

**CHRISTIAN COUNTY FISCAL COURT
RESOLUTION NO.: 2025-15**

**A RESOLUTION AUTHORIZING CERTAIN DEED
RESTRICTIONS AND DIRECTING THAT SAID RESTRICTIONS
AND COVENANTS SHALL BE MADE PART OF ANY
CONVEYANCE OF PROPERTY DECLARED SURPLUS KNOWN
AS 521 WEBER STREET.**

WHEREAS, the Christian County Fiscal Court has declared the real property located at 521 Weber Street as surplus property suitable for sale to the general public;

WHEREAS, said property is situated within the Christian County government campus and adjacent to active government operations and facilities;

WHEREAS, the Fiscal Court desires to ensure that any future use of said property remains compatible with government operations and maintains the dignity and character appropriate for the government campus setting;

WHEREAS, the Fiscal Court has determined that certain deed restrictions and covenants are necessary to protect the public interest and preserve the orderly operation of county government functions;

NOW, THEREFORE, BE IT RESOLVED by the Christian Fiscal Court as follows:

1. **PERMITTED USES.** The property may be used for the following purposes only:

- a) Office uses, including professional services such as law offices, accounting firms, design studios, consulting firms, and similar professional businesses
- b) Light retail uses including bookstores, gift shops, boutiques, art galleries, and similar establishments
- c) Restaurant uses
- d) Cultural uses including museums, art centers, and community meeting spaces
- e) Educational uses including classrooms and training facilities
- f) Nonprofit organization offices
- g) Residential uses, provided they comply with all other restrictions herein
- h) Any other use specifically approved in writing by the Fiscal Court
- i) The exterior facade and architectural character of the property must be maintained in its current condition and style and be compatible with existing buildings owned by the Christian County Fiscal Court. Any exterior alterations or changes to the building facade, including but not limited to changes in materials, colors, signage, windows, doors, rooflines, or other architectural features, must receive prior written approval from the Christian County Fiscal Court.

2. **PROHIBITED USES.** The following uses are strictly prohibited:

- a) Adult entertainment businesses of any kind
- b) Smoke shops, vape shops, head shops, or CBD/marijuana dispensaries

- c) Liquor stores, bars, nightclubs, or taverns (restaurant alcohol service may be permitted subject to restrictions)
- d) Payday loan businesses, pawn shops, or check-cashing establishments
- e) Gambling establishments or gaming facilities
- f) Tattoo parlors, piercing studios, or body modification businesses
- g) Any sexually oriented business
- h) Storage, distribution, sale, or repair of firearms, ammunition, or weapons
- i) Any use deemed a public nuisance or incompatible with government operations
- j) Industrial or manufacturing uses
- k) Commercial storage or commercial self-storage uses

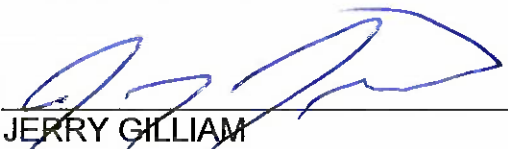
3. COVENANTS RUNNING WITH THE LAND.

- a) The restrictions, covenants, and conditions set forth in Sections 1 and 2 above are intended to be covenants running with the land and shall be binding upon the grantee, the grantee's heirs, successors, assigns, and all future owners of the property. These restrictions shall be recorded in the deed and shall constitute a continuing covenant and restriction on the use of the property in perpetuity, or until such time as they may be modified or released by written instrument executed by the Christian County Fiscal Court.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption.

ADOPTED by unanimous consent of the Christian Fiscal Court at a regular meeting held on Tuesday, October 14, 2025, a quorum being present and voting.

Christian Fiscal Court

BY: 

JERRY GILLIAM

CHRISTIAN COUNTY JUDGE EXECUTIVE

ATTEST:



MELINDA HUMPHRIES,
CHRISTIAN COUNTY CLERK