



10. Proposed Use(s) on Site: \_\_\_\_\_

11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_

12. Current Zoning: C-3

13. 075-00 852      00-102 320      05 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.

*Alister Snyd*

Property Owner's Signature: \_\_\_\_\_

Applicant's Signature: *PTA*

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

1. Date Received: 4/16/2024 Fee Received: \$1,616.00 Receipt #: 90315

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 5/8/2024

5. Board Action: 5/8/2024

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#2

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

LOCATION: 11229 Frontage Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: May 8, 2024

### PROPOSAL

- A. The first part of the submitted request is for a Variance to increase the maximum height of a directional sign from five (5) feet to ten (10) feet and increase the maximum sign area of a directional sign from six (6) square feet to twenty-four (24) square feet.
- B. The second part of the submitted request is for a Variance to increase the sign area of a free standing pole sign from two hundred seventeen (217) square feet to two hundred seventy-seven (277) square feet.

### SITE HISTORY

- 1981-1985 Based on information contained in the Boone County GIS, the site was initially developed.
- 1988 On July 13, 1988, the Boone Board of Adjustment denied a request to add a third free standing sign on the site (BCBOA- 88-025.2).
- 1992 On August 3, 1992, the Boone County planning Commission approved a sign permit to allow the installation of a free standing sign along Richwood Road, being the sign under consideration (SP-BC-102-1992).
- 1992-1997 Based on information contained in the Boone County GIS, the interstate sign 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).
- 2003 On August 18, 2003, the Boone County Planning Commission approved a sign permit to allow the modification to the existing free standing sign along Richwood Road, being the sign under consideration (SP-BC-119-2003).
- 2021 On April 14, 2021, the Boone Board of Adjustment approved: (1) a Change of Nonconforming Use to allow changes to an existing nonconforming sign; (2) a Conditional Use Permit to allow the installation of a 136.5 square foot electronic message panel on an existing nonconforming sign; and (3) a variance reducing the spacing between electronic signs, subject to five conditions (BCBOA-21-015).

- 2021 On May 5, 2021, the Boone County Planning Commission approved a sign permit to modify the existing 34 foot high free standing sign to provide for 217 square feet of sign area which includes a 60 square foot electronic message panel (SP-BC-055-2021).
- 1989-  
2021 The Boone County Planning Commission approved various sign permits.

#### APPLICABLE REGULATIONS

- A. Section 202.C 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 4000 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 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
    - 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 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 3408.3.A.1 of the Boone County Zoning Regulations states that each directional sign shall have a maximum sign area of six (6) square feet and a maximum height of five (5) feet.
- F. Section 3408.6.A.3.a.III of the Boone County Zoning Regulations states that the maximum sign area for a free standing sign for individual parcels within a C-3 district shall not exceed one (1) square foot per lineal foot of road frontage along the street where the sign is to be located, up to a maximum of two hundred (200) square feet.
- G. Section 4000 of the Boone County Zoning Regulations provides for the following definitions:
  - 1. 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.
  - 2. Sign, Architectural Freestanding: A freestanding sign which does not have a bare, exposed, and unadorned pole structure(s), but rather uses: a cover or skirting around the pole structure(s), or; a structure constructed of materials, colors, and design details which match or correlate to the principal building on the site, or; the pole structure(s) is designed to have sculptural or artistic characteristics.
  - 3. Sign, Area: The surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area. Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign area, provided the two (2) sign faces are not visible from one location therefore constituting two (2) signs.
  - 4. Sign, Directional: A non-commercial sign of an instructional nature, such as "parking", "exit", or "entrance", displayed solely for the convenience of the public, having no more than twenty-five percent (25%) of such sign area being devoted to the name or logo of the property, business, or profession on the site and containing no business advertising or product trade name identification or listing of any product sold or offered on the premises.
  - 5. 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 2.9 acre property is located at the northeast corner of the intersection of Frogtown Connector Road with Richwood Road.

