

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

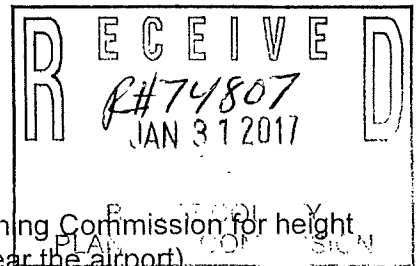
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project FREIGHTLINER
2. Location of Project 11095 DIXIE HWY, WALTON, KY 41094
3. Total Acreage of Site 14.17
4. Current Zoning of Site I-1
5. Proposed Zoning (Classification being requested) SAME
6. Proposed Uses (please specify each use) INSTALL (1) INTERSTATE SIGN AND (1) STREET SIGN, (3) CANOPIES, (2) SETS OF LETTERS
7. Names of Applicant(s) ATLANTIC SIGN Co
8. Address of Applicant(s) 2328 Florence Ave, CIND., OH 45206
9. Name of Property Owner(s) WFF INVESTMENTS, LLC
10. Address of Property Owner(s) 1250 WALCOTT RD, COLUMBUS, OHIO 43228
11. Proposed Building Intensities (please specify)
12. Are there any existing buildings on the site?
13. Deed Book Page No. Group No.
14. Are you also applying for: SPECIAL SIGN DISTRICT
15. Have you submitted a Concept Development Plan?
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 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

“A”

STAFF REPORT

Request of **Atlantic Sign Co. (applicant)** for **WFF Investments, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Kentucky (Freightliner). The request is for a Special Sign District in a Industrial One (I-1) zone to allow alternative signage.

March 1, 2017

REQUEST

Article 40 of the *Boone County Zoning Regulations* defines a sign as “a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.” The Industrial One (I-1) zone allows one (1) monument style sign (10' high and 100 square foot max.) and building mounted signage 2 s.f. per lineal foot of the building on the front elevation and 1 s.f. per lineal foot of the building on two other elevations.

The applicant is requesting this Zoning Map Amendment for a Special Sign District to allow a 10' high and 50 s.f. monument sign along their Dixie Highway frontage and a 50' high and 336 s.f. interstate pole sign along their I 71/75 frontage. Prior to the 2015 Zoning Map Amendment from C-3 to I-1, the C-3 zone would have allowed a maximum 30' high and 200 square foot Architectural Freestanding sign. Article 40 defines an Architectural Freestanding sign as “A freestanding sign which does not have a bare, exposed, and unadorned pole structure(s), but rather uses; a cover or skirting around the pole structure(s), or; a structure constructed of materials, color, and design details which match or correlate to the principal building on the site, or; the pole structure(s) is designed to have sculptural or artistic characteristics. A monument sign may be substituted as the permitted freestanding sign on parcels where a architectural freestanding sign is permitted.”

The Freightliner building measures 120' x 369' with signs shown on the East and West (369') elevations. The West elevation (I-71/75) shows a 176.60 s.f. sign within one (1) sign area and the East elevation shows 269.13 s.f. within four (4) sign areas.

RECENT SITE HISTORY

- 2015 Zoning Map Amendment Approved with Conditions to rezone the site from C-3 to I-1 to allow the sales and service of trucks and trailers.
- 2016 Change in the Approved 2015 Concept Development Plan to reorient the building and increase the paved area.

ADJACENT ZONING AND LAND USES

- North: Properties owned by B & Z Development and Central Bank & Trust zoned Commercial Services (C-3).
- East: Properties owned by GWR Group, LLC and Hensley zoned Commercial Services (C-3). Across Dixie Highway and the Norfolk Southern Railroad, the Richwood Industrial Park zoned Industrial One (I-1).
- South: Properties owned by Durr Foundation, Pilot, Egan and Griggs zoned Commercial Services (C-3) and the Richwood Park Commercial subdivision zoned Commercial Services with an approved Concept Development Plan (C-3/CD).
- West: Across I-71/75, uses including hotel/motel, commercial sales and truck stop uses within C-3, C-3/CD and C-4/CD zones.

RELATIONSHIP TO COMPREHENSIVE PLAN

The Future Land Use Map shows the subject property as Commercial (C). This classification is defined in the adopted Comprehensive Plan as:

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

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).

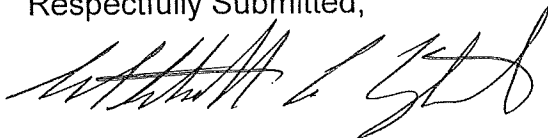
STAFF COMMENTS

1. The applicant is requesting this Zoning Map Amendment for a Special Sign District to allow a 10' high and 50 s.f. monument sign along their Dixie Highway frontage and a 50' high and 336 s.f. interstate pole sign along their I 71/75 frontage. Prior to the 2015 Zoning Map Amendment from C-3 to I-1, the C-3 zone would have allowed a maximum 30' high and 200 square foot Architectural Freestanding sign. Article 40 defines an Architectural Freestanding sign as "A freestanding sign which does not have a bare, exposed, and unadorned pole structure(s), but rather uses; a cover or skirting around the pole structure(s), or; a structure constructed of materials, color, and design details which match or correlate to the principal building on the site, or; the pole structure(s) is designed to have sculptural or artistic characteristics. A monument sign may be substituted as the permitted freestanding sign on parcels where a architectural freestanding sign is permitted."
2. Due to the number of interstate signs in and around the Richwood interchange, Staff included information in the PowerPoint presentation.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Sections 3440 (Special Sign Districts) of the zoning regulations. The Future Land Use Map will not need to be amended if the request is approved.

