

12. 1158 1151 273 2027
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13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

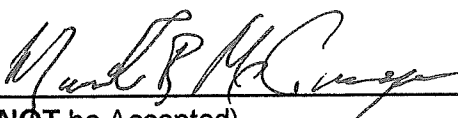
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

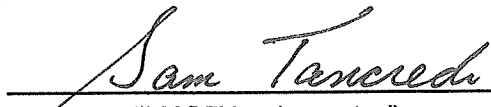
- | | |
|---|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 12/22/22

ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

EXHIBIT

“A”

STAFF REPORT

#2

Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

November 2, 2022

PERTINENT SITE HISTORY

- A. In 1992, a Change in Concept Development Plan was approved for Saratoga Square Subdivision. One of the conditions limited monument style signage in the subdivision to a sign at the corner of Hansel Avenue and Houston Road and a sign at the corner Turfway Road and Houston Road.
- B. On September 21, 2022, Boone County Planning Commission approved a Design Review application for signage for Ford's Garage restaurant (see the attached sign drawings).

The following signage was approved:

- Front Façade (Houston Road) – Four (4) building mounted signs totaling 149.24 square feet.
- Side Façade (Hansel Avenue) – Two (2) building mounted signs totaling 106.92 square feet.
- Side Façade (Facing O' Charley's) – Two (2) building mounted signs totaling 81.38 square feet.
- Rear Façade (Richman Road) – One (1) building mounted sign totaling 61.17 square feet.
- Front Parking Lot – Two (2) gas pumps and (2) model cars. The gas pumps are 9'7" tall and contain a 4.5" x 9.25" Ford's Garage sign on top.

All the signs were approved except for:

- Two (2) gas pumps signs shown near the front door of the building.
- Twelve (12) blue colored projector lights and ten (10) blue colored flood lights shown on the four building facades.

REQUEST

The applicant is seeking Special Sign District approval to allow the signs that were not approved through the Design Review application process. The only modification to the original proposal is that red colored projector and flood lights are proposed and they be changed to other colors for special occasions. An example would be allowing green lighting for St. Patrick's Day.

APPLICABLE REGULATIONS

- A. 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."
- B. The Houston-Donaldson Study's special sign regulations allow the following signage on the property:
- One building mounted sign shall be permitted on each façade that faces a public street or main development driveway. However, no more than two such signs shall be permitted. The permitted size of the building mounted signs shall be two square feet per each lineal foot of building or tenant space width on which the sign is mounted but shall not exceed two hundred (200) square feet in area. One monument sign shall also be permitted at the maximum height of eight (8) feet tall and twenty-four (24) square feet in area (see 1992 condition regarding monument sign).
- C. The "administration" section of the Houston-Donaldson Study's special sign regulations contains the following passage:

As stated previously, all proposals that meet the Special Sign District Regulations can proceed directly to the Sign Permit Review Process listed in Section 3405 of the Boone County Zoning Regulations. Proposals that do not meet the Special Sign District Regulations shall be reviewed in one of the following manners as determined by the Zoning Administrator:

Design Review Application - Applicant seeking minor changes to the sign code. Any proposal for infrequently changing electronic signs, such as gas prices and hotel room rates, shall be reviewed under this application. Boone County Planning Commission takes final action on Design Review applications.

Variance Application - Applicant seeking relief from dimensional requirements of the sign code. Variances cannot be sought for design requirements. The appropriate Board of Adjustment would take final action on a Variance application.

Concept Development Plan - An applicant can ask for modifications to the sign code as part of a Concept Development Plan or Change in Approved Concept Development application. Such applications are reviewed by the Planning Commission and a

recommendation is made to the appropriate legislative body.

Special Sign District - An applicant is seeking major changes to the sign code. Any proposal for a frequently changing electronic message center will be viewed as a major change. Such applications are reviewed by the Planning Commission and a recommendation is made to the appropriate legislative body

SITE CHARACTERISTICS

The 1.245-acre site is located in Saratoga Square Subdivision and has 278' of frontage on Houston Road, 195' of frontage on Hansel Avenue, and 278' of frontage on Richman Road. The property contains an 8,055 square foot restaurant, 1,470 square outside eating area, and 91 parking spaces (Note – Ford's Garage owns an overflow parking lot across Richman Road that contains approximately 65 parking stalls). Access to the site is provided from two curb cuts on Richman Road. Public sidewalks exist on all three streets.

ADJACENT LAND USES AND ZONING.

Northeast: Hansel Ave. & Chase Bank (C-2/PD/HDO)

Northwest: Richman Road and Overflow Parking Lot for Ford's Garage and O' Charley's (C-2/PD/HDO)

Southeast: Houston Road and St. Elizabeth Physicians and Hospital (PF/PD/HDO)

Southwest: O' Charley's (C-2/PD/HDO)

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. Our Boone County Plan 2040 contains the "2040 Future Land Use Plan". The plan designates the site for "Commercial" uses. This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:
1. 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).
 2. Boone County shall promote a vibrant, diverse, and sustainable economy that both recognizes the value of the environment and encourages and incentivizes innovation and prosperity with meaningful employment opportunities (Economy, Goal A).
 3. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).

4. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective A).
- C. The Land Use Element 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."

- D. The Land Use Element text contains the following passage regarding the "Florence Commercial" future land use geographical area (pages 125-126):

"A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to I-75. Existing parcels should be developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development."

RELATIONSHIP TO THE HOUSTON-DONALDSON STUDY

- A. The Houston – Donaldson Study identifies the site as being within Subarea five. The land use recommendation chapter contains the following passages which relate to the request:
1. "Future development and/or redevelopment in Subarea Five should be of commercial or office type land uses and not of light industrial or residential uses" (pg. 35).
 2. "Any future development and/or redevelopment in Subarea Five should be made to conform and blend in with the existing built environment" (pg. 35).
- B. The Houston-Donaldson Study includes development design and special signage requirements. The pertinent sign regulations have been outlined in the applicable regulations section of the Staff Report.

STAFF COMMENTS

- A. The Boone County Planning Commission and City of Florence should analyze the Boone County Zoning Regulations, Our Boone County Plan 2040, and the Houston-Donaldson Study before acting on the request.

- B. Staff recommends the projector lights and flood lights should be limited to one color a day if the request is approved. In addition, the lighting should be constant without any blinking or special effects.
- C. Staff's only concern with the request is the precedent it could set. Staff is not aware of any other business, within the Houston-Donaldson Study limits, having colored flood lights and projector lights.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and City of Florence 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,



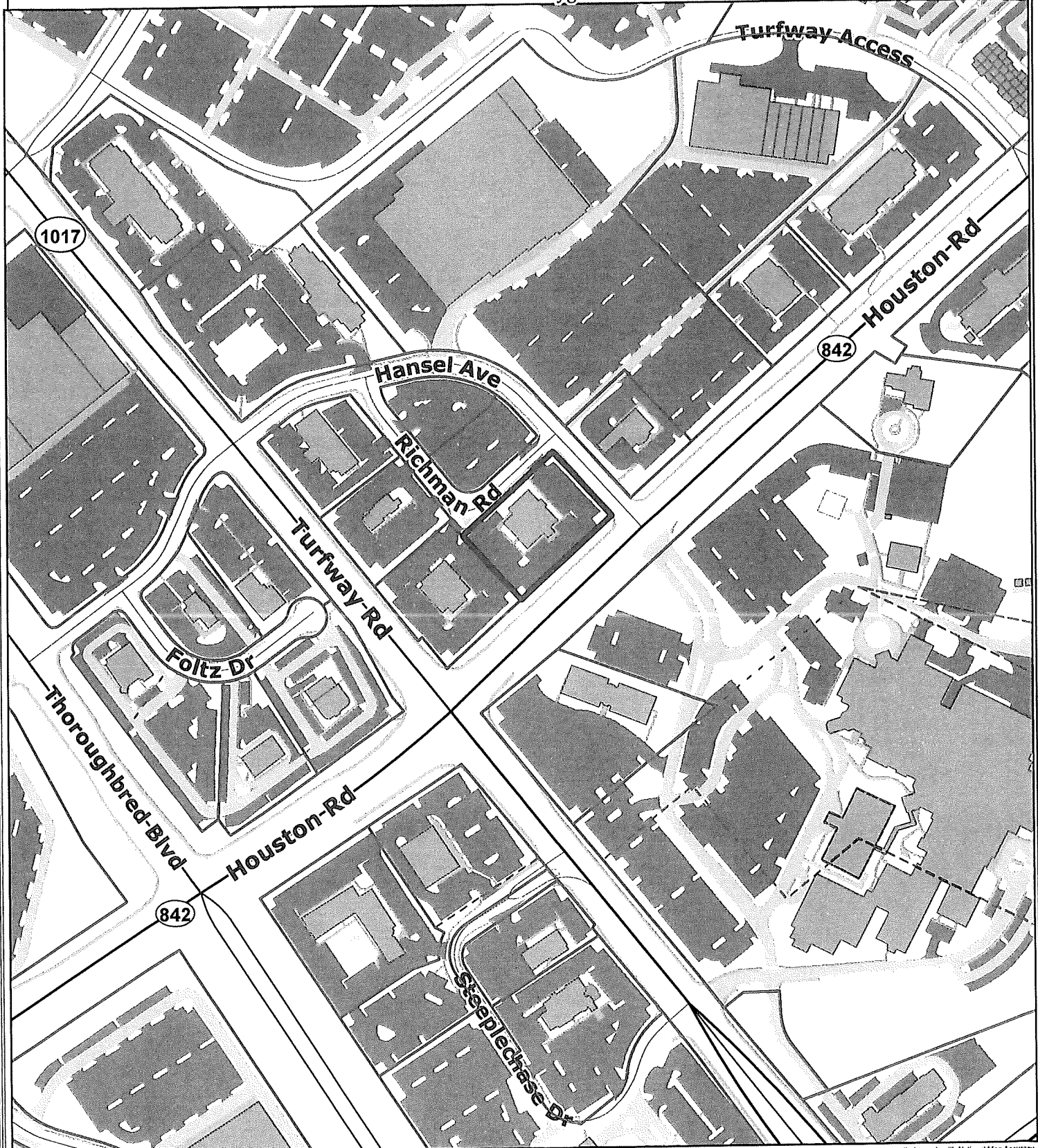
Todd K. Morgan, AICP
Senior Planner

Attachments:

- *Site Vicinity Map
- *Letter From the Applicant
- *Sign Drawings
- *Projector and Flood Light Specifications
- *Picture of Another Ford's Garage with Projector and Flood Lights
- *Zoning Map
- *2040 Future Land Use Map
- *Topographical Map
- *2020 Aerial Map
- *Application