B. The site has approximately two hundred sixty-five (265) feet of frontage along Connector Road.

- C. The site is currently occupied by a truck stop, gasoline station, truck fuel sales, convenience store, and a Subway restaurant.
- D. Access to the site is currently from two curb cuts onto Frontage Road and two curb cuts onto Frogtown Connector Road.
- E. 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 two hundred seventeen (217) 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

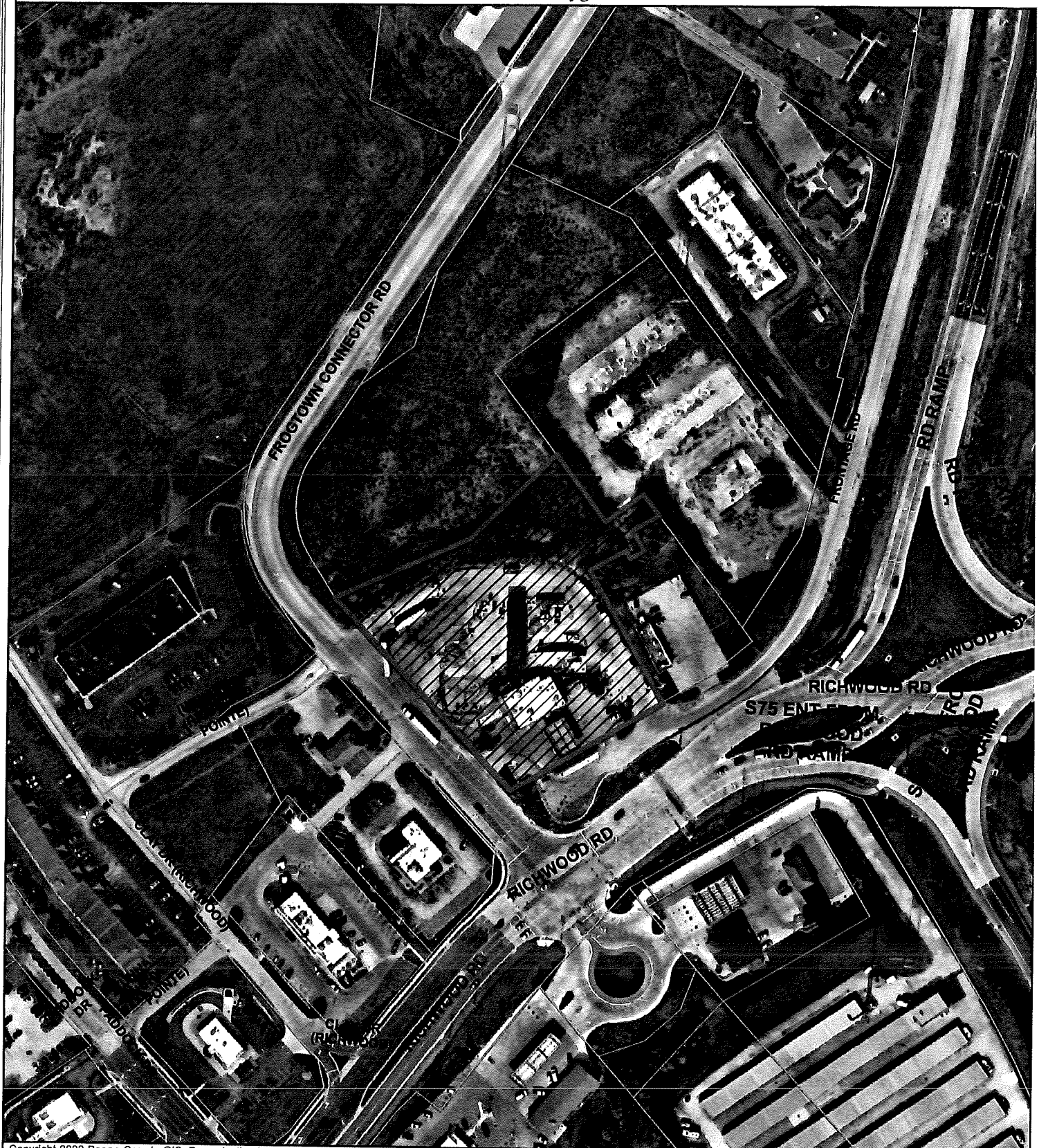
- A. The applicant is proposing the following:
  - 1. Installation of a directional sign along Frogtown Connector Road, having a height of ten (10) feet and a sign area of twenty-four (24) square feet.
  - 2. Installation of a directory panel on the existing free standing sign located along Frontage Road, increasing the sign area from two hundred seventeen (217) square feet to two hundred seventy-seven (277) square feet.

