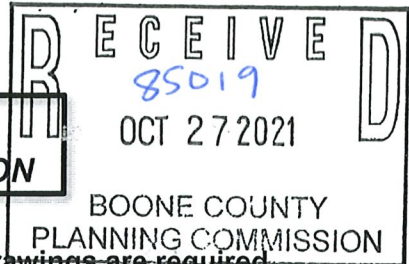


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: ABC Signs, Inc. / Meghan Meyer
Address: 2336 Iowa Ave
Cincinnati OH 45206
City State Zip Code
Phone Number: 513-241-8884 Fax Number: 513-241-8978
Email: meghan@abesign.com
4. Description of Request:
Install new directional sign
5. Name of Development: Givaudan Flavors
6. Location of Development: 9500 Sam Neace Dr.
Florence KY 41042
City State Zip Code
7. Acreage Under Review: 20.65 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):
n/a
9. Current Owner: Givaudan Flavors Corp.
Address: 1199 Edison Dr
Cincinnati OH 45216
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: rachel.mowad@givaudan.com

- 10. Proposed Use(s) on Site: direction/instructional sign
- 11. Total Square Footage of Existing and/or Proposed Buildings: 20.65 acrs
- 12. Current Zoning: I-2
- 13. 074 958 00 00 683 032 2049B
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: Rachel A Mowal
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 10/27/21 Fee Received: \$1616 Receipt #: 85019
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 12/18/2021
5. Board Action: 12/18/2021
 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

STAFF REPORT

#1

APPLICANT: ABC Signs Inc., per Meghan Meyer, on behalf of Givaudan Flavors Corp., per Rachel A. Mowad

LOCATION: 9500 Sam Neace Drive

ZONING: Industrial Two (I-2)

DATE: December 8, 2021

PROPOSAL

- A. A variance increasing the height of a directional sign from five (5) feet to 8' – 7".
- B. A variance increasing the sign area of a directional sign from ten (10) square feet to 25.84 square feet.

SITE HISTORY

- 1993 On December 14, 1993, the Boone County Planning Commission approved a Conveyance Plat, creating the site in question.
- 1994 On May 18, 1994, the Boone County Planning Commission approved a Major Site Plan for the initial construction on the site.
- 1999 –
2012 The Boone County Planning Commission approved several Site Plans for the site.

APPLICABLE REGULATIONS

- A. 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.
- B. 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.
- C. 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.
 - 1. Findings listed in Section 251:
 - a. 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:

- (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) 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;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
- b. 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 1140 of the Boone County Zoning Regulations states that the purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which requires sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.
- E. Section 3412 of the Boone County Zoning Regulations states that one (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and maximum height of five (5) feet. Advertising on such a sign shall minimally include the words "enter" "exit" or arrows. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.
- F. Section 4000 of the Boone County Zoning Regulations defines a directional sign as a low-rise sign of an incidental nature that is located near an exit or entrance to an office park or commercial shopping center, or within vehicular circulation areas, to convey directional information to motorists.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as "Industrial", which is defined as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.

- 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).

- C. Sam Neace Drive is a state maintained collector street providing for two way traffic within two driving lanes (one lane in each direction and a center left turn lane). There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

North: Industrial uses (I-2)

South: Industrial uses (I-2)

East: Industrial uses (I-2)

West: Industrial uses (I-1)

SITE CHARACTERISTICS

- A. The approximate 21 acre property is located at the southeast corner of the intersection of Weaver Road with Sam Neace Drive.
- B. The site is currently occupied by an industrial building and off-street parking areas.
- C. Mature landscaping exists along the perimeter of the site.
- D. The existing access to the site is located approximately 550 feet south of Weaver Road.
- E. Along the access drive, the site slopes upward at an average grade of 10%.

PROPOSED DEVELOPMENT

- A. To replace an existing directional sign with a new directional sign having a height of 8' – 7" and a sign area of 25.84 square feet.

STAFF COMMENTS

- A. The following provides a comparison between the existing directional sign, the proposed directional sign, and the zoning requirements:

	Existing Sign	Proposed Sign	Zoning Regulations
Height	5 ft.	8' - 7"	5 ft. max.
Sign Area	19.69 sq. ft.	25.84 sq. ft.	10 sq. ft. max

- B. The location of the proposed directional sign is approximately 120 feet from the front property line and approximately 220 feet from the edge of pavement of Sam Neace Drive.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. 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
Director, Zoning Services

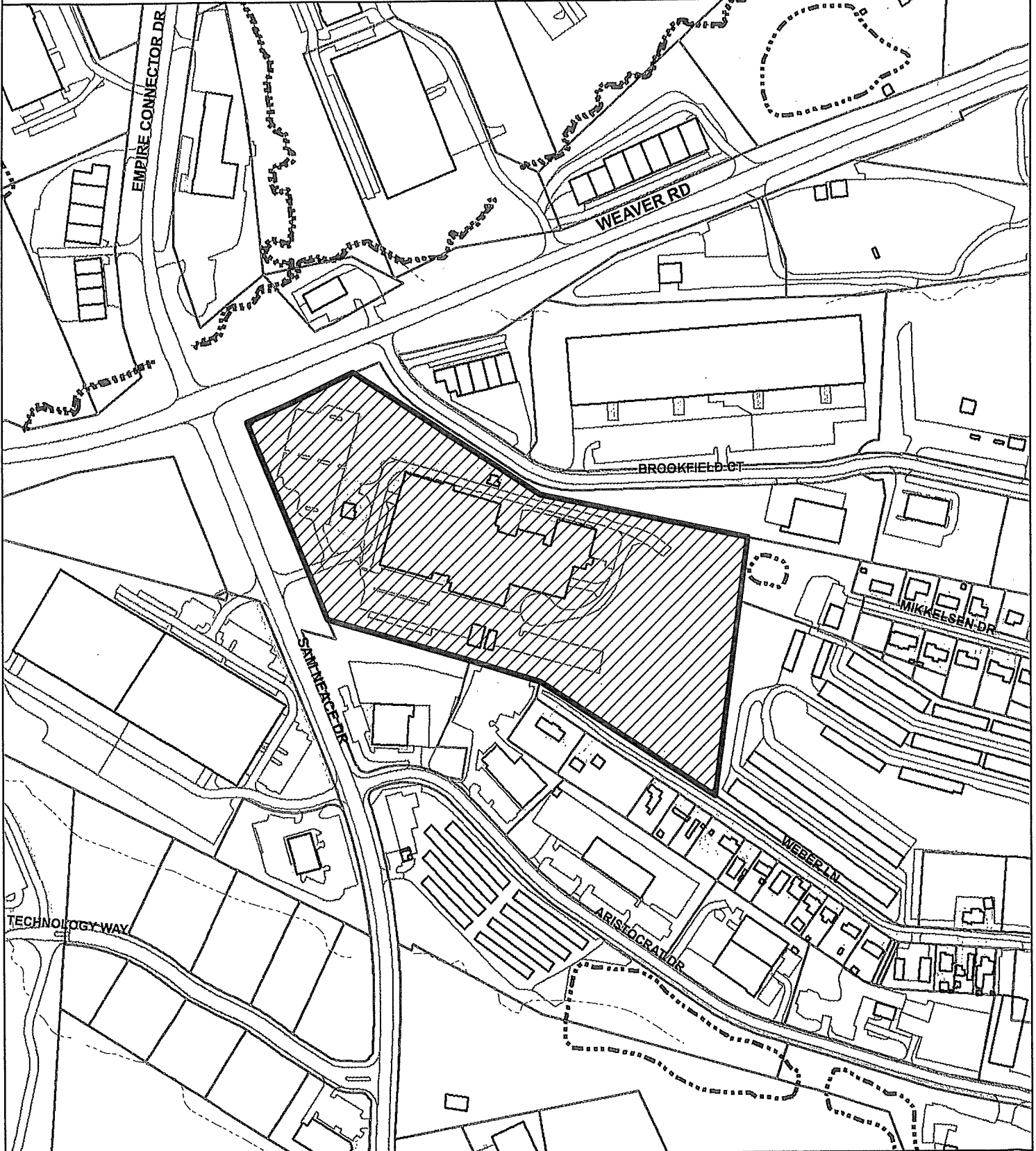
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Development Plan

