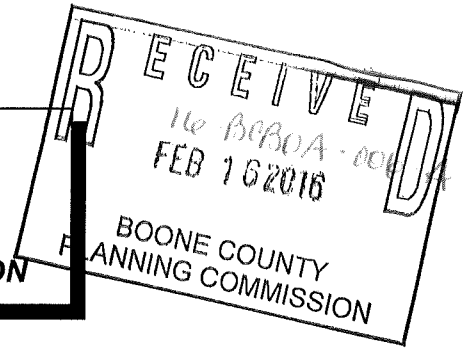


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
3. Applicant's Name Signarama - Chris Deck
Applicant's Address 1210 West Fads Parkway Lawrenceburg TN 47025
4. Description of Request: Place a free standing sign with LED message center on the church's property
5. Name of Development Florence Baptist Temple
6. Location of Development 1898 Florence Pike Burlington Ky 41005
7. Acreage Under Review \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
9. Owner of Property Florence Baptist Temple Inc.
Address of Property Owner 1898 Florence Pike
10. Burlington KY 41005
Phone Number (859) 526-6090 Fax No. \_\_\_\_\_ E-Mail Gealde@zoantown.com
11. Proposed Use(s) on Site Place a new free standing sign with message center on the church's property.
12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
13. Current Zoning on Property C-2
14. Deed Book 207, 221, 765 Page No. 335, 286, 73 Group No. 2025
15. Is the site subject to a zone change? \_\_\_\_\_
If yes, give date of approval \_\_\_\_\_
16. Have you submitted a Site Plan with this request? YES
17. Have you submitted a list of adjoining property owners with this request? YES
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Florence Baptist Church by Wayne Fox, Pastor (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 2/16/16 Fee Received \$1082<sup>00</sup> Receipt # 72800
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
3/9/16 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE 3/9/16 BCBOA meeting  
MINUTES + CLK
7. Reasons for Denial: \_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.**

**Site Plan Review is not granted by the appropriate Board of Adjustment.**

**An application consists of all fees paid in full, submitted drawings and a completed application form.**

## STAFF REPORT

APPLICANT: Chris Deck for Signarama

LOCATION: 1898 Florence Pike, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: March 9, 2016

### Proposal

The applicant has submitted a Conditional Use Permit application to allow Florence Baptist Temple to construct a new architectural freestanding sign, which contains a full color electronic message center. The submitted plans show the sign will be located in the southeast corner of the church parking lot and will be 20 feet tall and 100.55 square feet in area. The electronic message board is located in a 55.7" x 107.3" cabinet and the display area is 52" x 104" (37.56 square feet).

The applicant has provided the following information about the electronic message center:

- The sign will comply with the Boone County Zoning Regulations. Messages will be held for a minimum of 5 seconds and will not contain any apparent visual motion (running messages, scrolling messages, flashing messages, moving patterns or boards of light, animation effects, videos, or live feeds).
- Messages will be displayed in a 19 millimeter pixel pitch.
- Up to 8 lines of text could be displayed on the board at any given time. With 8 lines of text, the characters would be 5.7" tall and up to 28 characters could fit across the screen.

### Applicable Regulations

Section 220 of the Boone County Zoning Regulations states that one duty of the Board of Adjustment and Zoning Appeals is to act on Conditional Use Permit applications.

The Board needs to evaluate the Conditional Use Permit request terms of the criteria listed in Section 262 of the Boone County Zoning Regulations. The criteria are listed below:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;

5. Will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 3413 of the Boone County Zoning Regulations states that individual parcels of land in C-2 zoning districts shall be permitted a density of one (1) on-premises, architectural free-standing. The sign can be up to 20' tall and 200 square feet in area (dependent on road frontage).

Section 3430 of the Boone County Zoning Regulations permits electronically message boards as a Conditional Use in the C-2 zone. The following requirements must be met:

- A. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen.

The electronic message center comprises 37.35% of the overall sign area (37.56/100.55).

- B. All such message boards and screens shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.

Kentucky Transportation Cabinet informed Staff that they will not need to issue a Permit because the sign will not be visible from an interstate.

- C. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

There are no other electronic signs within 660 feet of the proposed sign.

- D. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.

The drawings indicate the sign will comply with this standard.

- E. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.

The drawings indicate the sign will comply with this standard.

- F. Such message boards and screens shall have a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.

Staff would like the applicant to address if the sign will have a photocell or dimmer.

G. Full color and monochrome message boards shall meet the follow pixel pitch requirements:

A 19 mm pixel pitch or better resolution shall be required when the top of the message board is located 30 feet or less above grade.

A 25 mm pixel pitch or better resolution shall be required when the top of the message boards is located more than 30 feet above grade.

The sign drawings show the sign will have a 19 mm pixel pitch.

#### Relationship of the Request to the Comprehensive Plan

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the front of the site for "Commercial" uses and the rear of the site from "Urban Density Residential" uses. These designations are defined as follows:

Commercial - "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc".

Urban Density Residential - "Attached housing, generally condominiums or apartments, of over 8 dwelling units per acre".

The Future Land Use Development Guidelines (pg. 164) found in the Land Use Element state that "developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor" (Design, Signs, and Historic Preservation).

#### Site Characteristics

The approximate 9.7 acre church campus is located on the north side of Florence Pike at the Florence Pike/McGrath Lane intersection. The campus contains a church, maintenance building with attached carport, house that was converted to a church meeting space, a three unit apartment building, a picnic pavilion, and approximately 214 parking spaces. Access to property is provided from 5 separate curb cuts on Florence Pike. Three curb cuts provide access to the paved parking lots, one provides access to the maintenance building, and one provides access to the former house. Boone County GIS shows that the topography of the parcel falls from 850 feet above sea level at the southwest property line to 820 feet above sea level at the northeast property line. The church currently has a brick entrance sign along Florence Pike.

