

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

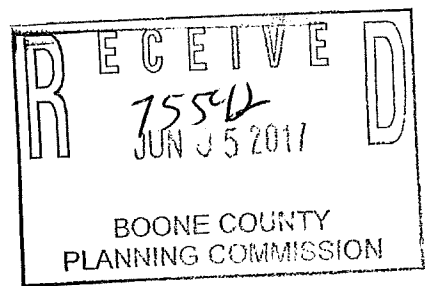
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project: Electronic Message Center Sign
2. Location of Project: 3819 Turquoise Road, Glasgow, Ky. 41018
3. Total Acreage of Site: 13 acres (Takes Over)
4. Current Zoning of Site: RSC/PD/HDO & S-1/PPD/HDO
5. Proposed Zoning (Classification being requested): N/A
6. Proposed Uses (please specify each use): Install Electronic Message Sign
7. Names of Applicant(s): Terry Cigger & Randy Chestnut
8. Address of Applicant(s): 3819 Turquoise Road, Glasgow, Ky. 41018
9. Name of Property Owner(s): Christ's Chapel Assembly of God
10. Address of Property Owner(s): 3819 Turquoise Road, Glasgow, Ky. 41018
11. Proposed Building Intensities (please specify): N/A
12. Are there any existing buildings on the site? YES
13. Deed Book: 1920 478 Page No. 337 294 Group No. 30187/A2A3 2027
14. Are you also applying for: Conditional Use Permit, Dimensional Variance
15. Have you submitted a Concept Development Plan? Not previous to this application
16. Have you had a pre-application meeting with BCPC Staff? Phone convo. w/ 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

“A”

## STAFF REPORT

Request of Terry Crigger or Randy Chestnut (applicants) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

July 5, 2017

### REQUEST

The applicant is requesting a Zoning Map Amendment for a Special Sign District to replace their existing free standing sign with manually changeable copy with a new monument style sign with an electronic message center. The existing free standing sign is approximately 60 s.f. with a brick base and columns. The applicant is requesting to replace the existing sign area with 30 s.f. fixed copy and a 30 s.f. electronic message center. The exhibit provided indicates a single color display.

### ADJACENT ZONING AND LAND USES

North: Across Turfway Road - Property owned by the Kenton County Airport Board (zoned SR-1/PD/HDO) and Averitt Trucking (zoned I-1/PD/HDO)

East: Single family homes along O'Hara Lane (zoned RS/PD/HDO)

South & West: Turfway Park (zoned R/PD/CD)

### APPLICABLE SIGN REGULATIONS

Section 3400 of the Boone County Zoning Regulations states that the purpose of the sign article is to coordinate the type, placement and physical dimensions of signs within the different zones; to recognize the commercial communication requirements of all sectors of the business community; to recognize free speech; to encourage the innovative use of design through Special Sign Districts. Furthermore, this article is intended to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the community. Lastly, this article is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, and generally enhance community development.

Section 3430 of the Boone County Zoning Regulations lists electronic message boards and electronic display screens as a Conditional Use in C-1, C-2, C-3, C-4, PF and R zoning districts. 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:

- (2). Electronic message boards and electronic display screens as conditional uses, shall conform, at minimum to the following requirements:
  - a. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen.
  - 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. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.
  - d. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.
  - e. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.
  - f. Such message boards and screens shall have a photocell or dimmer and the displayed messages shall dim as the sky gets darker or brighten as the sky gets brighter.
  - g. Full color and monochrome message boards shall meet the follow(ing) pixel pitch requirements:
    - A 19 mm pixel pitch or better resolution shall be required when the top of the message board is located 30 feet or less above grade.
    - A 25 mm pixel pitch or better resolution shall be required when the top of the

message board is located more than 30 feet above grade.

Note: The pixel pitch requirements shall not apply to price boards (gas prices, hotel room rates, and other similar fixed price displays).

Section 3440 of the Boone County Zoning Regulations allows for the creation of special sign districts with the appropriate legislative body's approval. The effect of a special sign district shall be to modify requirements, regulations, and procedures for signs included as part of the district. The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.

#### RELATIONSHIP TO HOUSTON-DONALDSON STUDY

This site is within Subarea Eight of the Houston-Donaldson Study.

The Houston-Donaldson Study Special Sign Regulations state:

"The purpose of the Special Sign Regulations is to allow the Study Area to have sufficient signage for business purposes, while avoiding clutter and maintaining the character of the Houston Road and Donaldson Highway corridors. These regulations are also referenced in Article 34 of the Boone County Zoning Regulations. Proposals that meet the Special Sign Regulations can proceed directly to the Sign Permit review process with Boone County Planning Commission Staff (see Section 3405 of the Boone County Zoning Regulations). Proposals that do not meet the Special Sign Regulations shall be reviewed through either the Design Review, Concept Development Plan, Variance, or Special Sign District application processes (see Administrative Section for more information)."

#### RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as:

Public/Institutional (P) - Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.

The Land Use Element text within the 2010 Boone County Comprehensive Plan (Houston-Donaldson/Mall Road) makes no specific reference to this site.

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

distracted 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 2010 Boone County Comprehensive Plan's 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. Proper design principles shall be applied in development ("Overall," Objective 3).

#### STAFF COMMENTS

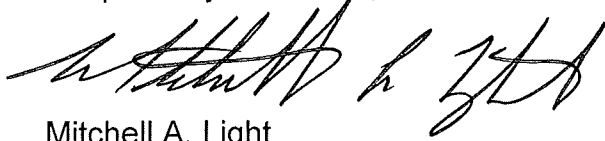
- 1. The existing free standing sign is approximately 60 s.f. with a brick base and columns. The applicant is requesting to replace the existing sign area with 30 s.f. fixed copy and a 30 s.f. electronic message center. The exhibit provided indicates a single color display.
- 2. The Boone County Planning Commission and Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive plan before acting on the request:
  - A. Section 3440 of the Zoning Regulations states that the purpose of a Special Sign District shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.
  - B. 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 on the visual appearance of a development or corridor ("Design, Signs, and Historic Preservation," pg. 164).

#### 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,

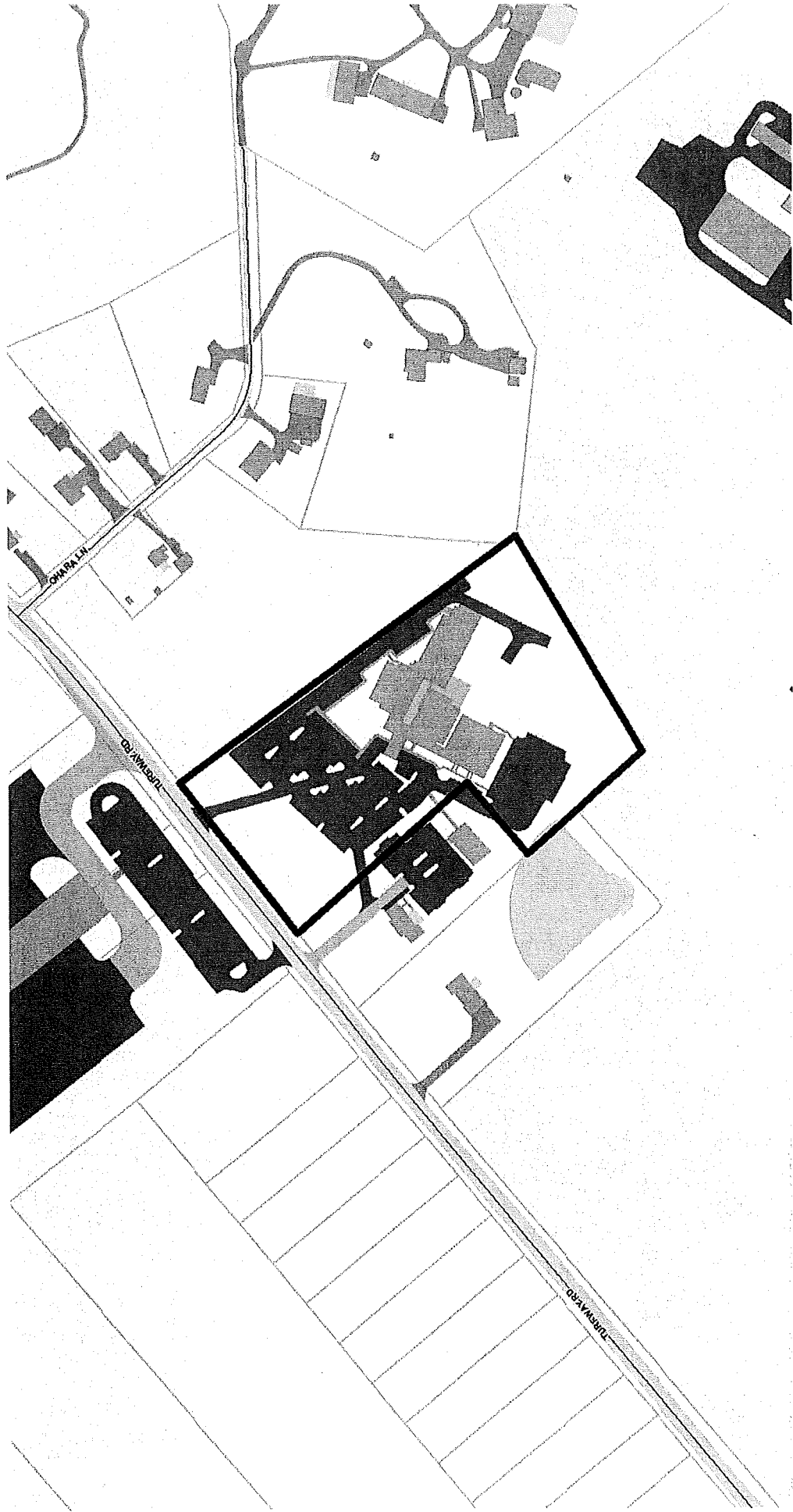


Mitchell A. Light  
Asst. Zoning Administrator/Enforcement Officer

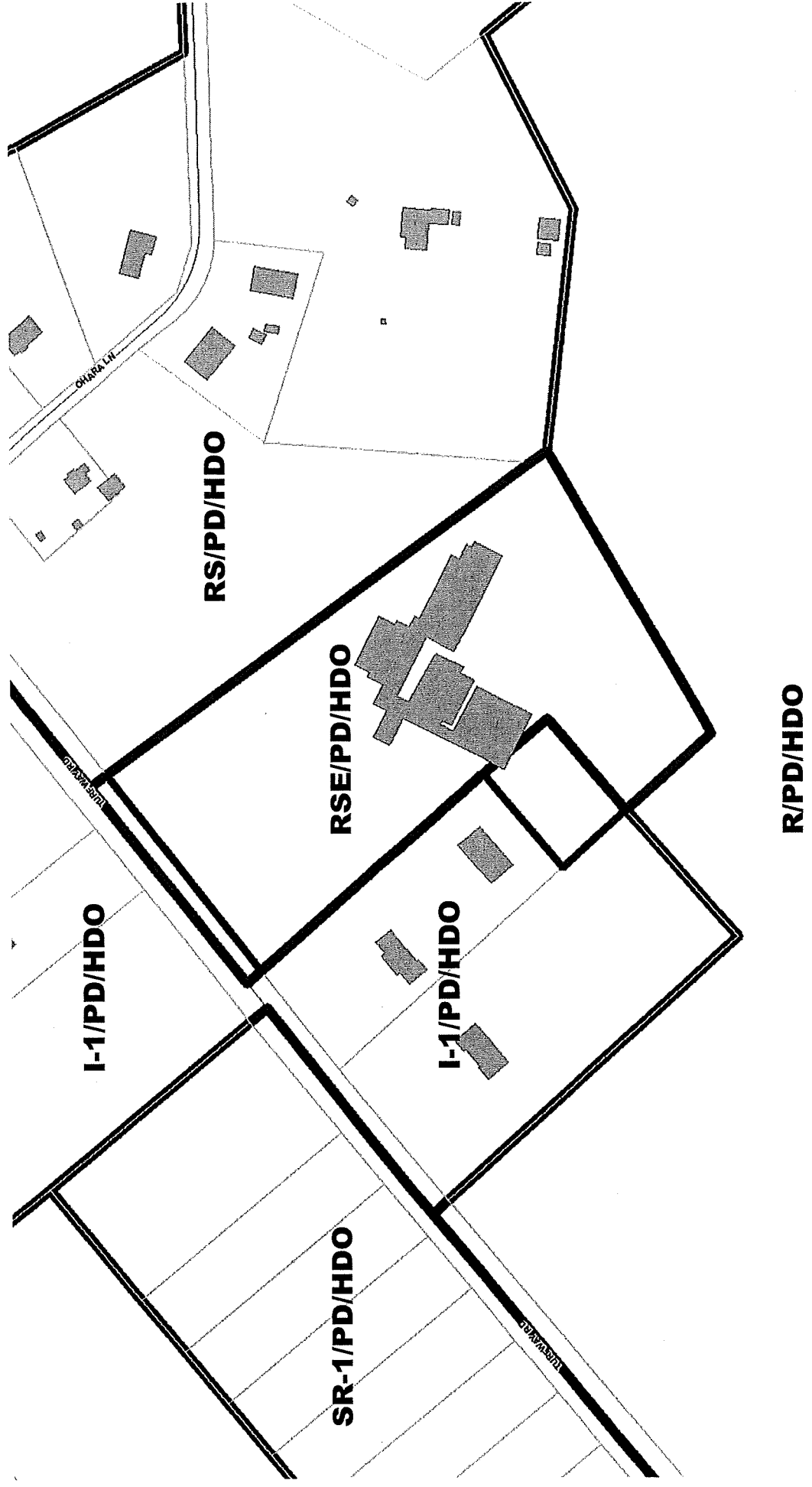
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Attachments:

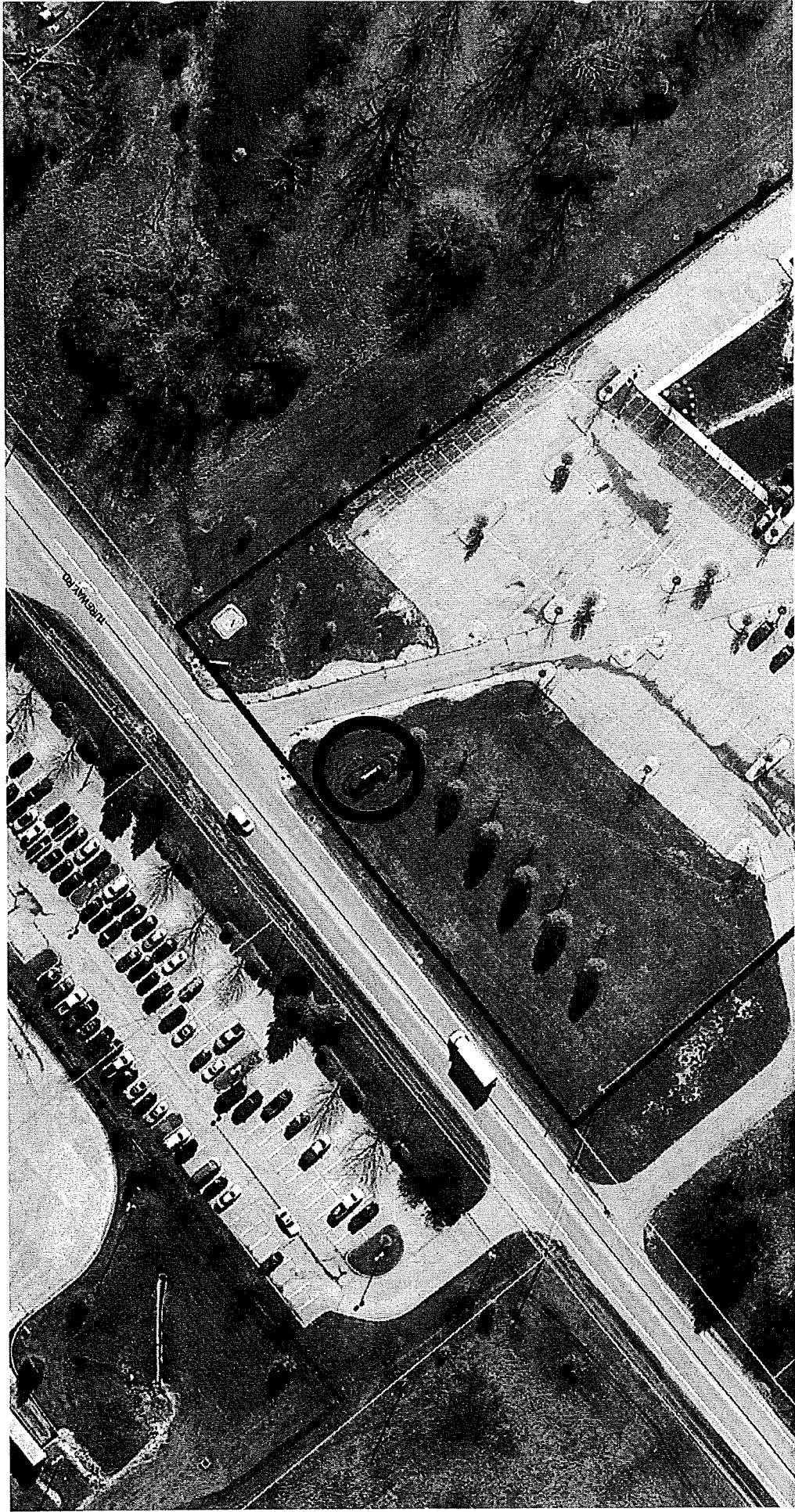
- Vicinity Map
- Zoning Map
- Existing Sign Location
- Existing Sign
- Proposed Sign
- KYTC Email Comments
- Application



