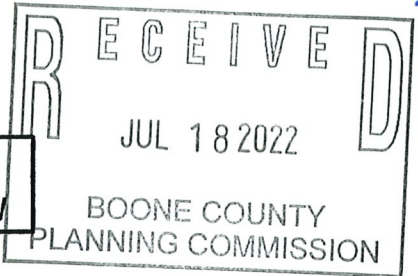


*1616



**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 (2) Appeal
 Change in Non-Conforming Use

3. Applicant: Mr. Fuel

Address: 118 Richmond rd

Walton Ky 41094
City State Zip Code

Phone Number: 865-474-4343 Fax Number: _____

Email: Collin.McCosh@PilotTravelCenters.com

4. Description of Request: ^{tall}
install two 10' directionals. Each is 24 square feet

5. Name of Development: Mr. Fuel

6. Location of Development: 118 Richmond rd

Walton Ky 41094
City State Zip Code

7. Acreage Under Review: 4.37

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Pilot Delaware LLC

Address: PO Box 54470

Cincinnati Ky 40555
City State Zip Code

Phone Number: 865-474-4343 Fax Number: _____

Email: Collin.McCosh@pilottravelcenter.com

7

10. Proposed Use(s) on Site: gas station / truck stop
11. Total Square Footage of Existing and/or Proposed Buildings: 4.37
12. Current Zoning: C-3/CD
13. 075.00 02 099.00
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: *Callie Alford*
(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: 7-18-22 Fee Received: \$ 1616.00 Receipt #: 86618

2. Is application complete:

3. Staff Reviewer: Alaina

4. Scheduled Board Action Date: 8/10/22

5. Board Action: 8/10/22

- 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

#3

APPLICANT: Mr. Fuel

LOCATION: 118 Richwood Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: August 10, 2022

PROPOSAL

- A. The requests are to:
1. Increase the maximum height of a directional sign from five (5) feet to ten (10) feet: and
 2. Increase the maximum sign area of a directional sign from six (6) square feet to twenty-four (24) square feet.

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 3142 of the Boone County Zoning Regulations requires directional signs to have a maximum height of five (5) feet and a maximum sign area of six (6) square feet. The sign area may be increased to a maximum of ten (10) square feet if the sign is directing and guiding traffic and parking on private property.
- E. 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.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Commercial”, 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:
 - 1. 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).
 - 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 3. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - 4. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well-maintained buffer

spaces between the business use and other land uses (Economy Goal B, Objective 1).

5. 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).
6. 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).

SURROUNDING LAND USES AND ZONING

- North: Single family/Vacant building (C-3)
- South: Vacant land (C-3)
- East: Norfolk & Southern Railroad (I-1)
- West: Burger King/Motel 6 (C-3)

SITE CHARACTERISTICS

- A. The approximate 4.5-acre property is located at the northwest corner of the intersection of Best Pal Drive with Richwood Road.
- B. The site is currently occupied by a gas station.
- C. The developed area of the site is relatively flat and is surrounded by current KYTC road improvements.

PROPOSED DEVELOPMENT

- A. The applicant is proposing to install one (1) directional sign, having a height of ten (10) feet and a sign area of twenty-four (24) square feet (6' x 4').
- B. The proposed sign will be located along the corner of Best Pal Drive and Richwood Road.

STAFF COMMENTS

- A. Best Pal Drive, Richwood Road, and Dixie Highway are currently under construction as part of KYTC's Richwood Road interchange project.
- B. The total length of Best Pal Drive is approximately 1150 feet on the north side of Richwood Road where Mr. Fuel sits.
- C. There are six (6) lots that have frontage along Best Pal 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 these criteria.

Respectfully submitted,



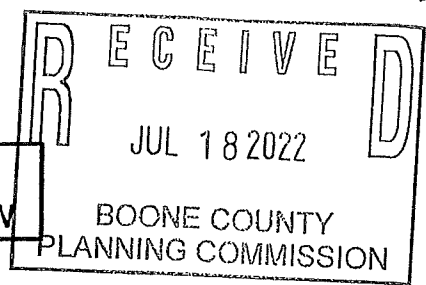
Alaina Hagenseker
Planner, Zoning Services

ACH/ss

Attachments

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

7/18/22



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

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1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance (a) Appeal
 Change in Non-Conforming Use