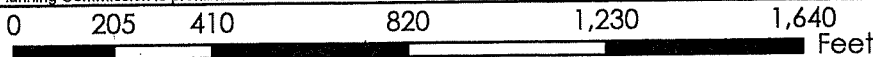
Vicinity Map

www.boonecountygis.com



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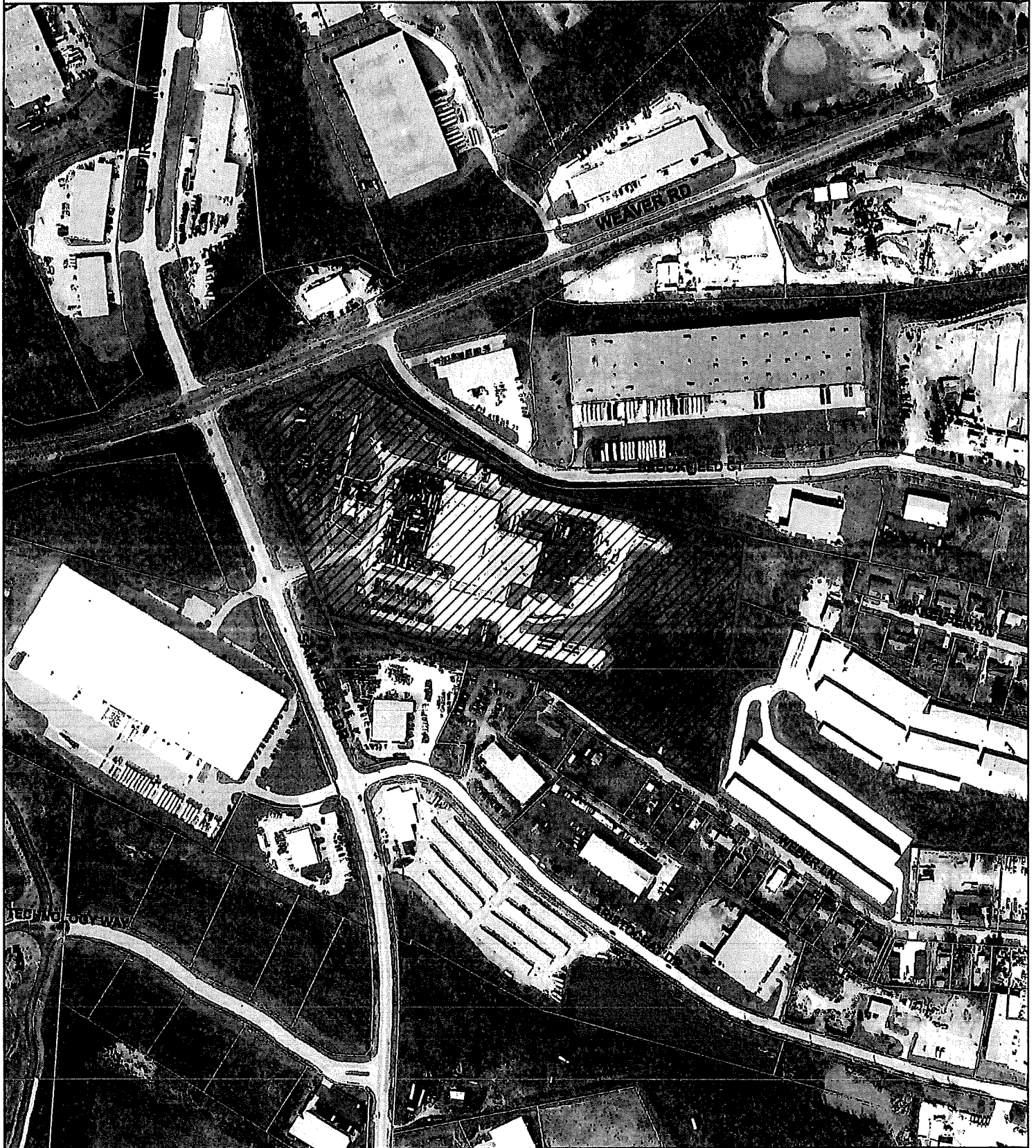