#### Surrounding Land Uses and Zoning

North: Burlington Oaks Apartments (UR-2 and C-2) and Fairways at Meadowood (SR-1/PD)

South: Florence Pike, Linnemann Funeral Home (C-1) and Blair Professional Center (C-3 and O-1)

East: Multi Tenant Building with Allstate Insurance and Christ Hospital Physicians (C-2) and Burlington Oaks Apartments (C-2 and UR-2)

West: Single-Family Residential Dwellings (C-2) and Fairways at Meadowood (SR-1/PD)

Staff Comments

1. The Board should analyze the "Design, Signs, and Historic Preservation" section of the Future Land Use Development Guidelines from the Comprehensive Plan before acting on the request. This section calls out that motorists should not be confused and/or distracted by excessive signs and that signs should not have a negative impact on the visual appearance of a corridor.

Staff is concerned the sign could have a negative impact on the KY 18 corridor and cause motorists to be distracted. Staff believes the electronic sign looks like a television screen mounted on a pole and the overall sign has a highway style appearance.

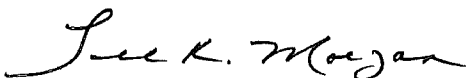
2. Staff would like the applicant or property owner to address the following:
  - A. How will the sign be oriented? Is its primary purpose to advertise on KY 18?
  - B. The sign drawing that was submitted with the request shows a still photo and one line of text on the electronic message board. Can some other church message examples be provided?
  - C. The sign drawing shows a black line of text on a green background. Could 8 lines of text be displayed on a bright colored background?
  - D. The current proposal would allow 8 lines of 5.7" tall text to be displayed on the screen. How far away can 5.7" tall characters be seen?
  - E. How tall and wide would the characters be if the electronic sign were limited to 2, 3, or 4 lines of text? How many characters could fit on a line with each option? How far away would the characters be seen?
  - F. Would the church consider doing a 10' tall, 100 square foot solid/monument style sign a masonry base and stencil cut graphics for fixed copy areas?
  - G. Would the church be willing to hold a message for a minimum of 10 seconds?
  - H. Does the sign contain a photocell or dimmer?
3. Staff recommends the following conditions if the request is approved:
  - A. The property shall be limited to a 10' tall, 100 square foot monument sign if an electronic message board is installed. The monument sign shall contain a brick base, which complements the building, and stencil cut graphics on all fixed copy sign areas. The electronic message board shall limited to 50% of the overall sign area or 30 square feet (whichever is less).
  - B. Electronic messages shall be held for a minimum of 10 seconds and shall not contain any apparent visual motion (running messages, scrolling messages, flashing messages, moving patterns or boards of light, animation effects, videos, live feeds, etc.).
  - C. No message shall contain more than one still photo and/or three 3 lines of text.

- D. All alphanumeric portions of the message shall be displayed on a black background.
  - E. Messages shall be displayed in a 19 millimeter pixel pitch or better resolution.
  - F. The sign shall have a photocell or dimmer and the electronic messages shall dim as the sky gets darker.
  - G. The property owner shall work with Planning Commission Staff to resolve any lighting (brightness/glare) issues that are caused by the subject sign on public right-of-ways.
  - H. The sign shall not be used to advertise off premise businesses.
  - I. The "Florence Baptist Temple" sign on their entrance wall shall be removed once the new monument sign is installed.
4. Staff would like the property owner to contact Boone County Planning Commission and Boone County Public Works regarding a matter that is unrelated to the request. The May 5, 2000 Major Site Plan approval for the property showed the church campus would only contain three access points on Florence Pike. The access point to the former house was supposed to be removed and the gravel driveway to the maintenance building has never been approved.

