

12. 547; 1235 131; 6 2050/2050
Deed Book Page Number Group Number

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

14. Have you submitted a Concept Development Plan: Yes No

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

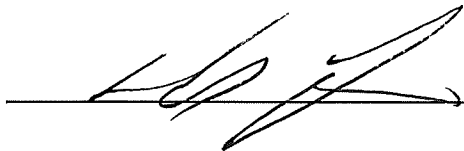
- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input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

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

17. 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 November 20, 2025

Property Owner's Signature: _____



Applicant's Signature: _____



SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 9/2/25 Fee Received: \$2351.30 - 2MA Receipt #: 93280
800-CUP

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): 9/2/25

5. Staff Reviewer: Steve Harper

6. Committee Chairperson: Steve Harper

7. Scheduled Public Hearing Date: 10-1-25

8. Boone County Planning Commission Action: _____ Date of Action: 11-5-25

- Approved
- Approved with Conditions
- Denial
- Other

9. Resolution Number: _____

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

EXHIBIT

“A”

STAFF REPORT

#2

Request of **K4 Architecture (applicant)** for **United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**

October 1, 2025

REQUEST

- A. The applicant is requesting a Zoning Map Amendment from I-1 to C-1, a Change of Concept Development Plan, and a Conditional Use Permit in order to allow for the redevelopment of the site to provide a 6,300 square-foot convenience store with eight (8) gasoline pumps.

SITE HISTORY

- 1994 The Boone County Planning Commission and Boone County Fiscal Court approved a Zoning Map Amendment request from Industrial One (I-1) to Commercial One (C-1) with a Conditional Use Permit to allow gasoline sales and construct a 3,200 square foot retail building.
- 1994 The Boone County Planning Commission approved a Major Site Plan for United Dairy Farmers.
- 2024 The Boone County Planning Commission approved a Conveyance Plat for 0.1312-acre land addition to the United Dairy Farmer property.

SITE CHARACTERISTICS

- A. The site contains a total of approximately 1.8 acres and is located at the northeast corner of the intersection of Dixie Highway with Mt. Zion Road.
- B. The site has approximately 325 feet of frontage along Dixie Highway and approximately 265 feet of frontage along Mt. Zion Road.
- C. The site is currently occupied by a 3,631 square foot, one story United Dairy Farmers convenience store and six (6) gas pumps.

- D. Access to the site is currently from full access curb cuts on both Mt. Zion Road and Dixie Highway.
- E. Topographically, there is a drainage ditch that runs along the roadways. There is a small existing detention pond near the southwest corner of the site. The remainder of the site has been graded relatively flat for the existing store, parking, and gas pumps.

ADJACENT LAND USES AND ZONING

North: Welding Alloys USA Inc. (I-1)
South: Vacant parcels (C-3)
East: Welding Alloys USA Inc. (I-1)
West: Vacant parcel (Future WaWa) (C-3)

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
 - 1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 - 2. The existing zoning classification is inappropriate, and that the proposed zoning classification is appropriate; or
 - 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B. 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.
- C. Section 302 of the Boone County Zoning Regulations states that at the time of filing an application for a Change of Concept Development Plan, an applicant may also request a conditional use permit for the same development.
- D. Section 1001.A of the Boone County Zoning Regulations states the purpose of the Commercial One district is to provide the convenience goods and personal services required for daily living needs. Districts will be located on suitable lands central to the neighborhood trade area with direct access from neighborhood collector or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

- E. Table 5-4 (Section 505.3) of the Boone County Zoning Regulations lists retail as a principally permitted use in the C-1 zoning district and retail filling station (Gasoline filling station) as a conditional use.
- F. Section 1001.2 states that conditional use permits be evaluated to ensure that: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and, c) the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.
- G. Section 1001.3 states that the intensity of uses in a Commercial One district under two (2) acres shall not exceed 8,000 square feet of gross floor area per acre of land.
- H. Section 3645, Table 36-1 indicates the buffer yard which is required when one zoning district adjoins another zoning district. A 10-foot wide, Buffer Yard A is required along the street frontage of the site. A 20-foot wide, Buffer Yard B is required along the northern and eastern property lines.

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates part of the site for Commercial and part for Industrial uses. Commercial uses are described as “retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.” Industrial uses are described as “manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.”
- B. The following are excerpts from Our Boone County, Plan 2040:
 - 1. This area is bound to the west by I-75/71, to the east by the Kenton County line, to the north by the northern extent of the Northern Kentucky Industrial Park, and to the south by Deer Trace Mobile Home Park and Enterprise V Industrial Park. This section contains the Northern Kentucky Industrial Park, which is the largest park in the metropolitan region. Expansion and continued development and redevelopment of this employment center is expected to continue over the study period of this plan. Industrial development should remain solely on the east side of the interstate and should retain the existing tree line to buffer the uses from residential development on the west side of the interstate and to hide the outside storage and parking areas from public view from the interstate. Industries should continue to locate and expand along Industrial Road into Kenton County, and along the length of Empire Drive. The industrial park should be encouraged to expand to the south along the Empire Road Connector and Weaver Road to Sam Neace Boulevard. In addition, development should continue along U.S. 25 and Weaver Road, and near the railways. Tracts of developable land exist in the area and development depends only upon public utility expansion and an improved road network, including upgraded railroad crossings. The Park is experiencing some building vacancies and signs of being dated and would benefit from upgrades in roads, sidewalks, lighting, and new transit stops.

The presence and proposed expansion of Gateway Community and Technical College will encourage development of this area including other public and institutional uses around the campus. Street and parking lot connections are critical in this area. To the east of U.S. 25 manufacturing and distribution uses should occur. Southward expansion of industry should be tempered by important locational factors, such as appropriate access to the interchange and connections to existing or planned industrial parks. Industrial development to the east of U.S. 25 and the railroad must be accompanied by improvements to important access roads, such as East Mt. Zion Road and East Frogtown Road. Development at the Mt. Zion interchange should be planned in such a way as to not greatly impact the existing and planned Suburban Density Residential uses in the area. KY 536 (Mt. Zion Rd.) is planned for major widening, which will make this corridor a major arterial route from Boone County, through Kenton County, to Campbell County. Reconstruction of the Mt. Zion/I-75 interchange is expected to begin in 2019 and the reconstruction of Mt. Zion Road from I-75 to Old Union Road is underway and should be completed by 2020. Commercial activity associated with the interchange should be concentrated on the east side of the interstate. Access for these commercial uses should be coordinated so that all development can easily access traffic signals. All commercial development should be planned with attention to possible traffic impacts, because this interchange will serve an increasing volume of residential, commercial, and industrial traffic. The type of commercial activity northeast of the interchange should serve the residential areas on Mt. Zion Road and along Dixie Highway, Gateway Technical College, and the Northern Kentucky Industrial Park. Street and parking lot connections are critical in this area to help traffic flow on Mt. Zion Road. (Land Use, Florence Industrial, pages 131-132).

2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

3. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

- C. Dixie Highway and Mt. Zion Road are identified as state-maintained arterial streets providing for two-way traffic. A multi-use path is located along the north side of Mt. Zion Road.

RELATIONSHIP TO THE BOONE COUNTY TRANSPORTATION PLAN

US 25 Widening and KY 536 Intersection

Priority: Unscheduled need

Location: Beeson Drive to Aristocrat Drive

Type: Roadway Widening/Relocation/New Facility

Total Cost: \$30,630,000

Description: Widen US 25 from two to four lanes with multi-use path and improve US 25 at the KY 536 intersection to improve safety and capacity.

CONCEPT PLAN

- A. The applicant is proposing the following:
 1. Demolition of the existing site improvements.
 2. Construction of a 6,300 square foot convenience store with eight (8) gasoline pumps.
 3. Construction of a canopy over the gasoline pumps.
 4. Access to the site from Mt. Zion Road (right-in/right out only) and from Dixie Highway (full intersection).

5. Provision for storm sewer, sanitary sewer, water, and underground detention.
6. Provision for landscaping and site lighting.
7. Building architecture and a sign package have been included.

STAFF COMMENTS

- A. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations and offers the following comments. Given the conceptual nature of the submitted plan, this review is not intended to be all inclusive.
1. Section 3230.A states that the width of access drives for commercial sites shall not exceed thirty-five (35) feet.

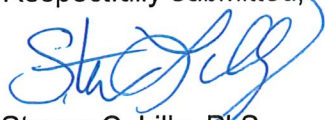
The submitted plan indicates that the proposed curb cut onto Dixie Highway will have a width greater than thirty-seven (37) feet. The existing curb cut onto Mt. Zion Road has a paved width greater than forty-two (42) feet.
 2. The submitted sign package complies with the Boone County Zoning Regulations for a property located within a C-1 zoning district.
 3. The landscaping plan needs additional information and will be further evaluated with the site plan application.
 4. The lighting plan generally complies with the Boone County Zoning Regulations but will need to be revised to minimize direct illumination, reflection, or glare on any adjoining public street at the entrances.
 5. The plan indicates that the curb cut at Mt. Zion will be right-in/right-out access but does not have provisions to restrict turning movements.
- D. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works, Boone County Water District, Florence Fire Department, KYTC, and SD1 requesting comments pertaining to the request.
1. Randy Childress, Florence Fire Department replied that he had no comments.
 2. Rob Franxman, Boone County Engineer, replied that he had no comments.
 3. Jared Ison, SD1, replied that: (1) the project will need to apply for and obtain a Storm Water Permit from SD1 with a disturbance of 1-acre and greater; (2) a reservation of sanitary sewer capacity needs to be submitted for review; (3) new sanitary sewer/connection(s) with the project will need to obtain the appropriate sanitary sewer permits from SD1; and (4) all plats with an SD1 easement(s) will need to be reviewed and signed off on by SD1.
 4. Linzy Brefeld, KYTC, replied that all access points will have to be right-turn in/right-turn out only.

5. Mike Rouse, Boone County Water, replied that he had no comments.

CONCLUSION

- A. The request for the proposed zoning map amendment needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 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,



Steven C. Lilly, PLS
Planner, Zoning Services

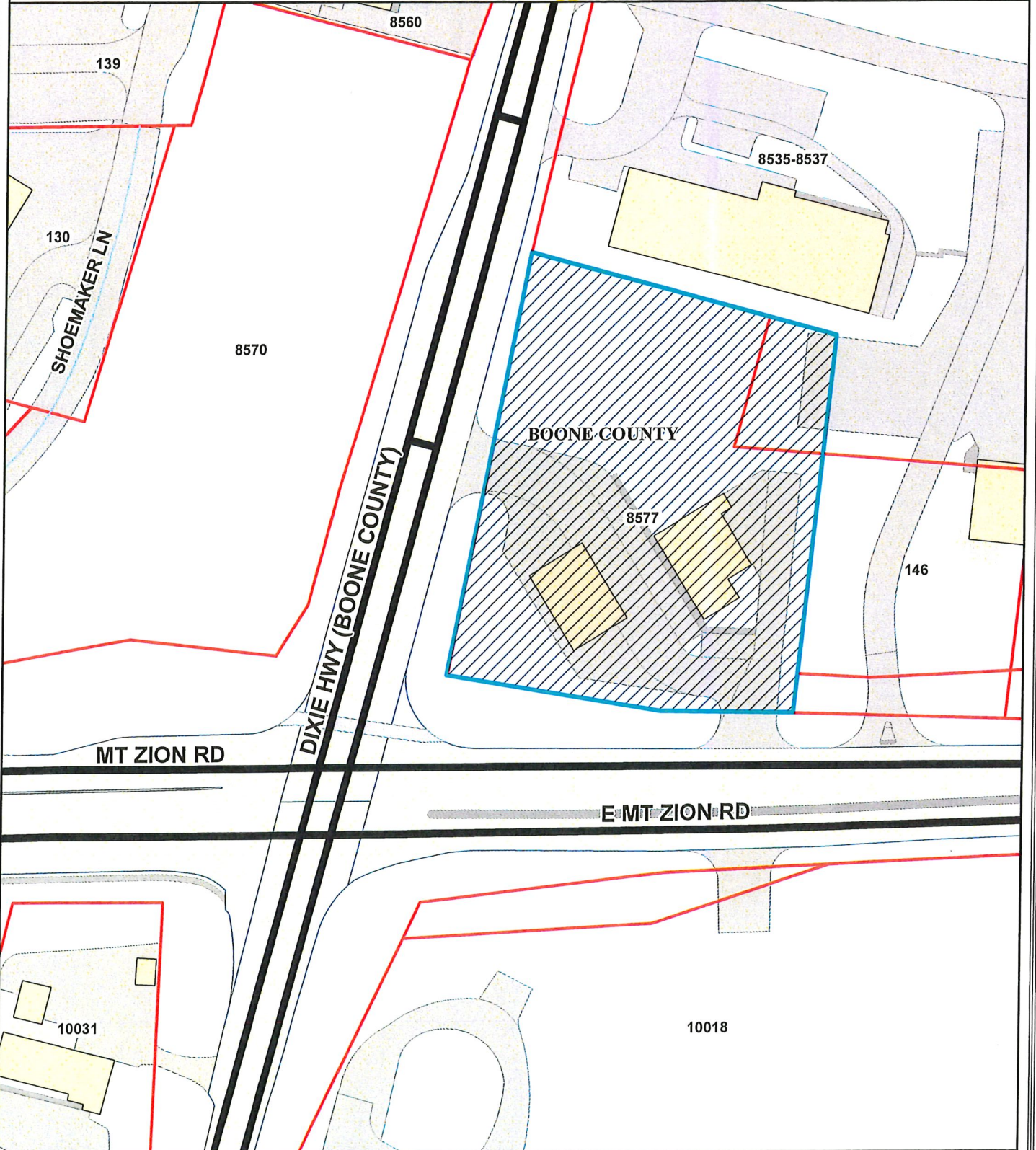
SCL/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- * Concept Development Plan
- *Email Correspondence

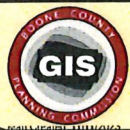
Vicinity Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map



ArcMap Document: *.mxd

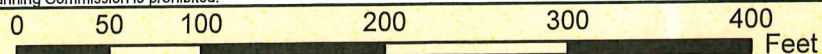
Aerial Map

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1 inch = 100 feet



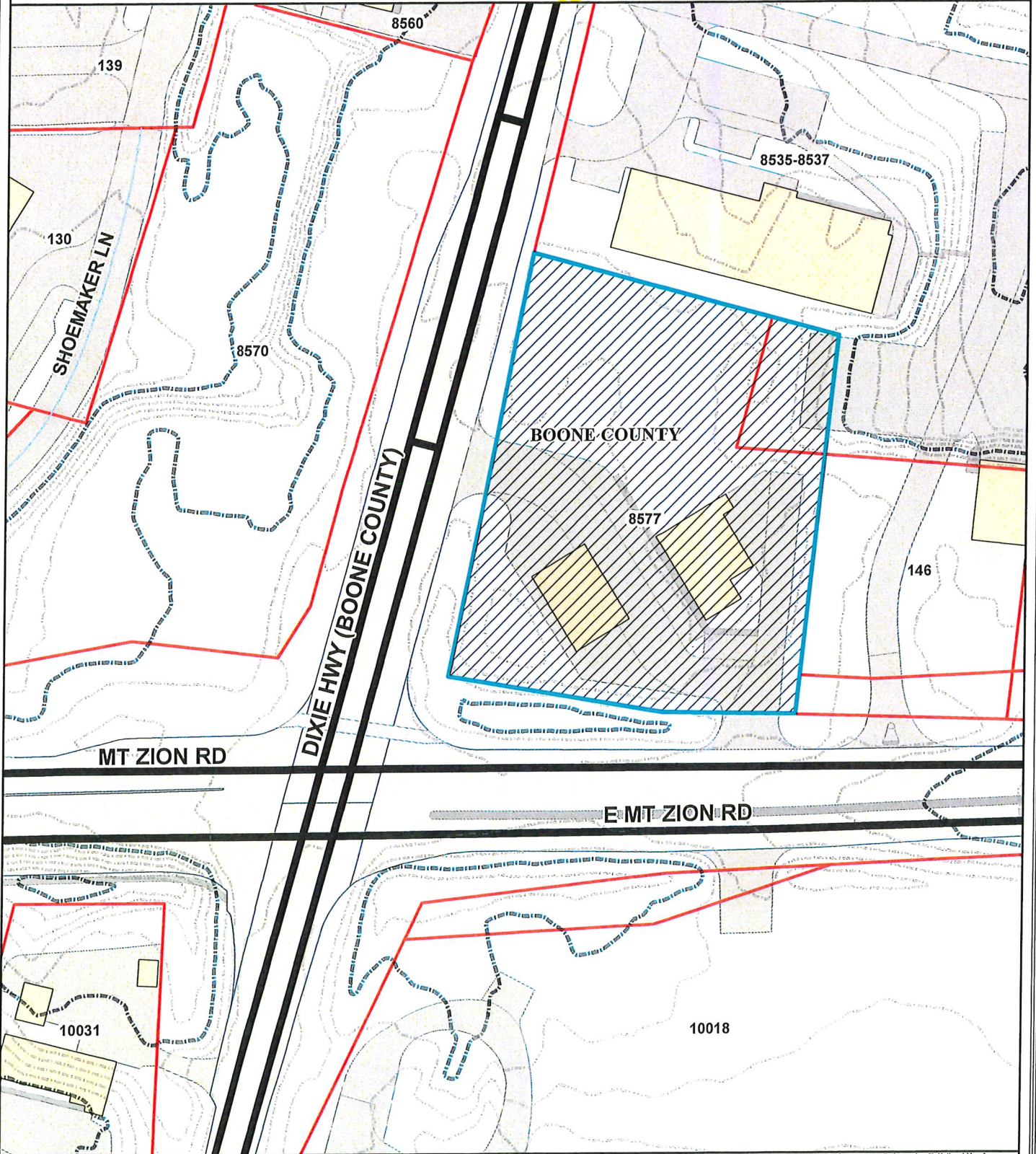
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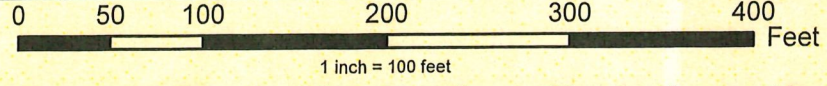
Topographic Map

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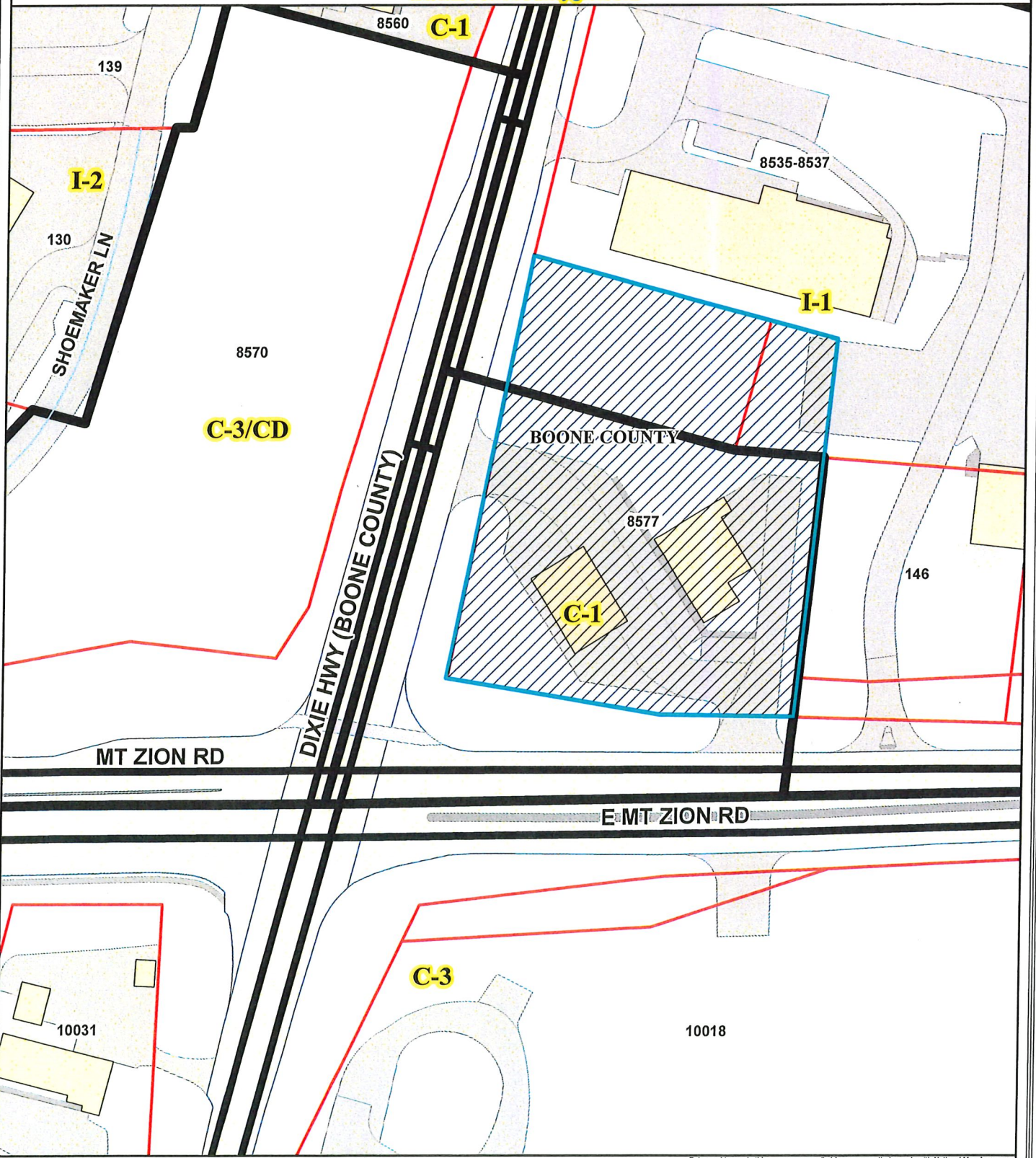


