

05-2MA-015-A

MAY 18 2005

APPLICATION FORM

ZONING MAP AMENDMENT For Special Sign District
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Jeff WYLER certified Used Cars
2. Location of Project Burlington Pike - 949
3. Total Acreage of Site Approx. 10 Acres of a 17 Acre Tract
4. Current Zoning of Site C3-CD
5. Proposed Zoning (Classification being requested) C-3 CD
6. Proposed Uses (please specify each use)
Special Sign District Request only
7. Names of Applicant(s) Accent Signs & Graphics - Mark Johnson
Phone Number 513-489-7744 Fax No. 513-489-8552
8. Address of Applicant(s) 6610 Corporate Drive
Blue Ash OH 45242
City State Zip
9. Name of Property Owner(s) The Mountain Agency
Phone Number 513-310-5050 Fax No. 513-752-1923
10. Address of Property Owner(s) 829 Eastgate South Drive
Cincinnati OH 45245
City State Zip
11. Proposed Building Intensities (please specify) Special Sign District
12. Are there any existing buildings on the site? Yes
How many? 1
13. Deed Book 859 Page No. 777 Group No. 2032
14. Are you also applying for:
N/A Conditional Use Permit
N/A Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
- Florence Water and Sewer Dept.
- Cinergy/U.L.H.&P. Co.
- Sanitation District #1
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department

EXHIBIT

“A”

STAFF REPORT

Request of **Accent Signs and Graphics, Matt Johnson (applicant) for The Mountain Agency (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 10 acre area located at 949 Burlington Pike, Florence, Kentucky. The request is for a Special Sign District in a Commercial Services (C-3) zone to allow an additional freestanding sign and additional building mounted signage.

June 15, 2005

REQUEST

The request is for a Zoning Map Amendment for a Special Sign District to allow Wyler Honda to erect a second freestanding sign on their lot and allow building mounted signage on four (4) elevations of their sales and service building.

The submitted Concept Development Plans (see attachments) indicate that the second freestanding sign is 11' 8" tall and 29.36 square feet in area and will be erected in a landscape island which is approximately one hundred and ten (110) feet from KY 18 and forty (40) feet from the western property line. The faces of the freestanding sign will advertise that the dealership has "Certified Used Cars."

The proposed building mounted sign is located on the rear building elevation over a body shop garage bay. The sign is twelve (12) square feet in area and reads "Body Shop."

SITE HISTORY

06/04/03 – The Boone County Planning Commission recommended denial of a Zoning Map Amendment request from Suburban Residential Two (SR-2) to Commercial Services (C-3) to allow auto sales on a 9.96 acre tract. The Concept Development Plan showed the parcel was going to be split into two lots of record (see attachments). An approximate 53,000 square foot auto sales and service building was shown on a 5.81 acre tract (Wyler Honda) and a 20,000 square foot auto sales and service building was shown on a 4.15 acre tract. The two parcels were shown with a total of 750 parking spaces.

The Planning Commission denies the following Variance requests:

- (1) Reduction of the landscape buffer on the eastern property line from 30 feet with a fence to 20 feet with a fence;

- (2) Reduction of the landscape buffer on the western property line 40 feet with a fence to 20 feet with a fence;
- (3) Reduction of the landscape buffer between the two lots from a 10 foot shared buffer to a 0 foot shared buffer.

08/05/03 – Florence City Council overturned the Planning Commission's recommendation on the zone change. An Ordinance was passed which imposed nine (9) special conditions on the development. Condition #8 states that the applicant will comply with all applicable sign regulations (see attachments).

03/12/04 – The Boone County Planning Commission approves a Site Plan for a 49,972 square foot building and 622 parking stalls.

09/02/04 – The Boone County Planning Commission approves a Site Plan to allow the construction of a 836 square foot drive through car wash onto the eastern building facade.

12/16/04 – The Boone County Planning Commission approves a sign permit to allow the construction of a 20' tall, 110 square foot architectural freestanding sign (see attachments).

01/21/05 – The Boone County Planning Commission approves a sign permit to allow building mounted signs to be installed on the front and side building elevations (see attachments).

ADJACENT LAND USES AND ZONING

- North: KY 18, National City Bank, Speedway, and Tire Discounters (C-2/PD)
- South: Undeveloped 7 Acre Parcel (SR-1)
- East: Lincoln Mercury Dealership (C-3) & Residential Dwellings on Chancellor Court (SR-1)
- West: Shell Station (C-2), Veterinary Office (C-2), & Residential Dwellings on Ridge Road (SR-2)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's "2025 Future Land Use Plan" designates the majority of the 10 acre site for "Urban Density Residential" uses and smaller portions of the site for "Suburban Residential" and "Commercial" uses. The designations are described as follows:

Urban Density Residential – “Attached housing, generally condominiums or apartments, of over 8 dwelling units per acre.”

Suburban Residential – “Single-family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision

Commercial – “retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”

The “Future Land Use Development Guidelines” found within the Land Use Element makes the following comment which relates to this proposal:

- A. Developments in Boone County should give consideration to the overall design of the project. 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 on the visual appearance of a development or corridor (“Design, Signs, and Historic Preservation,” pg. 160).

The 2005 Boone County Comprehensive Plan adopted goals and objectives include the following pertinent statements:

- A. Proper design principles shall be applied in development (Overall).
- B. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity).

APPLICABLE SIGN REGULATIONS

Section 3440 of the Boone County Zoning Regulations allows for the creation of special sign districts with the appropriate legislative body’s approval. The purpose of a special sign district is to allow an applicant to create sign standards for a specific district. “The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.”

Article 34, Section 3413 (1) of the Boone County Zoning Regulations states that a business establishment located in a Commercial Services (C-3) zone may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted. Any additional elevations shall be permitted one square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall any

establishment be allowed more than three elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three separate sign areas.

Article 34, Section 3413 (4a) of the Boone County Zoning Regulations states that individual parcels of land which are not located within a shopping center, mixed-use commercial, commercial subdivision, or planned development shall be permitted a density of one on-premises, architectural freestanding sign. There shall be only one architectural freestanding sign for each parcel regardless of the number of business establishments conducted in the building(s) and regardless of the number of road frontages.

Article 34, Section 3413 (4c) of the Boone County Zoning Regulations states that the maximum size of an architectural freestanding sign located in a Commercial Services (C-3) district within the City of Florence shall be no more than one square foot of sign area per lineal foot of road frontage along the street frontage where the sign is to be located. No freestanding sign in the C-3 district may exceed 150 square feet in area.

Article 34, Section 3413 (4d) of the Boone County Zoning Regulations states that the maximum height of an architectural freestanding sign in the City of Florence shall be proportional to the road frontage along which to sign is to be located at the following scale:

ROAD FRONTAGE	MAXIMUM SIGN HEIGHT
100 FEET OR LESS	15 FEET
101 FEET OR MORE	20 FEET

STAFF COMMENTS

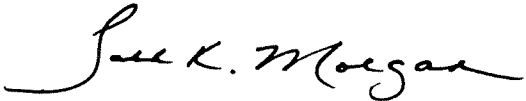
1. Section 3440 of the Boone County Zoning Regulations states that the purpose of a Special Sign District "shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development." At this time, Staff has been unable to identify any special circumstances which are unique to the development which warrant approval of a Special Sign District. The application appears to be a way to get more signage without any qualitative return to the community.
2. Staff was unaware that the applicant had installed the twelve square foot "Body Shop" sign on the rear building elevation until pictures were being taken for the subject request. The sign will need to be removed if the request is not granted. Staff recommends that the Applicant should remove the sign and install a directional sign over the body shop garage bay. Section 3412 of the Boone County Zoning Regulations allows directional signs (signs guiding and directing traffic and parking on private property) which are up to 10 square feet in area. Such a sign could be approved over the garage bay administratively.

3. Staff believes that approval of the request will set a bad precedent because there are several car dealerships in the county that have only one freestanding sign.
4. Staff would like to point out that the 2003 Concept Development Plan showed that the site was going to be divided into two legal lots of record and that each lot would have a freestanding sign. At this time, the approximate 10 acre has not been divided into two legal lots of record and the overall site is only eligible to have a density of one freestanding sign. A second freestanding sign could be constructed on a second lot of record after Conveyance Plat and Site Plan Approvals occur. The Site Plan among other things will address that a principal use is being constructed on the second lot and that perimeter landscape buffers are being installed in accordance with Article 36 of the Boone County Zoning Regulations.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council terms of the three criteria necessary for approving a Zoning Map Amendment. Section 3440 (Special Sign Districts) of the zoning regulations should also be consulted. The Future Land Use Map needs to be amended if the request is approved.

Respectfully submitted,

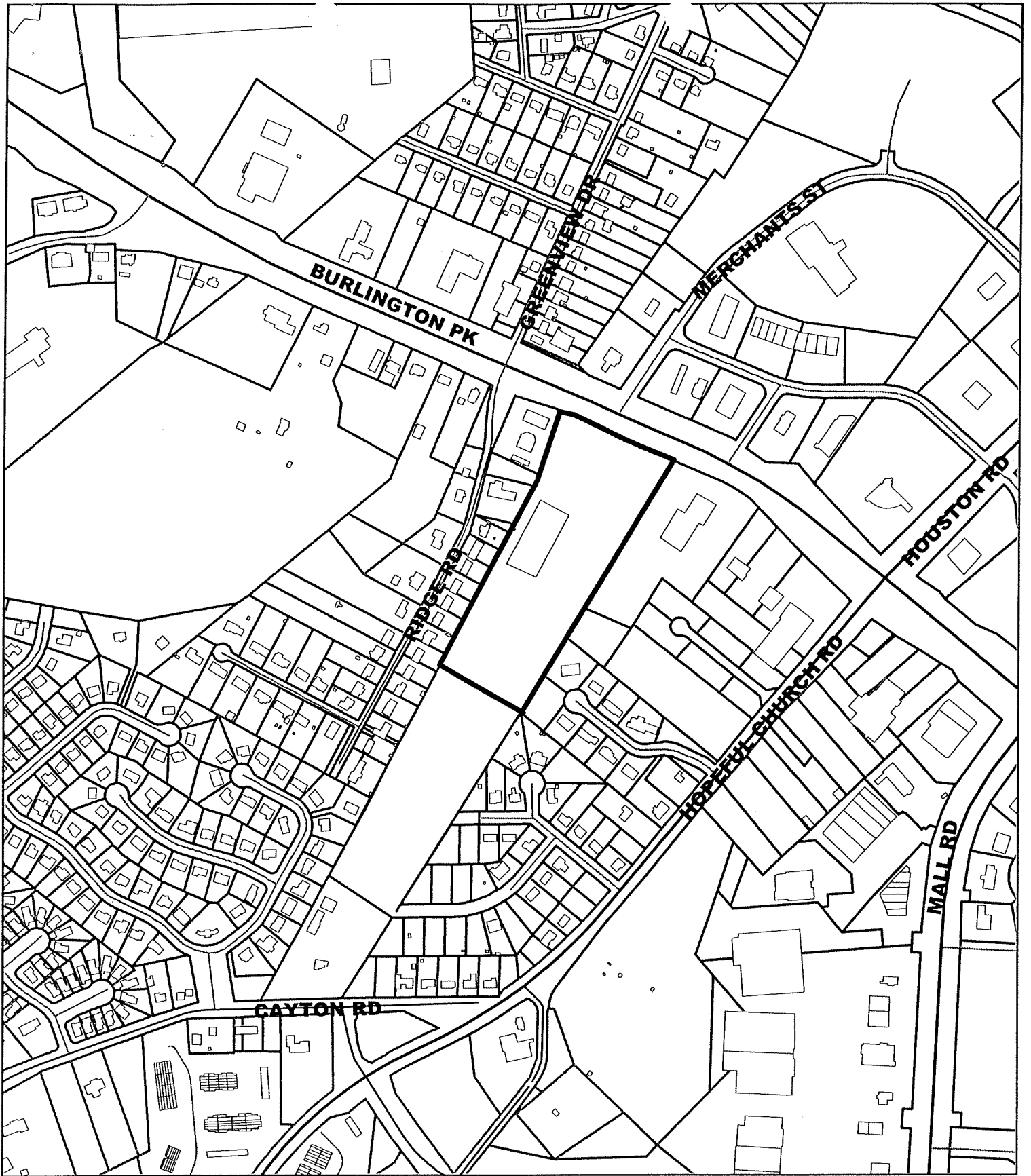


Todd K. Morgan, AICP
Planner

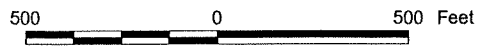
TKM/pr

Attachments:

- *Site Vicinity Map
- *Concept Development Plans
- *Aerial Map
- *Zoning Map
- *Future Land Use Map
- *City of Florence Ordinance No. 0-16-03
- *2003 Concept Development Plan
- *12/16/04 Sign Permit
- *01/21/05 Sign Permit
- *Application



Wyler Honda Site Vicinity Map



1 inch equals 500 feet

Produced by the
Boone County Planning Commission
GIS Services Division
June 7, 2005



KENTUCKY HIGHWAY 18

K.L.O.T.
ENCROACHMENT
PERMIT NEEDED

Cealined
used cars
Sign

Ridge Road

ROAD
ENCROACHMENT
PERMIT NEEDED

INFORMATION SIGN

LOT 1
PROPOSED
JEFF WALTER HONDA
LT. - 892.00'

Body
Shop
Sign

FUTURE
LOT 2

DATA CONDUIT
4" PVC
SCHEDULE 40

DATA CONDUIT
4" PVC
SCHEDULE 40

FENCE
5' OFF RL

STORAGE
LOT

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PLASTI-LINE, INC
 623 E. EMORY ROAD, P.O. BOX 59043, KNOXVILLE, TN 37950
 FOUNDATION SPECIFICATION FOR:

USE OR REUSE OF THIS DOCUMENT FOR OTHER LOCATIONS IS
 STRICTLY PROHIBITED WITHOUT APPROVAL OF ENGINEER.

