

EXHIBIT

“A”

STAFF REPORT

#4

Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

November 4, 2020

REQUEST

The request is for a Zoning Map Amendment for a Special Sign District to allow Burlington Baptist Church to replace a 32 square foot sign panel, containing 7.33 square feet of a static message and 24.67 square feet of a manual changeable message, with a new 40 square foot sign panel, containing 12.46 square feet of a static message and 27.54 square feet of a full color electronic message center.

The existing free standing sign contains 32 square feet of sign area, of which 24.67 square feet (77%) is a manual changeable copy sign. The proposal is to remove the existing sign panel and replace it with a 40 square foot sign panel, of which, 27.54 square feet (69%) will be a full color electronic message center.

A Special Sign District application was submitted because: (1) free standing signs are not permitted within the Small Community Overlay (SC) district; (2) individual parcels of land within the SC district are permitted only one monument sign and the church currently has two signs; (3) signs within the SC district are limited to a maximum size of 32 square feet; and (4) electronic message center signs are not permitted within the SC district.

SITE HISTORY

2003 On May 2, 2003, a sign permit was approved for a 5'-10" high, 32 square foot, free standing sign (SP-BC-63-2003).

APPLICABLE SIGN REGULATIONS

- A. 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”.

- B. Section 3450.3 of the Boone County Zoning Regulations states that “individual parcels of land and mixed-use commercial projects shall be permitted a density of one (1) on premises, monument sign. The size of monument signs shall not exceed one-half (1/2) square foot for each lineal foot of road frontage. Monument signs shall not exceed eight (8) feet in height and 32 square feet in size and shall be set in an appropriately landscaped area.”
- C. 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.”
- D. Section 4000 of the Boone County Zoning Regulations provides for the following definitions:
 - 1. Sign, Free-Standing: A sign which is attached to a self-supporting structure that is placed on or anchored in, the ground and that is independent of any building.
 - 2. Sign, Monument Style: A freestanding sign that is composed of a solid structure between finished grade and the top of sign.
- E. While the Boone County Zoning Regulations do not allow electronic message boards within the SC district, Section 3430 of the Boone County Zoning Regulations provides for the following minimum standards and requirements:
 - 1. 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.
 - 2. 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.
 - 3. 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.

4. 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.
5. 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.
6. 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.
7. Full color and monochrome message boards shall meet the following pixel pitch requirements:
 - a. 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.
 - b. A 25 mm pixel pitch or better resolution shall be required when the top of the message boards 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).

- F. Section 2000 of the Boone County Zoning Regulations states that the intent of the SC district "is to provide for the maintenance and development of small community centers where an integrated variety of land uses are essential to the vitality, viability, and well-being of the community. These circumstances are most prevalent in the many small, traditional community centers and town sites of Boone County, and may be appropriate to meet the needs of new community development in the County as well. The integration and variety of land uses found in small community centers often cannot practically be accommodated by the other basic zoning districts established by this order. This article creates an overlay district which may be established in areas appropriate for use as small community centers."

SITE CHARACTERISTICS

- A. The site is part of a larger area, containing approximately 2.5 acres, and is currently

occupied by a church and its associated off-street parking areas.

- B. An existing monument sign, having a height of 4'-5" and a sign area of 27.08 square feet, is located at the southeast corner of the intersection of Burlington Pike with Nicholas Street. The base of this sign is at the same ground level as Burlington Pike.
- C. The existing sign that is to be modified with this application has a height of 6'-4" and a sign area of 32 square feet. The base of this sign is approximately two (2) feet higher than the ground level of Washington Street and Jefferson Street.
- D. The existing sign is set back approximately ten (10) feet from the right-of-way line of Washington Street and Jefferson Street and approximately twenty-five (25) feet from the pavement of Washington Street and Jefferson Street.

ADJACENT LAND USES AND ZONING

North: Commercial uses (SR-2/SC)

South: Single-family residential dwellings and an automotive and tire repair facility (SR-2/SC)

East: Government buildings (SR-2/SC)

West: Church facility (SR-2/SC)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 "2040 Future Land Use Plan" designates the site for Public/Institutional uses. This designation is described as follows:

"Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Priority shall be given towards maintaining, protecting, and improving the capacity

and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

- C. Washington Street is a state maintained arterial street having four driving lanes and a posted speed limit of 35 MPH. Sidewalks are provided along both sides of the roadway. Jefferson Street is a state maintained arterial street having two driving lanes and a posted speed limit of 35 MPH. Sidewalks are provided along both sides of the roadway.
- D. Our Boone County – Plan 2040, Land Use, Conclusions and Recommendations, states the following as to the general area of the site:

Central Burlington includes a National Register Historic District and will continue to experience growth-related pressures, primarily with infill opportunities at a small scale in and around the town proper. These small infill developments should make every effort to imitate and mirror the design of the buildings immediately around them with an emphasis on accentuating the historic character of the existing Burlington architecture. Historically important structures should be protected from development pressures or be subject to appropriate adaptive reuse to retain the character of central Burlington. This approach is encouraged in historic Burlington by a limited design review process adopted in the Boone County Zoning Regulations. As Boone County grows, there will be a greater need for public facilities and services. The 2002 Burlington Town Strategic Plan addressed the unique transportation, parking, public facilities, historic preservation, and residential characteristics of the area. The Boone County Justice Center and the Boone County Public Safety Center Complex have reinforced Burlington as the hub of local government activity. Some private investment, mainly in restaurant and shop uses, as well as the TEA-21 Transportation Enhancement Grants for sidewalks has continued the momentum for investment in the town center. In addition, the Ferguson Community Center at the renovated Historic Boone County Courthouse, which opened in 2017, and an outdoor plaza across from the Administration Building slated to be completed in 2019 offer new opportunities for public gatherings and events in town. Appropriate architecture and placement of new or renovated buildings is critical to respect the established character of the town. The influence of residential subdivisions in the surrounding areas, and the associated traffic, will necessitate improved traffic controls and management, particularly at KY 18 and KY 338.

- E. Our Boone County Plan 2040 contains the following Future Land Use Development Guideline as it pertains to Design, Signs, and Cultural Resource Preservation (page 97):

“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 motorists 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 corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view."

STAFF COMMENTS

- A. The Boone County Planning Commission and Boone County Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive Plan before acting on the request:
1. 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.
 2. 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. Utility lines should be placed underground wherever possible, and junction boxes screened from public view ("Design, Signs, and Cultural Resource Preservation," pg. 97).
 3. Our Boone County – Plan 2040 "2040 Future Land Use Plan" designates the site in question, as well as areas located to the east and west of the site in question, for Public/Institutional uses. Areas located to the north and south of the site in question are identified for Suburban Density Residential and Commercial uses.
- B. The site in question is located within the Burlington Town Strategic Plan, which was adopted by the Boone County Fiscal Court on October 22, 2002.
1. The purpose of the study was to energize the central town of Burlington into a healthy business and residential center of Boone County by using the public services, special events activity, and historical character of the town

as a foundation.

2. The plan states that the County should continue to work with the Burlington Baptist Church to create a landscape and bench area on the southwest corner of KY 18 and KY 338 that includes Union Square as a formal entity.
- C. The Burlington Historic District, comprising approximately 24 acres, is located to the north and east of the site in question. The Boone County Planning Commission and Boone County Fiscal Court should evaluate the impact of the proposal on the historic character of the area.
- D. Staff recommends that the applicant address the need for an electronic message center sign.
- E. Staff recommends that the applicant address the following items as they relate to Section 3430 of the Boone County Zoning Regulations:
1. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50%) of the permitted sign area can be used as an electronic message board or electronic display screen.

