

APPLICATION FORM

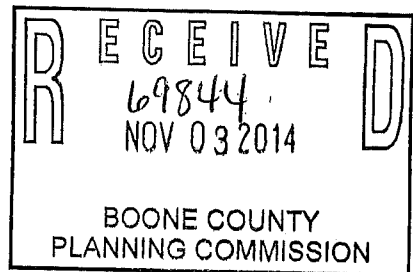
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project Crossroads
2. Location of Project 828 Heights Blvd Florence, KY 41042
3. Total Acreage of Site 11.58
4. Current Zoning of Site C-2 / PD / MR
5. Proposed Zoning (Classification being requested)
6. Proposed Uses (please specify each use) existing church would like to install digital message board on existing pylon sign
7. Names of Applicant(s) Tommy Reed
8. Address of Applicant(s) 2328 Florence Ave. Cincinnati OH 45206
9. Name of Property Owner(s) Crossroads Community Church Inc.
10. Address of Property Owner(s) 3500 Madison Rd. Cincinnati OH 45209
11. Proposed Building Intensities (please specify) existing church will continue
12. Are there any existing buildings on the site? yes
13. Deed Book 652-00990 Page No. 25649 Group No. 6441 2040B
14. Are you also applying for: Conditional Use Permit Dimensional Variance
15. Have you submitted a Concept Development Plan? No
16. Have you had a pre-application meeting with BCPC Staff? emails with Mitch Light
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
Florence Public Services Dept.
Duke Energy
Sanitation District #1
Cincinnati Bell
Owen Electric Cooperative, Inc.
Boone County Public Works Department
Kentucky Transportation Cabinet
Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- _____ Boone County Building Department
- _____ Northern Kentucky Health District
- _____ USDA NRCS/Boone County Conservation District
- _____ KY Division of Water
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

18. Project Jurisdiction/Location
- Unincorporated Boone County
 - Florence
 - Walton Union

19. ORIGINAL Property Owner's Signature *Mark G. [Signature]*
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)
- ORIGINAL Applicant's Signature *Mark G. [Signature]*
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 11/3/14
2. Review Fee \$2,513.60 RA# 69844
3. Check what has been submitted:
 - Application
 - Fee
 - _____ Legal Description
 - _____ Concept Development Plan
 - Address of Adjoining Property Owners
 - 5 Number of Copies of Plan Received**
4. _____ Date Application is Administratively Complete as Defined in KRS 100.211
5. Staff Reviewer KITAH LEHT
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - Approval
 - Approval with Conditions See signed condition letter / Committee Report
 - Denial
9. Other: _____

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: An application consists of all fees paid in full, submitted drawings and a completed application form.

EXHIBIT

“A”

STAFF REPORT

Request of **Tommy Reed (applicant)** for **Crossroads Community Church, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign.

December 3, 2014

REQUEST

The applicant is requesting this Zoning Map Amendment for a Special Sign District in order to modify the existing free standing sign near the intersection of Mall Road and Heights Boulevard to allow an electronic message center.

The existing free standing sign is approximately 40' high with 235 square feet of signage. The request is to modify the existing sign to include an electronic message center. The overall height of the sign will not change, however the overall square footage will increase by approximately 20 square feet to approximately 255 square feet. The electronic message center itself measures 132 square feet.

If there were no existing free standing sign on the property, the Mall Road Overlay Sign District allows a 20' high and 200 square foot maximum freestanding sign.

The Applicant has submitted a narrative of their request and photos of their Oakley location (attached). It states that they would have a static image for 4-6 weeks to "display series branding" but would also like the ability to have a maximum of six (6) messages per minute, 10 seconds minimum, full color with no motion.

This site is within Area 3 of the Mall Road District Study. Copies of Area 3 and Chapter 5 (Signage) of the Mall Road District Study are attached to this report.

RECENT SITE HISTORY

March 13, 2012, the City of Florence adopted the Mall Road District Study and this property becomes zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR).

June 4, 2014, the Special Sign District for the Florence Heights subdivision was approved with a 24' high and 231 square foot multi-tenant sign at the southeast corner of Mall Road and Heights Boulevard (attached). This request did not include Crossroads or Pep Boys.

July 30, 2014, the Preliminary Plat and Improvement Plans for the Florence Heights subdivision were approved by the Boone County Planning Commission.

ADJACENT ZONING AND LAND USES

North: Across the North I-71/75 Ramp From Mall Road property owned by the Kentucky Transportation Cabinet and General Growth zoned C-2/PD/MR

East: Future Costco zoned C-2/PD/CD/MR.

South: Across Heights Blvd. Planet Fitness zoned C-2/PD/CD/MR, TANK Transit Hub zoned C-2/PD/MR and future Menard's zoned C-2/PD/CD/MR

West: Pep Boys zoned C-2/PD/MR and Across Mall Road, Florence Antique Mall (C-3/PD/MR), Florence Center, Valvoline, Snuggly's, and La-Z-Boy (C-2/PD/MR)

RELATIONSHIP TO COMPREHENSIVE PLAN

The Future Land Use Map shows the subject property as Commercial © and Public/Institutional (P). These classifications are defined in the adopted Comprehensive Plan as:

Commercial: "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

Public/Institutional: "Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The Land Use Element text within the 2010 Boone County Comprehensive Plan makes the following statements that relate to the overall area:

- A. "The Mall Road area was recommended (through the 2002 Mall Road Corridor Study) to become a new urbanism corridor. The current planning effort for the area, the Mall Road District Study, calls for a dense, well designed, urban style of development that should occur over time (2. Houston-Donaldson/Mall Road, pp. 167)."
- B. "Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate (2. Houston-Donaldson/Mall Road, pp. 167)."

The Land Use Element does refer to signage by stating:

"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, p.164).”

The adopted 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure (“Overall,” Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area (“Overall,” Objective 1).
- C. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (“Business Activity,” Goal).
- D. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the traveling public, while minimizing impact to the community in terms of traffic congestion, local commuting patterns and access (“Business Activity,” Commercial Objective 3).

STAFF COMMENTS

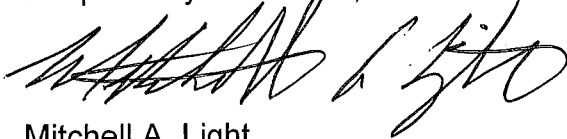
- 1. Staff recommends that, if approved, the sign be equipped with a dimmer and the messages dim as the sky gets darker per the Mall Road Overlay Sign District.
- 2. Attached to this Staff Report is the rendering for the 24' high and 231 square foot sign approved for the southeast corner of Mall Road and Heights Boulevard as part of the Florence Heights Special Sign District.
- 3. This site is located within Area 3 of the Mall Road District Study. Copies of Area 3 and Chapter 5 (Signage) of the Mall Road District Study are attached to this report.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 15 (Planned Development District) of the Boone County Zoning Regulations and the Mall Road District Study. The Future Land Use Map will not need to be amended if the request is approved.

1. The map amendment request is in agreement with the adopted Comprehensive Plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or,
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or,
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted Comprehensive Plan that substantially alter the area's character.