Respectfully Submitted,

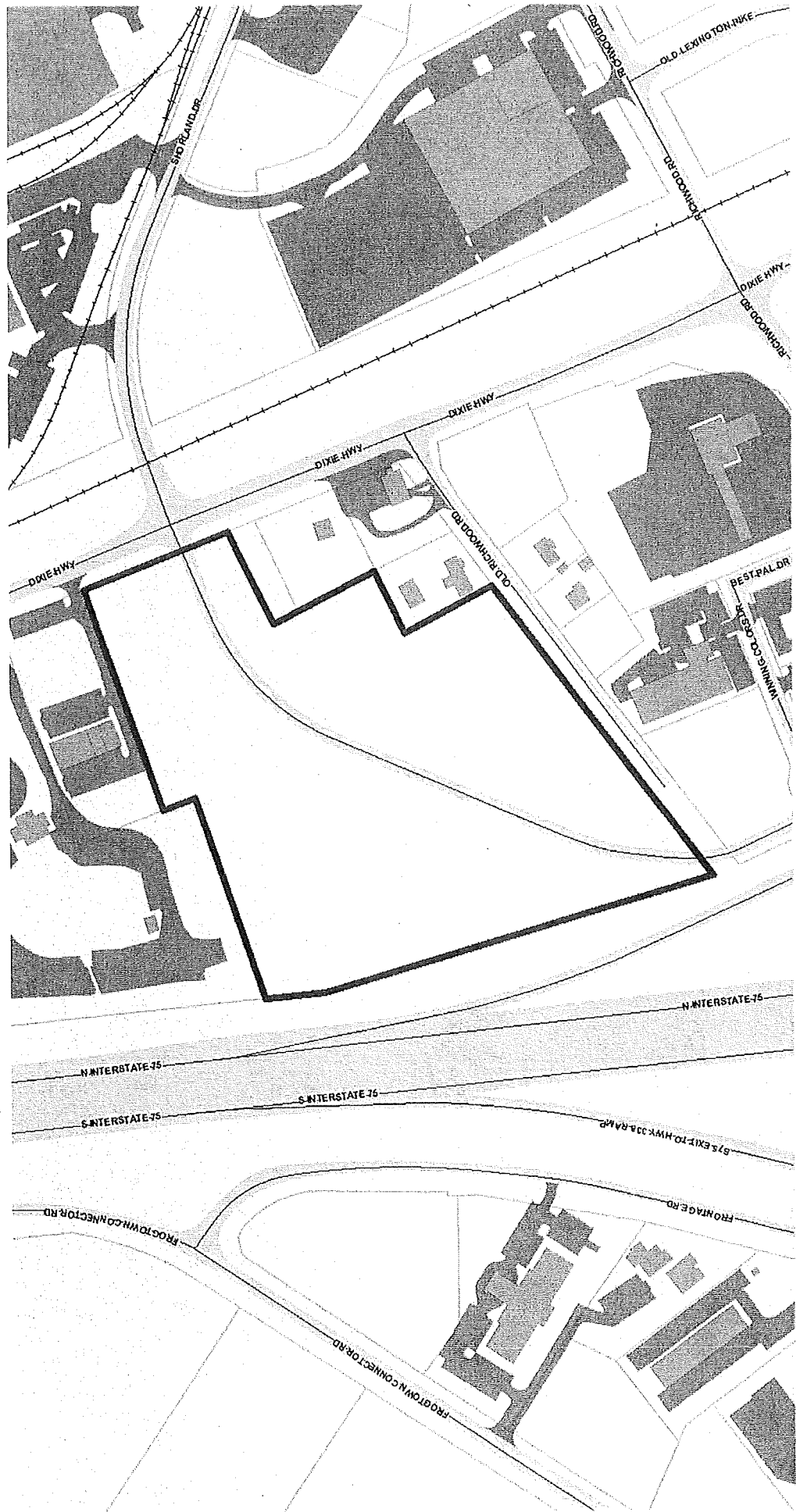


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

MAL/ss

Attachments:

- Vicinity Map
- Zoning Map
- Proposed Sign Locations
- Proposed Signage and Dimensions
- Applicants Narrative
- KYTC Comments
- Application



VICINITY MAP



Atlantic Sign Company

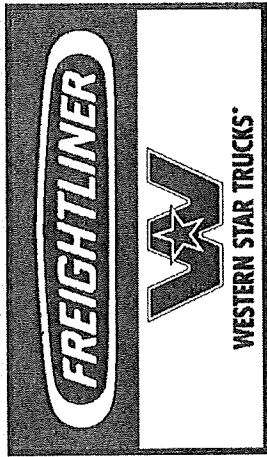
2328 Florence Avenue
Cincinnati, OH 45206

(513) 241-6775

Fax (513) 241-8060

DESCRIPTION: QTY: (1) D/F LED ILLUMINATED HIGH-RISE SIGN WITH FLEX FACES

24'-0"



14'-0"

50'-0"

24' X .5" WALL
STEEL PIPE

30' X .5" WALL
STEEL PIPE

50' HIGH
&
336 s.f.

FILE NAME	SIGNS.CDR
CUSTOMER	FREIGHTLINER
LOCATION	1085 DISNEY MILTON KY
DRAWN BY	BOB ADKINS
DATE	1-30-17
<small> The drawing and the fixture herein are the property of Atlantic Sign Company. No part of this drawing or the fixture herein may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Atlantic Sign Company. </small>	



APPROVED

PROPOSED INTERSTATE POLE SIGN DIMENSIONS



Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206

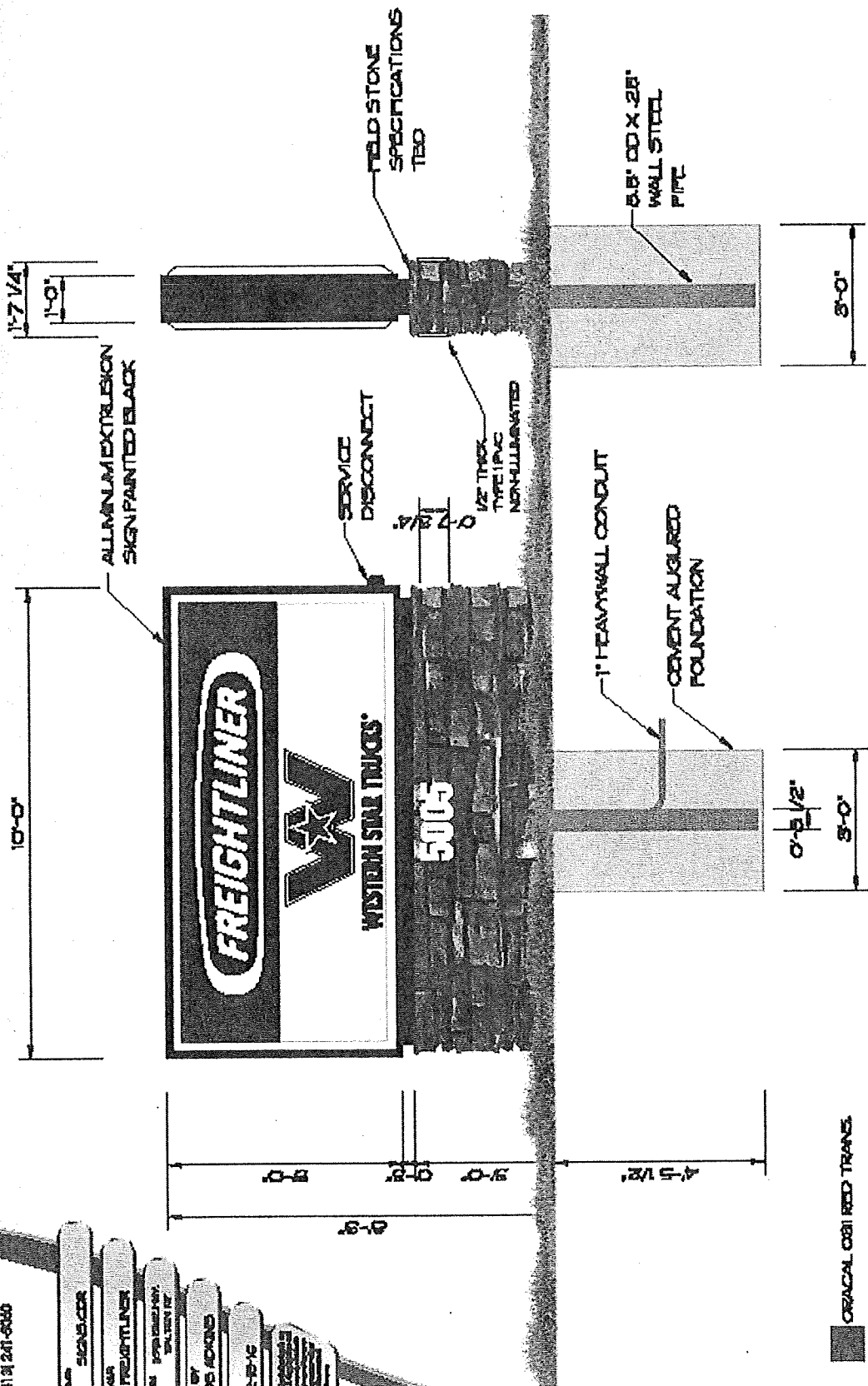
(513) 241-6775

Fax (513) 241-9988

- FIELD NUMBER: SIGN-CCR
- CUSTOMER: FREIGHTLINER
- LOCATION: SPENDINGWAY, SPENCER, OH
- DRAWN BY: POS/ADK/MS
- DATE: 12-28-16
- APPROVED BY: [Signature]



DESCRIPTION: NEW CP LED ILLUMINATED PAN FACE SIGN WITH PRINTED VINYL GRAPHICS



ORACAL 681 RED TRANS.