The submitted drawings indicate that the proposed electronic message board will comprise 69% of the total sign area.

2. 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.
3. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

There are no electronic message boards within 660 feet of the site in question. The closest electronic message board is located at the Burlington Elementary School, approximately 1,050 feet from the site.

4. 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.

5. 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.
6. 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.
7. Full color and monochrome message boards shall meet the following pixel pitch requirements:

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

The applicant's submittal indicates that the pixel pitch of the proposed sign will be 20 mm, meeting this requirement.

- F. The following table provides a summary between what is permitted by the Boone County Zoning Regulations, the existing sign, and what is proposed by the applicant:

	PERMITTED BY ZONING REGULATION	EXISTING	PROPOSED
Sign Type	Monument	Free Standing	Free Standing
Maximum Number of Signs	1	2	2
Maximum Sign Area	32 sq. ft.	32 sq. ft.	40 sq. ft.
Maximum Height	8 ft.	6'-4"	8 ft.
Maximum Sign Area For Changeable Copy	16 sq. ft. (50% of sign area - manual only)	24.67 sq. ft. 77% manual	27.54 sq. ft. 69% full color electronic

- G. Should the commission take action to recommend approval of the submitted request, the following conditions should be part of that action:
1. That the proposed sign panel be placed on the existing brick support

columns and that the support columns remain at their current height.

2. That the proposed electronic message board/screen have no 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. Additionally, there shall be no scrolling or running messages.
3. That the message displayed on the proposed electronic message board/screen be displayed for a minimum of thirty (30) second intervals.
4. That the proposed message board/screen be equipped with a photocell or dimmer.
5. No message shall contain more than one (1) still photo and/or three (3) lines of text.
6. Any portion of an alphanumeric message that is not displayed on a still photo, shall use a black background.
7. The sign shall not be used to advertise off premise businesses.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Section 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,



Michael D. Schwartz
Planner

MDS/ss

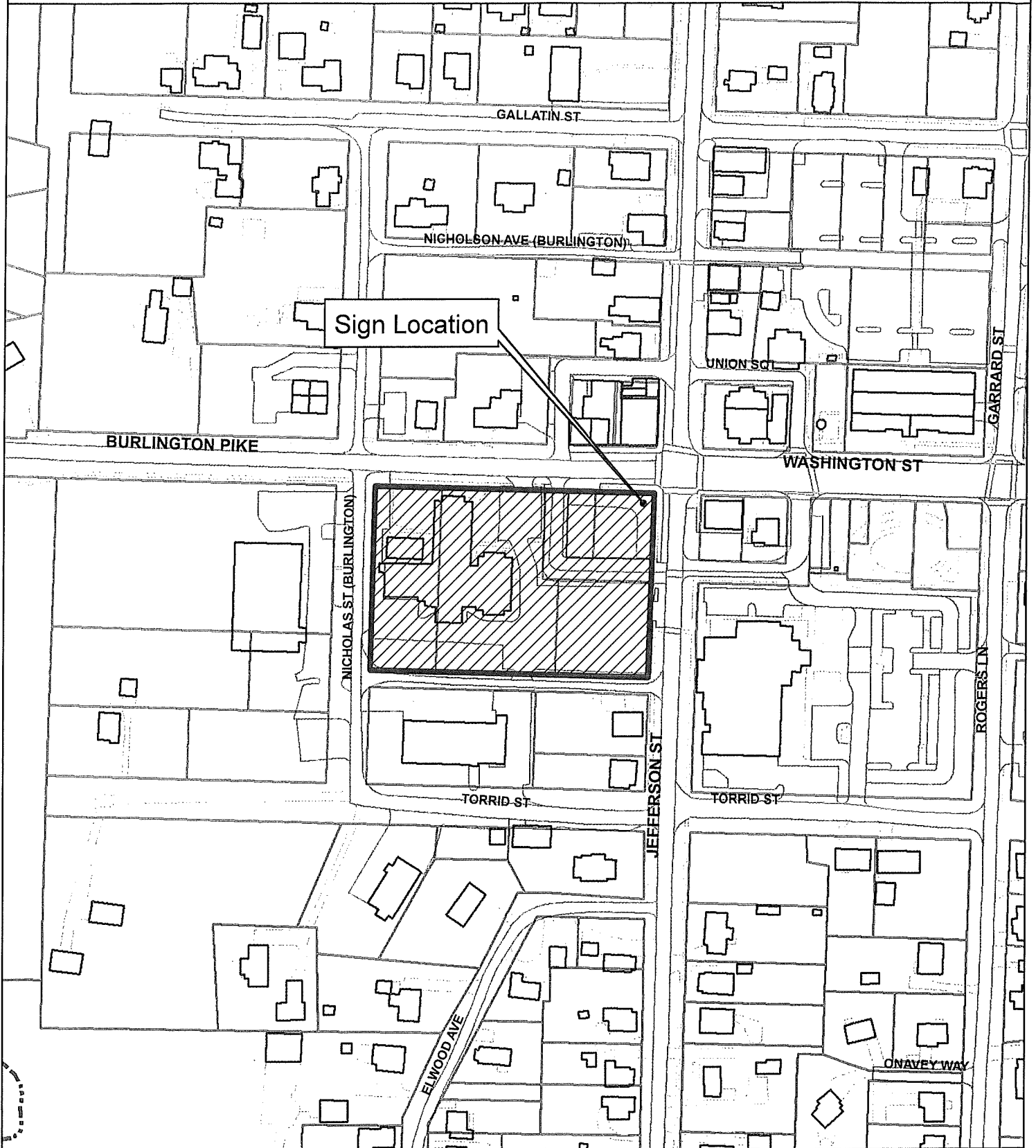
Attachments:

- *Vicinity Map
- *Aerial Map
- *Zoning Map

- *Topographical Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Application
- *Proposed Sign Details

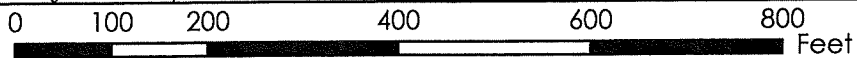
Vicinity Map

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1 inch = 200 feet



Boone County GIS

Map Created: 01/01/2018

ArcMap Document (*.mxd)