#### STAFF COMMENTS

- A. Prior to the construction of the roadway improvements to Richwood Road, truck traffic entered the site directly from Richwood Road or from Frogtown Connector Road.
- B. Now that the roadway improvements to Richwood Road are complete, truck traffic has been entering the site only from Frogtown Connector Road, creating back-ups onto Richwood Road.
- C. The County has been working with the property owner to provide for an improved traffic pattern which would require truck traffic to use Frogtown Connector Road, past the site in question, turn right onto Frontage Road, and then enter the site, eliminating the back-ups onto Richwood Road.

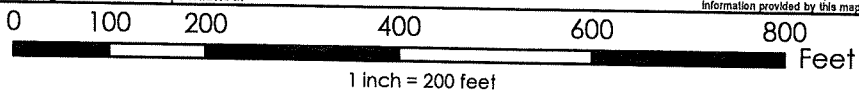
# Aerial Map

www.boonecountygis.com



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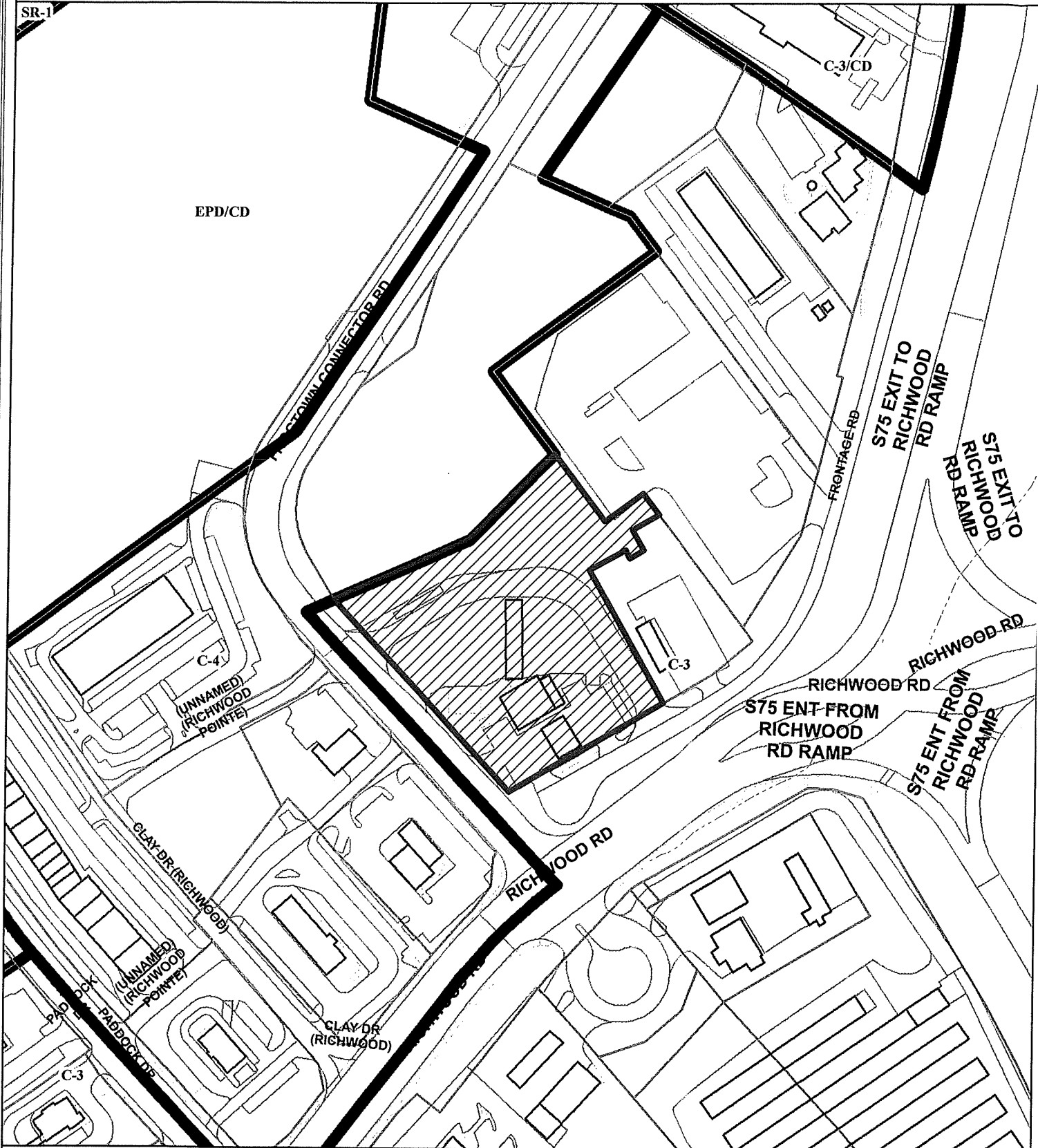
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

