

RECEIVED  
84627  
AUG 17 2021  
BOONE COUNTY  
PLANNING COMMISSION

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: Design Team Sign Company  
Address: 255 Old Morris Chapel Rd  
Adamsville TN 38310  
City State Zip Code

Phone Number: 731 925-4448 Fax Number: \_\_\_\_\_  
Email: jharris@designteam.net

4. Description of Request: Increase the height of the sign including base to 16'  
add tenant panel area to monument sign. - Increase to 42 sq ft

5. Name of Development: McAlister's Deli

6. Location of Development: 4931 Houston Rd  
Florence KY 41042  
City State Zip Code

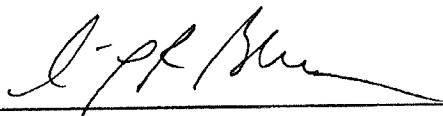
7. Acreage Under Review: 1.1297

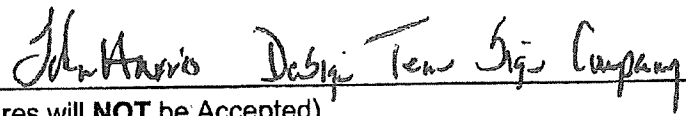
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Blackburn Southern Rock Restaurants

9. Current Owner: David Blackburn Southern Rock Restaurants  
Address: 381 Mallory Station Rd STE 207  
Franklin TN 37067  
City State Zip Code

Phone Number: 615-202-5040 Fax Number: \_\_\_\_\_  
Email: david@blackburntn.com

10. Proposed Use(s) on Site: Restaurants and Co-tenant Space
11. Total Square Footage of Existing and/or Proposed Buildings: 5423
12. Current Zoning: C-2 / PD / HDO / CD
13. 1156 819 20338  
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:**   
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 8/17/21 Fee Received: \$1,616 Receipt #: 84627

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

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

5. Board Action: 9/8/21

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

*Height Variance  
Approved with Conditions  
Square Footage Variance  
denied*

6. Conditions of Approval: \_\_\_\_\_

SEE 9/8/21 Meeting Minutes AND C.L.U.A.

7. Reasons for Denial: SEE Meeting Minutes

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**

APPLICANT: Design Team Sign Company for McAlister's

LOCATION: 4931 Houston Road, Florence, Kentucky

ZONING: Commercial Two/Planned Development/Houston-Donaldson Study Overlay  
(C-2/PD/HDO)

DATE: September 8, 2021

**PROPOSAL**

The applicant is requesting the following Variances:

- A. Increase the height of the permitted monument sign from 8 feet to 15½ feet.
- B. Increase the permitted square footage of the monument sign from 24 square feet to 42 square feet.

**PERTINENT SITE HISTORY**

- A. On April 21, 2021, Boone County Planning Commission approved a Design Review application allowing the building to be converted into a McAlister's Deli and speculative tenant space. The approval allowed a pick up widow addition, covered outdoor dining, awnings, painting, and some exceptions to the amount of building mounted signage that was permitted on the McAlister's tenant space. The applicant indicated that they might pursue a monument sign at a later date.
- B. On April 22, 2021, Boone County Planning Commission approved a Minor Site Plan allowing the building improvements.
- C. On July 20, 2021, Boone County Planning Commission granted Sign Permits for the building mounted and directional signs that were approved through Design Review.
- D. On August 11, 2021, Boone County Planning Commission granted a Sign Permit for an 8' tall and 24 square foot monument sign. Note – the property owner and applicant decided to apply for Variances after the Permit was issued.

**APPLICABLE REGULATIONS**

- A. Section 250 of the Boone County Zoning Regulations states that one duty 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. 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. The Houston-Donaldson Study Special Sign Regulations contain the following requirements for outlots within commercial centers.

One building mounted sign shall be permitted on each facade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet per each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed two hundred (200) square feet in area. One monument sign shall also be permitted at maximum of eight (8) feet tall and twenty-four (24) square

#### Construction Standards

Monument Signs - The base and sides of the sign shall use construction materials and design details that match the dominant construction materials of the principal building. The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment. Single panel plexi-faced cabinets shall not be permitted.

Building Mounted Signs - Channel letters, sandblasted redwood, individual pin mounted letters, neon copy, neon or L.E.D. accent bands, fabric awnings, and similar signs as determined by the Zoning Administrator shall be permitted. Board signs, graphics painted directly on the building, manually changeable copy, electronically changeable copy, plexi-faced panels, internally illuminated awnings, firmly structured awnings with an "inflated" or plastic appearance, and similar signs shall not be permitted unless specifically approved through a Design Review, Concept Development Plan, or Special Sign District application.

### SURROUNDING LAND USES AND ZONING

- Northeast: Turfway Road, O' Charley's, Wendy's (C-2/PD/HDO)
- Northwest: Foltz Drive, Shearer Dentistry, Skyline (C-2/PD/HDO)
- Southeast: Houston Road, Cracker Barrel, Hampton Inn (O-2/PD/HDO)
- Southwest: Steak 'n Shake (C-2/PD/HDO)

### SITE CHARACTERISTICS

The approximate 1.5 acre site has road frontage on Turfway Road, Houston Road, and Foltz Drive and contains a 5,587 square foot building which is currently being renovated into a McAlister's Deli and speculative tenant space. The parking lot will contain 104 parking stalls when the renovation is complete. Access to the site is provided from two curb cuts on Foltz Drive and a driveway connection to Steak n' Shake. The Final Plat shows that there are several utility easements along the Turfway Road and Houston Road street frontages. The area between the parking lot and sidewalks on Turfway Road contains small trees, shrubs, overhead utilities, light poles, retaining wall, and a utility box.

### STAFF COMMENTS

- A. Staff would like the applicant to address the following:
1. It appears that some landscaping has already been removed to accommodate the sign.
  2. What landscaping is proposed to be removed so the sign is visible?
  3. Has the proposed sign location and height been studied? Would a 10' or 12' tall sign be effective?
- B. Staff received an email from the City of Florence and property owner regarding the request. This email chain is attached to the Staff Report.
- C. The Board needs to analyze the Variance criteria before acting on the requests. Staff recommends the Board should analyze if the requests arise from special circumstances or if denying the requests would create an unnecessary hardship.

Staff believes that there are special circumstances for the following reasons:

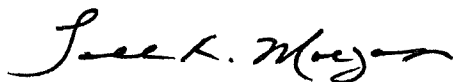
1. There are several utility easements located along the Turfway Road and Houston Road street frontages which limit where a monument sign can be constructed on site.
  2. A retaining wall, overhead utilities, landscaping, and a slight grade change will impact the visibility of a monument sign from Turfway Road.
- D. Staff recommends the following condition if the requests are approved:

1. A landscaping plan shall be prepared and address the following before a Sign Permit application is approved for the monument sign:
  - A minimal amount of landscaping shall be removed to accommodate the location and visibility of the sign. This determination shall be made by Boone County Planning Commission staff after reviewing a site distance profile provided by the applicant.
  - All landscaping that is proposed to be disturbed or removed shall be documented to verify if it is on the subject site or in a state right-of-way.
  - Landscaping that is proposed to be disturbed or removed from state right-of-ways must be approved by Kentucky Transportation Cabinet
  - Landscaping that is proposed to be removed from the site must be relocated elsewhere on site. The final determination on the location shall be made by Boone County Planning Commission Staff.