**VICINITY MAP**



**ZONING MAP**



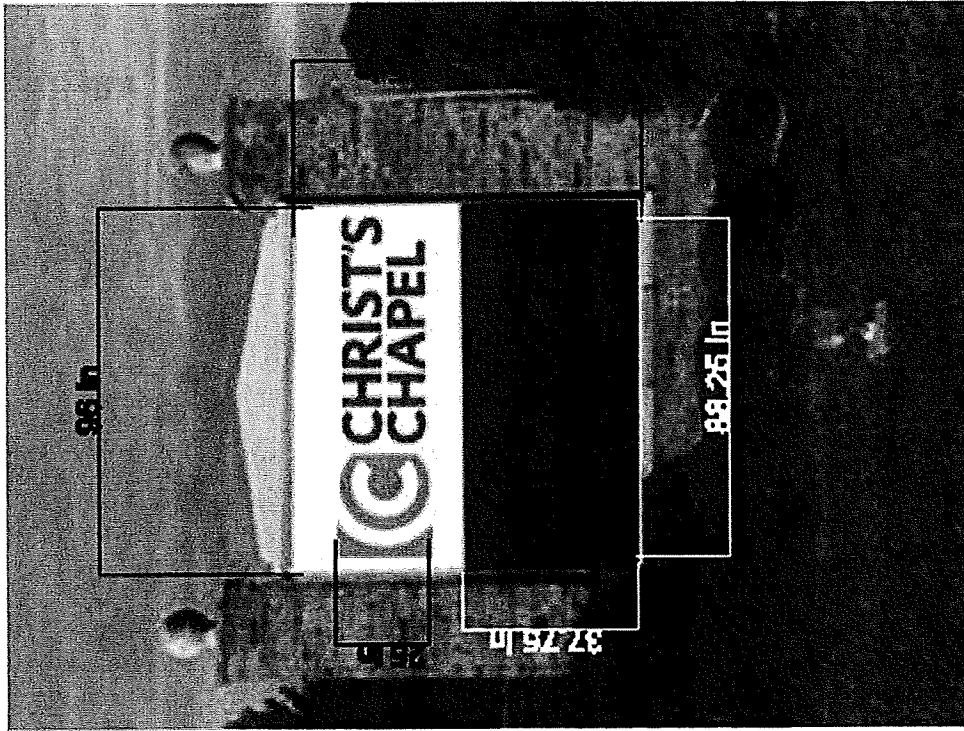
**EXISTING SIGN LOCATION**

**Christ's Chapel**  
Assembly of God

*building faith, families, and friends*

[www.christschapel.net](http://www.christschapel.net)

06 20 2017



**Notes:**

1. Sign size is 96" wide x 90.5" tall
2. Sign square foot is 60.34
3. Existing sign to be refaced and add a new electronic message center
4. Logo and "CHRIST'S CHAPEL" to be non-illuminated Acrylic dimensional letters
5. Electronic Message Center (EMC) display size is 88.25" wide x 37.75" tall
6. Display square foot is 23.14
7. EMC Matrix 48 x 112  
Pixel Spacing: 20MM
8. Display brightness automatically dims at night.
9. EMC is UL Listed.
10. Sign is double sided.

**PROPOSED SIGN**

## **Mitch Light**

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**From:** Bogen, Matthew (KYTC-D06) <Matthew.Bogen@ky.gov>  
**Sent:** Monday, June 19, 2017 1:50 PM  
**To:** Mitch Light  
**Subject:** Zone change memos

Mitch,

Responses to the memos you sent on 6/9/17:

Florence Baptist Church/School – No KYTC permits required for proposed zoning change. School will not meet warrants for school zone flashing beacons and speed limit reduction until attendance reaches 100 students or more.

Christ's Chapel Assembly of God – Sign must remain outside of State ROW. No other comments.

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

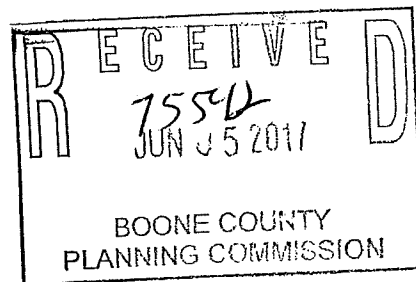
FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project: Electronic Message Center Sign
2. Location of Project: 3819 Turfway Road, Erlanger, Ky, 41018
3. Total Acreage of Site: 13 acres (TERRIS PROJECT)
4. Current Zoning of Site: R56/PD/HDO & F-1/PPD/HDO
5. Proposed Zoning (Classification being requested): N/A
6. Proposed Uses (please specify each use): Install Electronic Message Sign
7. Names of Applicant(s): Terry Cigger & Randy Chestnut
8. Address of Applicant(s): 3819 Turfway Road, Erlanger, Ky, 41018
9. Name of Property Owner(s): Christ's Chapel Assembly of God
10. Address of Property Owner(s): 3819 Turfway Road, Erlanger, Ky, 41018
11. Proposed Building Intensities (please specify): N/A
12. Are there any existing buildings on the site? YES
13. Deed Book: 1920 Page No.: 331 Group No.: 30187/A2A3
14. Are you also applying for: Conditional Use Permit, Dimensional Variance
15. Have you submitted a Concept Development Plan? Not previous to this application
16. Have you had a pre-application meeting with BCPC Staff? Phone Conv. w/ 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”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Steve Turner, Chairman