Respectfully Submitted,

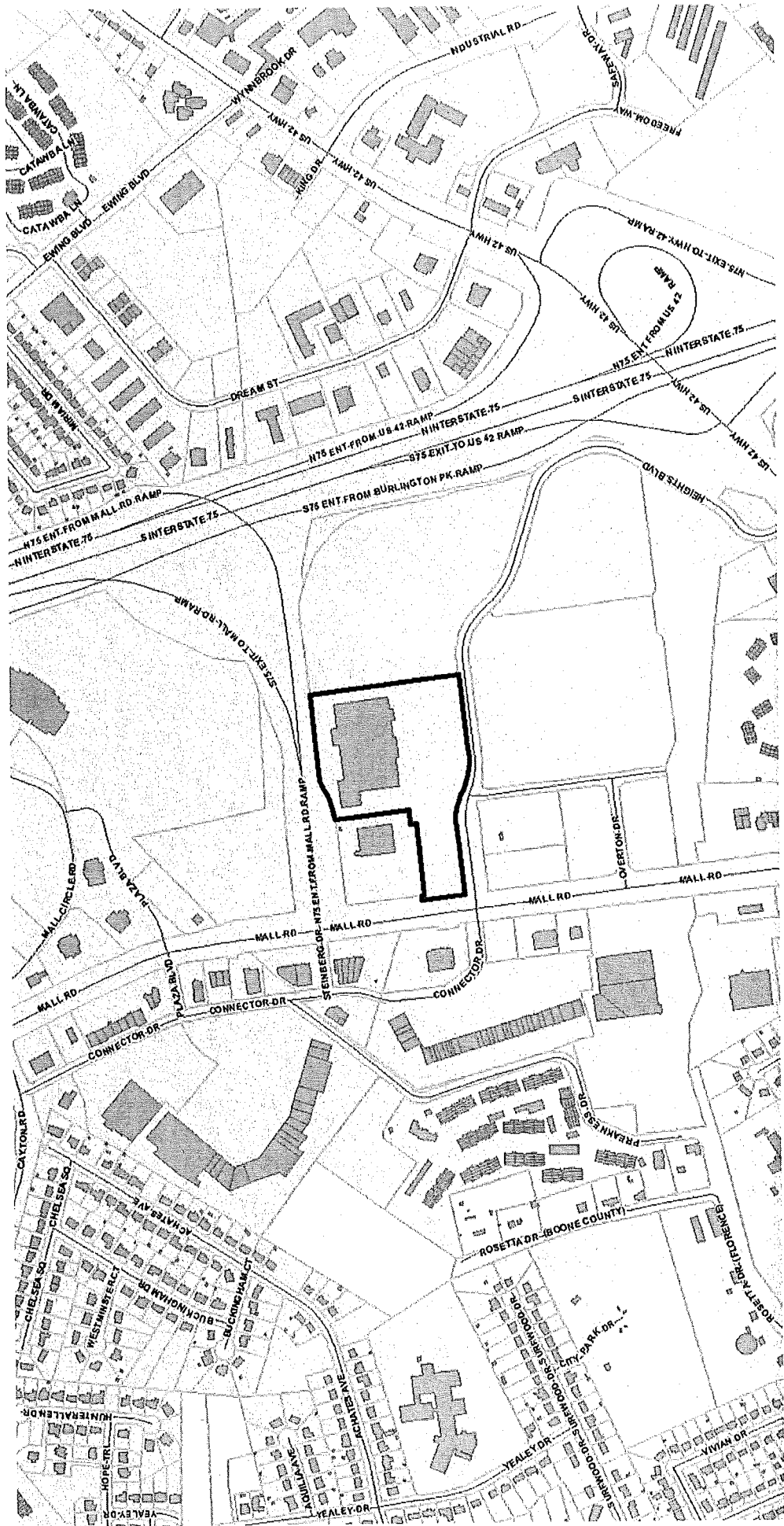


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

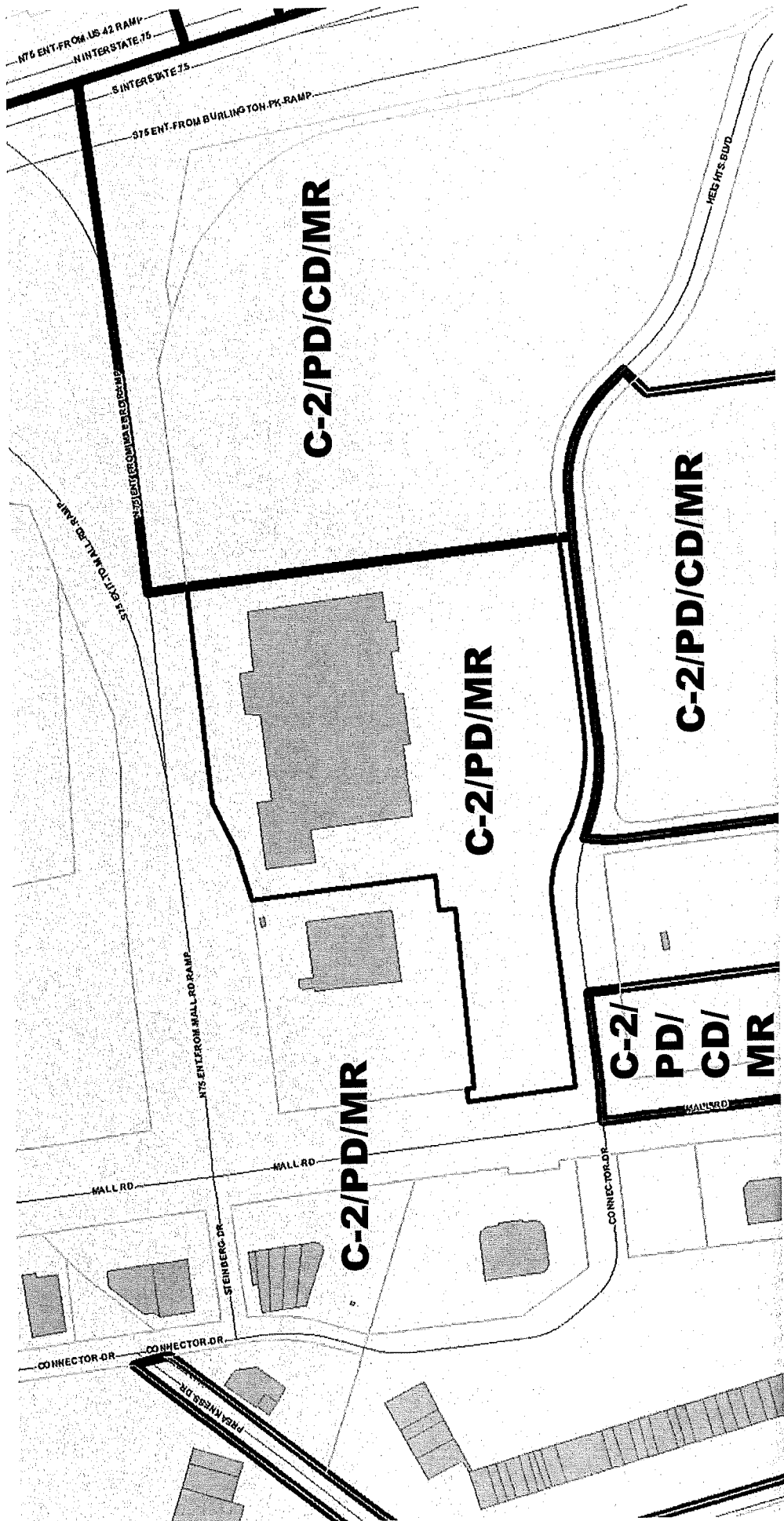
MAL/tlb

Attachments:

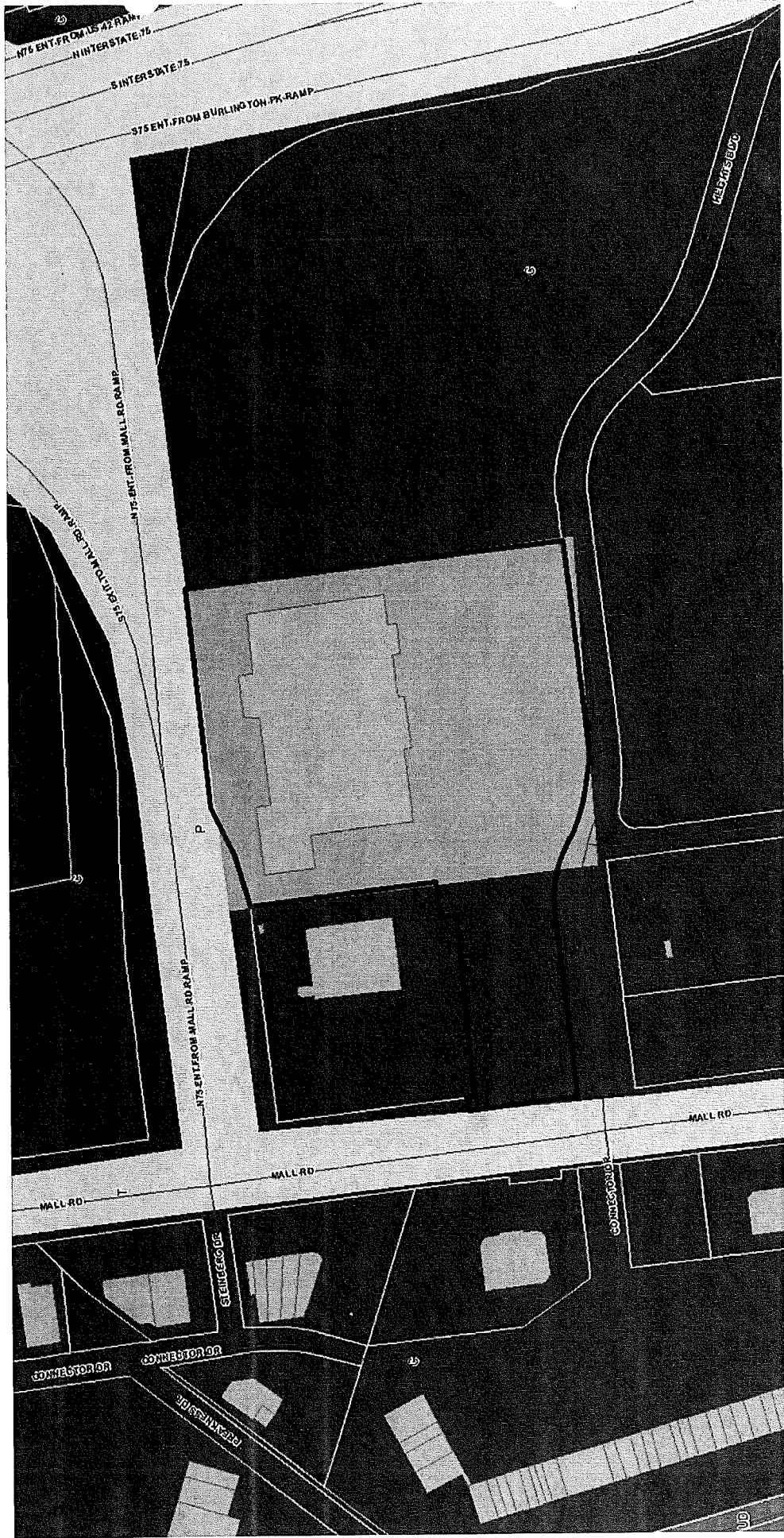
- Vicinity Map
- Zoning Map
- Future Land Use Map
- Existing Sign
- Proposed Sign
- Applicants Narrative
- Mall Road District Study, Area 3 & Chapter 5 (Signage)
- Sign approved for the southeast corner of Mall Road and Heights Boulevard
- Application



VICINITY MAP



ZONING MAP



FUTURE LAND USE MAP

CROSSROADS.NET

crossroads
church

SERVICE TIMES:

SAT 5:30pm SUN 9:30 & 11:30am

PEPBOYS AUTO
=SERVICE - TIRES - PARTS=

08 19 2014

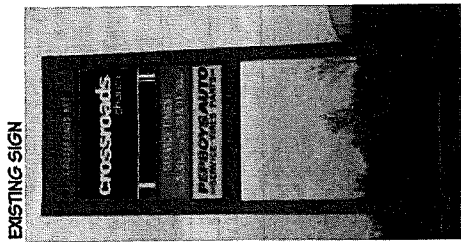
EXISTING



Atlantic Sign Company

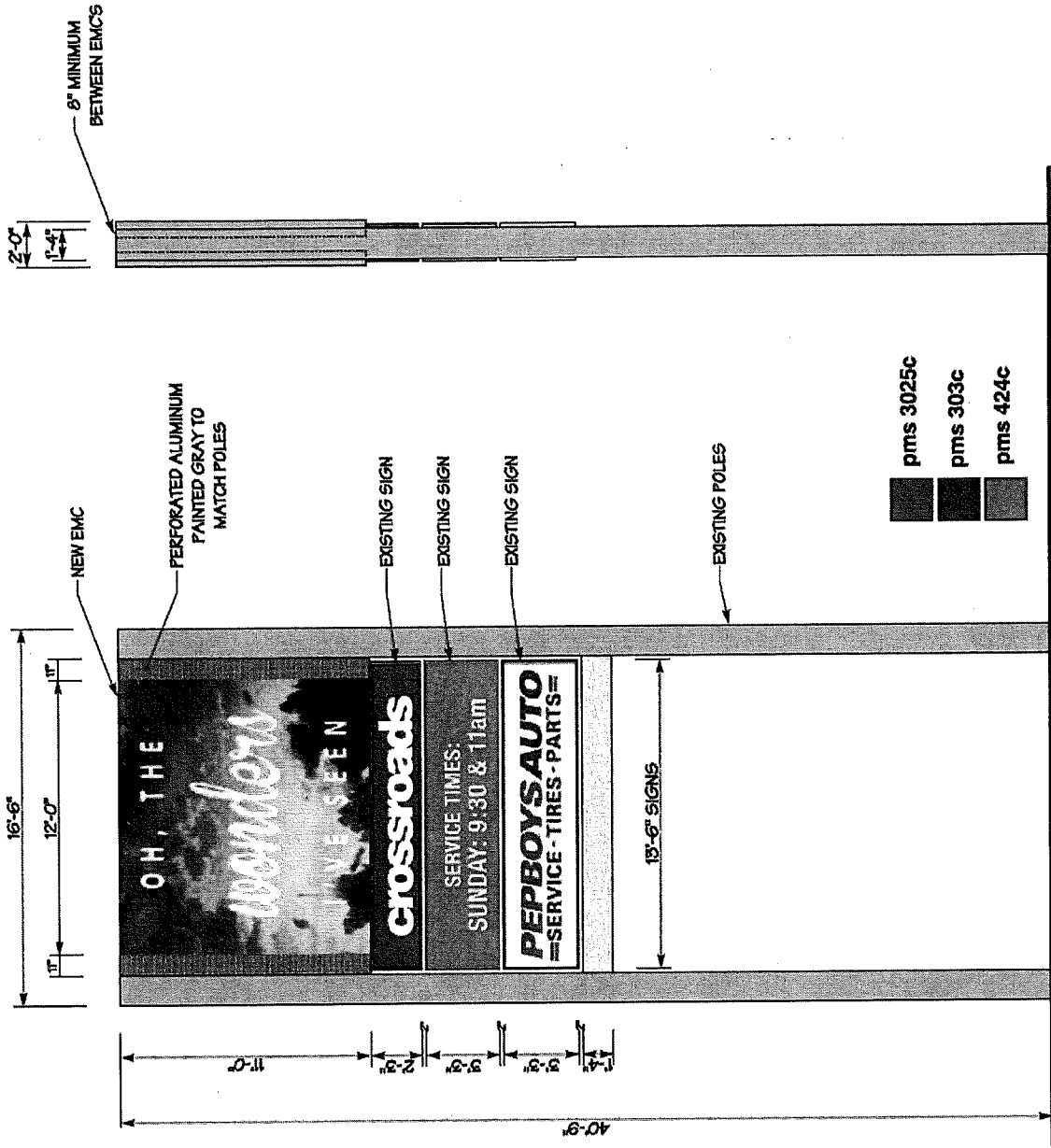
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax: (513) 241-5060

- FILE NAME: PYLON SIGNATOR
- CUSTOMER: CROSSROADS CHURCH
- LOCATION: 825 Higgins Blvd, Florence, KY 41042
- DRAWN BY: B. ADKINS
- DATE: 10-13-14



EXISTING SIGN

DESCRIPTION: QTY. (2) SINGLE SIDED LED ELECTRONIC MESSAGE CENTERS
& QTY. (1) DOUBLE SIDED SIGN, INTERNALLY ILLUMINATED SIGN



PROPOSED

11/21/2014

Attn: Boone County Planning Commission

Thank you for considering our request to add digital signage capabilities to our existing sign on Mall Road. Our team has considered modifying the existing facings of the current sign in order to communicate our series or teaching topic branding (which changes every 4-6 weeks throughout the year), but due to the cost of creating and installing new facings to the sign on a semi-monthly basis and the cost and labor associated with the frequent updates, we have determined that our most effective option is to incorporate a digital sign into the existing sign near Mall Road. Just this past week, we installed a similar digital sign at our Oakley location (3500 Madison Road Campus), and have included pictures of the installed sign on the next page. Also, we can imagine there will also be questions around the usage of the sign, so we would like to share the proposed usage and guidelines around the digital sign to proactively answer as many questions as possible.