3. Applicant: Mr. Fuel

Address: 118 Richard rd

Walton City Ky State 41094 Zip Code

Phone Number: 865-474-4343 Fax Number: _____

Email: Collin.McCosh@PilotTravelCenters.com

4. Description of Request: ^{tail}
install two 10' directionals. Each is 24 square feet

5. Name of Development: Mr. Fuel

6. Location of Development: 118 Richard rd

Walton City Ky State 41094 Zip Code

7. Acreage Under Review: 4.37

8. Lot Number and Name of Subdivision (if part of a subdivision): _____

9. Current Owner: Pilot Delaware LLC

Address: PO Box 54470


Lexington City Ky State 40555 Zip Code

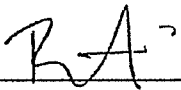
Phone Number: 865-474-4343 Fax Number: _____

Email: Collin.McCosh@PilotTravelCenter.com

7

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ORIGINAL Applicant's Signature: 
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SECTION B: (To be completed by Planning Commission staff)

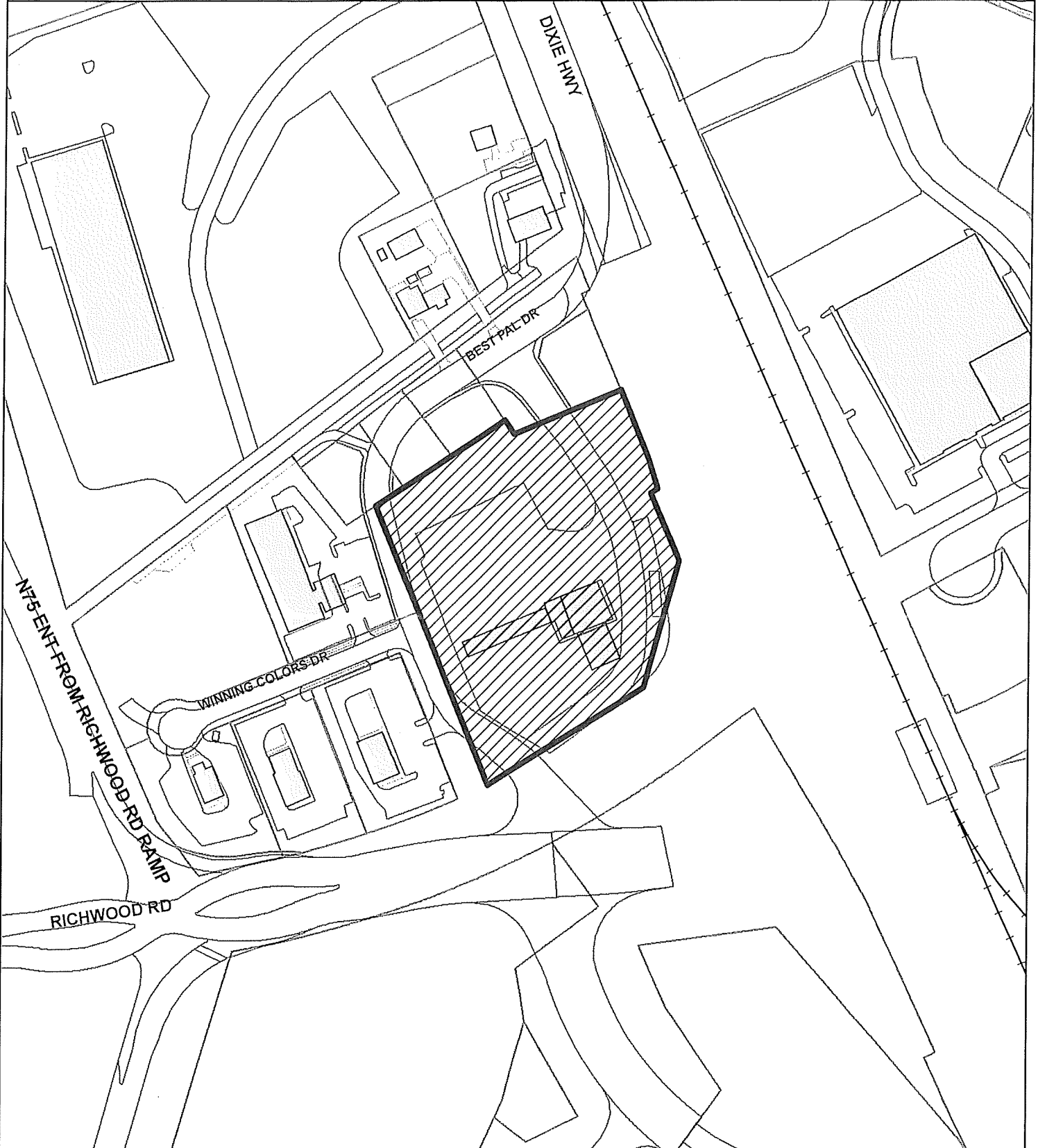
1. Date Received: 7-18-22 Fee Received: \$ 1612.00 Receipt #: 86618
2. Is application complete: _____
3. Staff Reviewer: _____
4. Scheduled Board Action Date: _____
5. Board Action: _____
_____ Approved
_____ Approved with Conditions (see #6)
_____ Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
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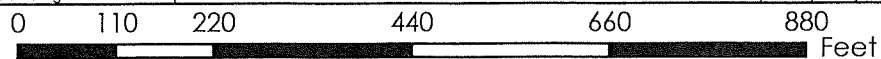
Boone County GIS Map