**DATE:** August 2, 2017

**RE:** Request of Terry Crigger or Randy Chestnut (applicants) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

**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 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as "Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."
2. The Committee has concluded that the proposal is in agreement with the following 2010 Boone County Comprehensive Plan's Goals and Objectives:
  - A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
  - B. Proper design principles shall be applied in development ("Overall," 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 electronic message center shall only display still photos and alphanumeric messages. The messages shall not contain any apparent motion (video, flashing messages, scrolling messages, running messages, moving patterns or boards of light, illusion of moving objects, rotating shapes or similar animation effects, etc.).
2. Any message displayed on the electronic message center shall be displayed for a minimum of ten (10) seconds.
3. The electronic message center shall have a 19 millimeter pixel pitch or better resolution.
4. The electronic message center shall be equipped with a photocell or dimmer and the messages shall dim as the sky gets darker.
5. The monument sign shall meet the definition found in the Boone County Zoning Regulations. The monument sign base shall be constructed with brick matching the church building.
6. The background color for alphanumeric messages shall be a darker color such as blue, black or dark green.

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.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Greg Breetz  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Don McMillian  
Ms. Jamie Nieves  
Mr. Kim Patton  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Lori Heilman  
Ms. Lisa Reeves  
Mr. Charlie Reynolds

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Mitchell A. Light, Asst. Zoning Administrator

Chairman Rolfsen called the Public Hearing to order at 8:51 P.M. and introduced the second item on the Agenda:

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

2. Request of Terry Crigger or Randy Chestnut (applicants) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

Staff Member, Mitch Light, presented the Staff Report, which included a PowerPoint presentation (see Staff Report). The proposed site is just around the corner from a similar application - the Mary, Queen of Heaven site. The applicant is requesting a Special Sign District in order to replace their existing free standing sign with an electronic message center. The existing sign is approximately 60 square feet with a brick base and columns. It will be replaced with 30 square feet of fixed copy and a 30 square foot electronic message center. It will be a single color display. Mr. Light showed photos of the subject site, adjoining properties and the existing sign. Mr. Light referred to the applicable sign regulations as noted in the Staff Report. The site is located in Subarea 8 per the Houston-Donaldson Study. The purpose of the Special Sign Regulations is to allow the Study Area to have sufficient signage for business purposes, while avoiding clutter and maintaining the character of the Houston Road and Donaldson Highway corridors. These regulations are also referenced in Article 34 of the Boone County Zoning Regulations. Proposals that meet the Special Sign Regulations can proceed directly to the Sign Permit review process with Boone County Planning Commission Staff. Proposals that do not meet the Special Sign Regulations shall be reviewed through either the Design Review, Concept Development Plan, Variance, or Special Sign District application processes. The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as: Public/Institutional (P) - Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc. The Land Use Element text within the 2010 Boone County Comprehensive Plan (Houston-Donaldson/Mall Road) makes no specific reference to the site under review.

In terms of Staff Concerns, Mr. Light stated that the existing free standing sign is approximately 60 s.f. with a brick base and columns. The applicant is requesting to replace the existing sign area with 30 s.f. fixed copy and a 30 s.f. electronic message center. The exhibit provided indicates a single color display. Does the applicant want full color? The Boone County Planning Commission and Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive Plan before acting on the request:

- A. Section 3440 of the Zoning Regulations states that the purpose of a Special Sign District shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development.

- B. 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 on the visual appearance of a development or corridor.

Mr. Light showed additional photos of the existing signs in the area. The request needs to be evaluated in terms of the three criteria necessary for approving a Zoning Map Amendment request and Section 3440 (Special Sign District) of the Zoning Regulations. If the request is approved, the Future Land Use Map will not need to be amended. Mr. Light noted that the Kentucky Transportation Cabinet submitted a comment regarding the project. As long as the proposed sign is not located in the right-of-way, the Transportation Cabinet does not have a problem with it.

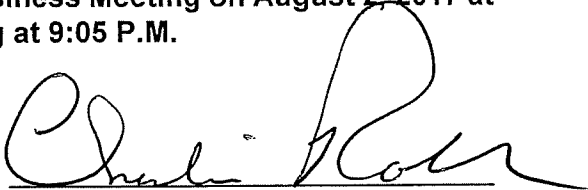
At this time, Chairman Rolfsen asked if the applicant was present and wanted to make a presentation? Mr. Terry Crigger stated that he has been the Pastor at Christ's Chapel for 31 years. He noted that they want to update their sign to make it more applicable to the area.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. John Zimmer stated that he and his brother own property adjacent to the site and he is supportive of the church's request.