APPROVED

PROPOSED MONUMENT SIGN DIMENSIONS

ASC

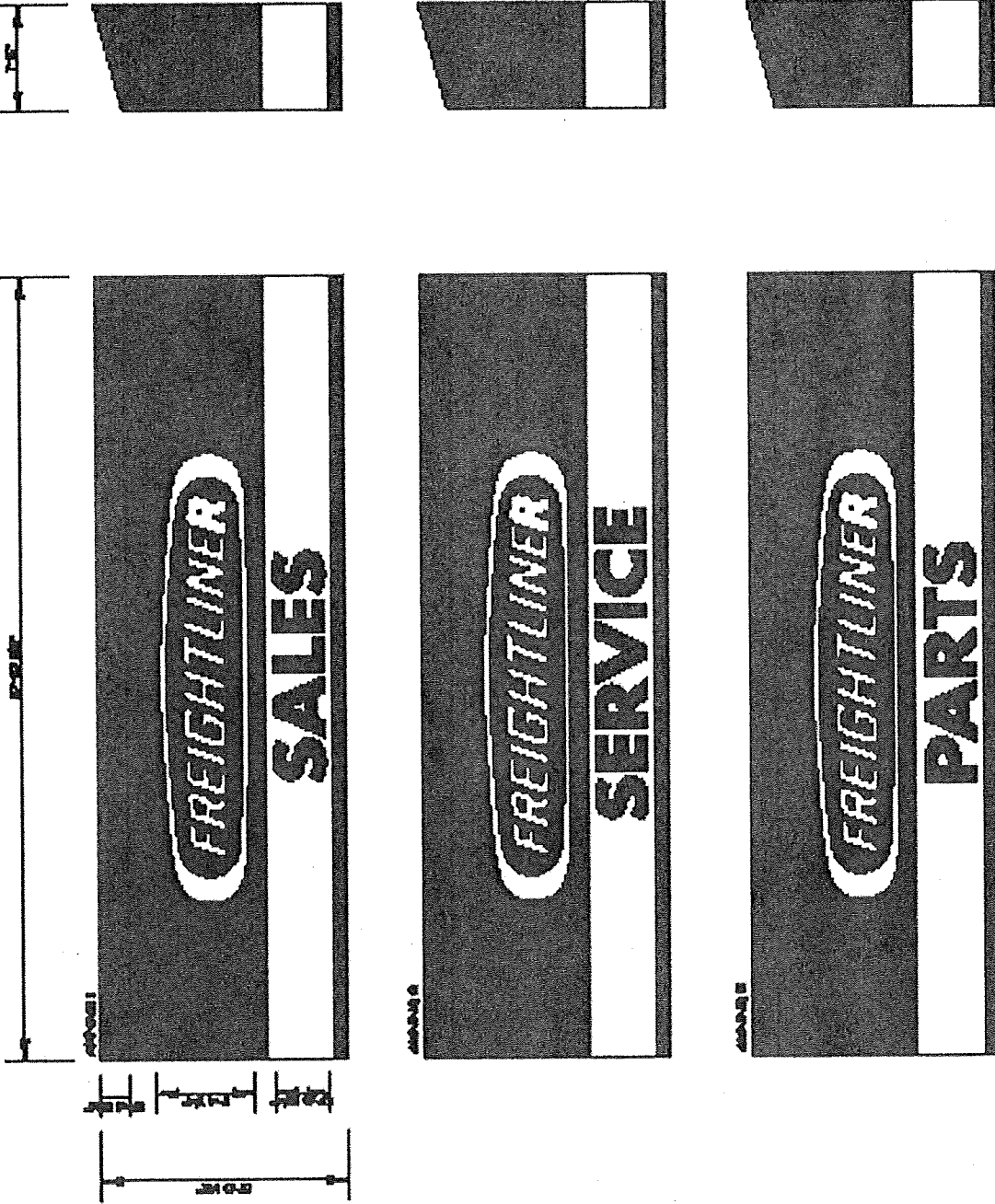
Atlantic Sign Company

2028 Riverchase Avenue
Cleveland, OH 44124
513 241-4773
Fax 513 241-4240

- FLUORESCENT SIGNAGE
- ALUMINUM SIGNAGE
- CUSTOM SIGNAGE
- EXTERIOR SIGNAGE
- INTERIOR SIGNAGE
- TEXTILES
- GRAPHIC DESIGN



DESIGNATION: 477. (M) SIGNAGE
INTERNATIONAL ILLUMINANCE
CORPORATION



Matthew R. Powell

AWNING

3 Awnings @ 37.63 s.f. each on the East Elevation



Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206

(513) 241-6775

Fax (513) 241-9080

FILE NAME

SIGNS.CDR

CUSTOMER

FREIGHTLINER

LOCATION

TOWNSHIP, WILSON

DRAWN BY

BOB ADKINS

DATE

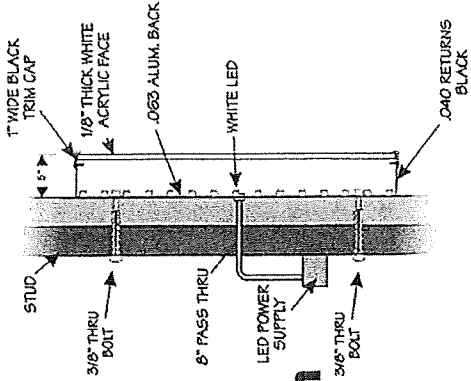
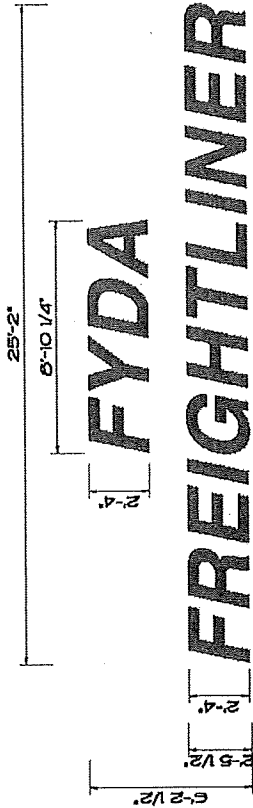
12-20-16

No warranty is made by Atlantic Sign Company for the use of this sign in any application not intended by the manufacturer. The user assumes all liability for the use of this sign in any application not intended by the manufacturer.



DESCRIPTION: QTY. (2) SETS
OF FLUSH MOUNTED CHANNEL
LETTERS FOR FRONT AND
REAR ELEVATIONS; RED
LEDS

156.24 s.f. on the East Elevation



50'-5 1/2"

FYDA FREIGHTLINER

176.60 s.f. on the West Elevation (I-71/75)

ORANGE OR RED TRIM

BLACK TRIM AND LETTERS

Matthew R Powell

APPROVED



January 30, 2017

Members of the Board
Boone County Planning Commission
2950 Washington St.
Burlington, KY 41005

Re: Freightliner New Location Signage
10995 Dixie Highway
Walton, KY

Members of the Board:

Freightliner, not unlike the majority of interstate transport companies and truck industry vendors, values its branding for both product and locations.

During the process of the zone change from Commercial to Industrial (I-1) for the property on which the new facility is located, the signage permitted by Code was not addressed as it should have been prior to the commitment to this location.

With an excess of 130,000 vehicles per day equating to approx. 650,000 viewings per week, Freightliner's intent is to utilize this location as a means of accessibility to its products and services as well as a promotional means through its branding program.

Under the Boone County Signage Regulations, Industrial Zones (I-1, I-2) are only permitted signage suitable for viewing in an Industrial Park-like setting and not typically applicable for interstate viewing.

Through the avenue of the Special Sign District, Freightliner will realize the ability to showcase its name to both existing and potential customers. Familiarity is a useful tool for existing customers, but just like any other business, exposure to new customers is vital to the survival of any business.

Extensive traffic surveys, consideration of the topographical layout of the facility, surrounding developments, and branding recognition have all been taken into consideration in formulating the signage needs to make this location successful.

Your consideration and review of our request is sincerely appreciated as our signage program is a vital component to the success of this location.