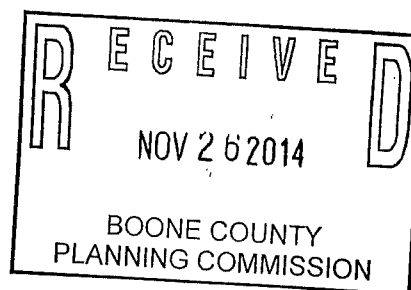
During each 4-6 week period we display series branding, a static image will be optimally designed for the digital sign and be displayed on-screen (a rendering of the digital signage is included on the following pages along with some past examples of representative series branding). While our current intention is to only show a single message at any given point in time over the 4-6 week period that series branding is displayed, we would like to include the ability to also highlight key events that are happening at the Crossroads Florence location (i.e. the Special Needs Prom that was hosted in August). To keep with current trends among other cities and common suggestions for digital signage, we would follow the proposed guidelines below.

Crossroads Florence Corner Sign Suggested Guidelines

- Digital signage will not display any type of motion graphics (fireworks, scrolling, etc.)
- A maximum of 6 messages will be displayed per minute (10 second minimum for each message)
- A maximum of 4 rotating messages will be displayed at any given time
- All graphics designed by trained designer and optimized for the digital sign

Thank you again for the consideration, and please let me know if there are any questions,

Terry Phillips
Crossroads Florence Campus Pastor
tphillips@crossroads.net
859.444.3010



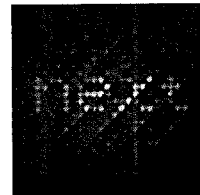
Example pictures from the Oakley Digital Signage install



Rendering of proposed signage at existing sign near Mall Road



Past Example Series Branding



Area 3

Because this Area is large and substantially undeveloped, several options are appropriate. Development of this Area can occur as a single-purpose, multi-use, or mixed-use district, although any development should be interconnected with an integral neighborhood or campus style layout with a common architectural theme for either the overall Area or recognizable phases within it. Development design must be responsive to the view into this Area from I-71/75. At least one formal public gathering space which serves the overall Area is recommended. Options for this Area include:

- Commercial uses per the underlying C-2 zone requirements. Commercial uses should generally be placed in closer proximity to Mall Road.
- Entertainment, recreation, hospitality, and/or civic uses. A large destination facility(ies) such as an ice center, bowling center, multi-purpose recreation center, concert venue, hotel, convention center, museum, IMAX theater, church, educational facility such as a school, business or community college, et al are recommended. The design of any major facility of these types should be as an iconic, stand-alone structure which includes an over-scaled public entrance with a formal civic space between the entrance and the street (a "civic space plaza" per Chapter 4). "Clean" public facilities which do not include operations such as outside storage, vehicle fleet parking, vehicle maintenance/shop functions, larger scale transmission antennas, etc., are also appropriate under this option. Any regional destination or attraction should be placed where it is recognizable from I-71/75.
- Residential uses. These may be intermixed within multi-use/mixed-use buildings or freestanding. Any type(s) of freestanding residential structures may occur within a close knit traditional neighborhood setting provided the density is at least twelve (12) units per acre. Residential development should include neighborhood support or service type businesses. The physical layout should front buildings close to internal streets, include integral curb walks, street trees, and separate parking lanes along the streets. Parking and vehicular areas should largely be placed to the rear of buildings along alleys or driveways which serve a comparable function.
- A combination of the options outlined above.

The existing auto parts store which includes auto repair services is anticipated to remain. A TANK transit hub is planned to be constructed along the south side of Heights Boulevard on the second lot eastward from the intersection with Mall Road. The former Old Time Pottery building is being renovated for a church. If vacated in the future, it could be reused for entertainment/recreation purposes, a civic/public assembly use, or a destination boutique big box user. This site could also be redeveloped with a project that was

integrated into the overall development of this Area. If feasible, the existing dwelling near the US 42 interchange is recommended to be retained and incorporated into any development of this site. The existing cemetery should be retained in accordance with the cemetery requirements in the zoning regulations and subdivision regulations.

The provision of transportation connections (vehicular and pedestrian) which can be readily navigated through this Area and to the surrounding sites and major street network is critical. These are also mentioned in Chapter 6 and should include:

- A connection to Mall Road Center, the extension of Diane Drive into this Area, and a connection to the site along US 42 that is immediately to the east of Area 4 and outside of the Study Area, provided they are feasible due to the creek crossing and grade issues.
- Streets which interconnect between the temporary dead end of Heights Boulevard, US 42 near the interchange across from Holiday Drive, and Mall Road at the approximate midpoint between Heights Boulevard and Mall Road Center in Area 4. The new intersection at US 42 should be restricted to either right-in only or right-in/right-out only. This interconnecting system should include the Diane Drive extension if it is feasible.
- A frontage road parallel Mall Road. No direct access for individual lots should occur from Mall Road. The south end of this frontage road could serve as the connection to Mall Road Center.

Area 4

Commercial and office uses that are Principally Permitted in the underlying C-2 zone are recommended provided they do not include outside storage or display and all business functions occur indoors. Additionally, residential uses are appropriate in all office/commercial buildings in this Area, except for on ground floors.

The auto repair uses on the northeast corner of the Mall Road/US 42 intersection are recommended to be redeveloped with an office/commercial building. This corner is an "Impact Site" per the Impact Site Map on page 2.16. Any redevelopment of this site should: place the building immediately at the road intersection without any intervening vehicular areas; include a multiple story building (or high parapet or other means to provide additional height to a single level building) to create a larger scale and to anchor the building to the intersection; include broad storefronts or other form of substantial fenestration on both street frontages; and include unique, high quality signature architectural design which uses visually substantive building materials.

The Brook Run Apartments site is recommended to be further developed or redeveloped.

CHAPTER 5

SIGNAGE

This chapter outlines permitted signage within the limits of the Mall Road (MR) Overlay District. The Mall Road Overlay Sign District replaces the prior Mall Road Commercial Sign District outlined in Section 3440 of the Boone County Zoning Regulations. The differences between the proposed text and the version that is in the zoning regulations adopted by the City on 10/28/08 are shown in Appendix B.

Signage in the Mall Road Overlay Sign District is subject to the Sign Permit procedure outlined in Section 3405 of the zoning regulations. Signage is not subject to architectural/design review through the Site Plan procedure as discussed in Chapter 4.

Mall Road Overlay Sign District

The Mall Road Overlay Sign District applies to those properties which are within the Mall Road (MR) Overlay as part of the Mall Road District Study. The purpose of the sign district is to promote the mixed-use district that is visualized by the study with high quality construction materials and to follow the recommendations of the 2005 Boone County Comprehensive Plan. The Land Use Element found in the 2005 Comprehensive Plan states that "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" (Future Land Use Development Guidelines - Design, Signs, and Historic Preservation, pg. 142).

For the purpose of the Mall Road Overlay Sign District, the following standards shall apply:

1. All sections of Article 34 not otherwise replaced below;
2. A density of one (1) architectural freestanding sign which identifies a shopping center, mixed use commercial, commercial subdivision, planned development, or single-use commercial development and its major access point shall be permitted in accordance with the following standards:
 - A. The sign shall not exceed 20 feet in height.
 - B. The maximum size of the sign shall be no more than one (1) square foot of sign area per lineal foot of road frontage along the street frontage where the sign is to be located. No architectural freestanding sign shall exceed two

hundred (200) square feet in area.

