTIES AT 7673 AND 7777 BURLINGTON PIKE, FLORENCE, KENTUCKY. THIS MUNICIPAL ORDER ALSO DENIES THE APPLICANT'S REQUEST FOR A CHANGE IN CONCEPT DEVELOPMENT PLAN.

WHEREAS, the Boone County Planning Commission considered the request described above (the "Request") and adopted Resolution No. R-25-016-A recommending to the City that such request be approved with conditions ("Recommendation"); and

WHEREAS, the City Council received, reviewed and considered the record of proceedings before the Boone County Planning Commission and determined the Record contained adequate information for consideration of the Recommendation and that no need existed for an additional public hearing; and

WHEREAS, the City Council determined that such Recommendation should be overruled and that the Request should be denied based upon the Findings for Reversal which are attached hereto as Exhibit "A", adopted and approved, and incorporated herein.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The Recommendation of the Boone County Planning Commission contained in Resolution No. R-25-016-A to approve the Request described above is hereby overruled based upon the information contained in the Planning Commission Record. Findings of Fact for Reversal of the Recommendation are attached hereto. This Municipal Order effectively denies the Applicant's Request for a change in Concept Development Plan.

SECTION II

This matter came on before City Council on June 10, 2025, to adopt Ordinance No. O-12-25.

That Ordinance did not receive a Motion to adopt. This matter came before City Council for a second reading on June 17, 2025. Again, Ordinance No. O-12-25 failed for a lack of a Motion to approve. After a proper Motion and Second, a vote was then taken by City Council to deny the Applicant's Request and to overrule the Recommendation. That Request to deny was voted upon by Council Members. Council Members voted as follows:

6 Members voted to DENY the Request; and

0 Members voted to APPROVE the Request.

SECTION III

That the appropriate officials of the City are hereby authorized and directed to take such actions as are necessary to effectuate this Order.

PASSED AND APPROVED THIS 17th DAY OF JUNE, 2025.

APPROVED:

Julie M. Aubuchon, Mayor

ATTEST:

Melissa Kramer, City Clerk

Municipal Order MO-8-2025 "Exhibit A"

RE: REQUEST OF COUNTRY CABINS, PER RYAN DEVOU (APPLICANT) FOR CP 7 LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A OFFICE TWO/PLANNED DEVELOPMENT/PARKWAY CORRIDOR OVERLAY (O-2/PD/PO) ZONE, FOR AN APPROXIMATE 0.698 ACRE SITE LOCATED ON THE SOUTH SIDE OF BURLINGTON PIKE, APPROXIMATELY 235 FEET WEST OF THE BURLINGTON PIKE/EWING BOULEVARD INTERSECTION, AND BETWEEN THE PROPERTIES AT 7673 AND 7777 BURLINGTON PIKE, FLORENCE, KENTUCKY.

The City of Florence Planning and Zoning Committee reviewed the application and Boone County Planning Commission record on May 14, 2025, and voted to send the application to Florence City Council without a recommendation for approval or denial. After discussing the application at the June 3, 2025, caucus meeting, Staff was directed to prepare findings for denial if city council votes to overturn the Boone County Planning Commission's recommendation.

FINDINGS FOR DENIAL

1. The application is not in agreement with the Boone County Comprehensive Plan for the following reasons:

   A. The application is not in agreement with the "Florence Commercial" or "Florence Central" geographical area text.

   "Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence (Florence Commercial, pg. 126).

   "The Parkway Corridor Study, which was originally developed for this area, was updated and replaced by the Central Florence Strategic Plan in 2008. The intent of this plan was to further develop the city's central neighborhoods and to link existing and/or planned business, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center (Florence Central, pg. 128)."

   B. The application is not in agreement with the following objective:

"Encourage development to occur in efficient, compact, and appropriately scaled designs with consideration of and coordination with surrounding land uses and natural systems. Promote industries in suitable locations to make the county a vital part of a strong regional economy" (Economy, Goal B, Objective 1).

