

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

1. Date Received: 8/27/25 Fee Received: \$2401.80 Receipt #: 93251
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
 - Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: D. Hincks
7. Scheduled Public Hearing Date: 10/15/2025
8. Boone County Planning Commission Action: _____ Date of Action: 11/5/2025
 - _____ 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

#1

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/PD) 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**)

October 15, 2025

REQUEST

- A. The submitted request is to rezone an approximate 7.3 acre area located in the northern portion of the property located at 5194 Beaver Road to allow an existing building to be used as a school, with after school programs and summer remedial education programs.

SITE HISTORY

- 1986 Based on information contained in the Boone County GIS, the site was zoned Recreation (R).
- 1992 On July 22, 1992, the Boone Board of Adjustment approved a Conditional Use Permit for a resident youth program and family life center on the adjacent property (BCBOA-92-015).
- 2001 On March 14, 2001, the Boone Board of Adjustment approved a Conditional Use Permit for an amphitheater, additional cabins, and a welcome center on the adjacent property (BCBOA-01-012).
- 2001 On May 9, 2001, the Boone Board of Adjustment approved a Conditional Use Permit to amend a condition of a previous approval (BCBOA-21-016).
- 2024 On March 13, 2024, the Boone Board of Adjustment approved a Conditional Use Permit for a Family Life Center on the site in question (BCBOA-24-009).
- 2024 On June 17, 2024, the Boone County Planning Commission approved a Major Site Plan for a Life Learning Center on the site in question.

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 700.A of the Boone County Zoning Regulations states that the purpose of the Recreation district is to identify, protect, and provide for the use of lands and structures for recreation activities. The purpose is further to ensure compatibility between the scale, extent, character, and location of these uses, surrounding development, local needs for recreation facilities, environmental suitabilities, and the limits of supporting infrastructure.
- C. Section 1500.A of the Boone County Zoning Regulations states that the Planned Development (PD) district is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.
- D. Section 505.1 of the Boone County Zoning Regulations identifies school as a prohibited use within the Recreation district.
- E. Section 1509.A of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s). If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (formerly called a "Utilization of an Underlying District), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- F. Section 4000 of the Boone County Zoning Regulations defines schools as public and private schools at the primary, elementary, junior high, or high school level that provides state mandated basic education.

SITE CHARACTERISTICS

- A. The approximate 7.3 acre area is located approximately 2,100 feet north of Beaver Road and approximately 1,400 feet west of Riddles Run Road.
- B. The site is part of the Potter's Ranch Campus.
- C. The site is currently occupied by an approximate 22,700 square foot Life Learning Center building.
- D. Access to the site is from a curb cut onto Beaver Road.
- E. A majority of the site is located within the 100-Year Floodplain of Gunpowder Creek, which forms the eastern boundary of the site.

ADJACENT LAND USES AND ZONES

North: Potter's Ranch (R)
South: Potter's Ranch (R)
East: Single-family residential/agricultural land (A-1)
West: Potter's Ranch (R)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Recreation" uses, which is described as public and commercial outdoor recreation including golf courses, parks, racetracks, private reserves, wooded areas that serve an established recreation use, etc.
- B. Beaver Road is a state maintained arterial street, providing for two-way traffic within two (2) driving lanes. There are no sidewalks along the roadway.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
 - 1. Use of the existing building for a preschool through 12th grade school with a capacity of 100 students.
 - 2. Provision for after school programs.
 - 3. Provision for summer remedial education programs.
 - 4. Construction of a second building if the student population exceeds 100.
- B. The applicant has provided a project narrative and the plan sheets from the previously approved Major Site Plan.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone Fiscal Court in terms of Articles 3, and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

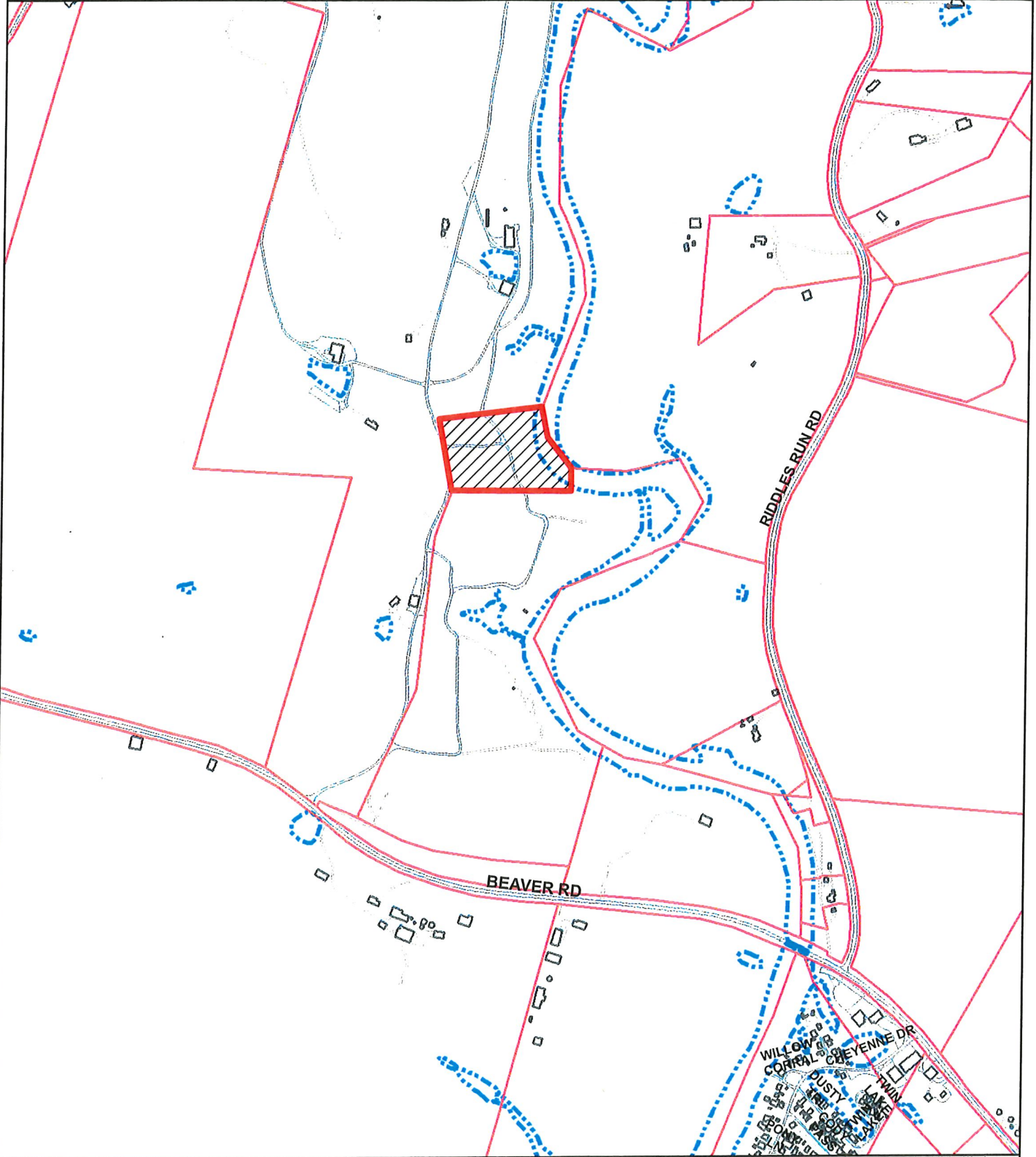
MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *Topographic and Floodplain Map
- *2040 Future Land Use Map
- *Application
- *Project Narrative
- *Concept Development Plan