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS 2024
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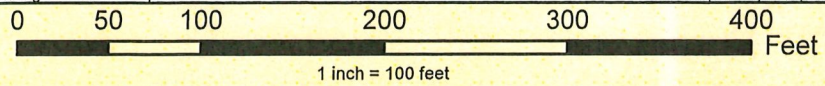
Zoning Map

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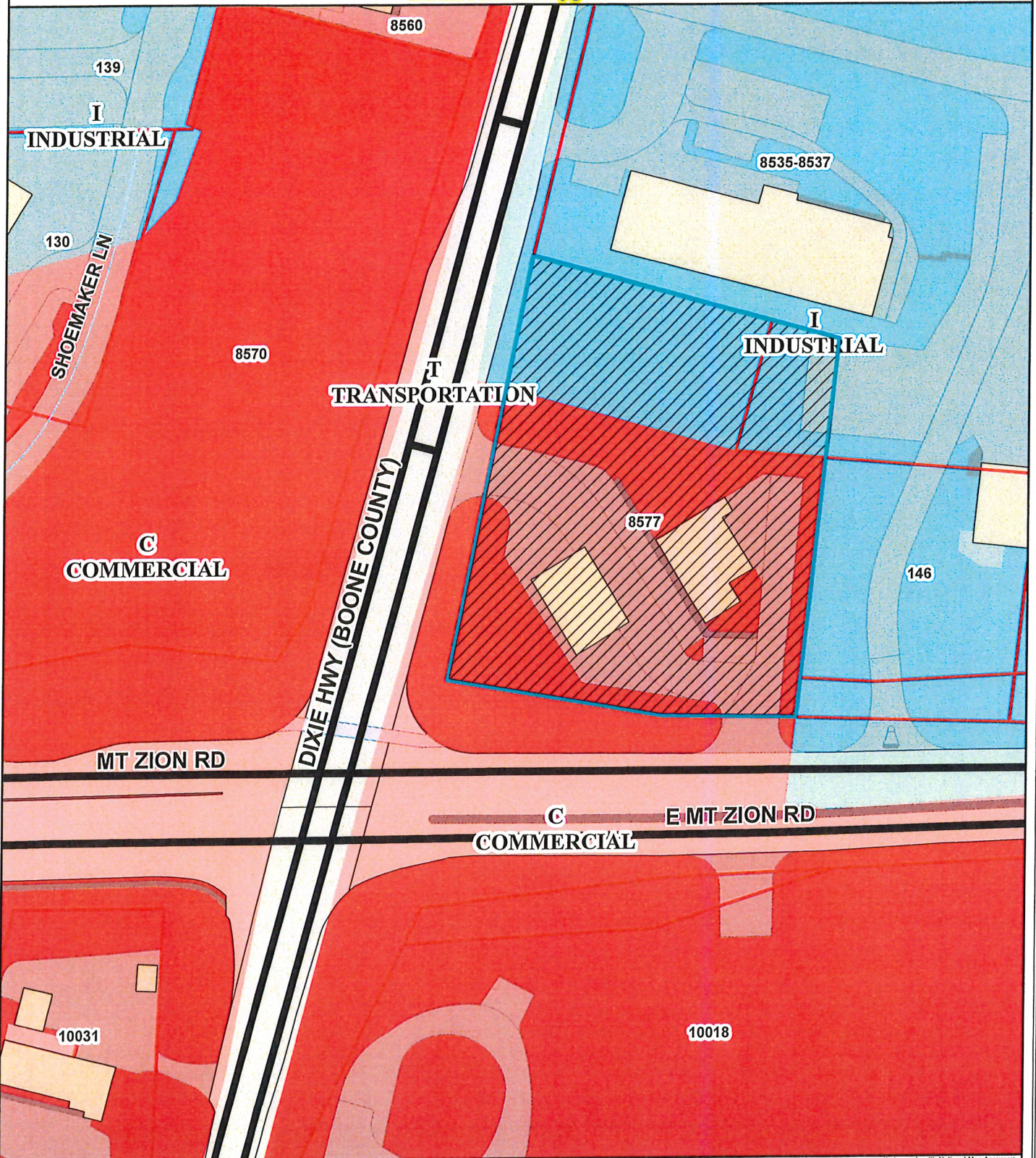
Boone County GIS - Putting Northern Kentucky on the Map



ArcMap Document: *.mxd

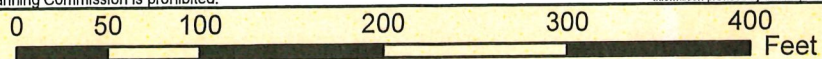
2040 Future Land Use Map

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Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document (*.mxd)

12. 547; 1235 131; 6 2050/2050
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- | | |
|---|---|
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Property Owner's Signature: _____


Applicant's Signature: _____


SECTION B: (To be completed by Planning Commission staff)

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2. Number of Copies Received: _____
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 - 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
9. Resolution Number: _____

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



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

DECEMBER 18, 2024
REVISED FEBRUARY 19, 2025

**LEGAL DESCRIPTION
1.7652 ACRES**

SITUATE IN BOONE COUNTY, KENTUCKY, BEING ALL OF DEED BOOK 547, PAGE 131 AND ALL OF DEED BOOK 1235, PAGE 6 AND BEING PART OF LOT 1 AND PART OF LOT 14 OF SNOW'S SUBDIVISION OF LOT 14 OF WEBER PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 47 OF THE BOONE COUNTY, KENTUCKY RECORDS AND BEING PART OF LOTS 1 THRU 13 OF WEBER PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE BOONE COUNTY, KENTUCKY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET $\frac{5}{8}$ " X 30" IRON PIN AND CAP (#3898) AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MOUNT ZION ROAD (KY-236) WITH THE EASTERLY RIGHT OF WAY OF DIXIE HIGHWAY (US-25), THENCE ALONG THE EASTERLY RIGHT OF WAY OF DIXIE HIGHWAY (US-25), NORTH $11^{\circ}22'00''$ EAST, 321.03 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 14 OF SAID WEBER PLACE SUBDIVISION AND BEING IN THE SOUTHERLY LINE OF THE PROPERTY AS CONVEYED TO WELDING ALLOYS USA INC. IN DEED BOOK 337, PAGE 216 OF THE BOONE COUNTY, KENTUCKY RECORDS, BEING WITNESSED BY AN EXISTING CONCRETE MONUMENT, WHICH BEARS NORTH $02^{\circ}10'10''$ EAST, 0.80 FEET;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF DIXIE HIGHWAY (US-25), ALONG THE SOUTHERLY LINE OF SAID WELDING ALLOYS USA INC TRACT AND ITS EASTERLY EXTENSION, SOUTH $75^{\circ}03'56''$ EAST, 237.27 FEET TO A SET $\frac{5}{8}$ " X 30" IRON PIN AND CAP (#3898)

THENCE SOUTH $05^{\circ}54'04''$ WEST, 285.41 FEET TO A SET $\frac{5}{8}$ " X 30" IRON PIN AND CAP (#3898) IN THE NORTHERLY RIGHT OF WAY OF MOUNT ZION ROAD (KY-236);

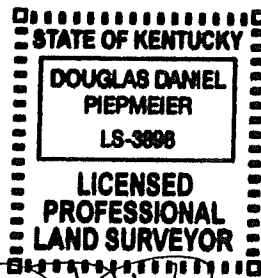
THENCE ALONG THE NORTHERLY RIGHT OF WAY OF MOUNT ZION ROAD (KY-536) THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH 88°05'02" WEST, 100.24 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AND
- 2) THENCE NORTH 80°36'39" WEST, 165.21 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.7652 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM – NORTH ZONE BASED ON VRS GPS OBSERVATIONS.

THE ABOVE DESCRIBED REAL ESTATE IS ALL OF THE SAME PREMISES AS RECORDED IN DEED BOOK 547, PAGE 131 AND DEED BOOK 1235, PAGE 6 OF THE BOONE COUNTY, KENTUCKY RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 08/26/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, KENTUCKY LICENSCED PROFESSIONAL SURVEYOR #3898.



[Handwritten Signature] 8/28/25

LEGEND

1	1. Utility Pole
2	2. Utility Pole
3	3. Utility Pole
4	4. Utility Pole
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ZONE

SELECT PROPERTY IS ZONE "1" - COMMERCIAL, URBAN

SEE MAP SHEET "2"

SEE MAP SHEET "3"

SEE MAP SHEET "4"

SEE MAP SHEET "5"

SEE MAP SHEET "6"

SEE MAP SHEET "7"

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SEE MAP SHEET "95"

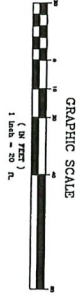
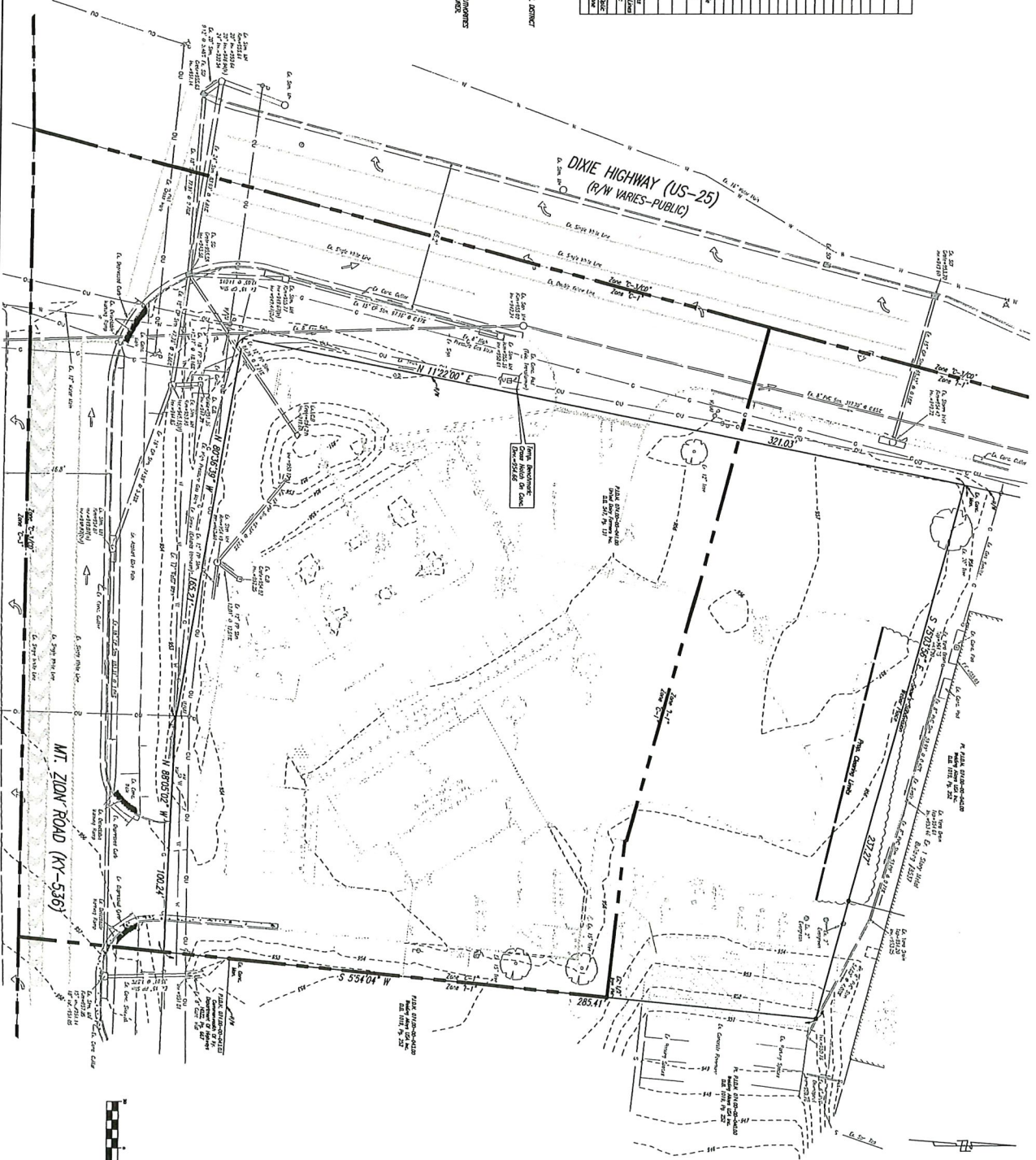
SEE MAP SHEET "96"

SEE MAP SHEET "97"

SEE MAP SHEET "98"

SEE MAP SHEET "99"

SEE MAP SHEET "100"



NORTH RELATIVE TO NAD-83 KEYHOLE STATE PLANE COORDINATE SYSTEM - NORTH ZONE BASED ON NGS GPS OBSERVATIONS.



A_g Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8115 Chapel Hill Road, Suite 200
 Lexington, KY 40502
 513-252-5137
 www.abercombie.com

Sheet No. **EXISTING CONDITIONS PLAN**
 Project: **UNITED DAIRY FARMERS 8577 DIXIE HIGHWAY WEBER PLACE SUBDIVISION & SNOW'S SUBDIVISION BOONE COUNTY, KENTUCKY**

DATE	9-2-25
DESIGN BY	J.C.
CHECKED BY	D.L.
SCALE	1" = 20'
FILE NO.	PRM-13-PRM

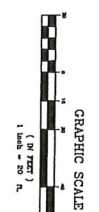
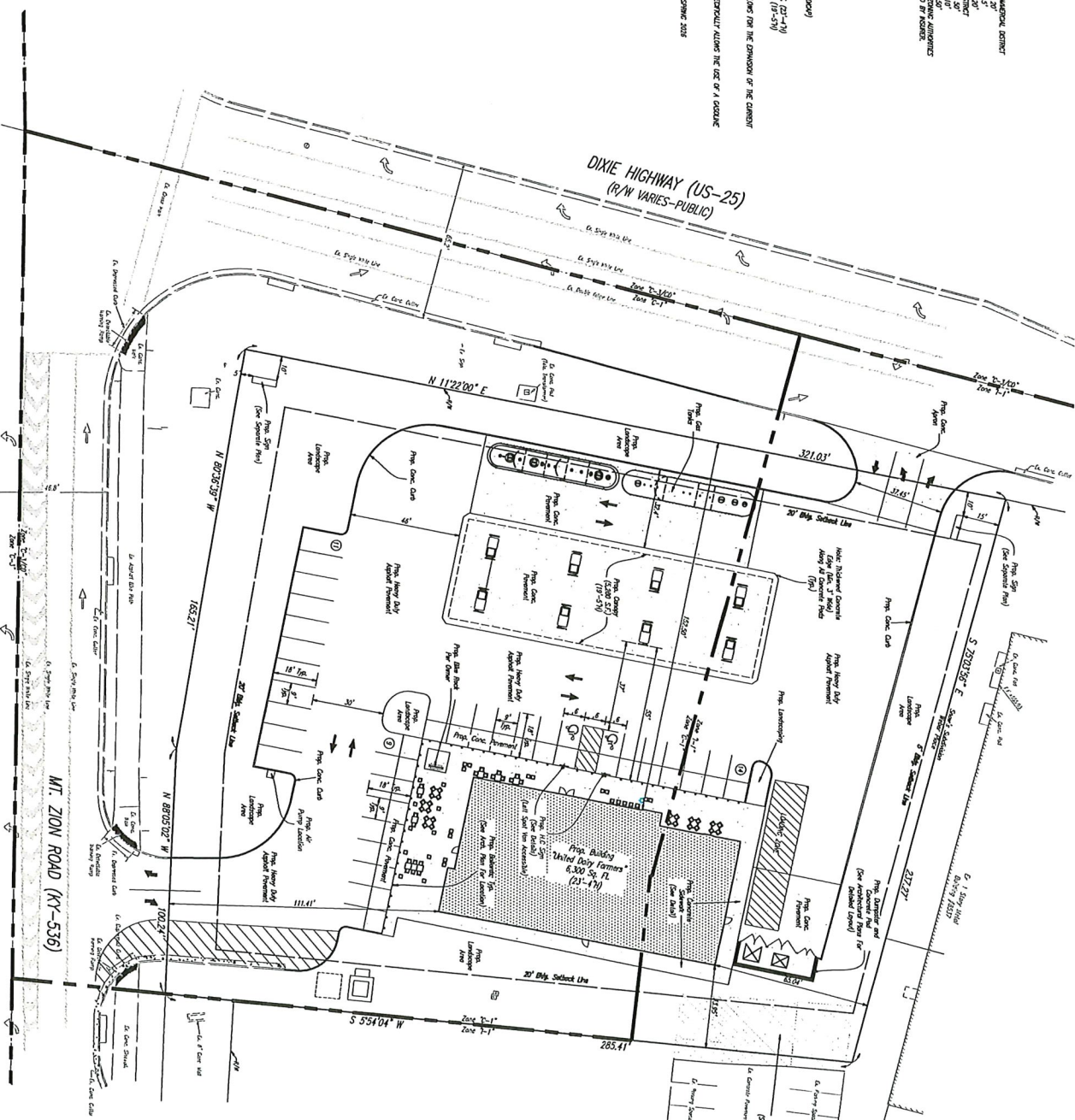
CONCEPT PLAN

STATE OF KENTUCKY
 COMMONS SERVICE
 L.S. SIMS
 LICENSED PROFESSIONAL LAND SURVEYOR
 11111
 38184
 57415
 1-2-2025

ZONE
 STREET FRONTAGE ZONE - 1'-1' (CONCRETE CURB)
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 20'
 REAR YARD SETBACK = 20'
 ZONE 2 - 1' (CONCRETE CURB)
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 20'
 REAR YARD SETBACK = 20'
 ZONE 3 - 1' (CONCRETE CURB)
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 20'
 REAR YARD SETBACK = 20'

NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.

CONSTRUCTION
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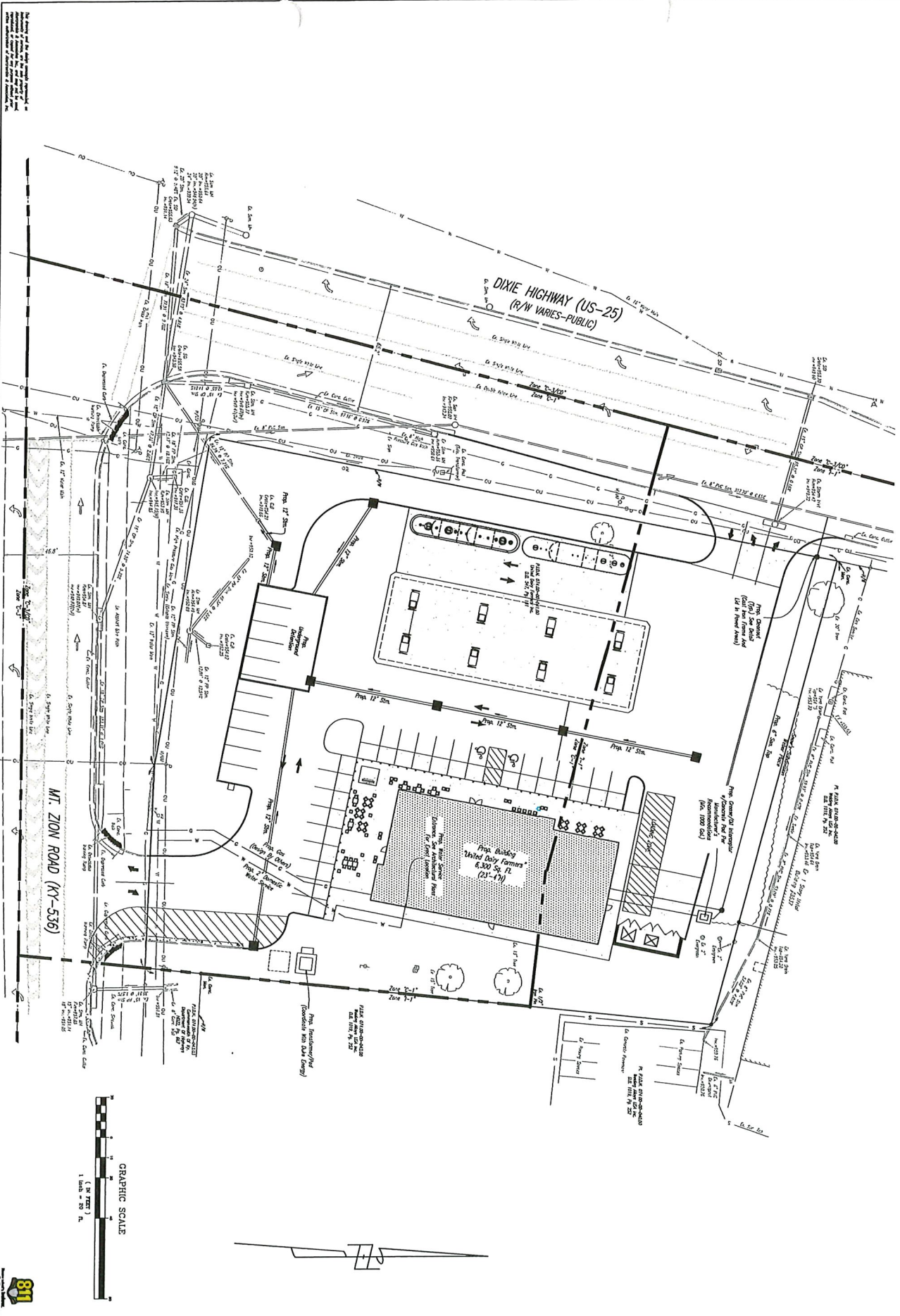
A Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Chapel Road, Suite 200
 Louisville, KY 40217
 502-261-5127
 www.abercombie.com

SITE LAYOUT PLAN
 PROJECT: UNITED DAIRY FARMERS 8577 DIXIE HIGHWAY
 WEBER PLACE SUBDIVISION &
 SNOW'S SUBDIVISION
 BOONE COUNTY, KENTUCKY

DATE: 9-2-25
DRAWN BY: J.C.
CHECKED BY: D.L.
SCALE: 1" = 20'
FILE NO: FIRM/C-FIRM

CONCEPT PLAN





Ae Abercrombie & Associates, Inc.
Civil Engineering & Surveying
8111 Cherkow Road, Suite 203
Cincinnati, Ohio 45247
513-533-1212
www.ae-inc.com

