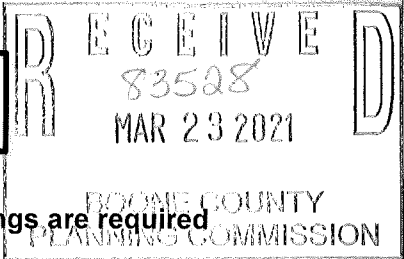


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Atlantic Sign Company
Address: 2328 Florence ave
Cincinnati OH 45206
City State Zip Code
Phone Number: 513-241-6775 Fax Number: _____
Email: Brooke@Atlanticsigncompany.com
4. Description of Request:
Changes being made to the non conforming sign: 1. Allow a new EMC gas price changer 2. Variance request to install an EMC Gas Pricer within 660 ft of an existing one.
5. Name of Development: Pilot Travel Center
6. Location of Development: 11229 Frontage Rd
Walton KY 41094
City State Zip Code
7. Acreage Under Review: 3.79
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Pilot Travel Centers LLC
Address: PO Box 54470
Lexington KY 40555
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: Kristi.Snyder@PilotTravelCenters.com

10. Proposed Use(s) on Site: na
11. Total Square Footage of Existing and/or Proposed Buildings: na
12. Current Zoning: C-3
13. 852 230 320 2064
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. 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: _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: RA _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3/23/21 Fee Received: \$2,416.00 Receipt #: 83528

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: April 14, 2021

5. Board Action: April 14, 2021

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: See Minutes, CLUR, & attached memo

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org



Date: March 22, 2021

To: Mr. Michael Schwartz
Boone County

Re: Signage permit application
Pilot # 321
11229 Frontage Road
Walton, KY 41094

Dear Mike:

Please accept this letter as authorization for Brooke Alini/Atlantic Sign Company to submit on behalf of Pilot regarding the proposed modifications of the Hi-rise signage structure. In addition, she is authorized to present all design art collections for permit submittal.

Thank you in advance for your assistance.

Sincerely,

Kristi Snyder
Project Manager
Pilot Flying J
(865) 230-2939

CONDITIONS OF APPROVAL

APPLICANT: Atlantic Sign Company, per Brooke Alini, on behalf of Pilot Travel Centers, per Kristi Snyder

LOCATION: 11229 Frontage Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: April 14, 2021

1. The height of the sign shall not exceed its current height of 104 feet.
2. The electronic message board/screen shall be used solely to advertise fuel prices.
3. The electronic message board/screen shall not have the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, or "scrolling" or "running" messages.
4. The message on the electronic board/screen shall only change when the fuel price changes.
5. The electronic message board/screen shall be equipped with a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.

STAFF REPORT

#6

APPLICANT: Atlantic Sign Company, per Brooke Alini, on behalf of Pilot Travel Centers, per Kristi Snyder

LOCATION: 11229 Frontage Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: April 14, 2021

PROPOSAL

- A. The first part of the submitted request is for a Change of Nonconforming Use to allow changes to an existing nonconforming free standing sign.
- B. The second part of the submitted request is for a Conditional Use Permit to allow for the installation of a 136.5 square foot electronic message board/screen on an existing nonconforming free standing sign.
- C. The third part of the submitted request is for a Variance to reduce the minimum spacing distance requirements between electronic message boards/screens from 660 feet to 42 feet.

SITE HISTORY

- 1981-
1985 Based on information contained in the Boone County GIS, the site was initially developed.
- 1988 On July 13, 1998, the Boone Board of Adjustment denied a request to add a third free standing sign on the site (BCBOA- 88-025.2).
- 1992-
1997 Based on information contained in the Boone County GIS, the interstate sign, under review, was installed.
- 2009 On November 19, 2009, the Boone Board of Adjustment approved a conditional use permit and variance to allow an electronic fuel price sign to be installed on the existing 33'-4" high free standing sign, subject to four conditions (BCBOA-09-013).
- 1989-
2009 The Boone County Planning Commission approved various sign permits.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant changes in nonconforming uses as specified in this order.
 - 1. Section 273 of the Boone County Zoning Regulations states that the Board of

Adjustment shall have the power to hear and decide on applications to permit a change from one nonconforming use to another. In reviewing such applications, the Board:

- a. Shall not permit such a change unless the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing nonconforming use.
 - b. Shall not allow any changed nonconforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original nonconforming use.
2. In permitting such change in nonconforming use, the Board may require appropriate conditions and safeguards in accord with other provisions of this order, such as the provision of landscaping and buffering, the improvement of parking areas, and restrictions on the hours of operation.
 3. Kentucky Revised Statute (KRS) 100.253 (2), reads as follows: "The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons."

B. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.

1. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 1033 of the Boone County Zoning Regulations.
 - a. Findings listed in Section 262 (Findings for all Conditional Uses):
 - (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 not 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 not 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 not 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.

b. Criteria listed in Section 1033 of the Boone County Zoning Regulations (C-3 District):

- (1) The activity is an integral and subordinate function of a permitted commercial use or service; or
- (2) The arrangement of use, building or structure will be compatible with the organization of permitted and accessory uses to be protected in the district.

C. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.

1. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
2. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.

a. Findings listed in Section 251:

- (1) Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (b) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - (2) The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- D. Section 1030 of the Boone County Zoning Regulations states that “the purpose of the Commercial Services district is to provide, control and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in ARTICLE 11. Such districts will generally be organized about regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible.”
- E. Section 3413.4 of the Boone County Zoning Regulations provide for the following regulations, as they pertain to free standing signs on the site in question:
1. Only one (1) architectural free standing sign is permitted, regardless of the number of business establishments and regardless of the number of road frontages.
 2. The maximum height of an architectural free standing sign shall not exceed thirty (30) feet.
 3. The maximum sign area of an architectural free standing sign shall not exceed two hundred (200) square feet.

- F. Section 3430.1 of the Boone County Zoning Regulations identify electronic message boards and electronic display screens as a conditional use within the C-3 district.
- G. Section 3430.1.2 of the Boone County Zoning Regulations states that electronic message boards and electronic message screens as conditional uses, shall conform, at a minimum to the following requirements:
1. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. Full color and monochrome message boards shall meet the follow pixel pitch requirements:
 - a. 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.
 - b. 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.
- Note: The pixel pitch requirements shall not apply to price boards (gas prices, hotel room rates, and other similar fixed price displays).
- H. Section 4000 of the Boone County Zoning Regulations provides for the following definitions:
1. Nonconforming Use or Structure: a structure which lawfully existed at the time of

adoption or amendment of the zoning regulations, which does not conform to the regulations of the zoning district in which it is situated.

2. Sign: A device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.
3. Sign, Free Standing: A sign which is attached to a self- supporting structure that is placed on, or anchored in, the ground and that is independent of any building.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Commercial” uses, which is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion (Economy Goal B, Objective 4).

Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

C. Frontage Road is identified as a county maintained local street providing for two way traffic. There are no sidewalks along the roadway. Frogtown Connector Road is identified as a county maintained collector street providing for two way traffic. A sidewalk is located along the west side of the roadway. Richwood Road is identified as a state maintained arterial street providing for two way traffic.

SITE CHARACTERISTICS

- A. The approximate 3.8 acre property is located at the northeast corner of the intersection of Frogtown Connector Road with Richwood Road.
- B. The site is currently occupied by a truck stop, gasoline station, truck fuel sales, convenience store, and a Subway restaurant.
- C. Access to the site is currently from a curb cut onto Richwood Road, via Frontage Road, and two curb cuts onto Frogtown Connector Road. With the improvements being made to Richwood Road, the access point from Richwood Road will be eliminated.
- D. The following free standing signage is located on the site:
 - 1. An architectural free standing sign having a height of thirty-four (34) feet and a sign area of one hundred twenty (120) square feet (Pilot logo, electronic gas price panels, and a Subway logo).
 - 2. A free standing pole sign having a height of one hundred four (104) feet and a sign area of 465 square feet (Pilot logo and a Subway logo).

SURROUNDING LAND USES AND ZONING

North: Vacant/undeveloped land (C-4)

South: Shell gas station (C-3)

East: Vacant/undeveloped land and Waffle House (C-3)

West: Penn Station, Gold Star Chili, and Valvoline Instant Oil Change (C-4)

PROPOSED DEVELOPMENT

- A. The applicant is proposing the following:
 - 1. Removal of the existing sign panels.
 - 2. Installation of new sign panels, having a total sign area of 451.5 square feet:
 - a. Pilot logo panel – 96 square feet (8'-0" x 20'-0").
 - b. Electronic gas price panel – 136.5 square feet (6'-6" x 21'-0").
 - c. Subway logo panel – 64 square feet (4'-0" x 16'-0").

STAFF COMMENTS

- A. The submitted plan indicates that the height of the sign will exceed 104 feet. However, the applicant has verbally informed staff that the height of the sign is to remain unchanged. This should be clarified by the applicant.

B. Section 3430.2 of the Boone County Zoning Regulations permit electronic message boards/screens which are used solely to advertise infrequently changing alphanumeric and numeric messages (i.e. gas prices) in the C-3 district provided the sign area does not exceed twenty percent (20%) of the sign area or twenty (20) square feet, whichever is less. Since the proposed electronic gas price panel is greater than twenty (20) square feet in area, it must be treated as a conditional use, which is allowed pursuant to Section 3430.1 of the Boone County Zoning Regulations.