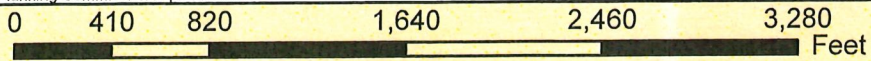
Vicinity Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

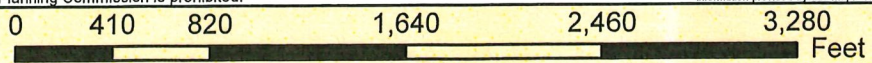
Aerial Map

www.boonecountygis.com



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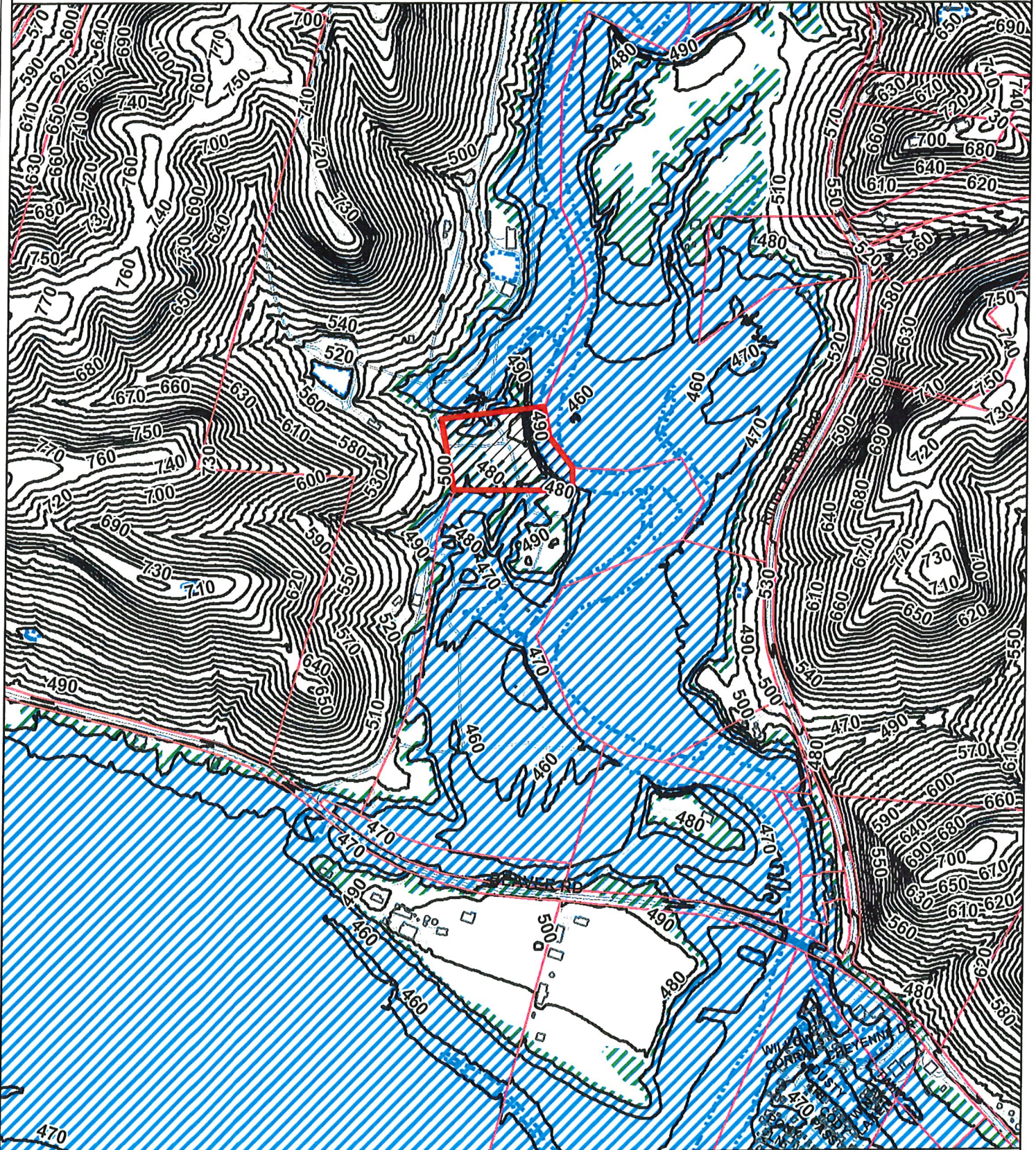