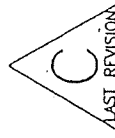
SIGN: 3x8 HONDA PYLONS
 HEIGHT: 11'8"
 WINDLOAD: 80 & 110 MPH

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS.
2. CONCRETE SHALL BE READY MIXED AND DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
3. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 WITH DEFORMATIONS IN CONFORMING WITH ASTM A-305.
4. THE ENGINEER HAS NOT INSPECTED THE SITE. IT SHALL BE THE OWNER'S OR HIS AGENT'S RESPONSIBILITY.
5. SOIL CAPACITY:
 - A. A MINIMUM SOIL CAPACITY OF 2000 PSF (VERTICAL) HAS BEEN USED IN THE FOUNDATION DESIGN.
 - B. A LATERAL SOIL RESISTANCE OF 150 PSF/FT OF DEPTH HAS BEEN USED IN THE FOUNDATION DESIGN.
6. THESE DRAWINGS CONTAIN INSTALLS FOR BLOCK, VERTICAL SLAB & CAISSON FOUNDATIONS.

SIGN SPECIFICATIONS

1. LAMPS: (8) F36T12/CW/HO P/N: 00-13-201-0360
2. BALLASTS: (2) JEFFERSON 256-448-100 P/N: 00-10-002-4296
3. VOLTAGE: 120 V, 60 HZ
4. FACE: BLUE ACRYSTEEL
5. SERVICE: REMOVE TOP CAP

P/N: 00-00-005-0741



PLASTI-LINE, INC.

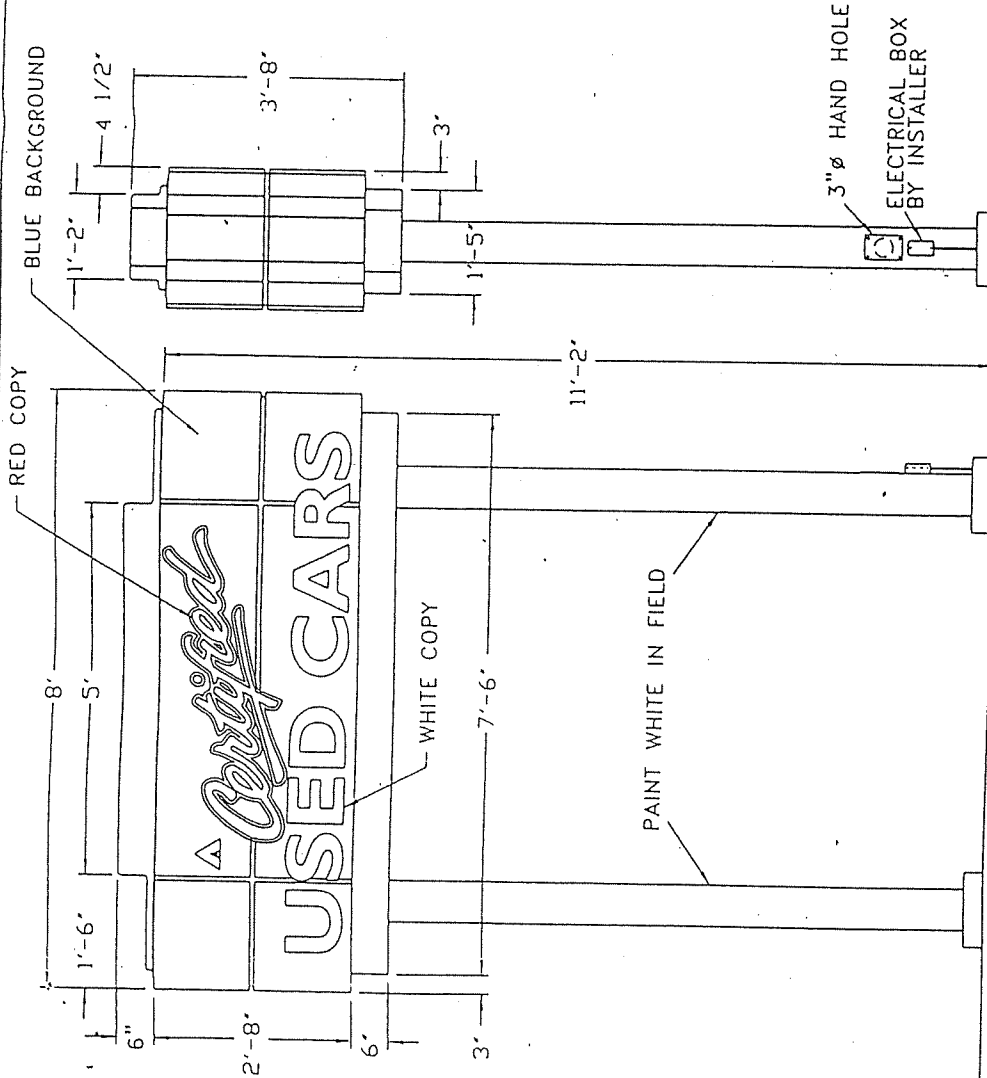
P.O. BOX 59043
 KNOXVILLE, TN 37950-9043

DSG NR:	JHP	DWG. BY:	JHP	CH'K BY:	---
SCALE:	NONE	DATE:	5-28-97	DATE:	---

DESCRIPTION: 3 X 8 INSTALLS

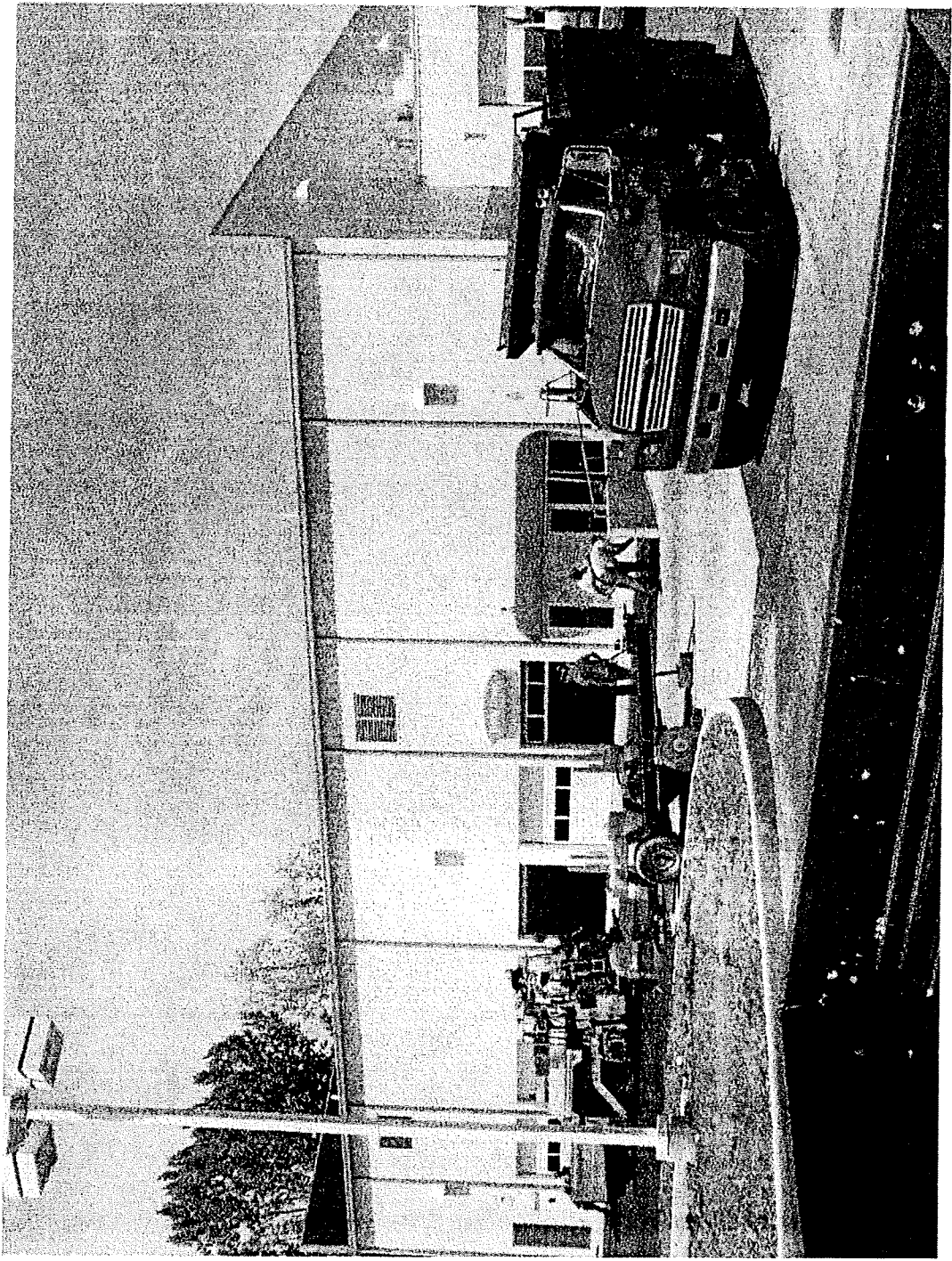
CUSTOMER: HONDA

SHT 1 OF 5 DRAWING NUMBER: B17408



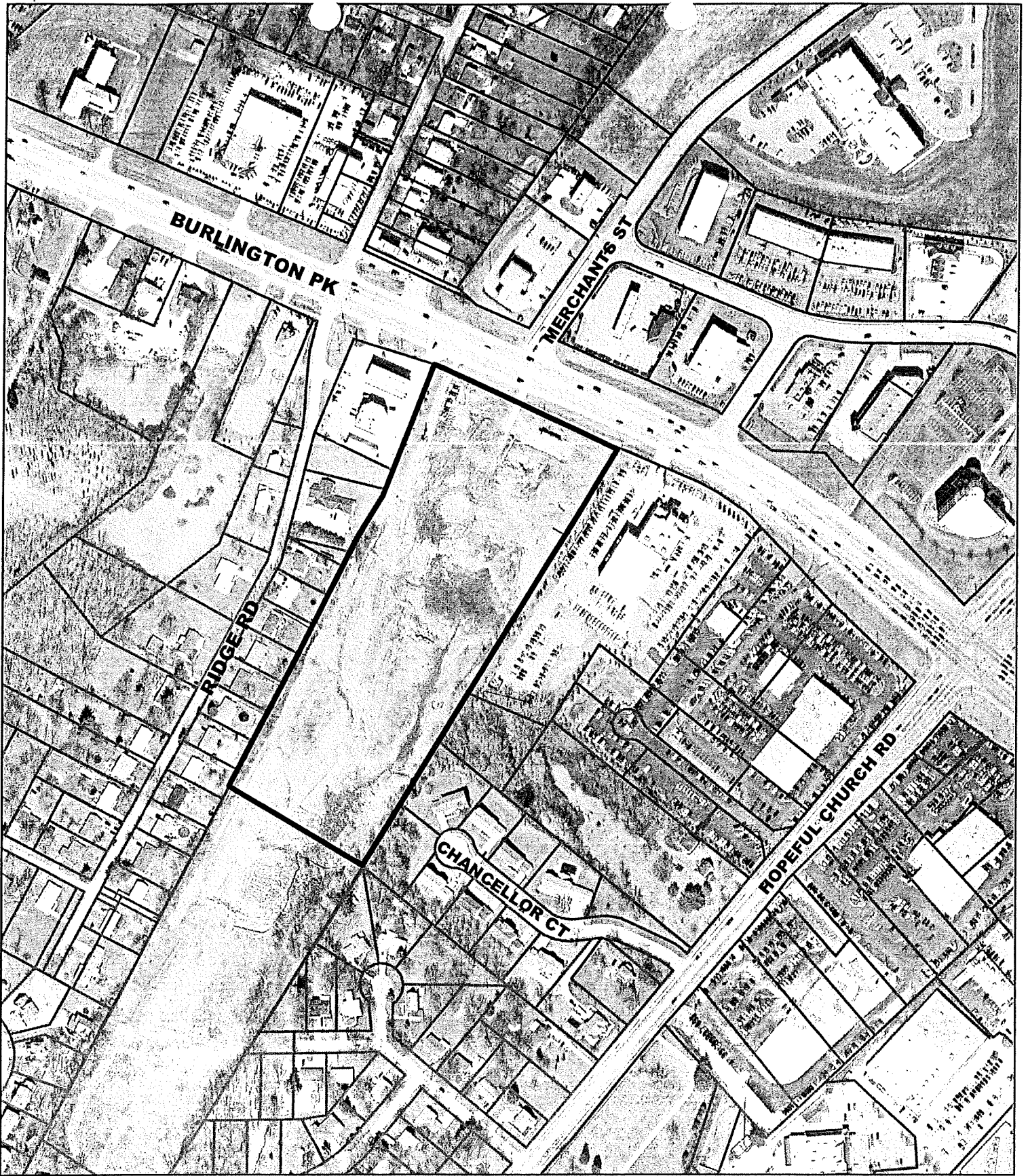
C	2/20/01	DJB	8567	C--ADDED NOTE: PAINT COLUMNS WITH SUPPLIED PAINT.	
B	2-17-99	VAL	7326	B1--ADDED VARIABLE DIMENSION "0". B2--PART WAS 11-33-992-0440	
A	2-13-98	VAL	6653	UPDATED GRAPHICS TO ADD SPACE BETWEEN UNDERSCORE LINE AND LETTERS TO ALLOW ROOM FOR DECAL	
REV	DATE	INIT	ECN	DESCRIPTION OF CHANGE	
PROPERTY OF PLASTI-LINE, INC NOT TO BE DUPLICATED.				UNSPECIFIED RADII = .015 R	TOLERANCES: X=.003 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED .XXX±.015 ANGLES±1°