- C. The base of the sign shall be constructed of materials, colors, and design details which match or correlate to one of the principal buildings on site. A second option is for the pole structure(s) to have sculptural or artistic characteristics. Lastly, a monument sign may be substituted as the permitted freestanding sign. The base of the monument sign shall be constructed with materials, colors, and design details which match or correlate to one of the principal buildings on site. The top of the monument sign shall have an architectural feature or finish, such as a gable, arch, or pediment.
- D. Up to 50% of the area of any permitted architectural freestanding or monument sign may be used as manually changeable copy display. Proposed manually changeable copy display(s) shall be located beneath all fixed copy signs.
- E. One (1) electronic message board or electronic display screen which is used solely to advertise infrequently changing alphanumeric and numeric messages (e.g. - fuel prices, hotel room rates, etc.) shall be permitted on the architectural freestanding or monument sign as a Conditional Use. Such message signs must conform to Article 2, Sections 260-267, inclusive, of this order, and further shall be subject to the following minimum standards and requirements:
 - (1) The application for conditional use permit shall be accompanied by the following information:
 - a. All of the information required in Section 3405 of this Article;
 - b. Identification of all thoroughfares from which the sign will be visible; and
 - (2) Infrequently changing electronic message boards or electronic display screens as conditional uses, shall conform, at a minimum to the following requirements:
 - a. Such message boards and screens will be considered a part of the architectural freestanding sign; up to twenty percent (20%) or twenty (20) square feet (whichever is less) of the permitted sign area can be in the form of an electronic message board or display screen.

- 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.
 - c. 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", "running", or "flashing" messages.
 - d. The message displayed on the board shall not change more than three (3) times per day.
 - e. Messages shall be displayed in one color on a black background.
 - f. The sign shall be equipped with a dimmer and the message shall dim as the sky gets darker.
 - g. Off-premise advertising shall be prohibited on the sign.
3. Any parcel or outlot which is accessible from or marketed as part of a shopping center, mixed use commercial, commercial subdivision, or planned development (except for the lot where the above referenced architectural free-standing sign is located) shall be permitted a density of one (1) on-premises monument sign for the purpose of identifying the tenant(s) on the lot based on the following standards:
- A. The sign shall not exceed eight (8) feet in height.
 - B. The maximum size of the sign shall not exceed sixty (60) square feet in area.
 - C. The base and sides of the sign shall use construction materials and design details that match the outlot building.
 - D. The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment.
 - E. Single panel plexi-faced cabinets shall not be permitted.
 - F. Up to 50% of the area of any permitted monument sign may be used for manually changeable copy. Any proposed manually changeable copy shall be located immediately on top of the sign base.

- G. One (1) electronic message board or electronic display screen which is used solely to advertise infrequently changing alphanumeric and numeric messages (e.g. - fuel prices, hotel room rates, etc.) shall be permitted on the monument sign as a Conditional Use. Such message signs must conform to Article 2, Sections 260-267, inclusive, of this order, and further shall be subject to the following minimum standards and requirements:
- (1) The application for conditional use permit shall be accompanied by the following information:
 - a. All of the information required in Section 3405 of this Article;
 - b. Identification of all thoroughfares from which the sign will be visible; and
 - (2) Infrequently changing electronic message boards or electronic display screens as conditional uses, shall conform, at a minimum to the following requirements:
 - a. Such message boards and screens will be considered a part of the monument sign; up to twenty percent (20%) of the permitted sign area can be in the form of an electronic message board or display screen.
 - 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.
 - c. 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", "running", or "flashing" messages.
 - d. The message displayed on the board shall not change more than three (3) times per day.
 - e. Messages shall be displayed in one color on a black background.
 - f. The sign shall be equipped with a dimmer and the message shall dim as the sky gets darker.
 - g. Off-premise advertising shall be prohibited on the sign.

4. Sections 3402 and 3413 of the Boone County Zoning Regulations shall be used in determining permitted locations and the amount of building mounted signage that is permitted on a business. Permitted exceptions to Section 3413 are noted in Subsection 2 below.
 - (1) The following standards shall apply to building mounted signage in the Mall Road (MR) Overlay Sign District:
 - A. Channel letters, sandblasted redwood, individual pin mounted letters, neon copy, neon or L.E.D. accent bands, fabric awnings, and similar signs as determined by the Zoning Administrator shall be permitted.
 - B. Manually changeable copy, electronically changeable copy, board signs, plexi-faced panels, internally illuminated awnings, firmly structured awnings with an "inflated" or plastic appearance, and similar signs shall not be permitted unless they are replacing an existing sign of like kind that is the same size or smaller.
 - C. Building mounted signage shall not be permitted in residential developments. Exceptions are professional name plates, addresses, and building numbers.
 - (2) Permitted Exceptions to the building mounted signage regulations found in Section 3413 of the Boone County Zoning Regulations are as follows:
 - A. Projecting, shingle, or blade signs shall be permitted when a main building entrance is in close proximity to a street, private access drive, or shared private development street. Projecting signs will not be treated as one of the three permitted sign areas on a primary or secondary facade but the sign area shall be factored into the total square footage that is permitted on that given facade. The maximum size of a projecting sign shall not be more than 32 square feet in size. Projecting signs shall have a minimum clearance of 10 feet over sidewalks and shall not be permitted to project over vehicular ways.
 - B. Restaurants and entertainment uses (limited to night clubs and live performance venues) shall be allowed to have neon or L.E.D. accent banding along cornice lines and main entrances. The accent banding shall not be treated as one of the three permitted sign areas on a primary or secondary facade but the sign area shall be factored into the total square footage that is permitted on a given facade. The neon or L.E.D. banding shall be limited to 2 inches in height.

5. Section 3410 of the Boone County Zoning Regulations shall be used in determining the location, height, area, and number of entrance signs that are permitted for a residential development. The following standards shall apply to residential entrance signs:
 - A. The base and sides of the sign shall use construction materials and design details that match or correlate to the residential structures on the lot.
 - B. The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment.
 - C. Single panel plexi-faced cabinets shall not be permitted.
 - D. Electronically changeable message boards, electronic display screens, and manually changeable reader boards shall not be permitted.

6. Seasonal non-commercial banners for the advertising of holidays and special community events shall be permitted without the issuance of a Temporary Advertising Display Permit but are subject to the following standards:
 - A. The banner shall be located on permanent brackets on a light standard.
 - B. The light standard shall be located in close proximity to Mall Road or a shared development private street.
 - C. The banner shall be no larger than sixteen (16) square feet in area and shall not obstruct sight distance.

Job Name

MALL RD. DEVELOPMENT

Job Location:
Mall Rd. and Heights Blvd.
Design No:
EasPa-1300

Date:
11 12 13
Scale:
See Dwg. for Dimensions

Notes

DESIGN INTENT DRAWING
These drawings are for the sole purpose of expressing design intent only and are not intended for actual fabrication purposes. The contractor sign fabricator and installer shall accept full and final responsibility for all final materials, fabrication, erection, permits and installation. The contractor sign fabricator shall receive the final approved shop drawings and coordinate drawings for all signs represented in these design intent drawings.

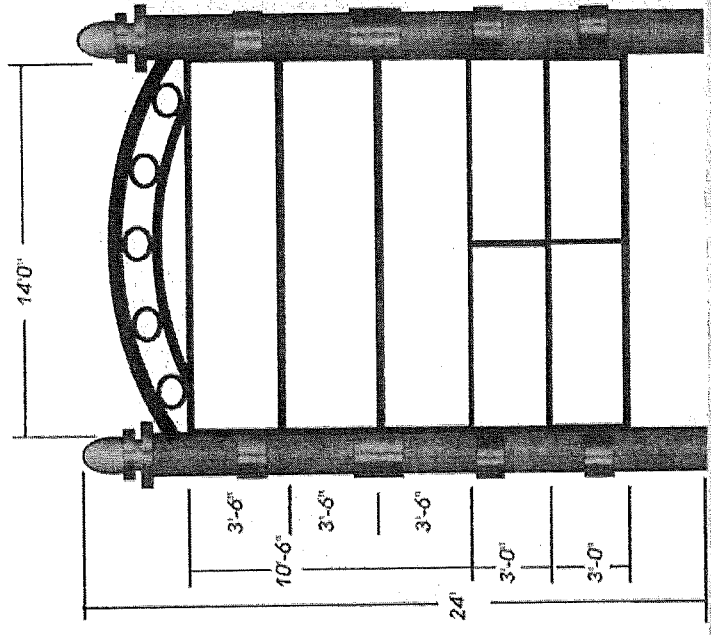
This drawing was prepared in accordance with the American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings, 13th Edition, 2005. The contractor shall be responsible for all final materials, fabrication, erection, permits and installation.