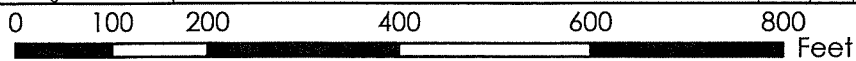
Aerial Map

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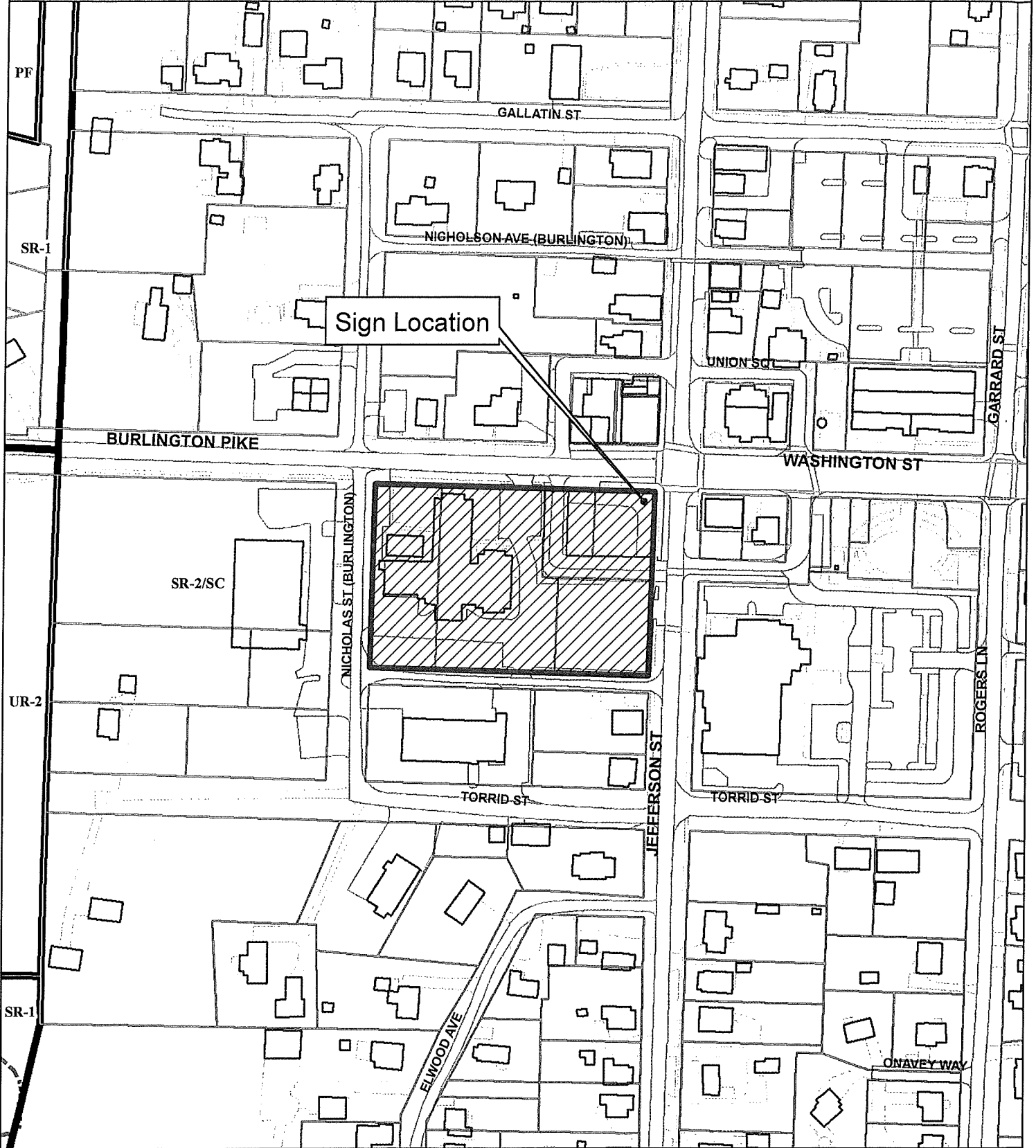


Boone County GIS - Putting Northern Kentucky on the Map



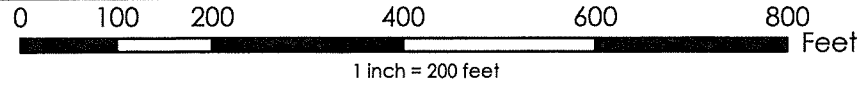
Zoning Map

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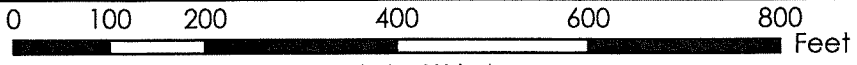
Topographical Map

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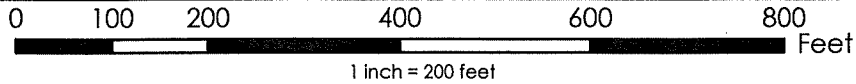
2040 Future Land Use Map

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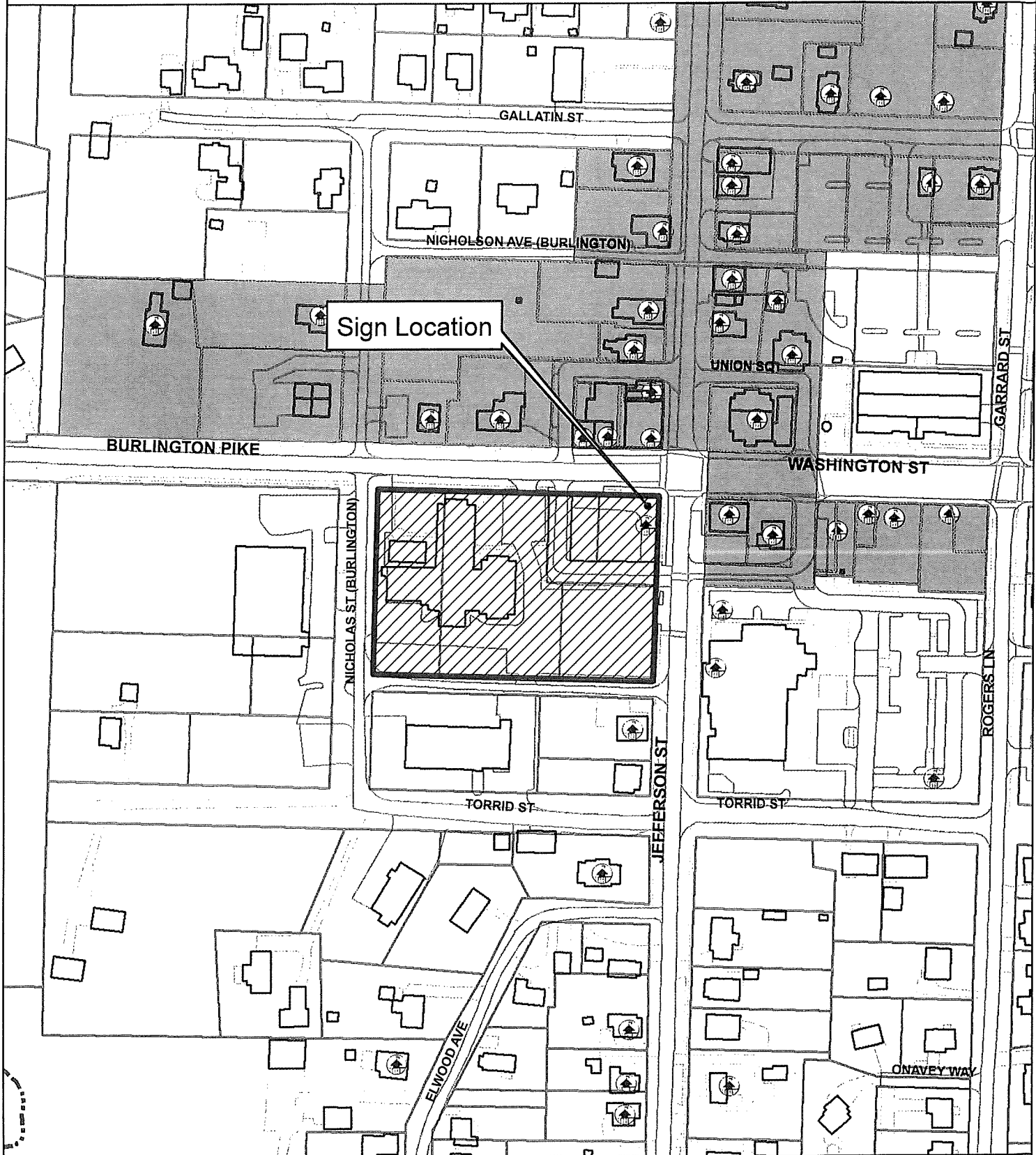