Conclusion

K.R.S. 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

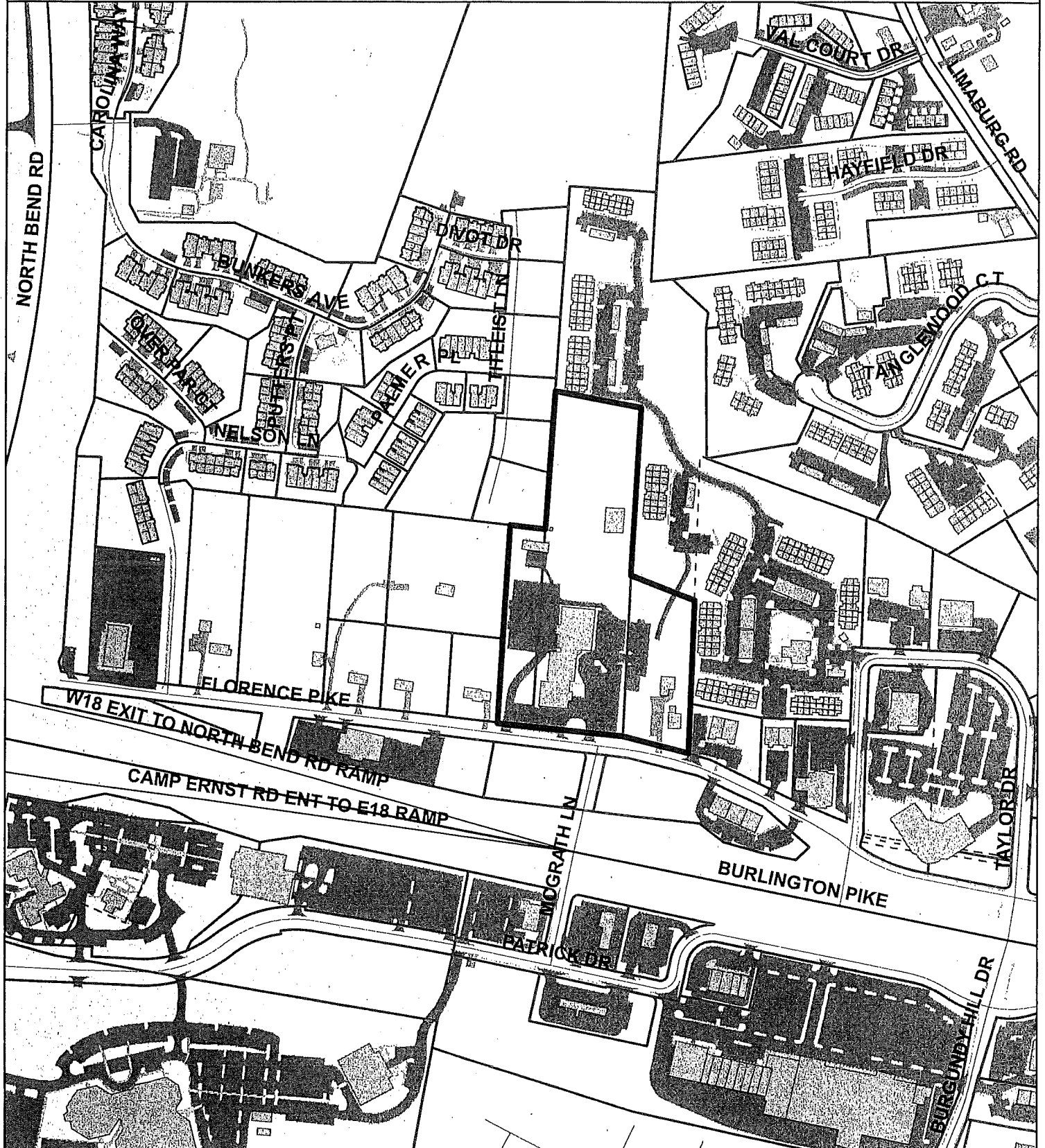
TKM/tlb

Attachments

- \*Site Vicinity Map
- \*Proposed Sign Location
- \*Proposed Sign Drawings
- \*2012 Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2035 Future Land Use Map
- \*5/5/00 Site Plan Approval
- \*Application

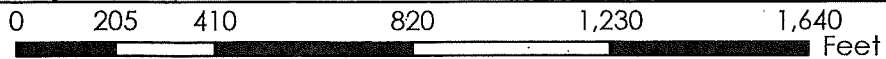
# SITE VICINITY MAP

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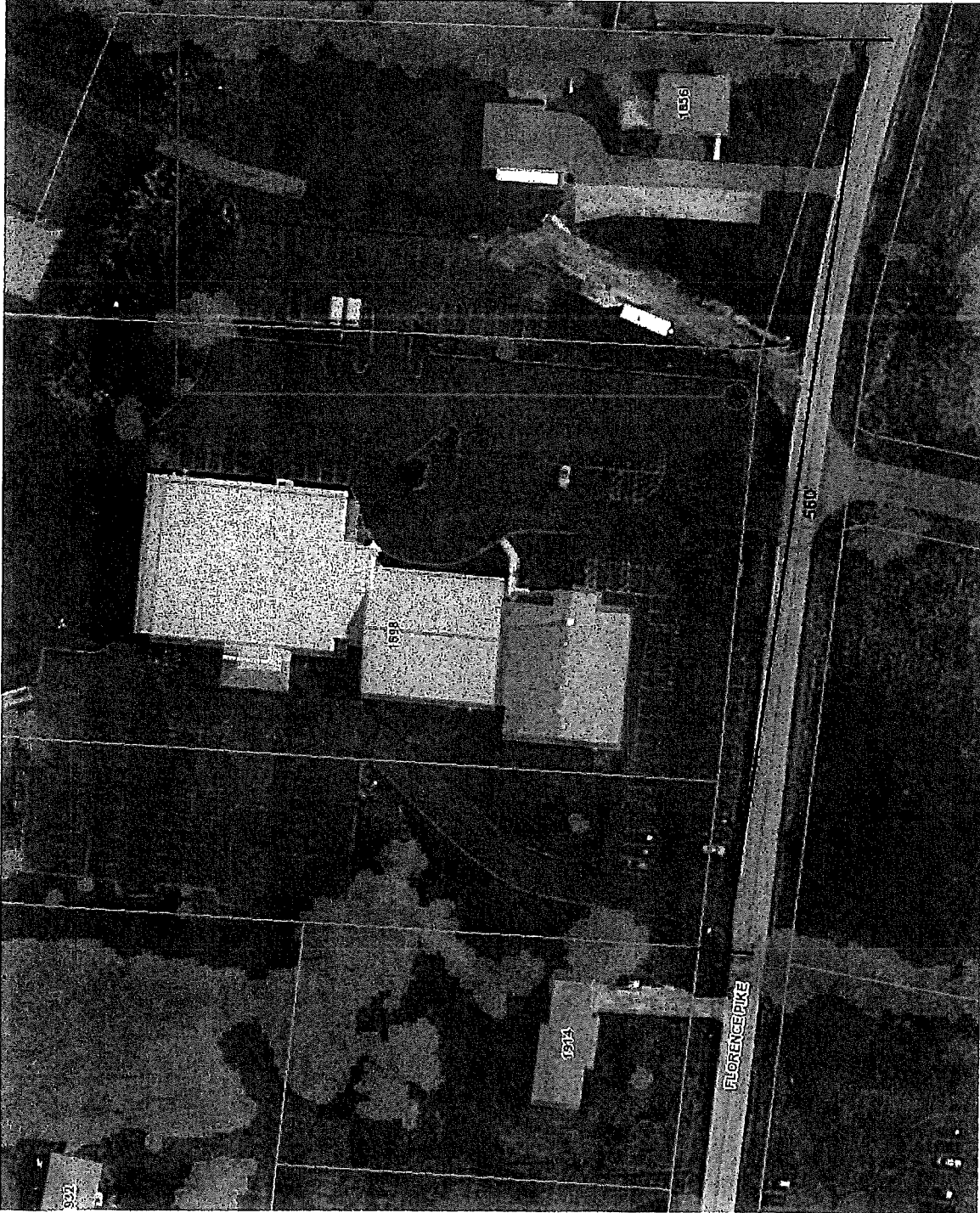


1 inch = 400 feet



**Boone County GIS - Putting Northern Kentucky on the Map**





New sign location  
 Signarama to excavate part of fbt  
 Parking lot to install sign

Fbt to remove all other signage

Sign is approx 8'-0" from R.O.W.