Boone County GIS - Putting Northern Kentucky on the Map



Aerial Map

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

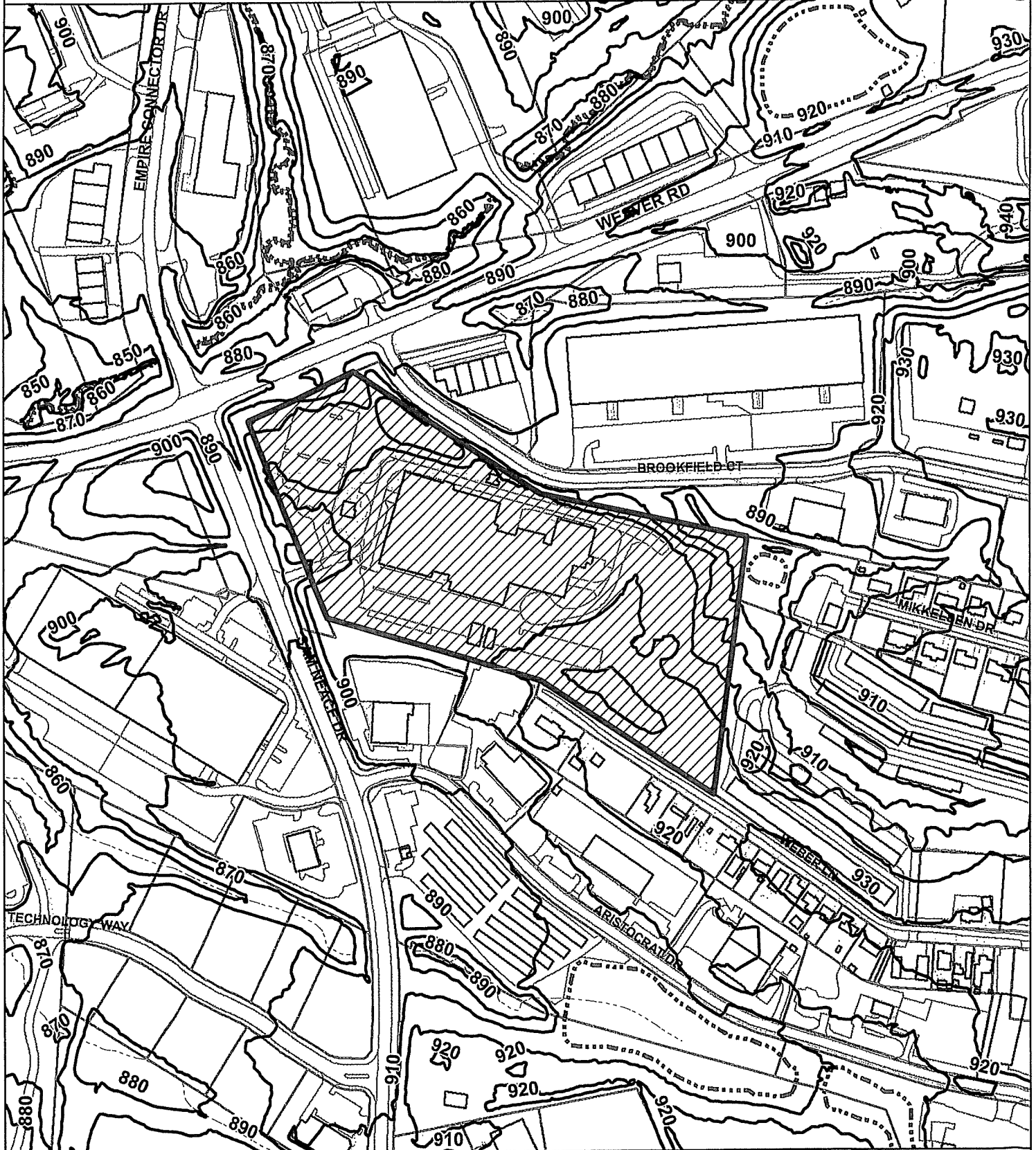


Boone County GIS - Putting Northern Kentucky on the Map



Topographical Map

www.boonecountygis.com



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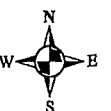
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0 205 410 820 1,230 1,640 Feet