#### CONCLUSION

KRS 100.241 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner

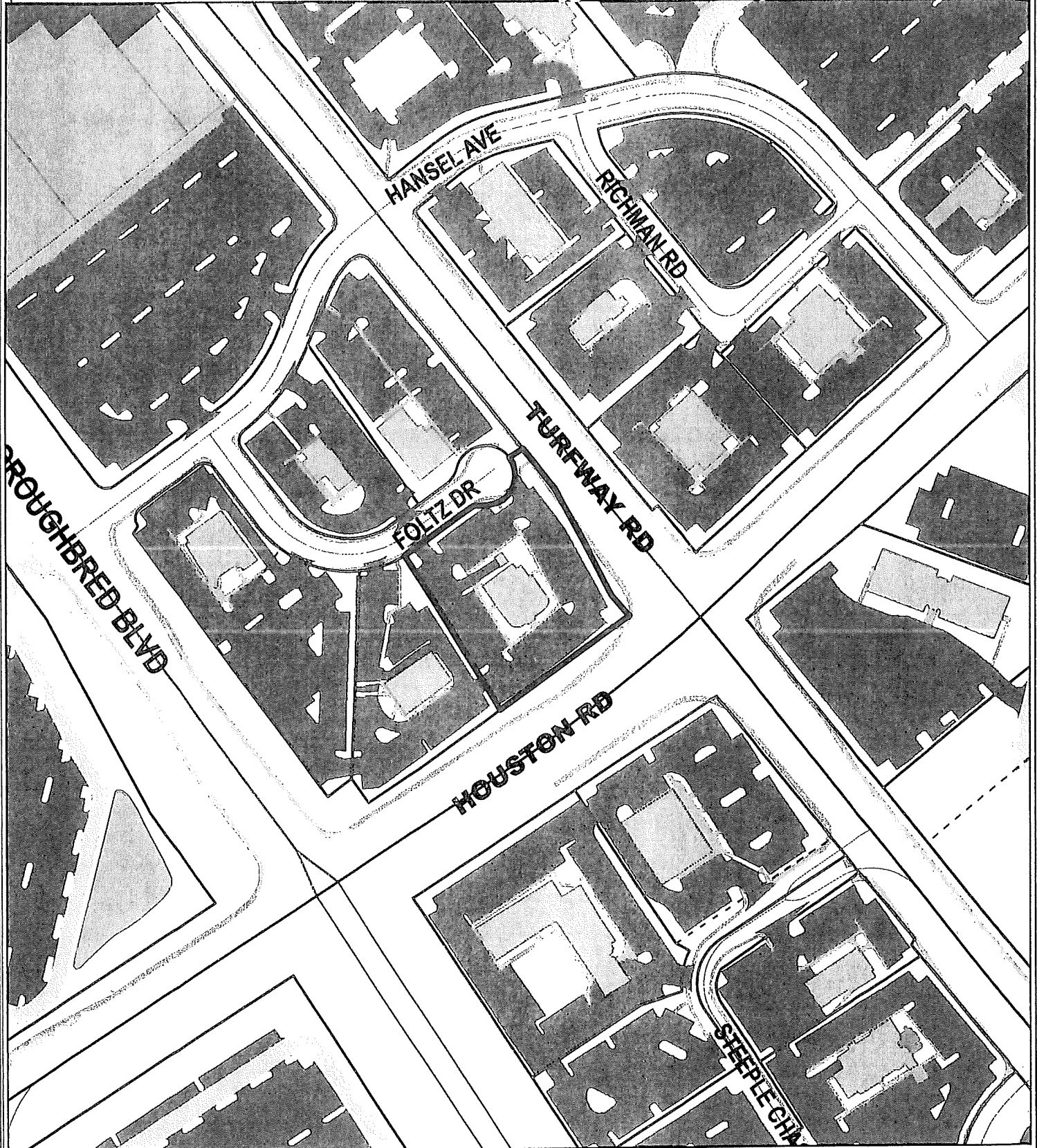
TKM/ss

#### Attachments

- \*Site Vicinity Map
- \*Proposed Sign Location
- \*Proposed Sign Detail
- \*Turfway Island Final Plat
- \*Zoning Map
- \*Topographical Map
- \*2020 Aerial Map
- \*Email Chain (Josh Hunt, David Blackburn, Todd Morgan, and Rhonda Lambert)
- \*Application

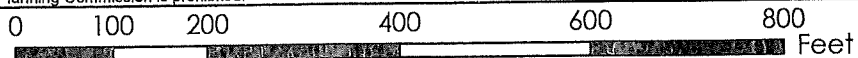
# 2020 AERIAL MAP

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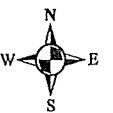