Boone County GIS - Putting Northern Kentucky on the Map

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ArcMap Document: *.mxd

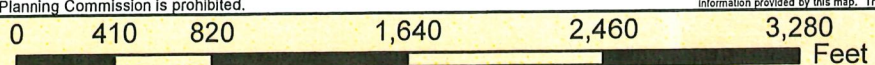
Topographic and Floodplain Map

www.boonecountygis.com



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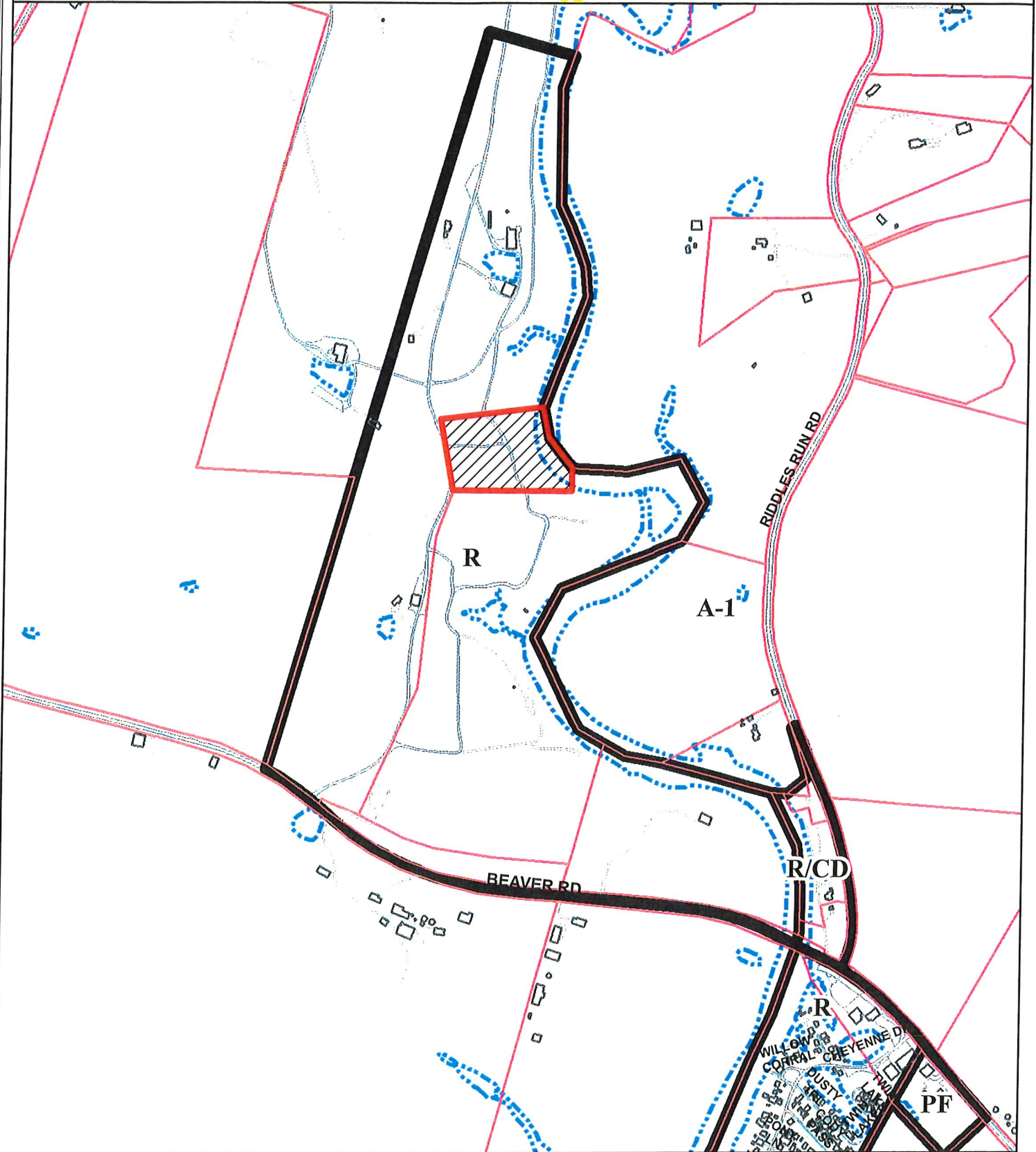
Boone County GIS - Putting Northern Kentucky on the Map



Photo File: 8 written by Scott N. B. 11/13
ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com



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0 410 820 1,640 2,460 3,280 Feet

1 inch = 800 feet



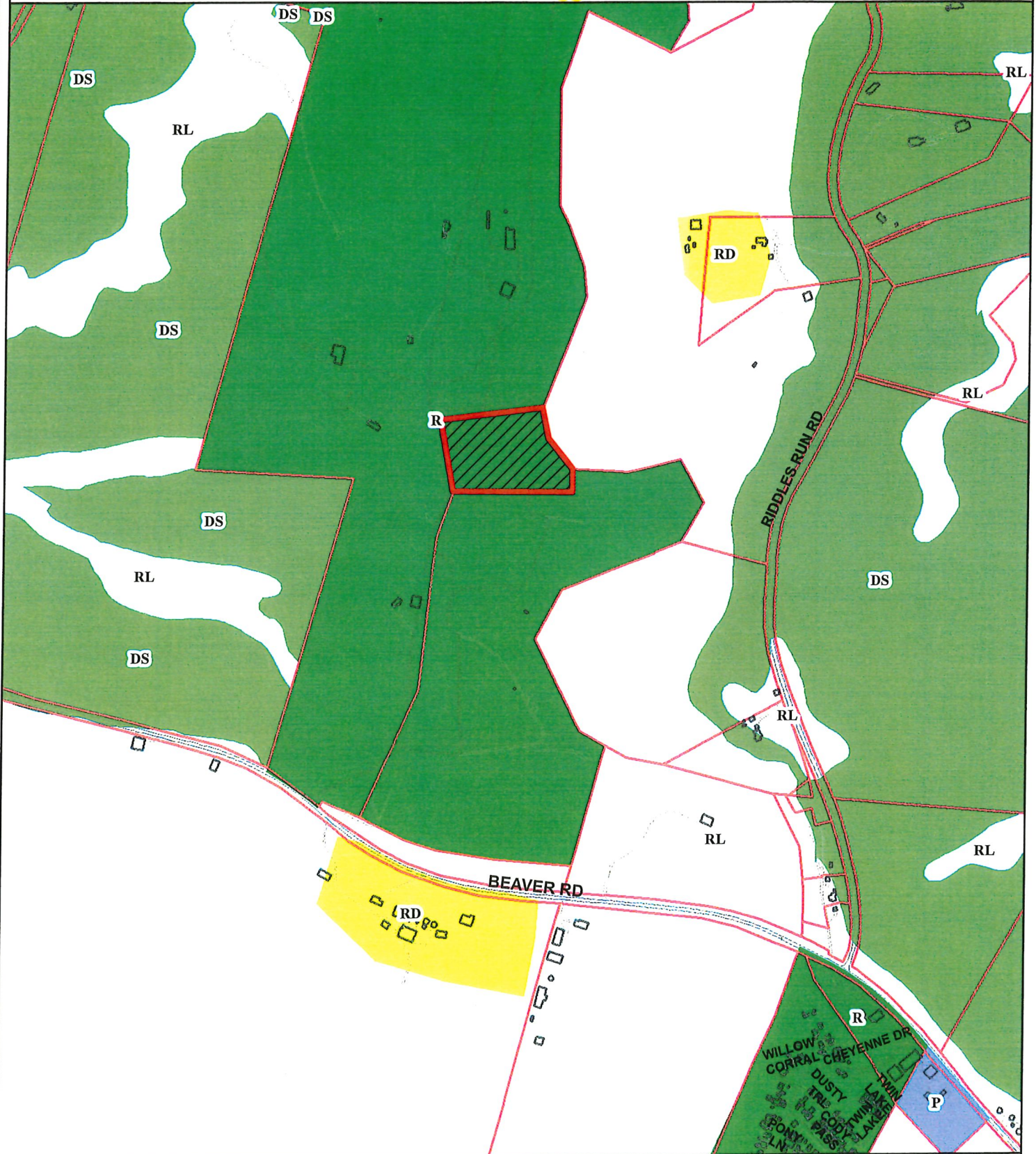
Boone County GIS - Putting Northern Kentucky on the Map