www.boonecountygis.com



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1 inch = 214 feet

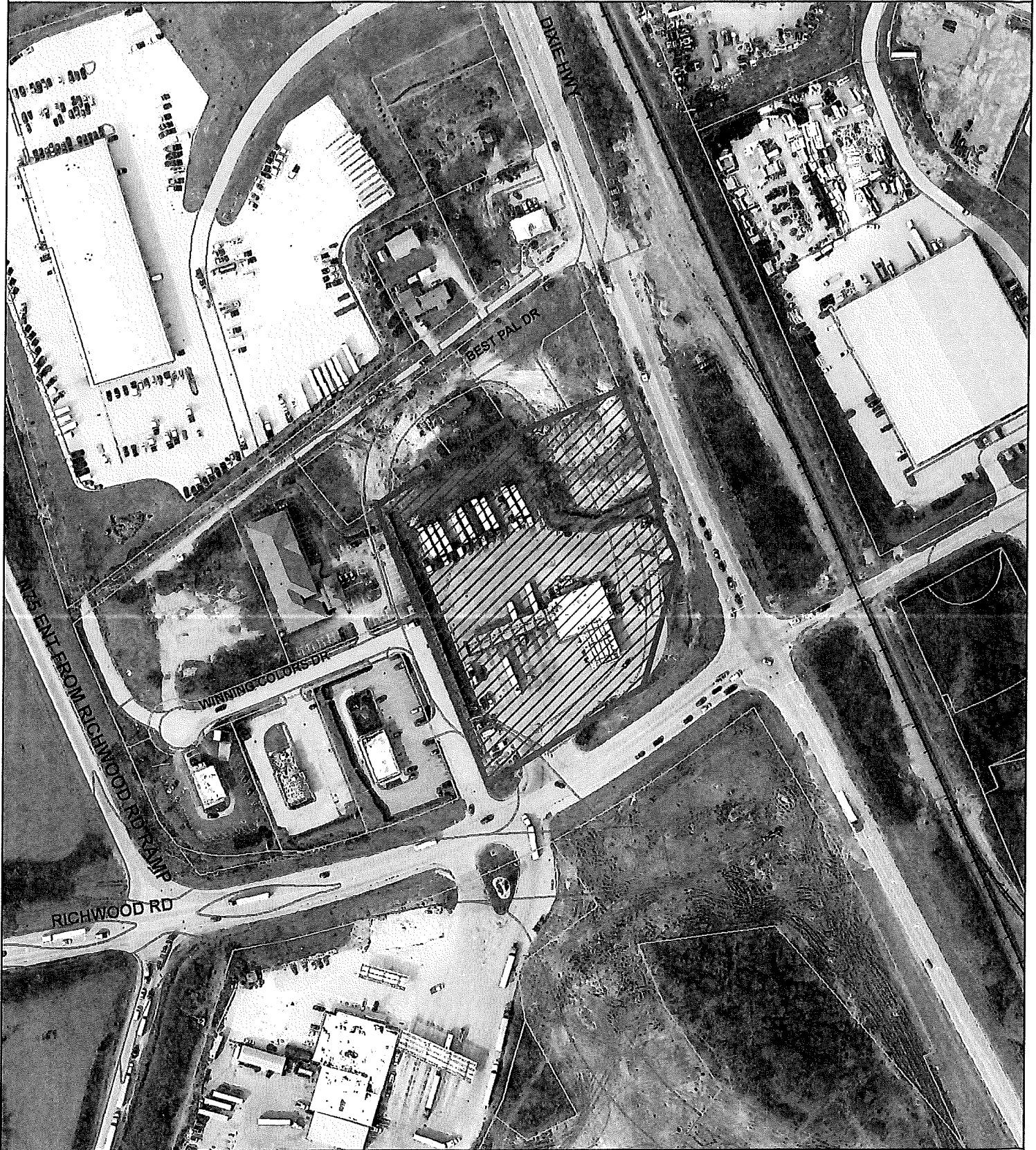


Boone County GIS



Aerial Map

www.boonecountygis.com



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0 110 220 440 660 880 Feet

1 inch = 214 feet



Boone County GIS - Putting Northern Kentucky on the Map



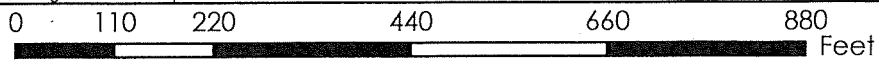
Topography Map

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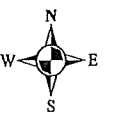
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Boone County GIS



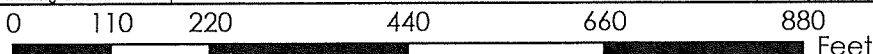
Zoning Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