C. The following table provides a comparison between what is allowed under the zoning regulations, what is existing, and what is being proposed:

	Allowed	Existing	Proposed	Comment
Type	Architectural Free Standing	Pole Free Standing	Pole Free Standing	Existing Nonconformity
Number	1	2	2	Existing Nonconformity
Height	30 ft.	104 ft.	104 ft.	Existing Nonconformity
Sign Area	200 sq. ft.	465 sq. ft.	451.5 sq. ft.	Existing Nonconformity
Electronic Message Board/Screen	50% of sign area	N.A.	136.5 sq. ft. (30%)	

D. Section 3430.1.2 of the Boone County Zoning Regulations provides for regulations that electronic message boards/screens must comply with. The following indicates what those regulations are and whether the proposal meets that requirement:

- 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.

Staff Comment: The proposed electronic gas price panel meets this requirement.

- 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.

Staff Comment: The applicant has provided a letter indicating that they will get the proper permits from the Kentucky Transportation Cabinet prior to the installation of the electronic messaging center.

- 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.

Staff Comment: As part of this application, the applicant has also requested a variance to reduce the spacing requirement.

4. 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.

Staff Comment: Insufficient information has been submitted to determine compliance with this requirement.

5. 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.

Staff Comment: Insufficient information has been submitted to determine compliance with this requirement.

6. 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 Comment: Insufficient information has been submitted to determine compliance with this requirement.

- E. Should the Board approve the submitted requests, the following conditions should be considered as part of that action:

1. The height of the sign shall not exceed its current height of 104 feet.
2. The electronic message board/screen shall be used solely to advertise fuel prices.
3. The electronic message board/screen shall not have the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, or "scrolling" or "running" messages.
4. The message on the electronic board/screen shall only change when the fuel price changes.
5. The electronic message board/screen shall be equipped with a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.

CONCLUSION

- A. KRS 100.253 and Section 273 of the Boone County Zoning Regulations gives the Boone Board of Adjustment and Zoning Appeals the authority to act on the Change Of Nonconforming Use request.
- B. KRS 100.237 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 Conditional Use Permit request.

- C. KRS 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 Variance request.
1. Section 251 of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



Michael D. Schwartz
Planner

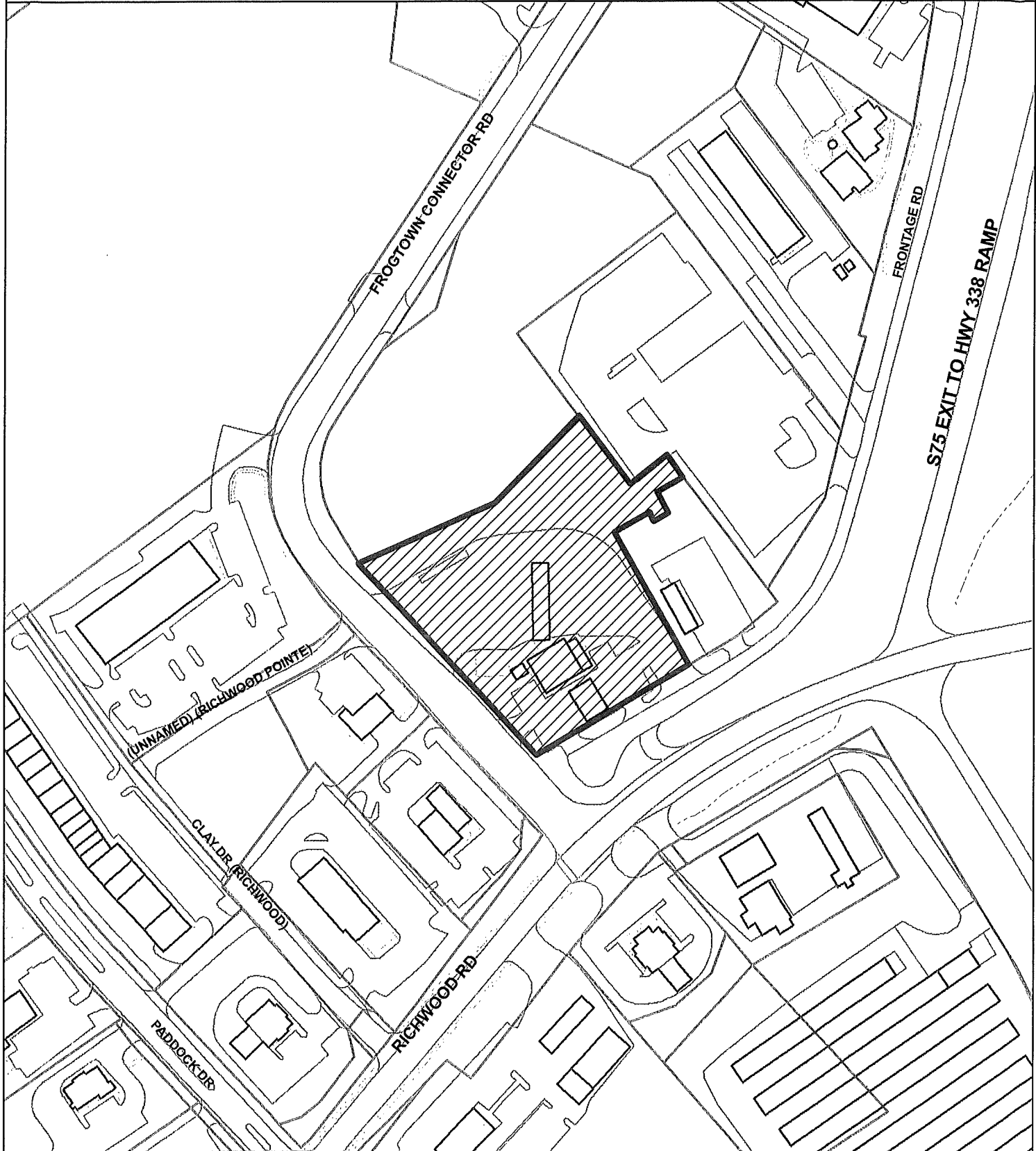
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *Topographical Map
- *2040 Future Land Use Map
- *Distance Between Electronic Signs
- *Application
- *Concept Development Plan