Sign is approx 34'-0" from florence pike

Sign is approx 57'-0" from church entry

Sign is approx 221'-0" from east property line

Sign is approx 337'-0" from west property line

1" = 100'

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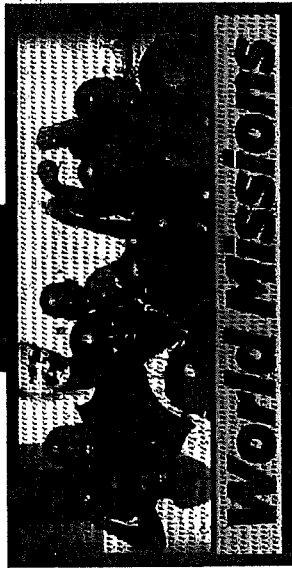
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 **Florence**  
 Baptist Temple  
 1898 FLORENCE PIKE | BURLINGTON KY 41005

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 Email: info@signarama-lawrenceburg.com

# Florence Baptist Temple

www.FlorenceBaptistTemple.org



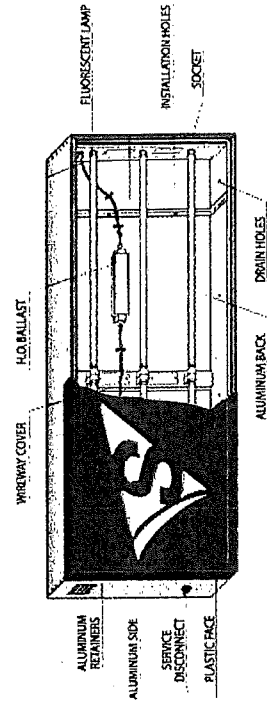
1898

## SPECIFICATIONS

- 48" x 132" x 18" Double-Sided UL Listed cabinet
- Led illumination
- Flat polycarbonate faces with cut vinyl detail
- Saddle mount to 5" sch 80 steel pipe
- LED mounted to one side pole
- Pole cover measures 32" x 8" x 192" with 56" tall notch to house LED
- Overall height: 20'-0"
- Overall square footage: 44 sq.ft.
- YESCO 19mm 64 x 128 RGB LED Matrix Display
- Cabinet 55.7" x 107.3"
- Active Area: 52" x 104"
- 8 lines of text | 5.7" height of the text | 28 characters
- Host System: PrismView Software
- Sign Controller: Internal Mini2
- Communication: Remote RF Wireless (Nano Stations up to 2500')
- Media Services: 90 Day LED Display Start-Up
- Brightness: 9000 Nits
- Video Rate: 60Fps
- Overall square footage: 41.5 sq.ft.

Florence Baptist Temple to comply with LED message center code as far as material displayed and/or flashing messages. This is also to include each message be displayed for a minimum time dictated by the sign code.

- Cabinet & Pole Cover - Satin Black
- Oracal 8500 017 Cherry Red
- Oracal 8500 063 Lime Tree Green
- Premium Matte Black Vinyl Detail



**Florence Baptist Temple**



1898 FLORENCE PIKE | BURLINGTON KY 41005

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1210 West Eads Parkway, Lawrenceburg, IN 47025 Phone: 812-537-5516 Fax: 812-537-5518  
Email: info@signarama-lawrenceburg.com

13802\_2.0

Date: 3.1.16

Drawn by: BH

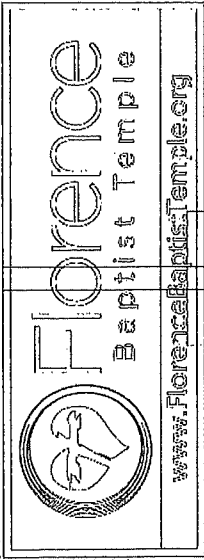
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**TO ASSURE SAFETY AND QUALITY OUR PRODUCTS IS LISTED**

5.51 in

132.01 in



48.01 in

107.41 in

55.16 in

240 in

312.01 in

192 in

32.01 in

24.01 in

72.01 in

18.01 in

48.06 in

6.51 in

55.01 in

8.01 in

192.31 in

WELD POINT 1/2 X 2 X 1/4 STEEL ANGLE TYP  
 WELD POINT 1/2 X 2 X 1/4 STEEL ANGLE TYP  
 USE A-36 3/4 X 3/4 STEEL PLATE (20'S LB. FT)  
 USE 4 STEEL BRACE & FRAME RYS. SCHEM

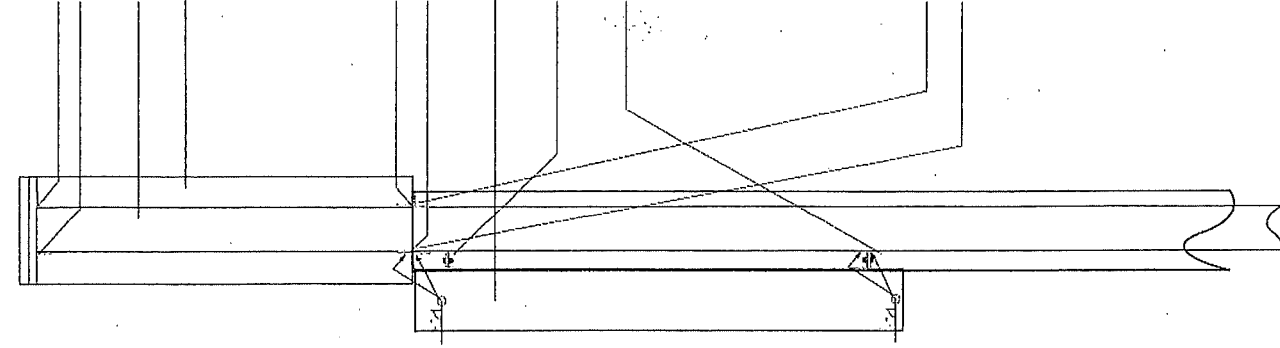
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 WELD POINT 1/2 X 2 X 1/4 STEEL ANGLE TYP