Sincerely,

Mike Cassedy

2328 Florence Avenue • Cincinnati, Ohio 45206
(513) 241-6775 • fax (513) 241-5060
AtlanticSignCo@aol.com

Mitch Light

From: Bogen, Matthew (KYTC-D06) <Matthew.Bogen@ky.gov>
Sent: Wednesday, February 15, 2017 12:08 PM
To: Mitch Light
Cc: Scott Pennington; Callan-Ramler, Carol A (KYTC-D06)
Subject: Zoning Map amendment, WFF Investments

Mitch,

Please see the following comments from District 6 regarding the request for a Special Sign District in I-1 zoning for WFF Investments LLC:

- Per Carol Callan-Ramler (D-6 Planning), there are underground utilities in the vicinity of the new street sign along US 25, and the applicant should take care to field locate before construction of the sign. Proposed sign does not conflict with KYTC project 6-18.
- The proposed street sign shall not be constructed on ROW, per KYTC Permits policy.
- The proposed interstate sign and directional awnings are considered on-premises advertising, and as shown in this memo are exempt from KYTC permitting requirements for outdoor advertising devices.

Let me know if you have any questions.

Thanks,

Matt Bogen, PE
KYTC District 6
Permits Section Supervisor
Phone: (859) 341-2700 x307
Cell: (859) 462-8718

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

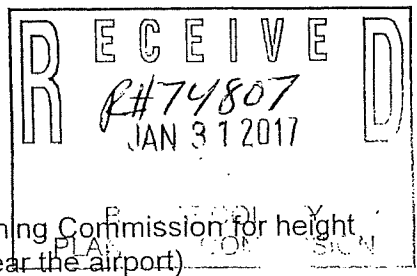
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project FREIGHTLINER
2. Location of Project 11095 DIXIE HWY, WALTON, KY 41094
3. Total Acreage of Site 14.17
4. Current Zoning of Site I-1
5. Proposed Zoning (Classification being requested) SAME
6. Proposed Uses (please specify each use) INSTALL (1) INTERSTATE SIGN AND (1) STREET SIGN, (3) CANOPIES, (2) SETS OF LETTERS
7. Names of Applicant(s) ATLANTIC SIGN Co
8. Phone No. 859 466 2894 Fax No. _____ E-Mail MIKE C@P-RS1.COM
8. Address of Applicant(s) 2328 Florence Ave
CINN. OH 45201
City State Zip
9. Name of Property Owner(s) WFF Investments, LLC
10. Phone No. 614 851 0002 Fax No. _____ E-Mail TFYDA@FYDAFREIGHTLINER.COM
10. Address of Property Owner(s) 1250 WALCOTT RD
COLUMBUS OHIO 43228
City State Zip
11. Proposed Building Intensities (please specify) _____
12. Are there any existing buildings on the site? _____
How many? _____
13. Deed Book _____ Page No. _____ Group No. _____
14. Are you also applying for:
_____ Conditional Use Permit X SPECIAL SIGN DISTRICT
_____ Dimensional Variance
15. Have you submitted a Concept Development Plan? _____
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 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”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Steve Turner, Chairman

DATE: April 5, 2017

RE: Request of **Atlantic Sign Co. (applicant)** for **WFF Investments, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Boone County, Kentucky (Freightliner). The request is for a Special Sign District in a Industrial One (I-1) zone to allow alternative signage.

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) states "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 proposal is in agreement with the following 2010 Boone County Comprehensive Plan's Goals and Objectives:
 - A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
 - B. 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).

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 and of the Boone County Zoning Regulations. 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 property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The Property owner agrees that the number of building mounted signs and sign areas will be as presented at the March 1, 2017 Public Hearing.
2. The Property owner agrees that the monument style sign will have a masonry base and will be as presented at the March 1, 2017 Public Hearing with regard to the overall height and square footage.
3. The Property owner agrees that the proposed free standing interstate pole sign will have a maximum overall height of 50' and will not exceed 240 square feet.

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.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Steve Turner, Chairman

DATE: March 15, 2017

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Steve Turner, Chairman, Mitch Light, Staff

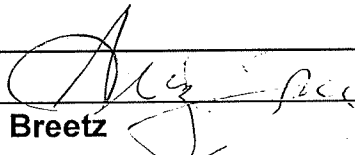
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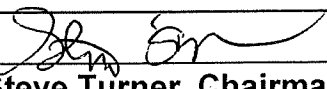
REMARKS:

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.

Atlantic Sign Company/WFF Investments, LLC

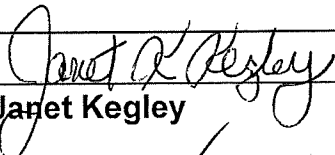
March 15, 2017


Greg Breetz
 For Project Absent
 Against Project
 Abstain Deferred

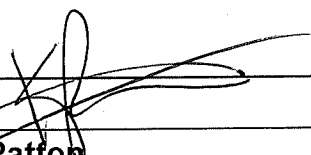

Steve Turner, Chairman
 For Project Absent
 Against Project
 Abstain Deferred

Kim Bunger
 For Project Absent
 Against Project
 Abstain Deferred

Randy Bessler (Alternate)
 For Project Absent
 Against Project


Janet Kegley
 For Project Absent
 Against Project
 Abstain Deferred

Lisa Heilman, (Alternate)
 For Project Absent
 Against Project
 Abstain Deferred


Kim Patton
 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

COMMISSION MEMBERS PRESENT:

Mrs. Lori Heilman
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Kim Patton
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Matt Apke
Mr. Randy Bessler
Mr. Greg Breetz
Mr. Kim Bunger, Secretary/Treasurer
Mr. Charlie Reynolds
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Mitchell A. Light, Asst. Zoning Administrator
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Robert Jonas, Director, Planning Services

Chairman Rolfsen called the Public Hearing to order at 8:08 P.M. and introduced the second item on the Agenda:

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Mitch Light, Staff

2. Request of **Atlantic Sign Co. (applicant)** for **WFF Investments, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Kentucky (Freightliner). The request is for a Special Sign District in a Industrial One (I-1) zone to allow alternative signage.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). Article 40 of the *Boone County Zoning Regulations* defines a sign as "a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images." The Industrial One (I-1) zone allows one (1) monument style sign (10' high and 100 square foot max.) and building mounted signage of 2 square foot per lineal foot of the building on the front elevation and 1 square foot per lineal foot of the building on two other elevations.

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In regard to site history, a Zoning Map Amendment was approved with conditions in 2015 from C-3 to I-1 to allow the sale and service of trucks and trailers. In 2016, a Change in an Approved Concept Development Plan was approved to reorient the building and increase the paved area for parking. The Land Use Element of the Comprehensive Plan refers 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.”

In terms of Staff Concerns, Mr. Light repeated what the applicant is requesting and what would have been allowed if the C-3 zoning would have remained in place - a 30 foot high, 200 square foot free standing sign. He also provided photos of signs in the area for comparison purposes. In conclusion, the request needs to be evaluated by the Boone County Planning Commission and the Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Sections 3440 (Special Sign Districts) of the zoning regulations. The Future Land Use Map will not need to be amended if the request is approved. Mr. Light then explained that the Kentucky Transportation Cabinet noted there are utilities located along Dixie Highway.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to make a presentation? Mr. Mike Cassidy from Atlantic Sign Company (Applicant) noted that Tim Fyda was present along with Dan Huey to answer any questions. Mr. Cassidy referred to his cover letter that was submitted as part of the application. Fyda Freightliner's Richwood facility will be the company's 7th location. The other 6 are located on the interstate. All have interstate signage for exposure. Interstate signage is important in advertising along the interstate. Approximately 130,000 cars per day travel on I-75 and go past the Richwood facility. That is over 600,000 exposures in a week. The I-1 zoning district only allows one 100 square foot, ten foot high monument sign. He explained that they could have 1,200 square foot of building mounted signage based upon the 369 feet of frontage on both sides of the building and 120 feet of building frontage on the side. They are only asking for 445 square feet of building mounted signage. In terms of restrictions, the proposed signage is not even close to what exists in the area. Their signage is minimal in terms of aesthetic impact. Mr. Cassidy stated that his company did a field survey of signs in the area. It includes over 200 photographs. They also did an analysis of I-75 traffic patterns and topography. Freightliner needs a transition of signage that is more than is allowed in the I-1 zone. They are in limbo between commercial and industrial activities. They are in need of location and access much like industrial use and commercial in order to promote name, product and services. The proposed signage is consistent with the surrounding signage. It is not consistent with the industrial zoning classification. It would be extremely difficult to live within the I-1 zoning requirements. Building mounted signage only allows 2-3 seconds exposure. The interstate sign provides 13-16 second exposure.

