STAFF REPORT

Request of the Boone County Planning Commission Long Range Planning/Comprehensive Plan Committee to consider the I-275/Graves Road Interchange Study, a land use and zoning study that includes a series of amendments affecting the Boone County Zoning Regulations and Zoning Map. The approximately 2,500 acre Study Area is 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, Treetops Estates Subdivision, Thornwilde Subdivision, and Williams Road to the north; and Traditions Subdivision to the west.

December 16, 2020

This is a request of the Boone County Planning Commission’s Long Range Planning/Comprehensive Plan Committee to consider the I-275/Graves Road Interchange Study and the accompanying text and map amendments to the Boone County Zoning Regulations. The Committee has worked since the fall of 2019 to prepare the Study and is presenting the proposed draft for Planning Commission review as part of the Staff Report (Exhibit 1) as well as the Staff Power Point presentation (Exhibit 2).

BACKGROUND AND HISTORY

The concept of an interchange on I-275 in the Graves Road vicinity was first mentioned by the Boone County Planning Commission in the mid-1990s as part of the 1995 Boone County Comprehensive Plan. While no exact location or timetable was known, this “possible interchange” was referenced in two places in the Land Use Element of that update. The next year, an interchange at the Graves Road area was shown as an Unfunded Project in the 1996 Boone County Transportation Plan, but was not expected to occur before the year 2020.

During the 2000 Boone County Comprehensive Plan update, areas of Business Park (BP) and High Suburban Density Residential (HSD) were added to the Future Land Use Map in the area, which acknowledged the likelihood of an interchange being built by the end of the 20-year planning horizon. Accompanying text was added to the Land Use Element stating that the designations shown on the Future Land Use Map were dependent on a new interchange.

The Future Land Use Map and text of the next two updates of the Comprehensive Plan in 2005 and 2010 remained basically unchanged as the State-level discussion of building the interchange subsided. However, in the Spring of 2017 when work began on Our Boone County - Plan 2040, the most recent update of the Comprehensive Plan, plans for a Graves Road Interchange on I-275 had begun to move forward. As a result of knowing more accurately where the interchange would be built, adjustments were made to the Future Land Use Map including adding Commercial (C) to the north side of the projected interchange area. Additionally, the Land Use Element included a recommendation to conduct a more detailed study for the area where land uses and zoning in the area could be examine in more detail. Our Boone County - Plan 2040 was adopted in June of 2019.

In September 2019, Judge Executive Gary W. Moore requested that the Boone County Planning Commission conduct a land use and zoning study for the general area of the proposed interchange (Exhibit 3). In November 2019, the Boone County Fiscal Court passed a Resolution (Exhibit 4) formally requesting the Boone County Planning Commission to conduct the Study bound by a 2,500 acre study area. In December 2019, the Boone County Fiscal Court appointed a nine member citizen stakeholder group (Exhibit 5) to share information, ideas, and vision for the Study Area as well as to review data and recommendations during the development of the
Study. In January 2020, the Boone County Fiscal Court passed Ordinance 2020-01 (Exhibit 6) which placed a moratorium on the Study Area until October 31, 2020 while the study was being conducted.

The I-275/Graves Road Interchange Study kicked off with the initial meeting of the Stakeholders Group on January 13, 2020 where they discussed the vision for the area as well as reviewing initial data. Following that, an in-person Public Workshop was held on January 28, 2020 in the Hebron Branch Library where over 120 people attended in order to get information and to contribute their ideas, concerns, and vision for the area.

Also in January 2020, as part of the Planning Commission’s data analysis for the Study, TEC Engineering, Inc. was retained to review the potential impact of the I-275/Graves Road Interchange on the surrounding road network and to provide potential roadway recommendations. This report, Transportation Planning Study - Graves Road, is included as Appendix II of the I-275/Graves Road Interchange Study. In addition, staff met with representatives from the Boone County Water District as well as the Sanitation District No. 1 (SD1) to gather information on how the area may be served as development commences in the years after completion of the Graves Road Interchange.

A follow-up Stakeholders Group meeting, hosted via live video teleconference, was conducted in May 2020 to review the recommendations of the Transportation Planning Study as well as to review drafts of the first 3 chapters of the I-275/Graves Road Interchange Study. The pandemic prevented any additional large open house meetings so material was routinely placed on the Planning Commission web page for public review during the Summer and Fall. A third Stakeholder Group live video teleconference was held in October 2020 where initial recommendations were presented for review and comment.