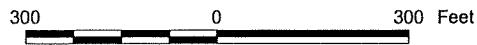


Body Shop

18" X 96" oval wall mounted illuminated sign cabinet



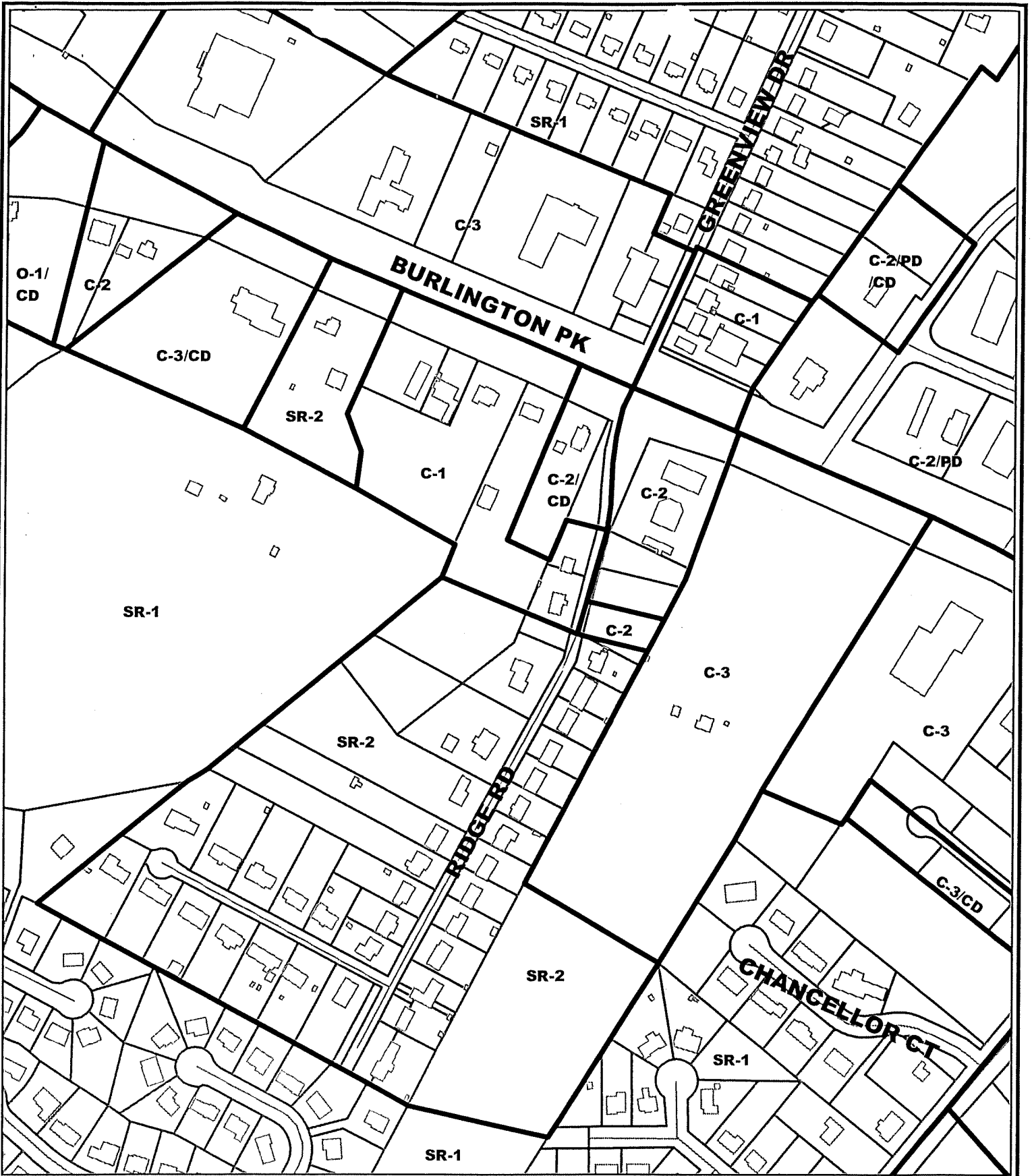
Wyler Honda Aerial Map



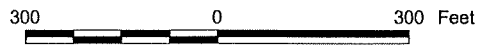
1 inch equals 300 feet

Produced by the
Boone County Planning Commission
GIS Services Division
June 7, 2005



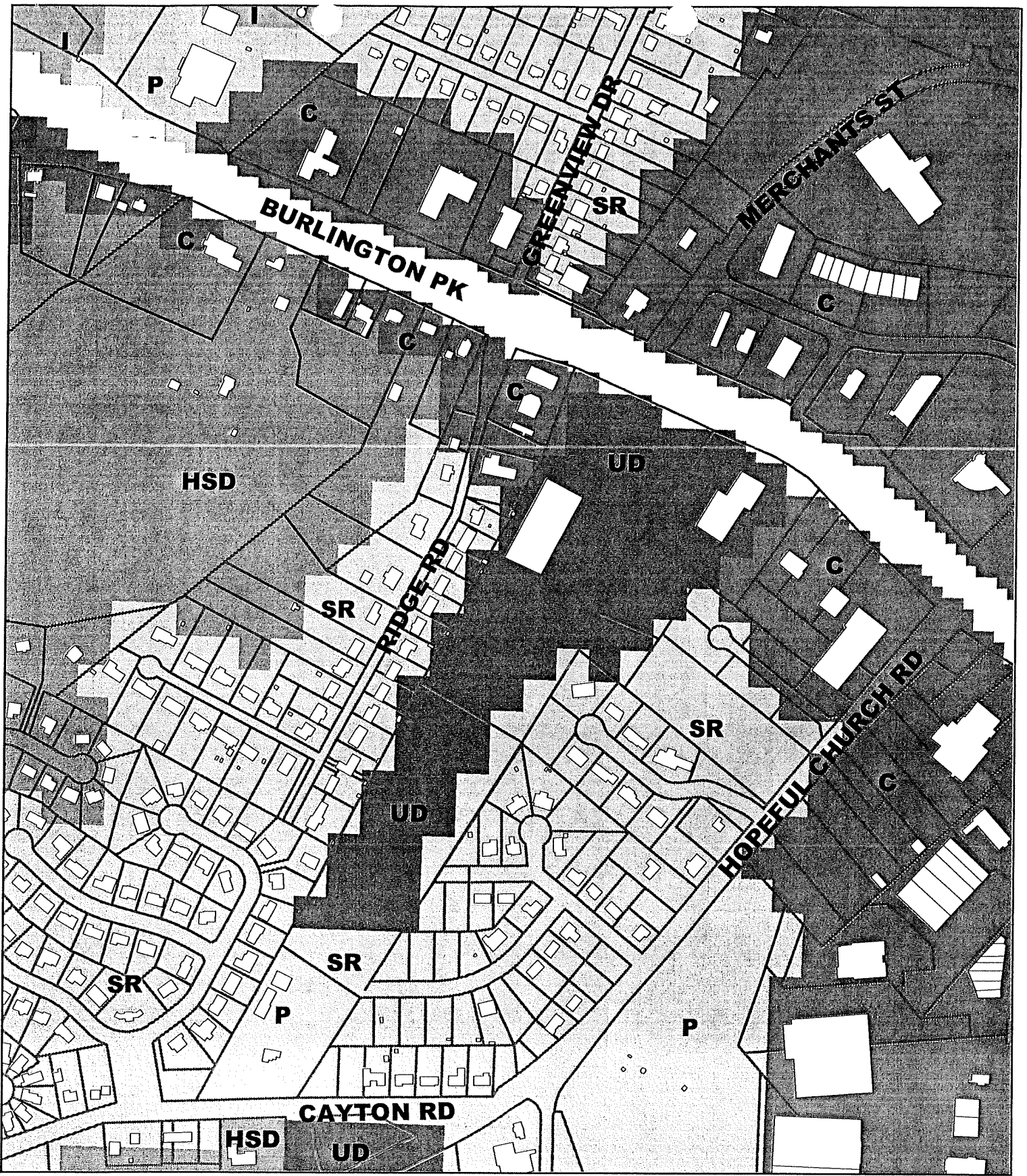


Wyer Honda Zoning Map



1 inch equals 300 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 June 2, 2005





Wyler Honda Future Land Use Map

400 0 400 Feet



1 inch equals 400 feet

Produced by the
Boone County Planning Commission
GIS Services Division
June 7, 2005



AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR AN APPROXIMATE 9.96 ACRE TRACT LOCATED AT 961 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO REZONE THIS SITE FROM SUBURBAN RESIDENTIAL TWO (SR-2) TO COMMERCIAL SERVICES (C-3) TO ALLOW AUTO SALES, SUBJECT TO CONDITIONS AND A CONCEPT DEVELOPMENT PLAN, WHICH OVERRIDES THE BOONE COUNTY PLANNING COMMISSION RECOMMENDATION TO DENY THIS ZONING MAP AMENDMENT. (THE ~~MELTON~~ MOUNTAIN AGENCY, LLC/GARY R. MOORE FAMILY TRUST PROPERTY).

WHEREAS, the City of Florence, Kentucky is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission recommended denial of the zoning map amendment request described above, this recommendation having been reviewed by the City Council for the City of Florence, Kentucky, and

WHEREAS, the City Council for the City of Florence, Kentucky has determined that it should override the recommendation for denial from the Boone County Planning Commission based upon the existing record and that the zoning map amendment described above should be approved based upon the Findings of Fact for Approval attached hereto (Exhibit "A") and subject to Conditions which are attached hereto (Exhibit "B").

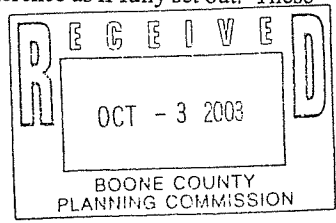
NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of the Mountain Agency, LLC (Applicant) for Allie Marie Moore, Trustee and Gary R. Moore Family Trust (Owners), for a zoning map amendment for an approximate 9.96 acre tract located at 961 Burlington Pike, Florence, Kentucky, to rezone the site from Suburban Residential Two (SR-2) to Commercial Services (C-3) to allow auto sales subject to agreed conditions and a concept development plan shall be and is hereby approved.

SECTION II

This approval is granted based on the Findings of Fact made by the City Council for the City of Florence, Kentucky, as recommended by the Planning and Zoning Committee comprised of members of the City Council for the City of Florence, Kentucky, these Findings of Fact being attached and marked as Exhibit "A" and incorporated herein by reference as if fully set out. These



Findings of Fact support the decision of the City Council of Florence, Kentucky to override the Boone County Planning Commission recommendation.

SECTION III

The approval of this rezoning is granted subject to the conditions, terms and provisions of Agreed Conditions attached hereto and marked as Exhibit "B", which is attached hereto and incorporated herein by reference. This approval of this rezoning is also subject to the Concept Development Plan submitted by the Applicant and Owners as part of their Application on which the Boone County Planning Commission made its recommendation in Resolution No. R-03-007-D, this Concept Development Plan including all of the referenced exhibits to that Resolution.

SECTION IV

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "C", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky shall be designated to reflect the approval of this rezoning for this subject property, this approval being an override of the Boone County Planning Commission recommendation to deny this request.

SECTION V

That if this approval for this rezoning shall be held invalid in whole or in part by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

SECTION VI

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

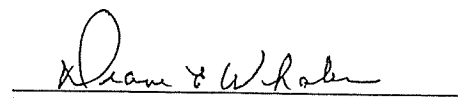
PASSED AND APPROVED ON FIRST READING THIS 22nd DAY OF July, 2003.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 5 DAY OF August, 2003.

ATTEST:


CITY CLERK

APPROVED:


MAYOR

FINDINGS OF FACT FOR APPROVAL

IN RE: REPORT AND RECOMMENDATION - REQUEST OF THE MOUNTAIN AGENCY, LLC (APPLICANT) FOR ALLIE MARIE MOORE, TRUSTEE; GARY R. MOORE FAMILY TRUST (OWNERS) FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL TWO (SR-2) TO COMMERCIAL SERVICES (C-3), FOR A 9.96 ACRE TRACT LOCATED AT 961 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO ALLOW AUTO SALES.