USE 4 STEEL BRACE & FRAME RYS. SCHEM

USE 2 X 1/2 X 1/4 STEEL ANGLE TYP BOLTED USING 7/8 X 3/4  
 GRADE 8 HARDWARE

USE 2 X 1/2 X 1/4 STEEL ANGLE TYP BOLTED USING 1/2 X 1/2 X 1/4  
 GRADE 8 HARDWARE

WELD POINT 1/2 X 2 X 1/4 STEEL ANGLE TYP  
 WELD POINT 1/2 X 2 X 1/4 STEEL ANGLE TYP



1210 West Eads Parkway, Lawrenceburg, IN 47025 Phone: 812-537-5516 Fax: 812-537-5518  
 Email: info@signarama-lawrenceburg.com

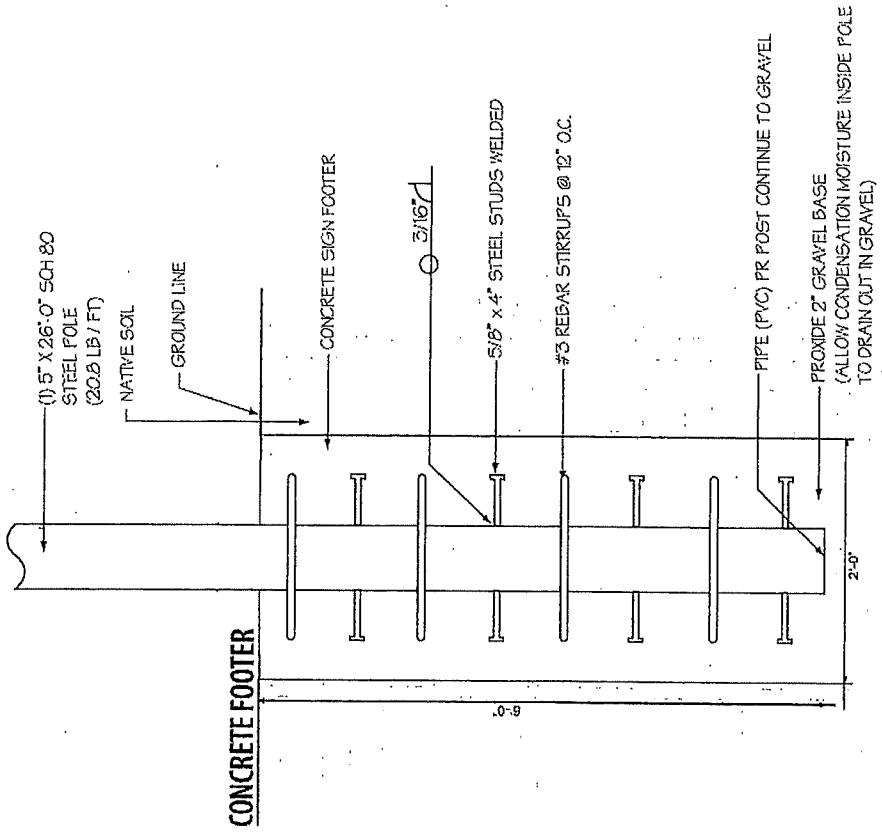
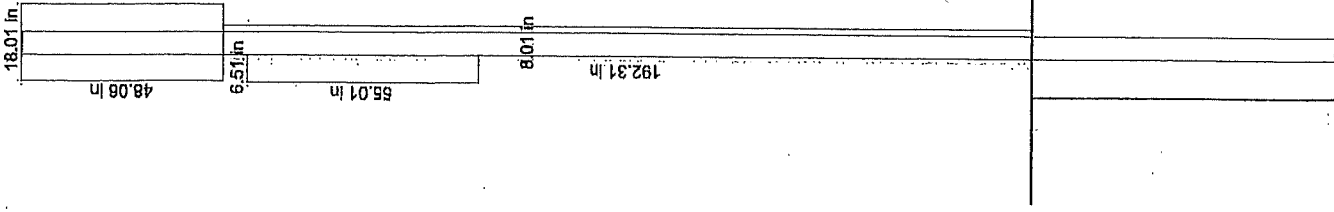


**Florence Baptist Temple**  
 1898 FLORENCE PIKE | BURLINGTON KY 41005

13802 2.1

Date: 2.10.16  
 Drawn by: BH  
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**SIGNAGE**

1. MANUFACTURER SHALL PROVIDE SIGNAGE CAPABLE OF WITHSTANDING NATURAL ELEMENTS (RAIN, SLEET) AS WELL AS SOME WIND GUSTS WITHOUT DISINTEGRATION OR FATIGUE.
2. APPROX. SIGNAGE WEIGHT = 800 LBS.

**SITE WORK**

1. INSPECT SOIL FOR PROPER BEARING CONDITIONS. FOUNDATIONS HAVE BEEN DESIGN ASSUMING FAVORABLE SOIL CONDITIONS (AVERAGE DRAINAGE, AVERAGE FROST HEAVL, AND LOW VOLUME CHANGE POTENTIAL), WITH A MINIMUM OF 1500 P.S.F. SOIL BEARING CAPACITY.
2. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12), UNDISTURBED SOIL AND BE BURIED IN UNDISTURBED SOIL.
3. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATION OF ALL UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

**CONCRETE**

1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS MODIFIED BY SUPPLEMENTAL REQUIREMENTS BELOW.
2. CAST-IN-PLACE CONCRETE SHALL BE READY MIX ASTM-C84 F<sub>c</sub> FOR FOOTINGS TO BE 3,000 PSI @ 28 DAYS.
3. ALL CONCRETE THAT IS EXPOSED TO FREEZE AND THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, +/- 1%.
4. CONCRETE SLUMP SHALL BE 4" MAX.
5. CONCRETE REINFORCING SHALL BE ASTM A615, GRADE 60K51, YIELD STRENGTH COVER 3" AT EARTH, 2" AT FORMS MINIMUM.