During the course of the year, the Long Range Planning/Comprehensive Plan Committee met to review the progress of the Study and provide input and direction. Finally, at the November 4, 2020 Long Range Planning/Comprehensive Plan Committee meeting, the committee recommended that the Study be added as a New Business Item and a Public Hearing was scheduled for December 16, 2020.

CHAPTER 1 - INTRODUCTION

The Kentucky Transportation Cabinet (KYTC) has constructed a new interchange on Interstate I-275 in northern Boone County, KY in cooperation with the Federal Highway Administration (FHWA). The Graves Road interchange (Exit 8) is located between the existing Petersburg (Exit 11) and Hebron/KY-237 (Exit 6, formerly Exit 8) interchanges. The project also includes the realigning and widening of Graves Road and the addition of auxiliary lanes on I-275 between Exit 6 (Hebron/KY 237) and the new interchange. The new Graves Road alignment is a Kentucky State Route with the designation KY 495 while the previous Graves Road remnant will remain a County road. The first phase of the project was completed and opened in November, 2020 and included the ramps on and off I-275 to new Graves Road (KY 495) and Worldwide Boulevard to the north and a realigned portion of Williams Road. The remaining sections of KY 495 from Petersburg Road (KY 20) to North Bend Road (KY 237) is expected to be completed by August, 2022.

The purpose of this Study is to guide development in the area around the new I-275/Graves Road Interchange in order to promote economic vitality and quality of life for residents and/or businesses in the community. The new interchange provides an opportunity to enhance the arrival to Boone County from the interstate system with attractive development designs and
enhanced pedestrian accessibility that will create a highly visible and unique gateway to commercial, employment, and residential opportunities. Furthermore, new Graves Road (KY 495) will provide a unifying north-south corridor through the area and connect the communities of Bullittsville and Hebron with a mix of land uses that work in concert with each other as well as the existing uses in the area.

The 2,500-acre Study Area as determined for this Study (Exhibit 7) was based upon topography, land uses, developable properties, and frontage on major roadways affecting the interchange function over the long-term planning horizon (20 years). The entire KYTC project footprint is included within the Study Area. All of Sunchase Meadows Subdivision, Traditions Subdivision, and Watts Road (Sutton's Estates and Branham Farm Subdivision) are included in the Study Area as well as portions of Tree Tops Subdivision, Treetops Estates, Park West International, and Millakin Place Subdivision. I-275 essentially divides the Study Area in half with the northern portion being associated with the Hebron area and the southern half identified as the Bullittsville area. The north-south Graves Road will serve as a unifying function of the two halves of the Study Area. The Hebron area is primarily comprised of residential development with the exception of the south-west portion that includes the western most extent of the Park West International Industrial Park. The southern half, or Bullittsville portion of the Study Area is mostly comprised of larger, undeveloped tracts of land between Petersburg Road (KY 20) and I-275 including the approximately 100-acre Graves Family property at the east end of the area as well as the Holladay properties (approximately 60 acres) and Skyfield LLC land (36 acres) at the west end of the Study Area.

CHAPTER 2 - EXISTING CONDITIONS

This chapter in the Study includes the initial collection of data that make up the existing conditions of the Study Area including the double crossover diamond (DCD) interchange design drawings as released by the KYTC as well as (1) the realignment planned for Graves Road and Williams Road (2) other improvements such as the provision of pedestrian access, intersection improvements, and (3) new roundabout at Graves Road and North Bend Road (KY 237). The chapter also looks at the existing zoning and land use classifications in the area identified by acreages and description of existing and permitted uses. A demographic profile allows for a better understanding of the characteristics of the population in and around the Study Area. Natural and cultural resources were also inventoried and discussed including watersheds, historic structures, archaeological sites, and cemeteries. The chapter concludes with a discussion of the area as it relates to previous plans and studies such as the updates to the Boone County Comprehensive Plan since 1995, the Boone County Transportation Plan 2030 (2005) and the 2018 Boone County Transportation Plan.

CHAPTER 3 - FUTURE CONDITIONS AND ANALYSIS

This chapter looks at future trends expected in the Study Area including population and employment growth assumptions based on already approved plans as well as U.S. Census projections. There are nearly 2,500 yet unbuilt residential units approved in the typically affluent Hebron area (all but 500 single family detached housing) and it is anticipated that once the interchange and associated improvements are completed, additional acreage will be added in both residential and employment uses.