1. The requested Zoning Map Amendment is in agreement with the 2000 Boone County Comprehensive Plan. The Land Use Element notes that commercial development in the City of Florence area should remain near arterial roads or close to the interstate. While the Land Use Element states that "a specific study should be conducted regarding the connection of the northern half of Hopeful Church Road with Merchants Street", at this time such a study is a moot point.

2. The existing zoning category is inappropriate and the proposed zoning category is appropriate for the site. From Boone Aire Road on the west, extending as far as the point where KY 18 intersects with Turfway Road, the majority of properties fronting KY 18 are commercial land uses. On both the east and the west of the subject property, as well as the north across KY 18, the site adjoins commercial land uses.

3. The proposed car dealership is compatible with the existing commercial land uses, while a residential development would not be compatible with these existing commercial land uses. Residential land uses on the subject property would have to contend with impacts such as lights, noise and truck traffic from the adjoining commercial properties.

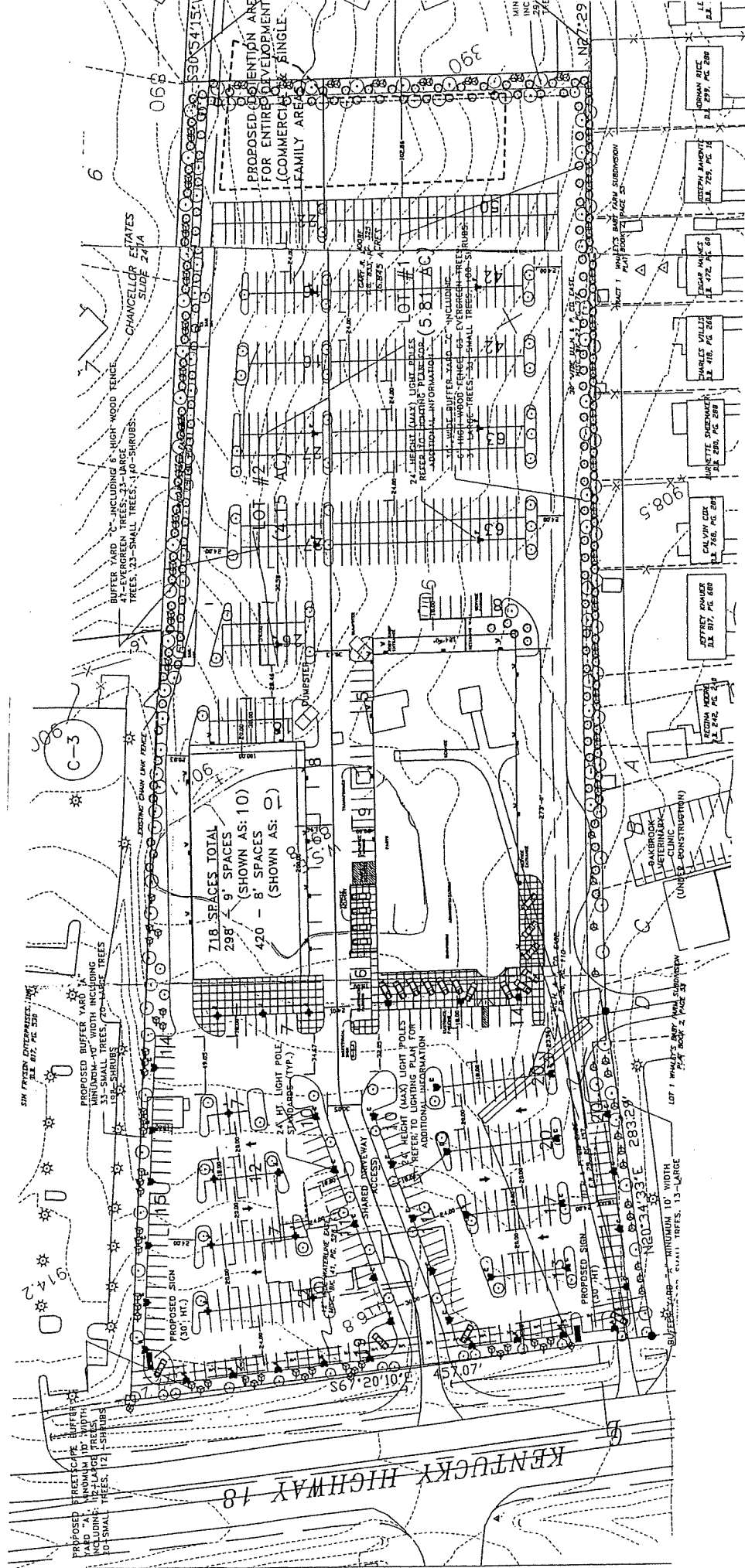
4. The Special Conditions attached to the Planning and Zoning Committee Report and Recommendation are necessary for the purpose of satisfying the Goals, Objectives and Policies stated in the 2000 Boone County Comprehensive Plan and the mitigation of any foreseeable impacts that the project may create.

SPECIAL CONDITIONS

IN RE: REPORT AND RECOMMENDATION - REQUEST OF THE MOUNTAIN AGENCY, LLC (APPLICANT) FOR ALLIE MARIE MOORE, TRUSTEE: GARY R. MOORE FAMILY TRUST (OWNERS) FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL TWO (SR-2) TO COMMERCIAL SERVICES (C-3), FOR A 9.96 ACRE TRACT LOCATED AT 961 BURLINGTON PIKE, FLORENCE, KENTUCKY, TO ALLOW AUTO SALES.

1. The applicant agrees to adhere to the Concept Development Plan, dated May 6, 2003, which is attached to and made a part of these Conditions.
2. An access road intersecting with Ridge Road adjacent to the Shell gas station shall be constructed concurrent with the construction of the first building on the subject property.
3. The applicant agrees to widen Ridge Road to 28 feet in width from its intersection with Kentucky 18, extending the length of the road up to the intersection with the access drive adjoining the Shell Station.
4. The applicant agrees to the proposed photometric plan for the site, presented to the Zone Change Committee of the Boone County Planning Commission at the said May 7, 2003 meeting. Measurable light shall not exceed 1.0 f. c. at property boundaries that adjoin residential properties. The applicant agrees to install the flat-lens-type lighting as shown at the May 7, 2003 meeting. Further, the applicant agrees that the lighting fixtures will not exceed 24 feet in height.
5. The applicant agrees that no public address system will be installed or used on the site.
6. The applicant agrees to adhere to the proposed architectural drawings submitted to the Zone Change Committee of the Boone County Planning Commission at the meeting of May 7, 2003. The finished floor elevation of the building will be approximately 6 feet lower than the finished grade of the property at the property boundaries.
7. Adequate space will be provided to allow for the unloading of cars on the dealership lots.
8. Applicant will comply with all applicable signage regulations.
9. All lots on the residential portion of the Concept Development Plan shall be not less than sixty five feet (65') in width.

EXHIBIT "B"



5/6/03 Concept Plan

**BOONE COUNTY PLANNING COMMISSION
SIGN PERMIT**

****NOTE:** *Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector - contact at 334-2218 for requirements.*


A Sign Permit is hereby granted to Accent Signs & Graphics for Wylor Honda
⁹⁴⁹
 for property located at ~~1020~~ Burlington Pike, Florence, Kentucky
 and zoned C-3/CD, for the purpose of erecting signage in accordance with Article 34,
 Section 3413 of the Boone County Zoning Order (Ordinance), subject to the following
 special conditions/descriptions:

1. One architectural free-standing sign, 20 feet in overall height and 105 square feet in
area.

* Only sign panels are to be illuminated.

Failure to comply with the above cited Zoning Regulations and special conditions, shall render this permit null and void and to no effect.

12/16/04
DATE


 Patty Bachman
 Planner

**BOONE COUNTY PLANNING COMMISSION
SIGN PERMIT**


****NOTE:** *Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector - contact at 334-2218 for requirements.*

A Sign Permit is hereby granted to Accent Signs and Graphics for Jeff Wyler Honda for property located at 949 ~~1020~~ Burlington Pike, Florence, KY and zoned C-3/CD, for the purpose of erecting signage in accordance with Article 34, Section 3413 of the Boone County Zoning Order (Ordinance), subject to the following special conditions/descriptions:

- 1) One building-mounted sign, 65.86 square feet in area ("Service Center" letters on west elevation).
- 2) One building-mounted sign, 55.26 square feet in area ("Honda" letters on north elevation).
- 3) One building-mounted sign, 79.62 square feet in area ("H" logo on north elevation).
- 4) One building-mounted sign, 69.5 square feet in area ("Jeff Wyler" letters on north elevation).
- 5) One building-mounted sign, 44 square feet in area (oval signage on west elevation for "Service Reception / Express Change / Service and Parts").
- 6) Three building-mounted signs, each 16 square feet in area ("Body Shop," "Express Car Wash," and "Delivery Center" on east elevation.

Failure to comply with the above cited Zoning Regulations and special conditions, shall render this permit null and void and to no effect.

1/21/05
DATE


Patty Bachman
Planner

3
C
E

MAY 18 2005

APPLICATION FORM

ZONING MAP AMENDMENT For Special Sign District
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Jeff WYLER Certified Used Cars
2. Location of Project Burlington Pike - 949
3. Total Acreage of Site Approx. 10 Acres of a 17 Acre Tract
4. Current Zoning of Site C3-CD
5. Proposed Zoning (Classification being requested) C-3 CD
6. Proposed Uses (please specify each use)
Special Sign District Request only
7. Names of Applicant(s) Accent Signs & Graphics - Matt Johnson
Phone Number 513-489-7744 Fax No. 513-489-8552
8. Address of Applicant(s) 0610 Corporate Drive
Blue Ash OH 45242
City State Zip
9. Name of Property Owner(s) The Mountain Agency
Phone Number 513-310-5050 Fax No. 513-752-1923
10. Address of Property Owner(s) 829 Eastgate South Drive
Cincinnati OH 45245
City State Zip
11. Proposed Building Intensities (please specify) Special Sign District
12. Are there any existing buildings on the site? Yes
How many? 1
13. Deed Book 859 Page No. 777 Group No. 2032
14. Are you also applying for:
N/A Conditional Use Permit
N/A Dimensional Variance
15. Have you submitted a Concept Development Plan? YES
16. Have you had a pre-application meeting with BCPC Staff? YES
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
- Florence Water and Sewer Dept.
- Cinergy/U.L.H.&P. Co.
- Sanitation District #1
- Cincinnati Bell
- Owen County Rural Electric
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- City of Florence Public Services Department
- Boone County Building Department

Public Hearing Item No. 2:

Commission Members Present: Mr. Barlow, Mr. Bunger, Mr. Caddell - Chairman, Mr. Carmichael, Mr. Knock, Mr. McMillian, Mr. Reynolds, Mr. Schwenke, and Mr. White.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, AICP, Planner.

Legal Counsel Present: Mr. Dale Wilson

2. **Applicant:** **Accent Signs and Graphics, Matt Johnson for
The Mountain Agency (owner)**

Request: **Zoning Map Amendment**

The request of Accent Signs and Graphics, Matt Johnson (applicant) for The Mountain Agency (owner) for a Zoning Map Amendment for a Special Sign District on an approximate 10-acre area located at 949 Burlington Pike, Florence, Kentucky. The request is for a Special Sign District in a Commercial Services (C-3) zone to allow an additional freestanding sign and additional building-mounted signage.

Staff Member Todd Morgan presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Matt Johnson with Accent Signs and Graphics stated that the oval sign above the body shop conforms to the Honda dealership brand sign specifications that they have for all of their dealerships. It is critical that the dealership conform to the dealer specifications so that they are eligible for marketing points. He stated that a non-oval sign may cause problems for their customers who are sent there by insurance companies. The insurance companies send customers directly to the body shop and they do not talk with the dealership. Anyone driving by can immediately spot the oval sign and know exactly where the body shop is located. Arrows pointing to the body shop do not meet Honda's Generation II signage specifications for a dealership. He stated that the oval sign is in the back and it is not seen from the road – people can only see it when they pull into the back of the lot. He stated that if vehicles have to stop and turnaround in the lot, they could potentially cause an accident on the lot. In regard to setting a precedent for excessive signage, he stated that they are not asking for a great deal of signage

and the oval sign is 18" x 96". He offered to show pictures of the oval sign. He stated that the oval sign is not obtrusive and it provides a service to the community as people are able to locate the body shop and know exactly which door to enter rather than having to look for the correct door. In regard to the Used Car sign, he stated that the sign is 110 feet off Burlington Pike. He stated that the Wyler family has been planning this development for three or four years and has gone through great pains and a lot of money. This is one of the best looking dealerships he has seen. He stated that when they had the concept of putting this dealership there, they were permitted two ground signs. The two ground signs are critical to the next phase of their operations, which is selling certified used cars.

Mr. Tom Nadel, with The Mountain Agency and Jeff Wyler, stated that the sign on the back of the building is twelve square feet and it matches the oval signs on the rest of the building. He stated that there are directional signs that point customers to the body shop. There is a drive-in bay for insurance agent's clients who are sent in for drive-in estimating. The sign was put there to satisfy Honda's criteria – it is a Honda sign and it is twelve square feet versus the 10 square feet allowed for directional signs. The sign is on a lower level and is partially blocked by a large wall.

