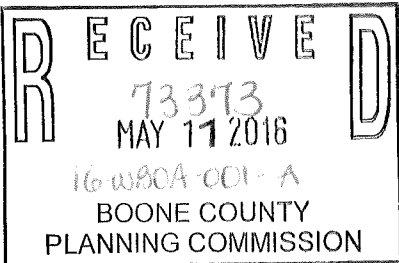


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

- 1. Boone Florence X Walton Union

(Check One)

- 2. X Conditional Use Permit Variance Appeal Change in Non-Conforming Use

- 3. Applicant's Name JOHN DIERSING FOR QUALITY SIGNS Applicant's Address 1530 PRODUCTION DR. BURLINGTON KY 41005

- 4. Description of Request: REPLACE EXISTING MONUMENT SIGN w/ NEW NEW TO HAVE ELECTRONIC MSG. CTR. @ FUSE.NET

- 5. Name of Development WALTON CHRISTIAN CHURCH

- 6. Location of Development 50 SOUTH MAIN ST, WALTON, KY

- 7. Acreage Under Review

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

- 9. Owner of Property WALTON CHRISTIAN CHURCH

- Address of Property Owner 60 SOUTH MAIN ST.

- 10. WALTON KY 41094 City State Zip

Phone Number 859-485-4591 Fax No. E-Mail WCC@FUSE.NET

- 11. Proposed Use(s) on Site CHURCH

- 12. Total Square Footage of Existing and/or Proposed Buildings

- 13. Current Zoning on Property PF

- 14. Deed Book 249 Page No. 48 Group No. 2081B

- 15. Is the site subject to a zone change? NO

If yes, give date of approval

- 16. Have you submitted a Site Plan with this request? YES

- 17. Have you submitted a list of adjoining property owners with this request? YES

- 18. 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: John Diering (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2**

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 5/17/16 Fee Received \$732⁰⁰ Receipt # 73373
2. Is application complete? Yes No
3. Staff Reviewer
4. Scheduled Board Action Date
5. Board Action:
 Approved
6/16/16 **Approved with Conditions** (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE 6/16/16 W 30A meeting
MINUTES + CLK
7. Reasons for Denial:

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

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

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.

STAFF REPORT

APPLICANT: Quality Signs for Walton Christian Church

LOCATION: 50 S. Main street, Walton, Kentucky

ZONING: Public Facilities (PF) and Suburban Residential One (SR-1)

DATE: June 16, 2016

Proposal

The applicant has submitted a Conditional Use Permit application to allow Walton Christian Church to alter their monument sign and include an electronic message center. The altered sign would be 5'-6" tall and 22.5 square feet in area.

The brick base and pillars from the existing monument sign would be retained and two new sign cabinets would be installed. The top sign cabinet would display "Walton Christian Church" in fixed copy and would be 10.83 square feet in area. The bottom sign cabinet would be 10.27 square feet and electronic messages would be viewable in 2' x 4' area. The applicant's cover letter indicates that the sign will have the ability to display a maximum of 4 lines of 4" copy (approximately 14 characters across). All messages will be displayed in a 16 millimeter pixel pitch and will be displayed for a minimum of 5 seconds.

Applicable Regulations

Section 220 of the Boone County Zoning Regulations states that one duty of the Board of Adjustment and Zoning Appeals is to act on Conditional Use Permit applications.

The Board needs to evaluate the Conditional Use Permit request terms of the criteria listed in Section 262 of the Boone County Zoning Regulations. The criteria are listed below:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 3413 of the Boone County Zoning Regulations states that individual parcels of land in PF zoning districts shall be permitted a density of one (1) on-premises, monument sign. The sign can be up to 10' tall and 100 square feet in area (dependent on road frontage).

Section 3430 of the Boone County Zoning Regulations permits electronically message boards as a Conditional Use in the PF zone. The following requirements must be met:

- A. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen.

The electronic message center comprises 35.56% of the overall sign area (8/22.5).

- B. All such message boards and screens shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.

Kentucky Transportation Cabinet informed Staff that they will not need to issue a Permit because the sign will not be visible from an interstate.

- C. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

There are no other electronic signs within 660 feet of the proposed sign.

- D. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.

Staff would like the applicant to address if the sign will meet this standard.

- E. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.

The applicant's cover letter indicates the sign will comply with this standard.

- F. Such message boards and screens shall have a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.

Staff would like the applicant to address if the sign will have a photocell or dimmer.

- G. Full color and monochrome message boards shall meet the follow pixel pitch requirements:

A 19 mm pixel pitch or better resolution shall be required when the top of the message board is located 30 feet or less above grade.

The sign drawings show the sign will have a 16 mm pixel pitch.

Relationship of the Request to the Comprehensive Plan

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for "Public/Institutional" uses. This designation is government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.

The Land Use Element text states "a specific study has been conducted for Walton's Main Street to assess, and protect its historic resources and its small town character. Walton's Main Street is the most functional business district with a small town character in the county. South Main Street from south of the post office to the end of Old South Main Street is a National Register Historic District" (Walton Area, pg. 172).

The Future Land Use Development Guidelines (pg. 164) found in the Land Use Element state that "developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor" (Design, Signs, and Historic Preservation).