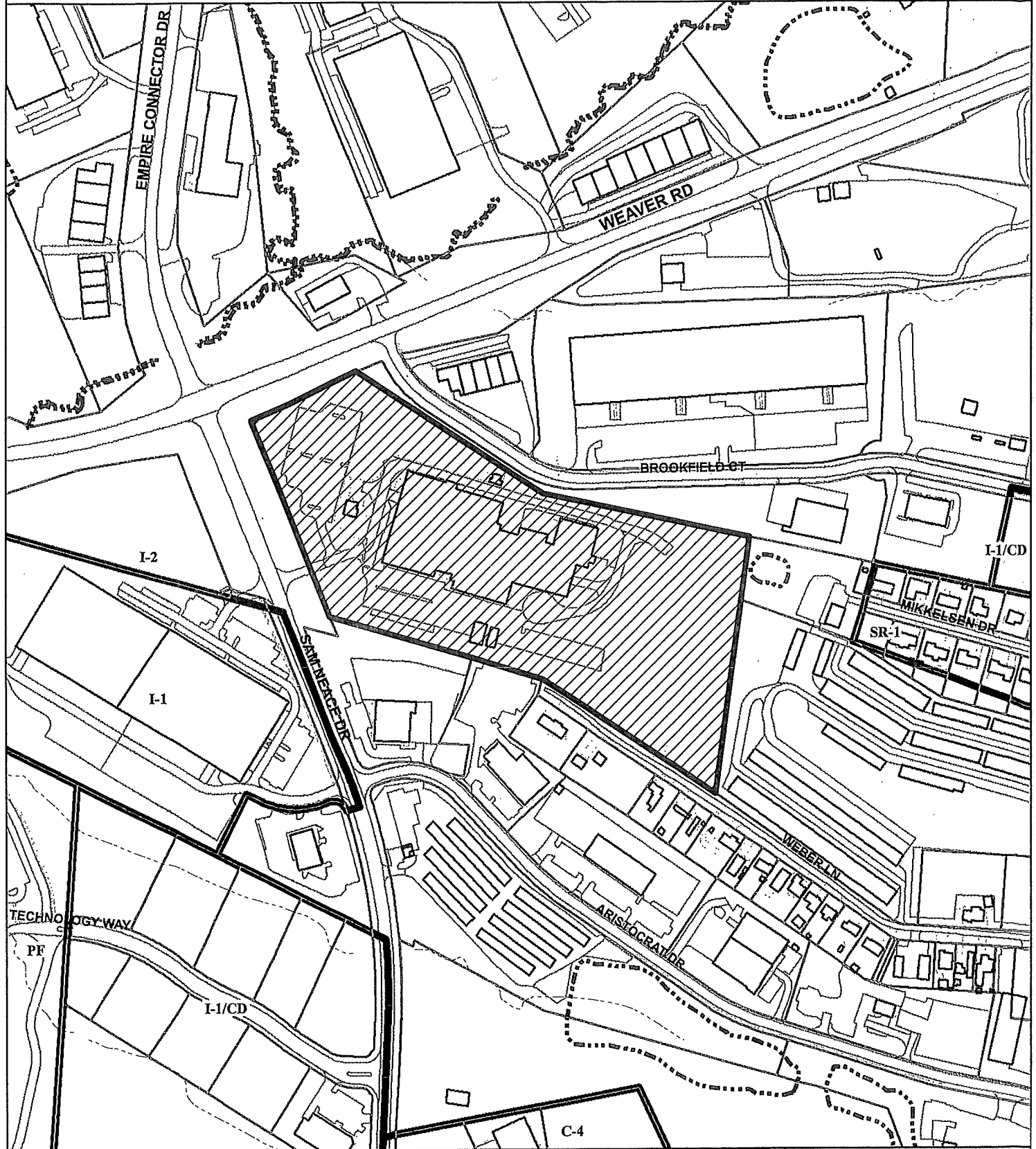
1 inch = 400 feet

Boone County GIS - Putting Northern Kentucky on the Map



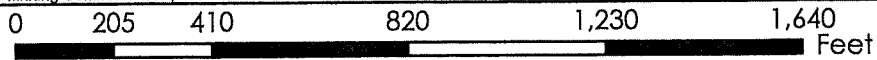
Zoning Map

www.boonecountygis.com



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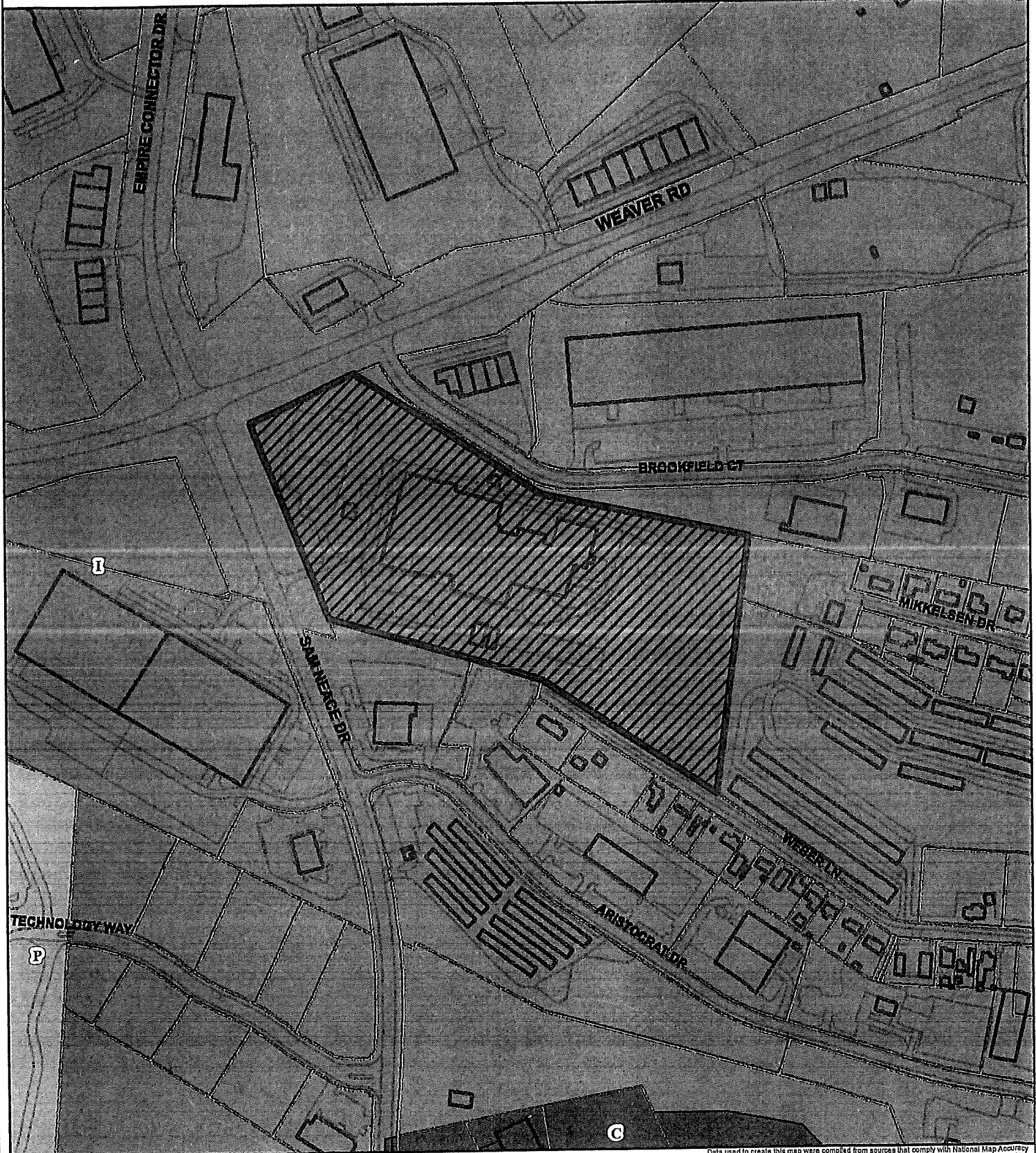
1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

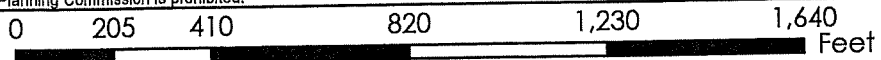
2040 Future Land Use Map

www.boonecountygis.com



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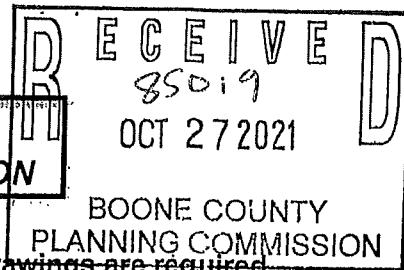
1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



**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
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Address: 2336 Iowa Ave
Cincinnati OH 45206
City State Zip Code
Phone Number: 513-241-8884 Fax Number: 513-241-8978
Email: meghan@abesign.com
4. Description of Request:
Install new directional sign
5. Name of Development: Givaudan Flavors
6. Location of Development: 9500 Sam Neace Dr
Florence KY 41042
City State Zip Code
7. Acreage Under Review: 20.65 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):
n/a
9. Current Owner: Givaudan Flavors Corp.
Address: 1199 Edison Dr
Cincinnati OH 45216
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: rachel.mowad@givaudan.com

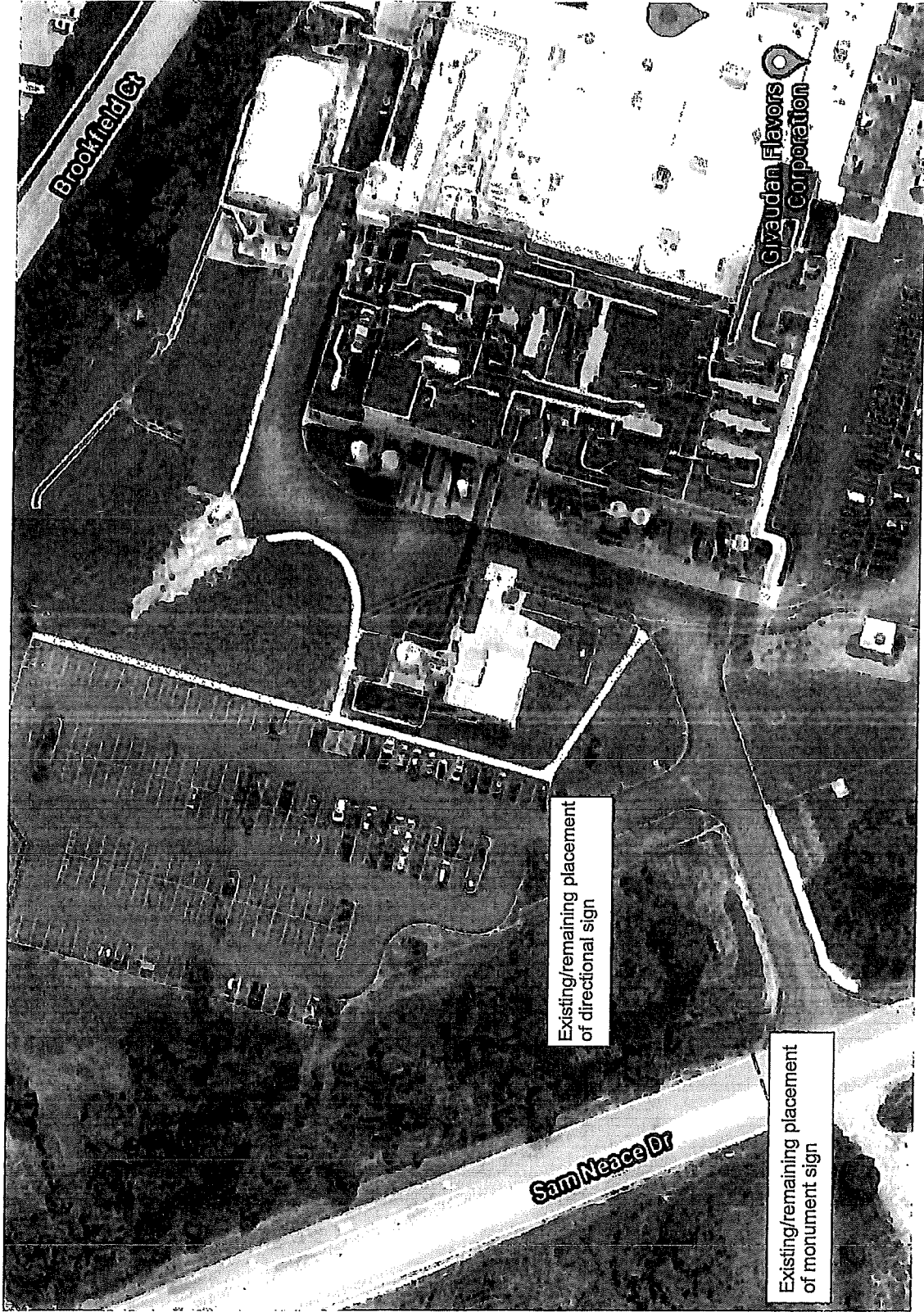
- 10. Proposed Use(s) on Site: direction/instructional sign
- 11. Total Square Footage of Existing and/or Proposed Buildings: 20.65 acres
- 12. Current Zoning: I-2
- 13.