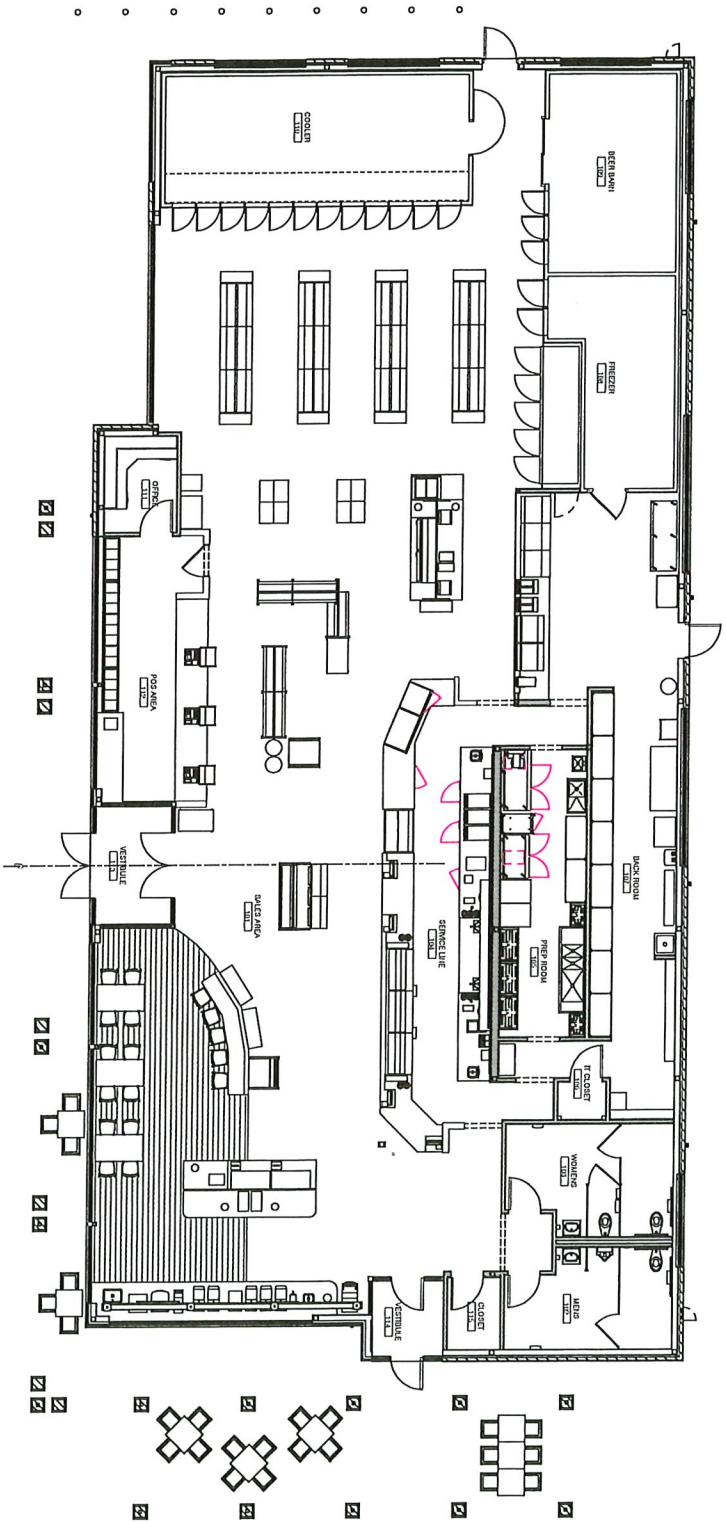
Project No. **UTILITY PLAN**
**UNITED DAIRY FARMERS 8577 DIXIE HIGHWAY
WEBER PLACE SUBDIVISION &
SNOW'S SUBDIVISION
BOONE COUNTY, KENTUCKY**

Date	9-2-25
Drawn by	J.C.
Checked by	D.L.
Scale	1" = 20'

CONCEPT PLAN

COLLEEN DANIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR
KENTUCKY
No. 36564
Exp. 12/31/25

COLLEEN DANIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR
KENTUCKY
No. 36564
Exp. 12/31/25



DATE: 03/23/2017

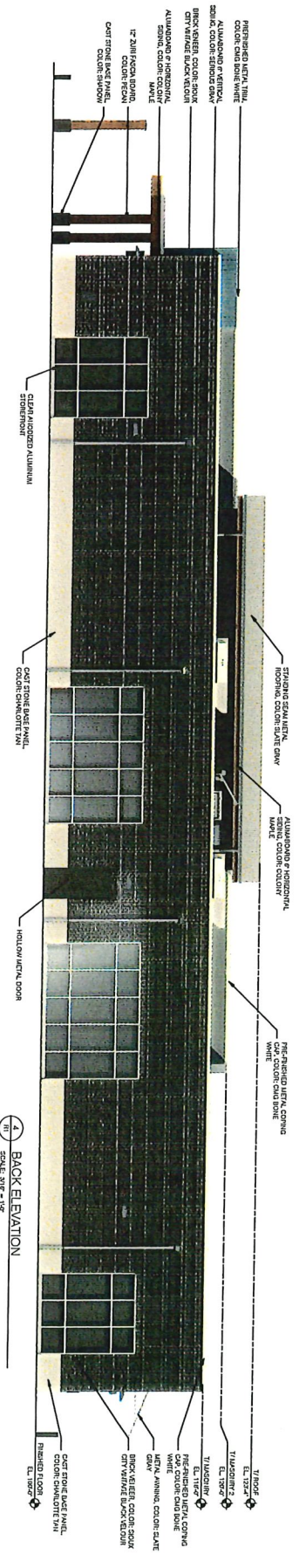
FLOOR PLAN
SCALE: 3/8" = 1'-0"

UDF-19 - MT. ZION

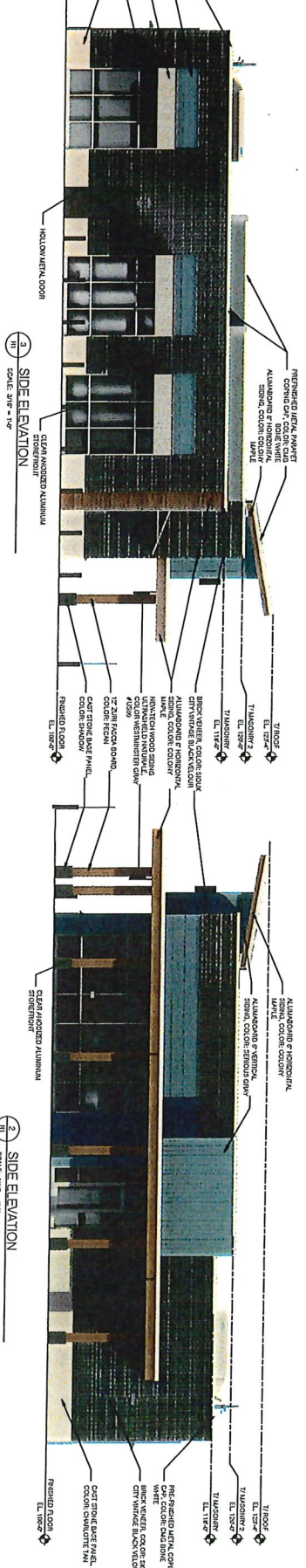
8577 DIXIE HIGHWAY
FLORENCE, KY 41042

DATE: 03/23/2017

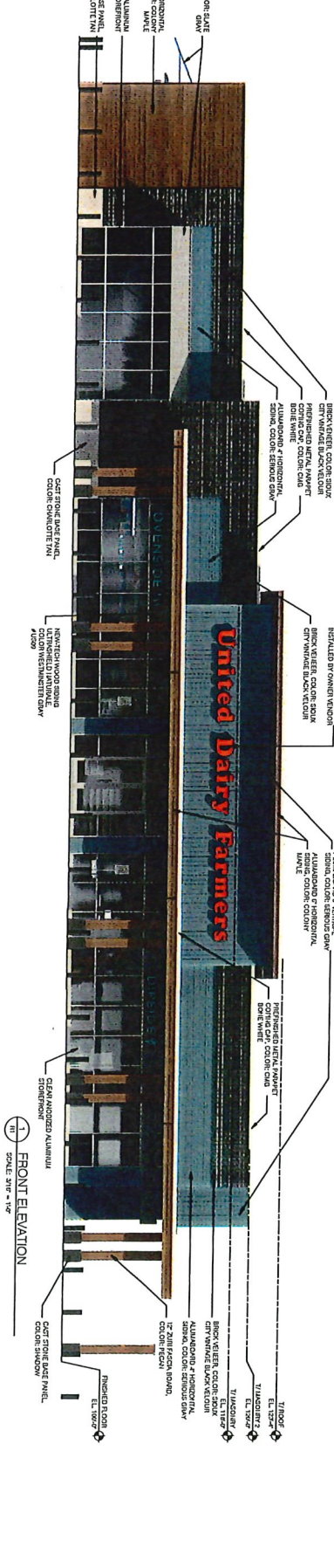




10 BACK ELEVATION
SCALE: 3/16" = 1'-0"



9 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



11 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

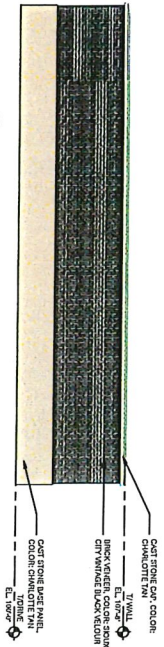
8042 04/16/2023

UNIVERSITY MICROFILMS

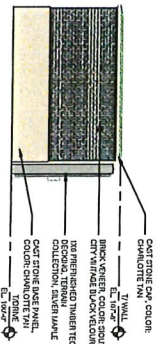
UDF 19 - MT. ZION
8577 DIXIE HIGHWAY
FLORENCE, KY 41042



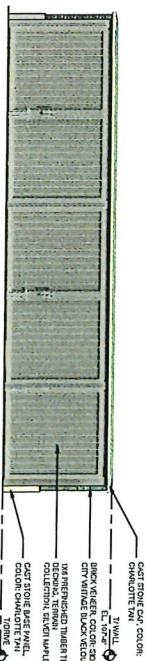
7. BACK DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



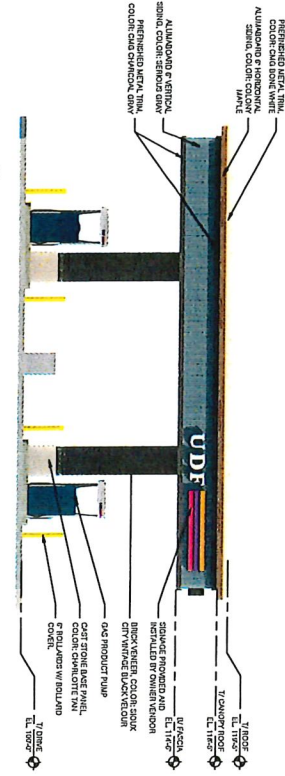
8. SIDE DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



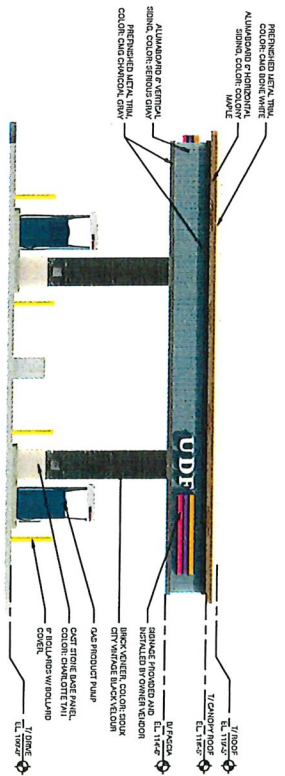
9. FRONT DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



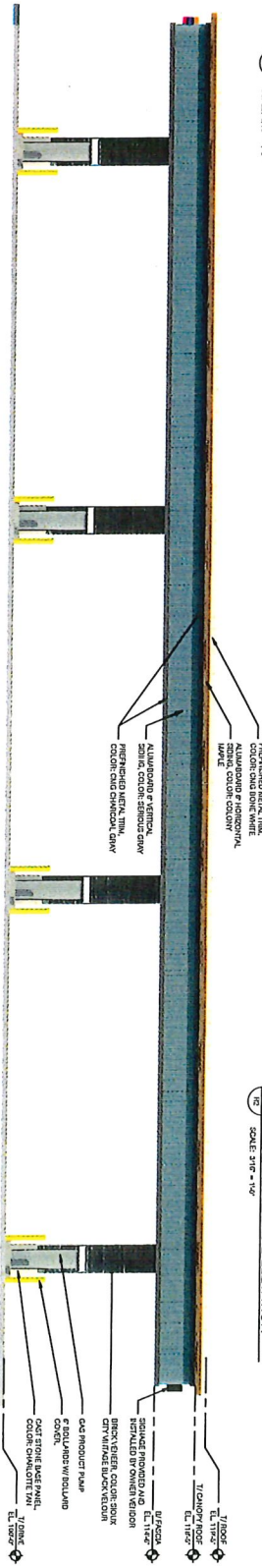
10. GAS CANOPY SIDE ELEVATION
SCALE: 3/16" = 1'-0"



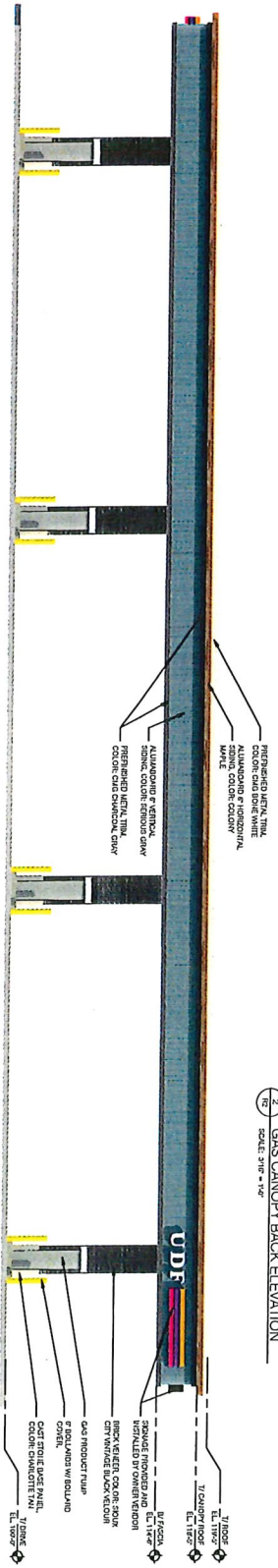
11. GAS CANOPY SIDE ELEVATION
SCALE: 3/16" = 1'-0"



12. GAS CANOPY BACK ELEVATION
SCALE: 3/16" = 1'-0"



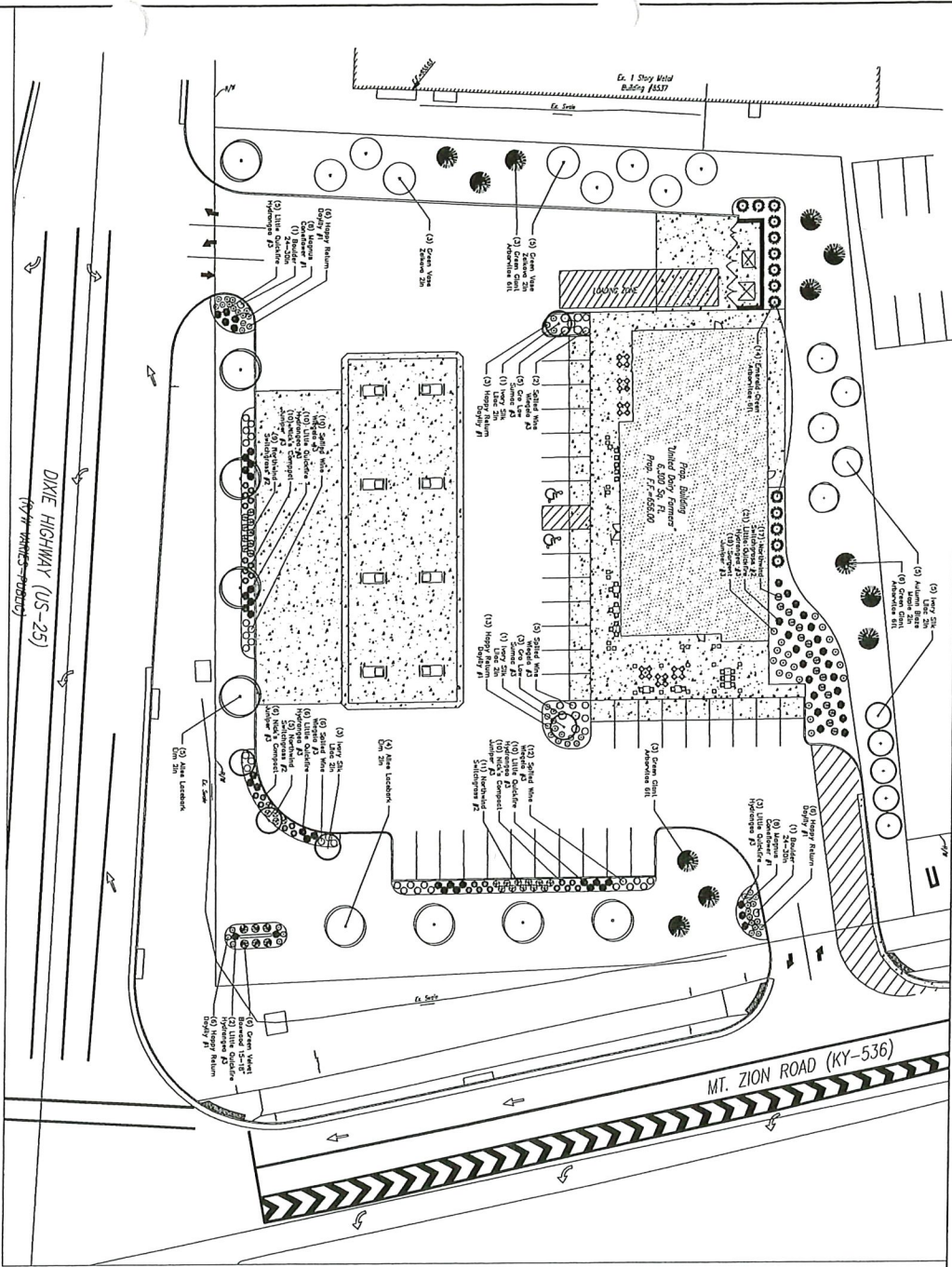
13. GAS CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"



UDF-19 - MT. ZION

8577 DIXIE HIGHWAY
FLORENCE, KY 41042

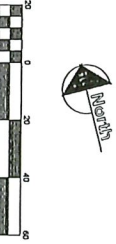
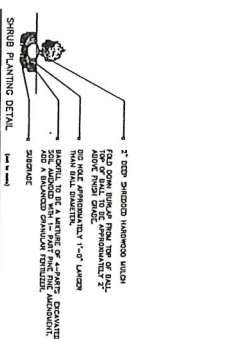
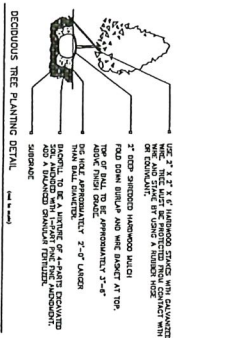
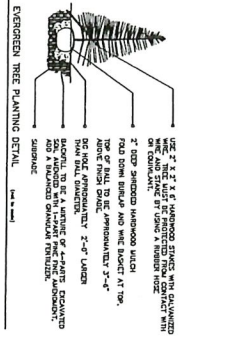




PLANT SCHEDULE

Symbol	Out	Botanical Name	Common Name	Plant
•	9	Ulmus parviflorus 'Green IV'	Allele Leekhart Elm	20
•	8	Zelkova serrata	Green Vein Zelkova	20
•	5	Aster x freynoidii 'Maidenred'	Alumina Blue Helle	20
•	10	Sparganium angustifolium	May 20th Yucca Lily	20
•	12	Thuja occidentalis 'Smaragd'	Green Giant Arborvitae	60
•	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	60
•	17	Juniperus chinensis 'Spartea'	Spartea Juniper	25
•	19	Juniperus chinensis 'Spartea'	Spartea Juniper	25
•	27	Hemisphaerica rotundifolia 'Spartea'	Small Globe Juniper	25
•	23	Wickstroemia coccinea 'Spartea'	Spartea Wood Dog	25
•	8	Thuja occidentalis 'Green IV'	Green Vein Zelkova	20
•	21	Pinus strobus 'Murray'	Murray's Pine	25
•	16	Echinacea purpurea	Wildflower	20

- GENERAL NOTES:**
- All plants shown shall be delivered to the site within the time frame specified on the schedule.
 - All plants shown shall be delivered to the site within the time frame specified on the schedule.
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T.R. GEAR LANDSCAPING
 www.trgear.com
 (513) 862-2300 FAX (513) 862-2301
 DANTON (973) 266-9995