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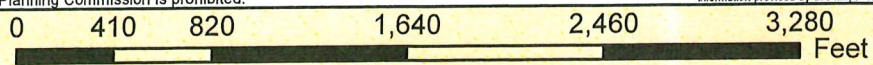
2040 Future Land Use Map

www.boonecountygis.com



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1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map



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12. 940 129 2060
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 checked="" type="checkbox"/> Boone County Building Department | <input checked="" type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input checked="" type="checkbox"/> Boone County Water District | <input checked="" type="checkbox"/> Northern Kentucky Health Department |
| <input checked="" type="checkbox"/> Cincinnati Bell | <input checked="" 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 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 checked="" type="checkbox"/> Other: <u>BC Sheriff Department</u> |
| <input checked="" 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 Nov 20, 2025

Property Owner's Signature:

Robert G. Lightner

Applicant's Signature:

[Signature]

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

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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

The Robert J. Lightner Foundation is asking for a variance to allow a Christian school to operate in the Family Life Center and the property it's located on. This Christian school would serve preschool through 12th grade students up 100 student in this building. If the number of students exceeds 100, the approval to build an additional building to meet the needs of the student. That the school would be permitted to have an after school program not to exceed 6 PM and a summer remedial education program for students with additional needs.

GENERAL NOTES

- REFER TO SHEET CS101 FOR SITE ELEMENTS AND DIMENSIONS.
- REFER TO SHEET CS101 FOR CONSTRUCTION DETAILS.
- REFER TO SHEET CS101 FOR FINISHING.
- REFER TO SHEET CS101 FOR SITE COORDINATES.
- COORDINATES REFER TO EDGE OF PAVEMENT.

LEGEND

- ASPHALT PAVEMENT, SEE DETAIL D153501
- CONCRETE SIDEWALK/PAVEMENT, SEE DETAIL D153501 AND D153501
- CONSTRUCTION LIMIT, UNCG
- EX. OVERHEAD SIGN
- EX. FENCE WITH BARBED WIRE
- EX. TREE / TREE STUMP
- TREE / VEGETATED AREA

PROJECT CONTROL DATA			
DESCRIPTION	MARKING	DISTING. ELEVATION	UNIT
CONTROL POINT	1,401.191(15)	NA	487.00
BENCHMARK	1,402.054(78)	NA	487.00

GENERAL NOTES

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- REFER TO SHEET CS101 FOR CONSTRUCTION DETAILS.
- REFER TO SHEET CS101 FOR FINISHING.
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LEGEND

- ASPHALT PAVEMENT, SEE DETAIL D153501
- CONCRETE SIDEWALK/PAVEMENT, SEE DETAIL D153501 AND D153501
- CONSTRUCTION LIMIT, UNCG
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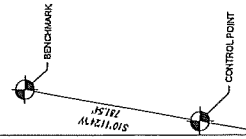
PROJECT CONTROL DATA			
DESCRIPTION	MARKING	DISTING. ELEVATION	UNIT
CONTROL POINT	1,401.191(15)	NA	487.00
BENCHMARK	1,402.054(78)	NA	487.00

GUNPOWDER CREEK

NEW BUILDING
(FFE=487.00)



CS101 SITE PLAN
17-23



Potter's Ranch Family Life Center
5194 Beaver Road
Union, KY 41091

KZF
KZF DESIGN INC.
700 Broadway Street
Channahon, OH 43022
Phone: 513.621.6211
kzf.com



DATE: 04/23/24
DRAWN BY: KZF
CHECKED BY: KZF
DESIGNED BY: KZF
PROJECT: POTTER'S RANCH FAMILY LIFE CENTER

COORDINATE LAYOUT PLAN
BLANKSHEET USE
CS102

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 15, 2025
7:00 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:02 p.m. and welcomed the audience to the Planning Commission's October 15, 2025 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Dr. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. 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/PD) 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, referred to his PowerPoint presentation (see Staff Report). The approximate 7.3 acre site is located 2,100 feet north of Beaver Road and 1,400 feet west of Riddle's Run Road. The site is part of the Potter's Ranch campus. The history of the site can be found on Page 1 of the Staff Report. On March 13, 2024, the Boone County Board of Adjustment approved a Conditional use Permit to allow a family life center building. A Site Plan was approved by Planning Commission Staff on June 17, 2024. The life learning center building is 22,700 square feet in size. Access to the site is from Beaver Road. The site is currently zoned Recreation (R) as well as the surrounding land owned by Potter's Ranch. Pages 1-2 of the Staff Report refer to the applicable regulations that pertain to the request. A majority of the site is located in the 100 year floodplain of Gunpowder Creek. The 2040 Future Land Use Map designates the site as Recreation (R). Mr. Schwartz showed some photographs of the site and adjoining properties.

The submitted Concept Development Plan is simply the use of the existing building for a pre-school through 12th grade school up to 100 students. There is a provision for after school programs, for summer remedial education programs and future expansion of when the student population exceeds 100 students. The request is a Zoning Map Amendment in order to add the PD overlay to the existing Recreation (R) zone in order to allow school activities.