Chairman Rolfsen asked if any of the other Fyda locations were converted to digital messaging? Mr. Tim Fyda replied that none of them are digital at this time. They did have 2 that were previously digital but eliminated them because of equipment failure. They are not interested in digital signage. Mr. Cassidy noted that he had a CD of various signs in the area. The sign immediately to the north is 200 square feet and under 30 feet in height. They used that sign to determine what could work for them. Originally, Freightliner proposed an 80 foot high sign. He analyzed and recommended a 50 foot high sign instead. It will probably be the shortest interstate sign in the area.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no one, Chairman Rolfsen asked if any Board Members had any comments or questions?


Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on March 15, 2017 at 5:00 P.M. in this room or the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on April 5, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:31 P.M.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



January 30, 2017

Members of the Board
Boone County Planning Commission
2950 Washington St.
Burlington, KY 41005

Re: Freightliner New Location Signage
10995 Dixie Highway
Walton, KY

Members of the Board:

Freightliner, not unlike the majority of interstate transport companies and truck industry vendors, values its branding for both product and locations.

During the process of the zone change from Commercial to Industrial (I-1) for the property on which the new facility is located, the signage permitted by Code was not addressed as it should have been prior to the commitment to this location.

With an excess of 130,000 vehicles per day equating to approx. 650,000 viewings per week, Freightliner's intent is to utilize this location as a means of accessibility to its products and services as well as a promotional means through its branding program.

Under the Boone County Signage Regulations, Industrial Zones (I-1, I-2) are only permitted signage suitable for viewing in an Industrial Park-like setting and not typically applicable for interstate viewing.

Through the avenue of the Special Sign District, Freightliner will realize the ability to showcase its name to both existing and potential customers. Familiarity is a useful tool for existing customers, but just like any other business, exposure to new customers is vital to the survival of any business.

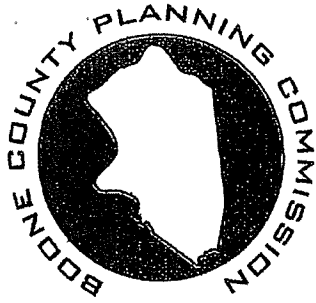
Extensive traffic surveys, consideration of the topographical layout of the facility, surrounding developments, and branding recognition have all been taken into consideration in formulating the signage needs to make this location successful.

Your consideration and review of our request is sincerely appreciated as our signage program is a vital component to the success of this location.

Sincerely,

Mike Cassedy

2328 Florence Avenue • Cincinnati, Ohio 45206
(513) 241-6775 • fax (513) 241-5060
AtlanticSignCo@aol.com



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.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@boonecountyky.org

March 17, 2017

Mr. Mike Cassidy
Atlantic Sign Co.
2328 Florence Avenue
Cincinnati, OH 45206

RE: Request of **Atlantic Sign Co. (applicant)** for **WFF Investments, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Boone County, Kentucky (Freightliner). The request is for a Special Sign District in a Industrial One (I-1) zone to allow alternative signage.

Dear Mr. Cassidy:

The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their March 15, 2017, 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 Friday, March 31, 2017.

CONDITIONS

1. The Property owner agrees that the number of building mounted signs and sign areas will be as presented at the March 1, 2017 Public Hearing.
2. The Property owner agrees that the monument style sign will have a masonry base and will be as presented at the March 1, 2017 Public Hearing with regard to the overall height and square footage.
3. The Property owner agrees that the proposed free standing interstate pole sign will have a maximum overall height of 50' and will not exceed 240 square feet.

Mr. Mike Cassedy
March 17, 2017
Page 2

Sincerely,

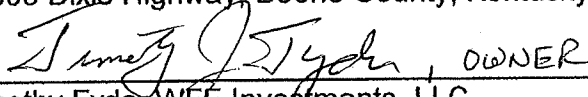


Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/tlb

AGREEMENT

I, Timothy Fyda, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment for a Special Sign District for a 14.71 acre tract located at 11095 Dixie Highway, Boone County, Kentucky (Freightliner).

 OWNER 3/27/17

Timothy Fyda, WFF Investments, LLC Date
(owner)

LEGAL DESCRIPTION

Beginning at a point in the east right of way line of Highway I-75, said point being the northwest corner of the DLW property, and the southwest corner of the B&Z Development, INC. property as described in deed book 686 at page 54 of the Boone County Clerk's Records; thence along the easterly right of way line of Highway I-75, S 6° 29' 40" E 120.84 feet, S 17° 01' 00" E 783.96 feet to a point; thence leaving highway I-75, N 52° 15' 00" E 701.79 feet to a point; thence continuing along the DLW property line N 28° 38' 30" W 192.36 feet, N 63° 24' 30" E 132.82 feet, N27° 43' 20"W 219.92 feet and N 63° 12' 00" E 183.78 but to a point in the west right of way of the Dixie Highway (US HWY 25); thence along the west right of way line of the Dixie Highway N 22° 12' 22" W 301.98 feet to a point; thence leaving the Dixie Highway and following along the north line of DLW Property S 70° 01' 20" W 423.00 feet, S 19° 58' 40" E 60.00 feet, and S 70° 01' 20" W 420.85 feet to the place of beginning containing 14.20 Ac.

ORDINANCE NO. 2017 - 09

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING THE REQUEST OF ATLANTIC SIGN COMPANY (APPLICANT) FOR WFF INVESTMENTS, LLC (OWNER) FOR A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED INDUSTRIAL ONE (I-1) FOR A 14.71 ACRE SITE LOCATED AT 11095 DIXIE HIGHWAY, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to establish a Special Sign District for property zoned Industrial One (I-1) for a 14.71 acre site located at 11095 Dixie Highway, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the Boone County Fiscal Court, Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment.

NOW, THEREFORE BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby approved, with conditions, this Zoning Map Amendment to establish a Special Sign District for property zoned Industrial One (I-1) for a 14.71 acre site located at 11095 Dixie Highway, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Industrial One (I-1) zone is more particularly described in Deed Book 1059, Page No. 427 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval of a Zoning Map Amendment request are the findings of fact and conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request and same shall be and are hereby incorporated by reference as if fully set out in this Ordinance and are marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the findings of fact and conditions as set forth in the Committee Report and same are marked as "Exhibit B".

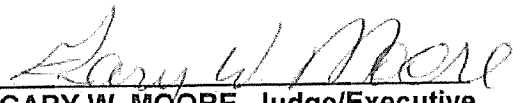
Section Three

This Ordinance shall be in effect and in full force from and after its adoption and publication as provided by law.