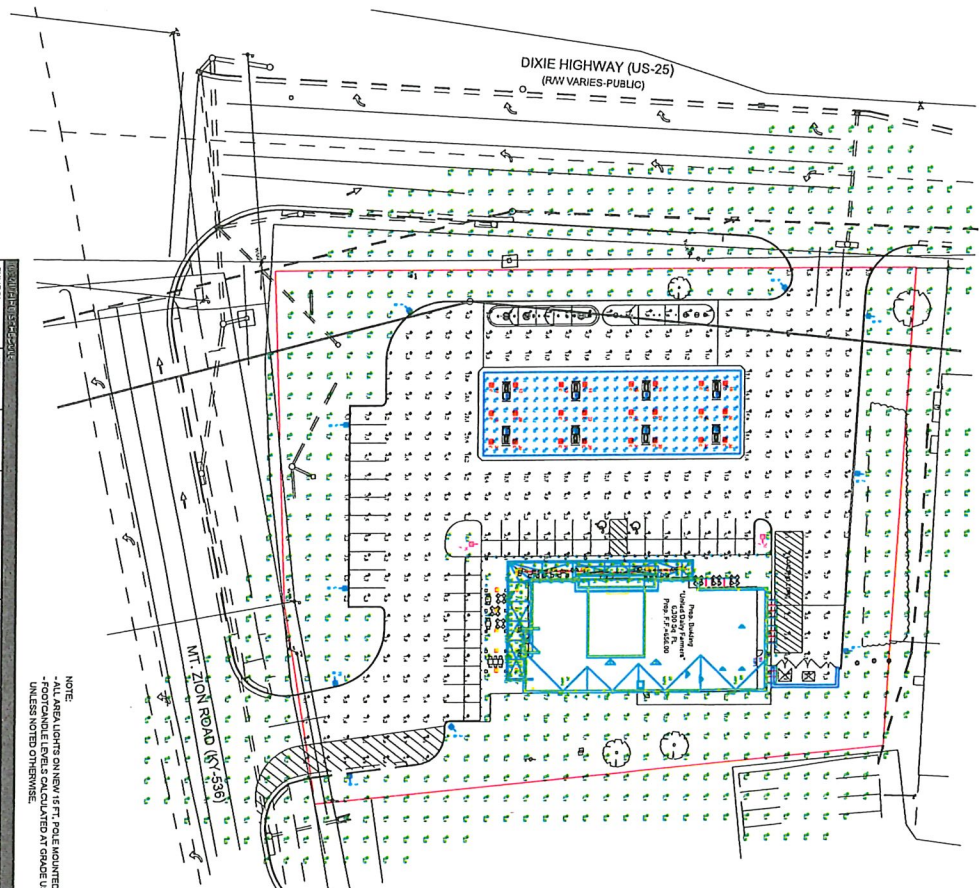
LANDSCAPE PLAN
 Drawn By: J.M.
 Scale: 1" = 20'
 Date: 02/20/23

REVISIONS

NO.	DESCRIPTION	DATE

NEW CONVENIENCE STORE FOR:
UNITED DAIRY FARMERS
 8577 Dixie Highway
 Florence, Ky, 41042

ARCHITECTURE & DESIGN
 K&L
 KENTON
 1001 S. 3rd Street
 Florence, KY 41042
 (502) 241-1111
 www.kandl.com



SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	ULF	RIG-DATING	WARRANTY/LIFETIME	TOTAL WATTS	MANUFACTURER
[Symbol]	10	B	Single	11461	1,200	B1-10-022	13,114	5200 Z46	LEDVANCE
[Symbol]	2	C	Single	11228	1,200	B3-10-021	38,234	200 Z46	LEDVANCE
[Symbol]	2	F	Single	11249	1,200	B3-10-020	13,114	360 Z46	LEDVANCE
[Symbol]	5	G	Single	1100	1,200	B1-10-020	13.2	702.8	WESTLAND UNDER
[Symbol]	51	H	Single	1454	1,200	B3-10-020	10,875	10,875	LEDVANCE
[Symbol]	1	I	Single	1454	1,200	B3-10-020	10,875	10,875	LEDVANCE
[Symbol]	3	J	Single	1614	1,200	B1-10-021	51,269	15,173	LEDVANCE

NOTE:
 - BASE LUMENS PER FOOT OF RIG MOUNTED ON 1" COMPACT BASE
 - FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMENS VALUE
 UNLESS NOTED OTHERWISE

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES.
 THE DESIGNER HAS CONDUCTED A PRELIMINARY REVIEW OF THE LOCAL ORDINANCES AND HAS
 DESIGNED THE LIGHTING SYSTEM TO COMPLY WITH THE MOST STRINGENT REQUIREMENTS.
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 DESIGNED THE LIGHTING SYSTEM TO COMPLY WITH THE MOST STRINGENT REQUIREMENTS.

SCALE: 1" = 20'
 DATE: 08/20/2024

PROJECT: UDF #19
 FLORENCE, KY
 RL-0458-S2

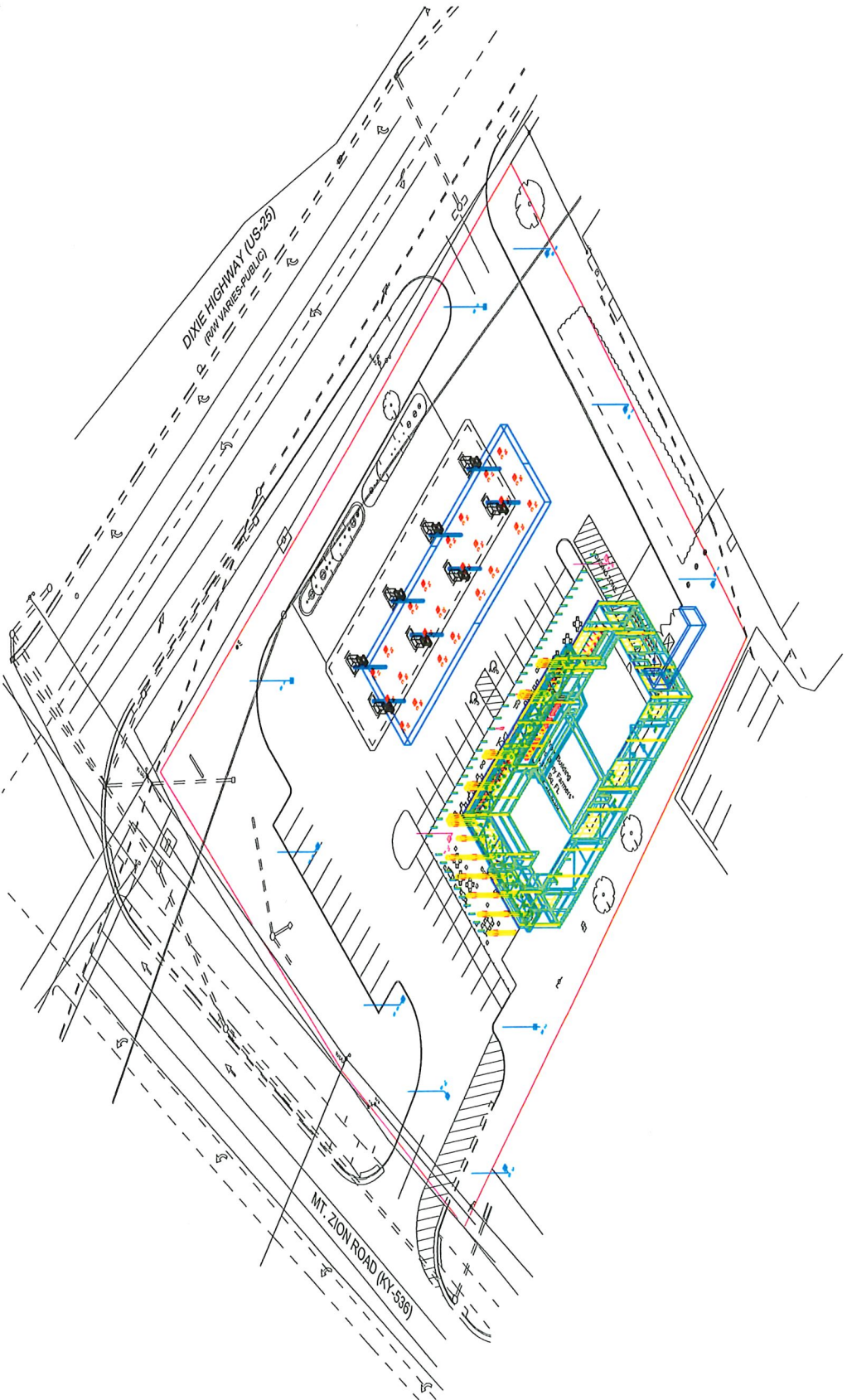


LABEL	Avg	MAX	MIN	Avg/Min	Max/Min
PAVED AREA	49.97	57	24	1.71	2.38
UNPAVED	5.76	23.1	1.2	4.80	19.25
	1.34	3.3	0.0	N/A	N/A

LUM. NO.	LABEL	MFG. HT.	LUM. NO.	LABEL	MFG. HT.
1	B	17	46	S	10.6
2	B	17	47	S	10.6
3	B	17	48	S	10.6
4	B	17	49	S	10.6
5	B	17	50	S	10.6
6	B	17	51	S	10.6
7	B	17	52	S	10.6
8	B	17	53	S	10.6
9	B	17	54	S	10.6
10	B	17	55	S	10.6
11	B	17	56	S	10.6
12	B	17	57	S	10.6
13	B	17	58	S	10.6
14	B	17	59	S	10.6
15	B	17	60	S	10.6
16	B	17	61	S	10.6
17	B	17	62	S	10.6
18	B	17	63	S	10.6
19	B	17	64	S	10.6
20	B	17	65	S	10.6
21	B	17	66	S	10.6
22	B	17	67	S	10.6
23	B	17	68	S	10.6
24	B	17	69	S	10.6
25	B	17	70	S	10.6
26	B	17	71	S	10.6
27	B	17	72	S	10.6
28	B	17	73	S	10.6
29	B	17	74	S	10.6
30	B	17	75	S	10.6
31	B	17	76	S	10.6
32	B	17	77	S	10.6
33	B	17	78	S	10.6
34	B	17	79	S	10.6
35	B	17	80	S	10.6
36	B	17	81	S	10.6
37	B	17	82	S	10.6
38	B	17	83	S	10.6
39	B	17	84	S	10.6
40	B	17	85	S	10.6
41	B	17	86	S	10.6
42	B	17	87	S	10.6
43	B	17	88	S	10.6
44	B	17	89	S	10.6
45	B	17	90	S	10.6
46	B	17	91	S	10.6

LUM. NO.	LABEL	MFG. HT.	LUM. NO.	LABEL	MFG. HT.
92	S	10.6	121	WPS	3
93	S	10.6	122	WPS	3
94	S	10.6	123	WPS	3
95	S	10.6	124	WPS	3
96	S	10.6	125	WPS	3
97	S	10.6	126	WPS	3
98	S	10.6	127	WPS	3
99	S	10.6	128	WPS	3
100	S	10.6	129	WPS	3
101	S	10.6	130	WPS	3
102	S	10.6	131	WPS	3
103	S	10.6	132	WPS	3
104	S	10.6	133	WPS	3
105	S	10.6	134	WPS	3
106	S	10.6	135	WPS	3
107	S	10.6	136	WPS	3
108	S	10.6	137	WPS	3
109	S	10.6	138	WPS	3
110	S	10.6	139	WPS	3
111	S	10.6	140	WPS	3
112	S	10.6	141	WPS	3
113	S	10.6	142	WPS	3
114	S	10.6	143	WPS	3
115	S	10.6	144	WPS	3
116	S	10.6	145	WPS	3
117	S	10.6	146	WPS	3
118	S	10.6	147	WPS	3
119	S	10.6	148	WPS	3
120	S	10.6	149	WPS	3

AREA	
CANOPY	
DOWNLIGHT	
WALL MOUNTED	
WALL MOUNTED	

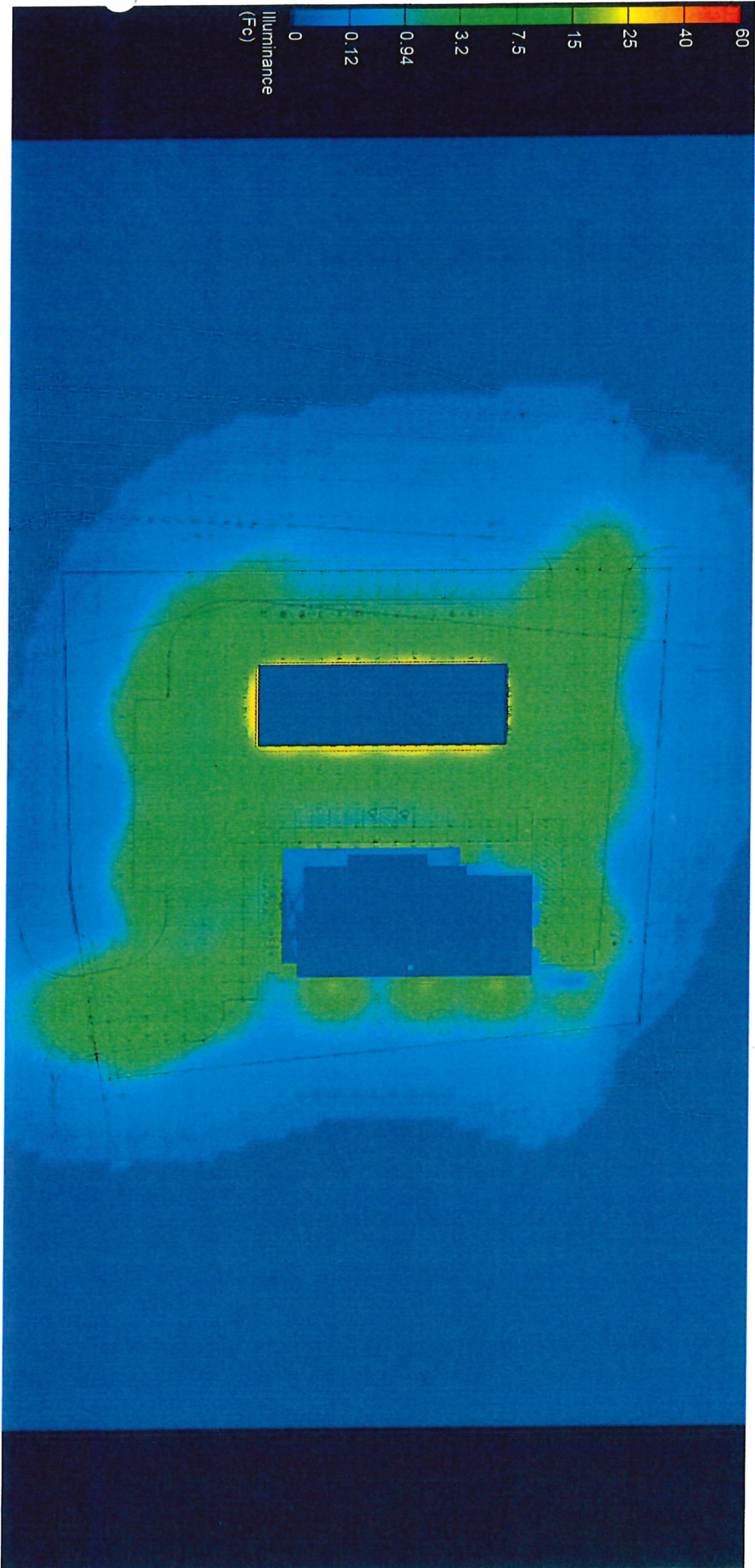


REDLEONARD ASSOCIATES
 1385 Kemp Alexander Dr., Suite 100, Oak Creek, WI 53150
 414.763.1100 | redleonard.com

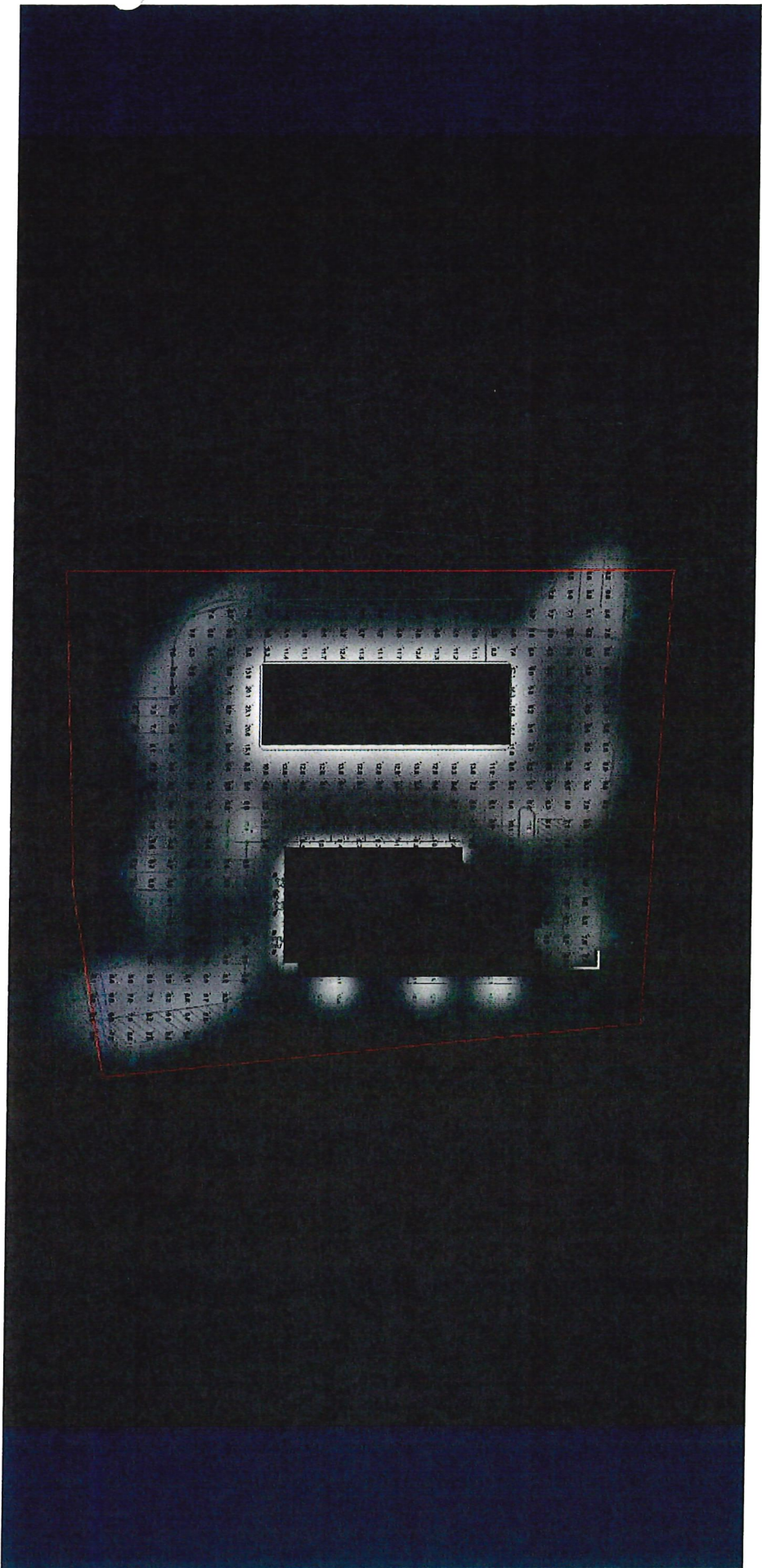
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Phase 1
 UDF #19
 FLORENCE, KY
 DRAWN BY
 RL-0458-SZ





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PROJECT
UDF #19
FLORENCE, KY
 DRAWINGS
RL-0458-S2





Re: United Dairy Farmers, 8577 Dixie Hwy

From Bridget Striker <bstriker@boonecountyky.org>
Date Wed 9/3/2025 10:15 AM
To Steve Lilly <steve.lilly@boonecountyky.org>

Steve,

I don't have any comments regarding the UDF zoning map amendment, a change of concept plan, and a conditional use permit requests.

Thank you,

Bridget

From: Steve Lilly <steve.lilly@boonecountyky.org>
Sent: Wednesday, September 3, 2025 9:45 AM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <randy.childress@florence-ky.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org <jison@sd1.org>; Mike Rouse <miker@boonewater.com>
Subject: United Dairy Farmers, 8577 Dixie Hwy

Good day,

We've received an applicatin for the subject site. They are requesting a zoning map amendment, a change of concept plan, and a conditional use permit for the site.

They intend to tear down the existing store and build a larger one to replace it.

Please review and let me know if you have any revision comments by September 22, 2025.

If you have no comments, please let me know as well.

Thanks,

Steven Lilly, PLS
Planner, Zoning Services



2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196



Re: United Dairy Farmers, 8577 Dixie Hwy

From Mike Rouse <miker@boonewater.com>
Date Wed 9/3/2025 11:31 AM
To Steve Lilly <steve.lilly@boonecountyky.org>

External sender <miker@boonewater.com>
Make sure you trust this sender before taking any actions.

Steve,

No comments.

Thanks,
Mike

Mike Rouse / Project Manager
Boone County Water District
2475 Burlington Pike
Burlington, Ky. 41005

Office: 859-586-7270
Mobile: 859-991-5104

From: Steve Lilly <steve.lilly@boonecountyky.org>
Sent: Wednesday, September 3, 2025 9:45 AM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <randy.childress@florence-ky.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org <jison@sd1.org>; Mike Rouse <miker@boonewater.com>
Subject: United Dairy Farmers, 8577 Dixie Hwy

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They intend to tear down the existing store and build a larger one to replace it.

Please review and let me know if you have any revision comments by September 22, 2025.



Re: United Dairy Farmers, 8577 Dixie Hwy

From Jared Ison <jison@sd1.org>

Date Mon 9/8/2025 8:40 AM

To Steve Lilly <steve.lilly@boonecountyky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <randy.childress@florence-ky.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; Mike Rouse <miker@boonewater.com>

Warning: Unusual sender <jison@sd1.org>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Steve,

SD1 comments below:

Storm:

1. A Land Disturbance Permit needs to be applied for and obtained, from SD1, if disturbing 1-acre or greater of land.

Sanitary:

2. If the new building is adding sanitary flow to our system, they will need to apply for a Reservation of Capacity.
3. If new sanitary connection(s) with this project are planned, they will need to obtain the appropriate sanitary sewer connection permits from SD1.

Plats:

1. All plats with an SD1 easement(s) will need to be reviewed and signed off on by SD1.

Thanks,

Jared Ison
Development Services Coordinator
SD1
1045 Eaton Drive
Ft. Wright, KY 41017
(859)-578-6883

Public Records Notice: I am not the Official Custodian of Public Records at SD1. All requests for public records must be sent to SD1's Official Custodian of Records at: 1045 Eaton Dr. Ft. Wright, KY 41017, Attention: Official Custodian of Records; facsimile at (859) 331-2436 or via email to records@sd1.org. Your request will not be forwarded.