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 July 19, 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 August 2, 2017 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 9:05 P.M.**

**APPROVED:**

  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
**Kevin P. Costello, AICP**  
**Executive Director**

## ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Steve Turner, Chairman

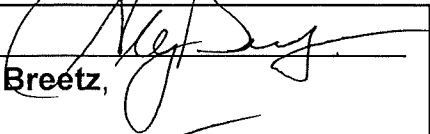
DATE: July 19, 2017

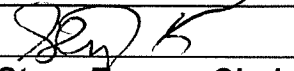
### ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Steve Turner, Chairman, Mitch Light, Staff

1. Request of Terry Crigger or Randy Chestnut (applicants) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

#### REMARKS:

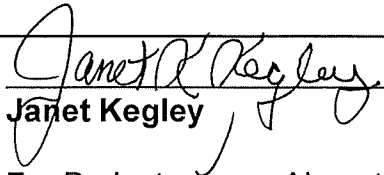
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

  
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**Greg Breetz,**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

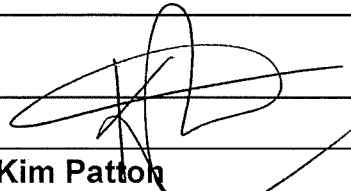
  
 \_\_\_\_\_  
**Steve Turner, Chairman**  
 For Project  Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
**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 \_\_\_\_\_

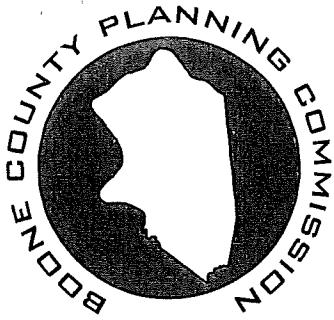
\_\_\_\_\_  
**Lori Heilman, (Alternate)**  
 For Project \_\_\_\_\_ Absent \_\_\_\_\_  
 Against Project \_\_\_\_\_  
 Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
 \_\_\_\_\_  
**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 \_\_\_\_\_

# SUPPORTING INFORMATION



# BOONE COUNTY PLANNING COMMISSION

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://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](mailto:plancom@boonecountyky.org)

July 24, 2017

Pastor Terry Crigger  
Christ's Chapel Assembly of God  
3819 Turfway Road  
Florence, KY 41042

RE: Request of Terry Crigger or Randy Chestnut (applicants) for Christ's Chapel Assembly of God (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 7.6 acre tract located at 3819 Turfway Road, Boone County, Kentucky. The request is for a Special Sign District in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone to allow a monument sign with an electronic message center.

Dear Pastor Crigger:

The following represents the condition of approval for the above referenced application as recommended by the Boone County Planning Commission at their July 19, 2017, Zone Change Committee Meeting. Please provide your signature in the space provided at the end of this letter and return to the Planning Commission office by Friday, July 28, 2017.


## CONDITIONS

1. The electronic message center shall only display still photos and alphanumeric messages. The messages shall not contain any apparent motion (video, flashing messages, scrolling messages, running messages, moving patterns or boards of light, illusion of moving objects, rotating shapes or similar animation effects, etc.).
2. Any message displayed on the electronic message center shall be displayed for a minimum of ten (10) seconds.
3. The electronic message center shall have a 19 millimeter pixel pitch or better resolution.
4. The electronic message center shall be equipped with a photocell or dimmer and the messages shall dim as the sky gets darker.

Pastor Terry Crigger  
July 24, 2017  
Page 2

5. The monument sign shall meet the definition found in the Boone County Zoning Regulations. The monument sign base shall be constructed with brick matching the church building.
6. The background color for alphanumeric messages shall be a darker color such as blue, black or dark green.

Sincerely,

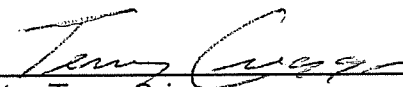


Mitchell A. Light  
Assistant Zoning Administrator

MAL/ss

AGREEMENT

I, Pastor Terry Crigger (owner), do hereby agree to the recommended conditions of approval stated above for a RSE/PD/HDO zone to allow alternative signage.