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ArcMap Document: \*.mxd

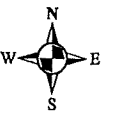
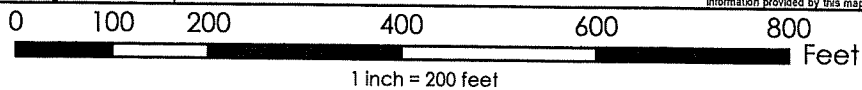
# Zoning Map

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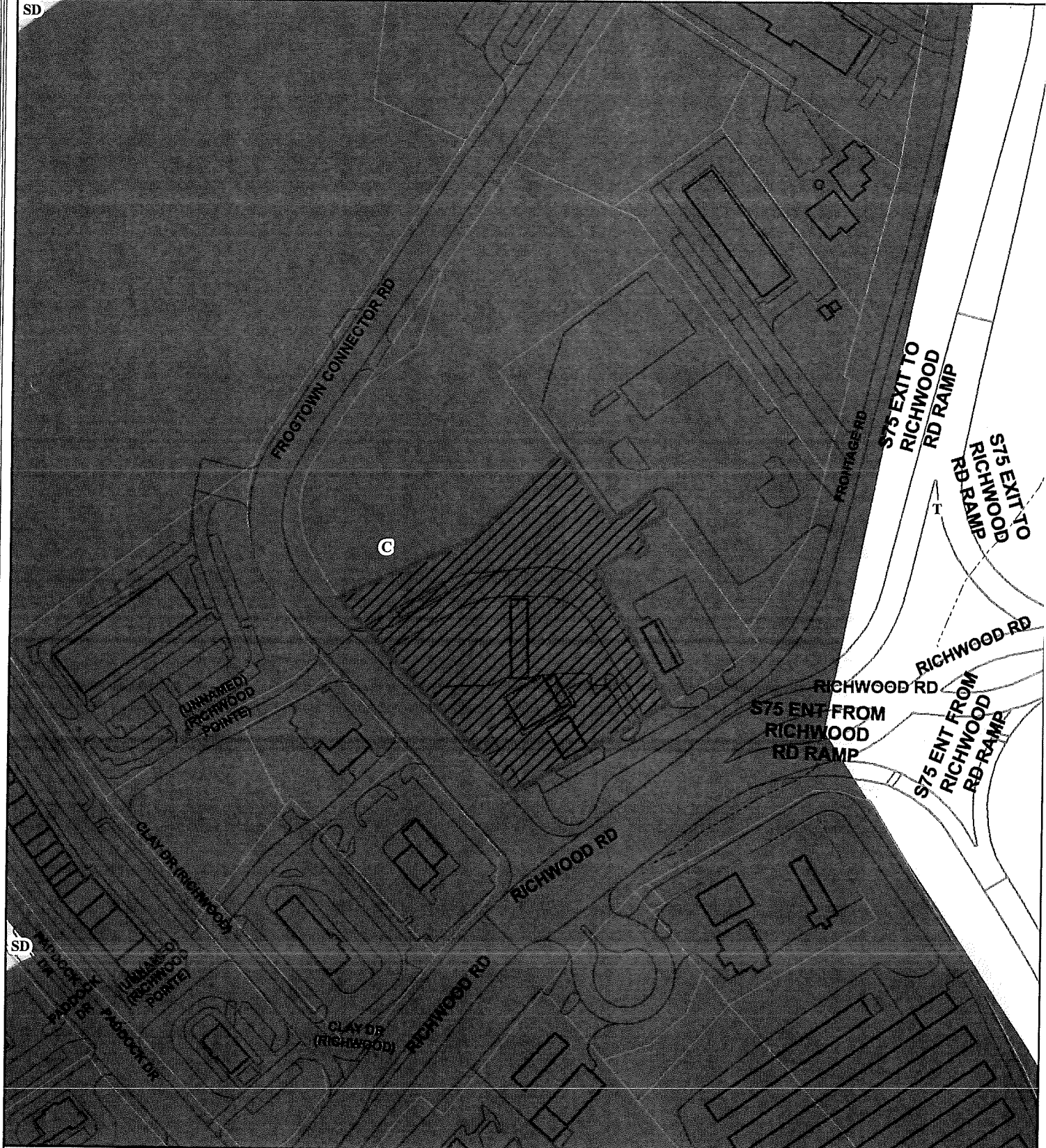
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