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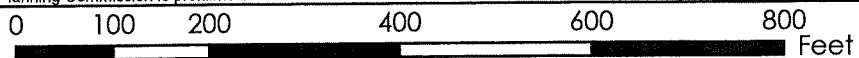
Historic Features Map

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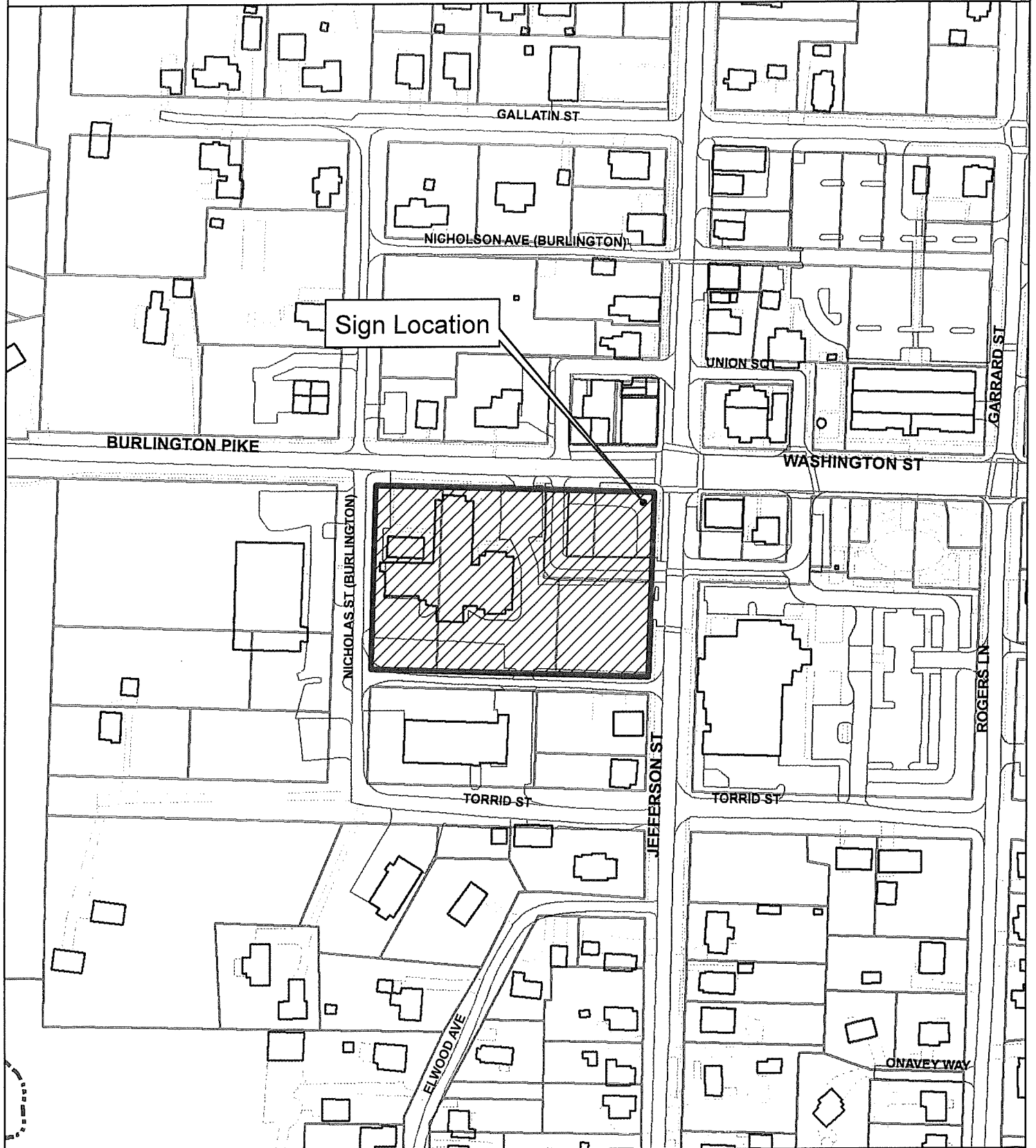
Boone County GIS - Putting Northern Kentucky on the Map

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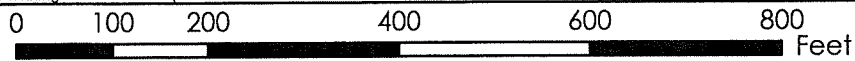
Noise Contour Map

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R E C E I V E D
 OCT 06 2020
 BOONE COUNTY
 PLANNING COMMISSION



TekStar Color 20mm 48x112
 CABINET SIZE: 5'x8' • REMOTE USB

Stewart Signs
 AN EBSCO COMPANY

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

5/8"=1' Sk: 958253-1a Cust: 1842190
 9/2/2020 F/dDutro PROPOSAL

Header: Digital Print
 Paint: Blue Draft: White

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-Illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

LED CAPABILITIES: 1 to 6 Rows, 5.5" to 37.8" characters.
 This sign can display video clips, animations and static images, with access to an extensive graphics library.

Powered by
SignCommand[®]
 signcommand.com





BURLINGTON BAPTIST CHURCH
 3031 WASHINGTON ST
 BURLINGTON, KY 41005

Consultant:
 Dana Dutro, x218
 ddutro@stewartsigns.com
 Direct Fax: 888-241-6959

Customer ID: 1842190
 Quote #: 958253 / 1
 Quoted: 8/25/2020

Attn: Harold
 859-586-6529

DESCRIPTION

5'x 8' Single Sided 20mm TekStar, 48x 112 Full Color LED Display. 12" Deep Hinged Extruded Aluminum Cabinet and Thermoformed Makrolon SL Face Decorated on Inside Surface with 3M Vinyl Graphics

Face / Cabinet Details

TekStar Inner LED Cabinet, 20mm Full Color 48x112 Matrix Header Area Decorated with Internal Photo-Real Graphics

Electrical Information

Horizontal LED Illumination Package for a 3' x 8' Cabinet
 LED Communication Method: Short-range Wireless; connectivity requires line-of-sight between sign antenna and wireless device antenna mounted on building by customer. Maximum distance of 1,500 feet* between antennas.
 One 20 Amp Circuit, 120 Volts; Max Draw: 8.09 Amps
 SignCommand.com Cloud-Based Software Included FREE for Lifetime of Product. Please visit www.signcommand.com for more information**.