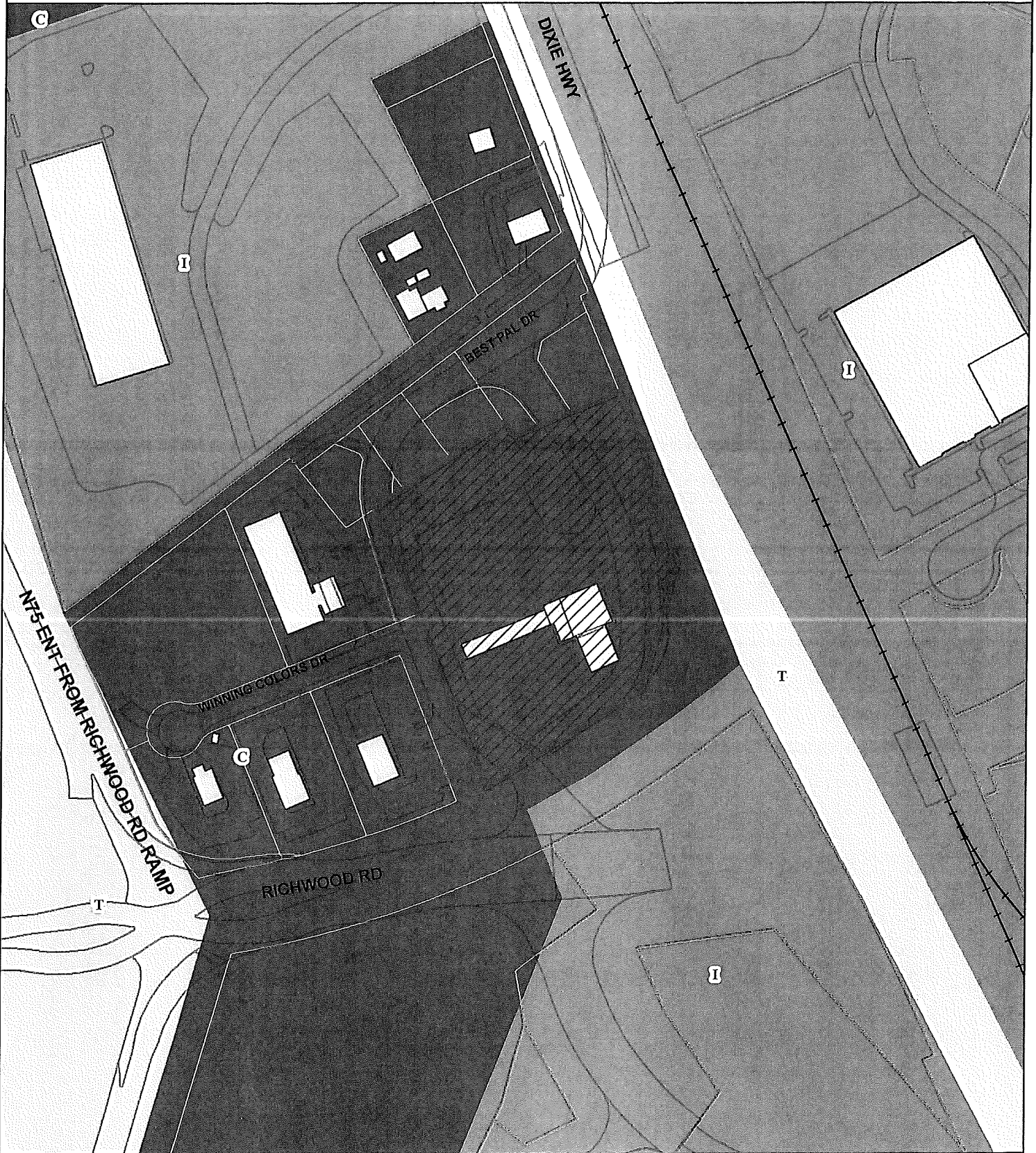


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Boone County GIS
ArcMap Document: *.mxd

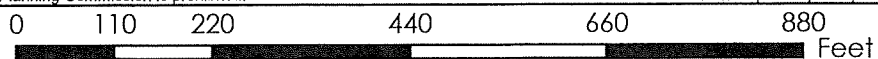
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map





