

**BOONE COUNTY BOARD OF ADJUSTMENT  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BUSINESS MEETING  
FEBRUARY 14, 2018  
6:00 P.M.**

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Mr. Vaught called the meeting to order at 6:00 P.M.

**BOARD MEMBERS PRESENT:**

Mr. Justin Bailey  
Mrs. Sherry Hempfling  
Mr. Chris Vaught

**BOARD MEMBERS NOT PRESENT:**

Mr. George Whitton, Chairman  
Mr. Richard Miller, Vice-Chairman

**STAFF MEMBERS PRESENT:**

Mr. Todd Morgan, AICP, Senior Planner

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**APPROVAL OF MINUTES**

Mr. Vaught stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of January 10, 2018. He asked if there were any comments or corrections? Mr. Bailey moved to approve the minutes and Mrs. Hempfling seconded the motion. Mr. Vaught called for the vote and it carried unanimously.

**ACTION ON REVIEWS**

1. Request of **Timothy Johnson** for a Variance to reduce the front yard setback requirement from 50' to 40' for two mini storage warehouse buildings. The 1.1924 acre site is on the south side of Shorland Drive and is located immediately to the west of the Clean Energy facility located at 249 Shorland Drive, Boone County, Kentucky. The property is currently zoned Industrial One (I-1).

Staff Member, Todd K. Morgan, presented the Staff Report which included a PowerPoint presentation (see Staff Report).

Mr. Timothy Johnson said he and his wife own the property. He offered to answer any questions. Mr. Vaught said Staff had several questions and he would like to go over them one by one.

Mr. Vaught asked if the buildings would contain any masonry or if they would be constructed entirely of metal? Mr. Johnson said he might try to dress up the west side of the 4,800 square foot building because it will contain offices. He is trying to build a cheap place where contractors like him can go. Rents will be higher if he has to pour more money into the buildings. The 4,800 square foot building will be a simple building that people can put dividers in. Each unit will have an office and a bathroom. The 9,000 square foot building will be used for storage only and will not have offices or bathrooms. These units could be used by individuals to store boats or other household goods or the businesses that are occupying the 4,800 square foot building.

Mr. Johnson said the 40' wide driveway that is located between the 9,000 square foot building and Shorland Drive will be used as a tractor trailer turnaround in case the gates are closed. It will not be used as a storage area. The lot is oddly shaped and he is trying to use the area effectively.

Mr. Bailey asked if the buildings would be all metal? Mr. Johnson replied the 9,000 square foot building would be all metal. He is looking at different options for the 4,800 square foot building. He is currently looking at stucco panels that are tilt up construction but hasn't made a final decision. The Variance application will determine the size of the buildings. The buildings and property will not look junky when he is finished.

Mr. Johnson said the parking shown on the plan should be sufficient. There will be four 1,200 square foot units in the smaller building. Each unit will have its own office, bathroom, and garage. The tenants will have ability to have additional storage in the larger building.

Mrs. Hempfling asked if there will be any limitations on the types of offices that will be permitted in the smaller building? Mr. Johnson said he anticipates different contractors (carpenters, plumbers, electricians, etc.) will occupy the building. He believes every business that goes in the building will have to have zoning approval to verify it's a permitted use. Mr. Morgan said the businesses that occupy the flex spaces will need zoning approval.

Mr. Johnson said the west side of the 4,800 square foot building will look nice. The rendering he submitted shows each unit will have a showroom appearance with a lot of glass (see PowerPoint slides). Mr. Morgan said he will need to review each tenant through the Tenant Finish Permit procedure. The prospective tenant will reveal the business use and how their tenant space will be laid out. This will also allow him to determine the parking requirement for each tenant.

Mr. Vaught asked if chain link or decorative metal security fencing was being proposed? Mr. Johnson replied the fencing that's proposed between the front of the two buildings would be decorative metal fencing and be 8' tall. The rear fencing would be chain link and 6' to 8' tall.

Mr. Vaught asked if the two building landscaping islands could be extended out as far as the fixed part of the security fence? Mr. Johnson said he was agreeable to that change.

Mr. Vaught said the question regarding the driveway aisle between the 9,000 square foot building and Shorland Drive had been addressed. He asked Mr. Johnson to confirm the driveway would be used as a tractor trailer turnaround? Mr. Johnson said that was correct.

Mr. Vaught asked if any outdoor storage would be permitted on the site? Mr. Johnson replied they may have some outdoor storage behind the 4,800 square foot building. The fencing and landscaping would screen it. Mr. Morgan said he doesn't have a problem with outside storage as long as it's located inside the fence limits. The fire department would also analyze how much outdoor storage would be permitted so they could properly navigate the site.

Mr. Vaught noted that only other person present in the audience was Mr. Johnson's wife. She did not wish to speak regarding the request.

Mr. Vaught asked for a motion.

**Mr. Bailey made a motion to approve the request with the following conditions:**

- 1. Outdoor storage on the site shall only be permitted inside the fence limits.**
- 2. The security fence between the front of the two buildings shall comply with the following standards:**
  - A. 8' tall decorative metal fencing is required.**
  - B. The fence shall have an opacity of 50% or less.**
  - C. Barbed wire, razor wire, etc. shall be prohibited on the top of the fence.**
- 3. The two building landscaping islands shown on the submitted plans shall be extended out as far as the fixed part of the security fence and shall contain the following landscaping plantings in each island:**
  - A. Two (2) small trees from Plant List C (one tree is required at the end of the island).**
  - B. A continuous hedge in the middle of the islands. The species shall be selected from Plant List C of the Boone County Zoning Regulations.**

**Mrs. Hempfling seconded the motion. Mr. Vaught called for a vote and it carried 3-0.**

**OTHER**

Mr. Morgan indicated the Board should elect officers at the next Board of Adjustment meeting.

**ADJOURNMENT**

Mr. Vaught asked for a motion to adjourn the meeting. Mr. Bailey made a motion to adjourn and Mrs. Hempfling seconded the motion. Mr. Vaught called for the vote and the meeting was adjourned by unanimous consent at 6:28 p.m.

**APPROVED**

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**Mr. Chris Vaught**

**ATTEST:**

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**Todd K. Morgan, AICP**  
**Senior Planner**