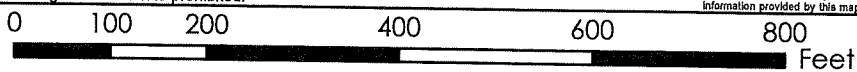
# 2040 Future Land Use Map

www.boonecountygis.com



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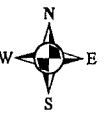


1 inch = 200 feet



Map Created: xv/xv/2022

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



Map File: F:\mxd\2022\GIS\2040\_Future\_Land\_Use\_Map.aprx  
ArcMap Document: \*.mxd



10. Proposed Use(s) on Site: \_\_\_\_\_

11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_

12. Current Zoning: C-3

13. 075-00 852      00-102 320      05 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.

*Alister Sneyd*

Property Owner's Signature: \_\_\_\_\_

Applicant's Signature: *Pat*

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

1. Date Received: 4/16/2024 Fee Received: \$1,616.00 Receipt #: 90315

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

# Stratus<sup>TM</sup>

stratusunlimited.com

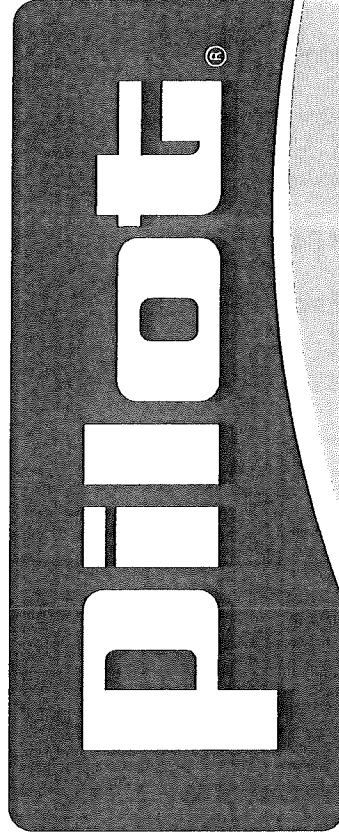
888.503.1569

**LOCATION NUMBER:**

321

**SITE ADDRESS:**

11229 Frontage Rd  
Walton, KY 41094-9574