Structural Details

Mount Style: 2"x 2" x 1/4" Aluminum Mounting Brackets: 2
 Sets per Side

Miscellaneous Items

FREIGHT

***** Review Custom Artwork for Text, Graphic and Layout Details *****

Draft: White

<p>Special Instructions: - Freight included in price - Installation not included - can be coordinated with local contractor - Self-Install Kit is provided - Electrical work to sign location not included</p> <p>*All signs subject to zoning and code per city/county *Sales Tax not included in price</p> <p>Optional interest free financing available</p> <p>-25% down to order sign -Remaining balance split into 10 or 18 monthly payments -No penalty for early pay off -No credit check -Larger deposit equals smaller monthly payments</p>	<p>Investment: \$17,123.00 Special Price: \$16,055.00</p> <p>Unless otherwise noted in Special Instructions, these prices are valid for 30 days.</p> <p>Freight, storage, other freight services and applicable sales tax will be added to your invoice.</p> <p>Organizations exempt from sales tax must include exempt certificate with order.</p> <hr/> <p>Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment</p>
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* Compliance: FCC Part 15 / UL Listed
 ** By purchasing the SignCommand.com product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: November 18, 2020

RE: Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

REMARKS:

We, the Committee Members were present via live teleconference at the Committee Meeting, and recommend approval of the above referenced zoning map amendment for a special sign district based on the following findings of fact and with the following conditions:

FINDINGS OF FACT:

1. The proposed request is in agreement with the Comprehensive Plan due to its agreement with the following Our Boone County – Plan 2040 Goals and Objectives:
 - a. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - b. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - c. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
2. The provisions stated in the Special Sign District, coupled with the agreed conditions, fulfill the applicable requirements of Article 3 of the Boone County Zoning Regulations.
3. 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.
4. The proposed sign is reasonable given the fact that: (1) the proposed sign will be in the same location as the existing sign; (2) the proposed sign will be placed

on the existing support structure as the existing sign; and (3) the proposed electronic message will occupy a lower percentage of the overall sign area as compared to the percentage of the existing manually changeable sign area.

CONDITIONS:

1. The proposed electronic message board/screen shall have no 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. Additionally, there shall be no scrolling or running messages.
2. The message displayed on the proposed electronic message board/screen shall be displayed for a minimum of thirty (30) second intervals.
3. The proposed message board/screen shall be equipped with a photocell or dimmer.
4. No message shall contain more than one (1) still photo and/or three (3) lines of text.
5. Any portion of an alphanumeric message that is not displayed on a still photo, shall use a black background.
6. The sign shall not be used to advertise off premise businesses.
7. The electronic message area of the proposed sign shall not exceed twenty-five (25) 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 Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission
FROM: Kim Bunger, Chairman
DATE: November 18, 2020

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Kim Bunger, Chairman, Michael Schwartz, Staff

1. Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

REMARKS:

We, the Committee Members were present via live video teleconference 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.

Viz Teleconference
Kim Bunger (Chairman)

For Project Absent
Against Project
Abstain Deferred

Lori Heilman (Alternate)

For Project Absent
Against Project
Abstain Deferred

Viz Teleconference
Janet Kegley

For Project Absent
Against Project
Abstain Deferred

Steve Turner (Alternate)

For Project Absent
Against Project
Abstain Deferred

Viz Teleconference
Rick Lunnemann

For Project Absent
Against Project
Abstain Deferred

Randy Bessler (Alternate)

For Project Absent
Against Project
Abstain Deferred

Viz Teleconference
Kim Patton

For Project Absent
Against Project
Abstain Deferred

Katie Nolan (Alternate)

For Project Absent
Against Project
Abstain Deferred

Viz Teleconference
Brad Shipe

For Project Absent
Against Project
Abstain Deferred



Recorded Vote by Michael Schwartz, Planner

TOTAL: 0 DEFERRED 5 FOR PROJECT 0 ABSENT
 0 AGAINST PROJECT 0 ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael Schwartz, Planner
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the fourth item on the Agenda at 9:18.

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Michael Schwartz, Staff

4. Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

Staff Member, Mike Schwartz, presented the Staff Report, which included a PowerPoint presentation. The site is part of a larger area containing 2.5 acres. In May, 2003, a sign permit was approved for a 5'10" high, 32 square foot, free standing sign with a manual reader board. The current sign is located at the intersection of Washington Street (KY 18) and Jefferson Street. The sign is currently set back approximately 10 feet from the street right-of-way of Washington Street and Jefferson Street and 25 feet from the road pavement. The site is zoned Suburban Residential Two/Small Community Overlay (SR-2/SC). Pages 1 and 2 of the Staff Report explains the purpose of the sign regulations. Section 3450.3 of the Zoning Regulations allow for one on premise monument sign with a maximum height of 8 feet and 32 square feet in size. Section 3440 describes the purpose of a Special Sign District. The definitions of a freestanding and a monument sign are also identified on Page 2 of the Staff Report. While electronic message boards within the SC zoning district are not allowed, Pages 2 and 3 of the Staff Report identify the minimum standards and requirements for these types of signs allowed in other districts. Page 4 of the Staff Report describes the intent of the Small Community Overlay District. Mr. Schwartz identified the adjacent land uses and zoning. The base of the existing sign is located 2 feet higher than both Washington and Jefferson Streets. The Comprehensive Plan's Future Land Use map designates the site as Public/Institutional, which includes churches. References to the Comprehensive Plan's Goals and Objectives are noted on Pages 4 and 5 of the Staff Report. Both Washington and Jefferson Streets are State maintained and the speed limit is 35 mph. Other excerpts from the Comprehensive Plan are noted on Pages 5 and 6 of the Staff Report. The site is also located in the Burlington Town Strategic Plan area, which was adopted by the Boone County Fiscal Court in October, 2002. References to the Plan are in the Staff Report. The site is adjacent to the Burlington Historic District, which is 24 acres in size and located north and east of the site in question. Mr. Schwartz showed photographs of the existing sign. It measures 6'4" in height and 32 square feet in size. Roughly 24.5 square feet of the existing sign is used for manual changeable copy. The church also has another free-standing sign located west of the church building itself. The submitted drawing is not to scale. However, the applicant would like to remove the existing manual changeable sign and replace it with an electronic message sign. It would be the same height and the sign would be located between the 2 existing brick columns. The new sign would be 40 square feet in size of which 27.54 square feet would be a full color electronic sign. The Planning Commission should consider if the proposed sign meets the purpose of a Special Sign District as well as meets the development guidelines for signs and the impact of electronic signs on the historic character of the area. Staff suggests that the applicant address the need for an electronic sign versus a manual sign. If the Commission decides to approve the request, the Board should consider the conditions identified on Pages 8 and 9 of the Staff Report. Most of the proposed conditions deal with the functioning of the sign.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Jason Wallace, representing Burlington Baptist Church, stated that the Church wants to revamp the existing sign so it could get messages out to the community. They need a remote access to it versus changing it manually many times each week. They want to change messages more often. It would be quicker to send messages about their food pantry activities. There are people in the community who are in need of food. They want to use the sign for all of their community outreach.

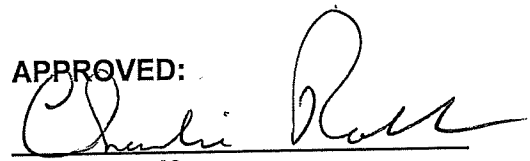
Chairman Rolfsen asked if the existing brick columns would remain? Mr. Wallace replied yes. They are just replacing the sign itself and it remains the same height. They may have to remove the existing bushes and re-landscape the area by the sign.