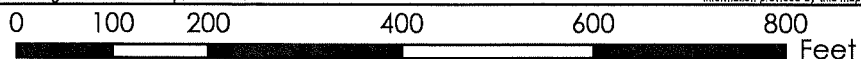
Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Boone

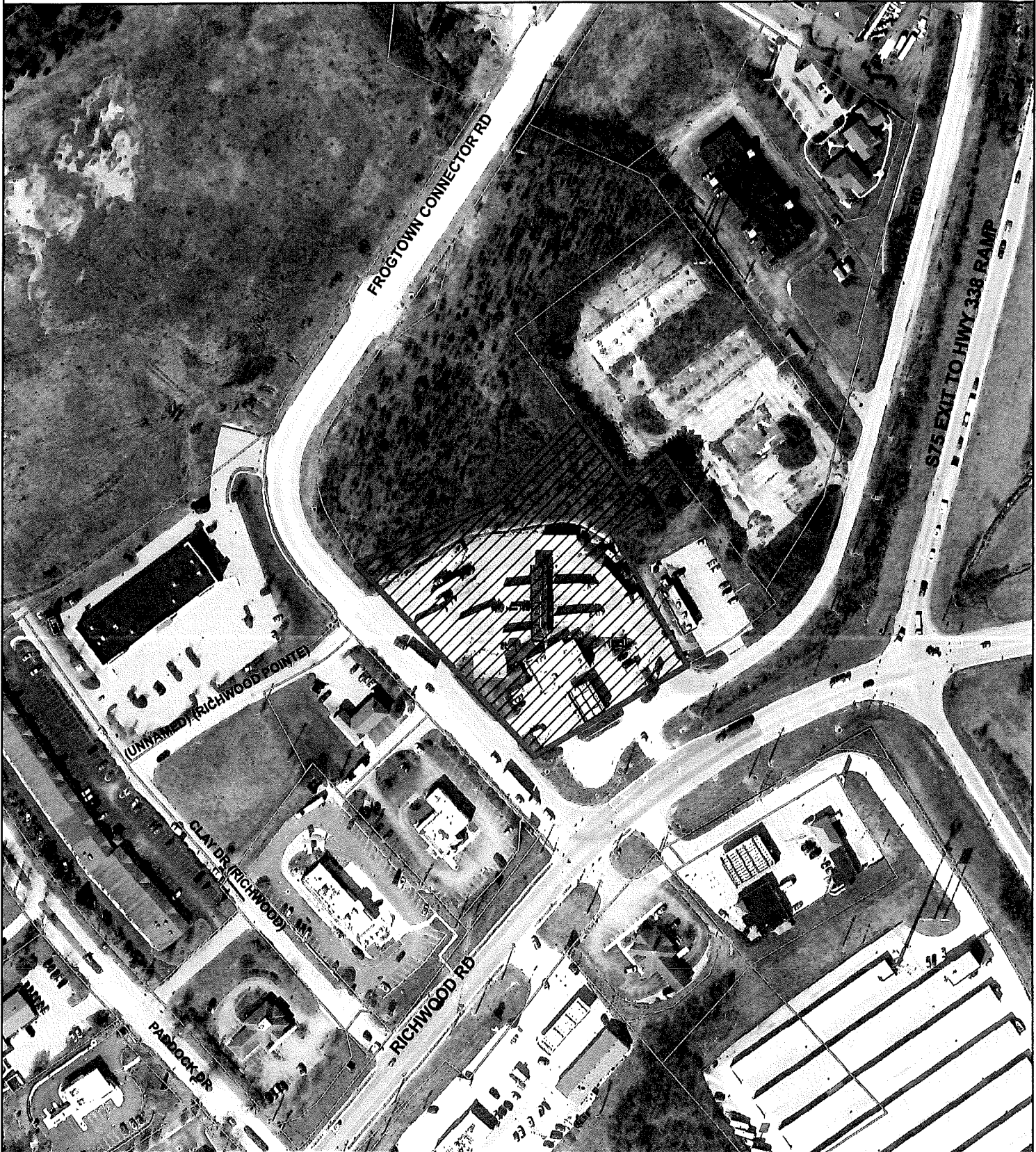
Map Created: 01/01/2018



Map File: 2 - 01/01/2018.mxd
ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 Inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