11229 Frontage Rd  
Walton, KY 41094-9574

1  
GIACOUNTSPIL0T2024KY321 Walton  
821 Walton, Permanent Street Pilot 24hr

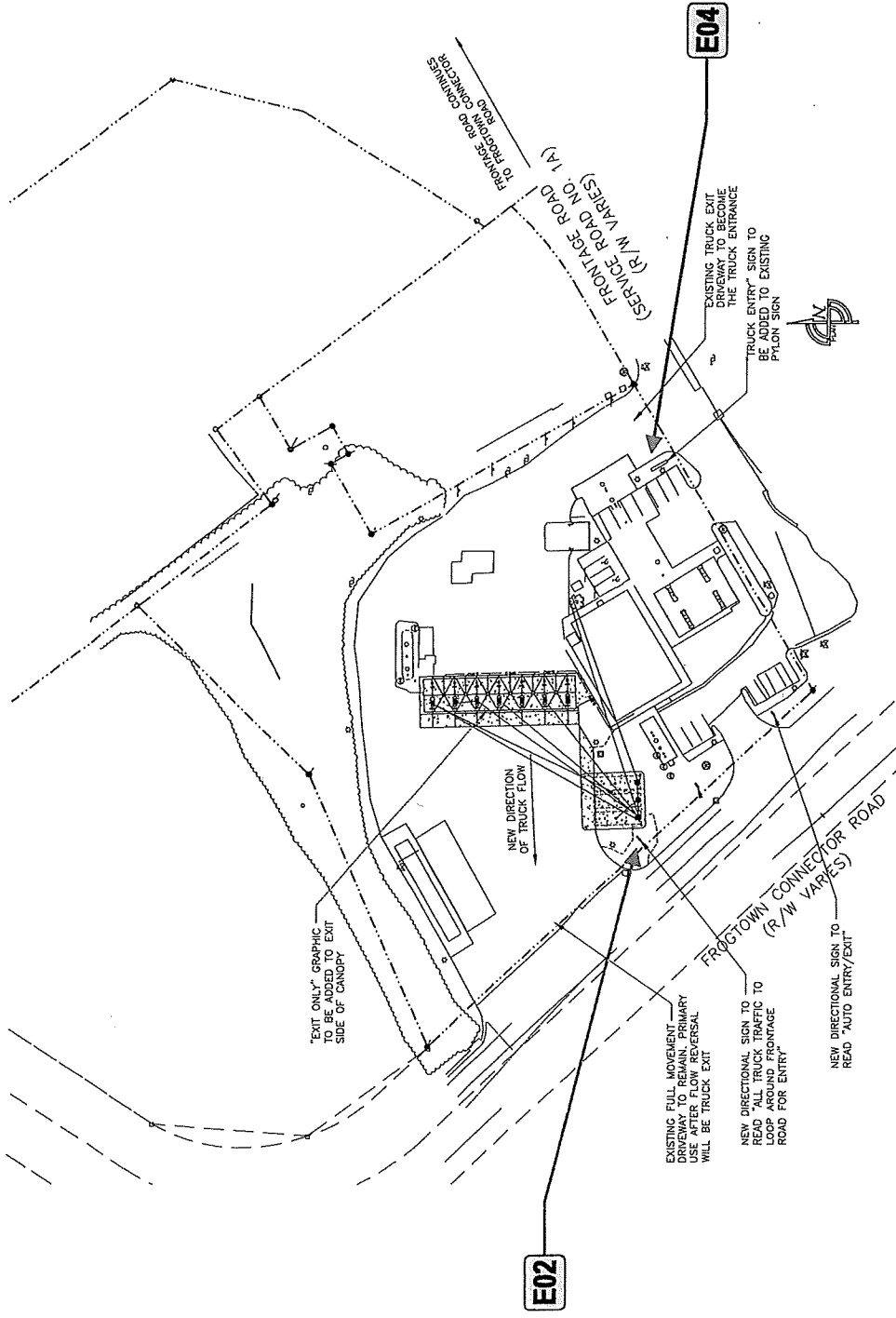
1  
Pilot is a business, ideal solutions





**SITE PLAN**

Not to scale



CLIENT: Pilot

ADDRESS: 11229 Frontage Rd  
Wellton, KY 41094-9874

ORDER NUMBER: 1211922

PROJECT NUMBER: 87701

PROJECT MANAGER: Richard Cole

PAGE NO.: 4

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PILOT\0202\K1321 Wellton\321 Wellton Permanent Signage Phase 2.cdr

SITE NUMBER: 321

Rev # | Req # | Date/Artist | Description  
Original | 47704 | 04/11/24 AG

stratusunlimited.com  
800.226.8262  
1100 EAST 10TH STREET, SUITE 200  
WELTON, KY 41094-9874  
855.506.1509

Stratus™





# Stratus™

stratusunlimited.com

888.503.1569

**LOCATION NUMBER:**

321

**SITE ADDRESS:**

11229 Frontage Rd  
Walton, KY 41094-9574



11229 Frontage Rd  
Walton, KY 41094-9574

1  
G:\ACCOUNTS\PILOT\2024\KY321\_Walton\321\_Walton\_Permanent\_Swap\Phase 2.dwg

Infinite possibilities. ideal solutions.

