

## ORDINANCE 2022-21

**AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF PAUL HEMMER COMPANY (APPLICANT) FOR PATSY C BULLOCK LIVING TRUST, NANCY S. BULLOCK, AND PROLOGIS LP (OWNERS) FOR: (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND COMMERCIAL TWO (C-2) TO INDUSTRIAL ONE (I-1); AND (2) A VARIANCE REDUCING THE SPACING OF DRIVEWAYS ALONG A STREET FRONTAGE FROM FIVE HUNDRED (500) FEET TO ONE HUNDRED (100) FEET FOR AN APPROXIMATE 19.8 ACRE AREA LOCATED AT 3024 BULLOCK LANE AND 3080 BULLOCK LANE, BOONE COUNTY, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1) and (2) a dimensional Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky, which is more particularly described below; and,

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

**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 recommended for approval, with conditions, this Zoning Map Amendment being a zone change from (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Commercial Two (C-2) to Industrial One (I-1); and (2) a dimensional Variance reducing the spacing of driveways along a street frontage from five hundred (500) feet to one hundred (100) feet for an approximate 19.8 acre area located at 3024 Bullock Lane and 3080 Bullock Lane, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Suburban Residential One (SR-1) and Commercial Two (C-2) zones are more particularly described in DEED BOOKS/PAGE NOS: 973/571 AND 1062/487, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

### **Section Two**

That as a basis for the recommendation of approval, with conditions, for a Zoning Map Amendment and a dimensional variance request are the Findings of Fact, 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 Resolution and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the Findings of Fact and Conditions for the Zoning Map Amendment and the request for a dimensional variance as set forth in the Committee Report and marked as "Exhibit B."


**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 23<sup>rd</sup> day of August, 2022**

**Second Reading the 13<sup>th</sup> day of September, 2022**

**Adopted this 13<sup>th</sup> day of September, 2022      Yes   3        No   1**

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

**ATTEST:**

  
**Shona Schulkers,  
Fiscal Court Clerk**