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

Mr. Tony Vornberger (applicant) stated that he is the Ranch Director. He lives on the property. He understands that they have a zoning violation because the school already exists on the site. The Zone Change is to fix the error on their part. Currently, they have 12 students. Their previous location was at Florence Baptist Church in which they had 30 students. Chairman Rolfsen expressed a concern about allowing an expansion or second phase of the school without knowing the details. Mr. Vornberger stated that they would not exceed 100 students.

Mr. Costello asked how the proposed project is the same or different than their previous application in Union? Mr. Vornberger replied that he doesn't know if it is any different. The school would use the present recreational facilities at Potter's Ranch.

Mr. Lunnemann asked if the applicant was going to build future sports facilities on the site? It would be beneficial to show what they are and their location. The applicant noted that a soccer field will be created in front of the building. Chairman Rolfsen suggested showing those fields on the drawings.

Mr. Hincks inquired about the 100 student capacity. Mr. Vornberger replied that the 100 figure would max the building out. It would fill it. Mr. Hincks asked approximately how long would it take to reach 100 students? Mr. Vornberger responded that he is not sure. They only have 12 students in their first year.

Mr. Schwenke stated that he was familiar with the building. He asked the applicant to describe the building. Mr. Vornberger replied that it had a gym, auditorium, and classrooms, etc. They will also use the facility for weddings, concerts, meetings and they can feed up to 300 people.

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

Ms. Charlotte Curtis, asked about the site being located in an active floodplain? Does the applicant have an emergency plan to evacuate? Mr. Schwartz responded the site itself is within the 100 year floodplain. The County's Floodplain Coordinator would have reviewed the Family Life Center building and made sure it met the regulations.

Mr. Schwenke mentioned that the flood water is Ohio River back up water. It is not a flash flood. It will take some time before an event affects the area. There are two ways to get out of the area in the event there is flooding – up the hill and existing roads. Mr. Vornberger stated that he has been there 18 years and never had any trouble getting through the gate. They have actually been the emergency exit for Victory Schoolhouse Road. That has since been fixed and is above the flood issue. Their mountain view property is also accessible by four-wheel drive vehicles. Students do not stay overnight at the school.

Ms. Cheryl Bunger, 2186 Antoinette Way, asked how a school can be permitted in a Recreation (R) district if it is prohibited? Mr. Schwartz explained that the Planned Development (PD) Overlay District provides flexibility in that it could allow other uses that are normally prohibited in the underlying zone. It also allows flexibility with building setbacks, etc.

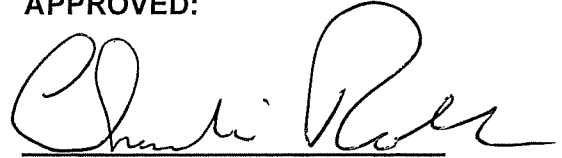
Mr. Mike Liberman, 100883 Big Bone Road, stated that he sends his son to the school and noted that anyone can leave the building and climb 200 feet in 60 seconds in the event of any flooding. He is thankful for the school. It is a perfect sized school for his child. Boone County needs more schools because the public schools are crowded.

Mr. Terry Pater, 5128 Limerick Court, thought that the proposed use is good but the infrastructure needs to be in place especially the roads like U.S. 42.

Mr. Jay Jordon, 4891 Buckhorn Drive, stated that he works at the school. He teaches Language Arts, Life Sciences and World Geography. He teaches 9 kids at different levels of learning. It is a great way to help children.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 29, 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 7:26 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

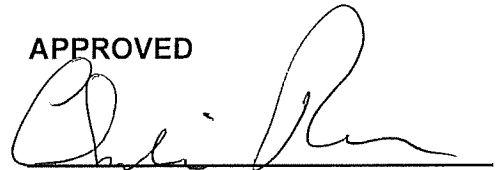
OKI REPORT: (Randy Bessler)

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

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Hincks, Chair

DATE: November 5, 2025

RE: 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**)

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:

1. The proposed Zoning Map Amendment from R to R/PPD is generally consistent with the 2040 Future Land Use Map of the comprehensive plan, Our Boone County Plan 2040, which identifies the site for recreation uses.

The proposed R/PPD district will allow Potter's Ranch to continue with its recreational uses while also allowing a private school to occupy an existing building.

2. The proposed Zoning Map Amendment from R to R/PPD is reasonable in that the proposed private school will provide a compatible use to the existing Potter's Ranch campus.
3. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. The development of any principally permitted use or conditional use within the underlying R district shall follow the appropriate administrative or Board of Adjustment process.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Potter's Ranch

November 5, 2025

Page 2

2. The development of any prohibited use within the underlying R district shall follow the Change of Concept Development Plan process.
3. The development of a second school building shall follow the Change of Concept Development Plan process.

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: David Hincks, Chairman
DATE: October 29, 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.

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

2. 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/PD) 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)**

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

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

Rick Lunnemann

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

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

Steve Harper
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Turner (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

David Hincks

David Hincks (Chairman)
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____

Jackie Steele (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____

TOTAL: ____ DEFERRED 2 FOR PROJECT 3 ABSENT
 ____ AGAINST PROJECT ____ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
OCTOBER 15, 2025
7:00 P.M.**

Chairman Rolfsen opened the Public Hearing at 7:02 p.m. and welcomed the audience to the Planning Commission's October 15, 2025 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Pamela Goetting
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Dr. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT, Michael Schwartz, Staff

1. 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/PD) 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, referred to his PowerPoint presentation (see Staff Report). The approximate 7.3 acre site is located 2,100 feet north of Beaver Road and 1,400 feet west of Riddle's Run Road. The site is part of the Potter's Ranch campus. The history of the site can be found on Page 1 of the Staff Report. On March 13, 2024, the Boone County Board of Adjustment approved a Conditional use Permit to allow a family life center building. A Site Plan was approved by Planning Commission Staff on June 17, 2024. The life learning center building is 22,700 square feet in size. Access to the site is from Beaver Road. The site is currently zoned Recreation (R) as well as the surrounding land owned by Potter's Ranch. Pages 1-2 of the Staff Report refer to the applicable regulations that pertain to the request. A majority of the site is located in the 100 year floodplain of Gunpowder Creek. The 2040 Future Land Use Map designates the site as Recreation (R). Mr. Schwartz showed some photographs of the site and adjoining properties.