Preferred resources
P.O. Box 281
2059 West Lane
Burlington, KY 41005
(659) 466-2894

Sheet No. **3301**

R E C E I V E D
APR 18 2014
BOONE COUNTY PLANNING COMMISSION

**24' High
231 s.f.**



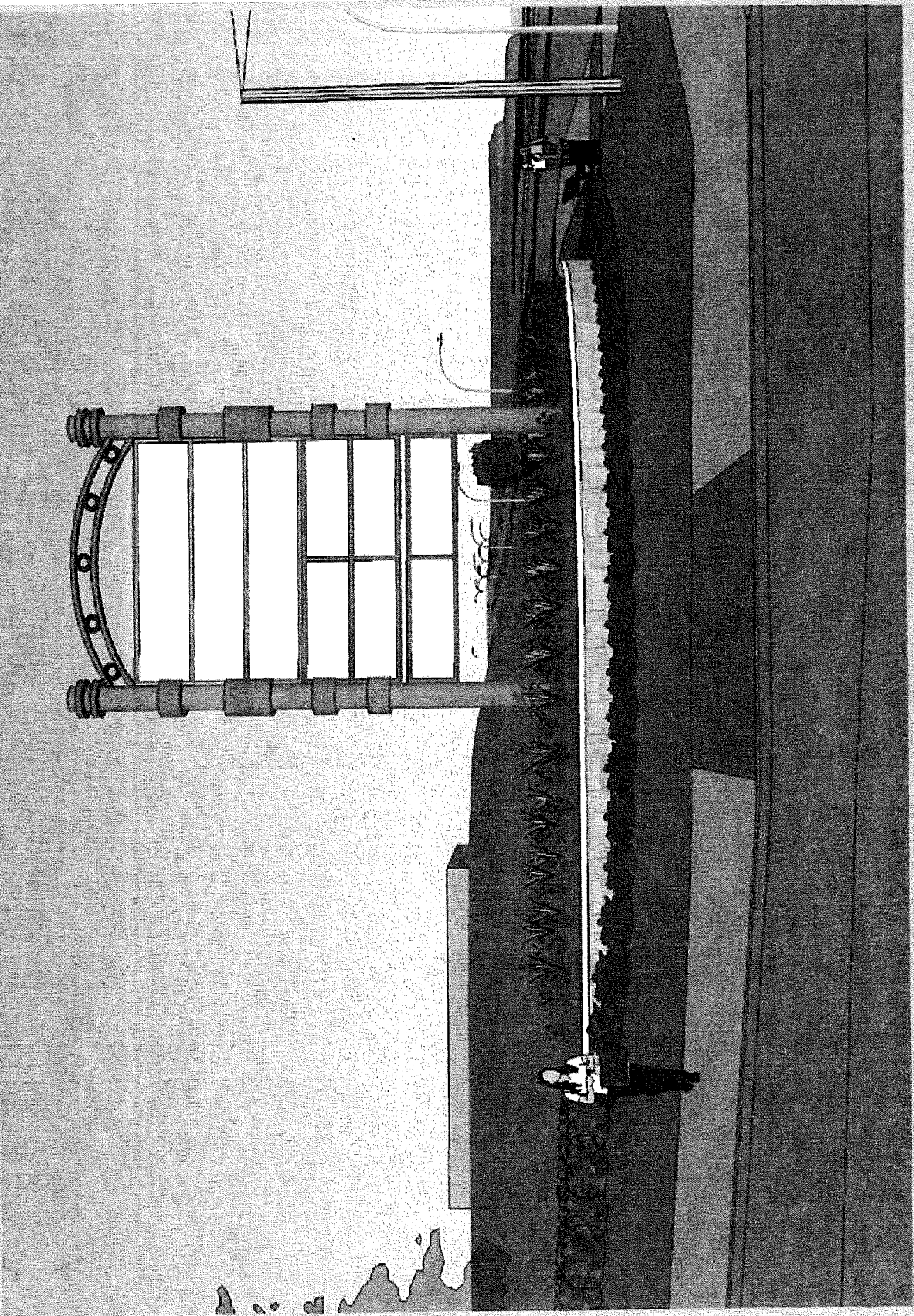
Extended Stone Wall

Heights Blvd **Entry** Sign

REV 02.25.14
REV 02.28.14
REV 04.16.14

Mall Road & Heights Boulevard

HEIGHTS BOULEVARD ENTRY SIGN - D & J MALL ROAD LLC PROPERTY



APPLICATION FORM

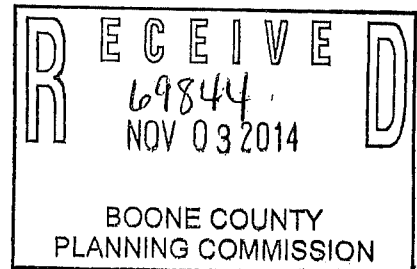
ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Crossroads
2. Location of Project 828 Heights Blvd Florence KY 41042
3. Total Acreage of Site 11.59
4. Current Zoning of Site C-2 / PD / MR
5. Proposed Zoning (Classification being requested) _____
6. Proposed Uses (please specify each use) existing church would like to install digital message board on existing pylon sign
7. Names of Applicant(s) Tommy Reed
Phone No. 513-241-6775 Fax No. 513-241-5060 E-Mail treed@atlanticsigncompany.com
8. Address of Applicant(s) 2328 Florence Ave.
Cincinnati OH 45206
City State Zip
9. Name of Property Owner(s) Crossroads Community Church Inc.
Phone No. _____ Fax No. _____ E-Mail _____
10. Address of Property Owner(s) 3500 Madison Rd.
Cincinnati OH 45209
City State Zip
11. Proposed Building Intensities (please specify) existing church will continue
12. Are there any existing buildings on the site? yes
How many? 1
13. Deed Book 62-00990 Page No. 25649 Group No. 0441
14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? No
16. Have you had a pre-application meeting with BCPC Staff? emails with Mitch Light
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- _____ Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



EXHIBIT

“B”

THIS COMMITTEE REPORT WAS ADOPTED WITH THE WORDING OF CONDITION #2 AMENDED ON THE FLOOR BY THE FULL PLANNING COMMISSION AT ITS JANUARY 7, 2015 BUSINESS MEETING.

#1

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: January 7, 2015

RE: Request of Tommy Reed (applicant) for Crossroads Community Church, Inc. (owner) for a Zoning Map Amendment for a Special Sign District for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

Findings of Fact

1. The Committee has concluded that the request is in agreement with the 2010 Boone County Comprehensive Plan for the following reason:

The Land Use Element ("Design, Signs, and Historic Preservation," pg. 164) also states "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."

The Committee concluded that with the conditions agreed upon by the Property Owner, the proposed sign will be more than adequate to identify the property and will not be distracting to motorists.

2. The Committee has concluded that the request is in agreement with the 2010 Goals and Objectives of the Boone County Comprehensive Plan for the following reasons:

The Business Activity, Goal, states "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas."

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan, Section 1514 of the Boone County Zoning Regulations and the Mall Road District Study "Plan Recommendations Report." The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The applicant and property owner have signed a letter demonstrating agreement with these conditions.

Conditions

1. The Property Owner agrees that no part of the electronic message center will display any type of motion (rolling, scrolling, etc.)
2. The Property Owner agrees to a maximum of four (4) messages within a weekly series or rotation of messages with a minimum of 15 seconds for each message.
3. The Property Owner agrees that the electronic message center shall dim as the sky gets darker.

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.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
DECEMBER 3, 2014
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Greg Breetz
Mr. Kim Bunger
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Don McMillian
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Mike Ford, Vice Chairman
Ms. Lisa Reeves
Ms. Susan Schultz

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Mitchell A. Light, Asst. Zoning Administrator, ZEO
Mr. Kevin T. Wall, AICP, Director, Zoning Services

Chairman Rolfsen called the Public Hearings to order at 7:30 P.M. and introduced the first item on the Agenda:

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT- Janet Kegley, Chairwoman,
Mitch Light, Staff**

1. Request of **Tommy Reed (applicant)** for **Crossroads Community Church, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign.