Adopted this 20th day of June, 2017

First Reading - the 16th day of May, 2017

Second Reading - the 20th day of June, 2017 Yes 4 No 0


GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

Attest:

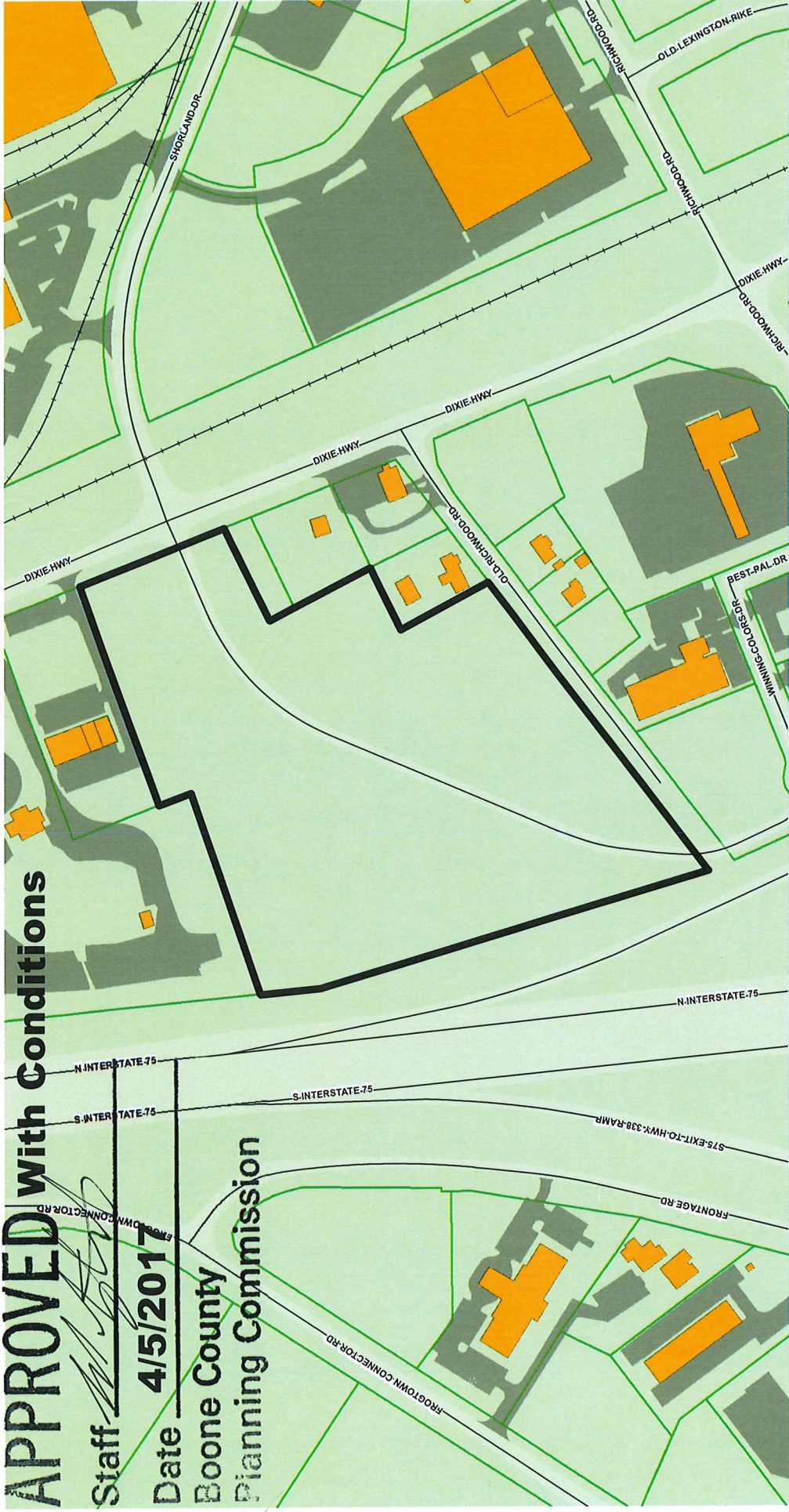

Sharon Burcham,
Fiscal Court Clerk

**ZONING MAP AMENDMENT
FOR A
SPECIAL SIGN DISTRICT**

APPROVED with Conditions

Staff *[Signature]*

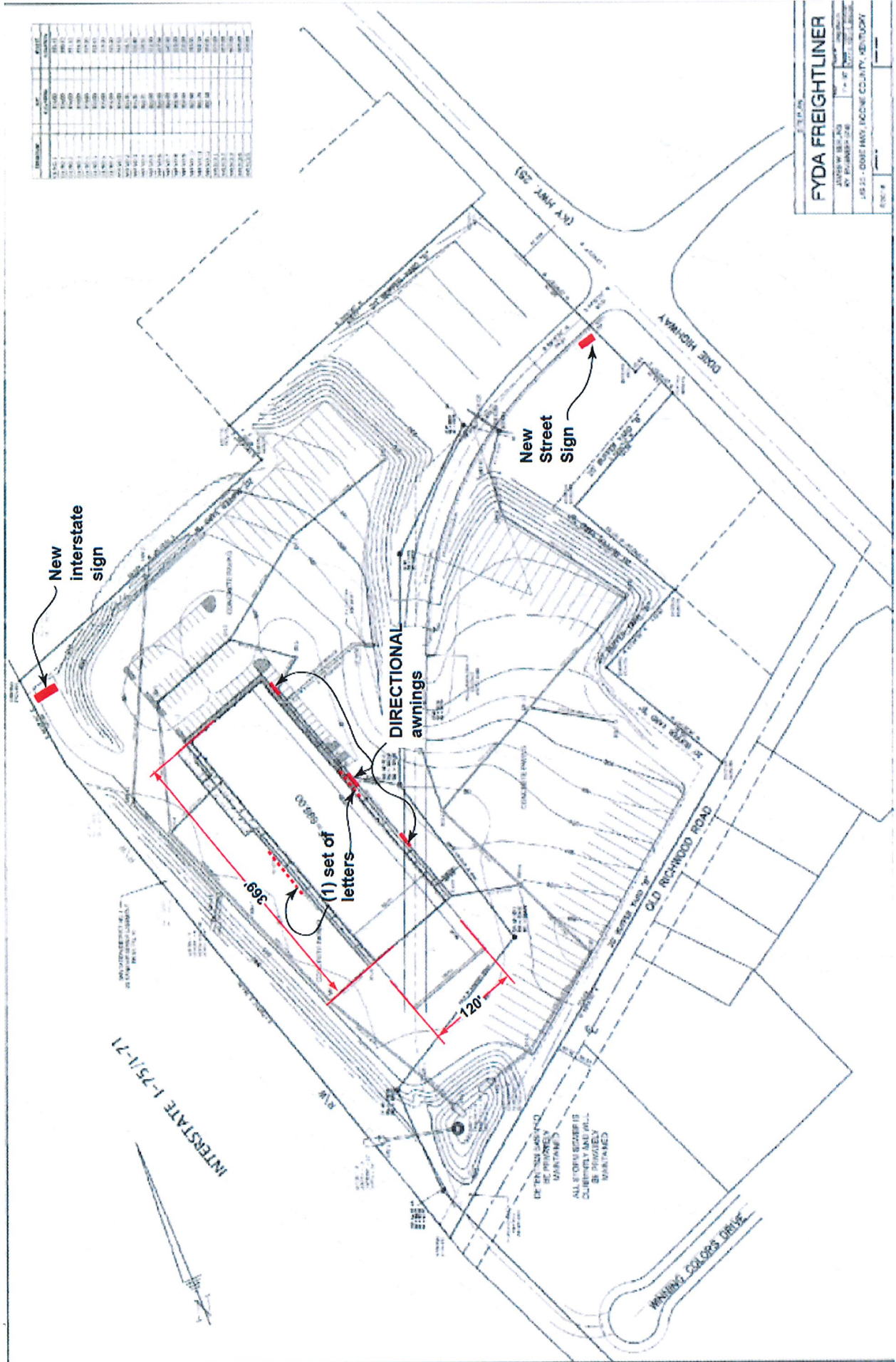
Date **4/5/2017**
Boone County
Planning Commission



VICINITY MAP

NO.	DATE	BY	REVISION
1	10/15/11	JWS	ISSUED FOR PERMIT
2	10/15/11	JWS	REVISED PER COMMENTS
3	10/15/11	JWS	REVISED PER COMMENTS
4	10/15/11	JWS	REVISED PER COMMENTS
5	10/15/11	JWS	REVISED PER COMMENTS
6	10/15/11	JWS	REVISED PER COMMENTS
7	10/15/11	JWS	REVISED PER COMMENTS
8	10/15/11	JWS	REVISED PER COMMENTS
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47	10/15/11	JWS	REVISED PER COMMENTS
48	10/15/11	JWS	REVISED PER COMMENTS
49	10/15/11	JWS	REVISED PER COMMENTS
50	10/15/11	JWS	REVISED PER COMMENTS