RE: United Dairy Farmers, 8577 Dixie Hwy

From Randy Childress <Randy.Childress@Florence-KY.gov>

Date Mon 9/8/2025 10:04 AM

To Steve Lilly <steve.lilly@boonecountyky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org <jison@sd1.org>; Mike Rouse <miker@boonewater.com>

Warning: Unusual sender <randy.childress@florence-ky.gov>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

No comments from Fire/EMS.

Randy Childress

Florence Fire/EMS
8101 Dream St.
Florence, KY 41042
Email: randy.childress@florence-ky.gov
Office: 859-647-5660
www.florenceky.gov



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From: Steve Lilly <steve.lilly@boonecountyky.org>

Sent: Wednesday, September 3, 2025 9:46 AM

To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <Randy.Childress@Florence-KY.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org; Mike Rouse <miker@boonewater.com>

Subject: United Dairy Farmers, 8577 Dixie Hwy



RE: United Dairy Farmers, 8577 Dixie Hwy

From Robert Franxman <rfranxman@boonecountyky.org>
Date Mon 9/22/2025 4:17 PM
To Steve Lilly <steve.lilly@boonecountyky.org>

Hi Steve,

No Comments.

Thanks,
Rob

From: Steve Lilly <steve.lilly@boonecountyky.org>
Sent: Wednesday, September 3, 2025 9:46 AM
To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <randy.childress@florence-ky.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org; Mike Rouse <miker@boonewater.com>
Subject: United Dairy Farmers, 8577 Dixie Hwy

Good day,

We've received an applicatin for the subject site. They are requesting a zoning map amendment, a change of concept plan, and a conditional use permit for the site.

They intend to tear down the existing store and build a larger one to replace it.

Please review and let me know if you have any revision comments by September 22, 2025.

If you have no comments, please let me know as well.

Thanks,

Steven Lilly, PLS
Planner, Zoning Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196

David Lorei, P.E.

Project Manager



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

8111 Cheviot Road, Suite 200

Cincinnati, Ohio 45247

Phone: (513) 385-5757 Ext. 118

www.abercrombie-associates.com



From: Davis, Robert C (KYTC-D06) <RobertC.Davis@ky.gov>

Sent: Tuesday, August 20, 2024 2:47 PM

To: David Lorei <dlorei@abercrombie-associates.com>

Subject: FW: UDF - Mt. Zion Road

Please see Mike's reply below regarding US 25 designs. For proposed work within state right of way, please contact Linzy Brefeld, PE, Permits Division for an application.

Thanks.

Rob D.

From: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>

Sent: Tuesday, August 20, 2024 2:42 PM

To: Davis, Robert C (KYTC-D06) <RobertC.Davis@ky.gov>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>

Cc: Whalen, Lynn (KYTC-D06) <lynn.whalen@ky.gov>

Subject: RE: UDF - Mt. Zion Road

The US 25 project, Item 6-352, in 2002 recommended an interchange at the intersection. That project did not receive any additional funding and ultimately the "No Build" alternate was recommended for that project. There is a newer project for the reconstruction of US 25, Item 6-447, which does not recommend an interchange at this location. 6-447 is moving forward and a final alignment for that project should be available early next year.

Mike Bezold, P.E.

KYTC District 6

TEBM Project Development

(859) 341-2700

From: Davis, Robert C (KYTC-D06) <RobertC.Davis@ky.gov>

Sent: Tuesday, August 20, 2024 2:37 PM

To: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>

Cc: Whalen, Lynn (KYTC-D06) <lynn.whalen@ky.gov>

Subject: FW: UDF - Mt. Zion Road

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.

Please review and feel free to reply. I recently shared the plans for 06-14.00 as requested, which showed the United Dairy Farmer's site at US 25 and KY 536.

From: David Lorei <dlorei@abercrombie-associates.com>

Sent: Tuesday, August 20, 2024 1:35 PM

To: Davis, Robert C (KYTC-D06) <RobertC.Davis@ky.gov>

Subject: UDF - Mt. Zion Road

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.



I do not have a schedule as to when/if this project will advance to detailed design, or when/if this project will go to construction. When the State Legislature meets in the Spring of 2026 to pass the next two year budget we will see if this project receives funding to advance to detailed design.

Mike Bezold, P.E.
KYTC District 6
TEBM Project Development
(859) 341-2700

From: David Lorei <dlorei@abercrombie-associates.com>
Sent: Tuesday, August 12, 2025 10:34 AM
To: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>
Cc: 'jucas@k4architecture.com' <jucas@k4architecture.com>; Mike Kolenz <MKolenz@k4architecture.com>; Tim Kling <tkling@udfinc.com>; Kenny Swanson <KSwanson@udfinc.com>
Subject: RE: UDF - Mt. Zion Road

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.

Mike,

Per our conversation, please forward the Preliminary Alignment for Dixie Highway (US-25). I have attached a Preliminary Layout of the proposed UDF Store for reference.

Thanks

From: David Lorei <dlorei@abercrombie-associates.com>
Sent: Wednesday, August 20, 2025 11:18 AM
To: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>
Cc: 'jluccas@k4architecture.com' <jluccas@k4architecture.com>; Mike Kolenz <MKolenz@k4architecture.com>; Tim Kling <tkling@udfinc.com>; Kenny Swanson <KSwanson@udfinc.com>; Jenny Engels <jengels@abercrombie-associates.com>
Subject: RE: UDF - Mt. Zion Road

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

Mike,

I spoke with Steve Lily, Boone County Planning & Zoning regarding the approval process for the above mentioned project. Although we have discussed the project previously I wanted to start the conversation with KYTC regarding the proposed entrances. I have attached a .pdf for reference.

Mt. Zion Road Entrance

- Proposed Right-In/Right-Out
- Proposed entrance at same location as existing entrance

Dixie Highway Entrance

- Proposed full access to Dixie Highway
- Proposed entrance re-located approximately 125' north of existing entrance

Can you please provide information on permits/studies needed and approval process and timelines.

Thanks

David Lorei, P.E.

Project Manager

Ae **Abercrombie
& Associates, Inc.**
Civil Engineering + Surveying

8111 Cheviot Road, Suite 200

Cincinnati, Ohio 45247

Phone: (513) 385-5757 Ext. 118

www.abercrombie-associates.com



From: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>

Sent: Tuesday, August 12, 2025 1:59 PM

To: David Lorei <dlorei@abercrombie-associates.com>

Cc: 'jluccas@k4architecture.com' <jluccas@k4architecture.com>; Mike Kolenz <MKolenz@k4architecture.com>; Tim Kling <tkling@udfinc.com>; Kenny Swanson <KSwanson@udfinc.com>

Subject: RE: UDF - Mt. Zion Road

The Transportation Cabinet has a project on the books to reconstruct Dixie Highway. This project has been an on and off project for 20 years. The most recent drawings for this project are below:



FW: UDF - Mt. Zion Road

From: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Date: Wed 9/3/2025 10:10 AM
To: Steve Lilly <steve.lilly@boonecountky.org>

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

From: Brefeld, Linzy M (KYTC-D06)
Sent: Tuesday, September 2, 2025 2:27 PM
To: David Lorei <dlorei@abercrombie-associates.com>
Cc: 'jucas@k4architecture.com' <jlucas@k4architecture.com>; Mike Kolenz <MKolenz@k4architecture.com>; Tim Kling <tkling@udfinc.com>; Kenny Swanson <KSwanson@udfinc.com>; Jenny Engels <jengels@abercrombie-associates.com>; Minckley, James A (KYTC-D06) <James.Minckley@ky.gov>
Subject: RE: UDF - Mt. Zion Road

David,

Both access points would be restricted to RI/RO.

Thanks,

Linzy Brefeld, P.E.
Transportation Engineer Supervisor
KYTC District 6
Traffic and Permits Section
Linzy.Brefeld@ky.gov

From: Bezold, Mike M (KYTC-D06) <Mike.Bezold@ky.gov>
Sent: Wednesday, August 20, 2025 11:52 AM
To: David Lorei <dlorei@abercrombie-associates.com>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>
Cc: 'jucas@k4architecture.com' <jlucas@k4architecture.com>; Mike Kolenz <MKolenz@k4architecture.com>; Tim Kling <tkling@udfinc.com>; Kenny Swanson <KSwanson@udfinc.com>; Jenny Engels <jengels@abercrombie-associates.com>
Subject: RE: UDF - Mt. Zion Road

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.

Linzy Brefeld is our Permit's engineer. She would be the one to discuss the issues below.

Mike Bezold, P.E.
KYTC District 6
TEBM Project Development
(859) 341-2700

Robert,

Getting back in touch with you in regards to the UDF at Mt. Zion Road and Dixie Highway.

UDF may have heard a rumbling that the state may have plans for an "overpass" at the intersection? We would like to do our due diligence on this item prior to preliminary layouts in case any future work planned would affect the site layout.

- Can you please forward any plans for the intersection?
- I have attached a preliminary site layout plan for reference. Would you have time this week for a Teams Meeting to discuss?

On another note, UDF has an existing store at KY 18 and Limaburg Road. They are going to replace the existing pylon sign and would like to remove some of the existing vegetation (i.e., honeysuckle) to the east for visibility. Do you know who I would need to talk to for approval of this removal?

Thanks

David Lorei, P.E.

Project Manager

Ae **Abercrombie
& Associates, Inc.**
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Cincinnati, Ohio 45247

Phone: (513) 385-5757 Ext. 118

www.abercrombie-associates.com





RE: United Dairy Farmers, 8577 Dixie Hwy

From Daniel Menetrey <dmenetrey@boonecountyky.org>

Date Wed 9/3/2025 9:50 AM

To Steve Lilly <steve.lilly@boonecountyky.org>

No comments Steve.

Daniel Menetrey, PE
Boone County Public Works
Capital Projects Manager
(859) 334-3580

From: Steve Lilly <steve.lilly@boonecountyky.org>

Sent: Wednesday, September 03, 2025 9:46 AM

To: Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>; Bandy, John D (KYTC-D06) <john.bandy@ky.gov>; Paul Stephenson <Pstephenson@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Randy Childress <randy.childress@florence-ky.gov>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Andy Aman <aaman@sd1.org>; jison@sd1.org; Mike Rouse <miker@boonewater.com>

Subject: United Dairy Farmers, 8577 Dixie Hwy

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If you have no comments, please let me know as well.

Thanks,

Steven Lilly, PLS
Planner, Zoning Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Steve Harper, Chair

DATE: October 16, 2025

RE: Request of **K4 Architecture (applicant)** for **United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**

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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment and Change of Concept Plan):

1. The Committee concluded that the existing I-1 zoning district is inappropriate and the proposed C-1 zoning district is appropriate.

The majority of the parcel owned by United Dairy Farmers is already within a C-1 zoning district. The committee determined that it is inappropriate to have a small portion of the existing parcel to be in a different zone and that it would be appropriate for the entirety of the parcel to be in the proposed C-1 zoning district.

2. The Committee concluded that the proposed C-1 district, along with the submitted concept development plan is reasonable and appropriate.

The site is currently occupied by a convenient store and gas filling station. The plan shows a redevelopment of the site to allow an updated convenience store with a gas filling station.

CONDITIONS:

1. That the building colors and materials be consistent with the building elevations as submitted.

FINDINGS OF FACT (Conditional Use Permit):

1. The proposed Conditional Use meets the requirements of Section 205.H of the zoning regulations.

The proposal is an expansion of the existing conditional use for gasoline sales.

The site is located along two arterial streets, ensuring that traffic generated by the use will not have to go through residential areas for access.

Access to the site will be regulated by the Kentucky Transportation Cabinet encroachment permit process which ensure that the design will not create an interference with traffic on the existing roadway.

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: Steve Harper, Chairman

DATE: October 15, 2025

REMARKS:

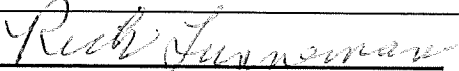
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

2. Request of **K4 Architecture (applicant) for United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**



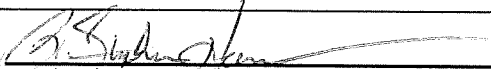
Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Corrin Gulick
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



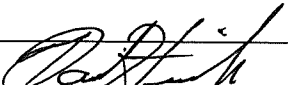
Rick Lunnemann
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____



Steve Harper (Chairman)
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 _____ FOR PROJECT _____ ABSENT _____
_____ AGAINST PROJECT _____ ABSTAIN _____

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
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 7:29 p.m.:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Steve Lilly, Staff

2. Request of **K4 Architecture (applicant)** for **United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel

Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. (**Jurisdiction: Boone County**)

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). The site is located at the intersection of Dixie Highway and Mt. Zion Road. It is currently occupied by a UDF convenience store with gas pumps. The site has 325 feet of road frontage along Dixie Highway and 265 feet of road frontage along Mt. Zion Road. The site is currently occupied by a 3,631 square foot, one story UDF store and 6 gasoline pumps with a canopy. Access to the site is from two existing full access curb cuts along Dixie Highway and Mt. Zion Road. A small detention pond exists along Mt. Zion Road. Mr. Lilly described the surrounding zoning and land uses. The site is split zoned with I-1 and C-1. A future Wawa store will be located to the west of the subject site. It is currently under construction. Pages 2 and 3 of the Staff Report include the pertinent sections of the Zoning Regulations. The 2040 Future Land Use Map designates most of the site at Commercial (C). The northern portion is designated for Industrial (I). Pages 3-5 of the Staff Report include references to the Comprehensive Plan. Mr. Lilly showed photographs of the site. Mr. Lilly described the submitted Concept Development Plan. The existing building will be demolished. A new 6,300 square foot building will be constructed along with 8 new gasoline pumps. Access from Mt. Zion Road will be right turn in and out while the curb cut from Dixie Highway will be a full access. The site will have an underground detention area. Building elevations have been submitted. It appears to be the same design as the Union location.

In terms of Staff comments, the Zoning Code only allows a maximum of 35 feet in width for access drives. Both access drives exceed 35 feet (37 and 42 feet). Additional information for the landscaping plan will be needed. The Kentucky Transportation Cabinet will only permit right turn in and out for both curb cuts.

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

Mr. Mike Kolenz, K4 Architecture, stated that the curb cuts are a little larger to accommodate truck turns. They will meet the landscaping standards. The building will not have a dual entrance on the rear part of the building. There will be no parking in the back. Mr. Lilly noted that the landscaping plan can be submitted at the Site Plan Review stage. The major concern is for the applicant work with the Kentucky Transportation Cabinet on the proper access design to the site. Mr. Kolenz replied that UDF will agree.

Chairman Rolfsen asked if it is the trend to upgrade older UDF stores in order to compete with the new Wawa stores? Mr. Kolenz responded yes. UDF wants to remain competitive and provide the same type of services as Wawa.

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

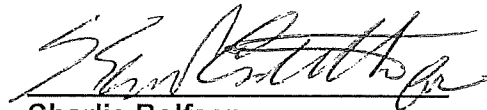
Seeing no one further, Chairman asked if the Commissioners had any questions or comments? '

Ms. Gulick asked how the applicant will comply with the State requirements? Will the proposed entrance off Dixie Highway line up across the street with Wawa?

Mr. Hincks expressed a concern of not allowing a left turn in and out on Dixie Highway. He wants to know more about the State's decision.

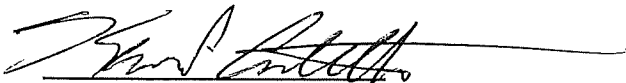
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 15, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:41 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

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
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the second item on the Agenda at 7:29 p.m.:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Steve Lilly, Staff

2. Request of **K4 Architecture (applicant)** for **United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel

Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. (**Jurisdiction: Boone County**)

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). The site is located at the intersection of Dixie Highway and Mt. Zion Road. It is currently occupied by a UDF convenience store with gas pumps. The site has 325 feet of road frontage along Dixie Highway and 265 feet of road frontage along Mt. Zion Road. The site is currently occupied by a 3,631 square foot, one story UDF store and 6 gasoline pumps with a canopy. Access to the site is from two existing full access curb cuts along Dixie Highway and Mt. Zion Road. A small detention pond exists along Mt. Zion Road. Mr. Lilly described the surrounding zoning and land uses. The site is split zoned with I-1 and C-1. A future Wawa store will be located to the west of the subject site. It is currently under construction. Pages 2 and 3 of the Staff Report include the pertinent sections of the Zoning Regulations. The 2040 Future Land Use Map designates most of the site at Commercial (C). The northern portion is designated for Industrial (I). Pages 3-5 of the Staff Report include references to the Comprehensive Plan. Mr. Lilly showed photographs of the site. Mr. Lilly described the submitted Concept Development Plan. The existing building will be demolished. A new 6,300 square foot building will be constructed along with 8 new gasoline pumps. Access from Mt. Zion Road will be right turn in and out while the curb cut from Dixie Highway will be a full access. The site will have an underground detention area. Building elevations have been submitted. It appears to be the same design as the Union location.

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

Mr. Mike Kolenz, K4 Architecture, stated that the curb cuts are a little larger to accommodate truck turns. They will meet the landscaping standards. The building will not have a dual entrance on the rear part of the building. There will be no parking in the back. Mr. Lilly noted that the landscaping plan can be submitted at the Site Plan Review stage. The major concern is for the applicant work with the Kentucky Transportation Cabinet on the proper access design to the site. Mr. Kolenz replied that UDF will agree.

Chairman Rolfsen asked if it is the trend to upgrade older UDF stores in order to compete with the new Wawa stores? Mr. Kolenz responded yes. UDF wants to remain competitive and provide the same type of services as Wawa.

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 further, Chairman asked if the Commissioners had any questions or comments? ‘

Ms. Gulick asked how the applicant will comply with the State requirements? Will the proposed entrance off Dixie Highway line up across the street with Wawa?

Mr. Hincks expressed a concern of not allowing a left turn in and out on Dixie Highway. He wants to know more about the State’s decision.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 15, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on November 5, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 7:41 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
NOVEMBER 5, 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 November 5, 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
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
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:

Mrs. Pamela Goetting
Mrs. Janet Kegley
Mr. Steve Turner

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, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the October 15, 2025 Business Meeting and Public Hearings. He asked if there were any comments or corrections?

Dr. Clark moved to approve the Minutes as presented and amended. Mr. Schwenke 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 October 2, 2025 and November 5, 2025.

EXPENSES:

Accounting Fees	17,668.67
Attorney Fees	5,000.00
Auto Expense	94.41
Consultant/Profess Svcs Fees	12,647.67
Filing Fees (CLURS)	1,150.00
GIS Operations	38,249.19
Legal Ads/Recruitment	951.81
Miscellaneous Expense	166.45
Office & Board Meeting Supplies	1,244.69
Office Equipment / Expense	-12.23
Printing/Pub/Dues/Subscriptions	<u>168.00</u>

TOTAL: \$ 77,328.66

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 9,046.00
Health/Dental/Life/LTD	38,562.03
Retirement – BCPC Portion	22,921.20
Salaries – Staff Expenses	124,004.84
Salaries – BCPC & BOA	<u>1,640.00</u>

TOTAL: \$ 196,174.07

GRAND TOTAL: \$ 273,502.73

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. Mr. Hincks seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Lauren Elliott, Staff

1. Request of **NOKY, Inc., per Bimal Patel (applicant/owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development/Houston-Donaldson Overlay (C-2/PD/HDO) district for an approximate 1.1 acre area located at 7454 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow an approximate 675 square foot mural on one of the building facades and an approximate 603 square foot mural on another building facade. **(Jurisdiction: Florence)**

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change of Concept Development Plan request based upon Findings of Facts (See Committee Report) and condition. The condition letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 to approve the request.

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

Mr. David Collick, 310 Colbert Street, Cincinnati, Ohio, stated that the red roof has already been replaced.

Mr. Hincks moved by Resolution to the City of Florence to recommend approval of the Change of Concept Development Plan based upon the Findings of Fact and condition as presented by Ms. Elliott. Dr. Clark asked if the proposed mural is the same as on the drawing. Ms. Elliott responded yes. Dr. Clark seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT, Steve Harper, Chairman, Steve Lilly, Staff

2. Request of **K4 Architecture (applicant) for United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. **(Jurisdiction: Boone County)**

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Conditional Use Permit based upon Findings of Facts and one Condition. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The Committee voted 4-0 in favor of the requests.

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

Mr. Mike Kolenz, applicant, stated that they will build the access in accordance with what the State would allow. Both curb cuts will be right in and right out. Ms. Gulick inquired about the design of the curb cut. Will there be a median barrier or will there be a "pork chop" island. Mr. Kolenz replied that it would be a mountable pork chop island for fuel trucks.

Seeing no further comment, **Mr. Harper moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment/Change in Concept Development Plan/Conditional Use Permit based on the Committee Report, Findings of Fact and one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Lauren Elliott, Staff

3. Request of **Erpenbeck Consulting Engineers, Inc. (applicant)** for **S. L. Weaver Investments (owner)** for a Zoning Map Amendment from Urban Residential Two (UR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 4.2 acre area located along the south side of Weaver Road, between Interstate 71/75 (I-71/75) and Somerset Boulevard, approximately 1,300 feet east of Somerset Boulevard, and having a Parcel Identification Number (PIDN) of 062.00-00-079.07, Boone County, Kentucky. The request is for a Zoning Map Amendment to allow the development of 33 detached single-family residential dwellings. (**Jurisdiction: Boone County**)

Mrs. Steele moved to defer this item to the January 7, 2026 Business Meeting. Mr. Harper seconded and it passed unanimously. The Committee Meeting will be held on December 17, 2025 at 5:00 p.m.

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

4. Request of **Grand Communities, LLC (applicant)** for **Daniel Riegler (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 78 acre area located at 2581 Longbranch Road, including the property having a Parcel Identification Number (PIDN) of 040.00-00-009.02, Boone County, Kentucky. The request is for a zone change to allow the development of 882 dwelling units. (**Jurisdiction: Boone County**)

Ms. Gulick moved to defer this item to the Business Meeting scheduled for December 3, 2025 at 7:00 p.m. Mr. Lunnemann seconded the motion and it passed unanimously.