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 1898 FLORENCE PIKE | BURLINGTON KY 41005

13802 2.7

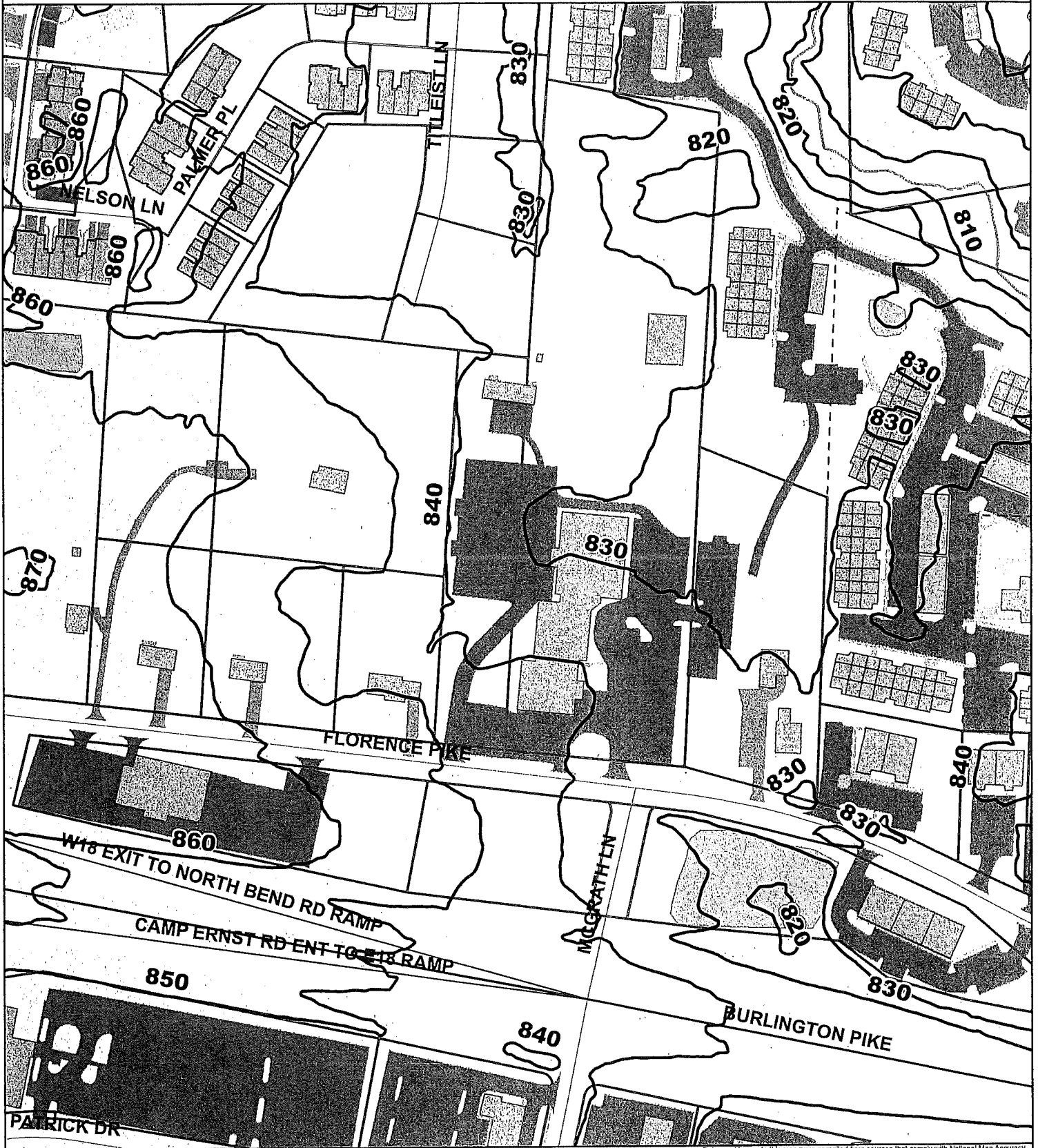
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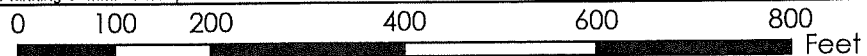
# TOPOGRAPHICAL MAP

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1 inch = 200 feet



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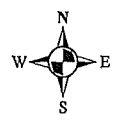
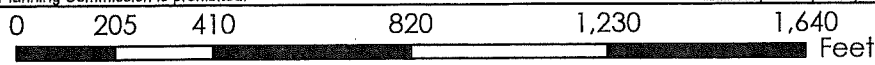
# ZONING MAP