Chairman Rolfsen reminded the applicant that they must follow the operational requirements of these types of signs. Mr. Wallace stated that they will follow all of the guidelines and he informed the sign company that they must follow the County's sign guidelines. The company has researched these rules.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Zoning Map Amendment 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 November 18, 2020 at 4:30 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on December 4, 2020 at 7:00 p.m. If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 9:31 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

COMMISSION MEMBERS PRESENT:

Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael Schwartz, Planner
Mr. John Harney, GISP, GIS System Administrator

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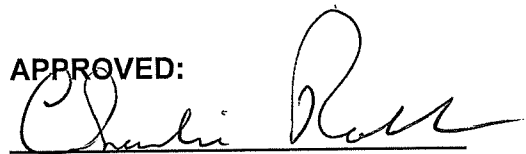
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At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Zoning Map Amendment request? Seeing no one, Chairman Rolfsen asked if any Board members had any comments or questions?

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 18, 2020 at 4:30 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on December 24, 2020 at 7:00 p.m. If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 9:31 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
VIA LIVE VIDEO TELECONFERENCE
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 2, 2020
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:13 p.m. and welcomed everyone to the Planning Commission's December 2, 2020 Business Meeting. The Boone County Planning Commission, pursuant to KRS 61.826, Kentucky Senate Bill 150 and OAG 20-05, is conducting its regularly scheduled meeting on Wednesday, December 2, 2020 at 7:00 p.m. via live video teleconference. This meeting format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Kim Bunger, Secretary/Treasurer
Ms. Corrin Gulick
Mr. Steve Harper
Mrs. Lori Heilman
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Don McMillian
Mrs. Katie Nolan
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Brad Shipe
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer

COMMISSION MEMBERS NOT PRESENT:

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Todd K. Morgan, AICP, Senior Planner
Mr. Michael D. Schwartz, Planner
Mr. John Harney, GISP, GIS Systems Administrator

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 18, 2020 Business Meeting and Public Hearing. Chairman Rolfsen asked if there were any other comments or corrections? **Mr. Patton moved to approve the Minutes as presented. Mr. Schwenke seconded the motion and it carried unanimously.**

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between November 5, 2020 and December 2, 2020.

EXPENSES:

Accounting Fees	\$ 606.90
Attorney Fees	4,000.00
Consultant/Professional Svcs Fees	2,070.00
Filing Fees (CLURs)	550.00
Legal Ads/Recruitment	117.20
Miscellaneous Expense	99.70
Office & Board Meeting Supplies	431.58
Office/Equipment Maintenance	72.66
Office Equipment/Expense	307.00
Office/Liability Insurance	527.32
Postage Expense	1,005.00
Printing/Pub/Dues/Subscriptions	1,095.95
Refunds	<u>250.00</u>

TOTAL: \$11,133.31

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 6,227.16
Health/Dental/Life/LTD	14,991.03
Retirement – BCPC Portion	20,434.65
Salaries – Staff Expenses	85,390.88
Salaries – BCPC	<u>1,630.00</u>

TOTAL: \$128,673.72

GRAND TOTAL: \$139,807.03

Mr. McMillian moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mr. Patton seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT – Brad Shipe, Chairman, Michael Schwartz, Staff

1. Request of **Great Development Properties Inc. (applicant)** for **Smoky Acres LLC (owner)** for a Zoning Map Amendment from Agriculture (A-1) and Agricultural Estate (A-2) to Rural Suburban Estates (RSE) for an approximate 95.93 acre site located at 9696 Camp Ernst Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

Chairman Rolfsen announced that the applicant has submitted a letter via email withdrawing the above application. No further action is required.

CHANGE IN CONCEPT DEVELOPMENT PLAN – Kim Patton, Chairman, Todd Morgan, Staff

2. Request of **Viox & Viox, Inc. (applicant)** for **Prologis LP (owner)** for a Change in Concept Development Plan in a Industrial One (I-1) zone for a 13.842 acre site located on the west side of Langley Drive, to the east of the property at 3680 Langley Drive, to the north of the property at 3720 Langley Drive, and south of the Bullock Lane cul-de-sac, Boone County, Kentucky. The request is for a Change in Concept Development Plan to allow modifications in the placement of an industrial building and outside storage.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Morgan noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Mr. Adrian Yanes, Viox & Viox, Inc., thanked the Committee and said he looked forward to moving on to develop the site. Seeing no one else, Chairman Rolfsen asked if there was a motion to take action? **Mr. Patton moved to approve the Change in Concept Development Plan by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Shipe seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT – Kim Bunger, Chairman, Michael Schwartz, Staff

3. Request of **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Fact and subject to Conditions (see Committee Report). He gave a summary of the Findings of Fact. Mr. Schwartz noted the Committee voted unanimously to approve the request with Mr. Bunger, Mrs. Kegley, Mr. Lunnemann, Mr. Patton and Mr. Shipe voting in favor of the request.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? The applicant was not present at the Business Meeting. Seeing no one, Chairman Rolfsen asked if there was a motion to take action. **Mr. Bunger moved to approve the Zoning Map Amendment by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Ms. Gulick seconded the motion and it passed unanimously.**

TECHNICAL/DESIGN REVIEW – Lori Heilman, Chairwoman, Todd Morgan, Staff

4. Twin Peaks Restaurant – 6835 Houston Road

Staff Member, Todd Morgan, referred to a Power Point presentation. The site is the former Logan's Road House restaurant on Houston Road in front of Walmart. Twin Peaks wants to occupy the building. The site is located in the "lawsuit settlement area" and is based on building elevation prototypes dating back to 1997. It dealt with building materials and there was also a color palette included in the original approval. Mr. Morgan showed photographs of the existing restaurant. The dumpster will not change and the business has a panel on the existing shopping center free-standing sign. Mr. Morgan highlighted the proposed changes – a new covered patio, a new entry feature, a new elk statue, and an addition for beer keg storage. Mr. Morgan showed a layout of the interior of the restaurant. Proposed materials are stone veneer, wood timbers, a green standing seam metal roof and a signage package. The elk will be placed in a landscaped bed off to the side of the entrance. Stone and timbers will be used on the covered patio. A stone chimney will cover the fire pit exhaust. The total signage on the front of the building is 157.14 square feet in 2 sign areas. This requires a waiver since it is usually one sign area. The sign on the back of the building is compliant. No signs will appear on the northeast side of the building. On the southwest side, letters will be installed totaling 25.5 square feet. The proposed total signage is 239.95 square feet. Normally, the applicant would be allowed 400 square feet in 2 sign areas. The Technical/Design Review Committee met earlier this evening and recommended approval with the following conditions:

1. The elk is allowed as permitted.
2. The building mounted signage is allowed as permitted.
3. The patio columns will be upgraded to 100% stone.
4. The entry feature will be wood timbers but stone is required two-thirds of the way up to the roof deck line.

The applicant showed the revised patio drawing with 100% stone columns in the patio area.

Chairman Rolfsen asked if the elk was considered part of their signage? Mr. Morgan replied that the elk is not a corporate trademark but rather a landscaping feature. He said technically it might be but the Committee was okay with it since the business doesn't have a monument sign. There are some restaurant locations without the elk. Mrs. Heilman stated that the Committee felt it was distinguishable from a Big Boy restaurant because it didn't have a corporate trademark.