Relationship to the Walton Main Street Strategic Plan

The Plan contains the following recommendations:

Main Street as a Destination

- Assess the visual streetscape aesthetics of power lines, landscaping, fencing, etc. along Main Street and strive to improve upon any negative impacts they may have on the historic character of Main Street as redevelopment opportunities arise;
- Create an 'Historic Walton Main Street' walking tour brochure to better connect people with the rich tradition that exists as well as to promote the study area as a place to come experience and see;
- Improve signage (informational and directional) by having it more uniform and consistent;
- Install entrance or "Gateway" signage at both north and south end of the Main Street core.

Signage

- Use signage to "announce" the arrival into the historic business or residential areas along Main Street. This signage must be modest and have an historic theme to it;
- Aggressively announce any and all events occurring on historic Main Street. Work with a banner company to monthly cycle, or change out, the banners which can be designed in two ways. One type would be draped across Main Street announcing major events such as 'Old Fashioned Days' while the other type could be incorporated onto telephone or light poles located along the road such as the signage seen along Mall Road or in Burlington.

Site Characteristics

The approximate 1.45 acre church campus is located on the east side of S. Main Street and has approximately 370 feet of road frontage. The two-story church is on the National Register of Historic Places and has construction markers dating back to 1873 and 1948. Access to the church parking lot is provided from three separate curb cuts on S. Main street (one is shared with the Post Office). The existing monument sign is located in a landscaped area between the church and South Main Street. Boone County GIS shows the topography of falls from 928 feet above sea level at the front of the church to 924 feet above sea level in the S. Main Street right-of-way.

Surrounding Land Uses and Zoning

North: Single-Family Residential Dwelling (WD)

South: Walton Post Office (SR-1)

East: Railroad Right-of-Way and 21.91 Acre Property (I-1)

West: S. Main Street, First Baptist Church (SR-1), and Single-Family Residential Dwelling (WD)

Staff Comments

1. The Board should analyze the "Design, Signs, and Historic Preservation" section of the Future Land Use Development Guidelines from the Comprehensive Plan before acting on the request. This section calls out that motorists should not be confused and/or distracted by excessive signs and that signs should not have a negative impact on the visual appearance of a corridor.

Staff is concerned the sign could have a negative impact on the South Main Street corridor and cause motorists to be distracted. There are currently no electronic signs located in the portion of Walton that is within the South Main Street National Register Historic District.

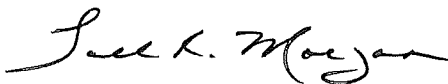
2. Staff would like the applicant or property owner to address the following:
 - A. The applicant's cover letter indicates that the sign has the ability to display 4 lines of 4" copy (approximately 14 characters across). Will the sign also be used to display any still photos or graphics?
 - B. How far away can 4" tall characters be seen?
 - C. The sign drawing shows a three lines of text on a blue background. Will any bright colored sign backgrounds be used (white, amber, etc.)?
 - D. How tall and wide would the characters be if the electronic sign were limited to 2 or 3 lines of text? How many characters could fit on a line with each option? How far away would the characters be seen?
 - E. Would the church be willing to hold a message for longer than 5 seconds?
 - F. Does the sign contain a photocell or dimmer?
3. Staff recommends the following conditions if the request is approved:
 - A. The sign shall be constructed as presented.
 - B. Electronic messages shall be held for a minimum of 8 seconds and shall not contain any apparent visual motion (running messages, scrolling messages, flashing messages, moving patterns or boards of light, animation effects, videos, live feeds, etc.).
 - C. No electronic message shall contain more than three 3 lines of text.

- D. Bright colored sign backgrounds shall not be used on the electronic message center. The property owner shall work with the City of Walton and Boone County Planning Commission Staff to resolve any lighting issues (brightness, glare, etc.) that are caused by the subject sign on public rights-of-way.
- E. The sign shall have a photocell or dimmer and the electronic messages shall dim as the sky gets darker.
- F. The sign shall only be used to advertise church business.