The Chairman asked the speakers to clarify their relationship to the request. Mr. Nadel responded that Matt Johnson is general manager of the family-owned sign company and he is with Jeff Wyler. He stated that The Mountain Agency is Jeff Wyler's real estate agency.

Mr. Nadel continued his presentation. In regard to the certified used car sign, he stated that they have been in talks with Honda and it is part of their Generation II criteria. They are required to have this sign. He stated that it is 110 feet back from the road and it is a small sign. He stated that used cars is 20% of their business and the growth of their business is in certified used cars. It is a Honda sign that matches everything else. He submitted a letter from Michael Furlong with Honda (see Exhibit 1).

Chairman Caddell asked Mr. Johnson if his company installed the existing sign. Mr. Johnson responded "yes". The Chairman asked why an experienced sign company would install the sign without a permit. Mr. Johnson responded that he was aware that there was not an approved Sign Permit, but the signs were sent to the site and he sent a crew out there and they installed all the signs that were sent to the site. The crew asked the general contractor who was out there and he told them it goes right above the door and that is why it was installed.

Mr. Knock asked if the sign on the back would have been permitted if it was a directional sign and it was two feet smaller. Mr. Morgan responded "yes" and explained that since the sign is more than ten square feet in area, it has to be classified as a building-mounted sign. Building-mounted signs are only allowed on three elevations of the building and this would be the fourth elevation. Mr.

Knock asked if this requires a Zoning Map Amendment. Mr. Morgan responded that the Future Land Use Map should be changed because the site has been developed as Jeff Wyler auto dealership and it still has the residential zoning designation. Mr. Knock commented that the zoning does not have anything to do with this application. Mr. Costello agreed and stated that the zoning would be changed as part of the 2005 Update.

Mr. Costello asked how many signs they had when Honda was located across the street. Mr. Nadel responded "one".

Mr. Bunger asked if there could potentially be three free-standing signs when the other parcel is developed. Mr. Nadel responded "correct". He stated that the site was annexed to the City of Florence and they are moving their 30-foot sign over and it had to be cut down to 20 feet. Mr. Bunger stated that the applicant alluded to the fact that this request is due to Honda's criteria. He stated that he is sure Honda is fully knowledgeable that there are various zoning requirements throughout the county and that there has to be some flexibility. He asked if there was any consideration of combining the used car sign with the existing free-standing sign which is Honda-approved. Mr. Nadel responded that Honda does not want anything else with their brand sign. He stated that the letter from Honda (see Exhibit 1) says that most zoning authorities will determine that the sign is unobtrusive and an integral part of their business. He stated they understand they are allowed building-mounted signs on three sides of the building. He reviewed the Power Point slide in regard to the locations of the existing signage and stated that there is no signage on one side of the building. Mr. Morgan reviewed the Power Point slide and indicated building-mounted signage on all four sides of the building. He stated that building-mounted signage is only allowed where it is visible from the road.

Mr. Costello stated that they were successful in their original location and they only had one sign – but there is signage all over this site.

Mr. Barlow stated that the Planning Commission is being manipulated with definitions. He stated that if they are requesting a Special Sign District, it needs to be very clear what is being requested. He stated that the property was split into two parcels for the convenient purpose of two signs versus one sign when a new dealership comes in -- and by splitting the parcel they were dealing with their own property to get the Variances. He feels that the Planning Commission is being led down the path with this Special Sign District and he is concerned that something that is allowed on Parcel A will be grandfathered on Parcel B because it is in the same ownership. He suggested to the applicant that a Special Sign District include both pieces of property. He would like to see an application for a Special Sign District that is specifically designed for the total property.

Mr. Nadel stated that Jeff Wyler has a second dealership to put in there at some point. He stated that they are going to have a lot of problems trying to get the


second freestanding sign because they cannot put landscaping in the driveway. He stated that there will probably never be another dealership and it will just be a Honda store.

Mr. Costello stated that another option would be to down size the sign and use directions to send used cars this way. They would not need a Special Sign District for that and they could forget the oval sign at the back. Mr. Morgan responded that a directional sign to guide traffic on private property can be five feet in height and ten square feet in area if it is ground-mounted. He stated that at the pre-application meeting, he told them they could integrate this sign into the existing free-standing sign because it is 110 square feet in area and the maximum size allowed is 150 square feet in area. In regard to the building-mounted signage, he stated that the permit approved in January 2005 says "building-mounted signs on three elevations" – but he is not sure if they are all installed or not. The permit would still be valid unless they ask that it be revoked. Mr. Knock asked Mr. Morgan to provide information regarding the existing and approved building-mounted signage to the Committee.

Chairman Caddell stated that the applicant will have quite a struggle to meet the burden of a Special Sign District. He explained that the Planning Commission deals with the entire county and granting a request like this without the regulatory responsibilities being met would open the door for other such requests. He advised the applicant to keep all of these issues in mind when they come before the Zone Change Committee because they have quite a burden to meet.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 6, 2005 at 5:00 PM. This item will be on the Agenda for the Business Meeting on July 20, 2005 at 7:00 PM. The Chairman closed this Public Hearing at 8:23 PM.

APPROVED:


Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibit 1 – Letter from Michael Furlong at Honda submitted by the applicant



Memo

from the desk of Michael Furlong

Auto Sales Division, District 4B
Phone (937) 672-2265

Date: June 13, 2005

To: Jeff Wyler
Jeff Wyler Honda of Florence

Subject: Honda Certified Used Brand Sign Florence, KY

As you know, the Honda Certified Used Car (HCUC) brand sign is an integral part of the Honda Image program and we incorporate it into all of our Honda Image renovations and new construction designs. Furthermore, the Honda Certified Used Car business is integral to our dealers' overall operations and financial strength in every market. In fact, the HCUC business is the fastest growing aspect of our dealers' business. **We expect that HCUC and used cars will account for over 20% of our dealers' business this year. And that number is expected to grow over the coming years.** With that in mind, we can't afford to not promote HCUC as much as possible.

A Honda dealer misses important opportunities in growth and customer retention by not maximizing their HCUC marketing. An important part of that marketing is the distinctive HCUC brand sign we asked you to install on your new site.

Please make certain that you comply with all local zoning laws and guidelines before installing the HCUC sign. We understand that some municipalities have limited signage allowances and make restrictions. However, it has been our experience that when presented with the sign's design and specifications, most municipal zoning authorities will determine that the sign is unobtrusive, as well as an integral part of the Honda dealer's business.

Please contact me at 937-672-2265 if you or your zoning officials need further clarification on our HCUC brand sign program.

Mike

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
August 3, 2005
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 PM.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Greg Breetz
Mr. Kim Bunger
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Richard Knock, Temporary Presiding Officer
Mr. Robert Newman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Patty Bachman, Planner
Mr. David Geohegan, AICP – Director, Planning Services
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Planner

2. Zoning Map Amendment

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Staff Member Todd Morgan presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

The Chairman noted that the applicant was not present and asked if there was anyone present on behalf of the applicant who wished to summarize their position at this time. There being no response, he asked if there was anyone present who wished to speak for the opposition at this time. There was no response.

Mr. Bunger moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Barlow seconded the motion.

Mrs. Poston, a member of the Committee, read the purpose of a Special Sign District (see Committee Report, Findings of Fact #2). She stated that this property recently came before the Planning Commission and she believes that this is just a way for them to get another sign. She stated that the request does not meet any of the criteria for a Special Sign District and she is concerned about setting a precedent. She stated that there are several other dealerships up and down the road and there may be other requests for Special Sign Districts. She stated that she voted against the request at the Committee level.

Mr. Carmichael stated that the motion is to approve the 12 square foot sign at the back of the building but not another freestanding sign. Mr. Bunger agreed. Mr. Carmichael stated that there is an adjacent undeveloped piece of property and he is concerned that it could be considered a separate site and that it could be sold and the next owner could put up signage there. Mr. Morgan responded that there are not two lots of record at this time and, it were to become two lots, they would have to landscape along the perimeter. He stated that there could be a sign on the second lot of record in the future if they met all the standards for creating that lot.

Mr. Reynolds stated that without creating a Special Sign District, they could have a 10 square foot sign in the rear and the Special Sign District would allow a 12 square foot sign. Mr. Morgan agreed and explained that they can have a directional sign on the back of the building that is no more than 10 square feet in area, but the

Special Sign District would allow them to have the additional two square feet. Chairman Caddell stated that under the existing zoning, they are only permitted signage on three sides of the building and this sign would be on the fourth side. Mr. Morgan stated that the sign has to be classified as a building-mounted sign because it is more than 10 square feet in area and they are only allowed building-mounted signage on three elevations of the building.

Mr. Bunger stated that there was an application for a freestanding sign at the front of the property and that request was evaluated at the Committee Meeting and it was determined that other alternatives could be considered by the applicant. He stated that the applicant chose this approach, but it did not meet the criteria to be approved as part of the Special Sign District. He stated that Mrs. Poston, a member of the Committee, felt that it was not necessary to provide a Special Sign District for them. He stated that each Special Sign District is considered on its own merits. He stated that this Special Sign District relates to the sign on the fourth elevation and that sign is only visible from the rear parking lot of the site and does not impact the motoring public or the surrounding properties, which are unique circumstances.

Mr. Carmichael stated that the 12 square foot sign was put up without permission. Mr. Bunger agreed and noted that it was pointed out to the applicant in Committee that it was of concern that the sign had been put up without approval. Mr. Morgan stated that the sign was approved on the side building elevation, not on the rear elevation. Mrs. Kegley stated that the applicant explained in Committee that the body shop was moved from the side of the building to the rear of the building and the sign company was unaware of the change in location of the body shop and they put up the sign in the rear of the building.

There being no further discussion, the Chairman asked for a **vote on the motion made by Mr. Bunger which found Mr. Barlow, Mr. Breetz, Mr. Bunger, Mrs. Kegley, Mr. Poe, Mr. Schwenke, Mr. White, and Chairman Caddell in favor. Mr. Carmichael, Mr. McMillian, Mr. Reynolds, Mrs. Wilson and Mrs. Poston were opposed. The motion carried by a vote of 8 to 5.**

3. Technical Design Review - **Logan's Roadhouse
Houston Road**

Staff Member Mitch Light presented the Technical Design Review request for Logan's Roadhouse. He stated that the design was approved by the Committee about a month ago, but the orientation of the building was in question. At that time, the building was facing Wal-Mart and the Committee told the applicant to turn the building and orient it correctly to Houston Road. Reviewing the packet, Mr. Light stated that the drawing on Page 3 shows that the front of the building now faces Houston Road. He stated that the building materials are brick and stone and there are metal/copper awnings over the windows. The curb cut is off Doering Drive and goes into the back of the building.

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: August 3, 2005

RE: Request of Accent Signs and Graphics, Matt Johnson (applicant) for The Mountain Agency (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 10 acre area located at 949 Burlington Pike, Florence, Kentucky. The request is for a Special Sign District in a Commercial Services (C-3) zone to allow an additional freestanding sign and additional building mounted signage.

REMARKS:

We, the Committee, recommend approval of the above referenced application based on the following findings of fact:

Findings of Fact

1. The Committee has concluded that the Zoning Map Amendment for a Special Sign District is in agreement with the 2000 Boone County Comprehensive Plan. The Land Use Element's "Future Land Use Development Guidelines" state that "developments in Boone County should give consideration to the overall design of the project. 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 on the visual appearance of a development or corridor ("Design, Signs, and Historic Preservation," pg. 160).

The Committee concluded that the proposal to allow a twelve (12) square foot building mounted sign on a fourth building elevation will eliminate confusion because it will allow customers to identify the location of the body shop garage bay on the rear of the building. In addition, the Committee determined that the sign will not adversely impact adjoining property owners.

2. The Committee has concluded that the request is in accord with Section 3440 "Special Sign District" of the Boone County Zoning Regulations. The purpose of a special sign district is to allow an applicant to create sign standards for a specific district. "The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development."

The Committee determined that the proposal to allow a twelve (12) square foot building mounted sign on a fourth elevation of the building is a special circumstance because the body shop garage bay is located on the rear of the building. Furthermore, the Committee concluded that approving the sign will not set a bad precedent because a ten (10) square foot directional sign can be mounted on the rear of the building as a matter of right.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan and Section 3440 of the Boone County Zoning Regulations. The property owner has signed a letter demonstrating agreement with these conditions.

Conditions

1. The approval does not allow any additional architectural freestanding signs to be constructed on the lot.
2. The approval allows building mounted signage on four (4) building elevations. However, the building mounted signage on the south elevation (rear of the building) is limited to one (1) sign area which is twelve (12) square feet in area.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee Vote.

Public Hearing Item No. 2:

Commission Members Present: Mr. Barlow, Mr. Bunger, Mr. Caddell - Chairman, Mr. Carmichael, Mr. Knock, Mr. McMillian, Mr. Reynolds, Mr. Schwenke, and Mr. White.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; and Mr. Todd Morgan, AICP, Planner.