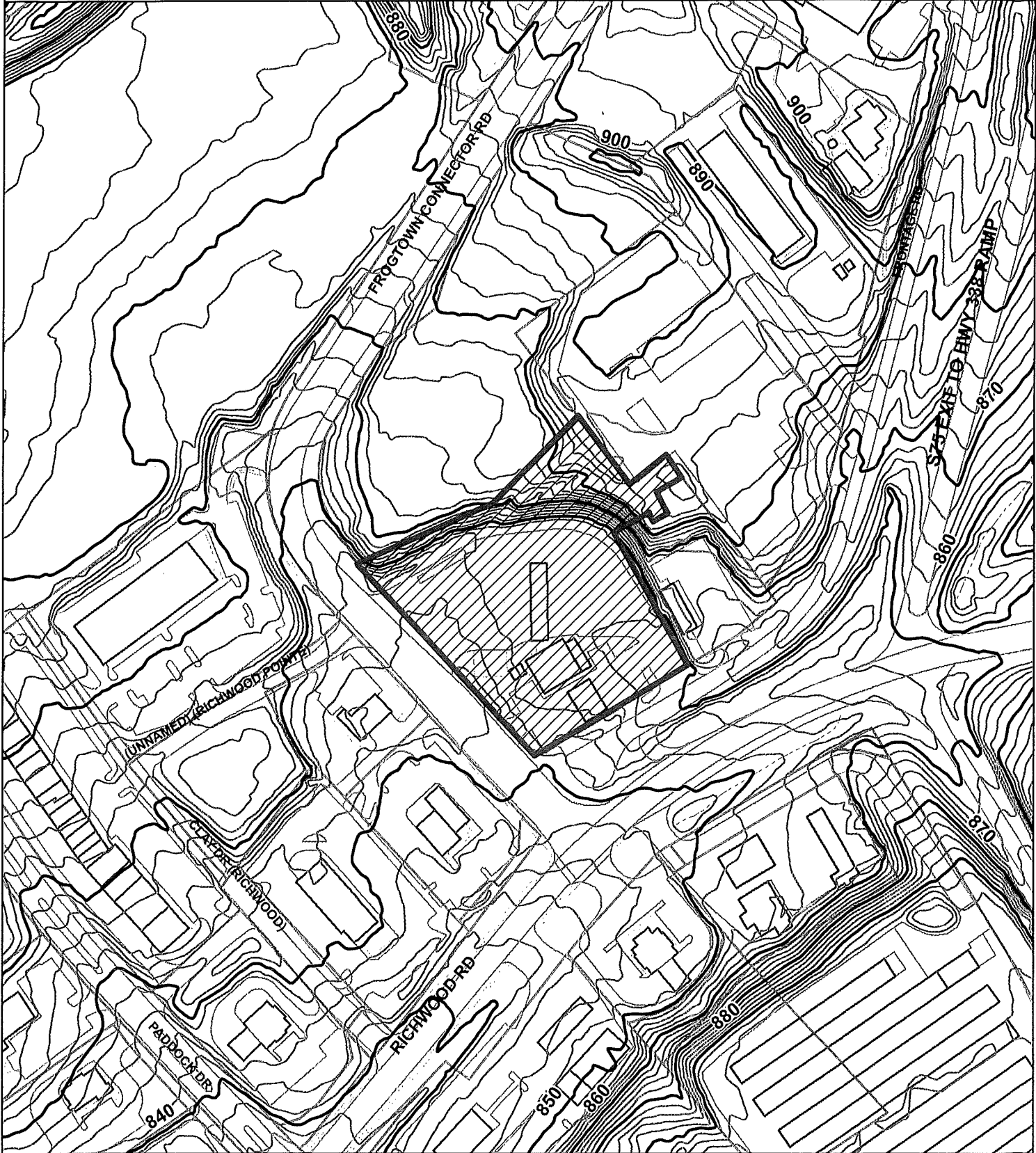


Map Created: 01/01/2018

With Thanks to Esri, Bentley, and Microsoft
ArcMap Document: *.mxd

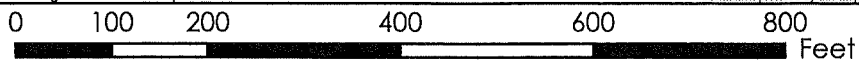
Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Map Created: 01/01/2018

