

**CITY OF FLORENCE, KENTUCKY**  
**PLANNING AND ZONING COMMITTEE**

**IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF BLUEGRASS CANNACARE LLC (APPLICANT) FOR NKII INVESTMENT LLC (OWNER) FOR A ZONING MAP AMENDMENT FROM COMMERCIAL TWO (C-2) TO COMMERCIAL SERVICES (C-3) AND A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 0.35 ACRE AREA LOCATED AT 6809 BURLINGTON PIKE, FLORENCE, KENTUCKY. THE REQUEST IS FOR A ZONING MAP AMENDMENT AND CONDITIONAL USE PERMIT TO ALLOW THE EXISTING BUILDING TO BE OCCUPIED BY A MEDICAL CANNABIS DISPENSARY BUSINESS.**

**The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional conditions shall apply to the request described above.**

**1. Zoning Map Amendment condition #1 shall be modified as follows:**

~~**Any other existing use that is principally permitted in the C-3 district can occupy the existing structure without having to go through a Change of Concept Development Plan process, provided that all other requirements of the zoning regulations can be met.**~~

**The following principally permitted C-3 uses can also occupy the existing structure without having to go through the Change in Approved Concept Development Plan application process, provided that all other requirements of the zoning regulations are met:**

- a. Art gallery**
- b. Auto parts store**
- c. Brewpub**
- d. Business support services**
- e. Eating and drinking establishments**
- f. Financial services**
- g. Medical, dental, or optical clinics**
- h. Microbrewery**
- i. Microdistillery**
- j. Office**
- k. Retail**
- l. Veterinary animal hospital or clinic**
- m. Aquarium, arboretum, botanical garden, wildlife preserve, and natural exhibition**
- n. Business and trade school**
- o. Day care center**
- p. Postal services**

Agreed to this 1 day of April, 2025.

BY: Edward Maynard <sup>Blucgrass</sup>  
(Applicant)

COUNTY OF Hamilton STATE Ohio

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 2025, by Edward Maynard the Applicant, on behalf of the company.



MARYBETH MALONEY-RILEY  
Notary Public, State of Ohio  
My Commission Expires  
August 26, 2028

Marybeth Maloney-Riley  
NOTARY PUBLIC, State at Large  
My Commission Expires: August 26, 2028

Agreed to this 31 day of MARCH, 2025.

BY: Hiren Pandhi  
(Property Owner)

COUNTY OF WARREN STATE OHIO

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MARCH, 2025, by Hiren Pandhi, the MANAGER, on behalf of the company.



Sangeeta Singh Chaturvedi  
NOTARY PUBLIC, State at Large  
My Commission Expires: SEP 08, 2029