Staff Member, Mitch Light, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). The site is located on Mall Road. Crossroads Church is located in the former Builders Square/Old Time Pottery building. It is next to Pep Boys. Mr. Light showed photographs of the existing signage and the new sign Crossroads wants to modify the existing sign as part of a Special Sign District application. The applicant wants to modify the existing sign to include an Electronic Message Center. The existing sign is approximately 40 feet high with 235 square feet of signage. The overall square footage of the existing sign will increase by 20 feet or to 255 square feet. The Electronic Message Center itself is 132 square feet. The Electronic Message Center will be located at the top of the sign. If no sign existed on the site, the Mall Road District Study would only allow a 20 foot high, 200 square foot free-standing sign. The applicant has submitted a narrative of their request and photos of their Oakley location. The applicant has indicated that they would have a static image shown every 4-6 weeks for series banding purposed. They would also like the ability of having 6 messages per minute with a 10 second minimum, full color and no motion. Mr. Light explained the recent history of the site. In 2012, the City of Florence adopted the Mall Road District Study. The property then became zoned C-2/PD/MR. In June, 2014, a Special Sign District for Florence Heights Subdivision was approved. There will be a 24 foot high, 231 square foot multi-tenant sign at the southeast corner of Mall Road and Heights Boulevard. That request did not include Pep Boys or Crossroads Church. In July, 2014, a Preliminary Plat and Improvement Plan for Florence Heights Subdivision was approved by the Planning Commission.

Mr. Light described the adjacent zoning and land uses near the site. The Future Land Use Map from the Boone County Comprehensive Plan designates the site as Commercial and Public/Institutional. Mr. Light noted text from the Land Use Element regarding signage in the Staff Report. This included negative impacts of signs on the visual appearances on a development corridor. Mr. Light showed more photographs of the site, the surrounding properties and signs. In regards to Staff comments, it is recommended that if the sign is approved that it be equipped with a dimmer so the sign can be dimmed as it gets dark. Mr. Light noted that he included appropriate sections of the Mall Road District Study in the Staff Report. The request must be evaluated based upon Article 15 of the Boone County Zoning Regulations and the Mall Road District Study and the 3 criteria for granting a Zoning Map Amendment request.

Chairman Rolfsen asked if the applicant was ready to proceed with his presentation? Mr. Terry Phillips, pastor at Crossroads Church explained that one of the reasons why they were pursuing the application was that temporary event signs were blown down from the wind. It also doesn't look good. They tried using air pockets in the temporary signs, but it doesn't work. They advertise many events - Christmas Eve services, Royal Prom for special needs, etc. They would like to update the cabinet and do some series branding. It would cost them \$25.00 every

6 weeks or so for a banner or temporary sign. At that rate, in 1-2 years, they could pay for a digital sign. A digital sign would look beautiful and could change easily. It is a cost effective move. The sign would be branded by a digital artist. There will be no fireworks or moving graphics used on the sign. It would be kept at a minimum distraction.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. William Yusko, 2207 Park Run, Hebron, Kentucky stated that the technology with the boards have come a long way. They automatically brighten during the day and dim as the sun goes down. It illuminates at a maximum capacity of 20% at night. It self adjusts. If there was ever a problem or issue, the Church can then adjust the brightness. It 20% was too bright at night, then they could adjust it to 15% or until the community was satisfied.

At this time, Chairman Rolfsen asked if the Board Members had any questions or comments?

Mr. Hicks asked how do you regulate it? It will be subjective. It can be readily programmed at will. It is a bit Vegas-like for Mall Road. Mr. Light stated that if it gets approved, Florence zoning enforcement officials will have to monitor it. Mr. Light stated that this happened with the sign located across the street. It had malfunctioned. It now has a newer sign. It will depend on how a condition is written and enforced. Mr. Hicks noted that it could be corrected one day but changed 5 minutes later when Staff has left the site.

Mr. Reynolds asked why would they want to? They have a purpose for the sign. Why would they do something other than what they stated? Mr. Hicks explained they wanted curb appeal and you can get as loud as you want if you want to grab people's attention. Mr. Reynolds responded that he doesn't share Mr. Hicks opinion. Their signs are reasonable for a church. In other venues where this signage exists, it hasn't been a problem.

Mr. Costello noted that we have a lot of Electronic Message Centers in the community. It is becoming more apparent that these types of signs are increasing throughout the community. In addition, the Planning Commission updated its regulations to address the issues with these types of signs. The technology is changing. Everyone is using them - public and private schools. There will always be enforcement issues regardless of whether it is a church, school, or bank. Occasionally, we will get a complaint and we always investigate each complaint.

Chairman Rolfsen asked if the sign was already located on the site? Mr. Light replied yes. Everything above the Pep Boys sign will change. Mr. Light felt that the automatic dimming could work and if not, they could use a light meter so that the applicant can make adjustments manually. Mr. Phillips stated that one thing in their favor was the fact that they have this sign already installed in another location, There have been no complaints. He explained they intend to have one message shown at a time. However, they would like some flexibility to have more since they don't know what they would need in the future. They would have some options. They also have a track record at their Oakley campus. It has been the same static/fixed sign since it has been installed.

Mr. Hicks stated that the whole idea of the signs is to catch people's attention. When you catch people's attention, where are people looking versus where they should be looking? Signs have evolved from showing you where things are located to being so much more. It is dangerous now. Mr. Phillips noted that the sign across the street is distracting. Crossroads has taken

guidelines from various cities and used them. They will not change the messages often - a 10 second minimum per message. It will look like a poster or billboard.

Mr. Brandstetter asked about the transition from message to message. Is it simply off and on? Mr. Light responded yes. Mr. Brandstetter asked if Florence had weighed in on the request? Mr. Light replied that they have seen the proposal and advised us to let the applicant go through the process. Their concern was if the church outgrew the space and had to move. Mr. Light stated that all the conditions run with the property. Any future property owner would have to abide by them or go through the same Public Hearing process again. If there is a condition about 10 second messages, someone else can't do 5 second messages. Mr. Brandstetter asked what was the time limit on the Dixie Highway Electronic Message Center? Mr. Light replied 5 seconds as permitted in the zoning code.

Mr. Bunger asked what would be the process if Pep Boys wanted to have the same type of sign? Mr. Light responded that Pep Boys is a tenant. They have a tenant panel. The existing sign is located on land owned by Crossroads. They would have to approach Crossroads about signing an application to modify this Special Sign District if approved. There is a signage agreement between Crossroads and Pep Boys now. There would have to be a new application and Public Hearing.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 17, 2014 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on January 7, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 7:52 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: December 17, 2014

RE: **ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT- Janet Kegley, Chairwoman, Mitch Light, Staff**

1. Request of **Tommy Reed (applicant)** for **Crossroads Community Church, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign.

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.

Randy Bessler

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Janet Kegley

Janet Kegley, Chairwoman

For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Ben Brandstetter

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Charlie Reynolds (Alternate)

For Project ___ Absent ___
Against Project ___

Kim Bunger

Kim Bunger

For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Jim Longano (Alternate)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Greg Breetz

Greg Breetz

For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Mark Hicks (Alternate)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

TOTAL: ___ DEFERRED ___ FOR PROJECT ___ ABSENT
___ AGAINST PROJECT ___ ABSTAIN

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountky.org/pc
www.boonecountgis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountky.org

December 19, 2014

Tommy Reed
2328 Florence Avenue
Cincinnati, OH 45206

RE: Request of **Tommy Reed (applicant)** for **Crossroads Community Church, Inc. (owner)** for a Zoning Map Amendment for a Special Sign District for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign.

Dear Mr. Reed:

The following represents the conditions of approval for the above referenced application as recommended by the Boone County Planning Commission at their December 17, 2014, Zone Change Committee Meeting. Please provide the property owner's signature in the space provided at the end of this letter, and return to the Planning Commission office by Monday, January 5, 2015.

CONDITIONS:

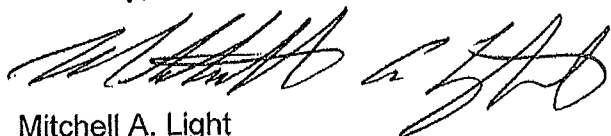
1. The Property Owner agrees that no part of the electronic message center will display any type of motion (rolling, scrolling, etc.)
2. The Property Owner agrees to a maximum of four (4) messages within a series of rotation of messages with a minimum of 15 seconds for each message. *weekly*
3. The Property Owner agrees that the electronic message center shall dim as the sky gets darker.

m 1/7/15

TAP 1/2/15

Tommy Reed
December 19, 2014
Page 2

Sincerely,

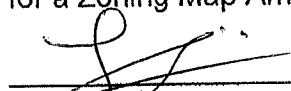


Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/

AGREEMENT

I, Terry Phillips, do hereby agree to the recommended condition of approval stated above for a Zoning Map Amendment for a Special Sign District to allow alternative signage.