Comments regarding Finding 1 - The pre-manufactured shed/barn/cabin use is not compact, does not connect or coordinate with adjoining properties, and does not follow the recommendations of the Central Florence Strategic Plan.

2. The application is not in agreement with the Central Florence Strategic Plan for the following reasons:

   A. The "zoning for plan sub-area" 3 text states that "office uses are advocated in the O-2/PD, C-2/PD, and C-3/PD portions of this area (Area 3 – Tanners Lane, pg. 7.2)."

   B. The area 3 architectural guidelines state that "only high grade materials indicative of a class A office development and which have a solid appearance are permitted, such as clay brick, precast concrete, steel, or steel, and glass. EIFS and and other masonry products may be used for wainscots, knee walls, trim, and detailing. Exterior walls shall have rich, natural tones."

   Comments regarding Finding 2 – The pre-manufactured shed/barn/cabin business is not an office use and does not meet the architectural guidelines. Although Carplex was approved on this property in 2021, that Concept Development Plan proposal included superior architecture and landscaping and no outdoor storage.

3. Section 1506 of the Boone County Zoning Regulations states that Concept Development Plan proposals in Planned Development zones shall be primarily evaluated against the Planned Development criteria. The application is not in agreement with the following criteria:

   A. Architecture – "Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow such requirements."

   B. Landscaping – "Substantial landscaping shall be provided in a Planned Development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms in size of landscape, and quantity and quality of landscape materials) within the developed portions of the site."

   C. Conformance with the Comprehensive Plan – See finding #1.

Comments regarding Finding 3 – The pre-manufactured sheds, barns, and cabins do not meet the architectural requirements of the Central Florence Strategic Plan. The proposed landscaping plan shows that substantial landscaping is not proposed in terms of quantity or quality. The submitted plans included an exception to eliminate the required landscaping buffer along the rear property line.

4. The applicant did present any information indicating that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

CHANGE OF CONCEPT DEVELOPMENT PLAN

APPROVED with Conditions

Staff M. Schwartz

Date 4/2/2025

Boone County Planning Commission

Country Cabins Project Narrative

Business Owners / History

Founded in 2008, Country Cabins has grown into a regional leader in high-quality portable building sales with 24 locations and counting. We pride ourselves on exceptional customer service and back our products with a great warranty. The hundreds of glowing reviews from our satisfied customers on Google are a testament to our commitment to excellence. Check out this link to see what our customers are saying: http://reviewcountrycabins.com/

The Retail Flowers/ Plants shop will be open warm season only, and is not a year round business. If the garden center does not happen then we will use that space to display more of our building models.

Country Cabins would be leasing the property with an option to buy.

Inventory

The inventory will consist of cabins/ sheds ranging in size (ft) from 8x10, 8x12, 10x16, 12x20, up to 14x40. Other possible inventory would be the following:

o Playground sets
o Polywood furniture
o Firepits
o Annual and perennial plants
o Gardening tools
o Garden accessories (wind chimes, bird feeders, gnomes, etc.)
o Potting soil

Operations

Hours of operation: 9am -5pm Monday thru Saturday with no Sunday sales.
Hours of deliveries: after 830 am to avoid rush hour conflicts.

Signage

We will install a new monument sign in compliance with signage codes. We will remove the street sign but keep the existing interstate sign in the back of the property. We will also have banners periodically that will comply with city ordinances.

Landscape and Buffer Yards

Buffer Yards - We will be planting the side and front landscape buffer yard A's. There is a thick existing vegetation on the back side that effectively screens the truck stop. The back of the property will also be inventory which will help screen the truck stop from the KY18 corridor.

Setbacks – We propose the same as the Carplex approved plan, with a waiver for 14' rear yard setback. This plan is designed to fit inside the "footprint" of the previously approved concept development plan.