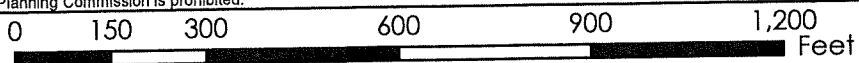
SITE VICINITY MAP

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1 inch = 300 feet

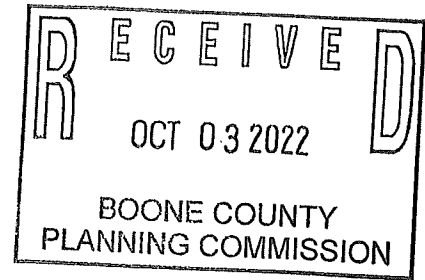


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

Map File: [unclear] ArcMap Document: *.mxd

Ford's Garage
4911 Houston Rd
Florence, KY 41042



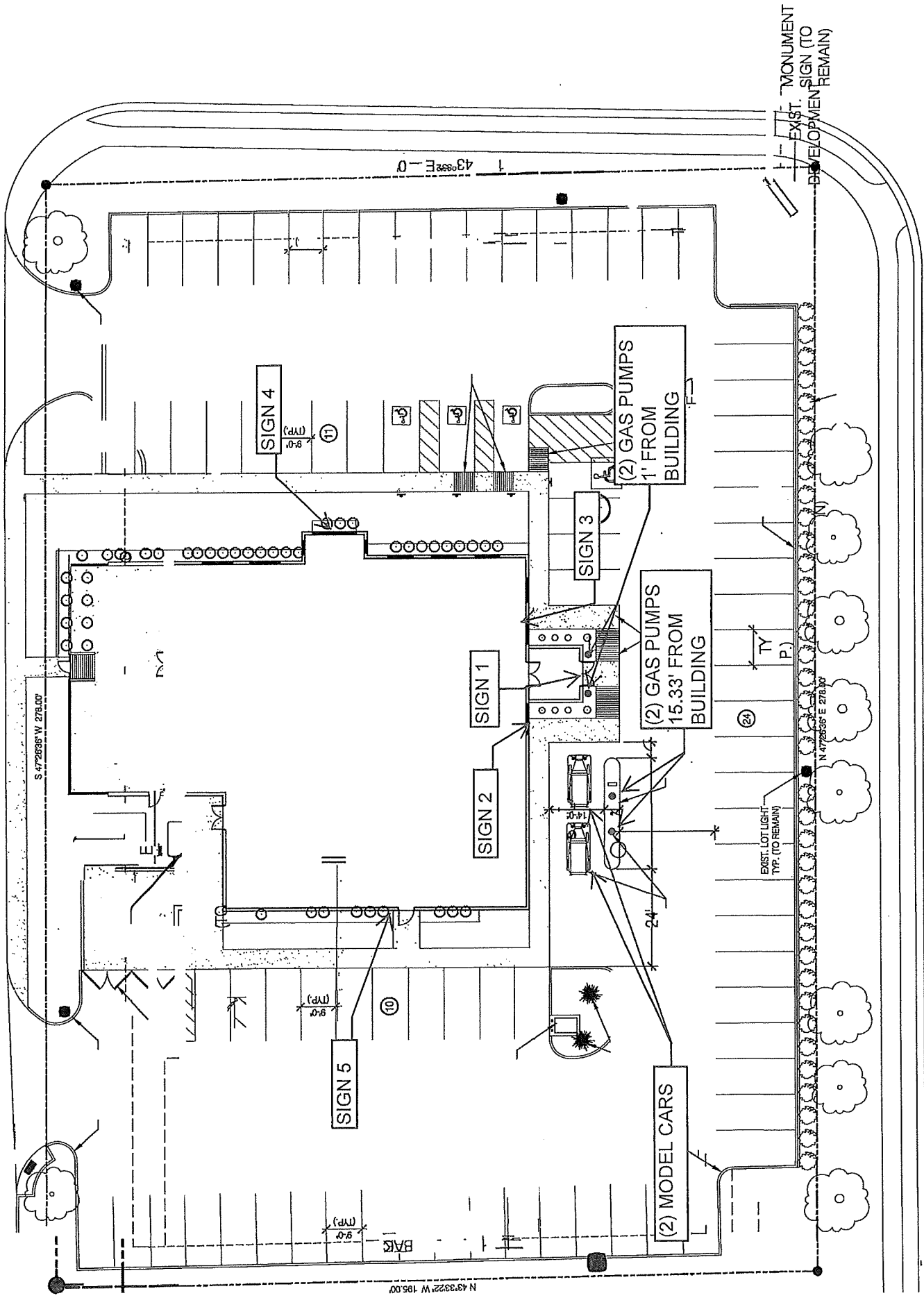
Special Sign District Request

Tin Lizzie Cincinnati Two, LLC dba Ford's Garage is proposing to install 22 projector and flood lights on the exterior of the building (see attached renderings and light specs). While the lights can change colors continuously, it is proposed that the color will not change on any given day. Red will be the preferred color and will remain set and only changed on special occasions such as green on St Patrick's Day. These color changes will be extremely limited.

Ford's Garage is also proposing two fuel pumps at the front door as shown in the rendering.

These requests are being made to keep the trade dress for the Brand intact.

RICHMAN ROAD



HOUSTON ROAD



Ford's GARAGE

PRIME BURGERS

CRAFT BEER

NOW HIRING
813-643-3679

NOW HIRING
813-643-3679



Houston Road
Gas Pump
QTY 4



A SIGN BY DESIGN, INC.

Signs By Design

"A Quality Sign Says It All"

THE BLUE CHIP

BUSINESS AWARD WINNER

4725 W. 106th St. Zionsville, IN 46077

PHONE: 317-876-7900

FAX: 317-802-5670

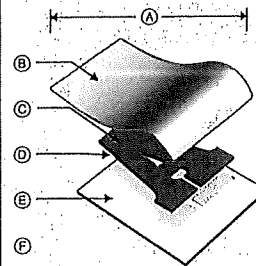
www.asignbydesign.com

EMAIL: sbd@assignbydesign.com

CLIENT NAME FORD'S GARAGE		ACCT. REP SAMANTHA
FILE NAME FORDSGARAGE GASPUMP1.PDF		DRAWN BY AA
DATE 9/14/2022	PRODUCTION FILE FORDSGARAGE GASPUMP1.FS	FILE LOCATION FEB-2022
LOCATION FLORENCE, KY	ART <input checked="" type="checkbox"/>	

X _____ DATE _____

VINYL DECAL CROSS SECTION

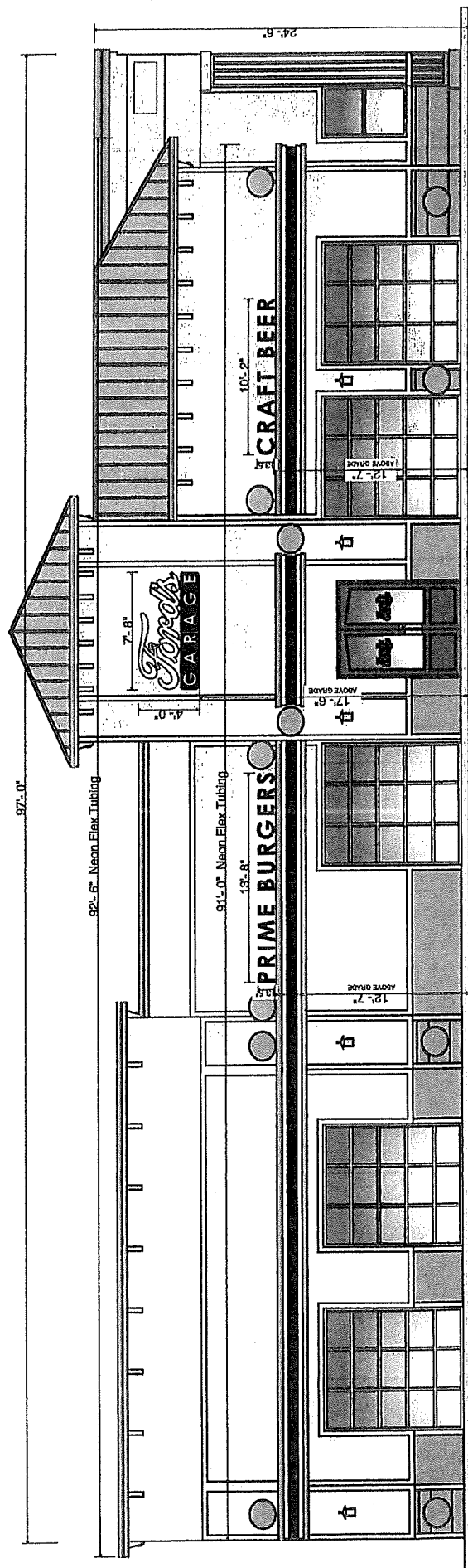


A	VINYL DECAL DIMENSIONS AS SHOWN
B	APPLICATION TAPE (TRANSFER TAPE)
C	HP BLACK VINYL DECAL
D	ADHESIVE SIDE OF VINYL
E	BACKING PAPER (RELEASE LINER)
F	
G	
H	
I	



THIS DRAWING IS THE SOLE PROPERTY OF A SIGN BY DESIGN, INC. AND IS NOT TO BE REPRODUCED OR RE-DISTRIBUTED BY OR TO A THIRD PARTY
THERE COULD BE A COLOR DIFFERENCE FROM THIS DRAWING TO THE FINAL PRODUCT

Houston Road



SCALE: 1/8" = 1'
 Feb-22 Fords Garage Front Signs
 PO BOX 891 - Zionsville, IN 46077
 PHONE: 317-876-7000
 www.signsbydesign.com
 EMAIL: info@signsbydesign.com
Signs By Design
 *A Quality Sign

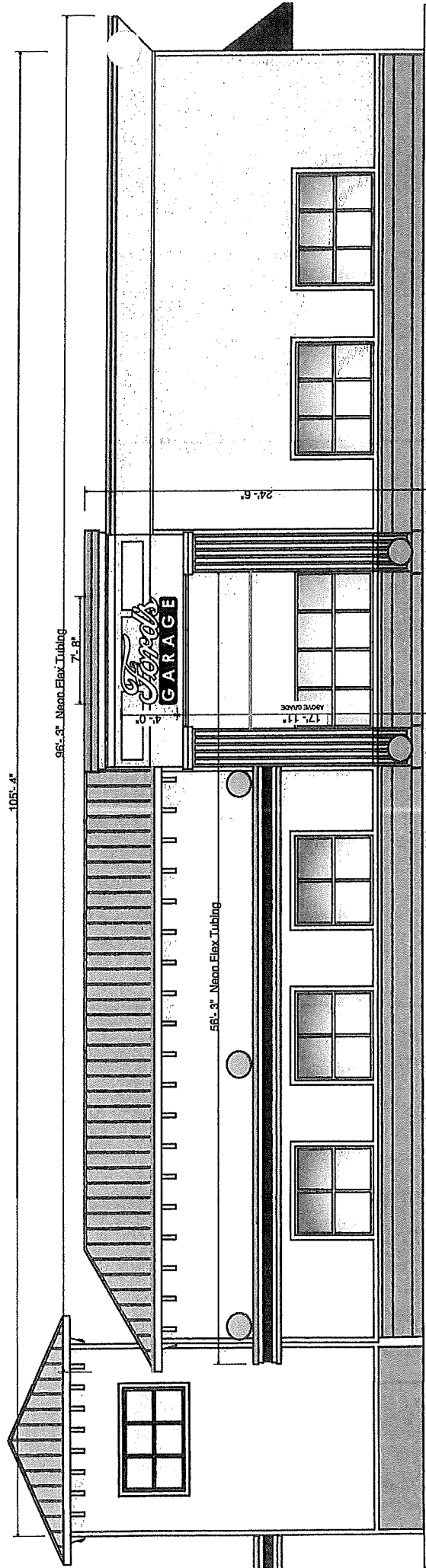
Notes:
 Within square feet
 **Exception:
 Number of signs
 Provide information:
 Gas pumps, Car(s), color of lighting

Fords Garage: 30.67
 Prime Burgers: 15.38
 Craft Beer: 11.44
 LED TUBE: 91.75
 (92'6" + 91' = 183.5' * .5")
Total SQFT: 149.24

Legend:
 SLC-6TES-01B-12w-RGBW-24w-DIMM - DULJE
 LIT-F50w - DULJE
 SLC-64w-UL-PP07-6t-SD-4UF Neon Flex - UNLED

Notes:
 - Upper roof neon strip to have other lead located on the roof with a 120v disconnect.
 - Lower roof neon strip to have other lead located on the roof with a 120v disconnect.
 - Lower garage neon strip and lower signs to be wired to other location leads with 120v disconnect.
 - LED Neon to be attached with outdoor industrial adhesive and clips to roof line.
 - All LED is 24 volts.