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1 inch = 200 feet

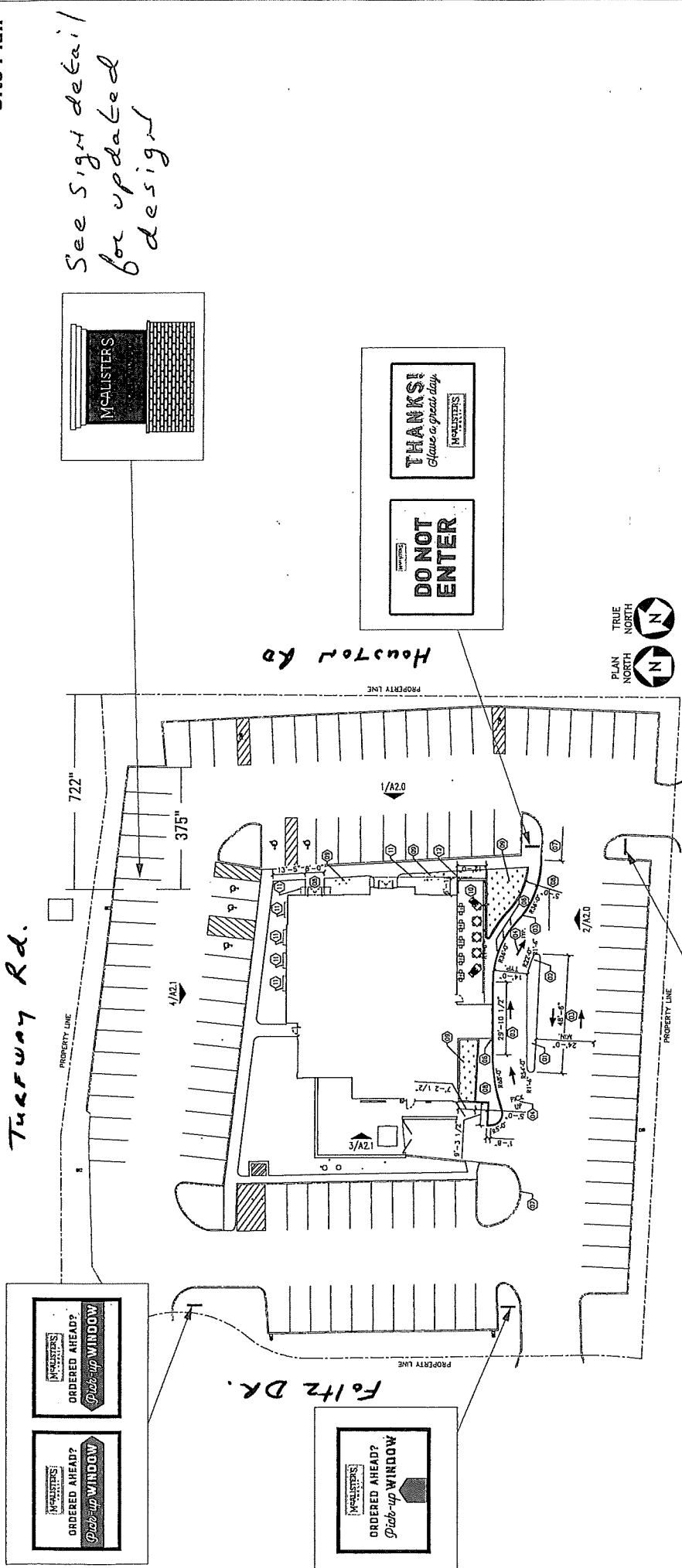


**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2020

ArcMap Document: \*.mxd

Site Plan



See sign detail  
for updated  
design

- Rev 1 DS 4/22/21 Added Note For Monument Sign Location
- Rev 2 JH 04-23-21 Revised monument location
- Rev 3 JH 05-07-21 Added monument drawing to page
- Rev 4 JH 08-16-21 Revised Monument location
- Rev 5
- Rev 6

These signs are the sole property of Design Team Sign Company and are the result of new employees. They are submitted to your company for the sole purpose of review and approval. If you do not approve these signs or if you purchase from Design Team Sign Company a product manufactured according to these plans, Distribution of these signs, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event you do not approve these signs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Signature: \_\_\_\_\_  
I have reviewed this proof in regard to Sign type, color, quantity, and accuracy of items, symbols, and text (font, spelling, capitalization, punctuation).  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

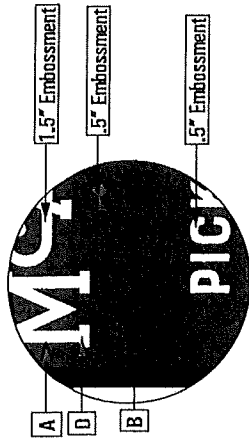
- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Designer: JH      Date: 03/11/21      Option # 1 - JH  
Client: McAlister's - 4931 Houston Road - Florence, KY  
File Path: Z:\Restaurant\McAlister's Daji\KY\Florence\4331 Houston\_Road\New\_Location - September 2020

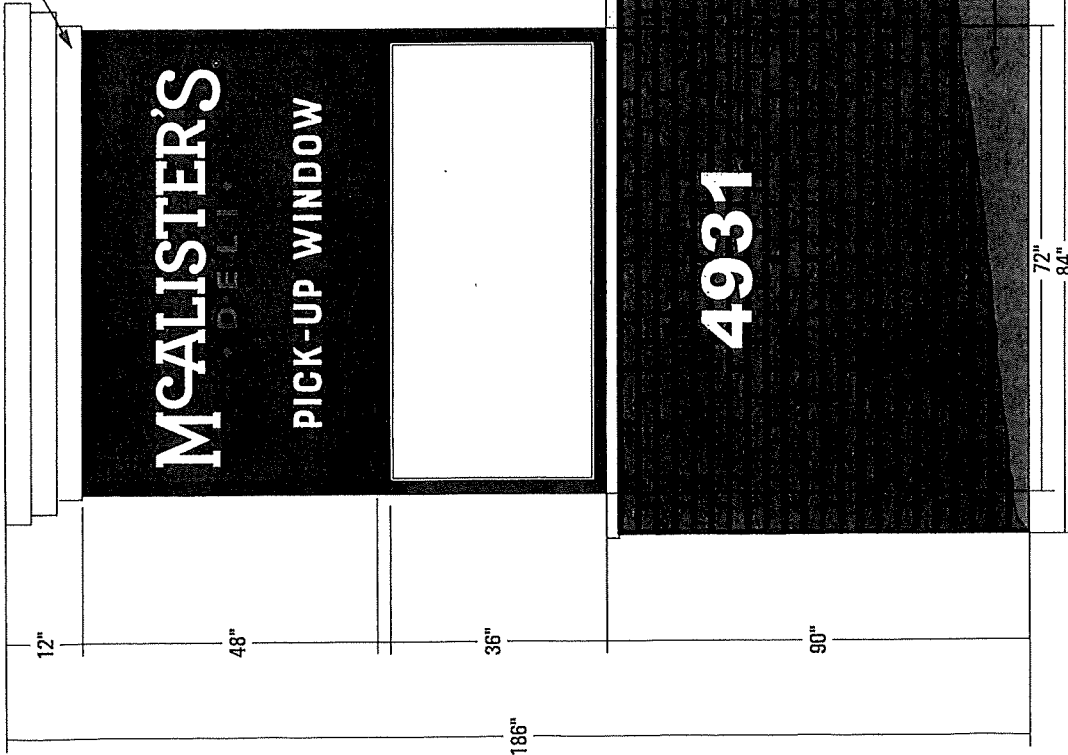


**Monument**

**Color and Embossment Schedule**



SW 0050 Classic Light Buff



**Materials**

- 1 Clear, Pan Formed Embossed Polycarbonate Faces
- 2 Aluminum Returns and Retainers
- 3 Aluminum Tube Framework

**Colors & Finishes**

A	SW 6488 Hunt Club Green
B	Painted 1595C
C	Retainers, Returns Painted Gloss Blk
D	Clear Polycarbonate
E	SW 0050 Classic Light Buff

**Revisions**

Rev # 1	-JH 05-14-21 Added monument depth 24"
Rev # 2	-JAC 6-23-21 Added Aluminum Address Number
Rev # 3	-JH 8-16-21 Added Tarant panel area, extended brick
Rev # 4	
Rev # 5	
Rev # 6	

**Notes**

These plans are the exclusive property of Design Team Sign Company. They are submitted to your company for the purpose of your consideration of whether to purchase these products. Manufacturer's liability is limited to the production of the plans to purchase other than employees of your company. Design Team Sign Company, its agents, and its employees, shall not be held liable for any errors or omissions in these plans. Design Team Sign Company reserves the right to modify these plans without notice. We will not be held liable for any errors or omissions in these plans.



Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

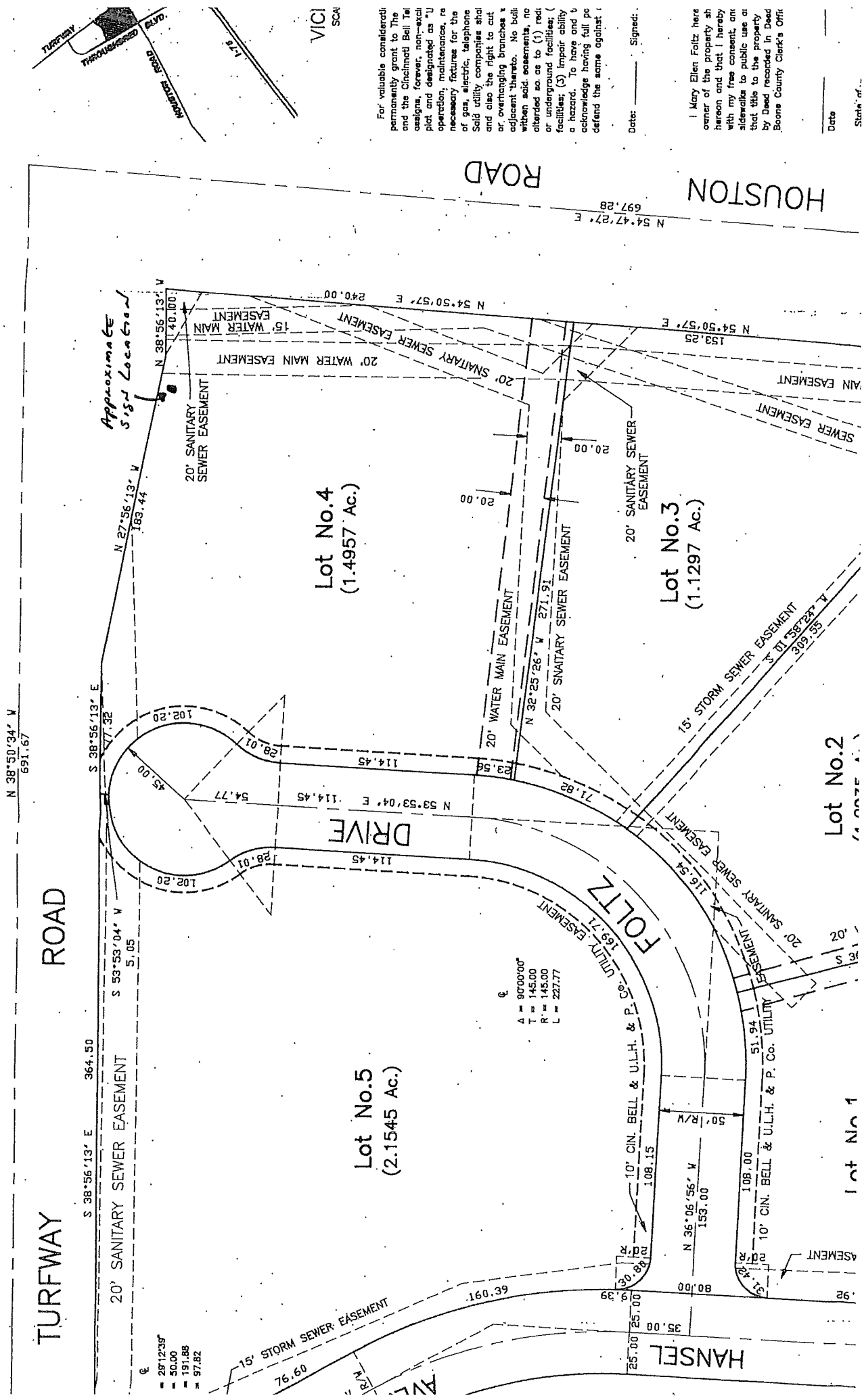
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Client: McAlister's - 4931 Houston Road - Florence, KY		
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# Final Plat Turfway Island Subdivision

1" = 50'



TURFWAY ROAD

ROAD

HOUSTON ROAD

Lot No. 4  
(1.4957 Ac.)

Lot No. 3  
(1.1297 Ac.)

Lot No. 5  
(2.1545 Ac.)

Lot No. 2

Lot No. 1

VICI  
SCA

For valuable consideration permanently granted to The Cincinnati Bell Telephone Company, former, non-vested and designated as "Utility" operation, maintenance, re- of gas, electric, telephone and also the right to cut or overhanging branches or adjacent thereto. No built within said easements, no altered so as to (1) rest or underground facilities, ( facilities; (2) impair ability a hazard. To have and to acknowledge having full po defend the same against:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

I, Mary Ellen Foltz here owner of the property sh hereon and that I hereby with my free consent, an sidewalk to public use at that title to the property by deed recorded in Deed Boone County Clerk's Offi