Lighting

There is ample barrowed lighting from the neighboring waffle house, street, and truck stop, and that the hours of operation are not late enough to really constitute more except for the centrally located office mounted lighting for deliveries/ crime prevention (side note, the cabins will be locked at night.)

Other Notes:

The previous concept development plan for Carplex shall remain in effect should Country Cabins not want to renew their lease.

OUTSIDE FLOWER SALES DISPLAY AREA PHOTOS
ZONE CHANGE COMMITTEE
3/19/2025

NOW OPEN!

UNSHINE GROW SHOP

SUNSHINE GROW SHOP
NOW HIRING!
APPLY WITH US TODAY!
JOIN OUR TEAM!!!
>FLEXIBLE SCHEDULE
>PART-TIME
>APRIL-OCTOBER
GardnerGrowshop@gmail.com
email us

COUNTRY CABINS
CONCEPT DEVELOPMENT PLAN
FEBRUARY, 2025

FLORENCE, BOONE COUNTY, KENTUCKY

Change of Concept Development Plan
APPROVED with Conditions
Staff M. Summerlin
Date 4/2/2025
Boone County
Planning Commission

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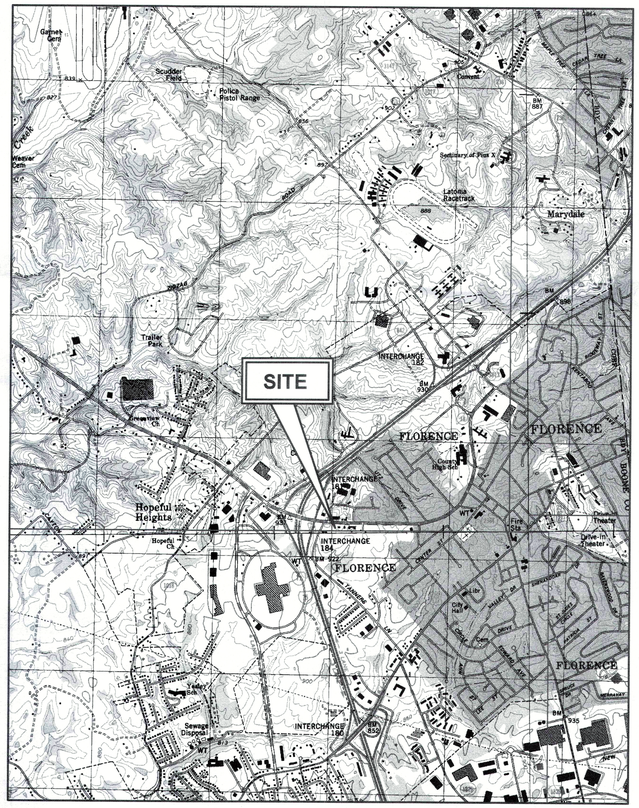
GENERAL NOTES

- Site Location: Burlington Pike, Burlington, KY 41005
- Parcel ID: 061.02-22-005.00
- Zone: O-2/PD/PO/CD
- Total Acreage of Site: 0.698 Acres
- Disturbed Area: 0.58 Acres
- Owner:
  CP 7 LLC
  12875 Broad St.
  Carmel, IN 46032
- Developer:
  2965 Wheat Ridge Rd.
  West Union, OH 45693
- Proposed Buildings:
  Height = <20'
  Sq. Footage = 288 + 384 = 672 Sq. Feet
- Soil Types: RsB & RsC
- Site Zoning Data
  Minimum Lot Size = 12,000 Sq. Feet
  Minimum Frontage = 40 Feet
  Maximum Height = 70 Feet
  Minimum Front Yard Setback = 30 Feet
  Minimum Rear Yard Setback = 30 Feet (Variance/Waiver for 14 Feet)
  Minimum Side Yard Setback = 10 Feet
- Proposed Parking:
  Provided spaces:
  9 regular spaces + 1 handicap spaces = 10 spaces provided
  (1 space for employee parking, 9 for customer)
- This site does not lie within the FEMA 100 year flood zone.
- Open Space Calculation:
  Before Construction: .698 - .5 acres = .198 acres pervious
  After Construction: .698 - .5 acres = .198 acres pervious
- Stormwater detention: not required.
- General proposed construction schedule:
  Break ground in late spring/ early summer, open in late summer/ early fall 2025.
- Traffic Study - The intended use is not anticipated to be more than the approved Carplex plan. The right-in/right-out is the same as the Carplex plan, as well as the overall traffic flow within the site is the same or similar to the Carplex plan.
- Should Country Cabins not renew their lease, the previously approved CD Plan for Carplex shall remain.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NO.	DRAWING TITLE
COVER	COVER
L100	AREA MAP
L200	CONCEPT DEVELOPMENT PLAN
L300	CONCEPT LANDSCAPE PLAN

