

**ORDINANCE NO. 2021 - 10**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT ADOPTING THE I-275/GRAVES ROAD INTERCHANGE STUDY, A LAND USE AND ZONING STUDY THAT INCLUDES A SERIES OF AMENDMENTS THAT AFFECT THE BOONE COUNTY ZONING REGULATIONS, TEXT AND MAP, AND INCLUDES A LAND USE PLAN AND LAND USE REGULATIONS.**

**WHEREAS**, the Boone County Planning Commission is a joint planning commission that serves the joint city-county planning unit of Boone County, Kentucky established and operating pursuant to Chapter 100 of the Kentucky Revised Statutes; and

**WHEREAS**, the Boone County Fiscal Court requested the Boone County Planning Commission to review, study, evaluate, document and make appropriate recommendations regarding the I-275/Graves Road Interchange located in Boone County and the Boone County Planning Commission has undertaken to prepare the I-275/Graves Road Interchange Study, which is a land use and zoning study that includes a series of amendments affecting Boone County Zoning Regulations, text and zoning map, and also includes a plan for the study area that consists of approximately 2,500 acres generally bound by properties that front on the south side of Petersburg Road (KY 20) to the south; Cornerstone Estates Subdivision, Liberty Crossing Subdivision, a portion of Park West International Subdivision, and North Bend Road (KY-237) to the east; Tree Tops Subdivision, Tree Tops Estates Subdivision, Thornwilde Subdivision, and Williams Road to the north; and the rear boundary of Traditions Subdivision to the west; and

**WHEREAS**, rapid and large growth potential in the study area are anticipated to occur, as a result of a new interstate interchange; and

**WHEREAS**, the Boone County Planning Commission has reviewed, prepared, and undertaken this I-275/Graves Road Interchange Study for the purpose and thereby promote timely and appropriate implementation of the current comprehensive plan for Boone County entitled "Our Boone County Plan 2040" adopted in June of 2019; and

**WHEREAS**, various public meetings, workshops, open committee meetings, and a publicized public hearing have all occurred regarding this I-275/Graves Road Interchange Study, its recommend amendments to the Boone County Zoning Regulations, including text and zoning map, and its land use plan and land use regulations; and

**WHEREAS**, the Fiscal Court has received public comment and input, based upon the Official Record, and has introduced several amendments to the aforementioned Reports that have been fully incorporated and set out in the final Ordinance exhibits.

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

**Section One**

That the I-275/Graves Road Interchange Study as a land use and zoning study that includes a series of amendments that affect the Boone County Zoning Regulations, text and zoning map and other land use regulations as well as consisting of a plan for the study area that comprises approximately 2,500 acres as prepared and presented by the Boone County Planning Commission at various public committee meetings, a public hearing, and other opportunities for public input and review, shall be and the same is hereby adopted and approved, as set forth in that land use study marked as Exhibit "A", the Long Range Planning/Comprehensive Plan Committee Report marked as Exhibit "B", the Amendments to both Exhibit "A" and "B" introduced by the Fiscal Court and based upon the official record marked as Exhibit "C", all attached hereto and incorporated herein as if fully set out.

**Section Two**

The purpose of this I-275/Graves Road Interchange Study is to provide planning and zoning as well as other land use regulations to promote timely and appropriate implementation of land use growth and development within the study area of this I-275/Graves Road Interchange Area consisting of approximately 2,500 acres more particularly described in the Long Range Planning/Comprehensive Committee Report (Exhibit "B"). Further, this I-275/Graves Road Interchange Study will complement the current Comprehensive Plan for Boone County, Kentucky entitled "Our Boone County Plan 2040" which was adopted in June, 2019.

**Section Three**

This Ordinance and the I-275/Graves Road Interchange Study adopted herein and its various parts, sections, elements, clauses, provisions, plan, and amendments to the text and zoning map are hereby declared severable. If a Court having jurisdiction invalidates any part, section, subsection, clause or provision of this Ordinance or the I-275/Graves Road Interchange Study, even as they may relate to a particular parcel of land, all other parts, section, subsection, clause or provisions of this Ordinance and the I-275/Graves Road Interchange Study adopted herein shall remain valid and effective as they are severable.


**Section Four**

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

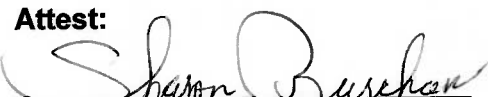
First Reading the 13<sup>th</sup> day of April, 2021

Second Reading - the 27<sup>th</sup> day of April, 2021

Adopted this 27<sup>th</sup> day of April, 2021. Yes  No

  
GARY W. MOORE, Judge/Executive  
Boone County Fiscal Court

Attest:

  
Sharon Burcham,  
Fiscal Court Clerk