<u>074</u> Deed Book	<u>00 - 00</u> Page	<u>032</u> 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: Rachel K Mowad
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

SITE PLAN



Specification:

9500 Sam Neace Drive
 Florence, KY 41042

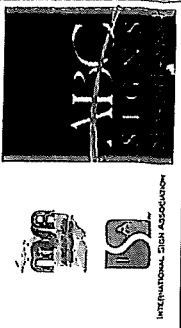
ARTWORK APPROVED

Signature _____

Date _____

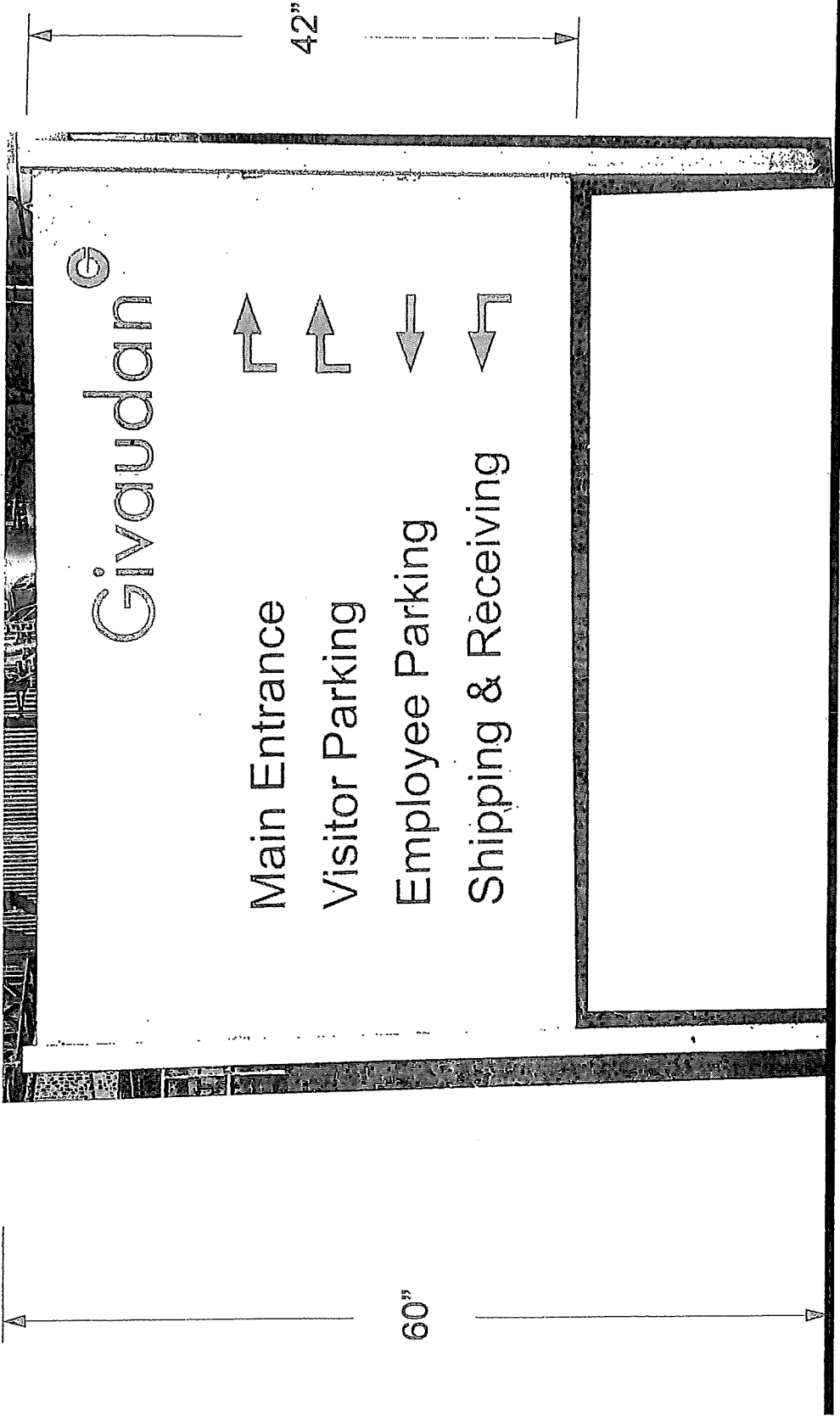
Client: _____
 Scale: 3/8" = 1'-0"
 Date: 9-27-21
 Location: _____

This site plan is subject to the terms and conditions of the project as approved by ABC Signs, Inc. It is not to be used for any other purpose without the express written consent of ABC Signs, Inc. without the express permission of ABC Signs, Inc.



DIRECTIONAL - EXISTING

67.5"



Specification:

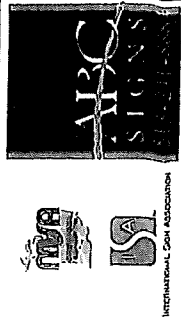
9500 Sam Neace Drive
Florence, KY 41042

ARTWORK APPROVED

Client: _____
Scale: 3/8" = 1'-0"
Date: 9-27-21
Location: _____

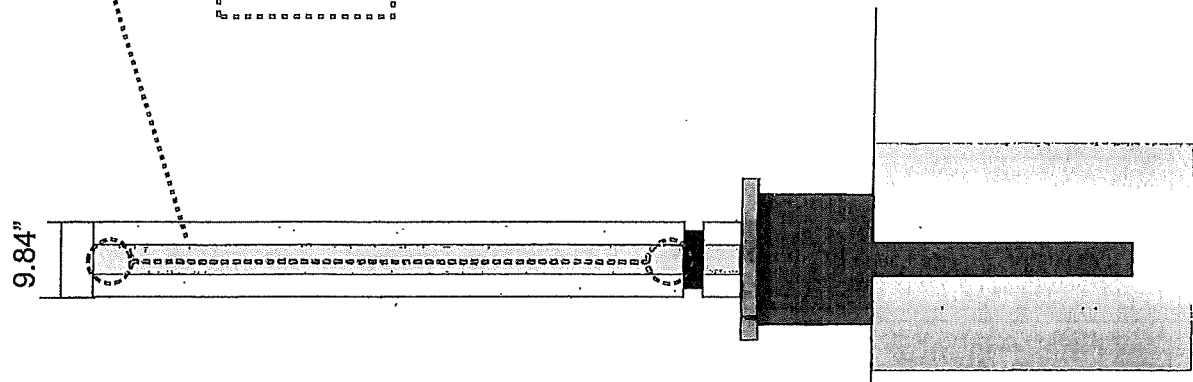
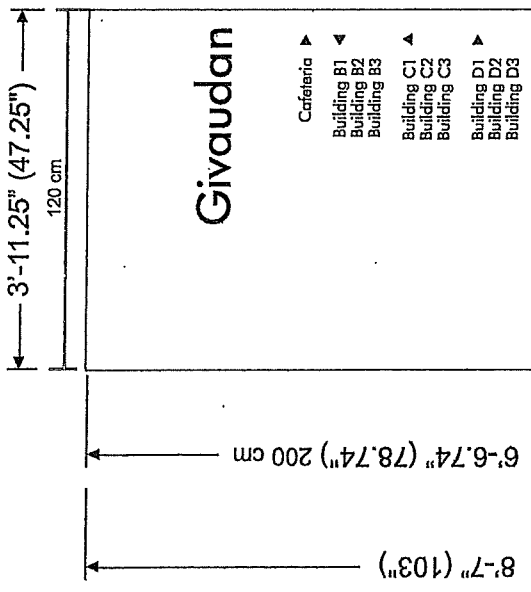
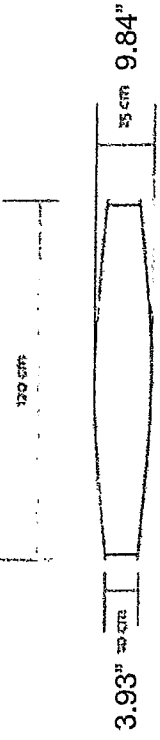
SIGNATURE _____ DATE _____

This drawing is intended for your exclusive use, in connection with a project being planned by ABC Signs, Inc. It is not to be shown to any other party without the written approval of ABC Signs, Inc. All other rights reserved.

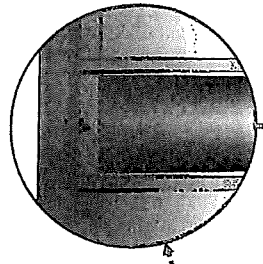


Directional

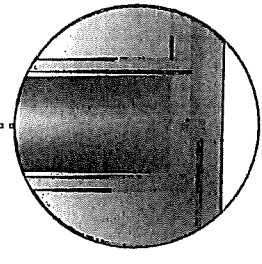
- Mathews White
- Black Vinyl



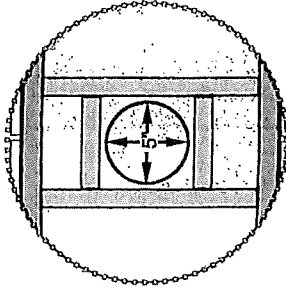
Pole Pocket Detail



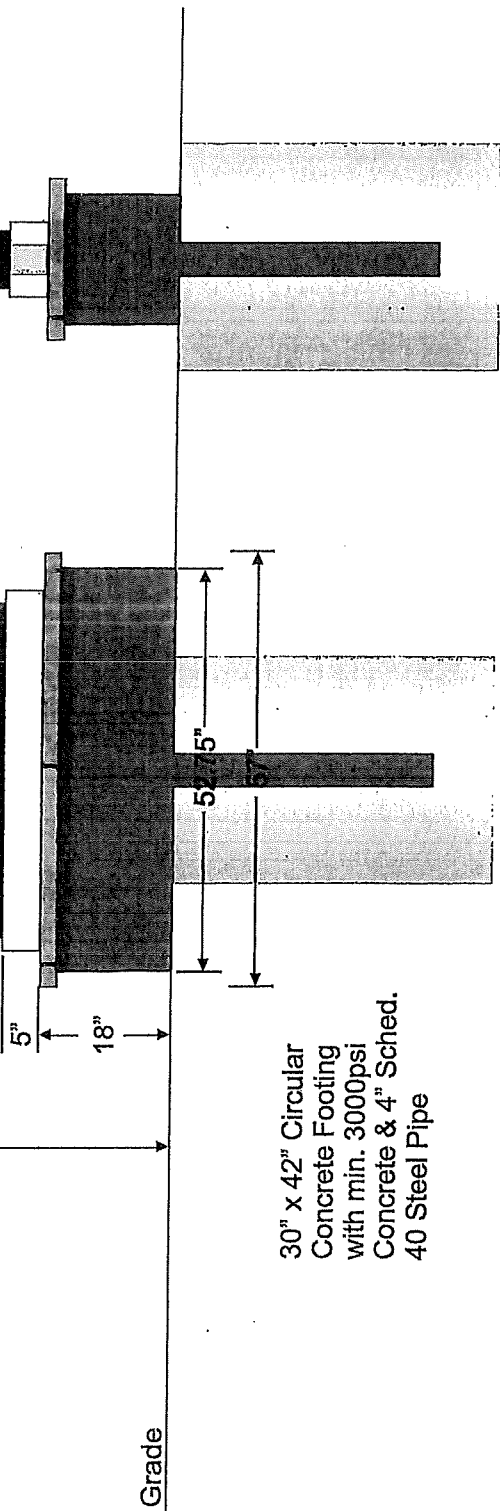
Top & Bottom 5" x 5" x 3/16" Steel, Angle Pole Pocket Bolted to Aluminum Sign Frame & Welded to 4" Schedule 40 Steel Pipe.



Top View of Pole Pocket & Support Poles

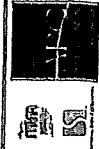


Support Poles: 4" Sched. 40
4" I.D. - 4-1/2" O.D.
Inside Pole Pocket...5" x 5"



30" x 42" Circular Concrete Footing with min. 3000psi Concrete & 4" Sched. 40 Steel Pipe

Grade



9500 Sam Neace Drive
Florence, KY 41042

ARTWORK APPROVED

Client: _____
Scale: 3/8" = 1'-0"
Date: 9-27-21
Location: _____

This drawing is subject to the conditions and limitations of the contract. It is not to be used for any other purpose without the written consent of the engineer. All rights reserved. © 2021 TPI, Inc.

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Givaudan Flavors Corp.
1199 Edison Dr
Cincinnati, OH 45216
2. ADDRESS OF PROPERTY
9500 Sam Neace Dr
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Givaudan Flavors
4. DEED BOOK 958 PAGE NO. 683 GROUP NO. 2049B
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ___ Zoning Map Amendment: ___ Conditional Use Permit
 From ___ To ___
- ___ Development Plan ___ Conditional Zoning
- ___ Subdivision Plat ___ Other:
 (Not Recorded)
- X 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, Director, Zoning Services
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 9th day of December, 2021.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