Store # 278
118 Richwood Road
Walton, KY

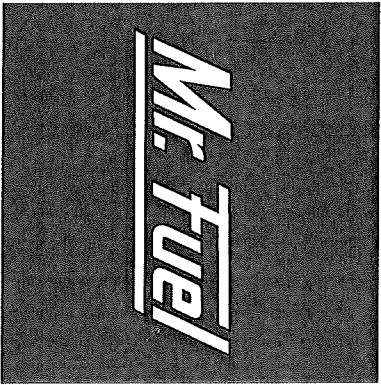
Presentation Drawing
07.15.22
0.0

by description
0.0 BES Originator

date
07/15/22

INTEGRATEDIMAGE

Mr. Fuel



Logo

Brand Colors

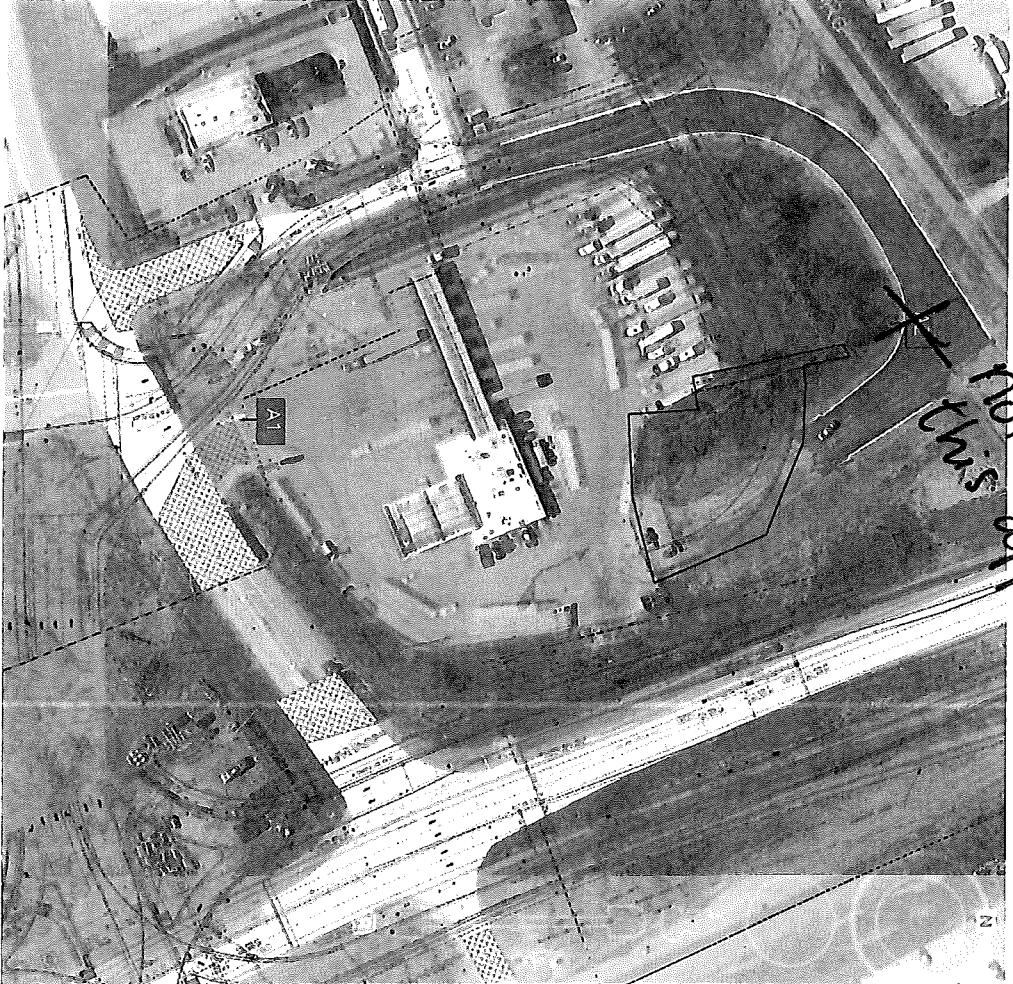
C1
PANTONE 186C

C2
PANTONE Black 3C

C3
100% White



Secondary Logo



SIGN TYPES
 A Temp Signage
 B Directionals

INTEGRATEDIMAGE
 Integrated Image | integratedimage.com