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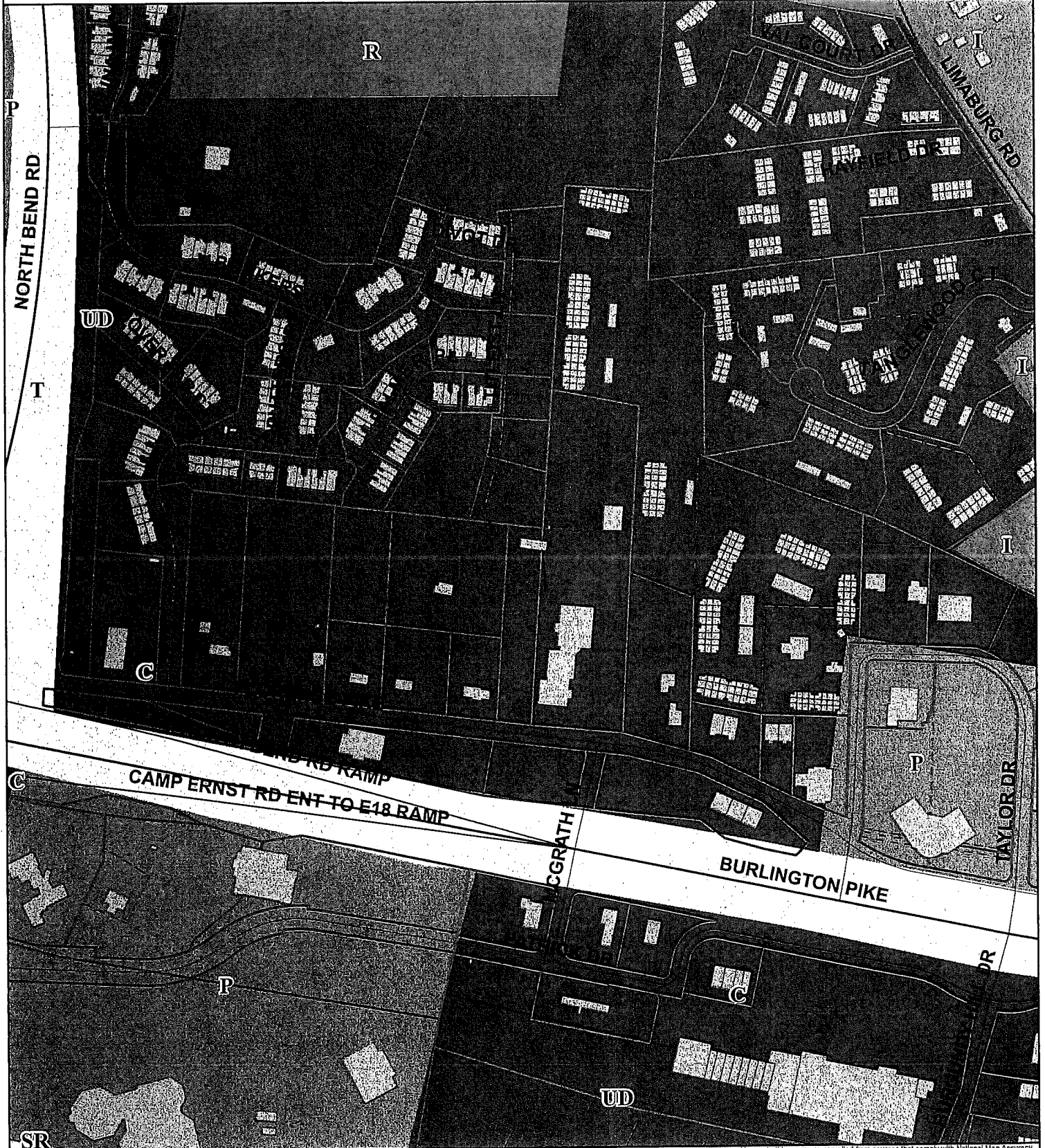
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

Arch/map Document: BooneMap (file).mxd

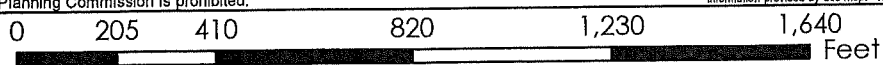
# 2035 FUTURE LAND USE MAP

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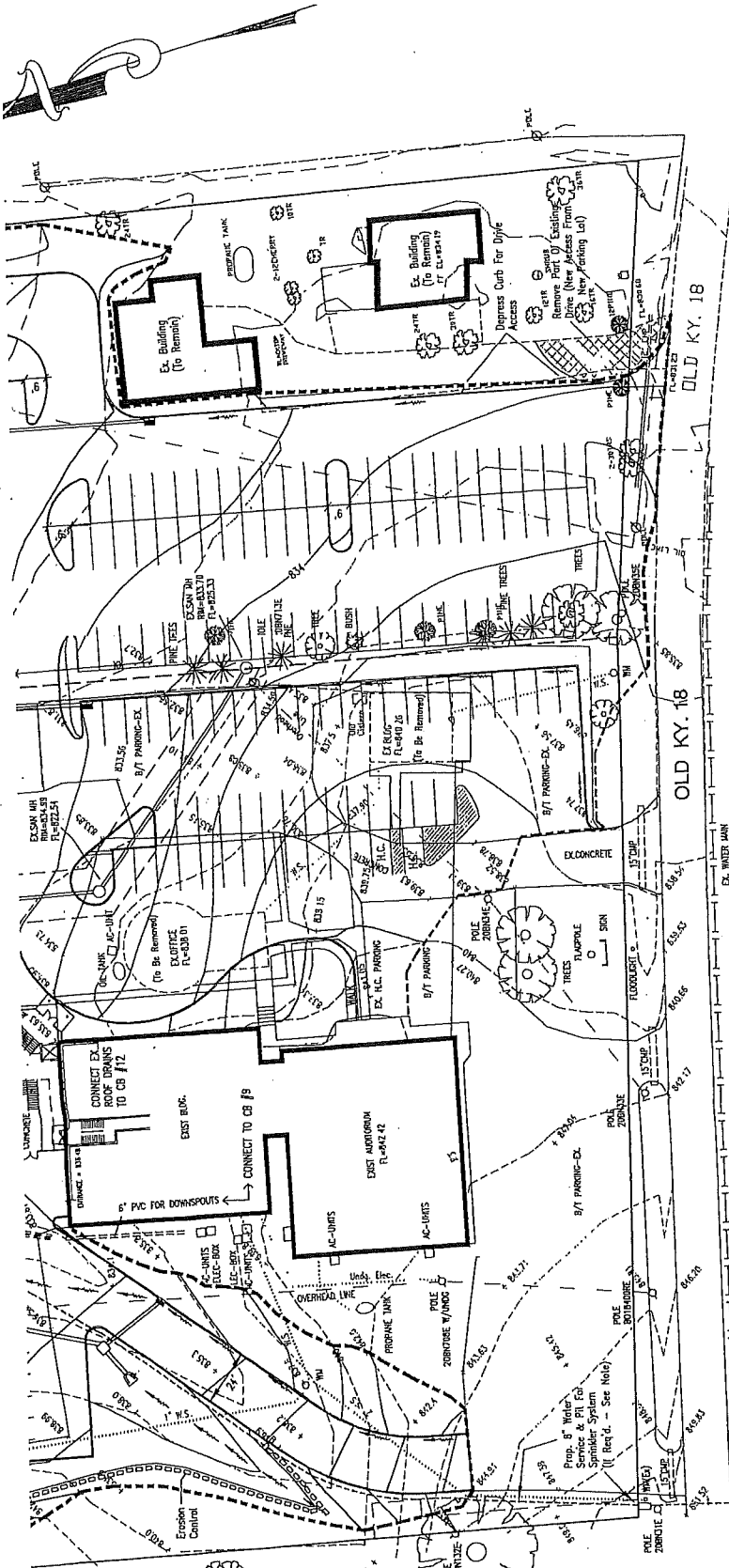