ZONING MAP AMENDMENT, David Hincks, Chairman, Michael Schwartz, Staff

5. Request of **Tony Vornberger (applicant) for Robert J. Lightner Foundation, per Robert J. Lightner (owner)** for a Zoning Map Amendment from Recreation (R) to Recreation/Planned Development (R/PPD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky. The request is for a zone change to allow a school to be located within an existing building, including after school programs and summer remedial education programs. **(Jurisdiction: Boone County)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment 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. The Committee vote was 2-0 in favor of approving the request.

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. Hincks moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendment based on the Committee Report, Findings of Fact and Conditions. Mr. Szurlinski seconded the motion.**

Chairman Rolfsen asked if any Commissioners had any comments or questions? Ms. Gulick stated that this use came before the Board previously and there were some safety concerns regarding the entrance. How were they resolved? Mr. Hincks replied that the safety concerns were about the flooding of the Ohio River. It is slow moving as the creek on the property holds the backwater of the Ohio River. There are multiple ways to get out of the site including climbing the hill to avoid flooding.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Hincks and seconded by Mr. Szurlinski. The motion passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Michael Schwartz, Staff

6. Request of **Erpenbeck Consulting Engineers, Inc. (applicant) for Arlinghaus I, LLC (owner)**, for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan for the following areas: Area A: an approximate 16 acre area located at the terminus of Westfield Lane, Union, Kentucky; Area B: An approximate 36 acre area, being the western portion of the property located at 9944 Old Union Road, Boone County and Union, Kentucky; Area C: an approximate 2 acre area located in the northwest corner of Area B, Boone County, Kentucky; Area D: an approximate 7 acre area located in the southwest corner of Area B, Boone County, Kentucky; and Area E: an approximate 74 acre area located along the north side of Hathaway Road, directly across from Meiman Road and at the terminus of Westfield Lane, Union, Kentucky. The submitted

requests are (1) a Change of Concept Development Plan for Area A, which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO); (2) a Zoning Map Amendment for Area C from Rural Suburban Estates (RSE) to Agricultural Estate/Union Town Overlay (A-2/UTO); (3) a Zoning Map Amendment for Area D from Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Agricultural Estate/Union Town Overlay (A-2/UTO); and (4) a Concept Development Plan and Change of Concept Development Plan for Areas B (which is currently zoned Agricultural Estate/Union Town Overlay (A-2/UTO)), C, D, and E (which is currently zoned Suburban Residential One (SR-1)). The request is for a Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan to (1) identify Westbrook Estates Subdivision having 178 detached single-family residential dwelling units; and (2) identify West Ridge Subdivision having 241 detached single-family residential dwelling units. **(Jurisdiction: Boone County and Union)**

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based upon Findings of Facts and Conditions. He showed a map of the areas or phases in question. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The recommendation for approval needs to be sent to both the City of Union and the Boone County Fiscal Court.

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

Mr. Bob Schroeder, Arlinghaus Builders, stated that the annexation process is underway with the City of Union. It will be a timing issue on whether the Boone County Fiscal Court needs to take action or not on the request before the annexation goes into effect.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the Boone County Fiscal Court and the City of Union to recommend approval of the Zoning Map Amendment/Change of Concept Development Plan/Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mr. Bessler seconded the motion and it passed unanimously.**

NEW BUSINESS

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

7. Request of **Whitewater Car Wash, per Gregg Murry (applicant) for NNN REIT, LP (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 1.40 acre area located at 1731 Jones Circle, Boone County, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the demolition of the existing building and the construction of a 4,375 square foot car wash. **(Jurisdiction: Boone County)**

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

8. Request of **Dr. Michael K. Redman (applicant/owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Overlay (C-2/PD/PO) district for an approximate 0.47 acre area located at 7276 Burlington Pike, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow the site to be used by a jewelry store or a principally permitted use in the underlying C-2 district. (**Jurisdiction: Florence**)

ZONING MAP AMENDMENT, Michael Schwartz, Staff

9. Request of **Corporex Parks of Kentucky, per Nick Heekin (applicant/owner)** for a Zoning Map Amendment from Rural Suburban (RS) and Industrial One (I-1) to Urban Residential Three/Planned Development (UR-3/PD) for an approximate 9 acre area located along the southwest side of Mineola Pike, between Olympic Boulevard and Jamike Avenue, approximately 1,300 feet southwest of Olympic Boulevard, and along the northwest side of Gap Way, at the terminus of Gap Way, including the properties having the following Parcel Identification Numbers (PIDN's): 071.00-01-001.00, 071.00-01-005.00, 071.00-01-006.00, 071.00-01-031.00, 071.00-01-032.00, 071.00-01-033.00, 071.00-01-034.00, 071.00-01-035.00, and 071.00-01-036.00. The request is for a zone change to allow a multi-family residential development. (**Jurisdiction: Boone County**)

Mr. Judd moved to schedule the Public Hearings for Items #1, #2 and #3 on December 3, 2025 at 7:30 p.m. in the Boone County Fiscal Courtroom. Mrs. Steele seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

No Report

COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report

- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

CHAIRMAN'S REPORT: (Charlie Rolfsen)

No Report

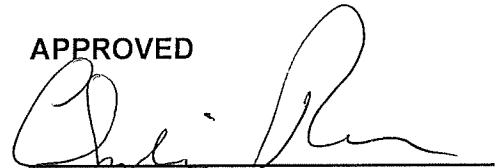
OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Harper seconded the motion and it passed unanimously. The meeting was adjourned at 7:32 p.m.**

APPROVED



Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountky.org/pc
www.boonecountkygis.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@boonecountky.org

October

John Lucas
K4 Architecture
555 Gest Street
Cincinnati, OH 45203

RE: Request of **K4 Architecture (applicant)** for **United Dairy Farmers, Inc. (owner)** for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky. The submitted request is to demolish the existing retail building and gasoline station and construct a new 6,300 square foot retail building and provide for 8 gasoline pumps. (**Jurisdiction: Boone County**)

Dear Mr. Lucas:

The following represents the recommended condition of approval for the above referenced application as discussed by the Planning Commission at their October 15th meeting. As you verbally agreed to the condition 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 November 3, 2025.

CONDITIONS

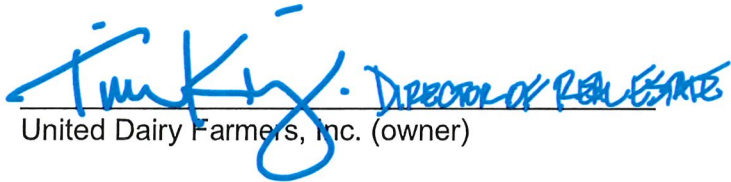
1. That the building colors and materials be consistent with the building elevations as submitted as part of the application.

Sincerely,

Steven C. Lilly, PLS
Planner, Zoning Services

AGREEMENT

The property owner and applicant for an approximate 1.8-acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky., agrees to the conditions listed herein for the above-referenced Zoning Map Amendment and Change of Concept Plan.


United Dairy Farmers, Inc. (owner)

10-20-25
Date


K4 Architecture (applicant)

10/21/2025
Date

ORDINANCE 2025-24

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING A REQUEST WITH A CONDITION OF K4 ARCHITECTURE (APPLICANT) FOR UNITED DAIRY FARMERS, INC. (OWNER) FOR: (1) A ZONING MAP AMENDMENT FROM INDUSTRIAL ONE (I-1) TO COMMERCIAL ONE (C-1) FOR AN APPROXIMATE 0.5 ACRE AREA BEING THE NORTH PORTION OF THE PROPERTY LOCATED AT 8577 DIXIE HIGHWAY AND THE PROPERTY HAVING A PARCEL IDENTIFICATION NUMBER (PIDN) OF 074.00-00-040.02, BOONE COUNTY, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 1.2 ACRE AREA BEING THE SOUTH PORTION OF THE PROPERTY LOCATED AT 8577 DIXIE HIGHWAY, BOONE COUNTY, KENTUCKY, WHICH IS CURRENTLY ZONED COMMERCIAL ONE (C-1); AND (3) A CONDITIONAL USE PERMIT TO ALLOW A RETAIL FILLING STATION (GASOLINE FILLING STATION) ON AN APPROXIMATE 1.8 ACRE AREA LOCATED AT 8577 DIXIE HIGHWAY AND THE PROPERTY HAVING A PARCEL IDENTIFICATION NUMBER (PIDN) OF 074.00-00-040.02, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for unincorporated Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with a Condition, for the Zoning Map Amendment/Change of Concept Development Plan/Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

Section One

That the request for a Zoning Map Amendment/Change of Concept Development Plan/Conditional Use Permit for the real estate which is more particularly described below shall be and is hereby approved, with a Condition, this (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky, such Conditional Use Permit having been finally approved by the Boone County Planning Commission subject to approval of the Zoning Map Amendment/ Change in Concept Development Plan by the

Boone County Fiscal Court. The real estate which is subject to all requests are described in DEED BOOKS/PAGE NOS: 547/131 and 1235/6 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for approval, with a Condition, for: (1) a Zoning Map Amendment from Industrial One (I-1) to Commercial One (C-1) for an approximate 0.5 acre area being the north portion of the property located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky; (2) a Change of Concept Development Plan for an approximate 1.2 acre area being the south portion of the property located at 8577 Dixie Highway, Boone County, Kentucky, which is currently zoned Commercial One (C-1); and (3) a Conditional Use Permit to allow a Retail Filling Station (Gasoline Filling Station) on an approximate 1.8 acre area located at 8577 Dixie Highway and the property having a Parcel Identification Number (PIDN) of 074.00-00-040.02, Boone County, Kentucky, such Conditional Use Permit having been finally approved by the Boone County Planning Commission subject to approval of the Zone Change/Change in Concept Development Plan by the Boone County Fiscal Court, are the Findings of Fact and Condition, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit 1."


Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 2nd day of December 2025.

Second Reading the 16th day of December 2025.

Adopted this 16th day of December 2025. Yes 4 No 0



Gary W. Moore, Judge/Executive
Boone County Fiscal Court

ATTEST:



Shona Schulkers,
Fiscal Court Clerk



VICINITY MAP

CONCEPT PLAN

Date: 9-2-25
 Drawn By: J.C.
 Checked By: D.L.
 Scale: 1" = 20'

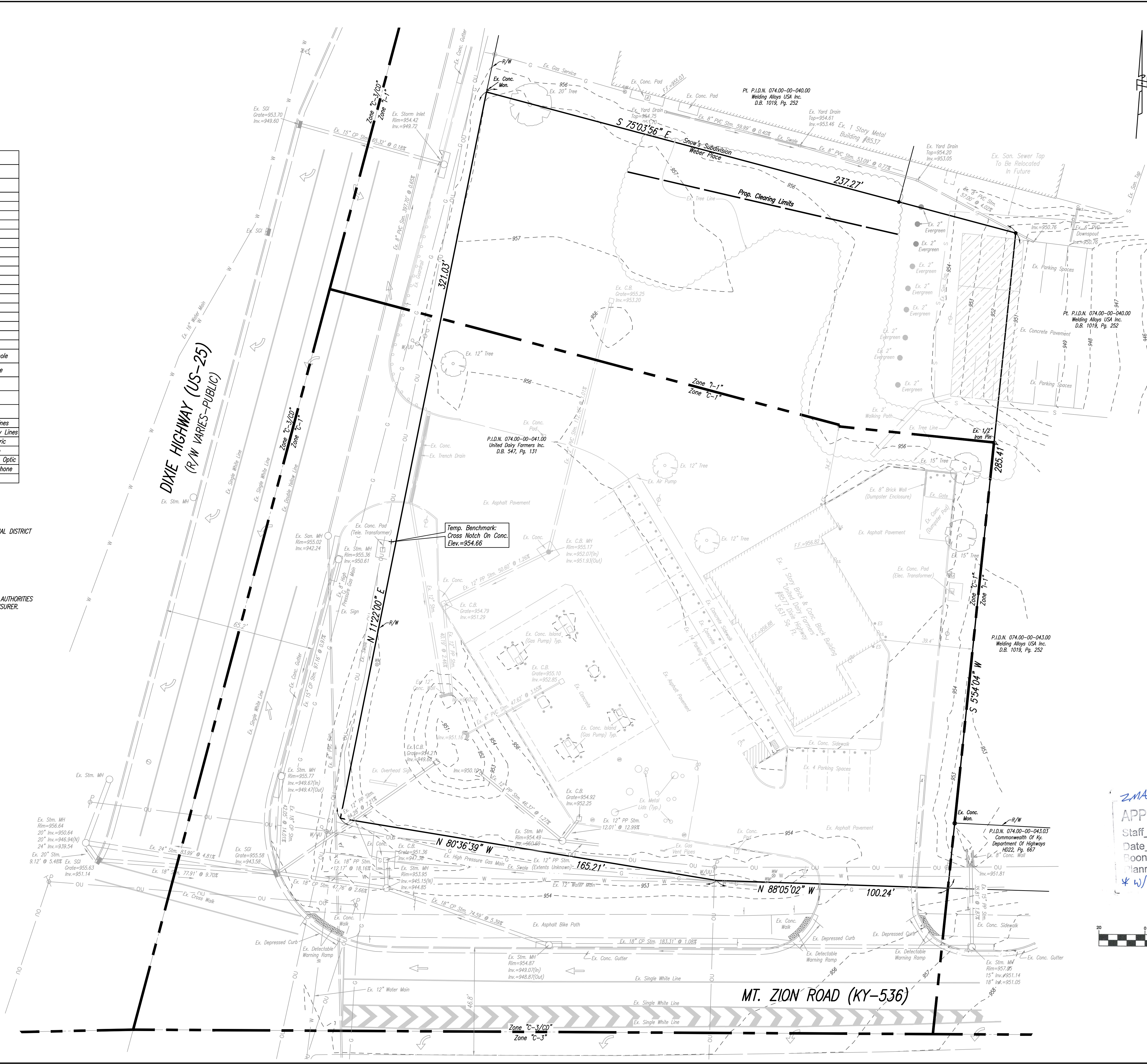
EXISTING CONDITIONS PLAN
 UNITED DAIRY FARMERS 8577 DIXIE HIGHWAY
 WEBER PLACE SUBDIVISION &
 SNOW'S SUBDIVISION
 BOONE COUNTY, KENTUCKY

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Cheviot Road, Suite 200
 Cincinnati, Ohio 45227
 www.aberacrombie-associates.com

LEGEND

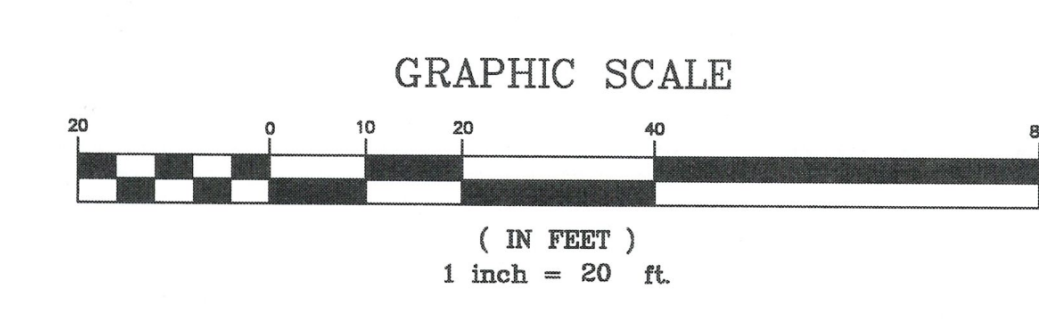
⊕	Ex. Light Pole
⊙	Ex. Utility Pole
⊙	Ex. Traffic Pole
⊙	Ex. Guy Wire
⊙	Ex. Downspout
⊙	Ex. Electric Box
⊙	Ex. Electric Service
⊙	Ex. Telephone Manhole
⊙	Ex. Telephone Box
⊙	Ex. A.C. Unit
⊙	Ex. Sign
⊙	Ex. Bollard
⊙	Ex. Cable Box
⊙	Ex. Fire Hydrant
⊙	Ex. Water Valve
⊙	Ex. Water Meter
⊙	Ex. Gas Meter
⊙	Ex. Gas Valve
⊙	Ex. Monitoring Well
⊙	Ex. Clean Out
⊙	Ex. Sanitary Sewer Manhole
⊙	Ex. Storm Sewer Manhole
⊙	Ex. C.B. Ex. Catch Basin
⊙	Ex. C.B. M/I Ex. Catch Basin Manhole
⊙	Ex. Single Gutter Inlet
—	OU Ex. Overhead Utility Lines
—	UU Ex. Underground Utility Lines
—	UE Ex. Underground Electric
—	UC Ex. Underground Cable
—	FO Ex. Underground Fiber Optic
—	T Ex. Underground Telephone
—	Ex. Guardrail

ZONING
 SUBJECT PROPERTY IS ZONED "C-1" COMMERCIAL DISTRICT
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 20'
 ZONE "I-1" INDUSTRIAL DISTRICT
 FRONT YARD SETBACK = 50'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 50'
 SUBJECT TO INTERPRETATION BY LOCAL ZONING AUTHORITIES
 ZONING INFORMATION NOT SUPPLIED BY INSURER.



NORTH RELATIVE TO NAD 83 KENTUCKY STATE PLANE COORDINATE SYSTEM - NORTH ZONE BASED ON NIS GPS OBSERVATIONS.

ZMA, CDDP, SCUP
 APPROVED
 Staff: [Signature]
 Date: 11-5-25
 Boone County Planning Commission
 *w/ condition



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CONCEPT PLAN

Date	9-2-25
Drawn By	J.C.
Checked By	D.L.
Scale	1" = 20'
REVISIONS	
DWG:	PRIM J/C-PRIM

SITE LAYOUT PLAN
 UNITED DAIRY FARMERS 6577 DIXIE HIGHWAY
 WEBER PLACE SUBDIVISION &
 SNOW'S SUBDIVISION
 BOONE COUNTY, KENTUCKY

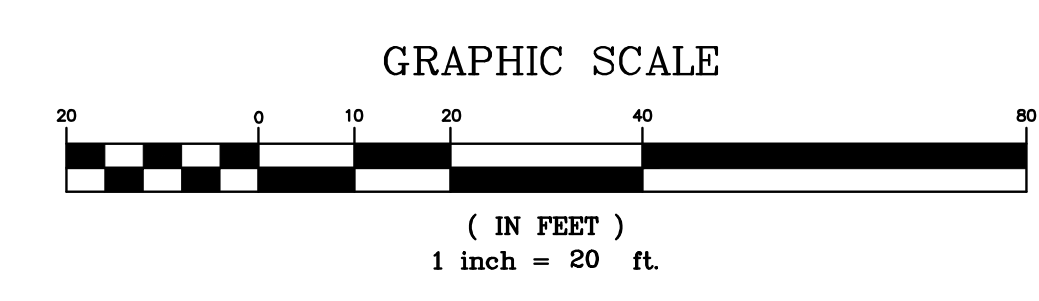
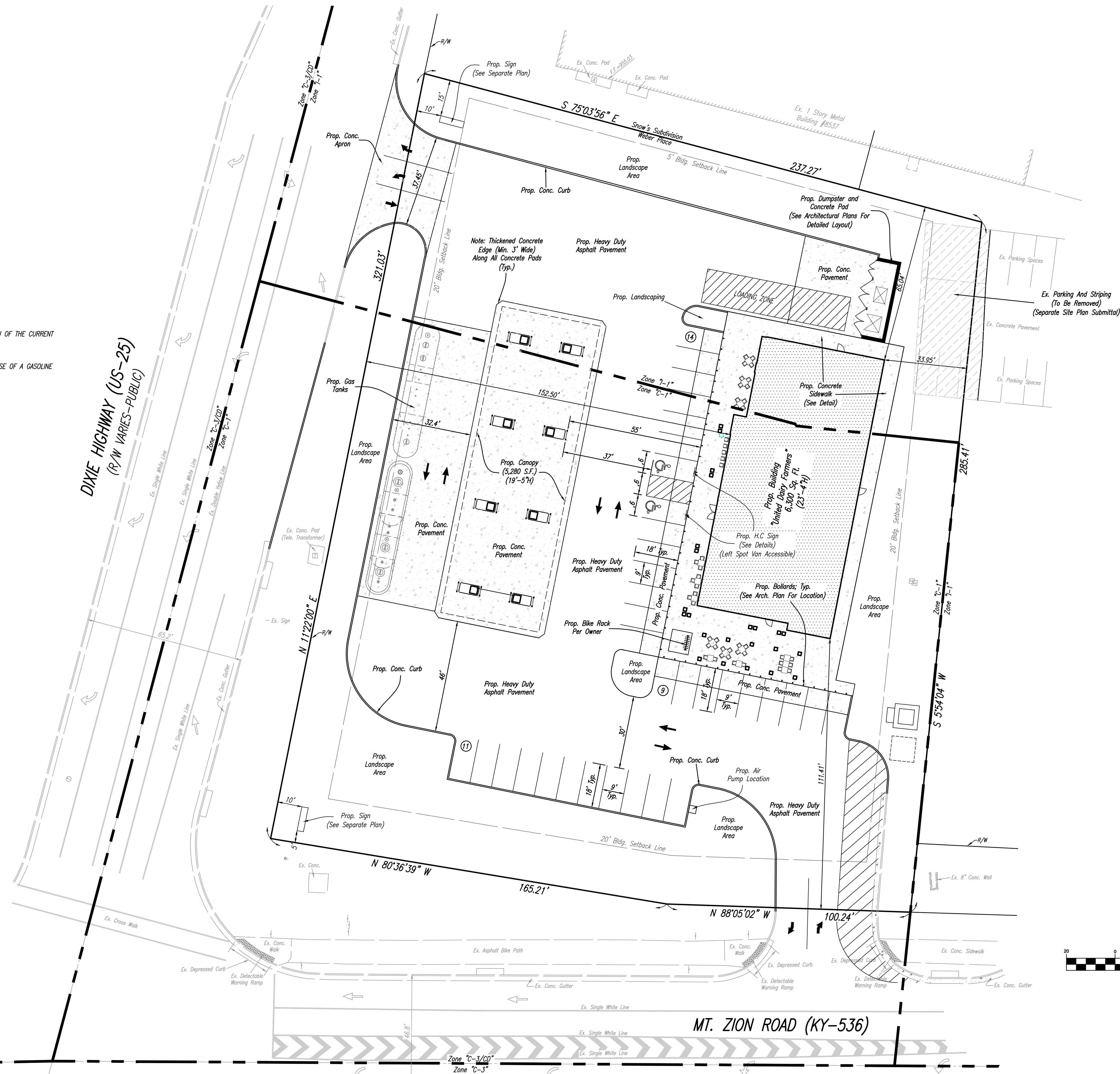
Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Cheviot Road, Suite 200
 Cincinnati, Ohio 45247
 www.abercombie-associates.com

ZONING

SUBJECT PROPERTY IS ZONED "C-1" COMMERCIAL DISTRICT
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 20'
 ZONE "I-1" INDUSTRIAL DISTRICT
 FRONT YARD SETBACK = 50'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 50'
 SUBJECT TO INTERPRETATION BY LOCAL ZONING AUTHORITIES
 ZONING INFORMATION NOT SUPPLIED BY INSURER.