Conclusion

K.R.S. 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

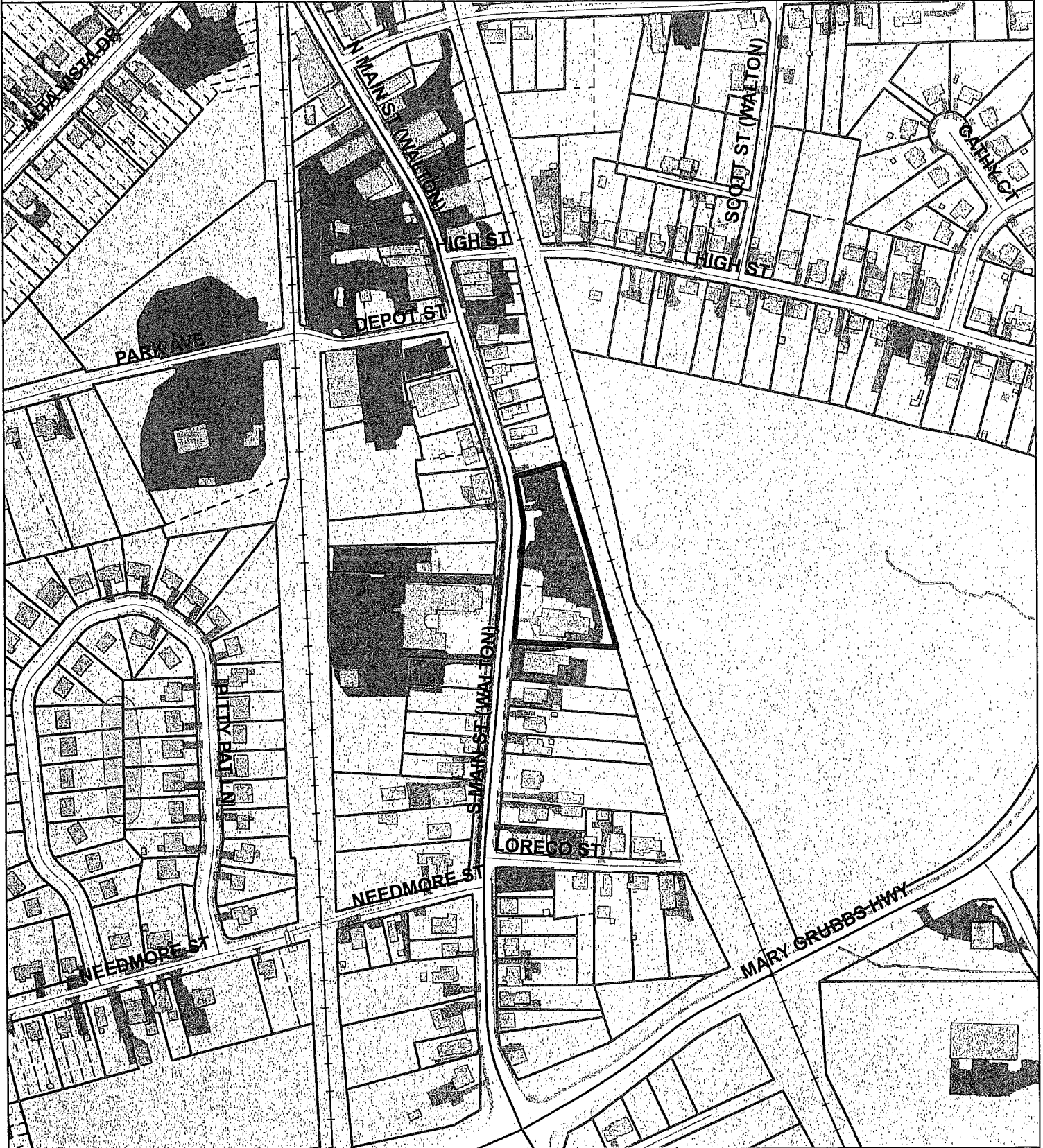
TKM/tlb

Attachments

- *Site Vicinity Map
- *Letter From Applicant
- *Sign Location
- *Picture of Existing Sign
- *Proposed Sign Drawings
- *Email From Applicant
- *2012 Aerial Map
- *Topographical Map
- *Zoning Map
- *2035 Future Land Use Map
- *S. Main Street National Register Historic District Limits
- *Application

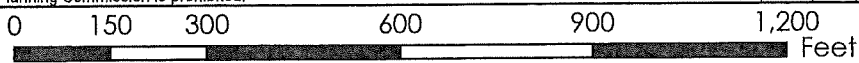
SITE VICINITY MAP

www.boonecountygis.com



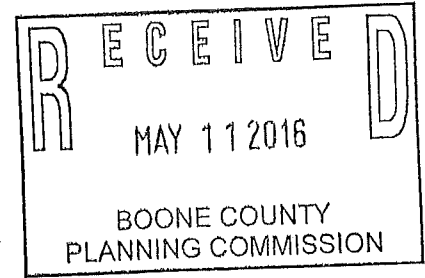
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Boone County GIS - Putting Northern Kentucky on the Map





Board of Adjustment
Walton, Kentucky

Dear Board Members,

We are applying for a Conditional Use Permit for an electronic sign for Walton Christian Church, 50 South Main Street, Walton, KY.

The proposed electronic sign is a high definition, 16mm unit capable of four lines of 4" copy (approx. 14 characters) but is a full matrix unit allowing many sizes of copy to be created. It has been designed to fit the existing brick columns to maintain the tie in with the church building while updating the header panel and message area.

The only public thoroughfare the proposed electronic sign will be visible from is Main Street.

The electronic sign cabinet is less than 50% of the sign.

The electronic sign meets the standards of the Kentucky Transportation and other controlling agencies.

There are no electronic signs within 660 feet.