Boone County GIS - Putting Northern Kentucky on the Map



File Path: J:\Projects\2018\Map 1119
ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com

SR-1

C-3/CD

EPD/CD

FROGTOWN CONNECTOR RD

FRONTAGE RD

S75 EXIT TO HWY 338 RAMP

(UNNAMED) (RICHWOOD POINTE)

C-3

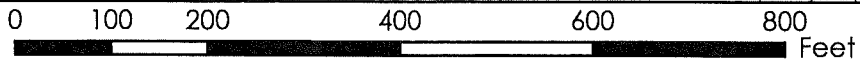
CLAY DR. (RICHWOOD)

SR-1

RICHWOOD RD

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 Inch = 200 feet



Boone County GIS



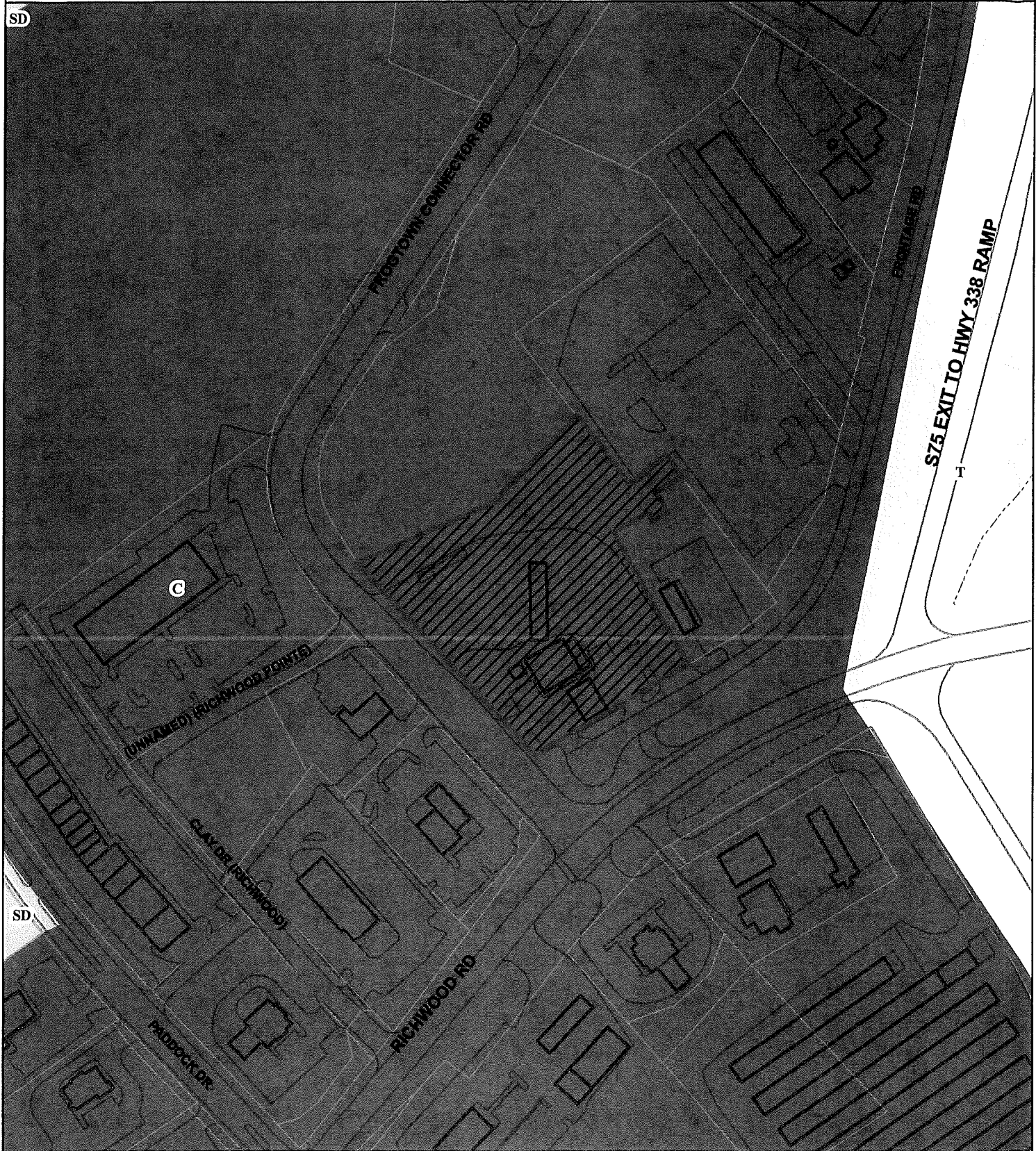
Map Created: 01/01/2018

Map File: Zoning Map 2018.mxd
ArcMap Document: 1.mxd

2040 Future Land Use Map

www.boonecountygis.com

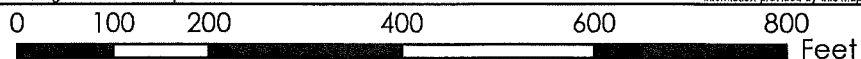
SD



SD

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

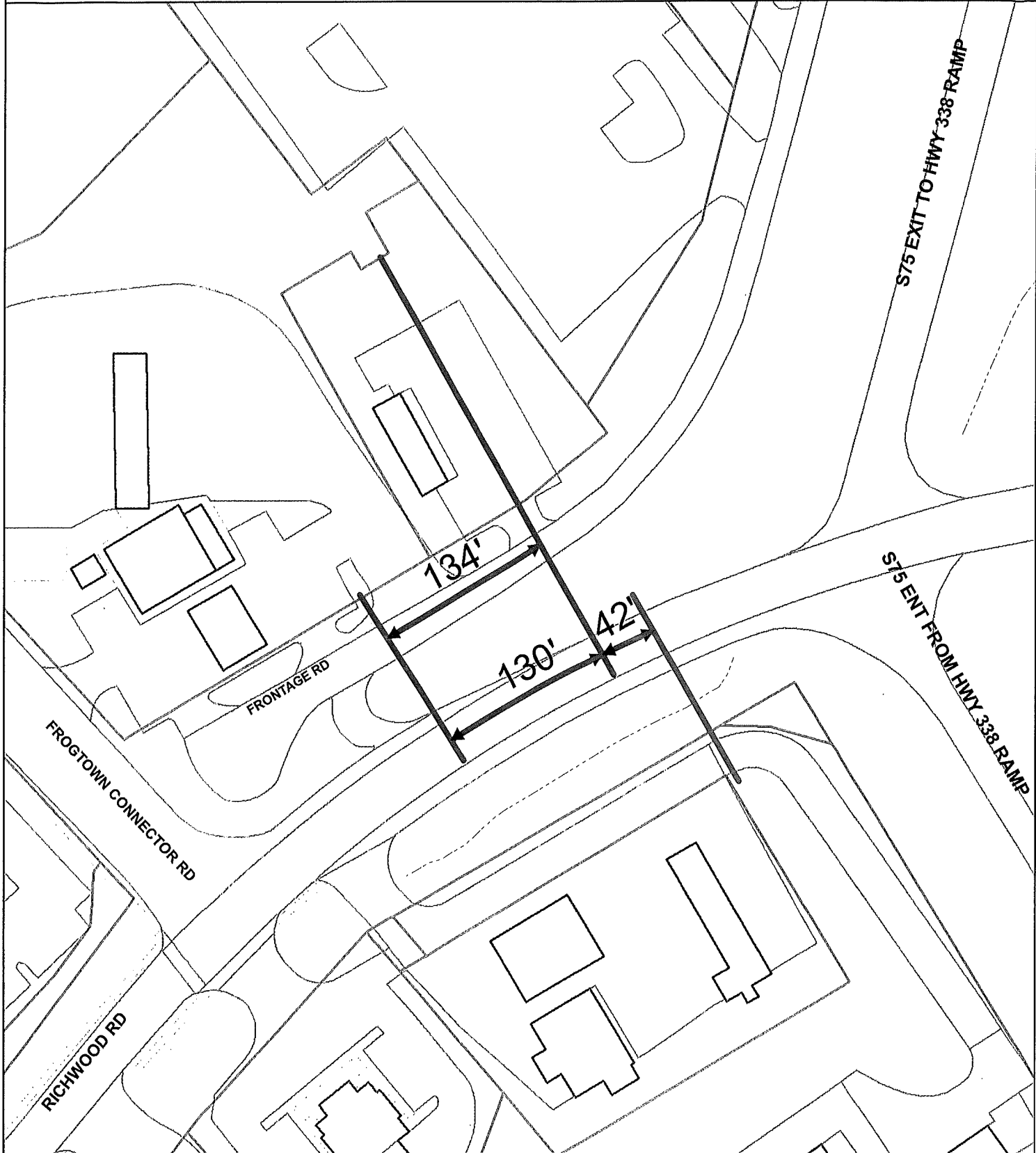


Map Created: 01/01/2018

File Path: C:\Users\Boone\Documents\2040_Future_Land_Use_Map.mxd
ArcMap Document: *.mxd