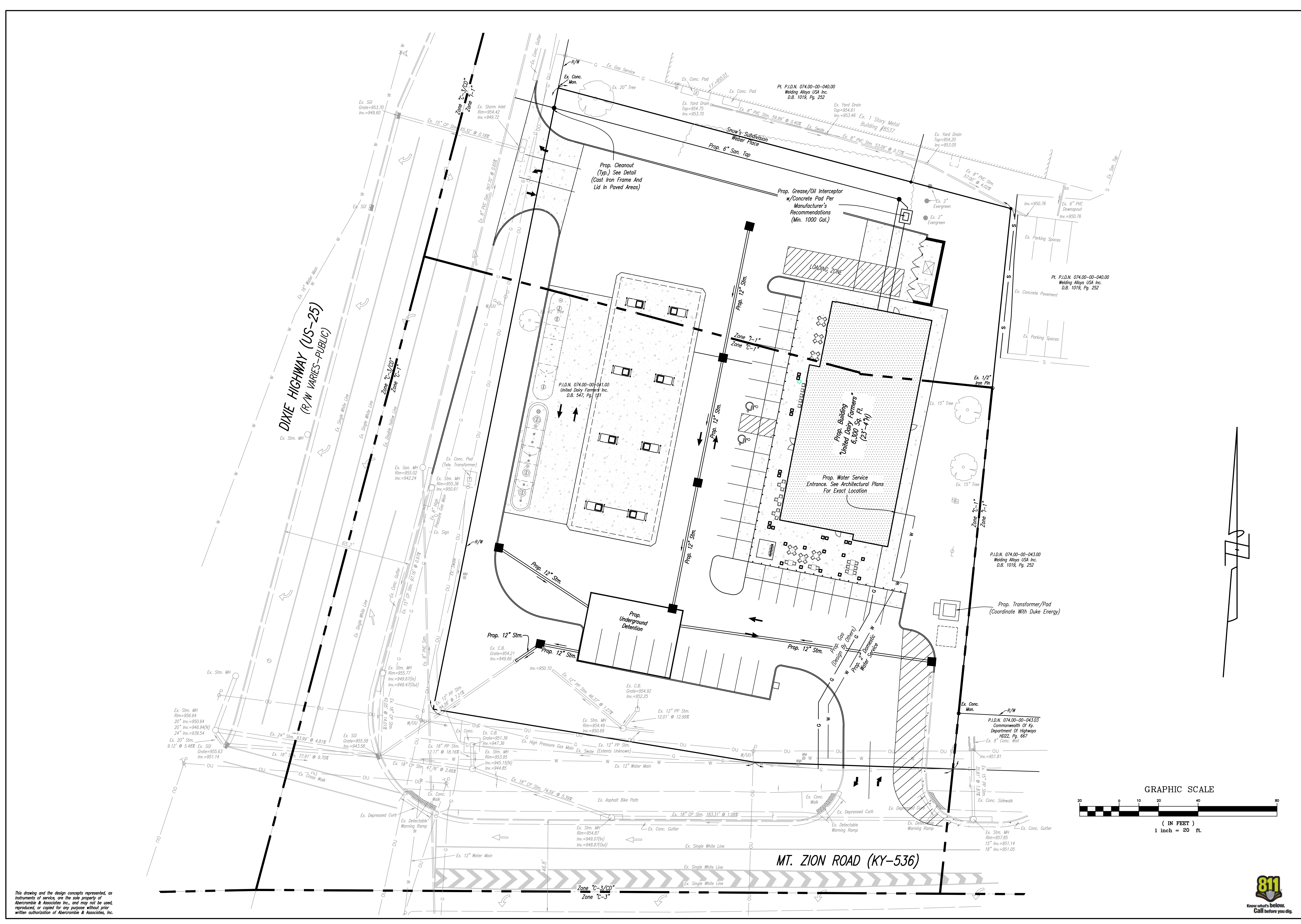
NOTES:

- LAND USE:
 EXISTING - COMMERCIAL (UDF)
 PROPOSED - COMMERCIAL (UDF)
- PARKING
 EXISTING - 18 SPACES
 PROPOSED - 34 SPACES (2 HANDICAP)
- STRUCTURES
 PROPOSED BUILDING - 6,300 S.F. (23'-4 1/4")
 PROPOSED CANOPY - 5,280 S.F. (19'-5 1/4")
- ZONE MAP AMENDMENT
 THE PROPOSED ZONE CHANGE ALLOWS FOR THE EXPANSION OF THE CURRENT ZONE C-1
- CONDITIONAL USE PERMIT
 THE CONDITIONAL USE PERMIT SPECIFICALLY ALLOWS THE USE OF A GASOLINE SERVICE STATION
- CONSTRUCTION
 ANTICIPATED LATE WINTER/EARLY SPRING 2026

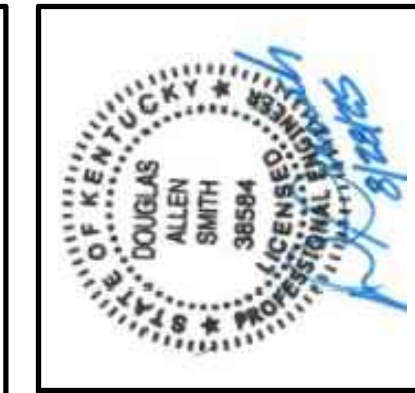
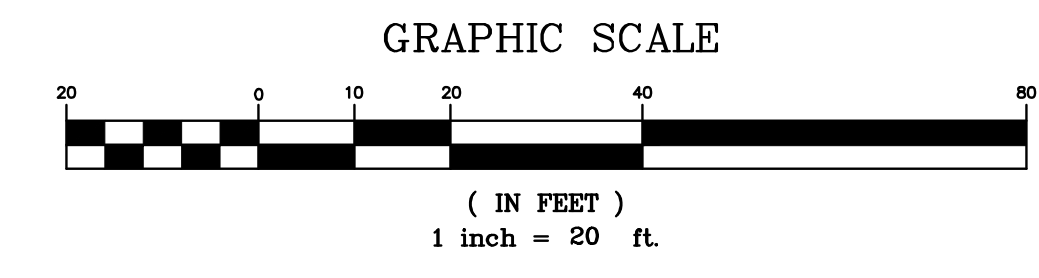


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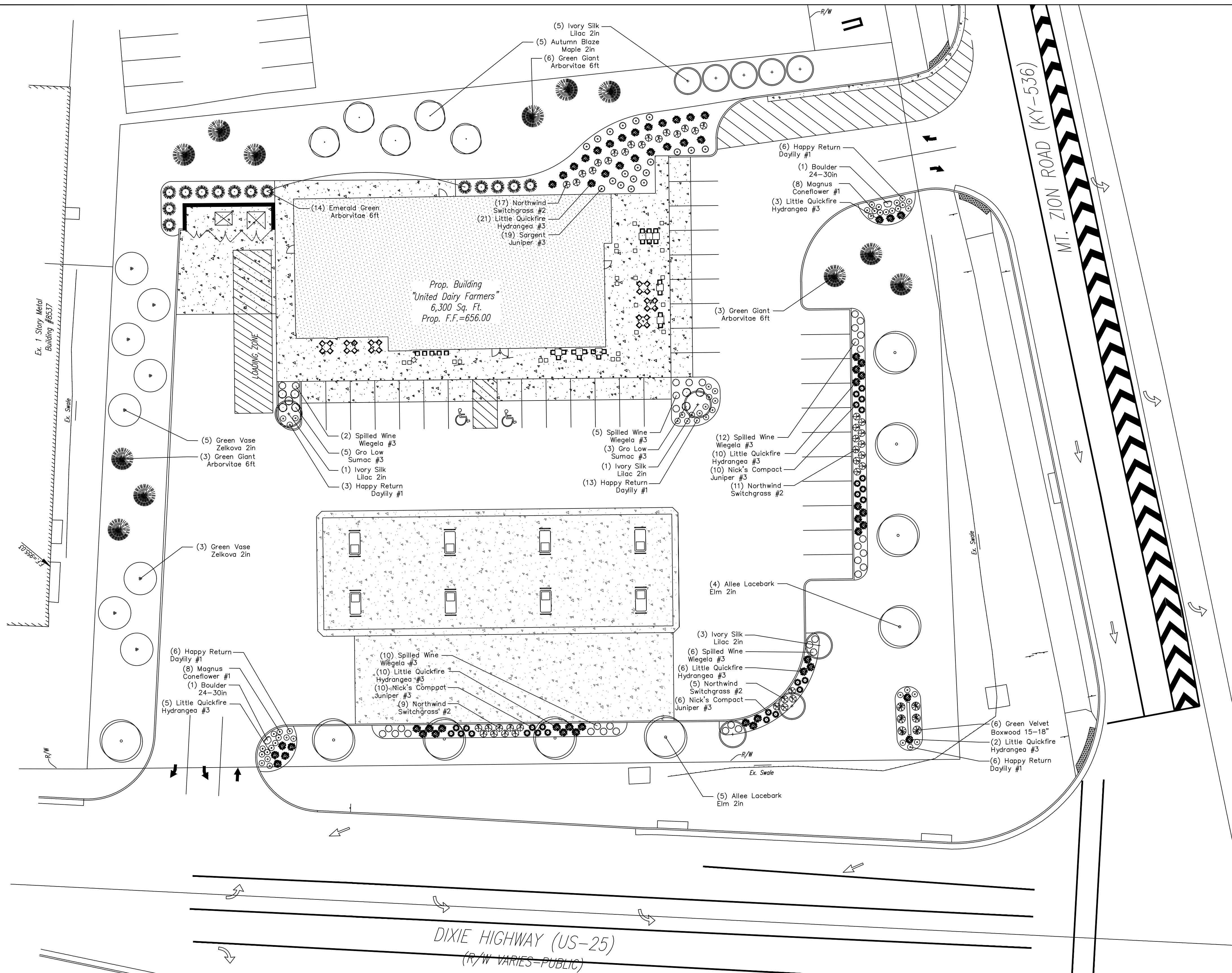
CONCEPT PLAN

Date: 9-2-25
 Drawn By: J.C.
 Checked By: D.L.
 Scale: 1" = 20'

REVISIONS	

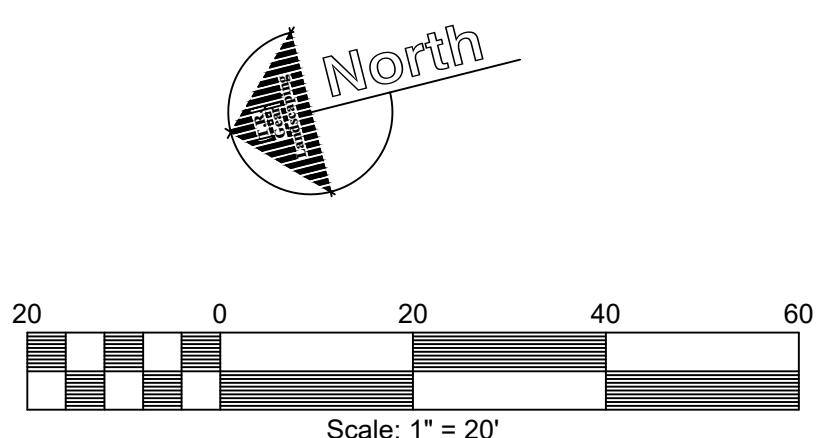
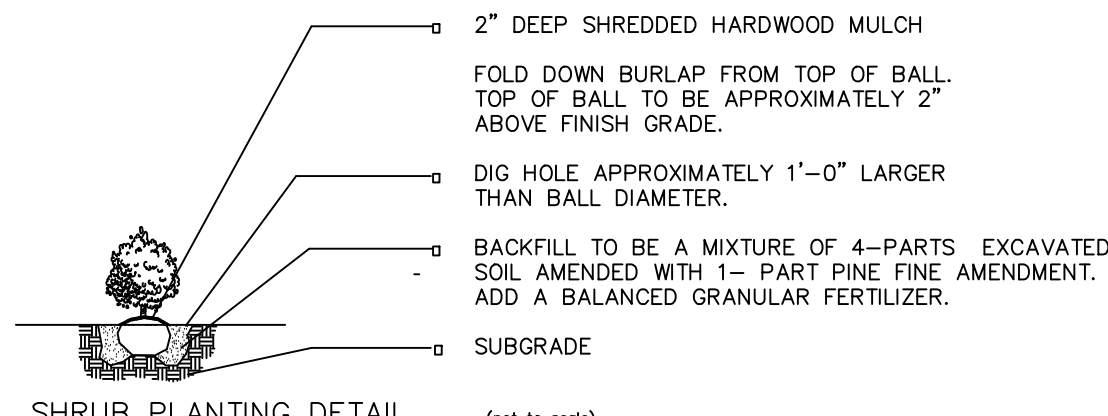
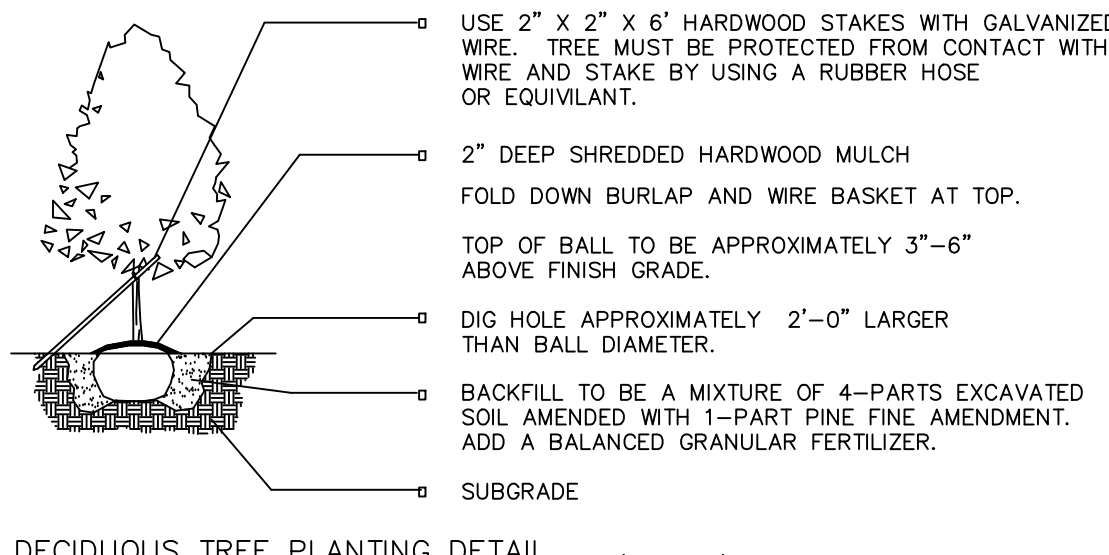
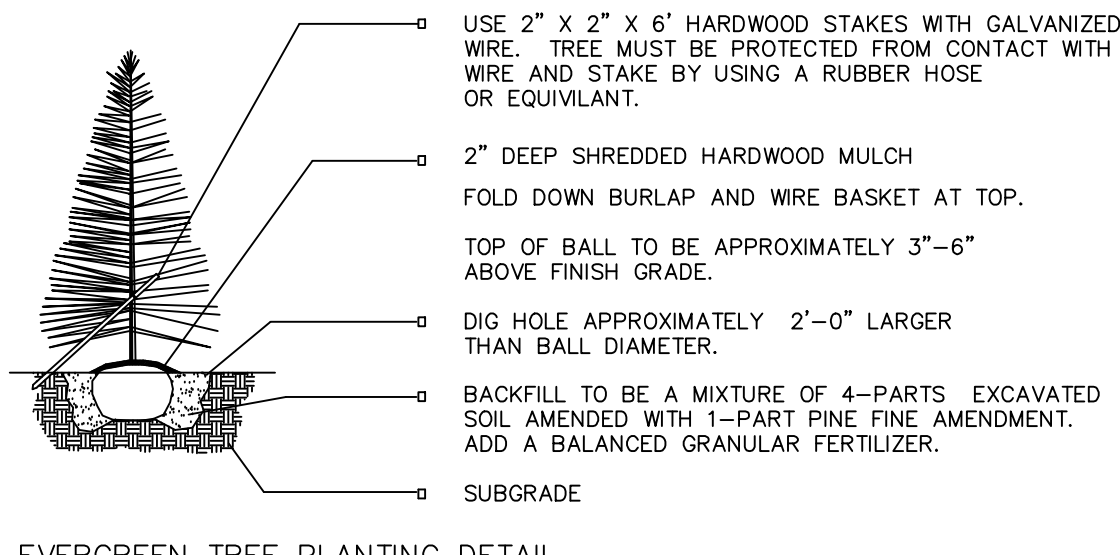
UTILITY PLAN
 Project Title: **UNITED DAIRY FARMERS 6577 DIXIE HIGHWAY WEBER PLACE SUBDIVISION & SNOW'S SUBDIVISION**
 Boone County, Kentucky

Abercrombie & Associates, Inc.
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 Cincinnati, Ohio 45247
 www.abcrcrombie-associates.com



PLANT SCHEDULE				
Symbol	Qty.	Botanical Name	Common Name	Plant Size
○	9	Ulmus parvifolia 'Emer II'	Allee Lacebark Elm	2in
●	8	Zelkova serrata	Green Vase Zelkova	2in
○	5	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2in
○	10	Syringa reticulata	Ivory Silk Tree Lilac	2in
●	12	Thuja plicata	Green Giant Arborvitae	6ft
●	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6ft
○	26	Juniperus chinensis	Nick's Compact Juniper	#3
○	19	Juniperus chinensis 'sargentii'	Sargent Juniper	#3
●	6	Buxus x	Green Velvet Boxwood	#3
●	57	Hydrangea paniculata 'SMHPLOF'	Little Quickfire Hydrangea	#3
○	35	Wiegela florida 'Spilled Wine'	Spilled Wine Wiegela	#3
○	8	Rhus Aromatica 'Gro Low'	Gro Low Sumac	#3
○	42	Panicum virgatum 'Northwind'	Northwind Switchgrass	#2
○	34	Hemerocallis 'Happy Return'	Happy Return Daylily	#1
○	16	Echinacea purpurea	Magnus Coneflower	#1

- GENERAL NOTES:
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER.
 - ALL FINISH GRADING TO BE BY LANDSCAPE CONTRACTOR.
 - MAINTENANCE AND WATERING, UNTIL SUBSTANTIAL COMPLETION OF WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO STARTING ANY LANDSCAPE AND OR IRRIGATION WORK ON SITE.
 - THE LANDSCAPE CONTRACTOR SHALL INCLUDE EXCAVATION TREE PITS 2' GREATER THAN THE BALL DIAMETER, SHRUBS 12" GREATER THAN THE BALL DIAMETER AND BACKFILLING WITH 1 PART COMPOST TO 4 PARTS TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE GRADE 'A' LANDSCAPE MATERIAL, SHRUBS PLANTED NEXT TO ONE ANOTHER SHALL BE MATCHING SIZE, SHAPE, AND FORM.
 - ALL SHRUB PLANTING BEDS SHALL BE TILLED TO A DEPTH OF A MINIMUM OF 6" WITH 1" OF SOIL CONDITIONER COMPOST MIX.
 - THE PLAN SHALL ALWAYS TAKE PRECEDENCE OVER THE PLANT TABLE QUANTITIES.
 - ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN A SOUND, WORKMANSHIP-LIKE MANNER AND ACCORDING TO ACCEPTED, GOOD CONSTRUCTION AND PLANTING PROCEDURES. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL LANDSCAPE MATERIALS, AND SHALL KEEP THEM IN PROPER, NEAT, AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
 - THE GROUND SURFACE FOR GRASS AREAS SHALL BE PREPARED WITH A MINIMUM OF THREE(3) INCHES OF SHREDDED TOPSOIL PRIOR TO SOO AND/OR SEED INSTALLATION.