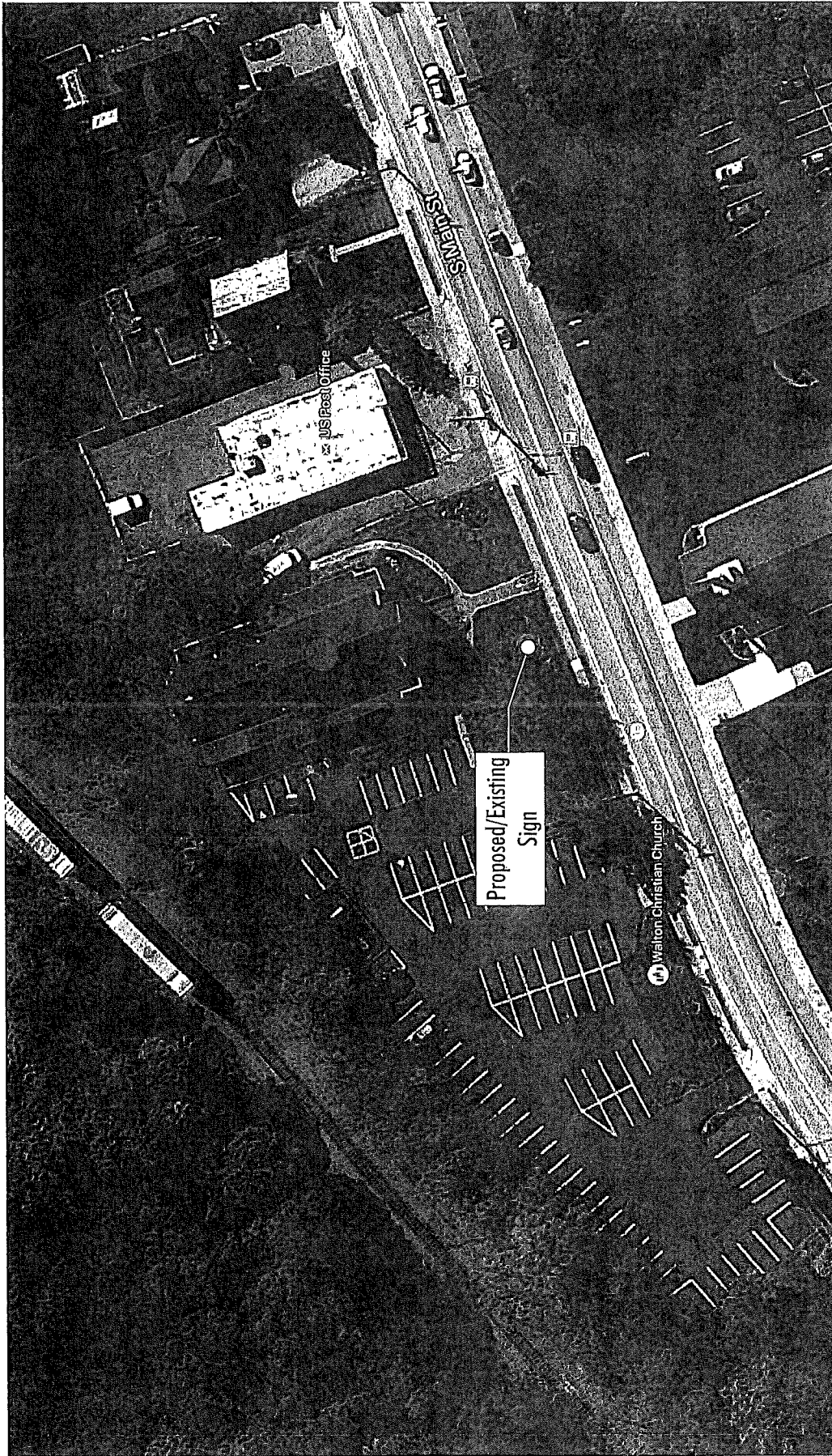
All users will be trained to create effective messages that are readily readable so as not to impede traffic.

Messages will be static and displayed for a minimum of 5 seconds.

Respectfully Submitted,

John Diersing
John Diersing

● 50 S Main St., Walton, KY 41094



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 IN THIS DOCUMENT ARE THE SOLE
 PROPERTY OF QUALITY SIGNS INC.
 AND ARE NOT TO BE USED, IN WHOLE
 OR IN PART, WITHOUT THE WRITTEN
 AUTHORIZATION OF QUALITY SIGNS INC.