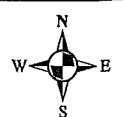
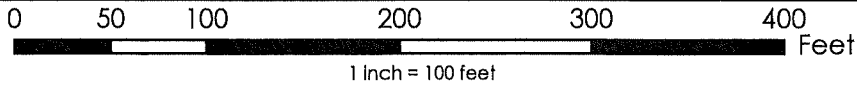
Distance Between Electronic Signage

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

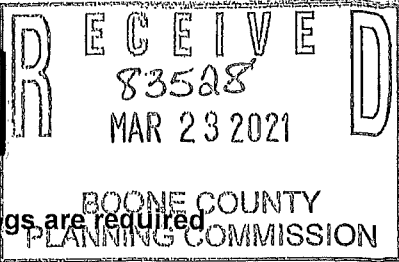


Boone County GIS - Putti

Map Created: 01/01/2018

File Path: C:\gis\boone\2018\20181011
ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

SECTION A: (To be completed by applicant)

- 1. Check One Boone Florence Walton Union
- 2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
- 3. Applicant: Atlantic Sign Company
Address: 2328 Florence ave
Cincinnati OH 45206
City State Zip Code
Phone Number: 513-241-6775 Fax Number: _____
Email: Brooke@Atlanticsigncompany.com
- 4. Description of Request:
Changes being made to the non conforming sign: 1. Allow a new EMC gas price changer 2. Variance request to install an EMC Gas Pricer within 660 ft of an existing one.
- 5. Name of Development: Pilot Travel Center
- 6. Location of Development: 11229 Frontage Rd
Walton KY 41094
City State Zip Code
- 7. Acreage Under Review: 3.79
- 8. Lot Number and Name of Subdivision (if part of a subdivision):

- 9. Current Owner: Pilot Travel Centers LLC
Address: PO Box 54470
Lexington KY 40555
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: Kristi.Snyder@PilotTravelCenters.com

10. Proposed Use(s) on Site: na
11. Total Square Footage of Existing and/or Proposed Buildings: na
12. Current Zoning: C-3
13. 852 230320 2064
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. 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: _____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3/23/21 Fee Received: \$2,416.00 Receipt #: 83528
2. Is application complete:
3. Staff Reviewer: _____
4. Scheduled Board Action Date: _____
5. Board Action: _____
- _____ Approved
- _____ Approved with Conditions (see #6)
- _____ Denial (See #7)
6. Conditions of Approval: _____
- _____
- _____
- _____
- _____
7. Reasons for Denial: _____
- _____
- _____
- _____
- _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org



Date: March 22, 2021

To: Mr. Michael Schwartz
Boone County

Re: Signage permit application
Pilot # 321
11229 Frontage Road
Walton, KY 41094

Dear Mike:

Please accept this letter as authorization for Brooke Alini/Atlantic Sign Company to submit on behalf of Pilot regarding the proposed modifications of the Hi-rise signage structure. In addition, she is authorized to present all design art collections for permit submittal.

Thank you in advance for your assistance.

Sincerely,

Kristi Snyder
Project Manager
Pilot Flying J
(865) 230-2939

Pilot Travel Centers LLC
5508 Lonas Drive
Knoxville, TN, 37909
1-800-562-6210

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Pilot Travel Center LLC
P.O. Box 54471
Lexington, KY 40555

- 2. ADDRESS OF PROPERTY
11229 Frontage Road
Walton, KY 41094

- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Pilot Travel Center

- 4. DEED BOOK 852 PAGE NO. 320 GROUP NO. 2064

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
 Zoning Map Amendment:
From _____ To _____ Conditional Use Permit
 Development Plan Conditional Zoning
 Subdivision Plat Other: CNCU
(Not Recorded)
 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



SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz

on behalf of the Boone County Planning Commission this 15 day of April, 2021.



Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

This instrument was prepared for recording purposes only by:

Ronica Wuest
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 variance/C.U.P./CNCU approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of April 14, 2021 Certificate of Land Use Restriction (#21-BCBOA-015-A), for Pilot Travel Center, Property Owner(s).

The following conditions will apply:

1. The height of the sign shall not exceed its current height of 104 feet.
2. The electronic message board/screen shall be used solely to advertise fuel prices.
3. The electronic message board/screen shall not have the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, or "scrolling" or "running" messages.
4. The message on the electronic board/screen shall only change when the fuel price changes.
5. The electronic message board/screen shall be equipped with a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.

The approved variance/C.U.P./CNCU as well as the preceding conditions apply to the property described in:

DEED BOOK 852

PAGE NO. 320

GROUP NO. 2064