Hansel Ave.



A MEMBER OF THE SIGNAGE GROUP, INC.
Signs & Design
 A Quality Sign Solution
 SCALE: 1/8" = 1'
 Feb-22 Fords Garage Sales/Sales2 Is
 PO BOX 891 - Zionsville, IN 46077
 PHONE: 317-976-7900
 www.signagedesign.com
 EMAIL: bob@signagedesign.com

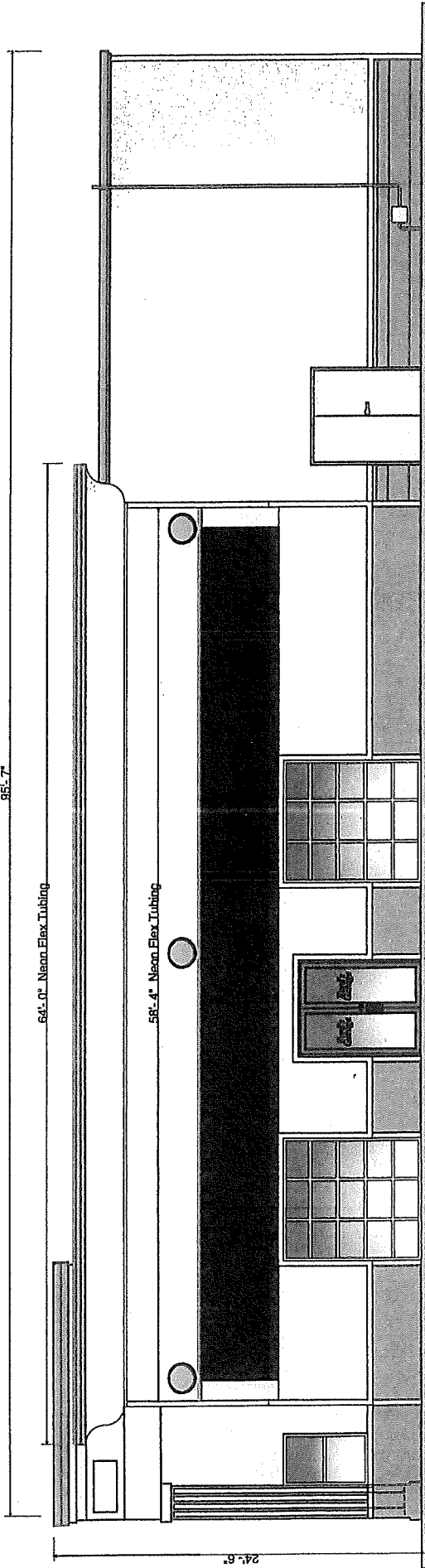
Notes:
 Within square feet
 ** Requested Exception: Number of signs

Fords Garage: 30.67
 LED TUBE: 76.25
 (96'3" + 56'3" = 152' * .5")
Total SQFT: 106.92

Legend:
 SLC-07E8101B-12e-4085W-24e-0300T - BLUE
 LTF-FR04w - BLUE
 SLC-20A-UL-407-40-8D-UP Neon Flex - WHITE

Notes:
 -Upper end flange with 1/2" inner offset has located on the roof with a 1/2" clearance. Direct to be wired to line stock.
 -Lower Energy Neon strip and lower signs to be wired to driver location holds with 1/2" clearance.
 -All signs to be finished with outdoor industrial adhesive and clips to roof line.
 -All LED is 24 volts.

Richman Rd.



A SIGN BY DESIGN, INC.
Signs By Design
 A Quality Sign Solution
 SCALE: 1/8" = 1'
 Feb-22, FortGarage PatioScalet1.s
 PO BOX 601 - Zionsville, IN 46077
 PHONE: 317-409-7900
 WWW: www.signbydesign.com
 EMAIL: sdc@signbydesign.com

Notes:
 Within square feet
 ** Requested Exception:
 Additional elevation
 Provide: Color of lights

LED TUBE: 61.17
 (64' + 58 1/4" = 122.33' * .5")
Total SQFT: 61.17

Legend:
 SL-C-015-101B-12x-103W-36x-DIMK - BLUE
 LTF-FERW - BLUE
 SL-C-04-UL-1P7-65-30-UF Neon Flex - WHITE

Notes:
 - Upper roof sign clip to have driver lens located on the roof with a 1/2" clearance.
 - Clips to be wired to line circuit.
 - Lower canopy floor sign and lower lights to be wired to driver location buds.
 - LED signs to be attached with outdoor industrial adhesive and clips to roof line.
 - All LED to 24 volts.

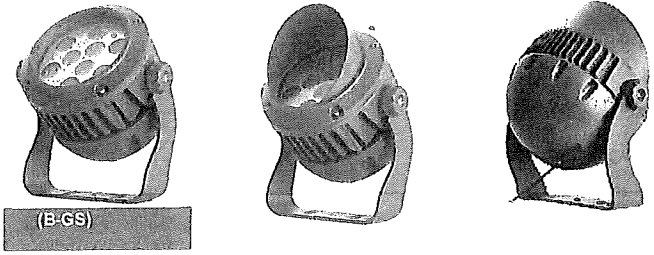
SLC-GTE6101 B-12 RGBW 24v-DMX - BLUE



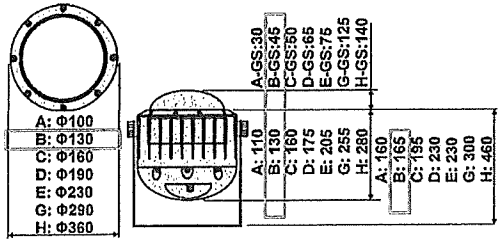
LED PROJECTOR LIGHT:

	5 YEARS WARRANTY					
100-277V		RGBW	IP66	IK08	EURO	USA.CA
TYPE: (B)						

BACKVIEW



DIMENSION: [UNIT: MM]



- [GSL] LOUVER
- WHITE [HMWT]
- BLACK [HMBK]
- SILVER [HMSV]
- DARK GREY [HMGRD]
- BRASS [HMBS]

INTRODUCTION

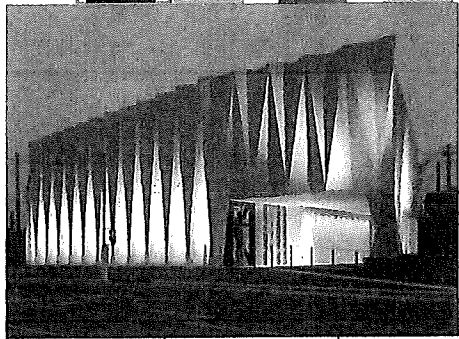
FEATURE
 Durable Exterior Light by Skilled Manufacturing
 Architecture Lighting with Multiple Custom Function
 Long Lifespan Design >50,000hours
 Working Temperature: -30°C~50°C

MAIN MATERIAL
 LED Brand: GUBO
 Internal Driver Brand: GUBO
 Housing: Die-casted Aluminum
 Optics: High Efficiency PC Lens
 Diffuser: Clear Tempered Glass

INSTALLATION
 Surface Mounted
 Suitable for Exterior Illumination, Like Architecture.....

STANDARD
 Designed and Manufactured to Comply with
 CE/RoHS/CB/cETL/SAA/SASO Standard
 IP66 Protection, Class I Electric

OPTIONS
 LED CCT: 1,800K~10,000K/R/G/B/W
 [CRI]: RA80, [TI] RA90, [H] RA97
 Custom Housing Finish: Colors by RAL Code



NOTE:
 All parameters are measured at 25°C ambient temperature, 35% humidity experimental environment.
 Tolerances of power and luminous flux are ±10%, tolerance of color rendering index is ±5.
SMART LED CONCEPTS A.: 3780 N.E 4th Ave, Oakland Park, FL 33334

MODEL NO.	POWER [W]	LED TYPE	CCT [K]	CRI	FLUX [LM]	POWER FACTOR	BEAM ANGLE	REMOTE CONTROL	INPUT [KV]
YR-FL390-W295-GTE6101B	4C@18W	6RGBW	G2700K / G6000K	RA90	820	>0.6	[Symmetric]	[CDX]: DMX512(1%)	[AC100~277V] [CV DC24V]
			465nm		820	>0.6	BL15D:15°		
					820	>0.5			

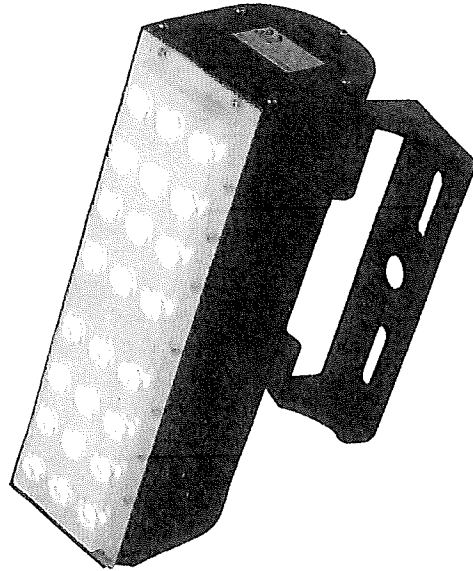
Light Count:
 Houston Road: 8
 Hansel Ave.: 2
 O'Charley's: 2
Total: 12

LTF-F50W - BLUE



ETL cETL Listed RGB RGBW Flood Light

RioTinto



Specification

Model No.	Power (W)	LED Chip	Control Method	Voltage	Size (mm)	Beam angle	Housing color	Certification
LTF-F50W	50W				285x106x85	15° 25°	White/Black	
LTF-F100W	100W	RGB+RGBW	DMX	100-277V 24V DC	570x106x85	40° 60° 90°	White	ETL,cETL
LTF-F150W	150W				855x106x85			

Bracket-1 2 Rows Installation Bracket

Bracket-2 3 Rows Installation Bracket

PRODUCT DESCRIPTION

The RGB ,RGBW flood light wall washers with unique housing design and Utility model patented,can be used as landscape light,architectural lighting .