Approved By _____

Sales Rep. John Diersing

DRAWN BY: WOODY FELLINGER

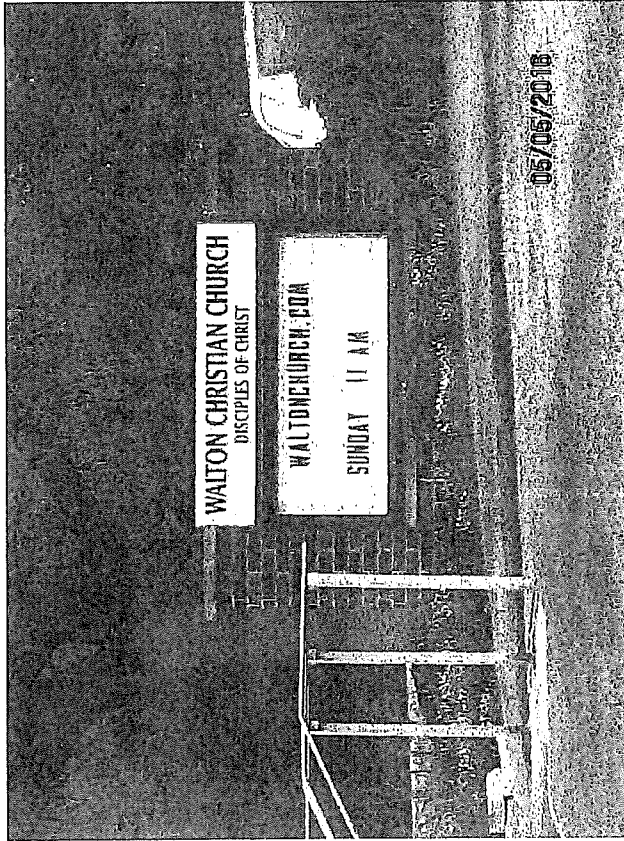
FILE: WCC PP-1

DATE: 5-6-16

SCALE: NTS



NORTHBOUND



SOUTHBOUND



FILE: WCC EXISTING SIGN IMAGES

DATE: 5-10-16

SCALE: NTS

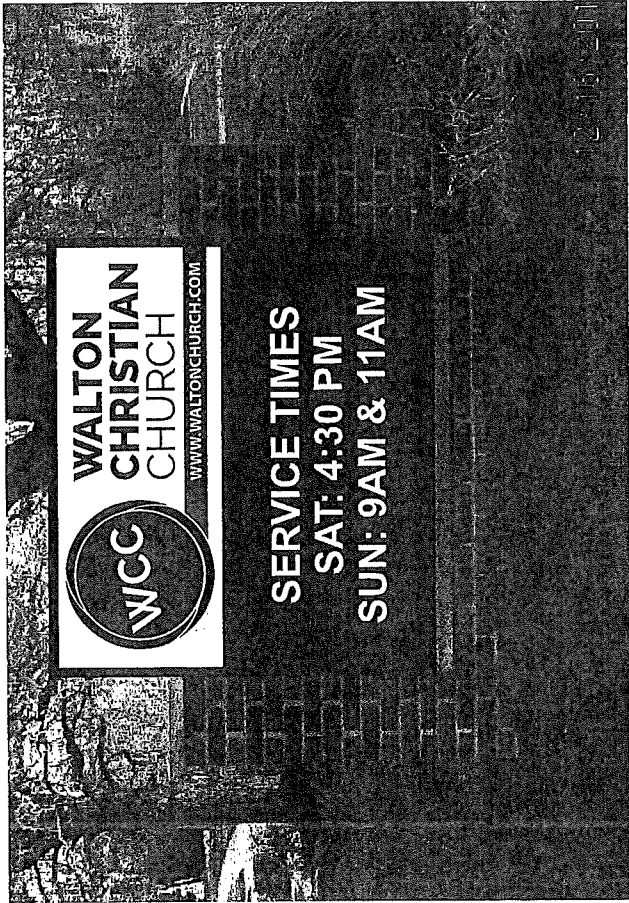
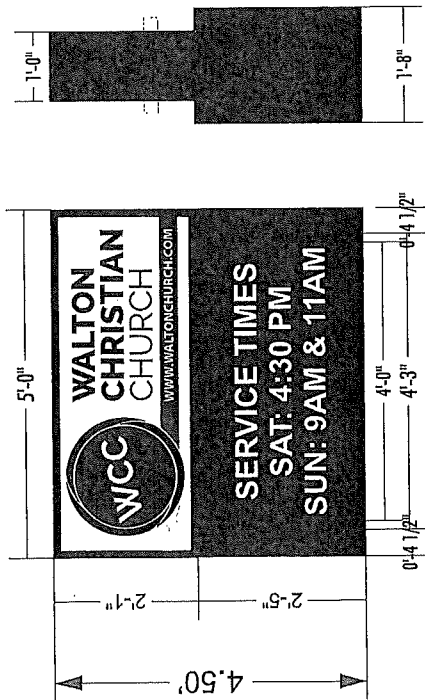
Approved By

Sales Rep. John Diersing

DRAWN BY: WOODY FELLINGER

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AND ARE NOT TO BE USED, IN WHOLE
OR IN PART, WITHOUT THE WRITTEN
AUTHORIZATION OF QUALITY SIGNS INC.





Furnish and install one (1) double face ID panel w/ LED message center

ID SIGN

- Cabinet to be aluminum construction painted black
- Faces to be flat Lexan w/ blue and dark blue vinyl copy
- Illumination w/ white LEDs
- UL Listed and Labeled

LED SIGN

- Watchfire by Time O Matic
- Line Spacing: 16MM
- LED Color: Full Color
- Cabinet Dimensions: 29" x 4'-3" x 8"
- Communications: RWE Wireless
- Temp Sensor: Included
- Software: Ignite Graphics Software

FILE: WCC LED-6

DATE: 4-26-16

SCALE: 3/8" = 1'

Approved By

Sales Rep. John Diersing

DRAWN BY: WOODY FELLINGER

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© 2015



Todd Morgan

From: John Diersing <jdiersing.qualitysign@fuse.net>
Sent: Friday, May 13, 2016 8:32 AM
To: Todd Morgan
Subject: Walton Christian

Todd,

I forgot to tell Woody you needed the electronic sign size.