Also examined were the Future Land Uses as depicted in the most recent Comprehensive Plan update, Our Boone County - Plan 2040, which indicates recommended land uses over the next
20-25 years. The general nature of the county-wide Future Land Use designations require that it be examined in more detail when doing a Study like this and, as a result, changes and modifications to it should be expected. The Future Land Uses are identified by acreages and their typical uses discussed. In addition, a close examination of existing and future sanitary sewer and water capacities was undertaken in light of the approximately 1,300 acres of undeveloped land in the Study Area. The Boone County Water District and the Sanitation District No. 1 (SD1) both relied on Future Land Use projections from previous Comprehensive Plan updates to plan for future growth needs in the area and as a result, sanitary sewer and water capacities will be able to meet demand as the area develops.

Lastly, the potential impact of the new interchange on the surrounding road network was examined as the Boone County Planning Commission retained TEC, Engineering, Inc. to perform an analysis and make recommendations. The report, Transportation Planning Study - Graves Road, is included as Appendix II of the Study with its main findings summarized in Chapter 3. A list of several recommendations address the potential for increased traffic volumes as a result of development that is likely to occur due to the new interchange. This was based on the Future Land Use designations of the Our Boone County - Plan 2040 and were considered when developing the Recommendations of this Study.

CHAPTER 4 - RECOMMENDATIONS

The recommendations in this chapter are the result of close examination and analysis of the materials presented in the previous chapters including existing conditions, anticipated growth patterns, and expected impacts on infrastructure. Suggestions from the consultant hired to perform the traffic analysis were factored into the recommendations.

The proposed Future Land Use map (Exhibit 8) reflects changes recommended in order to better accommodate anticipated growth patterns in the area resulting from the new interchange. Areas of Business Park (BP) were adjusted to be closer to the actual interchange and even increased in area by 83 acres in order to maximize the proposed Graves Road alignment to the south of 1-275. Some modification to the Commercial (C) north of the interchange was made as the exact alignment of Williams Road, Worldwide Boulevard, and Graves Road were finalized. An additional area of Commercial at the intersection of Graves Road and Petersburg Road (KY 20) was added ultimately resulting in a 10-acre increase in that designation from the Our Boone County - Plan 2040 Future Land Use map. This particular area of Commercial at Graves Road and Petersburg Road was added to take advantage of the opportunity to re-establish a "center" of Bullittsville, which has been slowly disappearing over time. High Suburban Density Residential (HSD) was also concentrated closer to this intersection in an effort to reinforce this community center feel. Areas of Rural Density Residential (RD) were replaced by Suburban Density Residential (SD), which would better serve the area as development, and infrastructure improvements occur. Another change to the Future Land Use designations is the addition of a Recreation (R) "corridor" along new Graves Road connecting the Commercial areas north and south of the interchange. This greenway feature, designed to augment the pedestrian friendly design of the new Graves Road, would greet the person coming off the interstate highway with an inviting, landscaped area leading to the commercial, employment, and residential land uses in the area. Incorporating and connecting to this area is stressed in the chapter as it can serve as a conduit connecting the previously separated communities of Hebron and Bullittsville.

For the purposes of delving into more detailed recommendations, the Study Area was divided in to six smaller "Focus Areas" (Exhibit 9) based on natural and man-made boundaries and/or obstacles. In this chapter, each of the "Focus Areas" has its own zoomed in Future Land Use Map as well as a more detailed narrative of the vision for each, including desired uses within each
Future Land Use category. The recommendations take into account the revised road network, surrounding existing and future land uses, as well as other development scenarios in an attempt to ensure cohesive, coordinated growth and minimize potential negative impacts where possible.

In order to achieve the intended goals of the proposed Future Land Use designations and narrative recommendations, three new zoning districts are proposed. The three new zoning classifications are Graves Road Residential (GR-R), Graves Road Commercial (GR-C), and Graves Road Business Park (GR-BP). The areas where they apply are depicted on Exhibit 10. These districts were created based on primarily undeveloped or likely to redevelop property with Future Land Use designations of High Suburban Density Residential (HSD), Commercial (C), and Business Park (BP). Descriptions of each of the three new districts are provided in the chapter including the purpose, permitted uses, and intensity.

The creation of a Graves Road Special Sign District is also recommended in the chapter and is applicable to the area contained in the three new Graves Road zoning districts. The purpose of this Special Sign District is to encourage the minimal, but effective use of signage adequate to identify developments while striving for aesthetically pleasing design similar to other Special Sign Districts in Boone County such as the Mall Road Overlay Sign District and the Houston-Donaldson Study Area Special Sign District.