 888.930.5102 | 210A Progress Drive, Montgomeryville, PA 18936



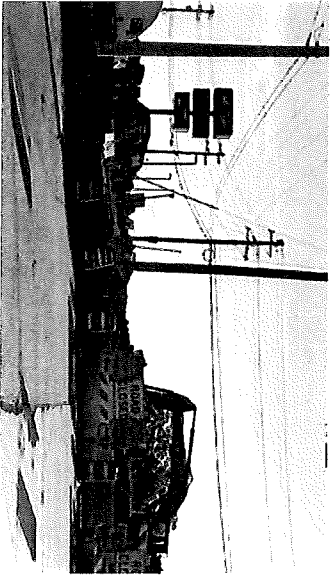
Store # 278
 118 Richmond Road
 Walton, KY
 Presentation Drawing

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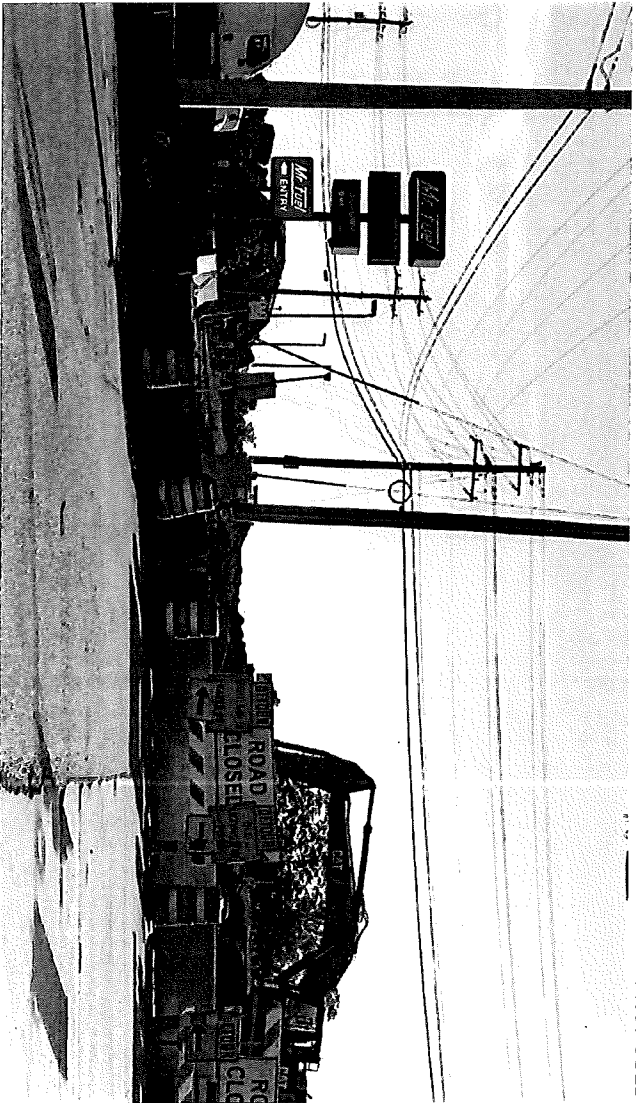


DIRECTIONAL | 4'-0" x 6'-0" DF ILLUMINATED DIRECTIONAL | OVERVIEW

A1



EXISTING



PROPOSED

A1 Add a NEW DF Solar Powered Directional Sign. 10'-0" OAH

NOTE: This is an Approximation location.