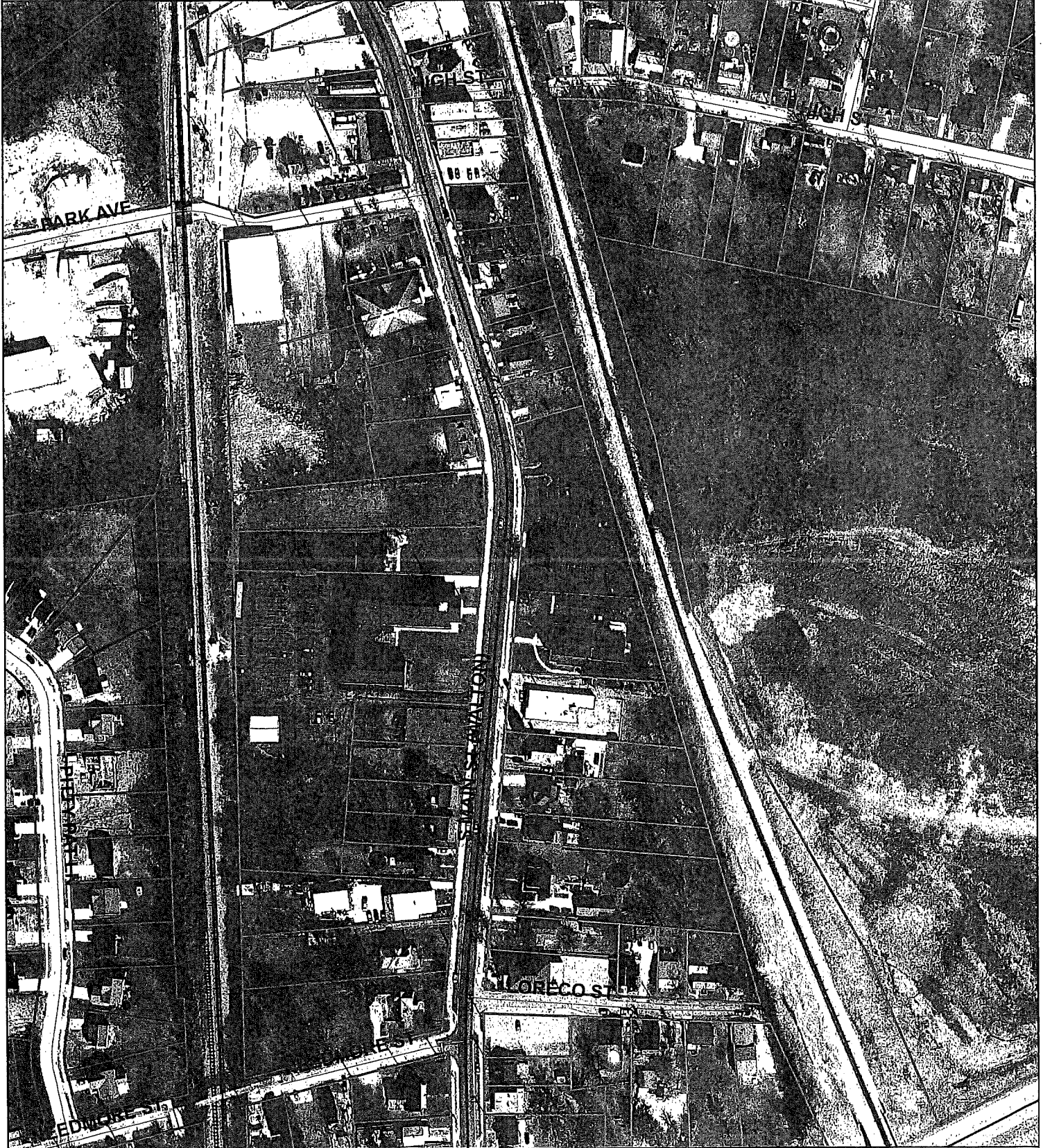
The visible area of this unit is 2' x 4'.

Should we add this to the sketch?

Thanks,
John

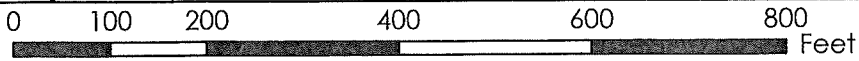
2012 AERIAL MAP

www.boonecountygis.com

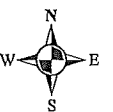


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1 Inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Small text at the bottom right corner, likely a file path or document ID.