RECEIVED
FEB 03 2025
BOONE COUNTY
PLANNING COMMISSION

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Item	Revision	Date	By	Chk.

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602 Lila Avenue • Milford, Ohio 45150
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000
www.vioxinc.com

COUNTRY CABINS
CONCEPT PLAN
CITY OF FLORENCE, BOONE COUNTY, KENTUCKY
COVER

Project No:	Checked:
Date: 1/24/25	Ref: NHA

Sheet:
COVER

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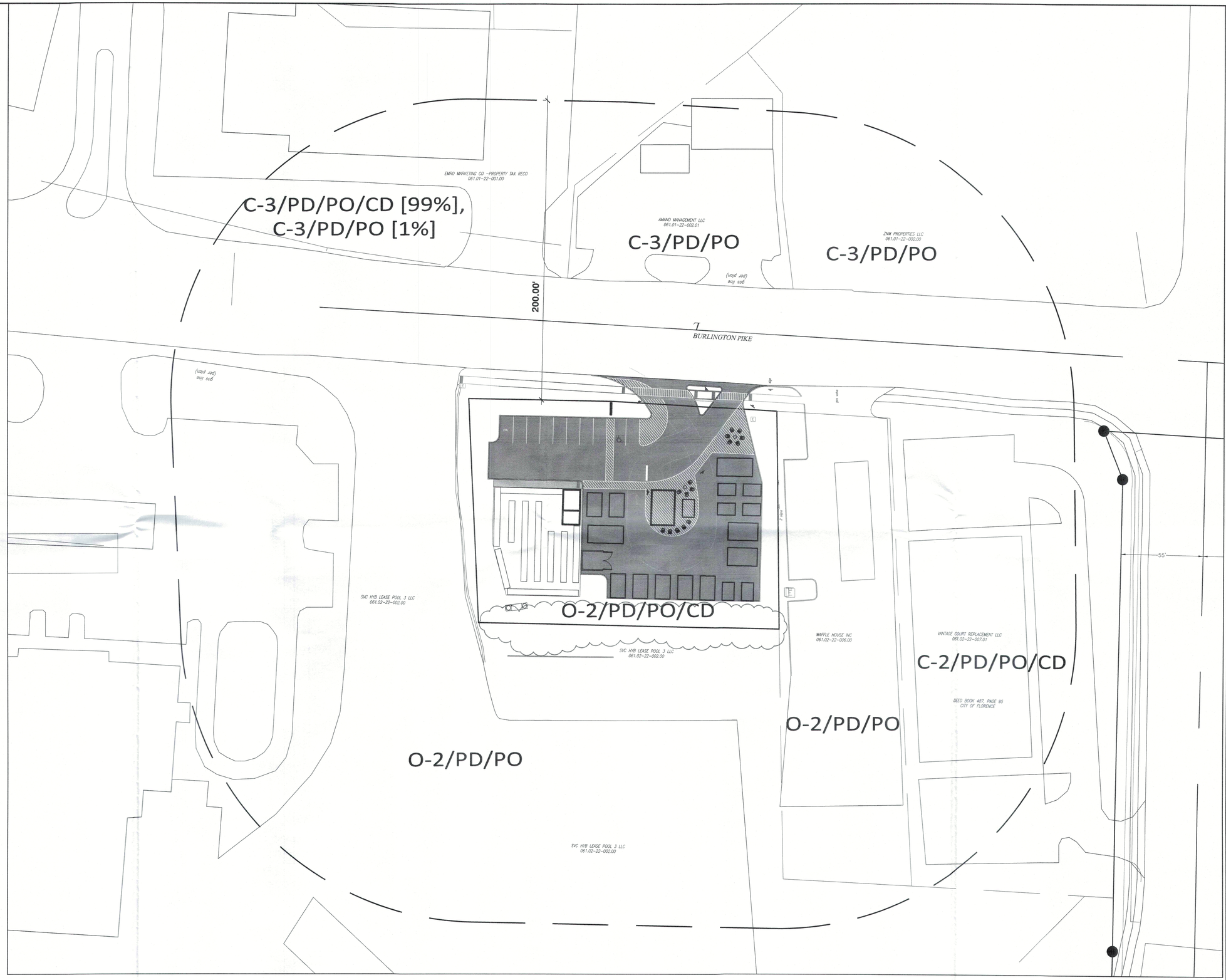