Date \_\_\_\_\_  
State of \_\_\_\_\_

- 29'12"39"
- 50.00
- 191.88
- 97.82

A = 90700.00  
T = 145.00  
R = 145.00  
L = 227.77

HANSEL AVE

FOLTZ DRIVE

20' SANITARY SEWER EASEMENT

15' STORM SEWER EASEMENT

20' SANITARY SEWER EASEMENT

20' WATER MAIN EASEMENT

15' WATER MAIN EASEMENT

20' WATER MAIN EASEMENT

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N 32°25'26" V  
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N 54°50'57" E  
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N 54°47'27" E  
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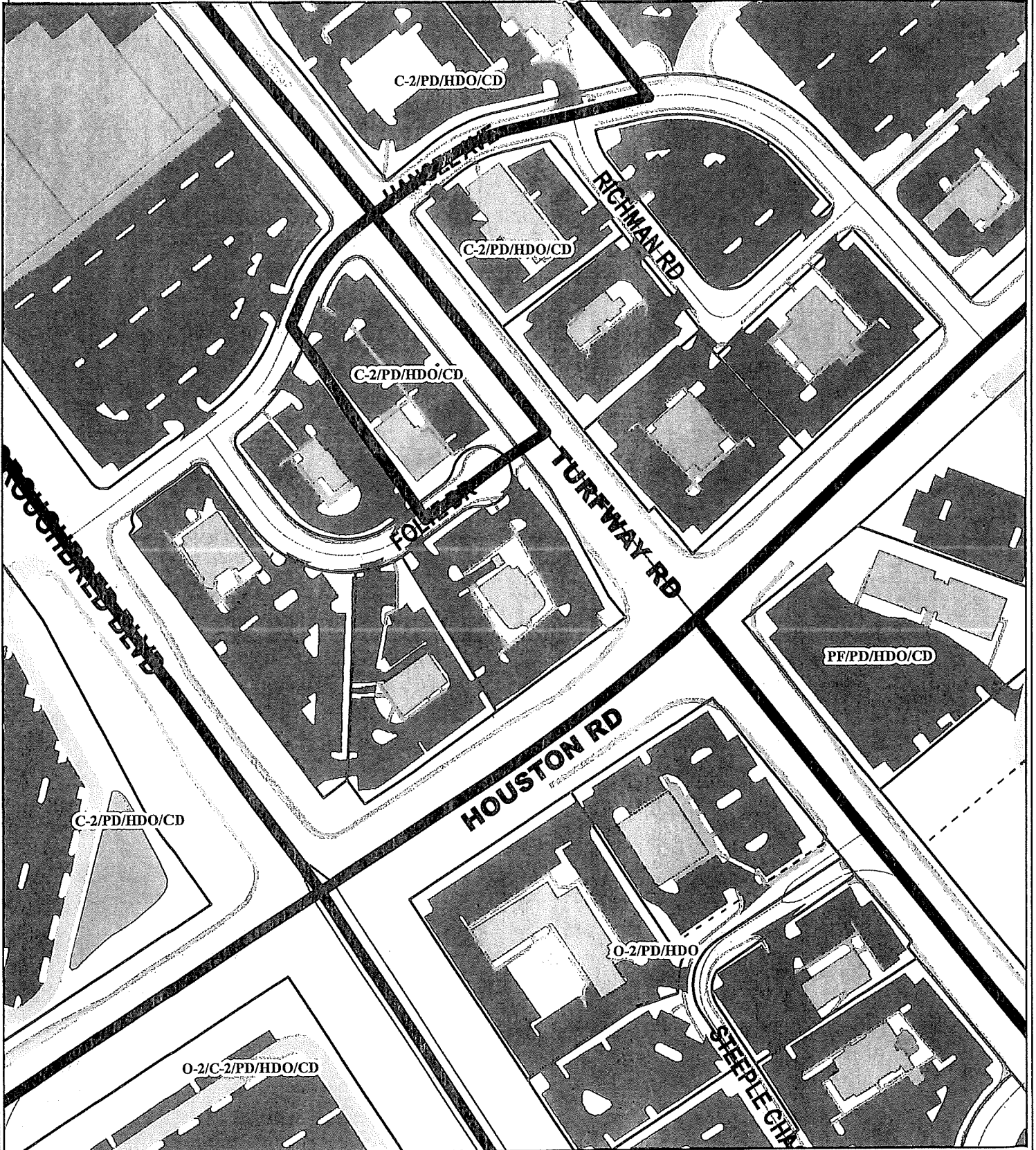
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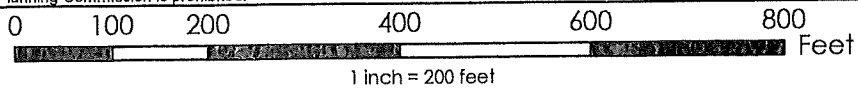
# ZONING MAP

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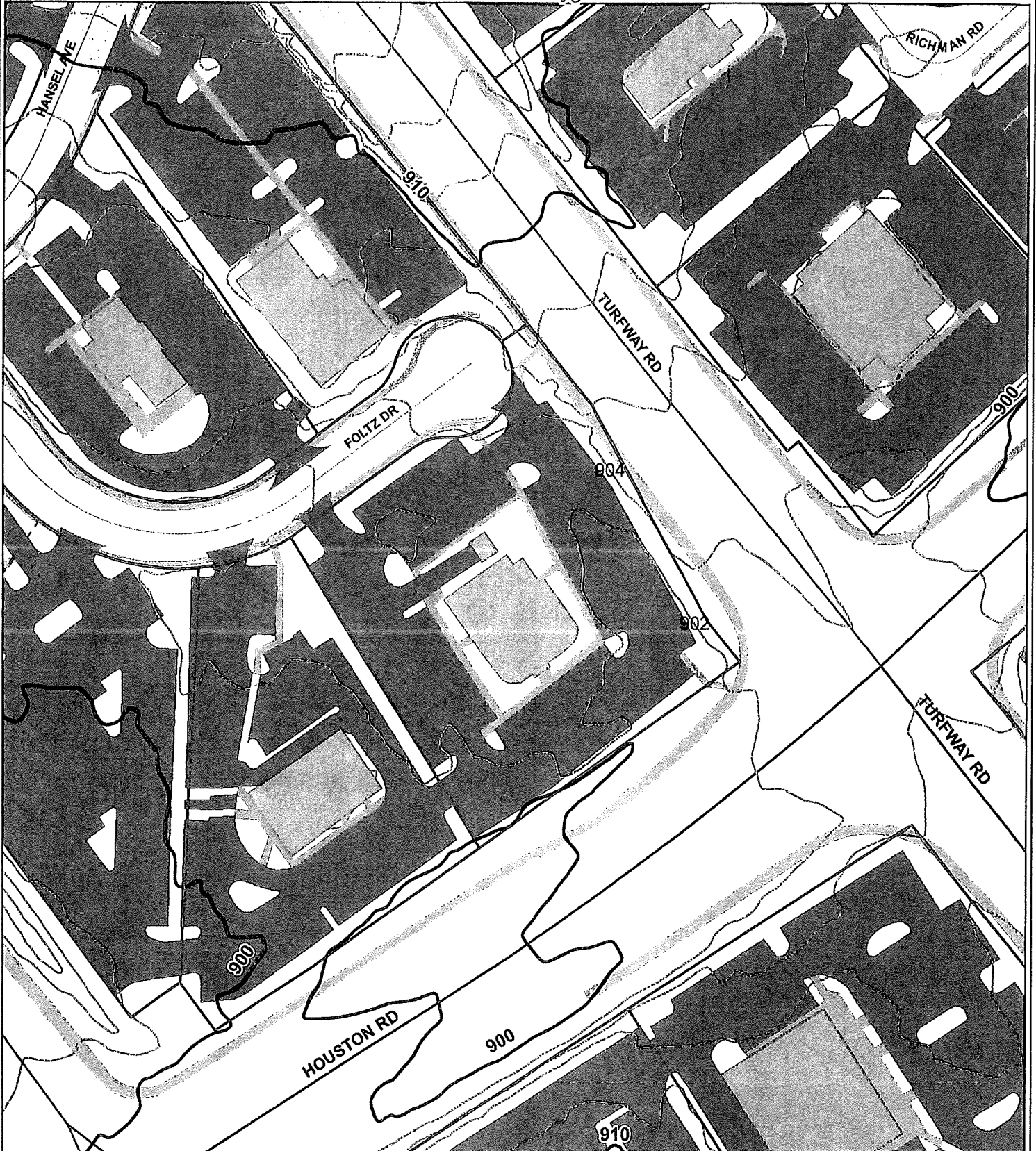
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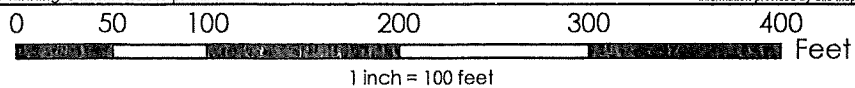
# TOPOGRAPHICAL MAP