The submitted Concept Development Plan is simply the use of the existing building for a pre-school through 12th grade school up to 100 students. There is a provision for after school programs, for summer remedial education programs and future expansion of when the student population exceeds 100 students. The request is a Zoning Map Amendment in order to add the PD overlay to the existing Recreation (R) zone in order to allow school activities.

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

Mr. Tony Vornberger (applicant) stated that he is the Ranch Director. He lives on the property. He understands that they have a zoning violation because the school already exists on the site. The Zone Change is to fix the error on their part. Currently, they have 12 students. Their previous location was at Florence Baptist Church in which they had 30 students. Chairman Rolfsen expressed a concern about allowing an expansion or second phase of the school without knowing the details. Mr. Vornberger stated that they would not exceed 100 students.

Mr. Costello asked how the proposed project is the same or different than their previous application in Union? Mr. Vornberger replied that he doesn't know if it is any different. The school would use the present recreational facilities at Potter's Ranch.

Mr. Lunnemann asked if the applicant was going to build future sports facilities on the site? It would be beneficial to show what they are and their location. The applicant noted that a soccer field will be created in front of the building. Chairman Rolfsen suggested showing those fields on the drawings.

Mr. Hincks inquired about the 100 student capacity. Mr. Vornberger replied that the 100 figure would max the building out. It would fill it. Mr. Hincks asked approximately how long would it take to reach 100 students? Mr. Vornberger responded that he is not sure. They only have 12 students in their first year.

Mr. Schwenke stated that he was familiar with the building. He asked the applicant to describe the building. Mr. Vornberger replied that it had a gym, auditorium, and classrooms, etc. They will also use the facility for weddings, concerts, meetings and they can feed up to 300 people.

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

Ms. Charlotte Curtis, asked about the site being located in an active floodplain? Does the applicant have an emergency plan to evacuate? Mr. Schwartz responded the site itself is within the 100 year floodplain. The County's Floodplain Coordinator would have reviewed the Family Life Center building and made sure it met the regulations.

Mr. Schwenke mentioned that the flood water is Ohio River back up water. It is not a flash flood. It will take some time before an event affects the area. There are two ways to get out of the area in the event there is flooding – up the hill and existing roads. Mr. Vornberger stated that he has been there 18 years and never had any trouble getting through the gate. They have actually been the emergency exit for Victory Schoolhouse Road. That has since been fixed and is above the flood issue. Their mountain view property is also accessible by four-wheel drive vehicles. Students do not stay overnight at the school.

Ms. Cheryl Bunger, 2186 Antoinette Way, asked how a school can be permitted in a Recreation (R) district if it is prohibited? Mr. Schwartz explained that the Planned Development (PD) Overlay District provides flexibility in that it could allow other uses that are normally prohibited in the underlying zone. It also allows flexibility with building setbacks, etc.

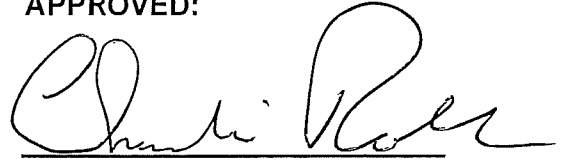
Mr. Mike Liberman, 100883 Big Bone Road, stated that he sends his son to the school and noted that anyone can leave the building and climb 200 feet in 60 seconds in the event of any flooding. He is thankful for the school. It is a perfect sized school for his child. Boone County needs more schools because the public schools are crowded.

Mr. Terry Pater, 5128 Limerick Court, thought that the proposed use is good but the infrastructure needs to be in place especially the roads like U.S. 42.

Mr. Jay Jordon, 4891 Buckhorn Drive, stated that he works at the school. He teaches Language Arts, Life Sciences and World Geography. He teaches 9 kids at different levels of learning. It is a great way to help children.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 29, 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 7:26 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

Legal Description For PDO

Parcel 021.00-00-010.00

Situated in Boone County, Kentucky, north of Beaver Road and along the waters of Gunpowder Creek, and being part of the same land described and conveyed to Robert J. Lightner Foundation, LLC in Deed Book 940 Page 129 of the Boone County Clerk's Office, and being more particularly described as follows:

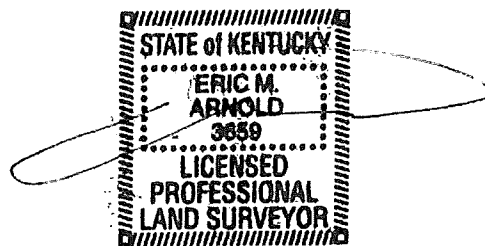
Beginning at the northwest corner of Robert J. Lightner Foundation, LLC (Deed Book 940 Page 129), thence with the same the next three courses and distances, North 83°25'00" East, 621.99 feet, South 11°01'18" East, 187.55 feet, South 38°21'45" East, 231.00 feet;

thence through the lands of Robert J. Lightner Foundation, LLC (Deed Book 940 Page 129), South 00°00'00" East, 138.08 feet, and North 89°36'12" West, 719.22 feet to a corner of Robert J. Lightner Foundation, LLC (Deed Book 940 Page 129);

thence with the same, North 10°20'26" West, 434.05 feet to the point of beginning, containing 7.293 acres of land, more or less.

Subject to all legal rights-of-ways, easements, covenants, and restrictions of record and or existence.

The above description is prepared for the Robert J. Lightner Foundation, LLC for the sole purpose of changing a portion of property to a Planned Development district of Boone Planning Commission, using the record deed and parcel data extracted from GIS. **This description is not the result of a boundary survey and is not intended for land transfer and conforms with Section 13 of 201 KAR 18:150.**



Eric M. Arnold P.S. Number 3659



BOONE COUNTY PLANNING COMMISSION

www.bcpcky.org
www.boonecountygis.com

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

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

October 30, 2025

Tony Vornberger
5194 Beaver Road
Union, Kentucky 41091

RE: 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/PD) 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**).

Dear Mr. Vornberger:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their October 29, 2025 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than Monday, November 3, 2025.

CONDITIONS

1. The development of any principally permitted use or conditional use within the underlying R district shall follow the appropriate administrative or Board of Adjustment process.
2. The development of any prohibited use within the underlying R district shall follow the Change of Concept Development Plan process.
3. The development of a second school building shall follow the Change of Concept Development Plan process.