Chairman Rolfsen asked if there was a motion to act on the request? Mrs. Heilman moved to approve the request based upon the Technical/Design Review Committee recommendation and subject to the conditions previously mentioned by Mr. Morgan. Mr. Harper seconded the motion and it passed unanimously.

NEW BUSINESS:

ZONING MAP AMENDMENT - Michael Schwartz, Staff

5. Request of **Great Development Properties Inc. (applicant)** for **Smoky Acres LLC (owner)** for a Zoning Map Amendment from Agriculture (A-1) to Rural Suburban Estates (RSE) for an approximate 45.1 acre portion of the approximate 95.93 acre site located at 9696 Camp Ernst Road, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

Mr. Patton moved to schedule the Public Hearing for Item #5 on January 6, 2021 at 7:30 p.m. Mrs. Kegley seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin P. Costello, AICP, mentioned that he sent a Memo dated November 23, 2020 with a list of 2021 dates for Planning Commission holidays, Business Meetings, Public Hearings, Committee Meetings and Board of Adjustment Meetings. He noted that the meetings could be held virtually and that the Planning Commission would meet twice a month based upon development activity levels.

Mr. Patton moved to approve the dates outlined in Mr. Costello's November 23, 2020 Memo. Mr. Bunger seconded the motion and is passed unanimously.


CHAIRMAN'S REPORT:

Chairman Rolfsen mentioned that it is the time of year to think about the Election of Officers for 2021. The Election of Officers will be held at the January 6, 2021 Business Meeting. As a result, he asked Bob Schwenke and Janet Kegley to serve as the Nominating Committee. If anyone is interested in running for the office of Chair, Vice-Chair, Secretary-Treasurer or Temporary Presiding Officer, then contact Mr. Schwenke or Mrs. Kegley before January 6, 2021.

OTHER: None

There being no further business to come before the Planning Commission, Mr. Patton moved to adjourn the meeting. Mr. McMillian seconded the motion. The meeting was adjourned by unanimous consent at 7:41 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

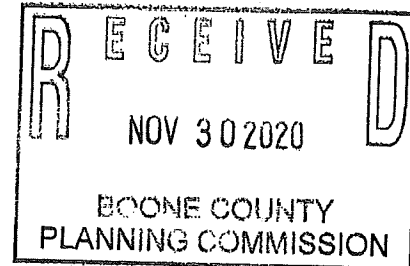
www.boonecountyky.org/pc
www.boonecountygis.com

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

November 20, 2020

Dr. Harold Best, Senior Pastor
Burlington Baptist Church
3031 Washington Street
PO Box 48
Burlington, Kentucky 41005



RE: Recommended Conditions of Approval for **Burlington Baptist Church (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 0.29 acre site located on the southeast corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The request is for a Special Sign District in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone to allow an electronic message center on a freestanding sign.

Dear Dr. Best:

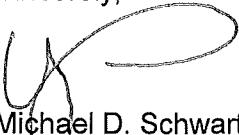
The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 18, 2020 meeting. If you, as the authorized representative of the property owner agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Monday, November 30, 2020.

CONDITIONS

1. The proposed electronic message board/screen shall have no 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. Additionally, there shall be no scrolling or running messages.
2. The message displayed on the proposed electronic message board/screen shall be displayed for a minimum of thirty (30) second intervals.
3. The proposed message board/screen shall be equipped with a photocell or dimmer.
4. No message shall contain more than one (1) still photo and/or three (3) lines of text.
5. Any portion of an alphanumeric message that is not displayed on a still photo, shall use a black background.
6. The sign shall not be used to advertise off premise businesses.

7. The electronic message area of the proposed sign shall not exceed twenty-five (25) square feet.

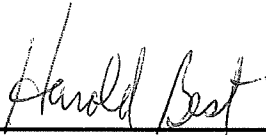
Sincerely,



Michael D. Schwartz
Planner

AGREEMENT

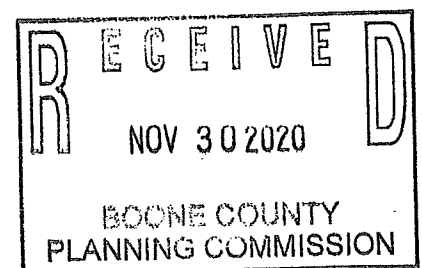
I, the authorized representative of the property owner of the approximate 0.29 acre site located on the southeast corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment for a Special Sign District application.



Dr. Harold Best, Authorized Representative, Burlington Baptist Church

11/25/20
Date

MDS/ss



GENERAL WARRANTY DEED

This is the deed to the parcel of property purchased on the corner from Trustee Smith. The deed was prepared for a few years ago; from Trustee to Church.

KNOW ALL MEN BY THESE PRESENTS:

That KATHLEEN ANN SMITH, Trustee under the Kathleen Ann Smith Revocable Trust, for and in consideration of Twelve Thousand Five Hundred and 00/100 (\$12,500.00) Dollars to it paid by the Grantees herein, the receipt of which is acknowledged, does bargain, sell, and convey to:

BURLINGTON BAPTIST CHURCH, INC., its successors and assigns forever, the following described Real Estate, in the County of Boone and Commonwealth of Kentucky, to wit:

Present Street Address: Washington and Union Square, Burlington, Kentucky

Grantee's Mailing Address: P. O. Box 48, Burlington, Kentucky 41005

Grantor's Mailing Address: 2791 Burl. Pike, Burl., Ky 41005

Group 2029

On Washington and Union Streets in the town of Burlington, bounded as follows:

BEGINNING at an iron pin in the South line of Washington Street 13 feet west of the west wall of the brick building previously occupied as the Post Office; thence westwardly approximately 40 feet and 6 inches to the corner of Union and Washington Streets; thence south with the east line of Union Street approximately 97 feet; thence east with the north line of Union Street approximately 40 feet and 6 inches, thence north approximately 97 feet to the place of beginning.

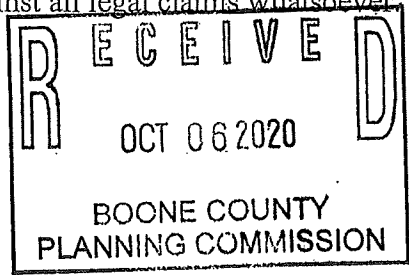
There is a drain from the basement of the Post Office Building across and under the above described land from the basement of the building and said drain is to remain as it is in order that the basement of the building under the building may be properly drained.

Subject to easements and restrictions of record.

Being the same property conveyed to the Grantor herein by deed dated June 10, 1997 and recorded in Deed Book 654, page 46, Boone County Clerk's office, Burlington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said BURLINGTON BAPTIST CHURCH, INC., its successors and assigns forever, the Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.



RETURN TO: Harry Buecham trustee
PO Box 428
Burlington Ky 41005

IN WITNESS WHEREOF, the said Grantor, KATHLEEN ANN SMITH, Trustee under the Kathleen Ann Smith Revocable Trust, hereunto sets her hand, this 28 day of December in the year 2007.

Kathleen Ann Smith Revocable Trust

Kathleen Ann Smith Trustee
By: Kathleen Ann Smith, Trustee

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing instrument was acknowledged before me this 28 day of December, 2007 by Kathleen Ann Smith, Trustee under the Kathleen Ann Smith Revocable Trust.