INTEGRATEDIMAGE

Integrated Image | integratedimage.com
888.330.5102 | 210A Progress Drive, Montgomeryville, PA 18936



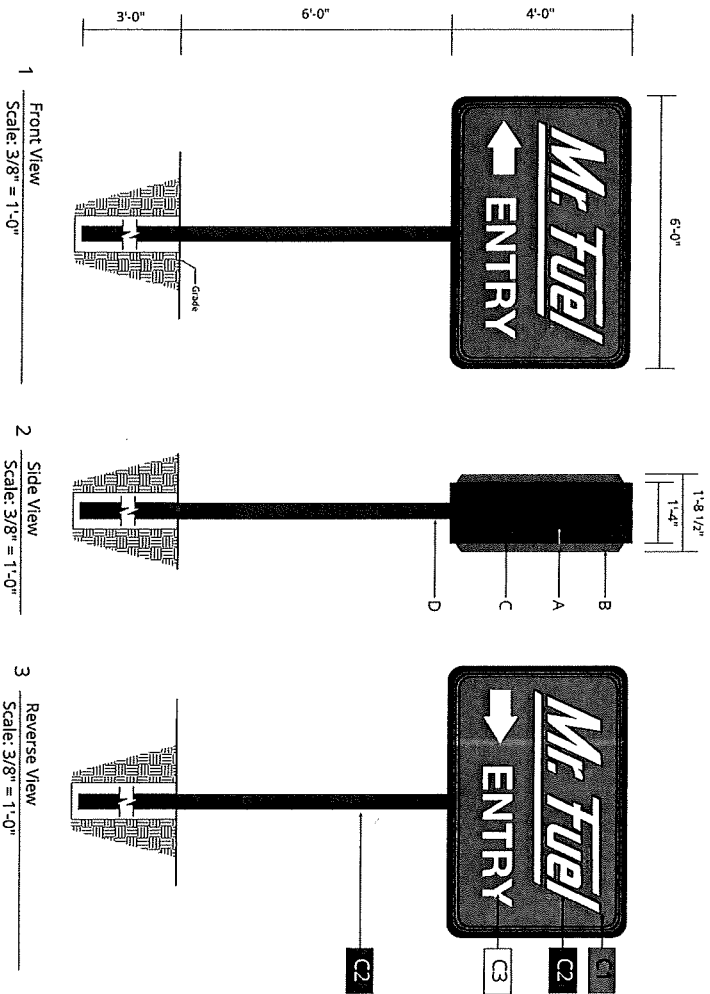
Store # 278
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Presentation Drawing

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I:\Projects\Bosch\Stores\KY\278-2022 - Walton, KY Directional\310 Drawing\192728 Walton DF Directional.dwg



ILLUMINATED DIRECTIONAL

- A: Cabinet
Internally illuminated direction cabinet fabricated out of aluminum.
Retainer to be 1".
Cabinet to be painted C2 - Pantone Black 3 C.
 - B: Faces
Clear polycarbonate pan formed and embossed.
Face pan digitally printed graphics applied second color: Pantone 185 C & White.
 - C: Illumination
To be illuminated with LEDs.
 - D: Support
3" square tube support.
Painted to match C2 - Pantone Black 3 C.
- NOTE: Reverse Face layout TBD.**

| | |
|-------------------|------------|
| C1 | C3 |
| Pantone 186 C | 100% White |
| C2 | |
| Pantone Black 3 C | |

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 Integrated Image | integratedimage.com
 888.990.5102 | 210A Progress Drive, Montgomeryville, PA 18936



Store # 278
 118 Richwood Road
 Walton, KY
 Presentation Drawing

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 Color of aluminum is not specified.
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Store # 278
118 Richwood Road
Walton, KY

Presentation Drawing
07.15.22
0.0

| # | by description | date |
|-----|----------------|----------|
| 0.0 | BES Originator | 07.15.22 |

INTEGRATEDIMAGE

Mr. Fuel



C1
PANTONE 186C



C2
PANTONE Black 3C



C3
100% White

Logo

Brand Colors



Secondary Logo

SITE LAYOUT | AERIAL VIEW



SIGN TYPES

- A Temp Signage
- B Directionals

INTEGRATEDIMAGE
Integrated Image | integratedimage.com
888.930.5102 | 210A Progress Drive, Montgomeryville, PA 18936