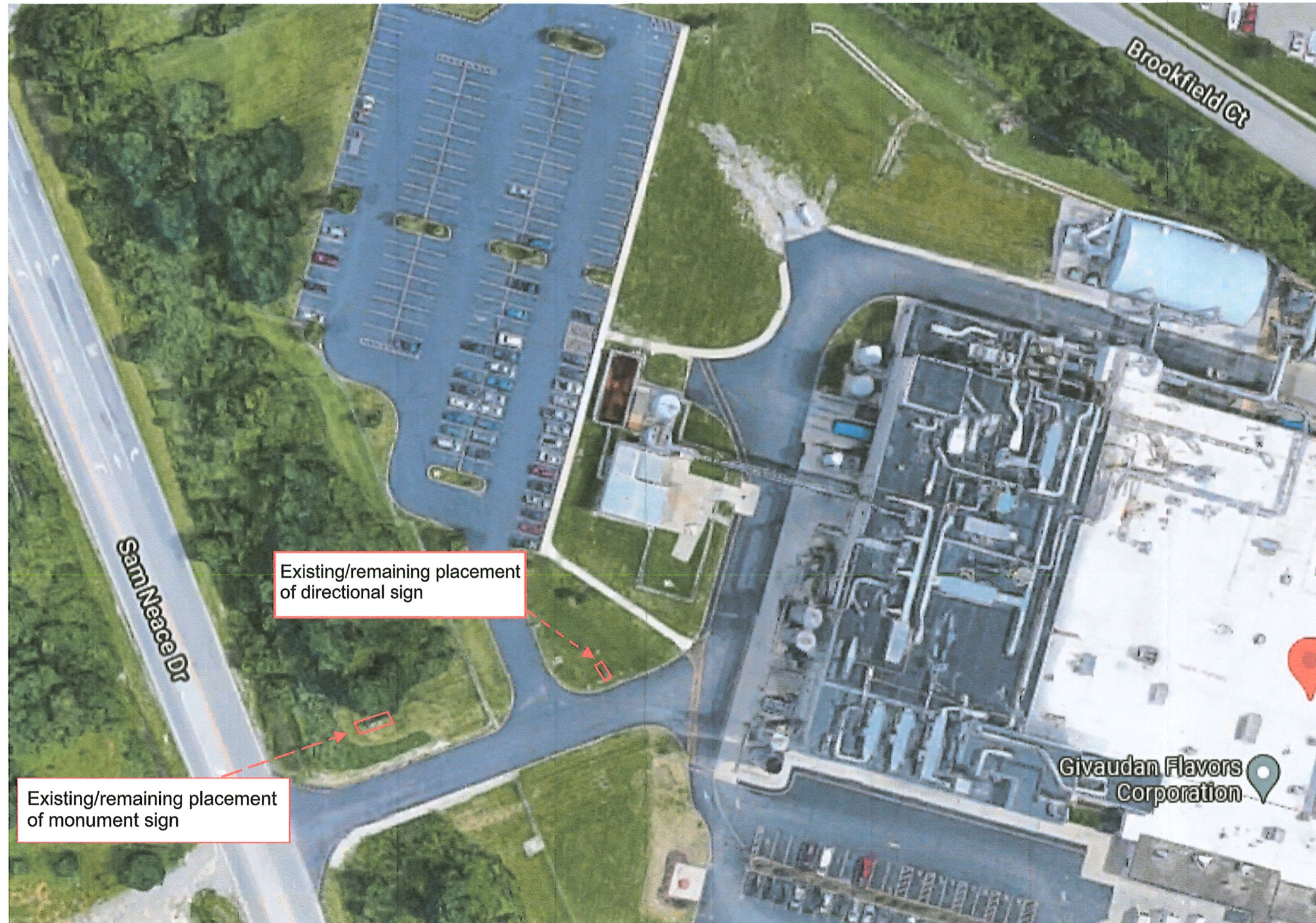


Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

SITE PLAN



ARTWORK APPROVED

Signature _____ Date _____

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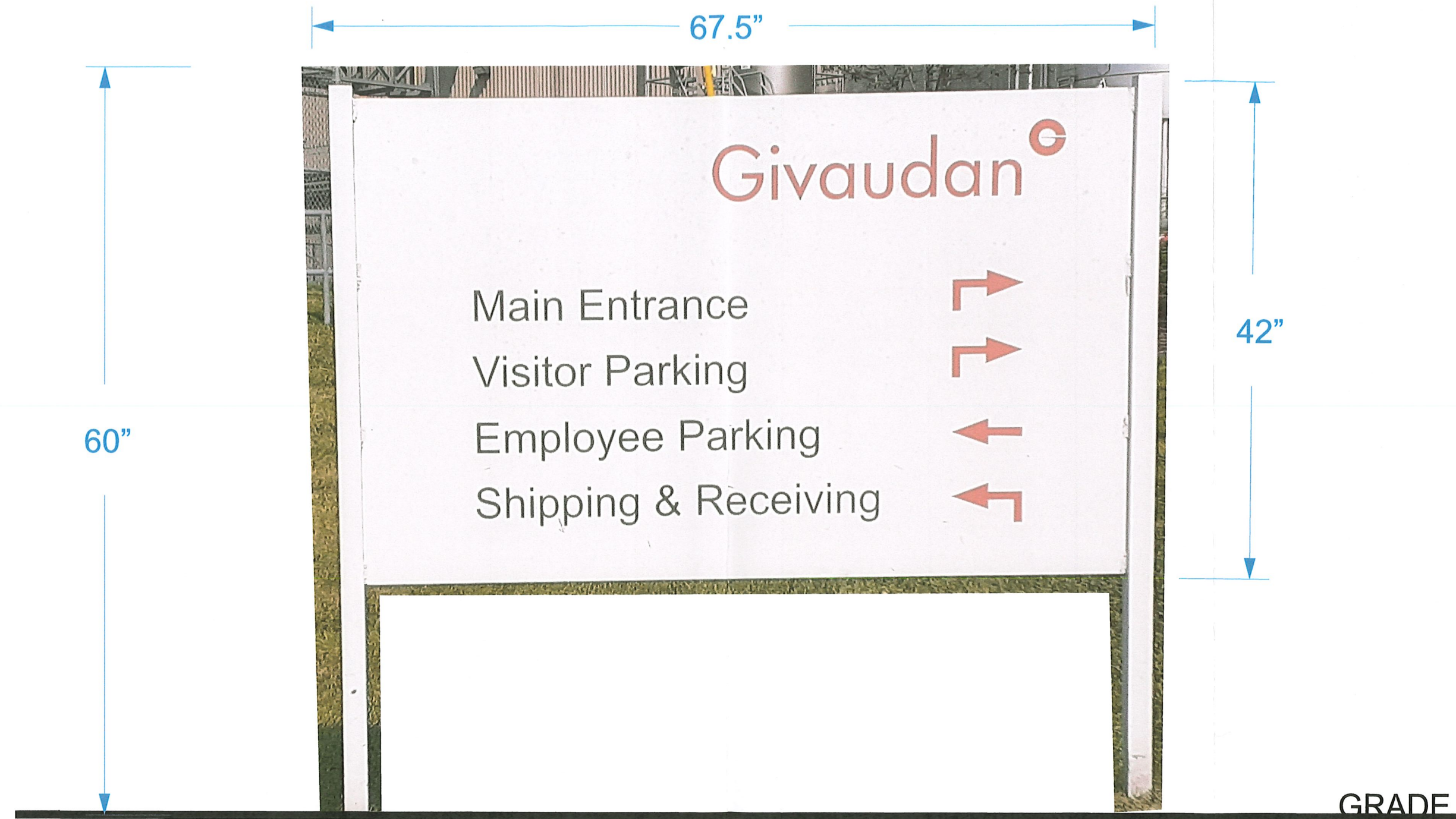
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 Date: 9-27-21
 Location: _____