Terry Phillips on behalf of Crossroads Church
(owner)

1/7/2015

Date

828 Heights Blvd

OWNER CROSSROADS COMMUNITY CHURCH INC
3500 Madison Rd
MAILING ADDRESS Cincinnati, OH 45209
TYPE 606 Exempt Religious
LEGAL DESCRIPTION HEIGHTS SUB PARC A 11.58 AC (62T-49A)
PARCEL ID 062.00-25-049.01
ASSESSED VALUE \$3,230,000.00
HOMESTEAD/DISABILITY
EXEMPTION None
ACRES 11.5800
DEED BOOK/PAGE 990 649
TAX DISTRICT 100003
TAX DISTRICT DETAILS Florence
SALE DATE 03/24/2011
SALE PRICE \$3.230.000.00

11/21/2014

Attn: Boone County Planning Commission

Thank you for considering our request to add digital signage capabilities to our existing sign on Mall Road. Our team has considered modifying the existing facings of the current sign in order to communicate our series or teaching topic branding (which changes every 4-6 weeks throughout the year), but due to the cost of creating and installing new facings to the sign on a semi-monthly basis and the cost and labor associated with the frequent updates, we have determined that our most effective option is to incorporate a digital sign into the existing sign near Mall Road. Just this past week, we installed a similar digital sign at our Oakley location (3500 Madison Road Campus), and have included pictures of the installed sign on the next page. Also, we can imagine there will also be questions around the usage of the sign, so we would like to share the proposed usage and guidelines around the digital sign to proactively answer as many questions as possible.

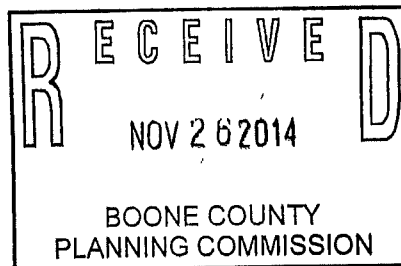
During each 4-6 week period we display series branding, a static image will be optimally designed for the digital sign and be displayed on-screen (a rendering of the digital signage is included on the following pages along with some past examples of representative series branding). While our current intention is to only show a single message at any given point in time over the 4-6 week period that series branding is displayed, we would like to include the ability to also highlight key events that are happening at the Crossroads Florence location (i.e. the Special Needs Prom that was hosted in August). To keep with current trends among other cities and common suggestions for digital signage, we would follow the proposed guidelines below.

Crossroads Florence Corner Sign Suggested Guidelines

- Digital signage will not display any type of motion graphics (fireworks, scrolling, etc.)
- A maximum of 6 messages will be displayed per minute (10 second minimum for each message)
- A maximum of 4 rotating messages will be displayed at any given time
- All graphics designed by trained designer and optimized for the digital sign

Thank you again for the consideration, and please let me know if there are any questions,

Terry Phillips
Crossroads Florence Campus Pastor
tphillips@crossroads.net
859.444.3010



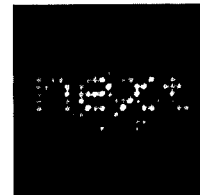
Example pictures from the Oakley Digital Signage install



Rendering of proposed signage at existing sign near Mall Road



Past Example Series Branding



ORDINANCE NO. 0-4-15

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE FOR A 11.58 ACRE SITE LOCATED AT 828 HEIGHTS BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW A DIGITAL MESSAGE BOARD TO BE INSTALLED ON AN EXISTING PYLON SIGN. (TOMMY REED/CROSSROADS COMMUNITY CHURCH, INC. 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 has recommended approval of a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow a digital message board to be installed on an existing pylon sign, for a 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky, and

WHEREAS, the recommendations for approval of the Boone County Planning Commission are based upon certain findings and conditions attached to its Resolution of Recommendation, 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 zoning map amendment to establish a Special Sign District for property zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) for the 11.58 acre site located at 828 Heights Boulevard, Florence, Kentucky, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", 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 amended or changed to reflect the zoning map amendment for this subject property.

SECTION II

This approval of this zoning map amendment and the Special Sign District is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the 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-15-001-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

SECTION III

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to those additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION IV

This approval is granted based upon 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-15-001-A, marked Exhibit "B", and incorporated herein as if fully set out.

SECTION V

If this approval for this zoning map amendment 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 and this particular zone change approval.

SECTION VI

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

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF February,

2015. PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 17th DAY OF February, 2015.

APPROVED:

Dean E. Whalen
MAYOR

ATTEST:

[Signature]
CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF TOMMY REED (APPLICANT) FOR CROSSROADS COMMUNITY CHURCH, INC. (OWNER) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR A 11.58 ACRE SITE LOCATED AT 828 HEIGHTS BOULEVARD, FLORENCE, KENTUCKY, IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE TO ALLOW A DIGITAL MESSAGE BOARD TO BE INSTALLED ON AN EXISTING PYLON SIGN. (TOMMY REED/CROSSROADS COMMUNITY CHURCH, INC. PROPERTY)

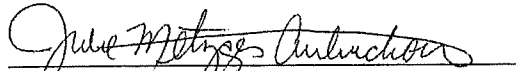
The Committee met in a regular meeting on February 9, 2015, at the Florence Government Center Building to consider Resolution No. R-15-001-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone 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 confirmed, subject to the additional conditions which are attached hereto and incorporated herein marked as Exhibit "A".


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, and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein.

MEMBERS OF THE COMMITTEE:



JULIE METZGER AUBUCHON



GARY B. WINN

EXHIBIT "A"

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS – REQUEST OF TOMMY REED (APPLICANT) FOR CROSSROADS COMMUNITY CHURCH, INC. (OWNER) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR A 11.58 ACRE SITE LOCATED AT 828 HEIGHTS BOULEVARD, FLORENCE, KENTUCKY, IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE TO ALLOW A DIGITAL MESSAGE BOARD TO BE INSTALLED ON AN EXISTING PYLON SIGN. (TOMMY REED/CROSSROADS COMMUNITY CHURCH, INC. PROPERTY)

The Planning and Zoning Committee has recommended and the Owner has agreed that the following additional conditions will apply to the request described above:

1. The owner agrees to install an extended wall around the base of one side of the sign, similar in nature to what was approved for the Florence Heights Special Sign District. Final design shall be subject to approval by the City of Florence.
2. The owner agrees to install and maintain a landscaping screen for any equipment that must be installed to operate the sign.
3. The owner agrees that if Crossroads Community Church relocates from 828 Heights Boulevard, the electronic message display shall be removed and the sign returned to its original condition.

AGREED TO THIS 9th DAY OF FEBRUARY 2015.

OWNER:



SIGNATURE

Terry Phillips

PRINTED NAME

Campus Pastor - Crossroads Church

TITLE & COMPANY

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. 0-4-15

The City of Florence, Kentucky, enacted on second reading Ordinance No. on February 17, 2015. The title of this Ordinance is as follows:

ORDINANCE NO. 0-4-15

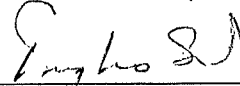
AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE FOR A 11.58 ACRE SITE LOCATED AT 828 HEIGHTS BOULEVARD, FLORENCE, KENTUCKY, TO ALLOW A DIGITAL MESSAGE BOARD TO BE INSTALLED ON AN EXISTING PYLON SIGN. (TOMMY REED/CROSSROADS COMMUNITY CHURCH, INC.)

The effect of this Ordinance is to allow a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone, which would allow a digital message board to be installed on an existing pylon sign, subject to conditions as approved in this Ordinance. This Ordinance does not change the zoning of the site, but approves a zoning map amendment for a Special Sign District based on its current zoning.

The full text of Ordinance No. 0-4-15, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. and that it has been prepared by me on the 6th day of February, 2015, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



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