  
\_\_\_\_\_  
Pastor Terry Crigger  
(owner)

August 2, 2017  
Date

**ORDINANCE NO. 2017 - 20**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT APPROVING, WITH CONDITIONS, THE REQUEST OF TERRY CRIGGER AND RANDY CHESTNUT (APPLICANTS) FOR CHRIST'S CHAPEL ASSEMBLY OF GOD (OWNER) FOR A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY ZONING MAP TO ESTABLISH A SPECIAL SIGN DISTRICT FOR PROPERTY ZONED RURAL SUBURBAN ESTATES/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (RSE/PD/HDO) FOR AN APPROXIMATE 7.6 ACRE SITE LOCATED AT 3819 TURFWAY ROAD, 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 Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) for an approximate 7.6 acre site located at 3819 Turfway Road, Boone County, Kentucky, which is more particularly described below; and

**WHEREAS,** the Boone County Planning Commission as the planning unit for the unincorporated areas of 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 COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:**

**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 Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) for an approximate 7.6 acre site located at 3819 Turfway Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban Estates/Planned Development/Houston-Donaldson Study Corridor Overlay (RSE/PD/HDO) zone is more particularly described in Deed Book 478, Page No. 294 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**Section Two**

That as a basis for this approval for a Zoning Map Amendment 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."

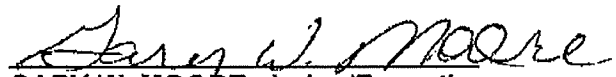
Section Three

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


Adopted this 17<sup>th</sup> day of October, 2017

First Reading - the 19<sup>th</sup> day of September, 2017

Second Reading - the 17<sup>th</sup> day of October, 2017 Yes 4 No 0

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

Attest:

  
Sharon Burcham,  
Fiscal Court Clerk

# APPROVED

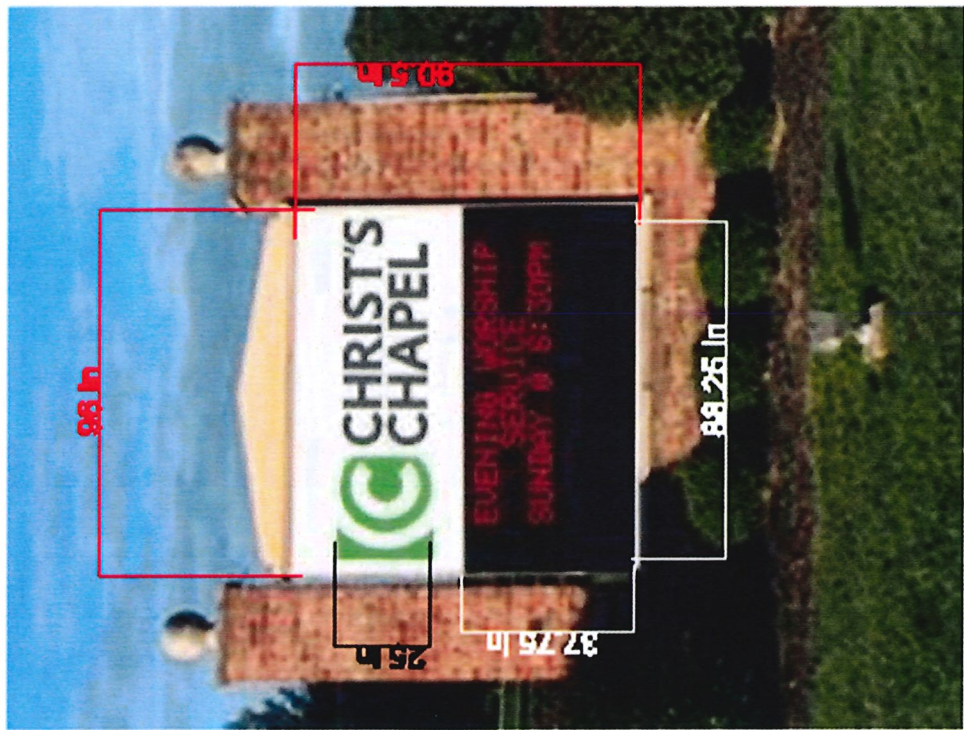
Staff *[Signature]*

Date 8/2/2017

Boone County  
Planning Commission

Notes:

1. Sign size is 96" wide x 90.5" tall
2. Sign square foot is 60.34
3. Existing sign to be refaced and add a new electronic message center
4. Logo and "CHRIST'S CHAPEL" to be non-illuminated Acrylic dimensional letters
5. Electronic Message Center (EMC) display size is 88.25" wide x 37.75" tall
6. Display square foot is 23.14
7. EMC Matrix 48 x 112 Pixel Spacing: 20MM
8. Display brightness automatically dims at night.
9. EMC is UL Listed.
10. Sign is double sided.



## PROPOSED SIGN