**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

Map Document: BooneMap (lite).mxd

REVISED - SITE PLAN FOR  
 ADDITION TO FLORENCE BAPTIST  
 BURLINGTON, BOONE COUNTY, KE



DESIGNED	
DRAWN	PDR
SCALE	1" = 30'
DATE	9-11-98
REF. DWG.	PLUMBING COURSEWORK
REV.	9-30-98 REV. 9-9-2000
REV.	10-5-98 REV. 4-12-2000
REV.	10-20-98 REV.

PAGE C.1

GRADING, UTILITIES & EROSION CONTROL PLAN SCALE 1" = 30'

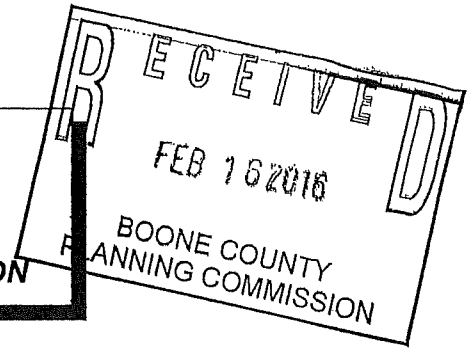
EX-11

5/5/00 SITE PLAN

EX-11

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

See Boone County Zoning Regulations

**SECTION A** (To be completed by applicant)

- (Check One)
- Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
  - (Check One)  
 Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
Change in Non-Conforming Use \_\_\_\_\_
  - Applicant's Name Signarama - Chris Deck  
Applicant's Address 1210 West FADS PARKWAY  
Lawrenceburg IN 47025  
City State Zip  
Phone Number (812) 537-5516 Fax No. (812) 537-5518 E-Mail chris@signarama-lawrenceburg.com
  - Description of Request: Place a free standing sign with LED message center on the church's property
  - Name of Development Florence Baptist Temple
  - Location of Development 1898 Florence Pike Burlington Ky 41005
  - Acreage Under Review \_\_\_\_\_
  - Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
  - Owner of Property Florence Baptist Temple Inc.  
Address of Property Owner 1898 Florence Pike  
Burlington KY 41005  
City State Zip  
Phone Number (859) 586-6090 Fax No. \_\_\_\_\_ E-Mail Gerald@zoantown.com
  - Proposed Use(s) on Site Place a new free standing sign with message center on the church's property.
  - Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
  - Current Zoning on Property C-2
  - Deed Book 207, 221, 765 Page No. 335, 286, 73 Group No. 2025
  - Is the site subject to a zone change? \_\_\_\_\_  
If yes, give date of approval \_\_\_\_\_
  - Have you submitted a Site Plan with this request? YES
  - Have you submitted a list of adjoining property owners with this request? YES
  - I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Florence Baptist Temple by Wayne Fox, Pastor  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Florence Baptist Temple  
1898 Florence Pike  
Burlington, KY 41005

2. ADDRESS OF PROPERTY

1898 Florence Pike  
Burlington KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Florence Baptist Temple

4. DEED BOOK 207

PAGE NO. 335

GROUP NO. 2025

DEED BOOK 221

PAGE NO. 286

GROUP NO. 2025

DEED BOOK 765

PAGE NO. 73

GROUP NO. 2025

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other:

Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

*Todd K. Morgan*

\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL


Todd K. Morgan, Senior Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

on behalf of the Boone County Planning Commission this 10 day of March, 2016.



Vicki L. Myers  
Vicki L. Myers  
Notary ID 438411  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith  
Sara Smith  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the conditional use permit approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of March 9, 2016 Certificate of Land Use Restriction (#16-BCBOA-006-A), for Florence Baptist Temple, Property Owner(s).

The following conditions will apply:

- 1. The sign shall be constructed so it has the appearance of one integral sign.
- 2. Bright colored sign backgrounds shall not be used on the electronic message center. The property owner shall work with Planning Commission Staff to resolve any lighting issues (brightness/glare) that are caused by the subject sign on public rights-of-way.
- 3. The electronic message center shall display no more than four (4) lines of text at any time.
- 4. Electronic messages shall be held for a minimum of five (5) seconds.
- 5. The sign shall only be used to advertise church business.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

<u>DEED BOOK 207</u>	<u>PAGE NO. 335</u>	<u>GROUP NO. 2025</u>
<u>DEED BOOK 221</u>	<u>PAGE NO. 286</u>	<u>GROUP NO. 2025</u>
<u>DEED BOOK 765</u>	<u>PAGE NO. 73</u>	<u>GROUP NO. 2025</u>