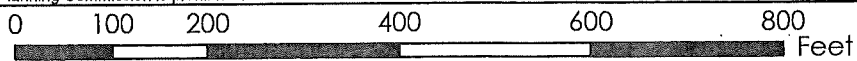
TOPOGRAPHICAL MAP

www.boonecountygis.com

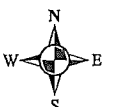


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1 inch = 200 feet



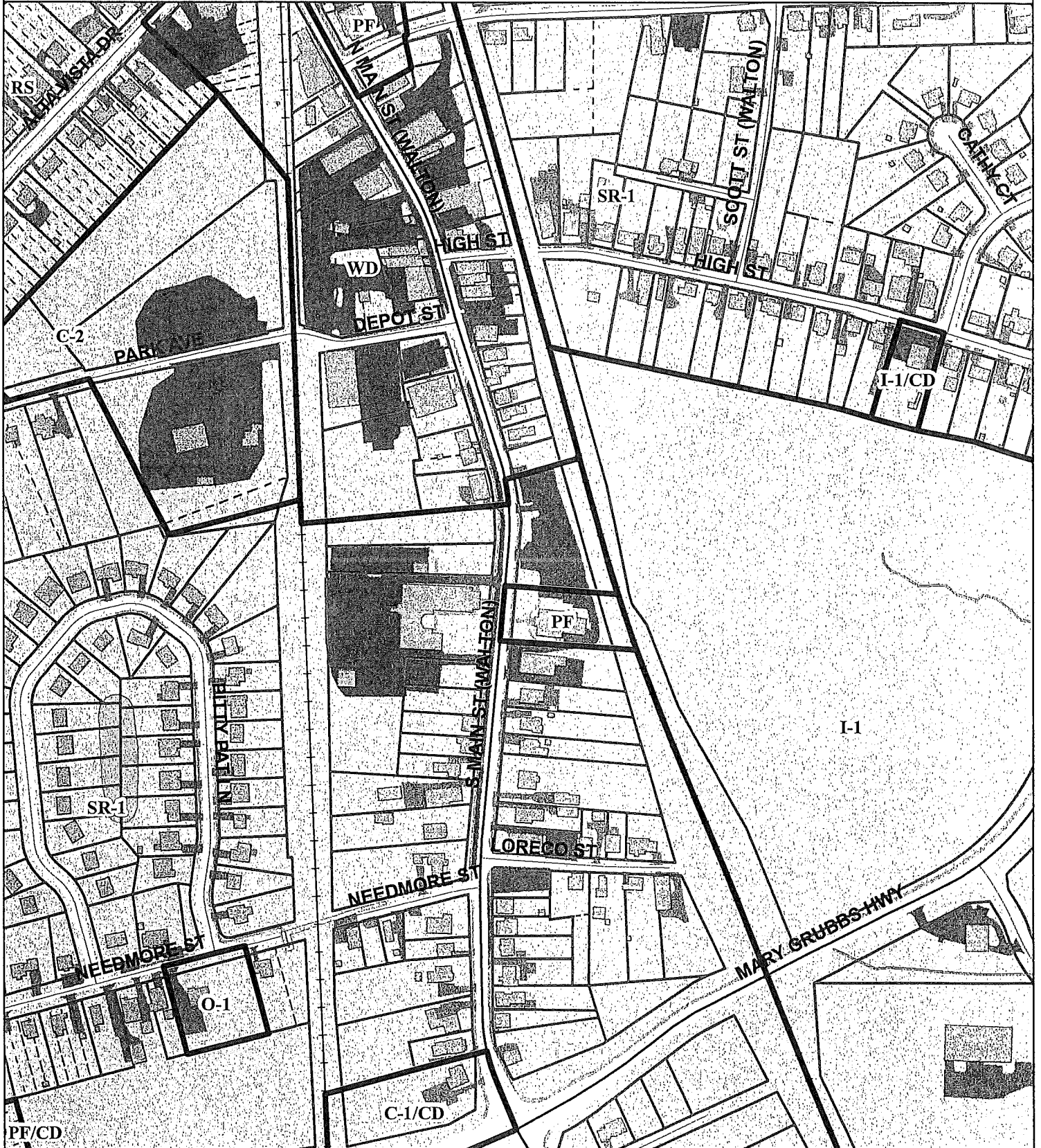
Boone County GIS - Putting Northern Kentucky on the Map

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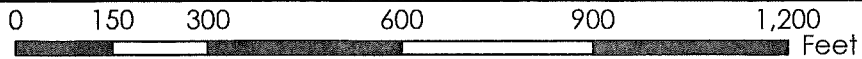
ZONING MAP

www.boonecountygis.com



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1 Inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