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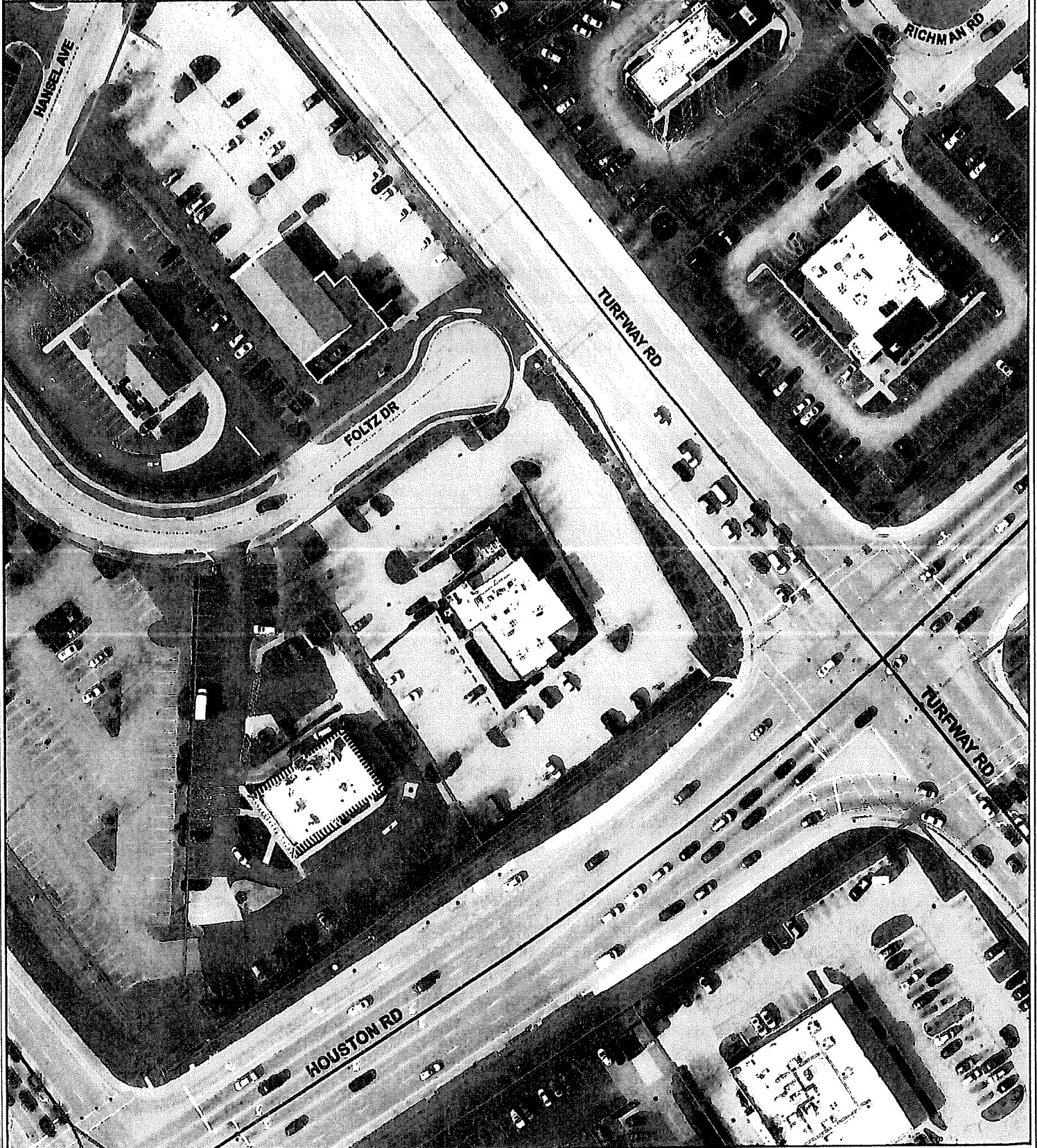
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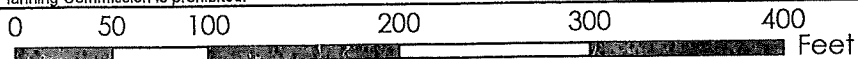
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1 inch = 100 feet



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

Map Created: xx/xx/2020

Map File: f:\boone\2020\2020.aprx  
ArcMap Document: \*.mxd

## Todd Morgan

---

**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Wednesday, August 25, 2021 2:35 PM  
**To:** 'David Blackburn'; Rhonda Lambert  
**Cc:** Todd Morgan; John Harris; Sean Curran  
**Subject:** RE: [BULK] Re: McAlister's Deli 4931 Houston Road, Florence, KY

### EXTERNAL MESSAGE

Todd,

I have reviewed the information below, the variance request makes sense, the City is supportive of this request. Please allow this email to serve as the City's official comments and supply it to the BOA members for their consideration. Also, to add onto Mr. Blackburn's comments, the city agrees that this project is taking shape, is exciting and a huge improvement; they set the bar high for redevelopment efforts along Houston Road.

Thanks!

JOSHUA J. HUNT

*Director, Business & Community Development*

CITY OF FLORENCE, KENTUCKY

8100 Ewing Boulevard | Florence, KY 41042

P: 859.647.8168 | E: [joshua.hunt@florence-ky.gov](mailto:joshua.hunt@florence-ky.gov)

[florence-ky.gov](http://florence-ky.gov)

**From:** David Blackburn <david@blackburntn.com>  
**Sent:** Friday, August 13, 2021 5:28 PM  
**To:** Rhonda Lambert <RLambert@designteam.net>  
**Cc:** Todd Morgan <TMorgan@boonecountyky.org>; John Harris <jharris@designteam.net>; Sean Curran <currans1@sbcglobal.net>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Subject:** [BULK] Re: McAlister's Deli 4931 Houston Road, Florence, KY  
**Importance:** Low

Thanks Todd, David Blackburn here, the owner. I went out a couple weeks ago and the site drops from the easement area to the parking lot so the grade is so low the sign would have little visibility then all the landscape is just inside our Boundary and completely hide the proposed location from one direction.

All things considered I think Rhonda is correct. If we could lift the bottom of a sign to the top of the landscape hedge and leave in the proposed location it would have visibility and using the peak of the road as the guide, the bottom would likely barely be above that elevation.

Hopefully Sean or a rep can meet you on site and we will file any detailed variance right away. The space is now taking shape and wow, what an improvement. Very exciting.

Thanks David

On Fri, Aug 13, 2021, 4:17 PM Rhonda Lambert <[RLambert@designteam.net](mailto:RLambert@designteam.net)> wrote:

Anything we can do would be greatly appreciated. I understood during the zoom meeting that removing some trees would have been allowed for the sign. I feel at this point a taller sign would be the better option. I am out of the office for this next week and a half but will see if Mr. Curran has plans to be on site next week to perhaps meet with you. If not, we will meet with you prior to the meeting to locate the sign. John please work with Todd to get everything submitted for us to be in the meeting. Thank you, Todd for helping us get this resolved! Have a wonderful weekend.

Rhonda Jo

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**From:** Todd Morgan <[TMorgan@boonecountyky.org](mailto:TMorgan@boonecountyky.org)>

**Sent:** Friday, August 13, 2021 3:56:33 PM

**To:** Rhonda Lambert <[RLambert@designteam.net](mailto:RLambert@designteam.net)>; John Harris <[jharris@designteam.net](mailto:jharris@designteam.net)>

**Cc:** David Blackburn <[david@blackburntn.com](mailto:david@blackburntn.com)>; Sean Curran <[currans1@sbcglobal.net](mailto:currans1@sbcglobal.net)>; Joshua Hunt <[Joshua.Hunt@Florence-KY.gov](mailto:Joshua.Hunt@Florence-KY.gov)>

**Subject:** RE: McAlister's Deli 4931 Houston Road, Florence, KY

Rhonda,

The site is subject to perimeter landscaping requirements and the required landscaping cannot be eliminated. I recommend that we look into the possibility of shifting the required landscaping around along the Turfway Road frontage. This could be done administratively through another Minor Site Plan application.