N

0 30' 45'

SCALE: 1" = 30'

Item	Revision	Date	By	Chk

COUNTRY CABINS CONCEPT PLAN

CITY OF FLORENCE, BOONE COUNTY, KENTUCKY

AREA MAP

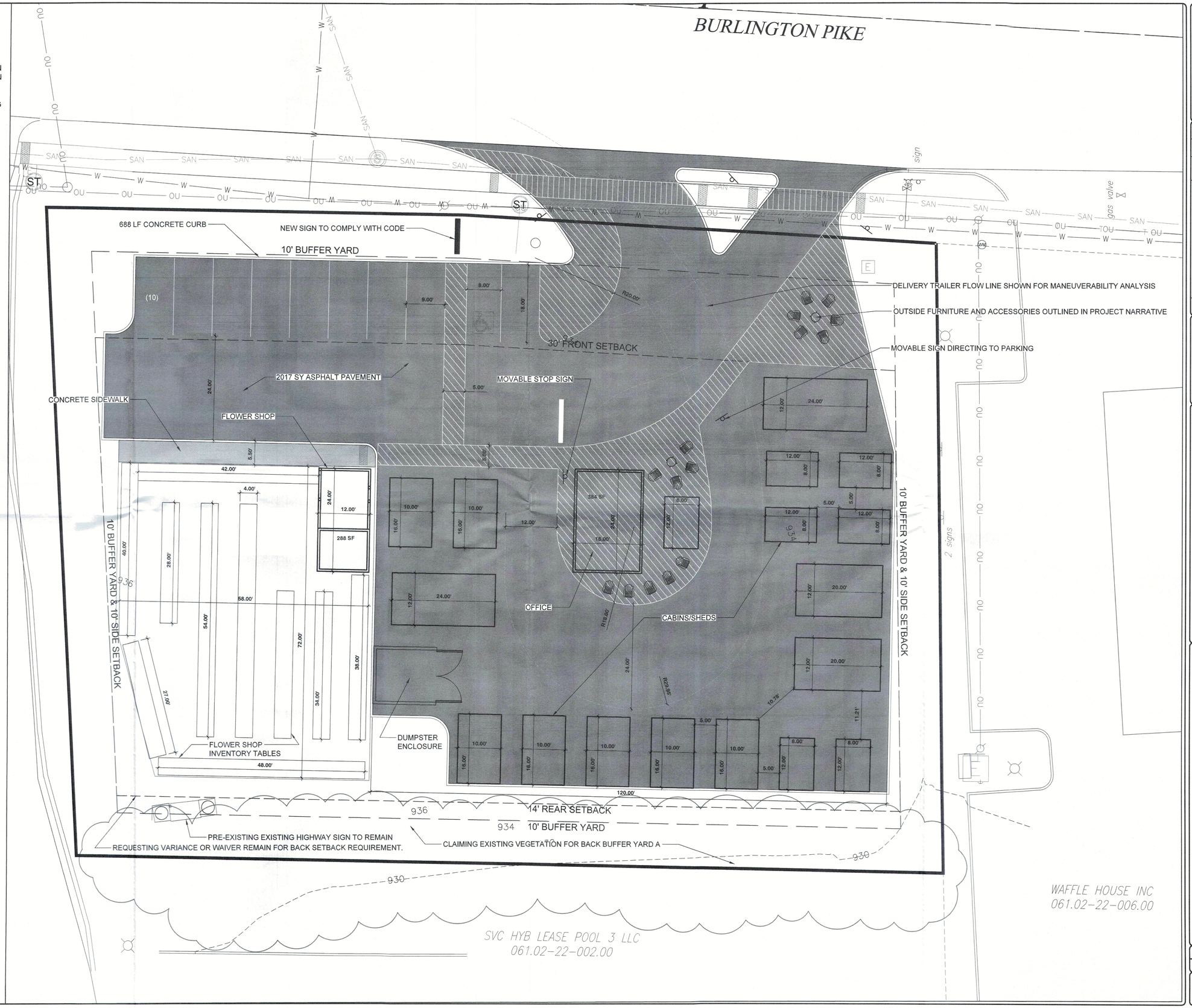
Project No:	Checked:
	BMM
Date:	Ref:
1-24-25	NHA