The Recommendations chapter also outlines Development Standards that are to apply to all development proposals within the three new zoning districts concerning issues such as building setbacks, side and rear yards, building height, on-site utilities, private driveways and access, parking, as well as buffering and landscaping. Furthermore, a set of Design Requirements are listed which outlines the aesthetic (or cosmetic) design of all commercial and industrial buildings in the Study Area. The purpose of these guidelines is to promote consistency in design within the area and address architectural design standards such as building materials, facades, roof forms, windows and doors, exterior wall colors, and site furniture (benches, tables, bike racks, etc.). They also look at screening of mechanical equipment, loading and unloading areas, outside storage, and trash areas.

Lastly, the chapter establishes both a "short" and a "long" review process in the new zoning districts. The "short" review process is available for new development, redevelopment, and uses that comply with the Study's recommendations and permitted uses as described in the applicable Focus Area text and Zoning descriptions as determined by the Zoning Administrator. This "short" review consists of an administrative Site Plan Review and Subdivision Review per Article 30 of the Boone County Zoning Regulations and Article 2 of the Boone County Subdivision Regulations. If the proposal is determined not to be in compliance with all of the recommendations, a "long" review process is enacted. In this case, prior to the administrative Site Plan and Subdivision Review process, the development proposal must be approved through the Concept Development Plan or Zoning Map Amendment process per Article 3 and/or Article 15 of the Boone County Zoning Regulations and would require a Public Hearing before the Planning Commission, a recommendation by the Planning Commission to Boone County Fiscal Court, and final action by Boone County Fiscal Court.

RELATIONSHIP TO COMPREHENSIVE PLAN

The I-275/Graves Road Interchange Study was created to help further define the direction and guidance for this area as mentioned in Our Boone County - Plan 2040 (adopted in June 2019). While this Study does not replace Our Boone County - Plan 2040, it is designed to be a furtherance of the Comprehensive Plan's recommendations that called for a detailed specific plan to be prepared for the anticipated I-275 interchange in the Graves Road area. Upon adoption,
the I-275/Graves Road Interchange Study will be used in the review of any requests in the Study Area that come before the Boone County Planning Commission in conjunction with the adopted Our Boone County - Plan 2040. As a result, changes to the Land Use text and Future Land Use map will need to be made during the next update of the Comprehensive Plan. The recommendations contained in this Study may also be evaluated during the next five year update of the Comprehensive Plan.

RELATIONSHIP TO ZONING REGULATIONS AND MAP

The adoption of the I-275/Graves Road Interchange Study will serve as an amendment to the Boone County Zoning Regulations (both text and map) and includes the creation of zoning classifications, district boundaries, uses, descriptions, and other relevant information needed to administer the three (3) newly created zoning districts.

CONCLUSION

The I-275/Graves Road Interchange Study should be reviewed as to how it promotes and builds upon Our Boone County - Plan 2040 by providing a guide for development in an important 2,500 acre Study Area. Should this Study be approved and adopted, the zoning map and text changes described in this report, as included as Appendix III in the I-275/Graves Road Interchange Study, will appear as new zoning districts in the Boone County Zoning Regulations and on the zoning map.

Respectfully submitted,

Robert A. Jonas, AICP  Matthew E. Becher, AICP
Director of Planning Services  Rural/Open Space Planner

Exhibits:
1. I-275/Graves Road Interchange Study
2. Public Hearing Power Point Presentation
3. Request of Judge Executive Gary W. Moore to perform study
4. Resolution of Boone County Fiscal Court to perform study
5. Resolution of Boone County Fiscal Court forming Stakeholders Group
6. Ordinance of Boone County Fiscal Court placing moratorium on Study Area
7. Map: Study Area
8. Map: Proposed Future Land Use Map
9. Map: Focus Areas
10. Map: Proposed Zoning Districts
EXHIBIT

3
September 23, 2019

Mr. Kevin Costello, Executive Director
Boone County Planning Commission
2950 Washington Street
Burlington, KY 41005

Re: Special land use/zoning study – Grave Road interchange

Dear Kevin:

The purpose of this letter is to formally request that the Boone County Planning Commission initiate a special land use/zoning study for property in the general area of the proposed new Graves Road/I-275 interchange.