The lens are anti-glare optics and 15°,25°,40°,60°, 90°beam angle optional.

FEATURES

- 1.ETL cETL certified.
- 2.Patented fixture design and excellent heat dissipation design.
3. Universal AC100~277V operation.
- 4.Wide radiation angle, huge lighting area.
- 5.DMX control ,Wireless control and App control optional.
- 6.Outdoor using waterproof IP67.

Light Count:

Houston Road: 4

Hansel Ave.: 3

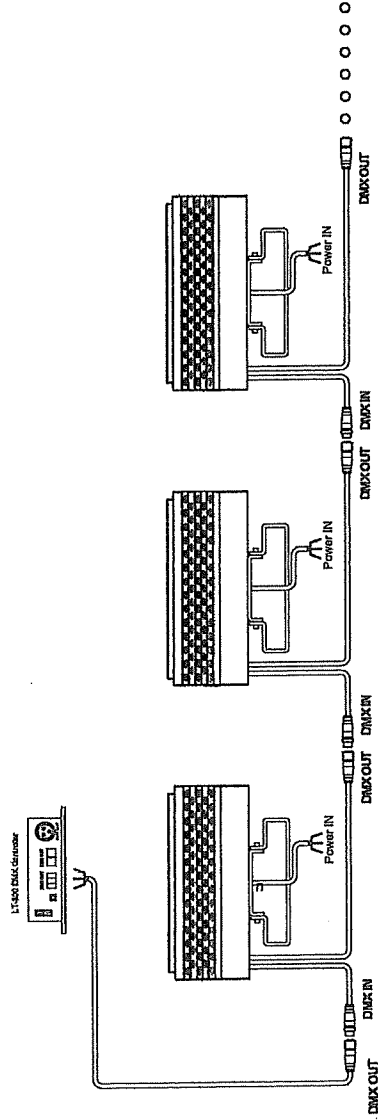
Richman Rd.: 3

Total: 10

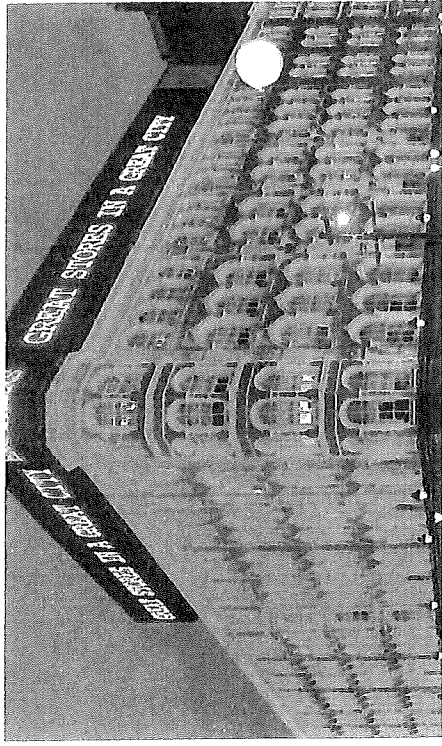
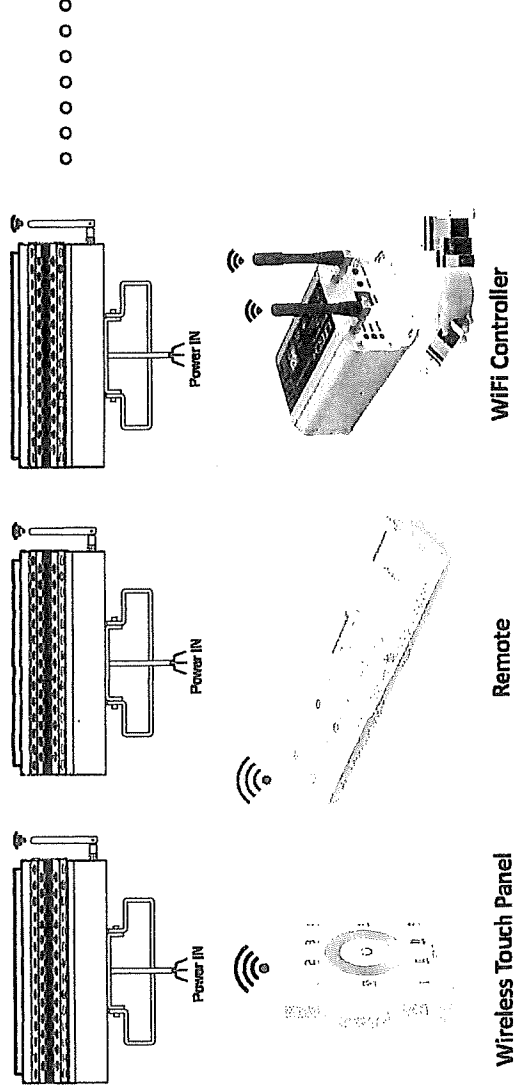
LTF-F50W - BLUE