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Knock asked if this requires a Zoning Map Amendment. Mr. Morgan responded that the Future Land Use Map should be changed because the site has been developed as Jeff Wyler auto dealership and it still has the residential zoning designation. Mr. Knock commented that the zoning does not have anything to do with this application. Mr. Costello agreed and stated that the zoning would be changed as part of the 2005 Update.

Mr. Costello asked how many signs they had when Honda was located across the street. Mr. Nadel responded "one".

Mr. Bunger asked if there could potentially be three free-standing signs when the other parcel is developed. Mr. Nadel responded "correct". He stated that the site was annexed to the City of Florence and they are moving their 30-foot sign over and it had to be cut down to 20 feet. Mr. Bunger stated that the applicant alluded to the fact that this request is due to Honda's criteria. He stated that he is sure Honda is fully knowledgeable that there are various zoning requirements throughout the county and that there has to be some flexibility. He asked if there was any consideration of combining the used car sign with the existing free-standing sign which is Honda-approved. Mr. Nadel responded that Honda does not want anything else with their brand sign. He stated that the letter from Honda (see Exhibit 1) says that most zoning authorities will determine that the sign is unobtrusive and an integral part of their business. He stated they understand they are allowed building-mounted signs on three sides of the building. He reviewed the Power Point slide in regard to the locations of the existing signage and stated that there is no signage on one side of the building. Mr. Morgan reviewed the Power Point slide and indicated building-mounted signage on all four sides of the building. He stated that building-mounted signage is only allowed where it is visible from the road.

Mr. Costello stated that they were successful in their original location and they only had one sign -- but there is signage all over this site.

Mr. Barlow stated that the Planning Commission is being manipulated with definitions. He stated that if they are requesting a Special Sign District, it needs to be very clear what is being requested. He stated that the property was split into two parcels for the convenient purpose of two signs versus one sign when a new dealership comes in -- and by splitting the parcel they were dealing with their own property to get the Variances. He feels that the Planning Commission is being led down the path with this Special Sign District and he is concerned that something that is allowed on Parcel A will be grandfathered on Parcel B because it is in the same ownership. He suggested to the applicant that a Special Sign District include both pieces of property. He would like to see an application for a Special Sign District that is specifically designed for the total property.

Mr. Nadel stated that Jeff Wyler has a second dealership to put in there at some point. He stated that they are going to have a lot of problems trying to get the

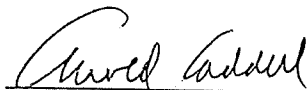
second freestanding sign because they cannot put landscaping in the driveway. He stated that there will probably never be another dealership and it will just be a Honda store.

Mr. Costello stated that another option would be to down size the sign and use directions to send used cars this way. They would not need a Special Sign District for that and they could forget the oval sign at the back. Mr. Morgan responded that a directional sign to guide traffic on private property can be five feet in height and ten square feet in area if it is ground-mounted. He stated that at the pre-application meeting, he told them they could integrate this sign into the existing free-standing sign because it is 110 square feet in area and the maximum size allowed is 150 square feet in area. In regard to the building-mounted signage, he stated that the permit approved in January 2005 says "building-mounted signs on three elevations" – but he is not sure if they are all installed or not. The permit would still be valid unless they ask that it be revoked. Mr. Knock asked Mr. Morgan to provide information regarding the existing and approved building-mounted signage to the Committee.

Chairman Caddell stated that the applicant will have quite a struggle to meet the burden of a Special Sign District. He explained that the Planning Commission deals with the entire county and granting a request like this without the regulatory responsibilities being met would open the door for other such requests. He advised the applicant to keep all of these issues in mind when they come before the Zone Change Committee because they have quite a burden to meet.

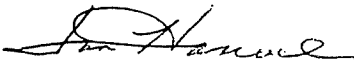
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on July 6, 2005 at 5:00 PM. This item will be on the Agenda for the Business Meeting on July 20, 2005 at 7:00 PM. The Chairman closed this Public Hearing at 8:23 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibit 1 – Letter from Michael Furlong at Honda submitted by the applicant

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: July 6, 2005

RE: Request of **Accent Signs and Graphics, Matt Johnson (applicant)** for **The Mountain Agency (owner)** for a Zoning Map Amendment for a Special Sign District on an approximate 10 acre area located at 949 Burlington Pike, Florence, Kentucky. The request is for a Special Sign District in a Commercial Services (C-3) zone to allow an additional freestanding sign and additional building mounted signage.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Kim Bunger

Kim Bunger, Chairman

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Randy Barlow

For Project _____ Absent
Against Project _____
Abstain _____ Deferred _____

Greg Breetz

Greg Breetz

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Janet Kegley

Janet Kegley

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Susan Poston

Susan Poston

For Project _____ Absent _____
Against Project
Abstain _____ Deferred _____

Charlie Reynolds (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Earl White (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

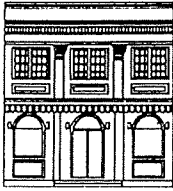
Lisa Wilson (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

TOTAL: _____ DEFERRED 3 FOR PROJECT _____ 1 ABSENT
_____ 1 AGAINST PROJECT _____ ABSTAIN

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

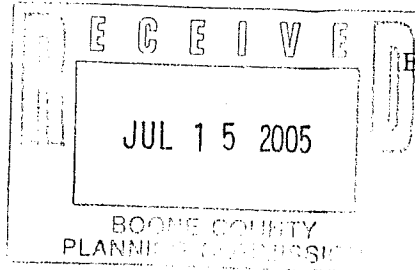
Phone: (859) 334-2196

Fax: (859) 334-2264

E-mail: plancom@boonecountyky.org

July 7, 2005

Mr. Matt Johnson
Accent Signs & Graphics
6610 Corporate Drive
Blue Ash, OH 45242



RE: Request of **Accent Signs and Graphics, Matt Johnson (applicant) for The Mountain Agency (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 10 acre area located at 949 Burlington Pike, Florence, Kentucky. The request is for a Special Sign District in a Commercial Services (C-3) zone to allow an additional freestanding sign and additional building mounted signage.

Dear Mr. Johnson:

The following represents the conditions of approval as agreed to by the Boone County Planning Commission's Zone Change/Concept Plan Committee. If you, as the applicant, agree to these conditions, please have Mr. Dave Westerfield, General Manager of the Mountain Agency, sign the appropriate space on the bottom of this page. Please return this letter with Mr. Westerfield's original signature to the Boone County Planning Commission office by July 18, 2005.

Conditions

1. The approval does not allow any additional architectural freestanding signs to be constructed on the lot.
2. The approval allows building mounted signage on four (4) building elevations. However, the building mounted signage on the south elevation (rear of the building) is limited to one (1) sign area which is twelve (12) square feet in area.

Sincerely,

Todd K. Morgan, AICP
Planner, Zoning Services

TKM/pr

I, Dave Westerfield, hereby agree to the listed conditions of approval for a Zoning Map Amendment for a Special Sign District for an approximate 10 acre area located at 949 Burlington Pike, Florence, Kentucky.

Mr. Dave Westerfield
General Manager, The Mountain Agency

7-15-05
Date

5
After recording return to:
Daniel P. Utt, Esq.
Katz, Teller, Brant & Hild
255 East Fifth Street, Suite 2400
Cincinnati, Ohio 45202
(513) 721-4532

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT:

That **GARY R. MOORE**, as Trustee of the **Allie Marie Moore Revocable Trust**, dated **July 12, 2002** and **GARY R. MOORE**, as Trustee of the **Gary R. Moore Family Trust** dated **October 8, 1998** (collectively, the "GRANTOR"), for and in consideration of the sum of Three Million Two Hundred Seventy-Five Thousand Dollars (\$3,275,000.00) paid to the GRANTOR by the "GRANTEE" herein, the receipt of which is hereby acknowledged, does hereby Bargain, Sell and Convey to the following named GRANTEE, **THE MOUNTAIN AGENCY, LLC**, an Ohio limited liability company, qualified to do business in Kentucky, the following described real estate located in Florence, Boone County, Kentucky (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS DEED.

Property Address: 961 Burlington Pike, Florence, Kentucky
Grantor's Address: 11375 60th Street North
Pinellas Park, FL 33782
Grantee's Address: 829 Eastgate South Drive
Cincinnati, Ohio 45245
GROUP NO. 2032 & 2033A

The Property described in this Deed is the same property conveyed to the GRANTOR herein by Deed from Allie Marie Moore and Gary R. Moore dated July 12, 2002 and recorded on July 26, 2002 in Deed Book 833, Page 325-328 of the Boone County, Kentucky Clerk's Records at Burlington, Kentucky. *Deed book 0859 page 772*

The Property is conveyed together with and subject to all easements, conditions, restrictions, covenants and agreements of record and/or in existence and together with all privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD, forever, the same to the GRANTEE, in the fashion and manner stated above in the conveying clause, with covenants of general warranty.

GRANTOR and GRANTEE both certify under oath that the consideration reflected in this Deed is the full consideration paid for the Property, and GRANTEE joins in this Deed for the sole purpose of making this certification regarding the consideration.

EXECUTED by the said GRANTOR and GRANTEE on the dates set forth below in their respective acknowledgments.

GRANTOR:

Gary R. Moore TTEE
GARY R. MOORE, as Trustee of the Allie Marie Moore Revocable Trust dated July 12, 2002

Gary R. Moore TTEE
GARY R. MOORE, as Trustee of the Gary R. Moore Family trust dated October 8, 1998

GRANTEE:

THE MOUNTAIN AGENCY, LLC, an Ohio limited liability company

By: [Signature]
David Wyler, Vice President

STATE OF OHIO)
)SS (GRANTOR)
COUNTY OF HAMILTON)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 26th day of August, 2003 by GARY R. MOORE, as Trustee of the Allie Marie Moore Revocable Trust dated July 12, 2002, as GRANTOR in the foregoing Deed.



DANIEL P. UTT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.

[Signature]
Notary Public
My commission expires: _____

STATE OF OHIO)
)SS (GRANTOR)
COUNTY OF HAMILTON)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 26th day of August, 2003 by GARY R. MOORE, as Trustee of the Gary R. Moore Family Trust dated October 8, 1998, as GRANTOR in the foregoing Deed.

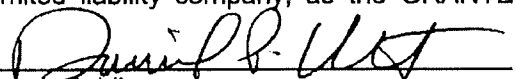


DANIEL P. UTT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.

[Signature]
Notary Public
My commission expires: _____


STATE OF OHIO)
)SS (GRANTEE)
COUNTY OF HAMILTON)


The statement regarding the consideration in the foregoing Deed was subscribed, sworn to and acknowledged before me this 26th day of August, 2003 by David Wyler, Vice President of THE MOUNTAIN AGENCY, LLC, an Ohio limited liability company, as the GRANTEE in the foregoing Deed.



Notary Public
My commission expires: _____

This instrument was prepared by:

 DANIEL P. UTT
Attorney at Law
Notary Public, State of Ohio
My Commission Expires No expiration
Date, Section 147.03 O.R.C.



Daniel P. Utt, Esq.
Katz, Teller, Brant & Hild
255 East Fifth Street, Suite 2400
Cincinnati, Ohio 45202-4724
(513) 721-4532

EXHIBIT "A"

Lying and being in the County of Boone and State of Kentucky and bounded thus: on the southwest side of Kentucky Route 18, 0.16 miles west of its intersection with the Hopeful Road and described particularly thus:

Beginning at a point in the centerline of Route 18, 924' northwest along said centerline from its intersection with the centerline of the existing Hopeful Road at a corner with Louisa Edrington; thence along said centerline north 67-45 west 462' to a point and corner with Davis 21 acre tract; thence with the line of said tract south 20-15 west 300' south 27-30 west 2261.8' to a point in the center of the Hopeful Road; thence along the centerline of said road north 88-15 east, 315.48' to a point; thence north 30-55 east 24.51' to the place of beginning, containing 20 acres. This being a new survey made by Noel Walton, April, 1948.

Save and except the following described real estate lying and being in Boone County, Kentucky: Located generally on the north side of the county road leading west off the Hopeful Road near the Hopeful Church, being about 800' west along said county road from said Church and described more particularly this; beginning at a point in the center of said county road at the common corner of Smith and the Grantor herein and being the southwest corner of the tract of 20 acre conveyed to the Grantor herein by Deed dated April 25, 1950, and recorded in Deed Book 95, Page 344, of the Boone County Clerk's Records at Burlington, Kentucky; thence with the west line of said 20 acre tract north 27-30 east 564.1' to a point; thence with lines of the remainder of said 20 acre tract, south 59-5 east 299.5' to a point, south 30-55 west 393' to a point in the center of the said county road; thence along it's center south 88-15 west, 315.48' to the place of beginning containing 3.12 acres.

Also described as follows based on the legal description attached hereto as Exhibit 1 prepared by the surveyor, Viox & Viox, Inc.



VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects



DESCRIPTION OF 16.845 ACRES TO BE CONVEYED BY GARY R. MOORE, TRUSTEE

• Planning

Located in Boone County, Kentucky, lying on the south side of Kentucky Highway 18, approximately 270 feet southeast of Ridge Road and is more particularly described as follows:

• Design

Beginning at an existing iron pipe in the southerly right-of-way line of Kentucky Highway 18 at the common corner of Gary R. Moore, Trustee (Deed Book 833, page 325) and Sim Fryson Enterprises, Inc. (Deed Book 817, page 530); thence with the common line of Moore, Sim Fryson Enterprises, Inc., Juana Martin (Deed Book 710, page 254), Chancellor Estates Subdivision (Plat Slide 241A) and Hopeful Heights Subdivision (Plat Book 5, page 32) S 30-54-15 W 2055.73 feet to an existing iron pin at the common corner of Moore and Ohio Valley District of the Christian and Missionary Alliance, Inc. (Deed Book 465, page 15); thence with the common line of Moore and Ohio Valley District of the Christian and Missionary Alliance, Inc. N 59-11-48 W 299.42 feet to an existing iron pin at the southwest corner of Moore and in the east line of Persimmon Grove Subdivision, Section 1 (Plat Slide 152B); thence with the common line of Moore, Persimmon Grove Subdivision, Whaley's Baby Farm Subdivision (Plat Book 2, page 53) and Resubdivision of Whaley's Baby Farm Subdivision (Plat Book 9, Page 39) N 27-29-23 E 1715.10 feet to an iron pin (set); thence N 20-34-33 E 283.29 feet to an iron pin (set) in the southerly right-of-way line of Kentucky Highway 18; thence with said right-of-way line S 67-20-10 E 457.07 feet to the point of beginning containing 16.845 acres and being subject to all right-of-ways and easements of record.

• Surveying

Being all of Tract 1 of the property conveyed to Gary R. Moore, trustee of the Allie Marie Moore Revocable Trust, and Gary R. Moore, trustee of the Gary R. Moore Family Trust, by deed recorded in Deed Book 833, page 325, in the Boone County Clerk's Office at Burlington, Kentucky.

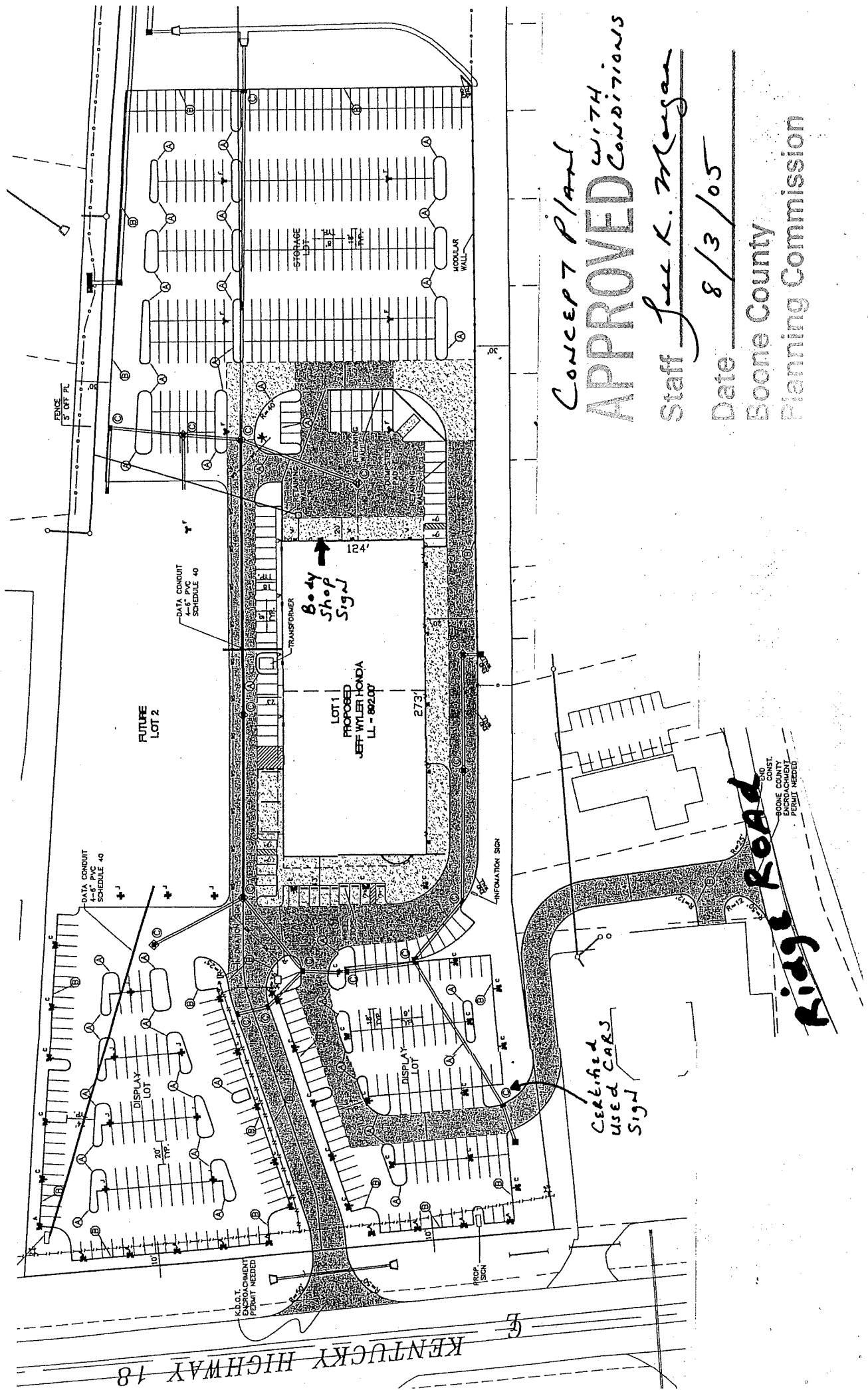
DOCUMENT NO: 195438
RECORDED ON: AUGUST 28, 2003 11:47:30AM
TOTAL FEES: \$16.00
TRANSFER TAX: \$3275.00
GROUP : 2032
COUNTY CLERK: MARILYN K. ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: BARBARA

BOOK 0859 PAGES 777 - 781

466 Erlanger Road
Erlanger, Kentucky 41018

BOONE COUNTY
D859 PG 781

Tel: 859-727-3293
Fax: 859-727-8452
e-mail: viox@nkol.net



CONCEPT PLAN
APPROVED WITH CONDITIONS

Staff Lee K. Morgan

Date 8/3/05

Boone County
 Planning Commission

RIDGE ROAD
 BOONE COUNTY
 ENCROACHMENT
 PERMIT NEEDED

USED CARS
 Sign

LOT 1
 PROPOSED
 JEFF WYLER HONDA
 LL - 86200'

FUTURE
 LOT 2

DATA CONDUIT
 SCHEDULE 40

DATA CONDUIT
 SCHEDULE 40

TRANSFORMER

Body Shop Sign

FENCE
 5' OFF PL

KENTUCKY HIGHWAY 18

K.D.O.T.
 ENCROACHMENT
 PERMIT NEEDED

STOP SIGN

INFORMATION SIGN

BOONE COUNTY
 ENCROACHMENT
 PERMIT NEEDED



PLASTI-LINE, INC
 623 E. EMORY ROAD, P.O. BOX 59043, KNOXVILLE, TN 37950
 FOUNDATION SPECIFICATION FOR:

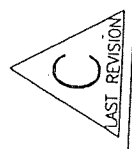
USE OR REUSE OF THIS DOCUMENT FOR OTHER LOCATIONS IS
 STRICTLY PROHIBITED WITHOUT APPROVAL OF ENGINEER.

SIGN: 3x8 HONDA PYLONS
 HEIGHT: 11'8"
 WINDLOAD: 80 & 110 MPH

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS.
2. CONCRETE SHALL BE READY MIXED AND DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
3. WITH DEFORMATIONS IN CONFORMING WITH ASTM A-615 GRADE 60
4. THE ENGINEER HAS NOT INSPECTED THE SITE. IT SHALL BE THE OWNER'S OR HIS AGENT'S RESPONSIBILITY.
5. SOIL CAPACITY:
 - A. A MINIMUM SOIL CAPACITY OF 2000 PSF (VERTICAL) HAS BEEN USED IN THE FOUNDATION DESIGN.
 - B. A LATERAL SOIL RESISTANCE OF 150 PSF/FT OF DEPTH HAS BEEN USED IN THE FOUNDATION DESIGN.
6. THESE DRAWINGS CONTAIN INSTALLS FOR BLOCK, VERTICAL SLAB & CAISSON FOUNDATIONS.

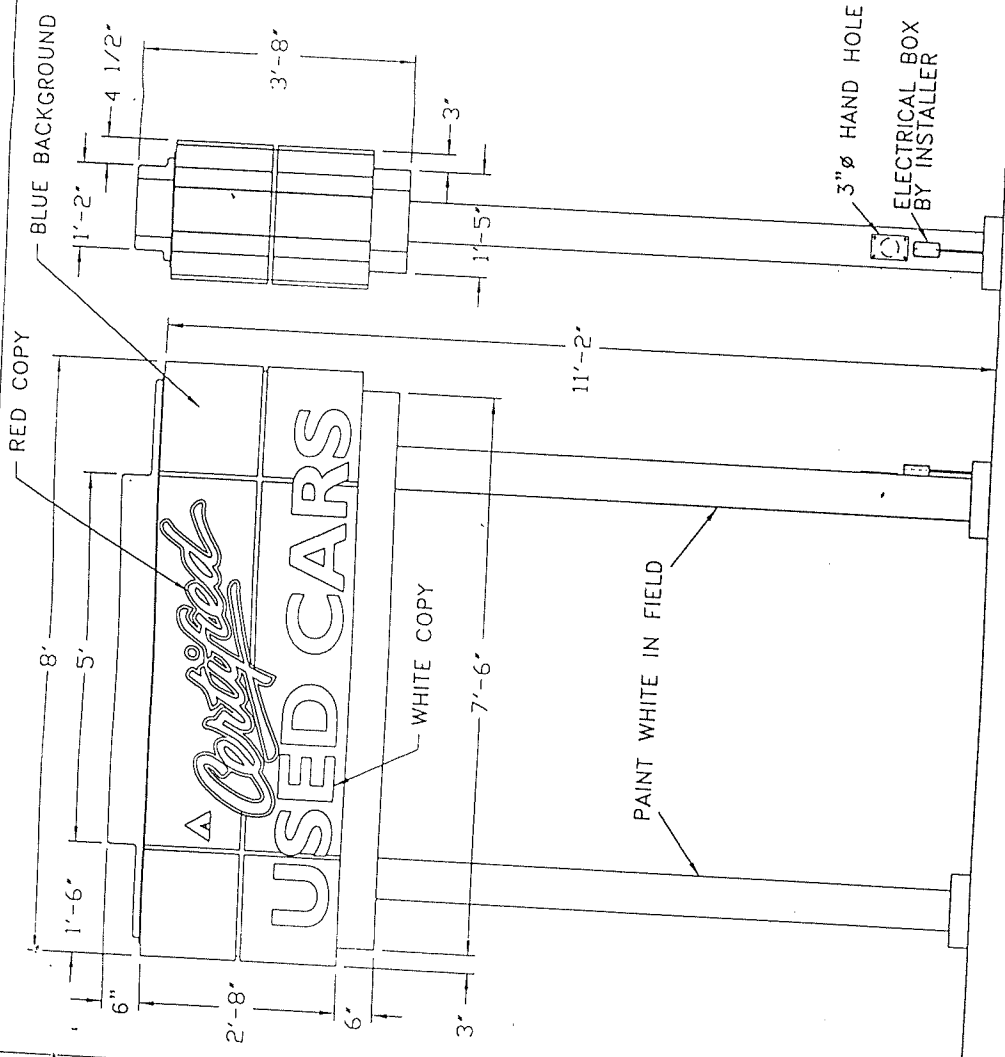
SIGN SPECIFICATIONS

1. LAMPS: (8) F36T12/CW/HO P/N: 00-13-201-0360
2. BALLASTS: (2) JEFFERSON 256-448-100 P/N: 00-10-002-4296
3. VOLTAGE: 120 V, 60 HZ
4. FACE: BLUE ACRYSTEEL
5. SERVICE: REMOVE TOP CAP



P/N: 00-00-005-0741

PLASTI-LINE, INC.			
P.O. BOX 59043 KNOXVILLE, TN 37950-9043			
DSG NR:	JHP	DWG. BY:	JHP
SCALE:	NONE	DATE:	5-28-97
DESCRIPTION: 3 X 8 INSTALLS			
CUSTOMER: HONDA			
SHT 1 OF 5			DRAWING NUMBER: B17408



C-ADDED NOTE: PAINT COLUMNS WITH SUPPLIED PAINT.
 B1-ADDED VARIABLE DIMENSION "0". B2-PART WAS 11-JJ-992-0440

REV	DATE	INIT	ECN
C	2/20/01	DJB	8567
B	2-17-99	VAL	7326
A	2-13-98	VAL	6653

PROPERTY OF PLASTI-LINE, INC
 NOT TO BE DUPLICATED.