Store # 278
118 Richwood Road
Walton, KY
Presentation Drawing

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EXISTING

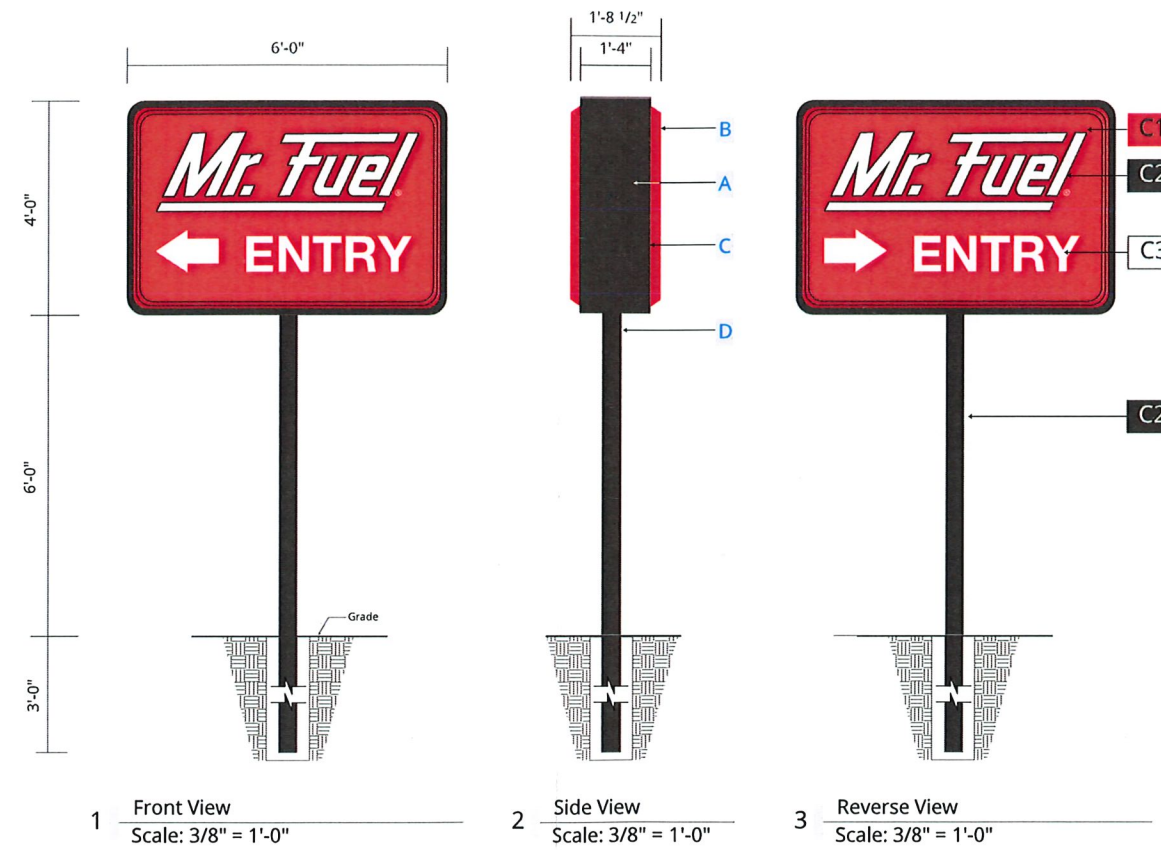


PROPOSED



A1 Add a NEW DF Solar Powered Directional Sign. 10'-0" OAH

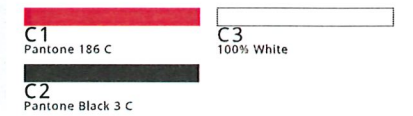
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Internally illuminated direction cabinet fabricated out of aluminum.
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Colors: Pantone 186 C & White.
- C: Illumination
To be illuminated with LED's.
- D: Support
3" square tube support.
Painted to match C2 - Pantone Black 3 C.

NOTE: Reverse Face layout TBD.



CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Pilot Delaware LLC
P.O. Box 54470
Lexington, KY 40555
2. ADDRESS OF PROPERTY
118 Richwood Rd
Walton, KY 41094
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Mr. Fuel
4. DEED BOOK 849 PAGE NO. 12 GROUP NO. 2065
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 Variances (2)
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

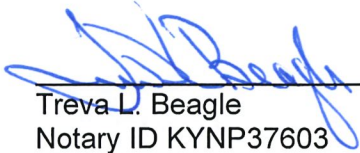
Alaina Hagenseker, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE


Subscribed, sworn to, and acknowledged before me by Alaina Hagenseker on behalf of the
Boone County Planning Commission this 12th day of August, 2022.



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.)