Specifications:

9500 Sam Neace Drive
 Florence, KY 41042



DIRECTIONAL - EXISTING



ARTWORK APPROVED

Signature _____ Date _____

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Client: _____
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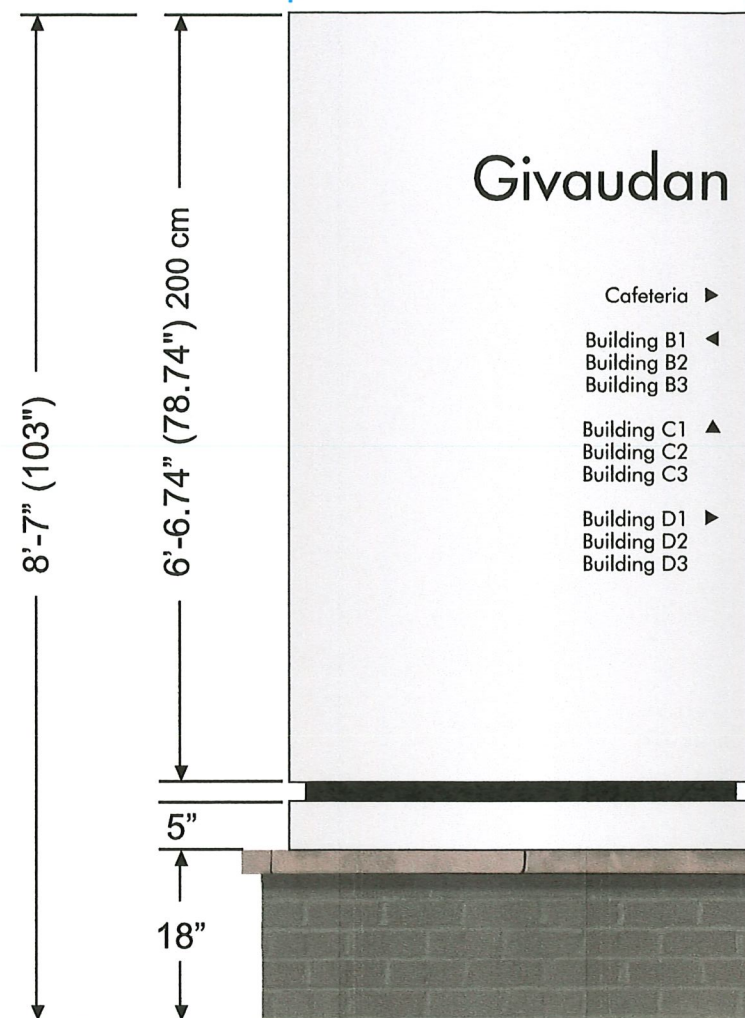
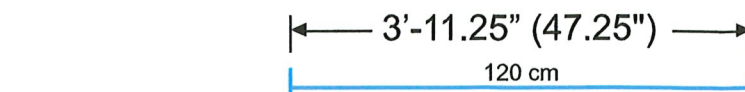
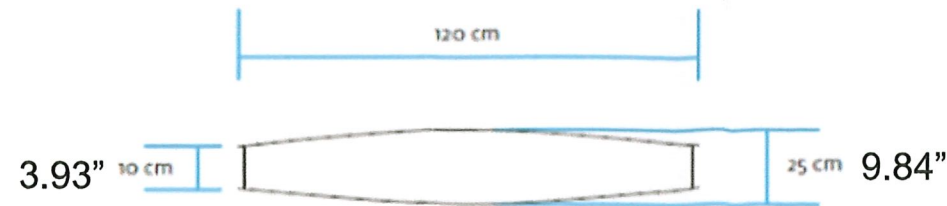
Specifications:

9500 Sam Neace Drive
Florence, KY 41042



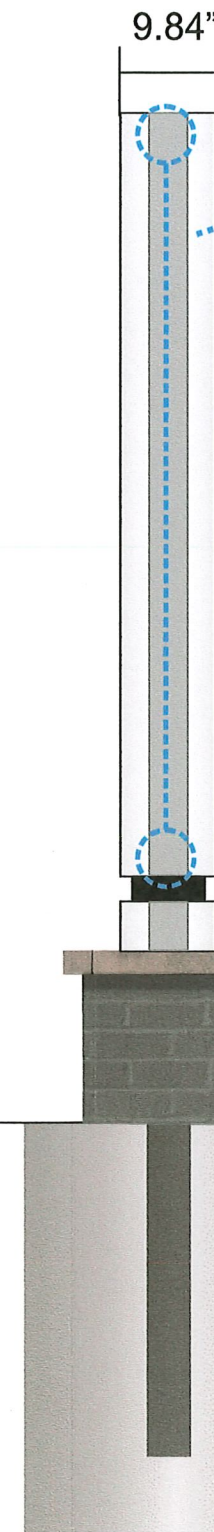
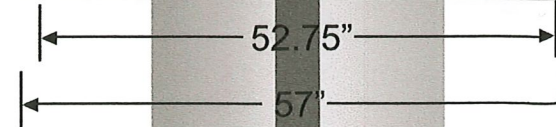
Directional

- Mathews White
- Black Vinyl

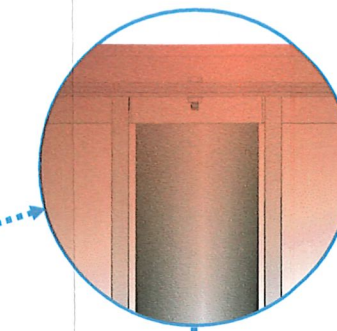


Grade

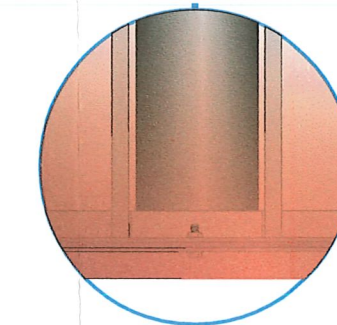
30" x 42" Circular Concrete Footing with min. 3000psi Concrete & 4" Sched. 40 Steel Pipe



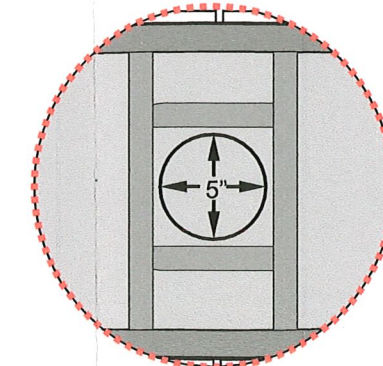
Pole Pocket Detail



Top & Bottom 5" x 5" x 3/16" Steel, Angle Pole Pocket Bolted to Aluminum Sign Frame & Welded to 4" Schedule 40 Steel Pipe



Top View of Pole Pocket & Support Poles



Support Poles: 4" Sched. 40
4" I.D. - 4-1/2" O.D.
Inside Pole Pocket.....5" x 5"

ARTWORK APPROVED
Signature _____ Date _____
This drawing is submitted for your exclusive use. In connection with a project being performed by ABC Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of ABC Signs, Inc.

Client: _____
Scale: 3/8" = 1'-0"
Date: 9-27-21
Location: _____

Specifications: _____
9500 Sam Neace Drive
Florence, KY 41042