DESCRIPTION OF CHANGE

UNSPECIFIED RADII
 ±.015 R

TOLERANCES:
 ±.015 R
 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED
 ANGLES ±1°



Body Shop

18" X 96" oval wall mounted illuminated sign cabinet

ORDINANCE NO. 0-25-05

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED COMMERCIAL SERVICES (C-3) CONSISTING OF APPROXIMATELY 10 ACRES LOCATED AT 949 BURLINGTON PIKE IN THE CITY OF FLORENCE, KENTUCKY, TO ALLOW AN ADDITIONAL BUILDING-MOUNTED SIGN. (THE MOUNTAIN AGENCY PROPERTY)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-05-015-A recommended approval of this zoning map amendment to establish a special sign district in a Commercial Services (C-3) zone on an approximate 10 acre site located at 949 Burlington Pike, Florence, Kentucky, and

WHEREAS, the recommendation for approval of this zoning map amendment by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of Accent Signs & Graphics for The Mountain Agency (owner) for a zoning map amendment to establish a special sign district for an approximately 10 acre site located at 949 Burlington Pike in the City of Florence, Kentucky, shall be and is hereby approved. The purpose for this zoning map amendment to establish a special sign district within this zone is to allow an additional building-mounted sign. The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION II

Approval of this zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Commission's Committee Report made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-05-015-A of the Boone County Planning Commission, along with the referenced exhibits to that Resolution.

SECTION III

This approval is granted based on the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the Committee Report of that Commission, which is attached and part of the Commission's Resolution NO. R-05-015-A, marked Exhibit "B" hereto.

SECTION IV

That if this approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

SECTION V

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 27th DAY OF September, 2005.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 11th DAY OF October, 2005.

APPROVED:

Deane & Whole
MAYOR

ATTEST:

[Signature]
CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF ACCENT SIGNS AND GRAPHICS, MATT JOHNSON (APPLICANT) FOR THE MOUNTAIN AGENCY (OWNER) FOR A ZONING MAP AMENDMENT TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED COMMERCIAL SERVICES (C-3) CONSISTING OF APPROXIMATELY 10 ACRES LOCATED AT 949 BURLINGTON PIKE IN THE CITY OF FLORENCE, KENTUCKY, TO ALLOW AN ADDITIONAL FREE-STANDING SIGN AND AN ADDITIONAL BUILDING-MOUNTED SIGN.

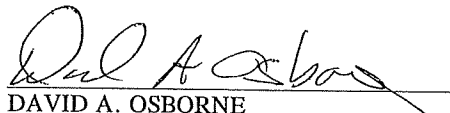
The Committee met in a regular meeting on September 6, 2005, at the Florence Government Center Building to consider Resolution No. R-05-015-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be affirmed, based upon the findings contained in the record before the Boone County Planning Commission.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission be affirmed.

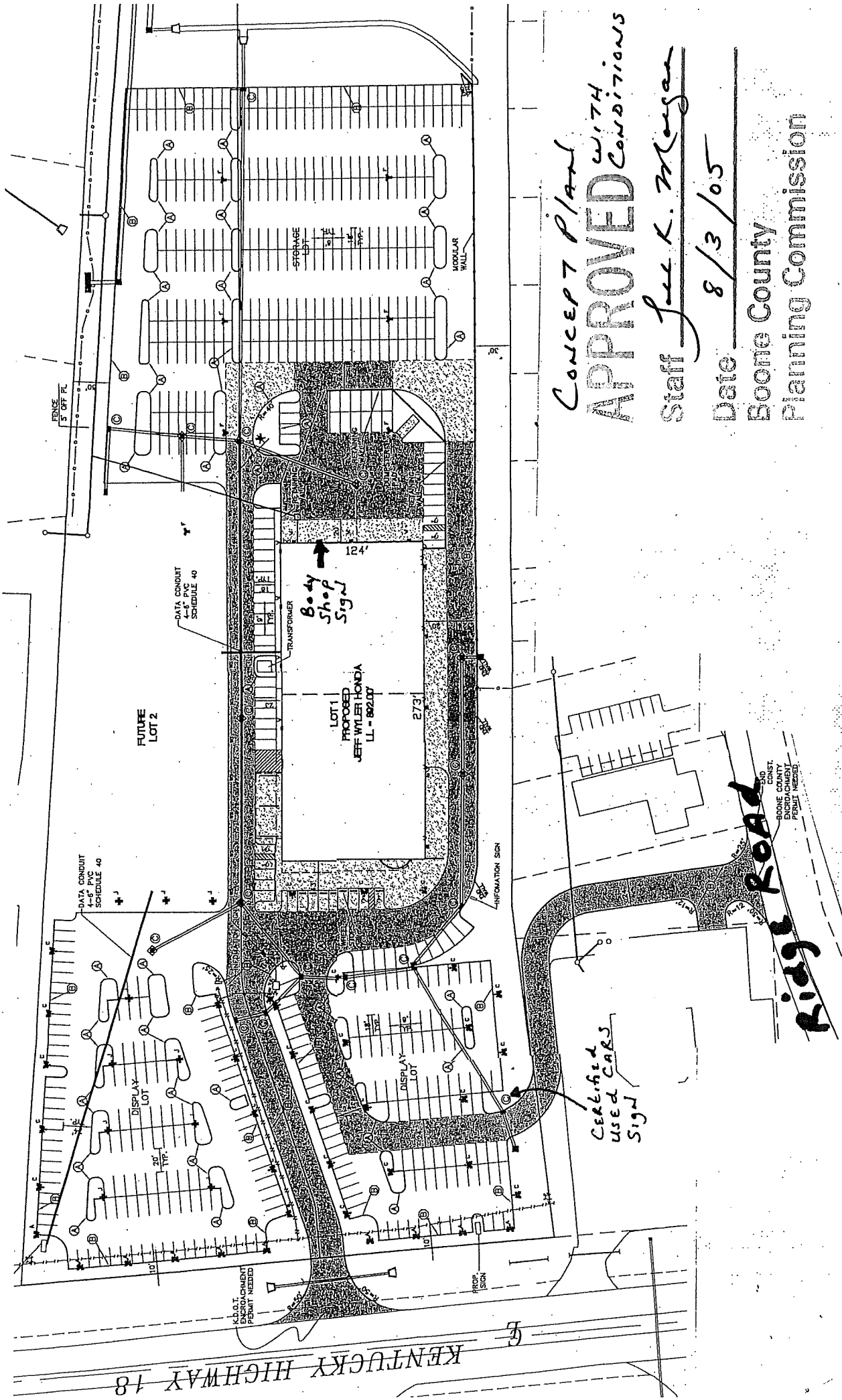
MEMBERS OF THE COMMITTEE:



DAVID A. OSBORNE



MEL CARROLL



CONCEPT PLAN
APPROVED WITH CONDITIONS

Staff Joe K. Morgan

Date 8/3/05

Boone County
 Planning Commission

KENTUCKY HIGHWAY 18

Ridge Road

CERTIFIED
 USED CARS
 Sign

Body Shop Sign

LOT 1
 PROPOSED
 JEFF WYLER HONDA
 LL - 88200

FUTURE
 LOT 2

DATA CONDUIT
 4-6" PVC
 SCHEDULE 40

DATA CONDUIT
 4-6" PVC
 SCHEDULE 40

TRANSFORMER

STORAGE
 LOT

MODULAR
 WALL

INFORMATION SIGN

NO. 0.1' CONDUIT
 PERMIT NEEDED

PROP.
 SIGN

NO. 0.1' CONDUIT
 PERMIT NEEDED



PLASTI-LINE, INC
 623 E. EMORY ROAD, P.O. BOX 59043, KNOXVILLE, TN 37950
 FOUNDATION SPECIFICATION FOR:

USE OR REUSE OF THIS DOCUMENT FOR OTHER LOCATIONS IS
 STRICTLY PROHIBITED WITHOUT APPROVAL OF ENGINEER.

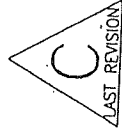
SIGN: 3x8 HONDA PYLONS
 HEIGHT: 11'8"
 WINDLOAD: 80 & 110 MPH

- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS.
- CONCRETE SHALL BE READY MIXED AND DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
- REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 WITH DEFORMATIONS IN CONFORMING WITH ASTM A-305.
- THE ENGINEER HAS NOT INSPECTED THE SITE. IT SHALL BE THE OWNER'S OR HIS AGENT'S RESPONSIBILITY.
- SOIL CAPACITY:
 - A MINIMUM SOIL CAPACITY OF 2000 PSF (VERTICAL) HAS BEEN USED IN THE FOUNDATION DESIGN.
 - A LATERAL SOIL RESISTANCE OF 150 PSF/FT OF DEPTH HAS BEEN USED IN THE FOUNDATION DESIGN.
- THESE DRAWINGS CONTAIN INSTALLS FOR BLOCK, VERTICAL SLAB & CAISSON FOUNDATIONS.

SIGN SPECIFICATIONS

- LAMPS: (8) F36T12/CW/HO P/N: 00-13-201-0360
- BALLASTS: (2) JEFFERSON 256-448-100 P/N: 00-10-002-4296
- VOLTAGE: 120 V, 60 HZ
- FACE: BLUE ACRYSTEEL
- SERVICE: REMOVE TOP CAP

P/N: 00-00-005-0741



PLASTI-LINE, INC.

P.O. BOX 59043
 KNOXVILLE, TN 37950-9043

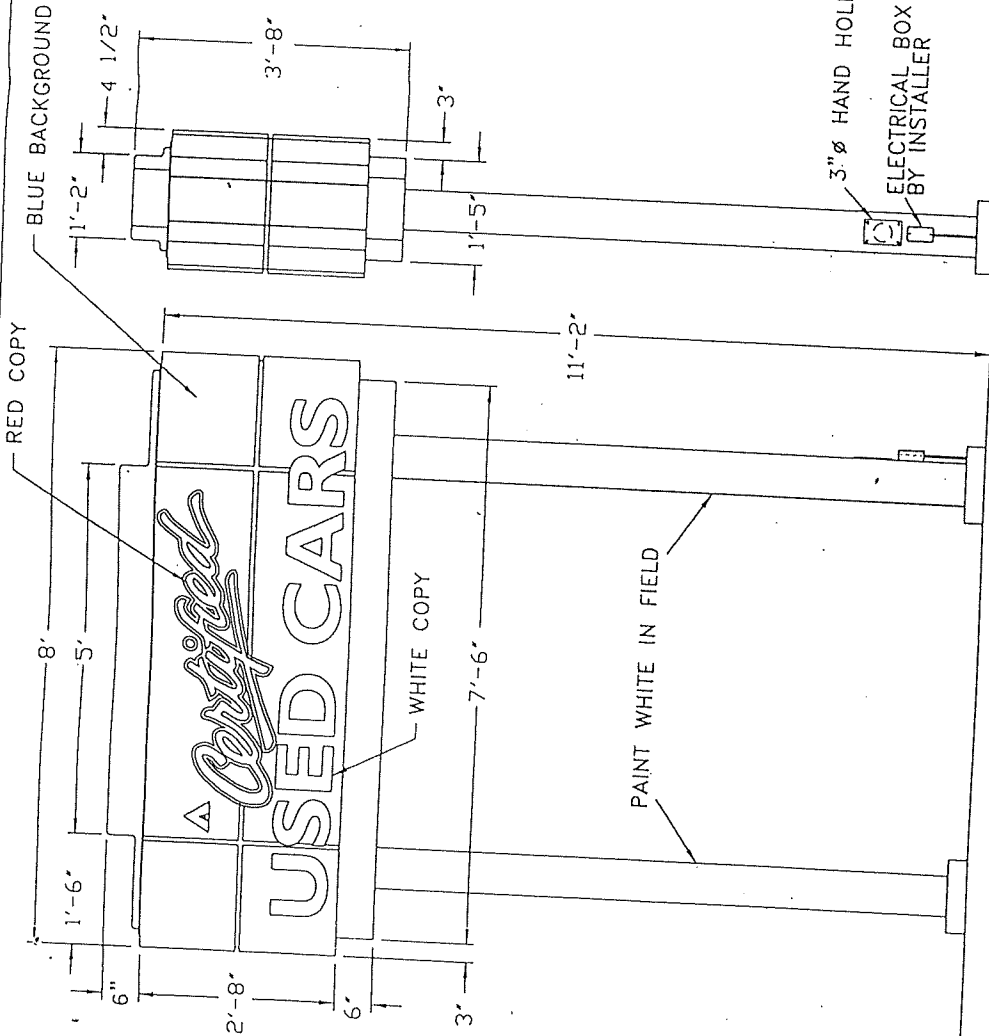
DSG NR: JHP DWG. BY: JHP CH'K BY: ---

SCALE: NONE DATE: 5-28-97 DATE: ---

DESCRIPTION: 3 X 8 INSTALLS

CUSTOMER: HONDA

SHT 1 OF 5 DRAWING NUMBER: B17408



C	2/20/01	DJB	8567	C-ADDED NOTE: PAINT COLUMNS WITH SUPPLIED PAINT.
B	2-17-99	VAL	7326	B1-ADDED VARIABLE DIMENSION 'D'. B2-PART WAS 11-33-992-0440
A	2-13-98	VAL	6653	UPDATED GRAPHICS TO ADD SPACE BETWEEN UNDERSCORE LINE AND LETTERS TO ALLOW ROOM FOR DECAL

REV DATE INIT ECN

PROPERTY OF PLASTI-LINE, INC
 NOT TO BE DUPLICATED.

DESCRIPTION OF CHANGE

UNSPECIFIED RADII
 =.015 R

TOLERANCES:
 ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED
 .XX=±.03



Body Shop

18" X 96" oval wall mounted illuminated sign cabinet