RioTento

DMX Control Connection

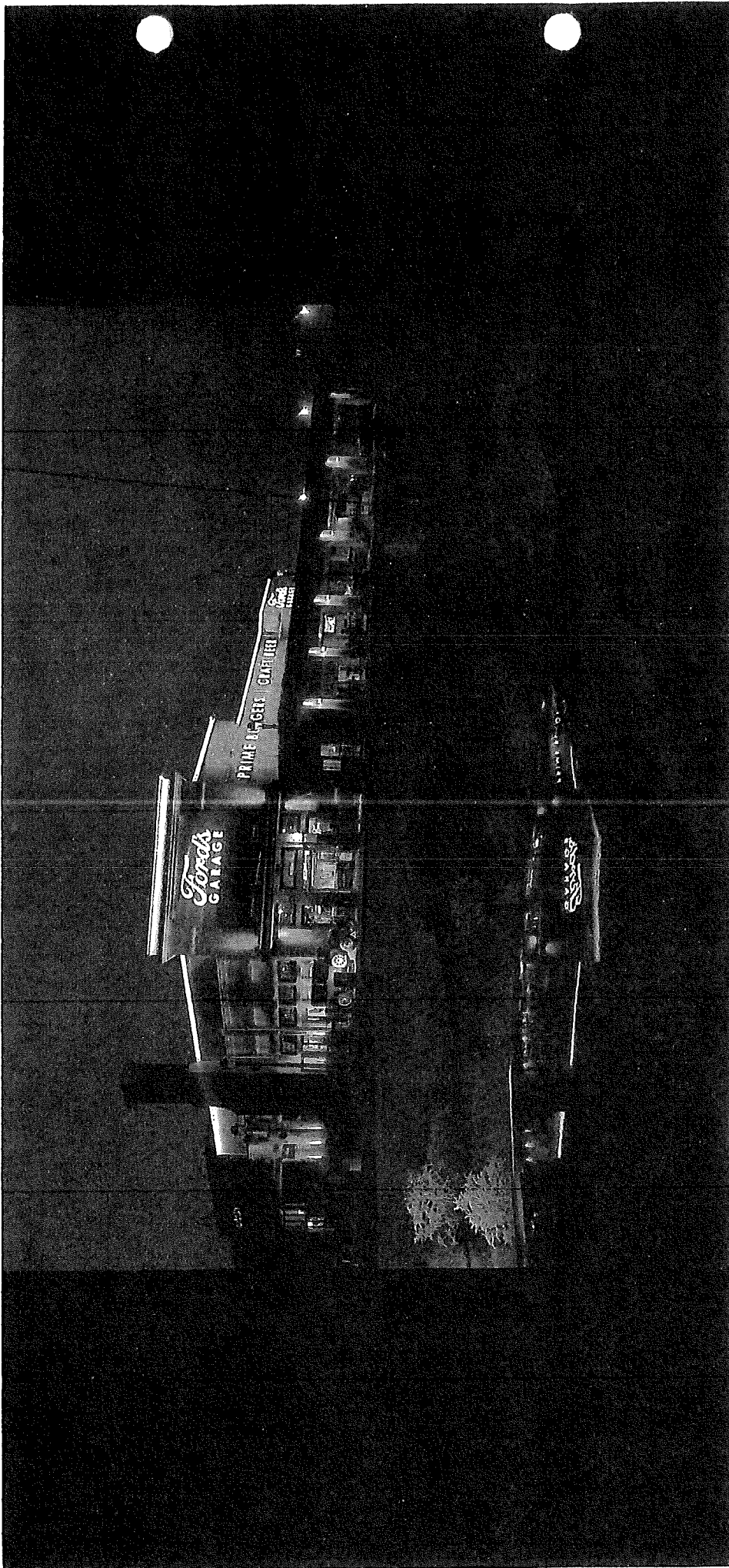


Wireless Control Connection



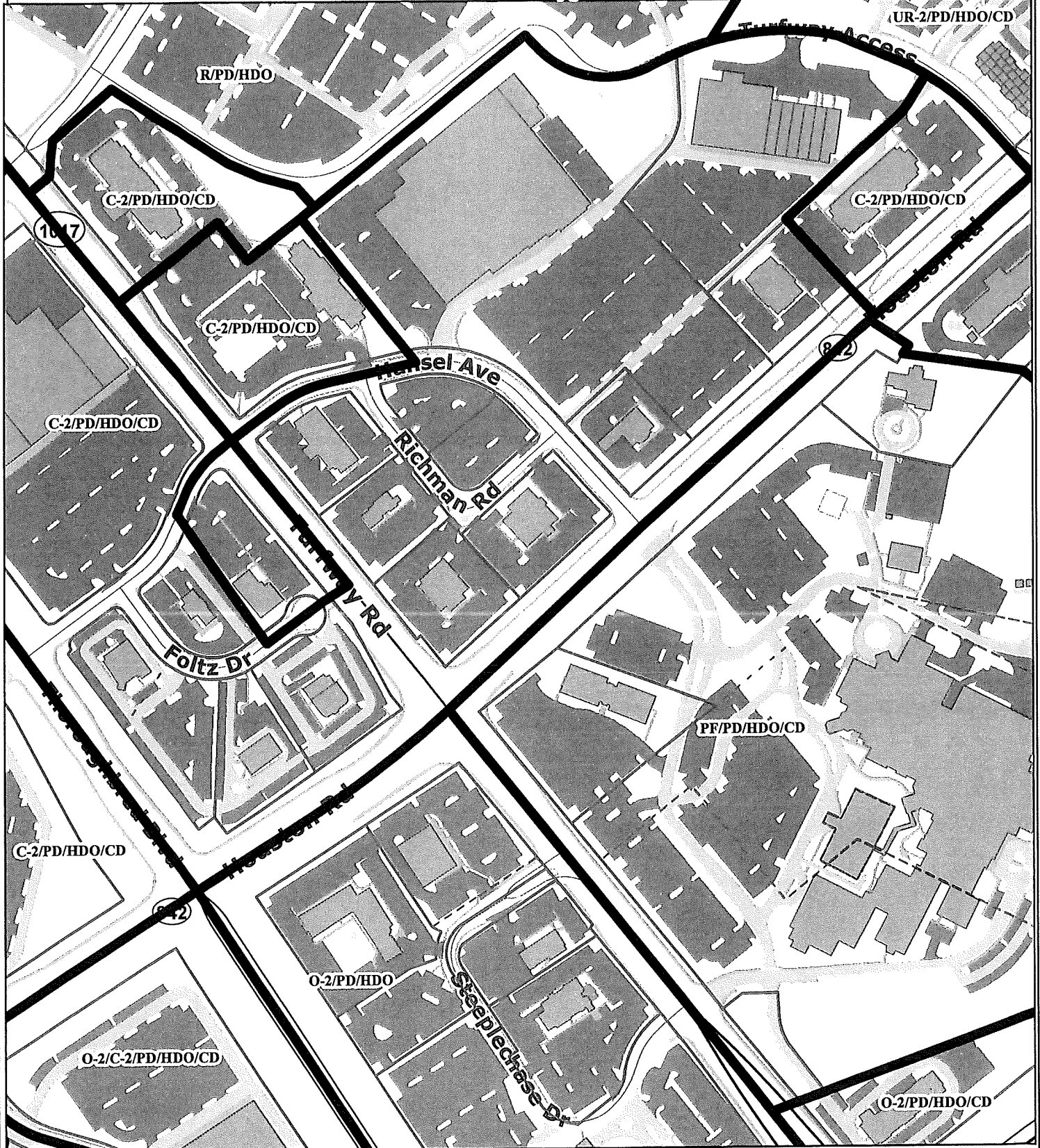
Application

The RGB wall washer flood light is mainly used for individual buildings, external wall lighting of historical buildings, interior partial lighting, green landscape lighting, billboard lighting, special facilities such as medical and cultural lighting, and atmosphere lighting of entertainment places such as bars and dance halls.



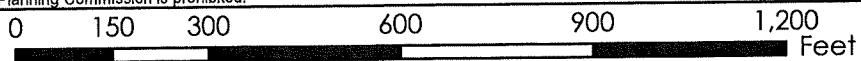
ZONING MAP

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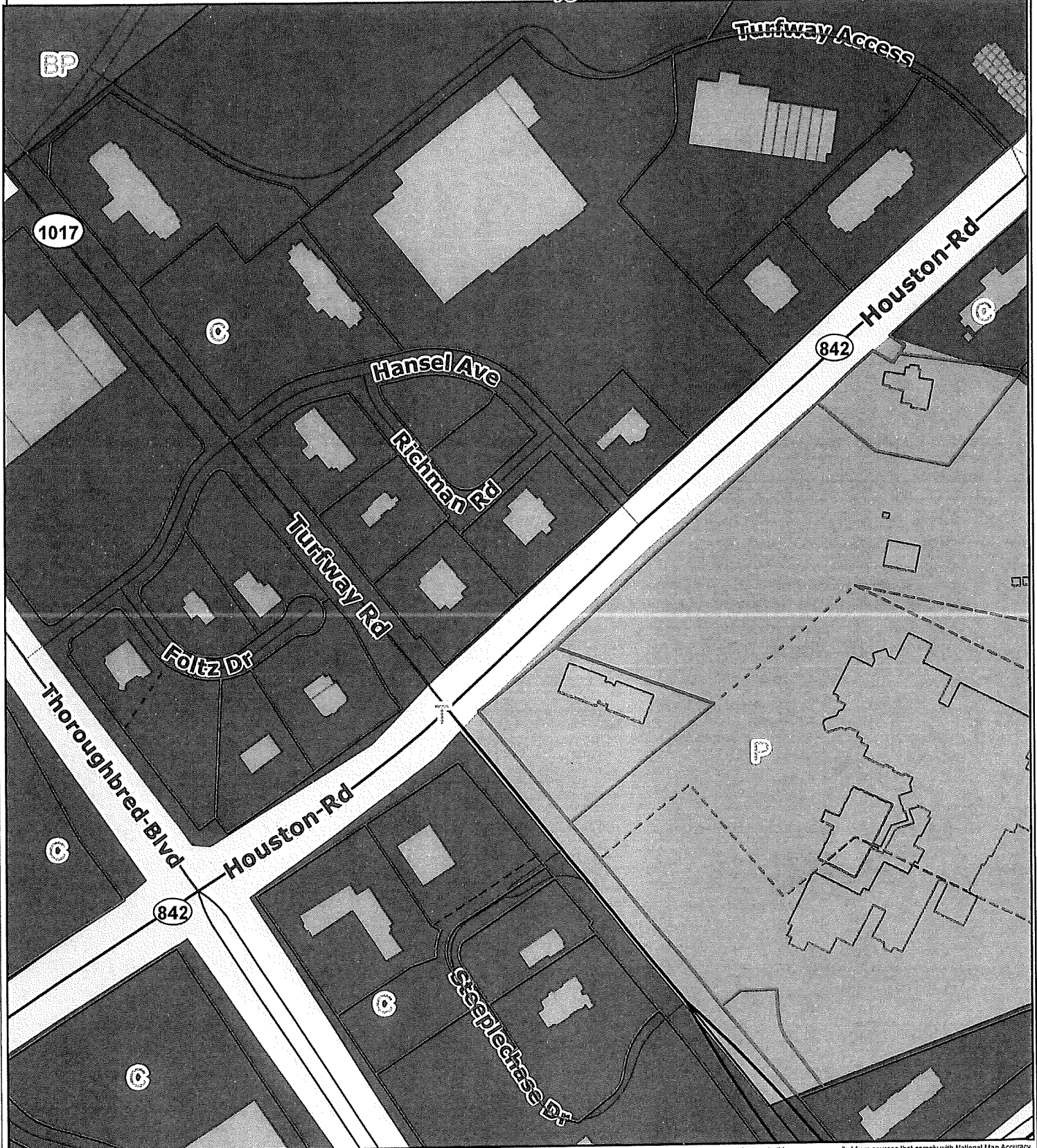
1 inch = 300 feet