Another possibility would be to seek a Variance from the Florence Board of Adjustment to increase the permitted sign height. The Board of Adjustment meets monthly and the next application deadline is 8/17/21.

I can meet on site or have a conversation on the phone if you would like to discuss this matter further.

Sincerely,

Todd K. Morgan, AICP

Senior Planner, Zoning Services

Boone County Planning Commission

(859) 334-2196

**From:** Rhonda Lambert [mailto:[RLambert@designteam.net](mailto:RLambert@designteam.net)]  
**Sent:** Friday, August 13, 2021 3:55 PM  
**To:** Todd Morgan; John Harris  
**Cc:** David Blackburn; Sean Curran  
**Subject:** RE: McAlister's Deli 4931 Houston Road, Florence, KY  
**Importance:** High

## EXTERNAL MESSAGE

Hello Todd,

I hope you are doing well today. We appreciate all the assistance that you have provided on the variance meeting and the process of permitting. We are again in need of your help. We removed the double-sided lit blade sign, changed the door vinyls at McAlister's to second surface and traded the wall sign on the tenant side of the building for a monument sign. We have given several different options, but still have not found an option that seems to work with the utility department, easements, and visibility. There are so many trees and bushes in the area where it would be beneficial for the monument sign to be set, but I am pretty sure it would not be allowed to cut them all down.

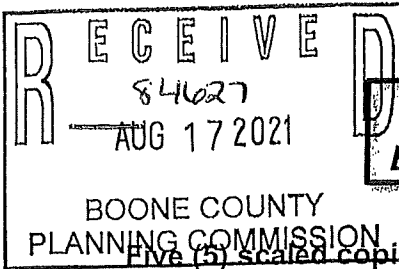
We would be forever grateful if someone from the city could visit the site and give us guidance on a good location for the sign. One that would be something the city would allow and would be beneficial for McAlister's Deli. I am sure that the City of Florence is happy and welcoming to McAlister's Deli and wants them to thrive. Signage and visibility play a large part in that success and in McAlister's making themselves known in a new market.

I understand that we are held to a 96" tall monument sign, but because of the circumstances at this site with the bushes and trees would like to ask if it might be an allowable option to make the sign taller to give us clearance over the bushes and trees. If not, is it possible that you or someone from the city could visit the site and help us determine the best location for the sign?

Thank you so much for your help in this matter.

Sincerely,

Rhonda Jo



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: Design Team Sign Company  
Address: 255 Old Morris Chapel Rd  
Adamsville TN 38310  
City State Zip Code

Phone Number: 731 925-4448 Fax Number: \_\_\_\_\_  
Email: jharris@designteam.net

4. Description of Request: Increase the height of the sign including base to 16'  
add tenant panel area for monument sign - increase to 42 sq ft

5. Name of Development: McAlister's Deli

6. Location of Development: 4931 Hairston Rd  
Florence KY 41042  
City State Zip Code

7. Acreage Under Review: 1.1297

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

9. Current Owner: David Blackburn Southern Road Restaurants  
Address: 381 Malloy Station Rd STE 207  
Franklin TN 37067  
City State Zip Code

Phone Number: 615-202-5040 Fax Number: \_\_\_\_\_  
Email: david@blackburntn.com

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
David Blackburn – Southern Rock Restaurants  
381 Mallory Station Rd, Suite 207  
Franklin, TN 37067
- 2. ADDRESS OF PROPERTY  
4931 Houston Rd  
Florence, KY 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
McAlister's Deli
- 4. DEED BOOK 1156                      PAGE NO. 819                      GROUP NO. 2033B

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)
- 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

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of September 8, 2021 Certificate of Land Use Restriction (#21-FBOA-012-A), for David Blackburn – Southern Rock Restaurants, Property Owner(s).

The following conditions will apply:

1. A landscaping plan shall be prepared and address the following before a Sign Permit application is approved for the monument sign:
  - A minimal amount of landscaping shall be removed to accommodate the location and visibility of the sign. This determination shall be made by Boone County Planning Commission staff after reviewing the landscaping plan provided by the applicant.
  - All landscaping that is proposed to be disturbed or removed shall be documented to verify if it is on the subject site or in a state right-of-way.
  - Landscaping that is proposed to be disturbed or removed from state right-of-ways must be approved by the Kentucky Transportation Cabinet.
  - Landscaping that is proposed to be removed from the site must be documented and be relocated elsewhere on site. The final determination on the location shall be made by Boone County Planning Commission staff. New landscaping can also be proposed as long as the new tree or shrub species comes from the same plant list as the species being removed and meets the minimum installation size requirements.

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 1156

PAGE NO. 819

GROUP NO. 2033B

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

on behalf of the Boone County Planning Commission this 13<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Trevia 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:

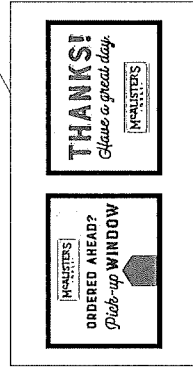
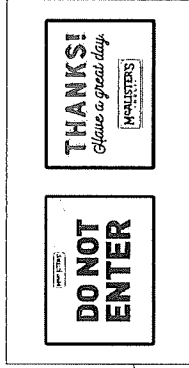
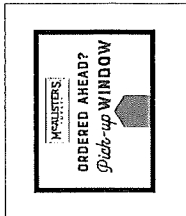
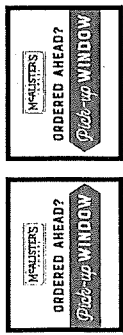
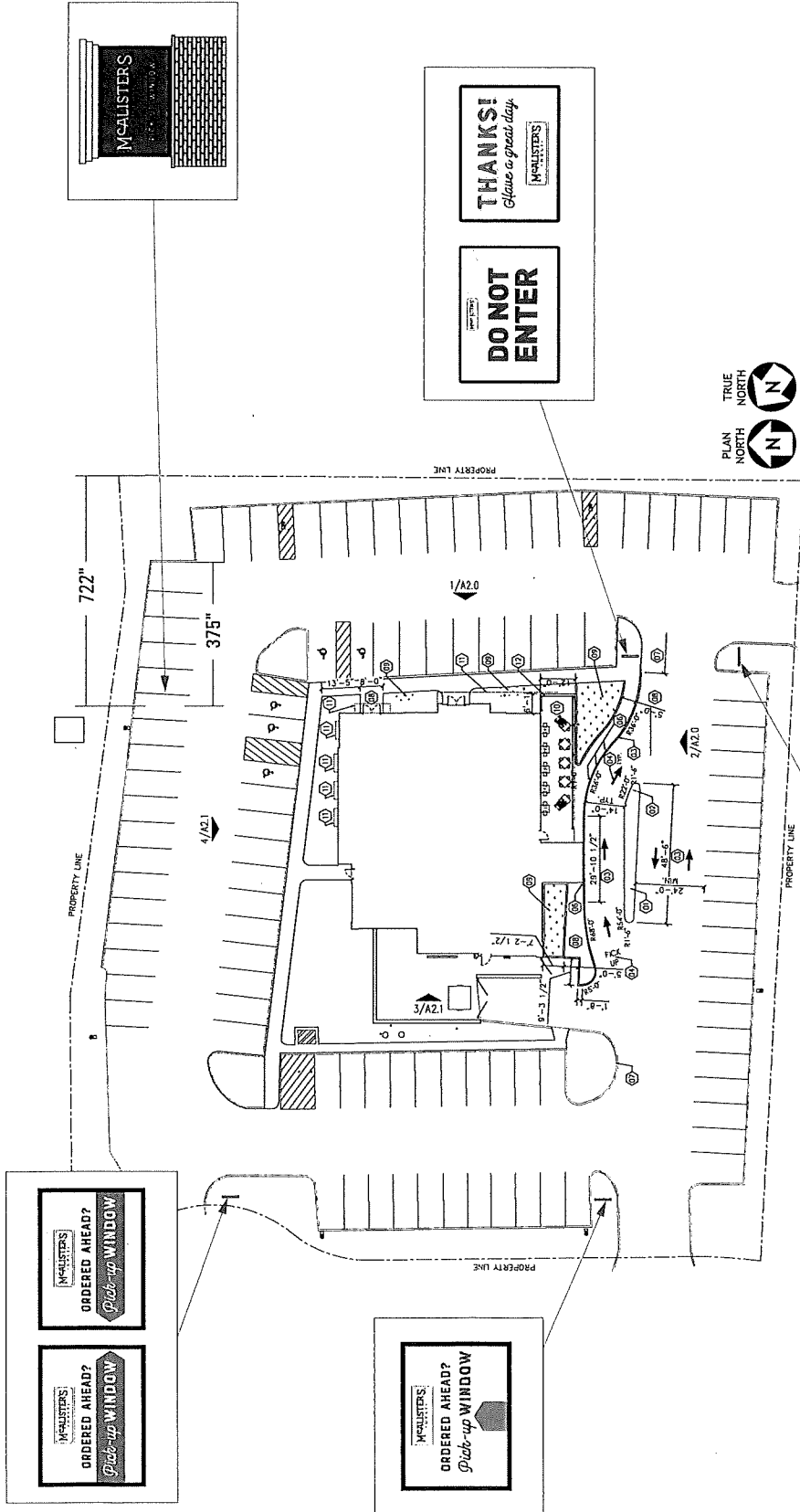
Nicole Dierna  
Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

Site Plan

See detail /  
for new  
design



- Rev 1 DS 4/22/21 Added Note For Monument Sign Location
- Rev 2 JH 04-23-21 Revised monument location
- Rev 3 JH 05-07-21 Added monument drawing to page
- Rev 4 JH 08-16-21 Revised Monument location
- Rev 5
- Rev 6



Designer: JH Date: 03/11/21 Option # 1 - JH  
 Client: McAlister's - 4931 Houston Road - Florence, KY  
 File Path: Z:\Restaurant\McAlister's Detl\KY\Florence\4931  
 Houston Road\New\_Location - September 2020

- Proof Is Approved. Proceed With Production Of Order
- Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

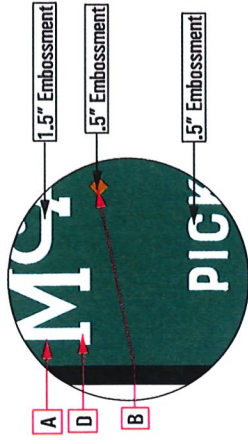
Signature: \_\_\_\_\_  
 I have reviewed the proof in regard to sign type, order quantity, and accuracy of fonts, symbols, and text (e.g. spelling, capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



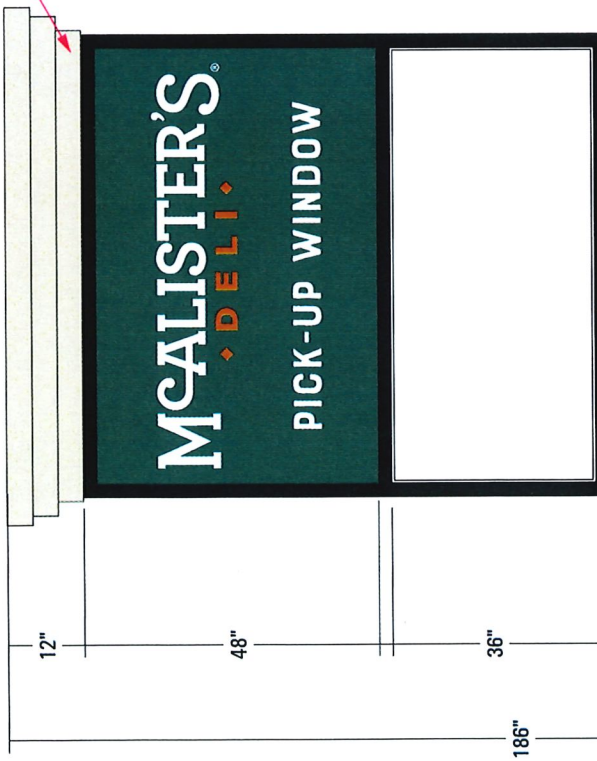
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# Monument

## Color and Embossment Schedule



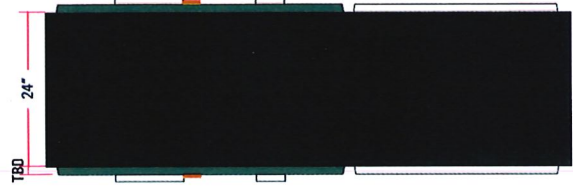
SW 0050 Classic Light Buff



.25" Aluminum Numbers Stud Mounted SW 0050 Classic Light Buff

Brick to match building

Grass area to show height difference in the base



## Materials

- 1 Clear, Pan Formed Embossed Polycarbonate Faces
- 2 Aluminum Returns and Retainers
- 3 Aluminum Tube Framework

## Colors & Finishes

- |   |                                      |
|---|--------------------------------------|
| A | SW 6468 Hunt Club Green              |
| B | Painted 1595C                        |
| C | Retainers, Returns Painted Gloss Blk |
| D | Clear Polycarbonate                  |
| E | SW 0050 Classic Light Buff           |

- Rev # 1 - JH 05-14-21 Added monument depth 24"
- Rev # 2 - JAC 6-23-21 Added Aluminum Address Number
- Rev # 3 - JH 8-16-21 Added Tenant panel area, extended brick
- Rev # 4 -
- Rev # 5 -
- Rev # 6 -

Notes

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Signature: \_\_\_\_\_  
 I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (i.e., spelling capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Designer: JH	Date: 05-07/21	Option # 1 - JH
Client: McAlister's - 4931 Houston Road - Florence, KY		
File Path: Z:\Restaurant\McAlisters Deli\KY\Florence\4931 Houston Road\New Location - September 2020		