Larry S. Burcham
Notary Public
My Commission Expires: Oct. 17, 2008

DEED CERTIFICATION

We, KATHLEEN ANN SMITH, Trustee under the Kathleen Ann Smith Revocable Trust, Grantor, and BURLINGTON BAPTIST CHURCH, INC., Grantee, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$12,500.00, is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.

KATHLEEN ANN SMITH REVOCABLE
TRUST

Kathleen Ann Smith Trustee
By: Kathleen Ann Smith, Trustee

BURLINGTON BAPTIST CHURCH, INC

Larry S. Burcham, Trustee
Larry S. Burcham, Trustee

BOONE COUNTY

D946

PG 10

STATE OF KENTUCKY
COUNTY OF Boone

Subscribed and sworn to before me, a Notary Public, by Kathleen Ann Smith, Trustee under the Kathleen Ann Smith Revocable Trust, this 28 day of December, 2007 on behalf of the Trust.

Larry S. Burcham
Notary Public
My Commission Expires: Oct. 17, 2008

STATE OF KENTUCKY
COUNTY OF Boone

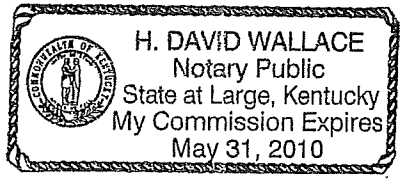
Subscribed and sworn to before me, a Notary Public, by Larry S. Burcham, Trustee of Burlington Baptist Church, Inc. on behalf of the corporation this 28th day of December, 2007.

[Signature]
Notary Public
My Commission Expires: _____

This instrument prepared by:

[Signature]

H. David Wallace
Wallace Boggs Rouse, PLLC
1881 Dixie Highway
Suite 350
Ft. Wright, Kentucky 41011



BOONE COUNTY
D946
PG 11

DOCUMENT NO: 446744
RECORDED ON: DECEMBER 28, 2007 11:47:34AM
TOTAL FEES: \$17.00
TRANSFER TAX: \$12.50
GROUP : 2029
COUNTY CLERK: RENAI PING
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: DONNA COLLINS
BOOK D946 PAGES 9 - 11

ORDINANCE NO. 2021 - 02

AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, APPROVING, WITH CONDITIONS, A REQUEST OF BURLINGTON BAPTIST CHURCH (OWNER) FOR A ZONING MAP AMENDMENT TO ESTABLISH A SPECIAL SIGN DISTRICT FOR AN APPROXIMATE 0.29 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF THE WASHINGTON STREET (KY 18)/JEFFERSON STREET (KY 338) INTERSECTION, 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 Suburban Residential Two/Small Community Overlay (SR-2/SC) for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, 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 to establish a Special Sign District; and

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 Suburban Residential Two/Small Community Overlay (SR-2/SC) for an approximate 0.29 acre site located on the southwest corner of the Washington Street (KY 18)/Jefferson Street (KY 338) intersection, Boone County, Kentucky. The real estate, which is the subject of this request for a Zoning Map Amendment in a Suburban Residential Two/Small Community Overlay (SR-2/SC) zone, is more particularly described in DEED BOOK 946, PAGE NO. 9 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for this approval, with conditions, of a Zoning Map Amendment to establish a Special Sign District 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 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, with conditions, 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."

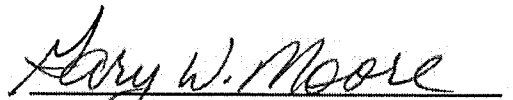
Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.


First Reading the 22nd day of December, 2020

Second Reading - the 26th day of January, 2021

Adopted this 26th day of January, 2021. Yes 4 No 0



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

Attest:


Sharon Burcham,
Fiscal Court Clerk

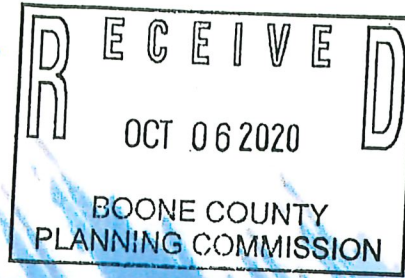
ZONING MAP AMENDMENT
SPECIAL SIGN DISTRICT

APPROVED w/ Conditions

Staff M. Schwartz

Date 12/12/2020

Boone County
Planning Commission



8'



5'

TekStar Color 20mm 48x112
CABINET SIZE: 5'x8' • REMOTE USB

Stewart Signs
AN EBS CO COMPANY

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

5/8"=1' Sk: 958253-1a Cust: 1842190
9/2/2020 F/dDutro PROPOSAL

Header: Digital Print
Paint: Blue Draft: White

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

LED CAPABILITIES: 1 to 6 Rows, 5.5" to 37.8" characters.
This sign can display video clips, animations and static images, with access to an extensive graphics library.

Powered by
SignCommand
signcommand.com





BURLINGTON BAPTIST CHURCH
 3031 WASHINGTON ST
 BURLINGTON, KY 41005

Consultant:
 Dana Dutro, x218
 ddutro@stewartsigns.com
 Direct Fax: 888-241-6959

Customer ID: 1842190
 Quote #: 958253 / 1
 Quoted: 8/25/2020

Attn: Harold
 859-586-6529

DESCRIPTION

5'x 8' Single Sided 20mm TekStar, 48x 112 Full Color LED Display. 12" Deep Hinged Extruded Aluminum Cabinet and Thermoformed Makrolon SL Face Decorated on Inside Surface with 3M Vinyl Graphics

Face / Cabinet Details

TekStar Inner LED Cabinet, 20mm Full Color 48x112 Matrix Header Area Decorated with Internal Photo-Real Graphics

Electrical Information

Horizontal LED Illumination Package for a 3' x 8' Cabinet
 LED Communication Method: Short-range Wireless; connectivity requires line-of-sight between sign antenna and wireless device antenna mounted on building by customer. Maximum distance of 1,500 feet* between antennas.
 One 20 Amp Circuit, 120 Volts; Max Draw: 8.09 Amps
 SignCommand.com Cloud-Based Software Included FREE for Lifetime of Product. Please visit www.signcommand.com for more information**.

Structural Details

Mount Style: 2"x 2" x 1/4" Aluminum Mounting Brackets: 2 Sets per Side

Miscellaneous Items

FREIGHT

***** Review Custom Artwork for Text, Graphic and Layout Details *****

Draft: White

Special Instructions:

- Freight included in price
- Installation not included - can be coordinated with local contractor
- Self-Install Kit is provided
- Electrical work to sign location not included

*All signs subject to zoning and code per city/county
 *Sales Tax not included in price

Optional interest free financing available

- 25% down to order sign
- Remaining balance split into 10 or 18 monthly payments
- No penalty for early pay off
- No credit check
- Larger deposit equals smaller monthly payments

Investment: \$17,123.00
 Special Price: \$16,055.00

Unless otherwise noted in Special Instructions, these prices are valid for 30 days.
 Freight, storage, other freight services and applicable sales tax will be added to your invoice.
 Organizations exempt from sales tax must include exempt certificate with order.

Shipping Terms: F.O.B. Origin
 Payment Terms: 50% Down, Balance due 10 days after shipment

* Compliance: FCC Part 15 / UL Listed

** By purchasing the SignCommand.com product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).