Boone County GIS - Putting Northern Kentucky on the Map



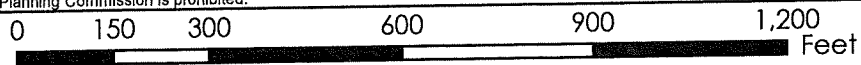
2040 FUTURE LAND USE MAP

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

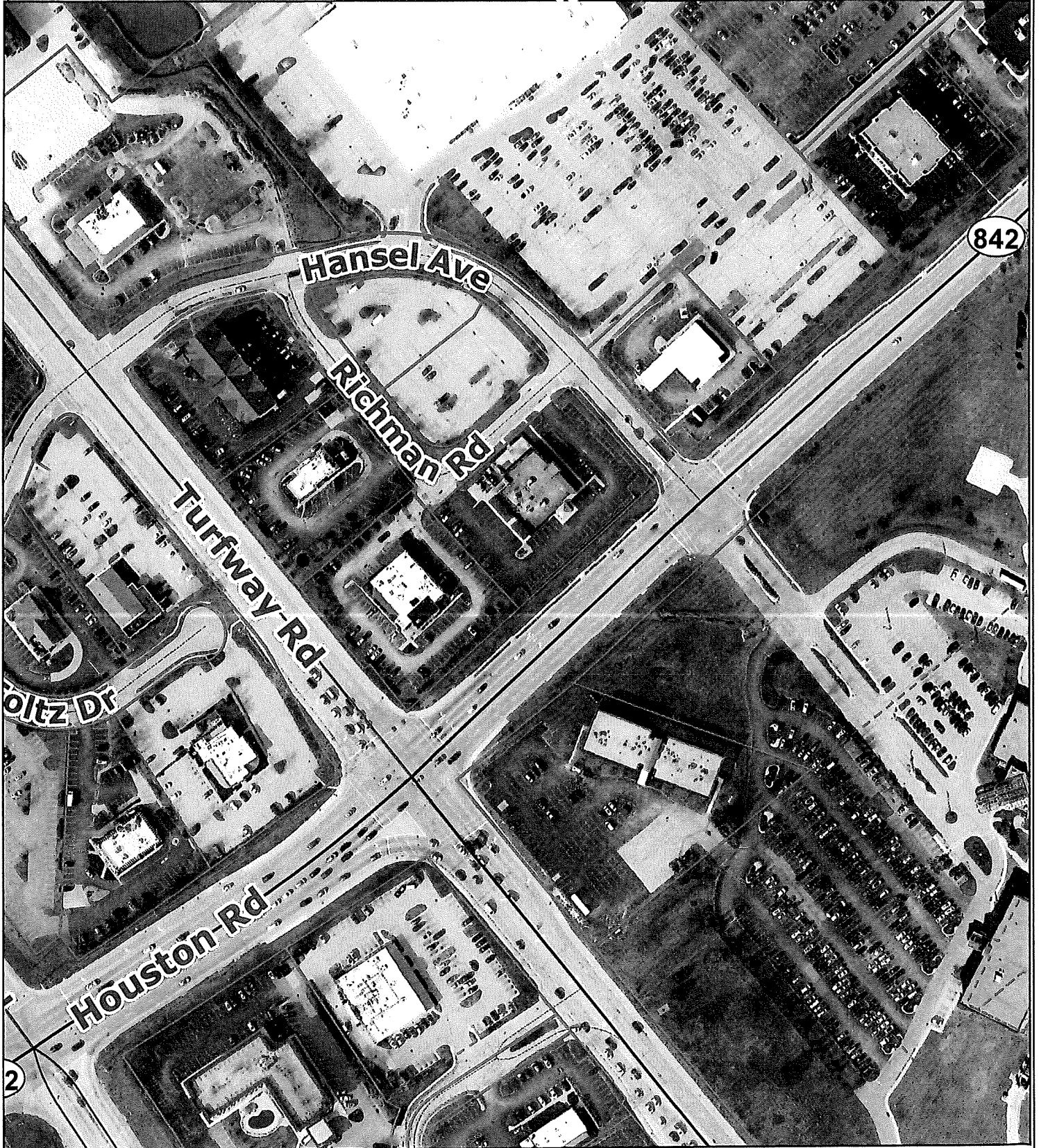


Map Created: xx/xx/2020

Map Document: *.mxd

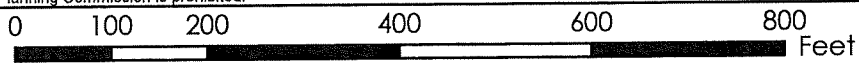
2020 AERIAL MAP

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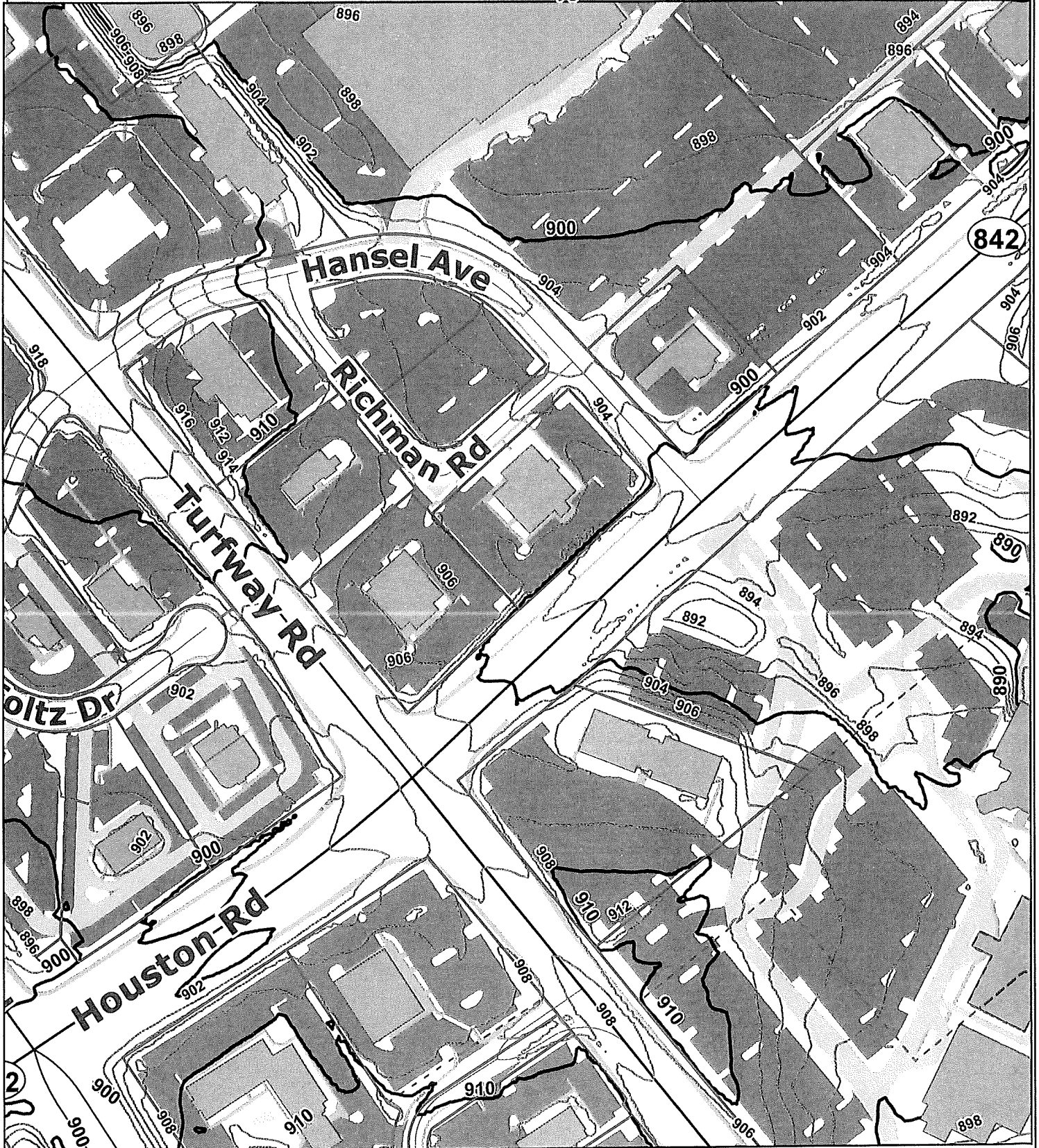
1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

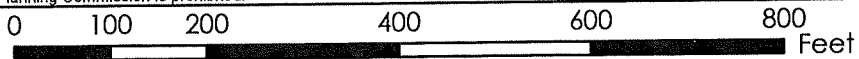
TOPOGRAPHICAL MAP

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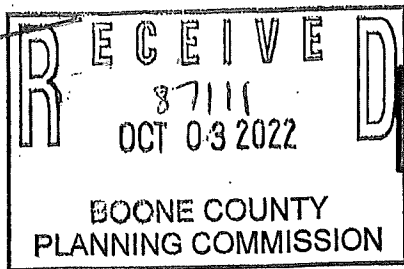


1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map





ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

For a special Sign District

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

- 1. Name of Project: Ford's Garage
2. Location of Project: 4911 Houston Rd., Florence, KY 41042
3. Total Acreage of Project: 1.25AC
4. Current Zoning of Property: C-2/PD/HDO/CD
5. Proposed Zoning of Property: n/a
6. Proposed Use(s): A Special Sign District is being proposed to allow colored projector lights and flood lights to be mounted to the building. Also seeking two additional gas pumps.
7. Proposed Building Intensities:
8. Are you applying for any of the following (check all that apply): [] Conditional Use Permit [x] Variance
9. Current Owner: Channel Mark Holdings, LLC
Address: 17220 N. River Rd.
Alva FL 33920
City State Zip Code
Phone Number: 239-822-1888
Email: mike@mcguiganrestaurants.com
10. Applicant: Tin Lizzie Cincinnati Two, LLC
Address: 11869 Piney Glade Rd.
Noblesville IN 46060
City State Zip Code
Phone Number: 317-908-9912
Email: sam@tinlizzierestaurants.com
11. Are there any existing buildings on the site: [x] Yes [] No
If yes, indicate how many: 1

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT #3

TO: Boone County Planning Commission

FROM: Steve Harper, Chairman

DATE: December 7, 2022

RE: Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

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. 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.
2. The request is in agreement with Our Boone County Plan 2040 for the following reasons:
 - A. The request is in agreement with the following goals and objectives:
 - "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).
 - Boone County shall promote a vibrant, diverse, and sustainable economy that both recognizes the value of the environment and encourages and

incentivizes innovation and prosperity with meaningful employment opportunities (Economy, Goal A).

- Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).

B. The request is in agreement with the following passages from the land use element:

- 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 (Future Land Use Development Guidelines - Design, Signs, and Cultural Resource Preservation, pg. 97).

3. The request is in agreement with the following Planned Development Standard found in Section 1514 of the Boone County Zoning Regulations:

- Signage - A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.

The Committee concluded the request is in agreement with the sections 1-3 above based on the following:

- A. The special sign district application was in response to the redevelopment of the site.
- B. The proposed gas pump signs, projector lights, and flood lights are part of the overall building and signage design and are not being used to compete for motorist attention.

- C. Building mounted signage is the predominate signage on site. The site contains a monument sign but it's shared between Ford's Garage, O' Charley's, Comfort Inn, and Wendy's.
 - D. Conditions were imposed to help the signs blend into the area.
4. The Committee concluded the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and Article 3 "Amendment" of the Boone County Zoning Regulations. The Committee 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 this condition.

CONDITIONS

1. All projector and flood lights shall display the same color and the lighting shall be constant without any blinking or other special effects.
2. The projector lights and flood lights shall be limited to displaying one color per day.

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: Steve Harper, Chairman
DATE: November 16, 2022

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.

2. Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Janet Kegley
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Corrin Gulick
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Rick Lunnemann
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Randy Bessler (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Kim Patton
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Turner (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Harper (Chairman)
For Project Absent ___
Against Project ___
Abstain ___ Deferred ___

Jackie Steele (Alternate)
For Project ___ Absent ___
Against Project ___
Abstain ___

TOTAL: ___ DEFERRED 4 FOR PROJECT ___ ABSENT
 ___ AGAINST PROJECT ___ ABSTAIN

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, Senior Planner
Mrs. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:41 p.m.

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Todd Morgan, Staff

2. Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. In late September, the owner received approval of their Design Review application for their building mounted package. It did not include their flood and projector light package and two additional gas pumps. Mr. Morgan showed what the two additional gas pumps would look like if approved. They are 9'7" tall. He showed the location of the flood lights and projector lights. The lights will be red on most days. They may be a different color on special days like green on St. Patrick's Day. There will be 12 projector lights and 10 flood lights. Mr. Morgan showed building elevations that identified where the projector lights and flood light would be located. He showed photographs of the site and adjoining properties. Staff recommends that the projector and flood lights be limited to one color a day and the lighting should be constant with no blinking effects. The request could set a precedent for the area. Staff is unaware of any other examples of this type of lighting in the Houston-Donaldson Study area.

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

Mr. Sam Tancredi, Tin Lizzie Cincinnati Two, LLC, distributed a photograph of the red projector lights and flood lights. The lights are much more subtle (see Exhibit A).

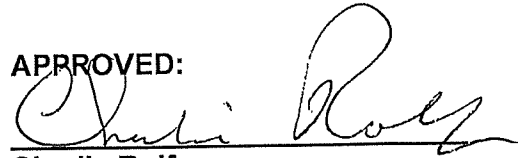
Chairman Rolfsen asked if any Commissioners had any questions or comments?

Ms. Gulick asked what changed? What is different than what was submitted previously? Mr. Tancredi replied there really was nothing different. It was just a different procedure to follow. Mr. Morgan replied that the applicant wanted to add 2 more gas pumps and change the color of the lights. Mr. Tancredi said the gas pumps and cars are typically at the front door but they will be on the side of the building. It is a garage theme restaurant. It is part of the brand. The projected opening of the restaurant will be December 12th. Even if the lights are approved, they know they won't be installed until after the opening.

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

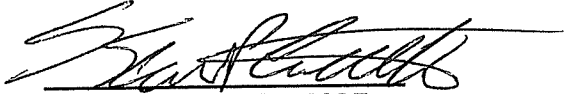
Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 16, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 7, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 8:52 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit A – Photograph of exterior lighting

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mrs. Janet Kegley
Mr. Steve Turner, Temporary Presiding Officer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, Senior Planner
Mrs. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:41 p.m.

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Todd Morgan, Staff

2. Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

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

Mr. Sam Tancredi, Tin Lizzie Cincinnati Two, LLC, distributed a photograph of the red projector lights and flood lights. The lights are much more subtle (see Exhibit A).

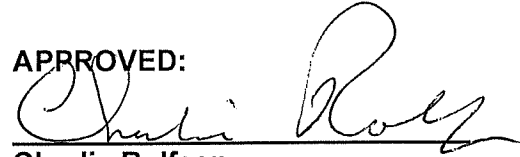
Chairman Rolfsen asked if any Commissioners had any questions or comments?

Ms. Gulick asked what changed? What is different than what was submitted previously? Mr. Tancredi replied there really was nothing different. It was just a different procedure to follow. Mr. Morgan replied that the applicant wanted to add 2 more gas pumps and change the color of the lights. Mr. Tancredi said the gas pumps and cars are typically at the front door but they will be on the side of the building. It is a garage theme restaurant. It is part of the brand. The projected opening of the restaurant will be December 12th. Even if the lights are approved, they know they won't be installed until after the opening.

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


Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on November 16, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on December 7, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Chairman Rolfsen closed the Public Hearing at 8:52 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit A – Photograph of exterior lighting

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
DECEMBER 7, 2022
7:00 P.M.**

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's December 7, 2022 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mrs. Jackie Steele, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Kim Patton, Vice Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Todd K. Morgan, Senior Planner
Mrs. Alaina Hagenseker, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the November 16, 2022 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Lunnemann moved to approve the Minutes as presented. Mr. Hincks 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 3, 2022 and December 7, 2022.