FYDA FREIGHTLINER
 JAMES W. BROWN, JR.
 BY ENGINEER'S SEAL
 JWS 22 - 0002 MAY, KENTON COUNTY, KENTUCKY



PROPOSED SIGN LOCATIONS



Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206

(513) 241-6775

Fax (513) 241-5060

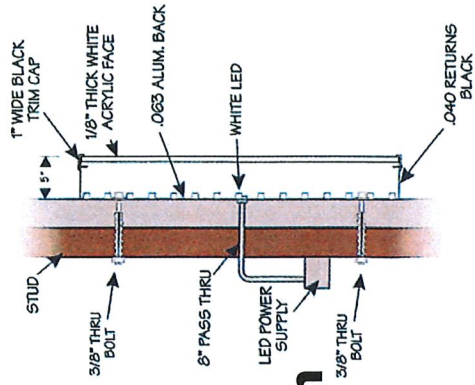
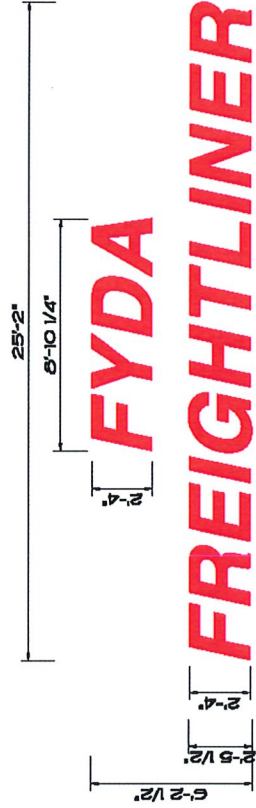
FILENAME	SIGNS.CDR
CUSTOMER	FREIGHTLINER
LOCATION	TEMP OVERWAY, WILTON KY
CREATED BY	BOB ADKINS
DATE	12-20-16

We warrant that the sign described herein was fabricated in accordance with the specifications of the client and that the sign was installed in accordance with the specifications of the client. This warranty is void if the sign is altered, damaged, or if the client provides the wrong information. The client is responsible for the accuracy of the information provided. Atlantic Sign Company



DESCRIPTION: QTY. (2) SETS OF FLUSH MOUNTED CHANNEL LETTERS FOR FRONT AND REAR ELEVATIONS; RED LEADS

156.24 s.f. on the East Elevation



50'-5 1/2"
FYDA FREIGHTLINER

176.60 s.f. on the West Elevation (I-71/75)



Matthew R Powell

APPROVED



Atlantic Sign Company

2328 Florence Avenue

Cincinnati, OH 45206

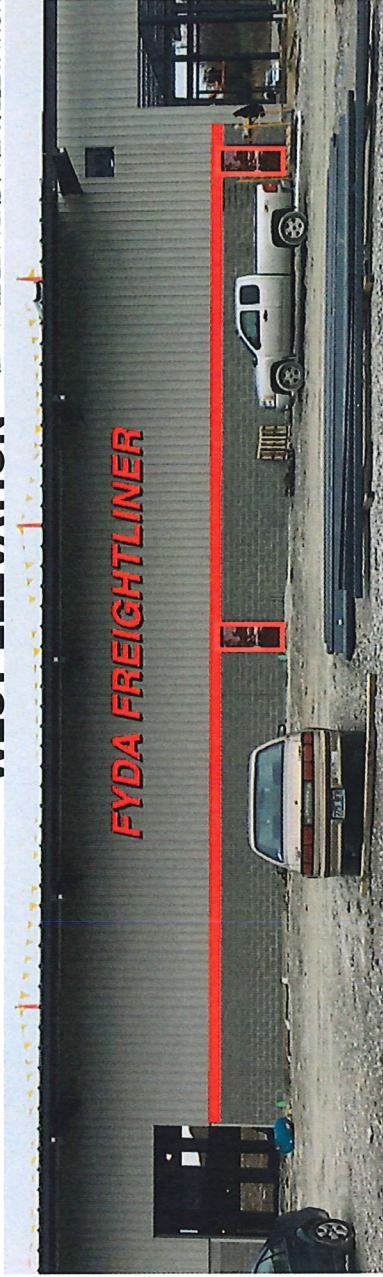
(513) 241-6775

Fax (513) 241-5060

DESCRIPTION: QTY. (3) INTERNALLY ILLUMINATED
AWINGS; QTY. (2) SETS OF FLUSH MOUNTED
CHANNEL LETTERS

WEST ELEVATION

42" TALL LETTERS / REAR ELEVATION

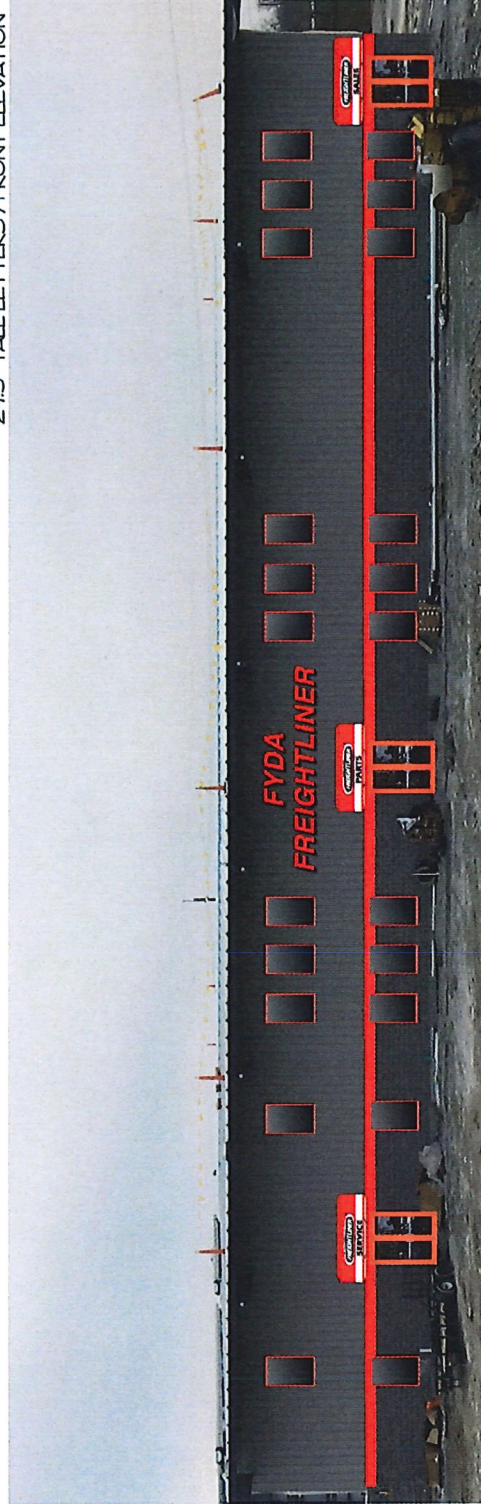


FILE NAME	SIGNS.COR
CUSTOMER	FREIGHTLINER
LOCATION	1108 DIXIE HWY WALTON, KY
DRAWN BY	BOB ADKINS
DATE	12-20-16

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29.5" TALL LETTERS / FRONT ELEVATION