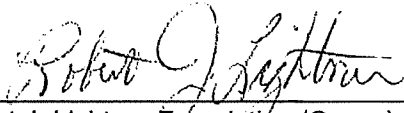
Sincerely,

Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owner of the approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Robert J. Lightner Foundation (Owner)

10-30-25

Date

ORDINANCE 2025-25

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING A REQUEST WITH CONDITIONS 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/PD) FOR AN APPROXIMATE 7.3 ACRE AREA BEING THE NORTHERN PORTION OF THE PROPERTY LOCATED AT 5194 BEAVER ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment from Recreation (R) to Recreation/Planned Development (R/PD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact and Conditions recommending approval for the Zoning Map Amendment.

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

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment being a zone change from Recreation (R) to Recreation/Planned Development (R/PD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Recreation (R) zone is more particularly described in DEED BOOK: 940, PAGE NO: 129 (as supplied by the applicant) as recorded in the Boone County Clerk's office

Section Two

That as a basis for approval, with conditions, for a Zoning Map Amendment from Recreation (R) to Recreation/Planned Development (R/PD) for an approximate 7.3 acre area being the northern portion of the property located at 5194 Beaver Road, Boone County, Kentucky are the Findings of Fact and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit 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 20 . Yes 4 No 0



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

ATTEST:



Shona Schulkers,
Fiscal Court Clerk

The Robert J. Lightner Foundation is asking for a variance to allow a Christian school to operate in the Family Life Center and the property it's located on. This Christian school would serve preschool through 12th grade students up 100 student in this building. If the number of students exceeds 100, the approval to build an additional building to meet the needs of the student. That the school would be permitted to have an after school program not to exceed 6 PM and a summer remedial education program for students with additional needs.

ZONING MAP
AMENDMENT

APPROVED *with conditions*

Staff M. Schwartz

Date 11 / 5 / 2025

Boone County
Planning Commission

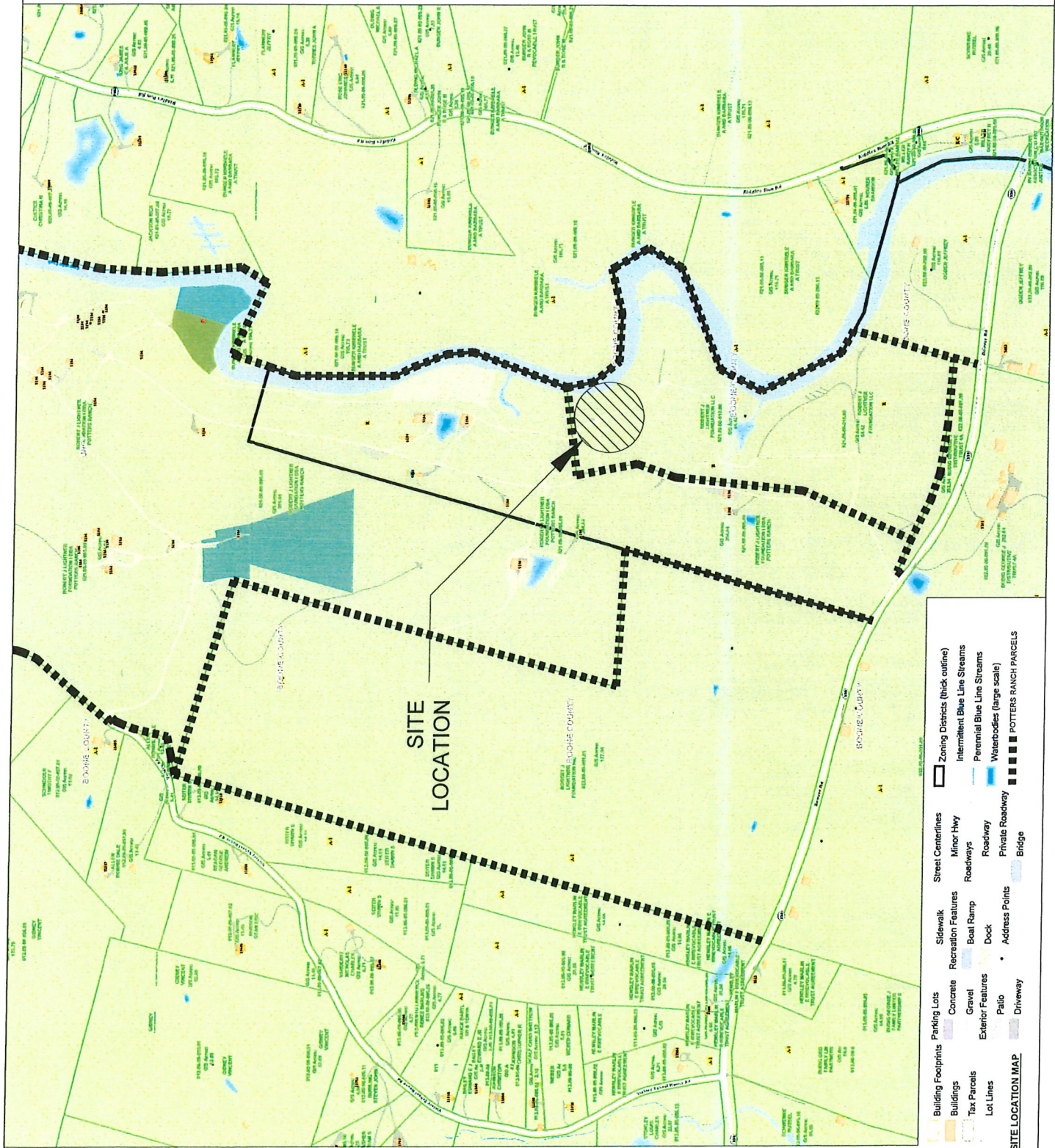
Potter's Ranch Family Life Center
 5194 Beaver Road
 Union, KY 41091

KZF DESIGN INC.
 290 Inland, OH 43002
 Cincinnati, OH 45202
 Main 513.621.6211
 Fax 513.621.6211



DESIGNED: COMM. NO. 1000000000
 DRAWN: KZ
 CHECKED: KZ
 VERIFIED: KZ
 ZONING & SITE LOCATION MAP
 DRAWING NUMBER: 1000000000
 C-500