Mentor, Ohio 44060  
888.503.1569



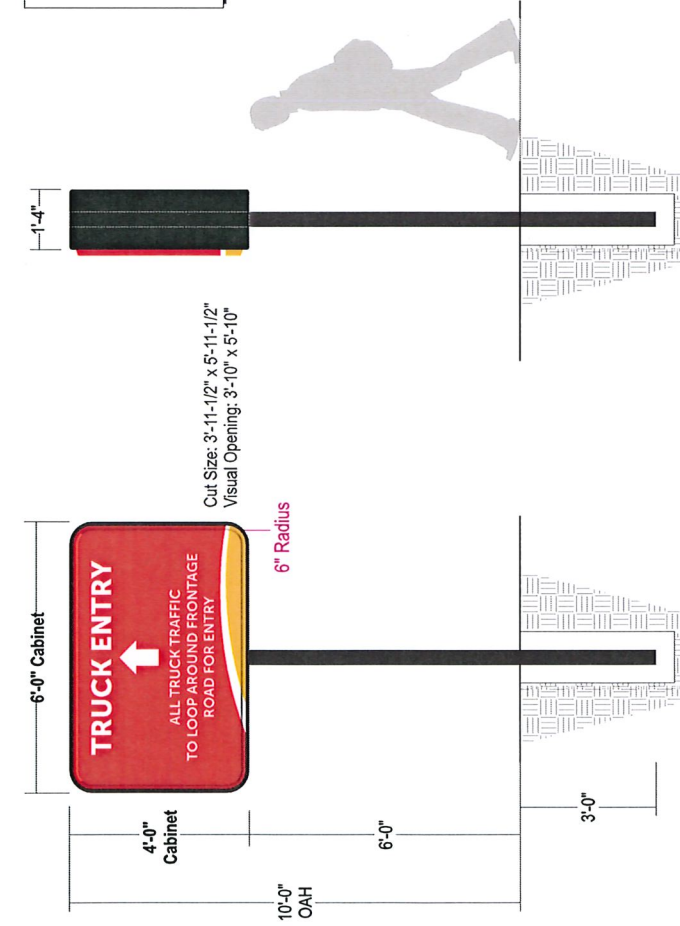




**E02** CUSTOM DIRECTIONAL - PHASE 2

Scale: 3/8"=1'-0"