EXPENSES:

Accounting Fees	\$ 1,742.00
Attorney Fees	4,712.50
Auto Expense	211.62
Consultant/Professional Svcs Fees	2,710.00
Filing Fees (CLURS)	900.00
GIS Operations	20,000.00
Legal Ads/Recruitment	530.88
Miscellaneous Expense	428.00
Office & Board Meeting Supplies	365.56
Office Equipment / Expense	303.84
Office/Liability Insurance	527.32
Postage Expense	178.48
Printing/Pub/Dues/Subscriptions	120.00
Professional Development	<u>50.00</u>

TOTAL: \$ 32,780.20

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 8,325.75
Health/Dental/Life/LTD	14,558.68
Retirement – BCPC Portion	24,294.25
Salaries – Staff Expenses	113,667.82
Salaries – BCPC & BOA	<u>1,840.00</u>

TOTAL: \$162,686.50

GRAND TOTAL: \$195,466.70

Ms. Gulick 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. Mrs. Goetting seconded the motion and it carried unanimously.

**ZONING MAP AMENDMENT/ CHANGE OF CONCEPT DEVELOPMENT PLAN, AND
CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Alaina Hagenseker, Staff**

1. Request of **Akram Othman (applicant/owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Suburban Residential Two (SR-2) district, Office One (O-1) district, and Commercial Two/Planned Development (C-2/PD) district to Commercial One (C-1) district for an approximate 4.8 acre area located at the southwest corner of the intersection of Oakbrook Road with Burlington Pike, and includes the property at 1655 Burlington Pike and the properties with the following Parcel Identification Numbers (PIDN's): 049.00-00-044.00, 049.00-00-044.01, and 049.00-00-041.02, Boone County, Kentucky. The request is for a zone change/change of concept plan for a retail/service/restaurant/office development.

Ms. Gulick moved to defer the request until the March 1, 2023 Business Meeting. Mr. Lunnemann seconded the motion and is passed unanimously.

At this time, Mrs. Kegley left the meeting room.

CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Michael Schwartz, Staff

2. Request of **Plantation Luxury Flats, LLC (applicant)** for **A & K Enterprise (owner)** for a Concept Development Plan for an approximate 3.9 acre area located along the south side of Cavalry Drive, between Richmond Road and Wetherington Boulevard, approximately 650 feet west of Wetherington Boulevard, being directly south of the intersection of Express Street with Cavalry Drive, and having a Parcel Identification Number (PIDN) of 062.00-00-131.35, Florence, Kentucky, which is zoned Commercial Two/Planned Development (C-2/PD). The request is for a concept development plan to allow a mixed use building having retail, service, and office uses and 48 multi-family residential units.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

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

Mr. Brock MacKay, Viox & Viox, Inc., stated he was available to answer any questions.

Seeing no further comment, **Mr. Lunnemann moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Harper seconded the motion.**

Chairman Rolfsen asked what was the logic behind the 7 foot trees? Mr. Lunnemann responded that the applicant addressed all the issues noted at the Public Hearing. The Committee wanted to enhance the landscaping along the property line. Normally, the trees would be 6 feet in height at planting but the Committee felt at least 7 feet would be better. Mr. MacKay showed a revised cross-section of the area. The existing pine trees are much larger as they are older. The proposed evergreens will grow a couple of feet a year.

Mrs. Clark asked if a decision was made on whether the units were apartments or condominiums? Mr. MacKay replied that the developer wanted to keep it as an open decision based on the financial analysis. It could be either an apartment or a condo.

Chairman Rolfsen asked for a vote on the motion originally made by Mr. Lunnemann and seconded by Mr. Harper. The motion passed unanimously.

At this time Mrs. Kegley returned to the meeting room.

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Steve Harper, Chairman, Todd Morgan, Staff

3. Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

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

Mr. Sam Tancredi, applicant, stated that he agrees with everything in the Committee Report. He understands the conditions. The revised opening date for the restaurant is January 16, 2023. It may coincide with the lighting being installed.

Seeing no further comment, **Steve Harper moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Kathy Clark seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT and VARIANCES, Corrin Gulick, Chairwoman, Alaina Hagenseker, Staff

4. Request of **ECE, Inc. (applicant)** for **Todd Baeten (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Services (C-3); (2) a Variance reducing the Buffer Yard width from eighty (80) feet to ten (10) feet along the east property line; and (3) a Variance reducing the Buffer Yard width from eighty (80) feet to zero (0) feet along the west property line for an approximate 4.1 acre area located at 352 Frogtown Road, Boone County, Kentucky, including a portion of the right-of-way of Frogtown Road and Interstate 71/75. The request is for a zone change, and variances to allow nursery, greenhouses, and outside storage of plants, mulch, potting mixes, and compost.

Staff Member, Alaina Hagenseker, read the Committee Report, which recommended approval based upon Findings of Facts (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request.

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

Mr. Wayne Erpenbeck, applicant, stated that he was present to answer any questions.

Mr. Schwartz noted that the motion should include approval of the two variance requests since when approved by the Planning Commission, they are final if the Fiscal Court takes action on the Zoning Map Amendment request only. Mr. Costello noted that variance findings identified noted in the Staff Report.

Seeing no further comment, **Ms. Gulick moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact. Mrs. Steele seconded the motion and it passed unanimously.**

CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Alaina Hagenseker, Staff

5. Request of **Restaurant Holdings, LLC, per Ana Pelhank (applicant) for The Western Southern Life Insurance Company (owner)** for a Concept Development Plan for an approximate 1.4 acre area located at 7897 Mall Road, Florence, Kentucky, which is zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR). The request is for a concept development plan to allow an eating and drinking establishment with a drive-through facility.

Staff Member, Alaina Hagenseker, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

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

Mr. Angelo Bart, Engineer, stated that the conditions by the Planning Commission have been addressed in the revised Concept Development Plan. They are in agreement and he is available to answer any technical conditions.

Seeing no further comment, **Mr. Lunnemann moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Goetting seconded the motion and it passed unanimously.**

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Michael Schwartz, Staff

6. Gateway Rehabilitation Center – 5940 Merchants Street

Mrs. Kegley moved to defer the request until the January 4, 2023 Business Meeting. Mr. Lunnemann seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Todd Morgan, Staff

7. Target – 1100 Hansel Boulevard

Staff Member, Todd Morgan, referred to a PowerPoint presentation. The request involves the pick-up area. An existing beacon will be relocated to the new pick-up area. Another new beacon will be installed at the southern end of the pick-up area. The reason why the project is being reviewed is because of the height of the sign is 12 feet tall. Only 5 foot high signs are normally allowed for directional purposes. The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request.

Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented by Mr. Morgan. Mrs. Steele seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Todd Morgan, Staff

8. Penske Truck Leasing – 3721 Ohara Road

Staff Member, Todd Morgan, referred to a PowerPoint presentation. The request is to construct 2 building additions and a canopy. A 1,444 square foot addition is planned along with a 4,365 square foot rear addition. Two canopies are planned on the side of the building along with a fuel canopy on the rear portion of the building. A new dumpster enclosure is also proposed. All the proposed materials match the existing building – split face CMU and metal panels. Mr. Morgan showed pictures of the proposed additions. The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request.

Mr. Lunnemann moved to approve the request based upon the Technical/Design Review Committee recommendation as presented by Mr. Morgan. Mr. Hincks seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Todd Morgan, Staff

9. Turfway Gaming – 7500 Turfway Road

Staff Member, Todd Morgan, stated that the Committee met prior to the Business Meeting and decided to table the request until next month.

Mrs. Kegley moved to defer the request until the January 4, 2023 Business Meeting based upon the Technical/Design Review Committee recommendation. Mr. Lunnemann seconded the motion and it passed unanimously.

TECHNICAL/DESIGN REVIEW, Rick Lunnemann, Chairman, Michael Schwartz, Staff

10. Freddie's Steakburgers – 95 Meijer Drive

Staff Member, Michael Schwartz, referred to a PowerPoint presentation. The building consists of brick and hardy-plank. The design is generally in agreement with the design guidelines of the Houston-Donaldson Study with one condition. The condition is that the east elevation facing the

new hotel shall have at least 60% brick and 40% hardy-plank to match the other side of the building. The Technical/Design Review Committee met prior to the Business Meeting and voted unanimously to approve the request.

Mr. Lunnemann moved to approve of the request based upon the Technical/Design Review Committee recommendation as presented with one condition about the east elevation as stated by Mr. Schwartz. Mr. Hincks seconded the motion and it passed unanimously.

NEW BUSINESS

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Alaina Hagenseker, Staff

11. Request of **Heritage Fellowship, per Jeremy Weaver (applicant) for Heritage Assembly of God, Inc., per Vernel Perry (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 20.7 acre area located at 7216 US 42, Florence, Kentucky, which is zoned Suburban Residential Two (SR-2) and Office One (O-1). The request is for a Special Sign District to allow a free standing sign having an electronic message board/panel in an Office One (O-1) district.

ZONING MAP AMENDMENT AND VARIANCE, Michael Schwartz, Staff

12. Request of **ECE, Inc, per R. Wayne Erpenbeck (applicant) for Tri-Saint Investments, LLC, per Tim Bishel (owner)** for a Zoning Map Amendment from Public Facilities (PF) and Industrial One (I-1) to Urban Residential One (UR-1) for an approximate 18.2 acre area located along the west side of Beaver Road, between Mary Grubbs Highway and Skyway Drive, approximately 800 feet north of Mary Grubbs Highway, having a Parcel Identification Number (PIDN) of 078.00-00-002.00, Walton, Kentucky. The request is for: (1) a zone change to allow 214 multi-family residential dwelling units within sixteen (16) buildings; and (2) a variance reducing a portion of the rear yard buffer yard width from sixty (60) feet (Buffer Yard C) to twenty (20) feet (Buffer Yard B).

CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff

13. Request of **Prime Car Wash, LLC, per Adam Jones (applicant) for Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Mr. Harper moved to schedule the Public Hearing for Items #11, 12 & 13 on January 4, 2023 at 7:30p.m. in the Fiscal Courtroom. Mr. Hincks seconded the motion and it passed unanimously.

H. **Executive Director's Report:**

Mr. Kevin P. Costello, AICP, stated that Mr. Jon Brown was elected Boone County PVA and will take office on December 5, 2022. As a result, the Planning Commission will have to hire a new engineer on a part-time basis. Mr. Costello referenced his November 22, 2022 Memo. He recommended hiring Ms. Alison Chadwell, P.E., on a part-time basis for a period of time from December 1, 2022 to June 30, 2023.

Ms. Gulick moved to authorize the Executive Director to execute a contract with Ms. Chadwell based upon the terms outlined in his November 22, 2022 Memo. Mrs. Steele seconded the motion and it passed unanimously.

Mr. Costello referred to his December 1, 2022 Memo regarding the 2023 Office Holiday Schedule, the 2023 Business Meeting and Public Hearing Date Schedule, the 2023 Committee Meeting Schedule and the 2023 Board of Adjustment Schedule. He asked for approval of the four above schedules.