APRIL 30, 2024 - SITE PACKAGE SUBMISSION

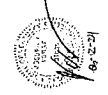


- 01 ZONING AND SITE LOCATION MAP**
 N.T.S.
- Building Footprints
 - Buildings
 - Tax Parcels
 - Lot Lines
 - Parking Lots
 - Concrete
 - Gravel
 - Exterior Features
 - Patio
 - Driveway
 - Sidewalk
 - Recreation Features
 - Boat Ramp
 - Dock
 - Address Points
 - Street Centerlines
 - Minor Hwy
 - Roadways
 - Roadway
 - Private Roadway
 - Bridge
 - Zoning Districts (thick outline)
 - Intermittent Blue Line Streams
 - Perennial Blue Line Streams
 - Waterbodies (large scale)
 - POTTERS RANCH PARCELS

NO. DATE DESCRIPTION

Potter's Ranch Family Life Center
5194 Beaver Road
Union, KY 41091

KCF DESIGN
KCF DESIGN INC.
700 Beaver Road
Channahon, OH 43022
PHONE 513.971.1271
WWW.KCFDESIGN.COM



PROJECT: POTTER'S RANCH FAMILY LIFE CENTER
DATE: 08-22-21
DRAWN: J. W. WILSON
CHECKED: J. W. WILSON
SCALE: AS SHOWN

COORDINATE LAYOUT PLAN
DRAWING NUMBER: 1511
CS102

DATE: 08-22-21

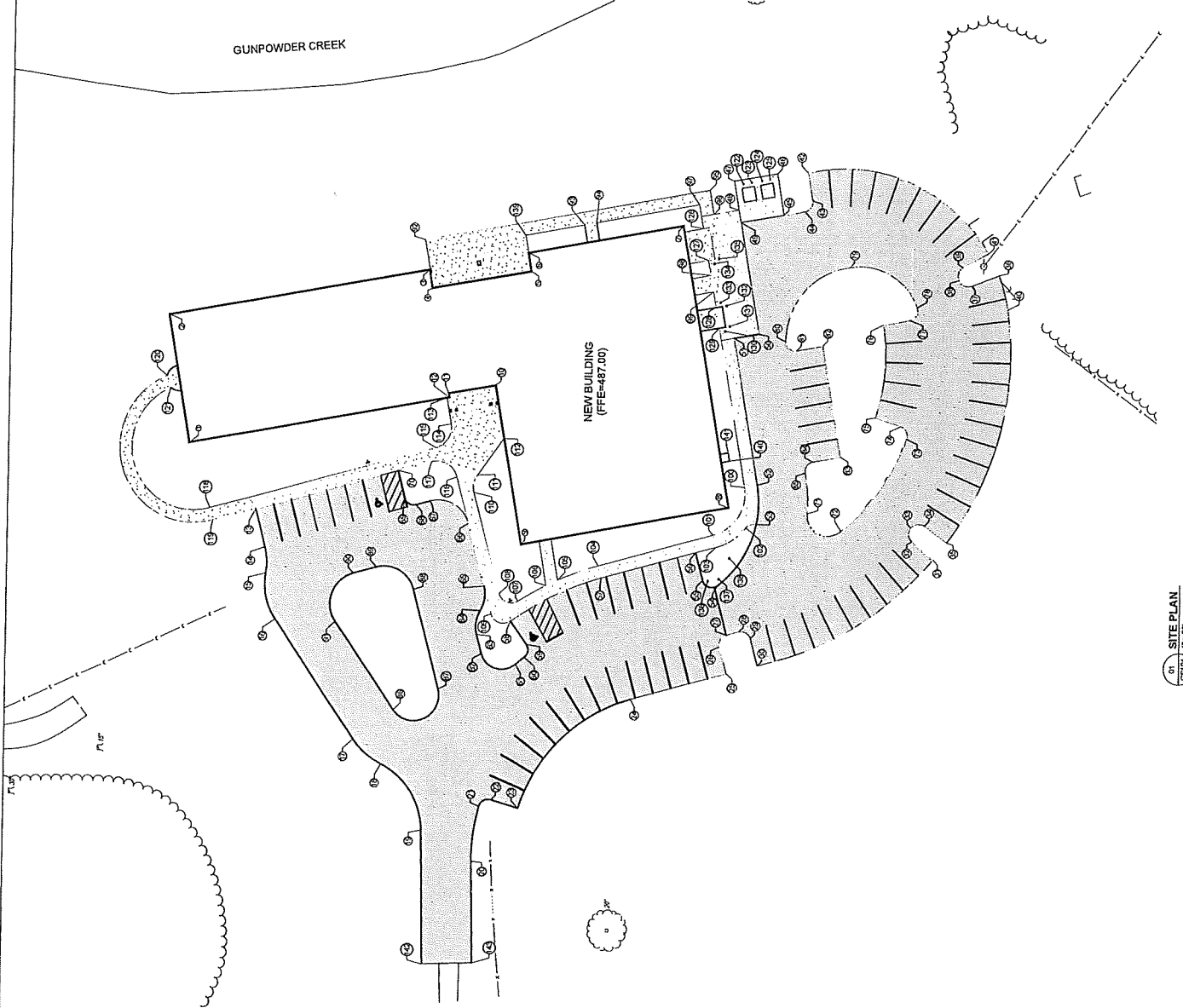
- GENERAL NOTES**
- REFER TO SHEET CS010 FOR SITE ELEMENTS AND DIMENSIONS.
 - REFER TO SHEET CS010 FOR GRADING.
 - REFER TO SHEET CS010 FOR UTILITIES.
 - REFER TO SHEET CS010 FOR CONSTRUCTION LIMITS.
 - CONSTRUCTION LIMITS SHALL BE SHOWN BY DASHED LINES. COORDINATES REFER TO CORNER OF PAVEMENT.

LEGEND

- ASPHALT PAVEMENT, SEE DETAIL 04C2501
- CONCRETE DRIVEWAY/PAVEMENT, SEE DETAIL 04C2501 AND 04C2501
- CONSTRUCTION LIMITS, U.N.O.
- OVERHEAD ELECTRIC
- FENCE WITH BARBED WIRE
- TREE / TREE STUMP
- TREE / VEGETATED AREA

PROJECT CONTROL DATA

DESCRIPTION	NORTHING	EASTING	ELEVATION
POINT 1	513,456.78	1,481,918.57	N/A
BENCHMARK	514,228.00	1,482,054.71	487.50



CS102 SITE PLAN 7-28