T.R. GEAR
LANDSCAPING

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 DAYTON (937) 586-9005

A K
ARCHITECTURE
+ DESIGN
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-9000
Fax: (513) 455-9008
Webpage: www.k4architecture.com
Email: info@k4architecture.com

NEW CONVENIENCE STORE FOR:
UNITED DAIRY FARMERS
8577 Dixie Highway
Florence, Ky. 41042

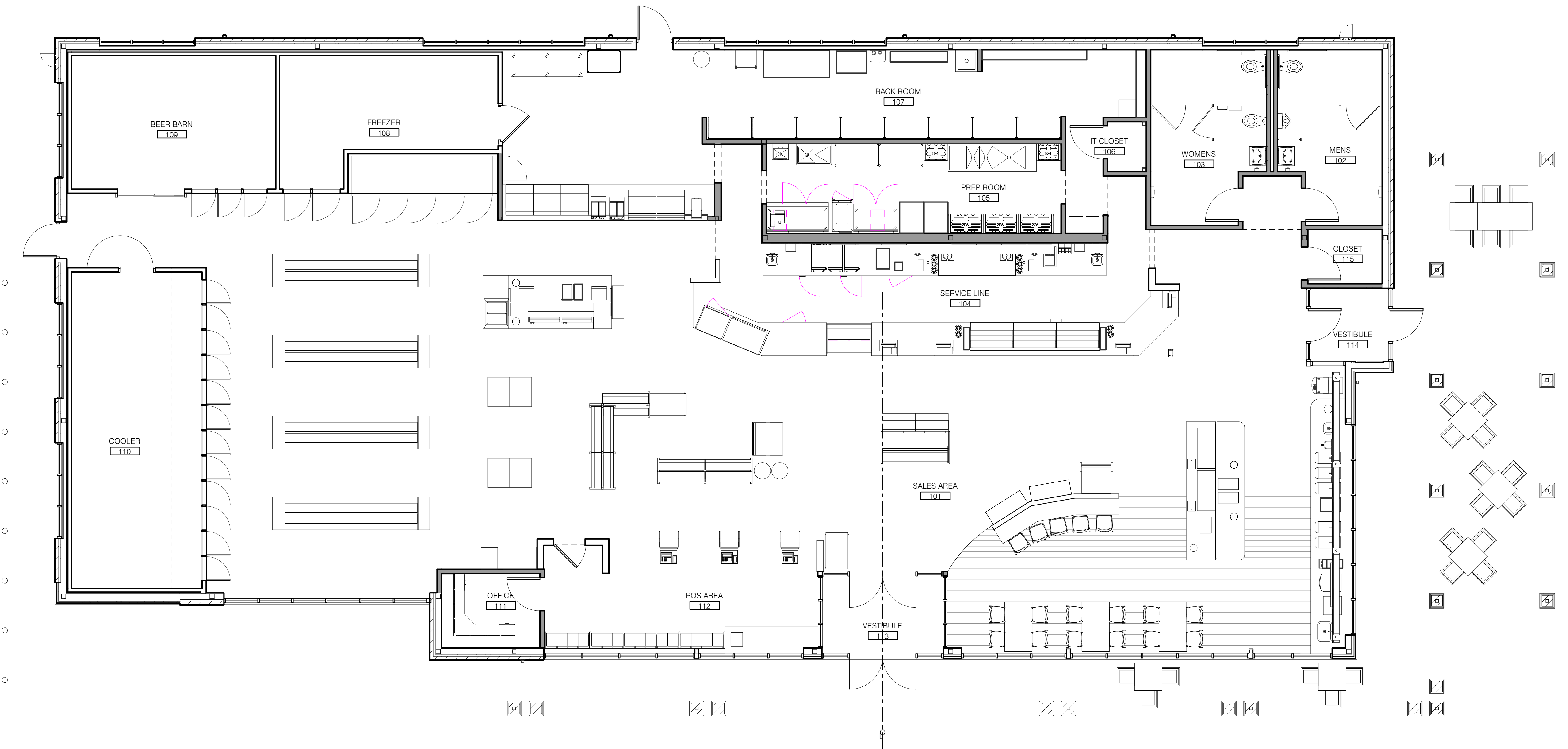


REVISIONS/SUBMISSIONS	
DESCRIPTION	DATE

LANDSCAPE PLAN

Drawn By: J.M.
Scale: 1" = 20'
Date: 08/28/25

L - 1



1 FLOOR PLAN
R3 SCALE: 3/16" = 1'-0"

BUILDING SQ. FT.: 6575 SQ. FT.

PLOT DATE: 9/2/2025 10:17:22 AM

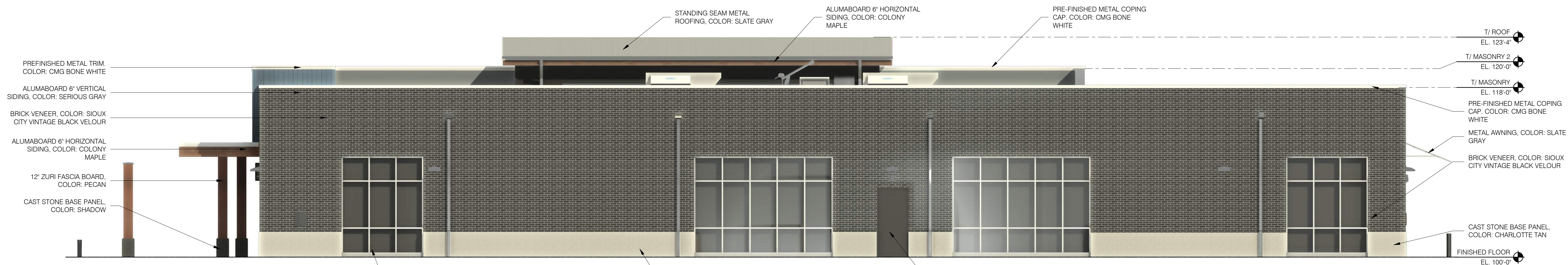
ISSUE DATE: 09/25/25

UDF 19 - MT. ZION

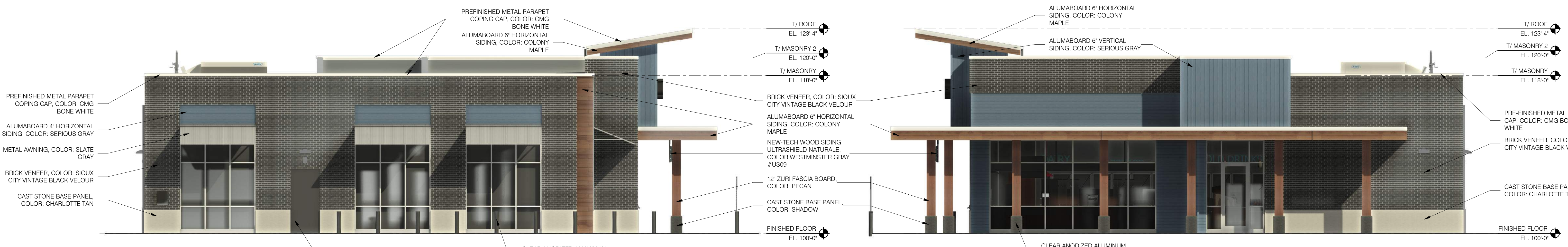
8577 DIXIE HIGHWAY
FLORENCE, KY 41042



KA ARCHITECTURE, LLC
555 Oak Street
Florence, KY 41042
Tel: (513) 455-5555
Fax: (513) 455-5555



4
R1 BACK ELEVATION
SCALE: 3/16" = 1'-0"



3
R1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2
R1 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

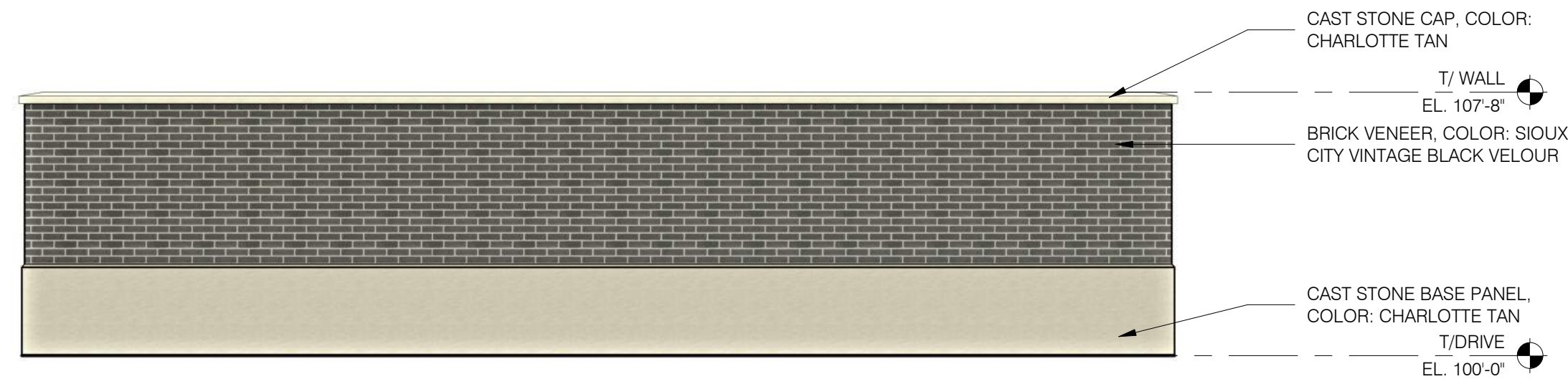


1
R1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

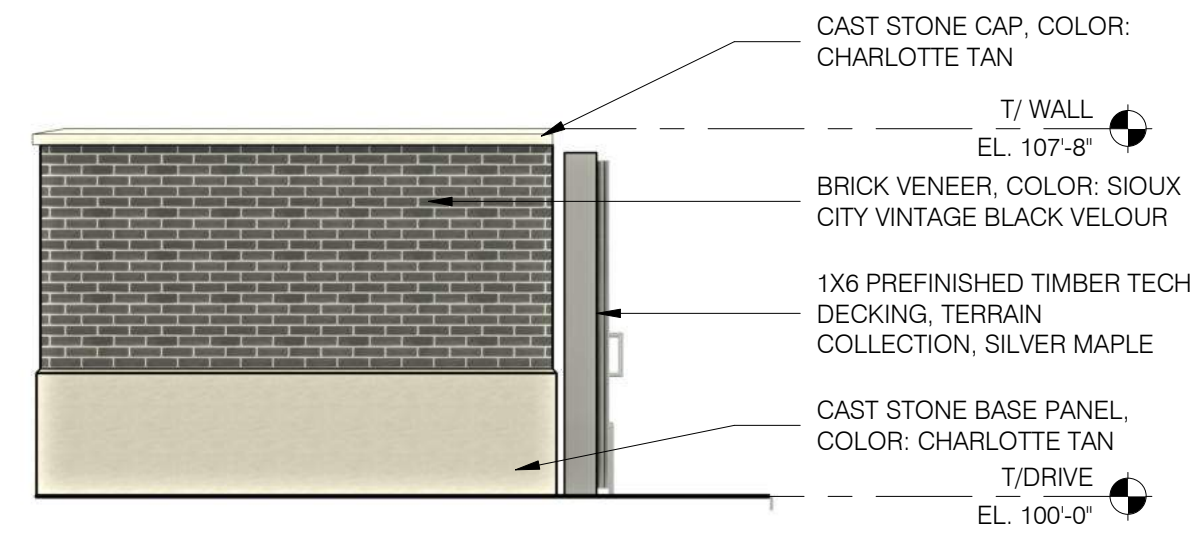
UDF 19 - MT. ZION

8577 DIXIE HIGHWAY
FLORENCE, KY 41042

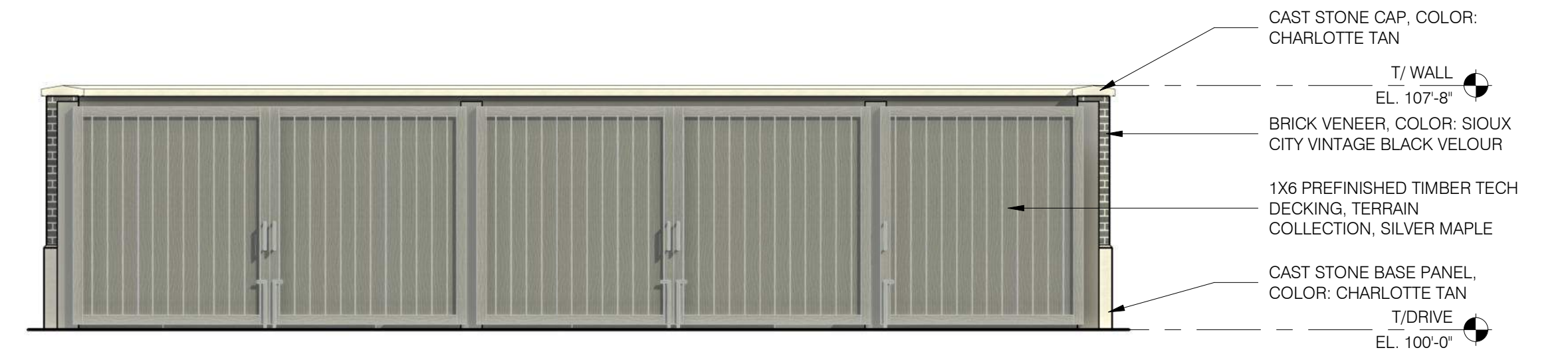




7 BACK DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



6 SIDE DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



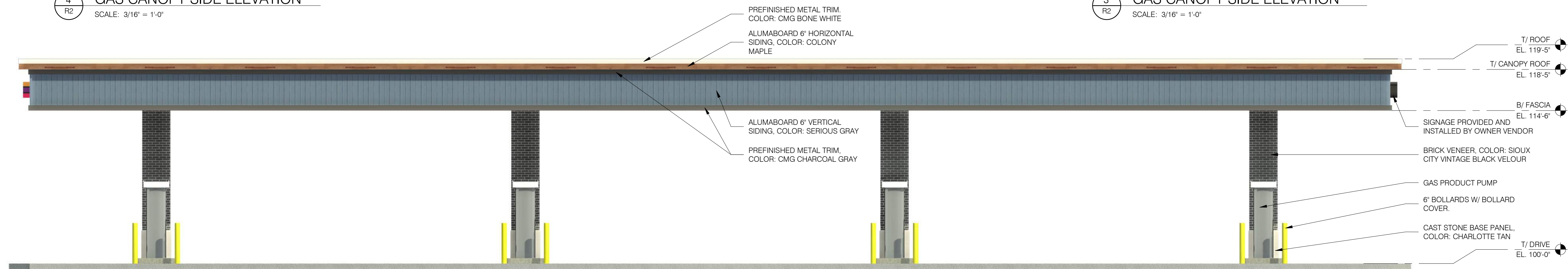
5 FRONT DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



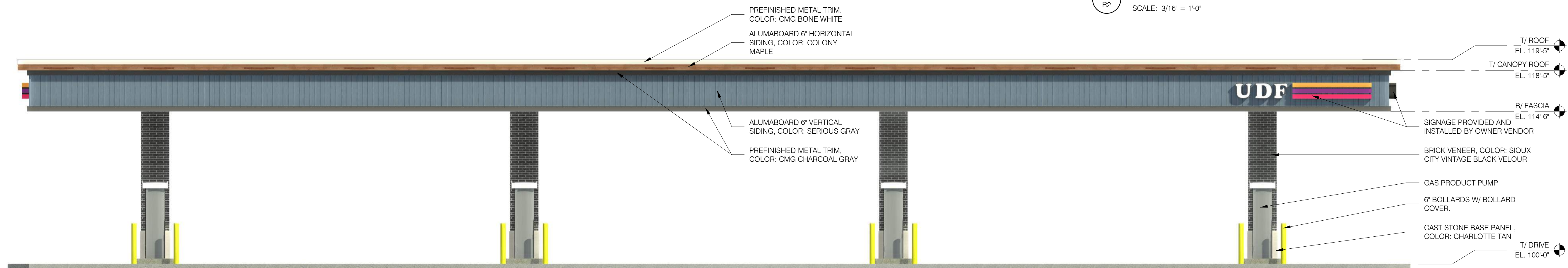
4 GAS CANOPY SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 GAS CANOPY SIDE ELEVATION
SCALE: 3/16" = 1'-0"



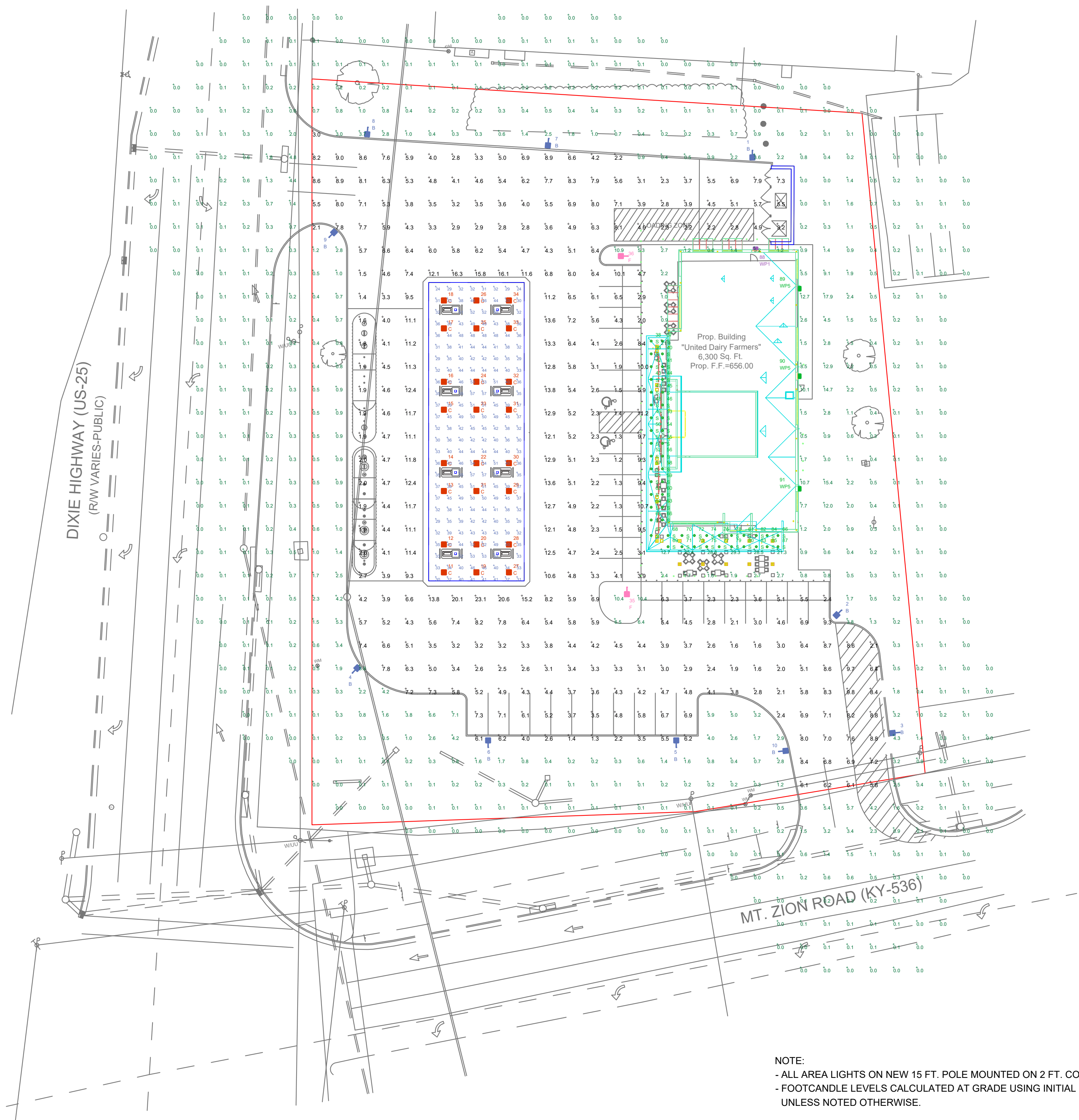
2 GAS CANOPY BACK ELEVATION
SCALE: 3/16" = 1'-0"



1 GAS CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"

UDF 19 - MT. ZION

8577 DIXIE HIGHWAY
FLORENCE, KY 41042



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	B	17
2	B	17
3	B	17
4	B	17
5	B	17
6	B	17
7	B	17
8	B	17
9	B	17
10	B	17
11	C	15
12	C	15
13	C	15
14	C	15
15	C	15
16	C	15
17	C	15
18	C	15
19	C	15
20	C	15
21	C	15
22	C	15
23	C	15
24	C	15
25	C	15
26	C	15
27	C	15
28	C	15
29	C	15
30	C	15
31	C	15
32	C	15
33	C	15
34	C	15
35	F	17
36	F	17
37	S	10.6
38	S	10.6
39	S	10.6
40	S	10.6
41	S	10.6
42	S	10.6
43	S	10.6
44	S	10.6
45	S	10.6

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
46	S	10.6
47	S	10.6
48	S	10.6
49	S	10.6
50	S	10.6
51	S	10.6
52	S	10.6
53	S	10.6
54	S	10.6
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56	S	10.6
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69	S	10.6
70	S	10.6
71	S	10.6
72	S	10.6
73	S	10.6
74	S	10.6
75	S	10.6
76	S	10.6
77	S	10.6
78	S	10.6
79	S	10.6
80	S	10.6
81	S	10.6
82	S	10.6
83	S	10.6
84	S	10.6
85	S	10.6
86	S	10.6
87	S	10.6
88	WP1	9
89	WP5	9
90	WP5	9
91	WP5	9

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	40.97	57	24	1.71	2.38
PAVED AREA	5.76	23.1	1.2	4.80	19.25
UNDEFINED	1.04	29.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	10	B	Single	11481	1.030	B1-U0-G2	133.14	1331.4	Lithonia Lighting	RSX1 LED P4 50K R3 HS
[Symbol]	24	C	Single	13228	1.000	B3-U0-G1	96.2394	2309.746	Lithonia Lighting	RCNY LED ALO2 50K 80CRI SYMC MVOLT BZS DWHXD (SETTING 5)
[Symbol]	2	F	Single	16359	1.030	B2-U0-G3	133.14	266.28	Lithonia Lighting	RSX1 LED P4 50K R3
[Symbol]	51	S	SINGLE	1069	1.000	B1-U0-G0	13.8	703.8	WILLIAMS INDOOR	6DR-TL-L15-940-DIM-UNV-OW-OF-CS-WET-CC
[Symbol]	1	WP1	Single	1454	1.000	B0-U0-G0	10.8751	10.875	Lithonia Lighting	ARC1 LED P1 40K
[Symbol]	3	WP5	Single	6614	1.000	B1-U0-G1	51.2609	153.783	Lithonia Lighting	ARC2 LED P5 40K MVOLT XX XXXX

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