24 square feet



**COLOR PALETTE**

**BACKGROUND:**  
Pantone 186 Red

**SHADOW:**  
Pantone 187 Dark Red

Pantone Process Black

Pantone 1235 Yellow

100% White

All paint finishes to be Satin unless otherwise specified



Sign Install Location

**CABINET:** 16" deep fabricated aluminum cabinet w/ 1" retainers;  
All exposed surfaces painted black

**FACES:** .150 solar grade pan-formed polycarbonate face, standard depth

**GRAPHICS:** Reverse sprayed to match colors shown

**ILLUM:** White LED's as required by manufacturer;

**POWER SUPPLIES HOUSED WITHIN CABINET**

**SUPPORT:** 4" square tube support painted black

**INSTALL:** Direct burial installation as required by engineering & city requirements

**QUANTITY:** (1) ONE REQUIRED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



**CLIENT:** 11229 Frontage Rd  
Walton, KY 41094-9574

**ORDER NUMBER:** 1211922  
**PROJECT NUMBER:** 87701

**SITE NUMBER:** 321  
**PROJECT MANAGER:** Richard Cole

**ELECTRONIC FILE NAME:** G:\ACCOUNTS\PILOT\2024\KY321\_Walton\321\_Walton\_Permanent Signage Phase 2.cdr

**PAGE NO.:** 5

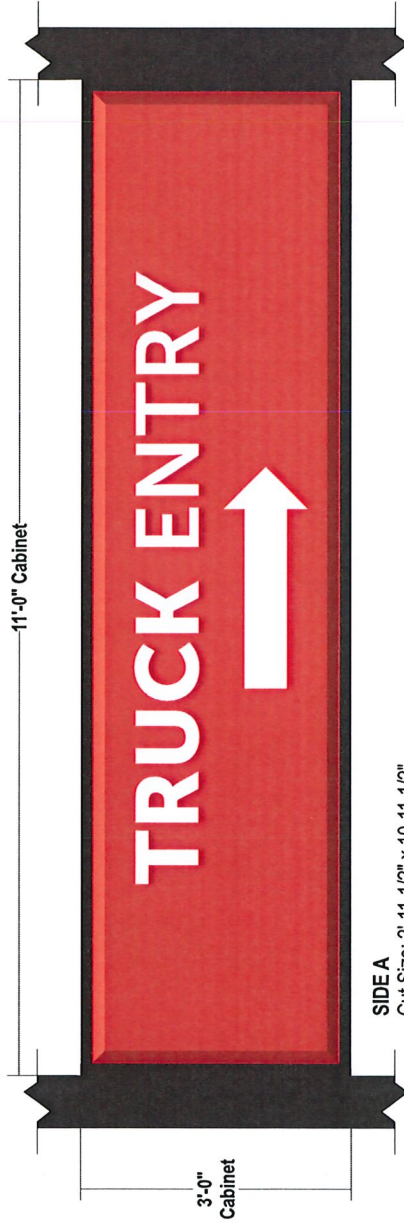
**Stratus™**  
stratusunlimited.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

Rev #	Req #	Date/Artist	Description
Original	47704	04/11/24	AG

**E04** TWIN-POLE DF PYLON CABINET - PHASE 2

Scale: 3/4"=1'-0"

33 square feet



**SIDE A**

Cut Size: 2'-11-1/2" x 10'-11-1/2"  
Visual Opening: 2'-9" x 10'-9"

- CABINET:** 12" deep DF Extruded aluminum cabinet w/ 1-1/2" retainers; All exposed surfaces painted black
- FACES:** .187 solar grad pan-formed polycarbonate faces, standard depth
- GRAPHICS:** Reverse sprayed to match colors shown
- ILLUM.:** White LEDs as required by manufacturer; **Power Supplies Housed within Cabinet**
- INSTALL:** Drill and tap into existing 12" TS support column w/ minimum qty of (2) 5/8" bolts per side
- QUANTITY:** (1) ONE REQUIRED

**COLOR PALETTE**

**BACKGROUND:** Pantone 186 Red

**SHADOW:** Pantone T87 Dark Red

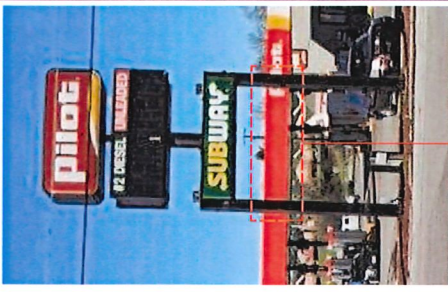
Pantone Process Black

100% White

*All paint finishes to be Sain unless otherwise specified*

**TRUCK ENTRY** ←

Scale: 3/8"=1'-0"  
**Side B**



Sign Install Location  
2'-0" down from Subway Cabinet

**Stratus™**  
stratusunlimited.com  
889 Tyler Boulevard  
Mentor, Ohio 44860  
888.503.1569

**CLIENT:** **ADDRESS:** 1129 Frontage Rd  
Wallon, KY 41094-9574

**ORDER NUMBER:** 1211922 **PROJECT NUMBER:** 87701

**SITE NUMBER:** 321 **PROJECT MANAGER:** Richard Cote

**PAGE NO.:** 6 **ELECTRONIC FILE NAME:** G:\ACCOUNTS\PILOT\2024\KY321\_Wallon, KY 41094-9574

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	471704	04/11/24	AG				

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CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Pilot Travel Centers LLC  
P.O. Box 54470  
Lexington, KY 40555
  
- 2. ADDRESS OF PROPERTY  
11229 Frontage Rd  
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  
(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

\_\_\_\_\_  
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 9<sup>th</sup> day of May, 2024.

---

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.)