The need for such a special land use/zoning study was mentioned in the recently adopted update to the Boone County Comprehensive Plan. It is my understanding the Kentucky Transportation Cabinet has just approved the bid for this design/build project and a notice to proceed will be issued in the coming weeks. The commencement of this project will obviously involve the acquisition of private property required for right-of-way purposes. Further, I believe that the development community is already evaluating the development potential of undeveloped property in this area in anticipation of the new interchange project.

In order to ensure the appropriate and coordinated use of undeveloped land I believe it is imperative for the Planning Commission to promptly commence with a special land use/zoning study. This work would focus on critical land use policy matters such as highest and best land use, infrastructure requirements, compatibility with adjacent neighborhoods, proper zoning districts and related factors.
Please be advised that the county is prepared to meet with Planning Commission officials and staff to further discuss this important matter. Thank you.

Sincerely,

[Signature]

Gary W. Moore
Judge Executive

Cc: County Commissioners
    Jeff Earlywine, County Administrator
Resolution
Of
The Boone County Fiscal Court

Resolution No. 2019 - 243

A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT REQUESTING THE BOONE COUNTY PLANNING COMMISSION TO CONDUCT A SPECIAL LAND USE AND ZONING STUDY FOR THE GENERAL AREA ENCOMPASSING THE NEW GRAVES ROAD/I-275 INTERCHANGE.

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

Section I

That the Boone County Fiscal Court hereby requests that the Boone County Planning Commission conduct a Special Land Use and Zoning Study for the general area encompassing the new Graves Road/I-275 interchange. A copy of the precise limits of the study area is illustrated in Exhibit "1" which is attached hereto by reference. The scope and extent of the Study is outlined in Exhibit "2" which is also attached hereto.

Section II

The Boone County Planning Commission will perform said planning services required to complete the above mentioned Special Land Use and Zoning Study as part of its annual scope of services and professional support to the County. The Planning Commission has recommended that additional services will be required to complete the Study including consulting services relating to traffic and transportation planning. The Planning Commission has estimated that the fee for these specialized services will be in the range of $20,000.00 and the County will be expected to reimburse the Planning Commission for these fees. That this Resolution is hereby approved and adopted in Open Session of the Boone County Fiscal Court this 12th day of November, 2019.

Attest:
Sharon Burcham
Fiscal Court Clerk
EXHIBIT

5
Resolution
Of
The Boone County Fiscal Court

Resolution No. 2019 - 284

A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT AUTHORIZING THE APPOINTMENT, BY GARY W. MOORE, COUNTY JUDGE/EXECUTIVE, OF A CITIZEN STAKEHOLDERS GROUP FOR THE GRAVES ROAD INTERCHANGE SPECIAL LAND USE AND ZONING DISTRICT STUDY.

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

SECTION I

That the Boone County Fiscal Court hereby approves the appointment of a Citizen Stakeholders Group for the Graves Road Interchange Special Lane Use and Zoning District Study. Said members to be appointed are as follows: Mrs. Pam Goetting, Mrs. Christi Godman; Dr. Tiffany Schussler, Dr. Doug Conner, Mrs. Dawn Sheanshang; Mr. Frank Tepe, Mr. Tony Scheben, Mrs. Sally Burcham and Mr. Bob Schroder.

SECTION II

That this Resolution is hereby approved and adopted in Open Session of the Boone County Fiscal Court this 18th day of December, 2019.

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

Attest:

Sharon Burcham
Fiscal Court Clerk
EXHIBIT
6
ORDINANCE 2020 - 01

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING A MORATORIUM ON ALL ZONING MAP AMENDMENTS AND CHANGE IN CONCEPT DEVELOPMENT PLAN APPLICATIONS WITHIN THE I-275/GRAVES ROAD INTERCHANGE SPECIAL LAND USE AND ZONING STUDY AREA FOR THE COUNTY OF BOONE, KENTUCKY.

WHEREAS, pursuant to KRS 67.083, County Government under its Home Rule authority, has responsibility and authority for establishing reasonable and effective land use policies and zoning regulations to ensure orderly growth for all areas of the County; and

WHEREAS, pursuant to the same statute the County is charged with responsibility to provide for the public safety, health and welfare of the community and all of its residents, businesses and guests; and

WHEREAS, consistent growth and development within certain areas of the County has resulted in special challenges to ensure that the goals of public safety, health and general welfare and effective land use regulations are addressed; and

WHEREAS, a land use and zoning study involving the area near and/or encompassed by the I-275/Graes Road interchange will greatly enhance the Fiscal Court’s ability to meet said goals; and

WHEREAS, said land use and zoning study must be conducted by the Boone County Planning Commission and that entity has advised it will take approximately one (1) year to complete; and

WHEREAS, a moratorium on all zoning map amendments and change in concept development plans for property near and/or encompassed by the I-275/Graes Road intersection is necessary to ensure said study is completed and available to the Fiscal Court so that said goals may be met.