EAST ELEVATION

1/5/17

BUILDING MOUNTED SIGNAGE

APPROVED
Matthew R. Powell



Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206

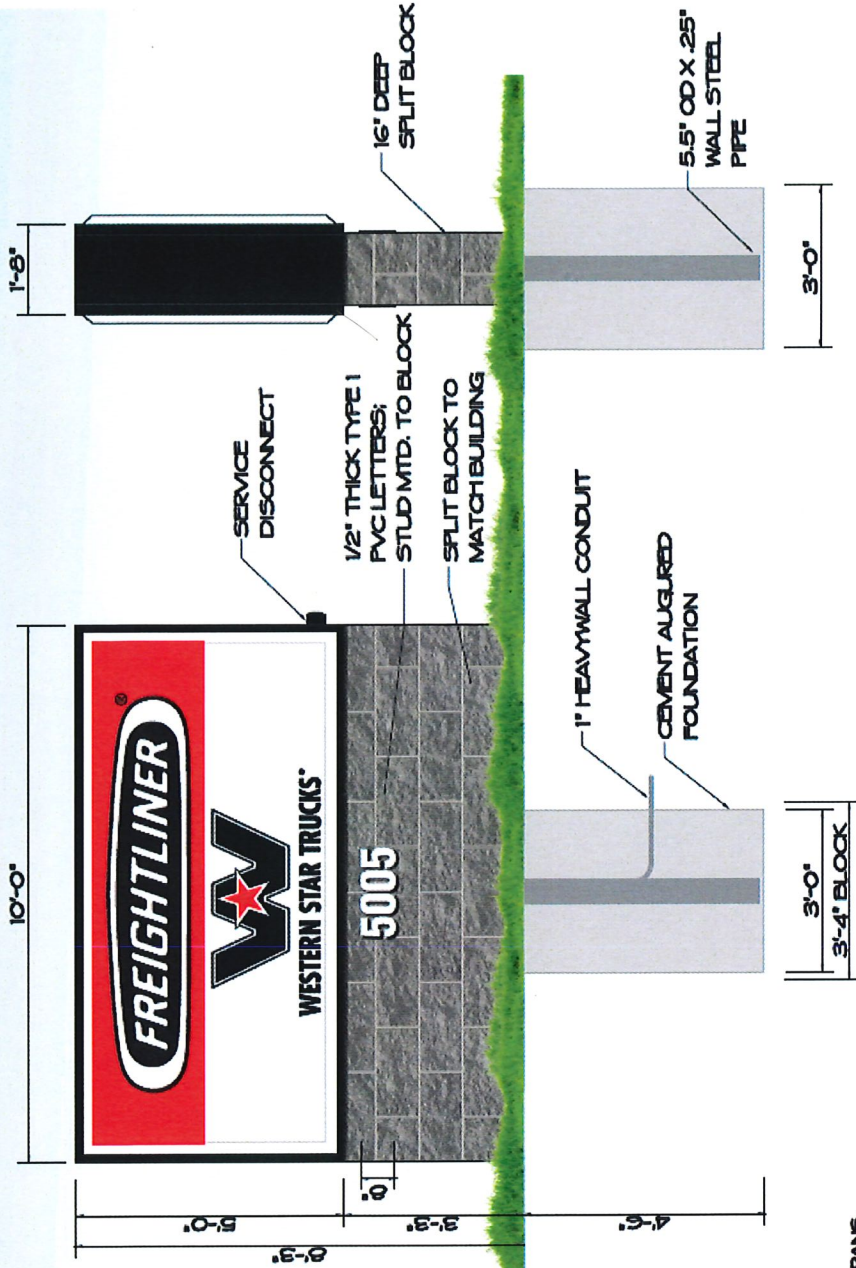
(513) 241-6775

Fax: (513) 241-5050

FILE NAME	SIGNS-COR
CUSTOMER	FREIGHTLINER
LOCATION	TOPSORENWAY, WILTON KY
DRAWN BY	BOB ADKINS
DATE	3-22-17
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DESCRIPTION: NEW/DIF LED ILLUMINATED PAN FACE SIGN WITH PRINTED VINYL GRAPHICS



ORACAL 031 RED TRANS.

APPROVED

REVISED MONUMENT SIGN



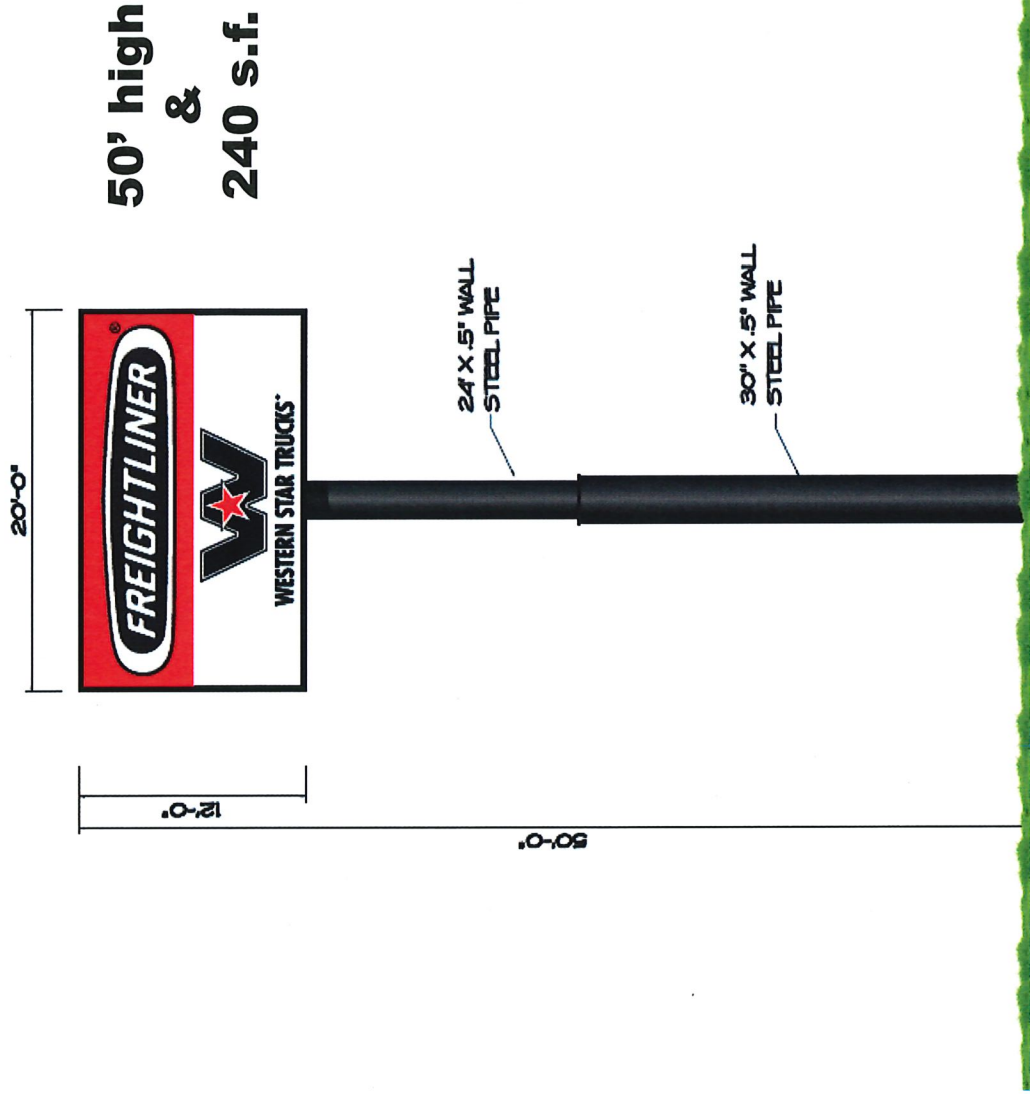
Atlantic Sign Company

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

FILENAME	SIGNS.CDR
CLIENT/USER	FREIGHTLINER
LOCATION	BORG DRIVE HWY WALTON NY
DRAWN BY	BOB ADDINS
DATE	9-20-17
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DESCRIPTION: CITY: (1) D/F LED ILLUMINATED HIGHRISE SIGN WITH FLEX FACES



50' high
&
240 s.f.

REVISED INTERSTATE POLE SIGN

APPROVED