Sheet:

L100

NOTES:

1. THIS IS A TEMPORARY USE, WITH THE PREVIOUSLY APPROVED CARPLEX CONCEPT DEVELOPMENT PLAN TO REMAIN IN EFFECT IN THE EVENT COUNTRY CABINS DOES NOT RENEW THEIR LEASE.
2. CABIN INVENTORY MAY BE MORE THAN SHOWN IF SMALLER SHEDS REPLACE BIGGER SHEDS IN CABIN INVENTORY.
3. IF GARDEN SHOP DOES NOT COME TO FRUITION, SHEDS/CABINS AND ACCOMPANYING ACCESSORY INVENTORY OUTLINED IN THE PROJECT NARRATIVE WILL ALSO GO IN THAT AREA.



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SCALE: 1" = 10

Item	Revision	Date	By	Chk.

COUNTRY CABINS CONCEPT PLAN

CITY OF FLORENCE, BOONE COUNTY, KENTUCKY

CONCEPT DEVELOPMENT PLAN

Project No:	Checked:
	BMM
Date: 1-24-25	Ref: NHA

Sheet: L200

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VIEW LOOKING SOUTH FROM KY-18

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BURLINGTON PIKE

TREES AND SHRUBS PER BUFFER YARD A

10' BUFFER YARD

(10)

30' FRONT SETBACK

TREES AND SHRUBS PER BUFFER YARD A

10' BUFFER YARD & 10' SIDE SETBACK

TREES AND SHRUBS PER BUFFER YARD A

10' BUFFER YARD & 10' SIDE SETBACK

2 signs

gas valve

sign

14' REAR SETBACK

10' BUFFER YARD

CLAIMING EXISTING VEGETATION FOR BACK BUFFER YARD A

EXISTING TREE/VEGETATION DRIP LINE

WAFFLE HOUSE INC
061.02-22-006.00

SVC HYB LEASE POOL 3 LLC
061.02-22-002.00

N

0 10 15

SCALE: 1" = 10

Item	Revision	Date	By	Chk.

COUNTRY CABINS CONCEPT PLAN

CITY OF FLORENCE, BOONE COUNTY, KENTUCKY

CONCEPT LANDSCAPE PLAN

Project No:	Checked:
	BMM
Date:	Ref:
1-24-25	NHA

Sheet:

L300