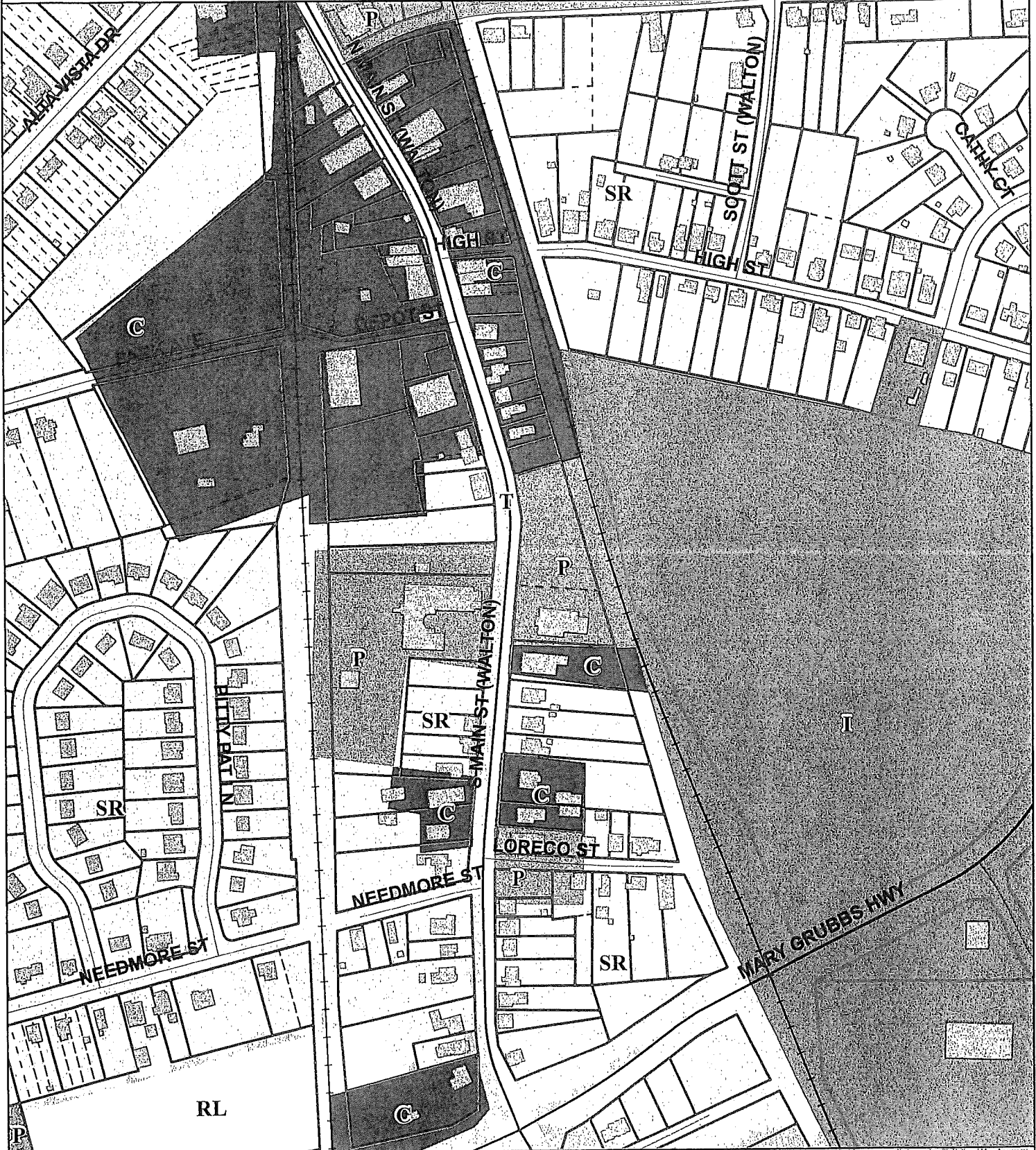


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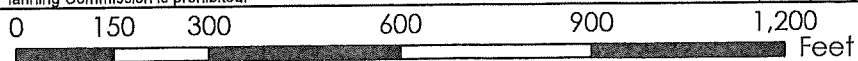
2035 FUTURE LAND USE MAP

www.boonecountygis.com



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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

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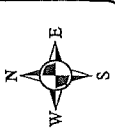
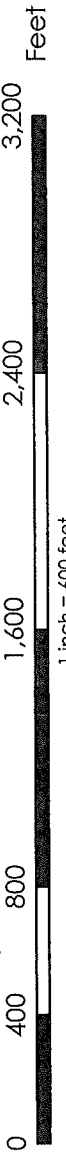
S. MAIN STREET NATIONAL REGISTER HISTORIC DISTRICT

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Boone County GIS - Putting Northern Kentucky on the Map

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APPLICATION FORM

RECEIVED
73373
MAY 17 2016
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. Boone Florence Walton Union

(Check One)

2. Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant's Name JOHN DIERSING FOR QUALITY SIGNS
Applicant's Address 1530 PRODUCTION DR.
BURLINGTON KY 41005
City State Zip

4. Phone Number 859-525-9966 Fax No. 859-525-0304 E-Mail JDIERSING@QUALITYSIGN@FUSE.NET
Description of Request: REPLACE EXISTING MONUMENT SIGN w/ NEW NEW TO HAVE ELECTRONIC MSG. CTR.

5. Name of Development WALTON CHRISTIAN CHURCH

6. Location of Development 50 SOUTH MAIN ST., WALTON, KY

7. Acreage Under Review _____

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

9. Owner of Property WALTON CHRISTIAN CHURCH

- Address of Property Owner 50 SOUTH MAIN ST.
WALTON KY 41094
City State Zip

- Phone Number 859-485-4591 Fax No. _____ E-Mail WCC@FUSE.NET

11. Proposed Use(s) on Site CHURCH

12. Total Square Footage of Existing and/or Proposed Buildings _____

13. Current Zoning on Property PF

14. Deed Book 249 Page No. 48 Group No. 2081B

15. Is the site subject to a zone change? NO
If yes, give date of approval _____

16. Have you submitted a Site Plan with this request? YES

17. Have you submitted a list of adjoining property owners with this request? YES

18. 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: John Diersing
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CLUR #16-WBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Walton Christian Church
50 South Main Street
Walton, KY 41094

- 2. ADDRESS OF PROPERTY
50 South Main Street
Walton, KY

- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Walton Christian Church

- 4. DEED BOOK 249 PAGE NO. 48 GROUP NO. 2081B

- 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

Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the conditional use permit approved by the Walton Board of Adjustment and in accordance with the current zoning in effect as of June 16, 2016 Certificate of Land Use Restriction (#16-WBOA-001-A), for Walton Christian Church, Property Owner(s).

The following conditions will apply:

1. The sign shall be constructed as presented unless modified by other conditions below.
2. Electronic messages shall be held for a minimum of 5 seconds and shall not contain any apparent visual motion (running messages, scrolling messages, flashing messages, moving patterns or boards of light, animation effects, videos, live feeds, etc.)
3. All electronic messages shall be displayed in white or amber copy with black backgrounds. The property owner shall work with the City of Walton and Boone County Planning Commission Staff to resolve any lighting issues (brightness, glare, etc.) that are caused by the subject sign on public rights-of-way.
4. No electronic message shall contain more than 4 lines of text.
5. The sign shall have a photocell or dimmer and the electronic messages shall dim as the sky gets darker.
6. The sign shall only be used to advertise church business.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

DEED BOOK 249

PAGE NO. 48

GROUP NO. 2081B

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 17 day of June, 2016.



Vicki L. Myers

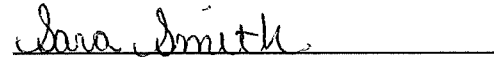
Notary ID 438411

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith

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.)