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

SECTION I

That the Boone County Fiscal Court hereby makes the following finding of facts associated with the proposed moratorium on all zoning map amendments and change in concept development plan applications within the I-275/Graes Road Interchange Special Land Use and Zoning Study area;

- The official Boone County Comprehensive Plan 2040 (Our Boone County Plan 2040), adopted on June 5, 2019 by the Planning Commission, under the Land Use Chapter, Section 4) Hebron North, states: “A road and sanitary sewer connection between I-275/Petersburg Road interchange and Graves Road interchange warrants a land use/zoning study to determine feasibility and potential impacts.”
- The Our Boone County Plan 2040 was developed within the framework of established Goals and Objectives, required by statute, and adopted by the Boone County Fiscal Court on December 5, 2017. Said Goals and Objectives are necessary to guide the preparation and development of the comprehensive plan. Goal A, Under
Transportation, states “Boone County shall encourage a functional multi-modal regional transportation system with cooperation between the private and public sectors that is economically and energy efficient, environmentally sounds, and equitable.” Goal A, under Public Facilities states: “Safe, efficient, and environmentally responsible public services and facilities shall exist for all residents and businesses in Boone County”.

- Traffic congestion, an increase in vehicular accidents, and the strain on the existing infrastructure in the Hebron area, in the vicinity of North Bend Road and I-275 have resulted in legitimate concerns relating to public safety and the need for infrastructure enhancements to mitigate the effects upon public safety and adverse impacts associated with economic development and growth in this area, consistent with the Goals and Objectives of the Our Boone County Plan 2040.
- The Kentucky Department of Transportation has awarded a contract to construct a new highway interchange at Graves Road and I-275 and said project is underway, and
- A moratorium on all zoning map amendments and change in concept development plan applications within the I-275/Graves Road Interchange Special Land Use and Zoning Study area is necessary to accomplish the Goals and Objectives of the Our Boone County Plan 2040 and to ensure proper land use policy, zoning districts and related tools are in place that promote effective land use regulations, public safety and adequate infrastructure to support future growth and development, and
- The Boone County Fiscal Court has requested that the Boone County Planning Commission conduct and complete said land use and zoning study and the commission has agreed to undertake the request.

The Boone County Fiscal Court further finds that the establishment of said moratorium is necessary to afford the opportunity for the Boone County Planning Commission and Boone County Fiscal Court to establish effective land use policies and promote public safety within the study area.

SECTION II

That the Boone County Fiscal Court hereby approves a moratorium on all zoning map amendments and change in concept development plan applications submitted to the County and/or Planning Commission, from the date of enactment of this Ordinance, until such time that the I-275/Graves Road Interchange Special Land Use and Zoning Study is submitted by the Planning Commission to the Boone County Fiscal Court, not to extend beyond October 31, 2020 unless a specific extension is granted by the Fiscal Court in the form of an amendment to this Ordinance.

SECTION III

The study limits and inclusion of private parcels of said I-275/Graves Road Interchange Special Land Use and Zoning Study shall be established in accordance with Exhibit “1” attached hereto and made a part of this Ordinance. Furthermore, Exhibit “2” shall include an exact enumeration of each parcel I. D. number located within the area of the moratorium limits and also be attached hereto and made a part of this Ordinance.
SECTION IV

The provisions of this Ordinance are severable; and the invalidity of any provision of this Ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect, so long as they remain valid in the absence of those provisions determined to be invalid.

SECTION V

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

First Reading on the 12th day of November, 2019.
Second Reading on the 14th day of January, 2020.

Adopted this 14th day of January, 2020. Yes □ No □

GARY W. MOORE, JUDGE/EXECUTIVE
BOONE COUNTY FISCAL COURT

ATTEST:

Sharon Burcham
Fiscal Court Clerk
Study Area
PROPOSED ZONING DISTRICTS

- **Graves Road - Business Park (GR-BP)**
- **Graves Road - Commercial (GR-C)**
- **Graves Road - Residential (GR-R)**