Mrs. Goetting moved to approve the 2023 Office Holiday Schedule, the 2023 Business Meeting and Public Hearing Date Schedule, the 2023 Committee Meeting Schedule, and the 2023 Board of Adjust Meeting Schedule. Mrs. Clark seconded the motion and it passed unanimously.

I. **Committee Reports:**

- Airport
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive
No Report

J. **Chairman's Report:**

Chairman Rolfsen announced that the Election of Officers will take place on January 4, 2023. He recommended that Janet Kegley and Bob Schwenke serve as the Nominating Committee. Anyone who is interested in serving as an officer of the Board should let Mr. Schwenke or Mrs.

Kegley know. There will be at least one opening as Mr. Patton will end his term with the Planning Commission on December 31, 2022.

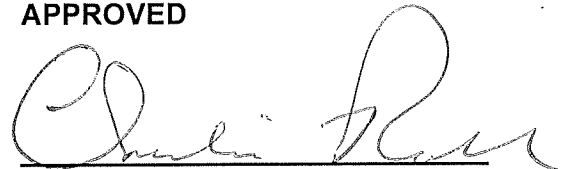
K. OKI Report: Kim Patton
No Report

L. Other:

M. Adjournment:

There being no further business to come before the Planning Commission, **Mr. Harper** moved to adjourn the meeting. **Mrs. Kegley** seconded the motion and it passed unanimously. The meeting was adjourned at 7:40 P.M.

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

DEED of CONVEYANCE

THIS DEED of CONVEYANCE is made and entered into this 21st day of January, 2022 by and between **C&D PROPERTY OF FLORENCE, LLC**, a Kentucky limited liability company, whose address is 39 East Broadway, Suite 604, New York, NY 10002, hereinafter referred to as **GRANTOR** and **CHANNEL MARK HOLDINGS, LLC**, a Florida limited liability company, with a principal office mailing address of 15010 Orange River Road, Ft. Myers, FL 33905-7661, hereinafter referred to as **GRANTEE**.

Mailing Address for Tax Bills:

Channel Mark Holdings, LLC
15010 Orange River Road
Ft. Myers, FL 33905-7661

WITNESSETH

FOR AND IN CONSIDERATION of ONE MILLION NINE HUNDRED FIFTY THOUSAND (\$1,950,000.00), paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, GRANTOR has this day and by these presents does hereby grant, sell and convey onto GRANTEE, in fee simple, its' successors and assigns forever, with Covenant of General Warranty, that certain real estate, together with all improvements, located in Florence, Boone County, Kentucky which is more particularly described as follows:

TRACT I: (Group No. 3143)

All of Lot 5 Saratoga Square, Section 1, as shown on Plat 187A in the Office of the Boone County Clerk at Burlington, Kentucky; and,

TRACT II: (Group No. 3208)

All of Lot No. 4A of Saratoga Resubdivision of Lot 4 as shown on Plat 214A in the Boone County Clerk's Office at Burlington, Kentucky; with both of said tracts being more popularly known as 4911 Houston Road, Florence, Kentucky; and,

TRACT III: Easement Estate

That non-exclusive, perpetual easement and other rights mare particularly described in that certain Reciprocal Easement Agreement dated November 6, 1992, of record in Easement Book 31, Page 169, in the office of the Boone County Clerk at Burlington, Kentucky; and,

RETURN TO: Bridge 11001
7000 Houston Rd
Florence KY 41042

IN TESTIMONY WHEREOF, witness the signatures of Grantor and Grantee to be effective on the day and year first above written.

GRANTOR:
C&D PROPERTY OF FLORENCE, LLC,
a Kentucky limited liability company

By: Daniel Liu, Authorized Member
DANIEL LIU, Authorized Member

STATE OF Indiana
COUNTY OF Hamilton

Subscribed, sworn, and acknowledged before me, a Notary Public, by Daniel Liu, the duly authorized member of **C&D PROPERTY OF FLORENCE, LLC**, a Kentucky limited liability company on this 11th day of January, 2022.



Tallea L. Gooden-Awoyemi
NOTARY PUBLIC

Print Name: Tallea L. Gooden-Awoyemi

Commission No. 714491

My Commission Expires: June 19, 2026

THIS INSTRUMENT PREPARED BY:

Harold F. Simms attorney
Harold F. Simms
Attorney & Counselor at Law

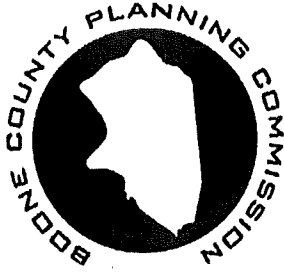
112 N. Court Street
Georgetown, KY 40324
502-8689-5300

TITLE EXAMINATION NOT PERFORMED BY PREPARER

Exhibit A
Permitted Exceptions

1. **Taxes for the year 2022 and subsequent years, not yet due and payable.**
2. **Easements, restrictions, conditions, stipulations and any state of facts shown on the plat of record in Plat Cabinet 1, Slide 187-A, in the Office of the Clerk of Boone County at Burlington, Kentucky. (Parcel I)**
3. **Easements, restrictions, conditions, stipulations and any state of fact shown on the plat of record in Plat Cabinet 2, Slide 214-A, in the Office of the Clerk of Boone County at Burlington, Kentucky. (Parcel II)**
4. **Easement granted to The Union Light, Heat & Power Company dated August 13, 1959 of record in Misc. Book 14, Page 182 and as corrected in Easement Book 15, Page 69, both in the Office of the Clerk of Boone County at Burlington, Kentucky.**
5. **The terms, conditions and provisions of that certain Reciprocal Storm Water Drainage Easement Agreement dated May 2, 1991, and recorded in Easement Book 26, Page 265, which was partially released by Partial Release of Reciprocal Storm Water Drainage Easement recorded in Miscellaneous Book 413, Page 136, both in the Office of the Clerk of Boone County at Burlington, Kentucky.**
6. **Easement granted to the City of Florence dated February 11, 1992 and recorded in Easement Book 28, Page 169, in the Office of the Clerk of Boone County at Burlington, Kentucky.**
7. **Easement granted to the City of Florence dated February 11, 1992, recorded in Easement Book 28, Page 171, in the Office of the Clerk of Boone County at Burlington, Kentucky.**
8. **Terms and conditions of the Reciprocal Easement Agreement dated November 6, 1992 and recorded in Easement Book 31, Page 169, in the Office of the Clerk of Boone County at Burlington, Kentucky.. (Parcel II)**
9. **Terms and conditions of the Declaration of Protective Covenants, Liens and Easements for Saratoga Square dated February 11, 1992 and recorded in Miscellaneous Book 333, Page 108 with a Modification recorded in Miscellaneous Book 368, Page 121, all in the Office of the Clerk of Boone County at Burlington, Kentucky.**

0148921.0750295 4882-9182-2087v2
12/22/2021 3:06 pm



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 18, 2022

Tin Lizzie Cincinnati Two, LLC
c/o - Mr. Sam Tancredi
11869 Piney Glade Road
Noblesville, IN 46060

RE: Request of **Tin Lizzie Cincinnati Two, LLC (applicant)** for **Channel Mark Holdings, LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 1.2 acre area located at 4911 Houston Road, Florence, Kentucky. The request is for a Special Sign District to allow projector lights, flood lights, and two non-functional vintage gasoline pumps in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Dear Mr. Tancredi,

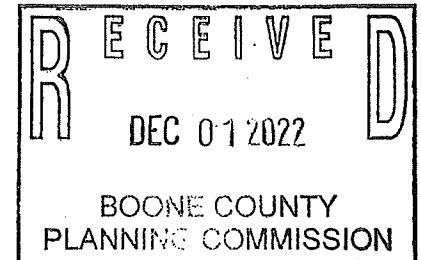
The following represents the recommended condition of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their November 16, 2022 meeting. Please have the property owner sign the appropriate line at the end of this letter if he in agreement with the conditions. Please return the signed letter to the Planning Commission office by December 7, 2022.

CONDITION

1. All projector and flood lights shall display the same color and the lighting shall be constant without any blinking or other special effects.
2. The projector lights and flood lights shall be limited to displaying one color per day.

Sincerely,

Todd K. Morgan, AICP
Senior Planner



AGREEMENT

I, Mike McGuigan, hereby agree to the conditions of approval for the above referenced application.

Mike McGuigan
Managing Member
Channel Mark Holdings, LLC

11/24/22
Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-3-23**

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.2 ACRE SITE LOCATED AT 4911 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW PROJECTOR LIGHTS, FLOOD LIGHTS AND TWO NON-FUNCTIONAL VINTAGE GASOLINE PUMPS. (FORD'S GARAGE)

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

WHEREAS, the Boone County Planning Commission has recommended approval of a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District to allow projector lights, flood lights and two non-functional vintage gasoline pumps on an approximate 1.2 acre site located at 4911 Houston Road, Florence, Kentucky, and

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

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

SECTION I

That the zoning map amendment to establish a Special Sign District for property zoned Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) for the approximate 1.2 acre site located at 4911 Houston Road, Florence, Kentucky, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment for this subject property.

SECTION II

This approval of this zoning map amendment and the Special Sign District are granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission

being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-22-36-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

SECTION III

This approval is granted based upon the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the committee report of that Commission, which is attached and part of the Commission's Resolution No. R-22-036-A, marked Exhibit "B", and incorporated herein as if fully set out.

SECTION IV

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

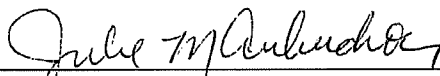
SECTION V

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 24 DAY OF JANUARY, 2023.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14 DAY OF February, 2023.

APPROVED:



Julie M. Aubuchon, Mayor

ATTEST:



Melissa Kramer, City Clerk

22-0317

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-3-23

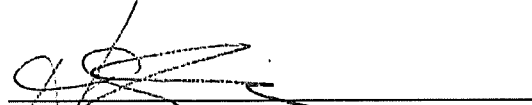
AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1.2 ACRE SITE LOCATED AT 4911 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW PROJECTOR LIGHTS, FLOOD LIGHTS AND TWO NON-FUNCTIONAL VINTAGE GASOLINE PUMPS. (FORD'S GARAGE)

The effect of this Ordinance is to allow a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District, which would allow projector lights, flood lights and two non-functional vintage gasoline pumps. This Ordinance does not change the zoning of the site, but approves a zoning map amendment for a Special Sign District based on its current zoning.

The full text of Ordinance O-3-23, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

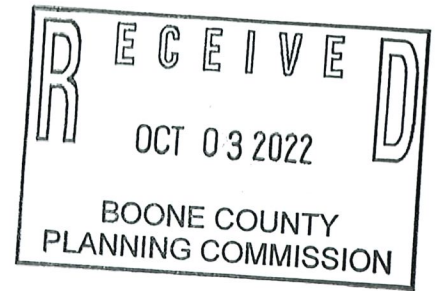
CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-3-23 and that it has been prepared by me on the 24th day of January, 2023, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Boulevard, P.O. Box 756
Florence, Kentucky 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872
Email: hskees@fuse.net

Ford's Garage
4911 Houston Rd
Florence, KY 41042



Special Sign District Request

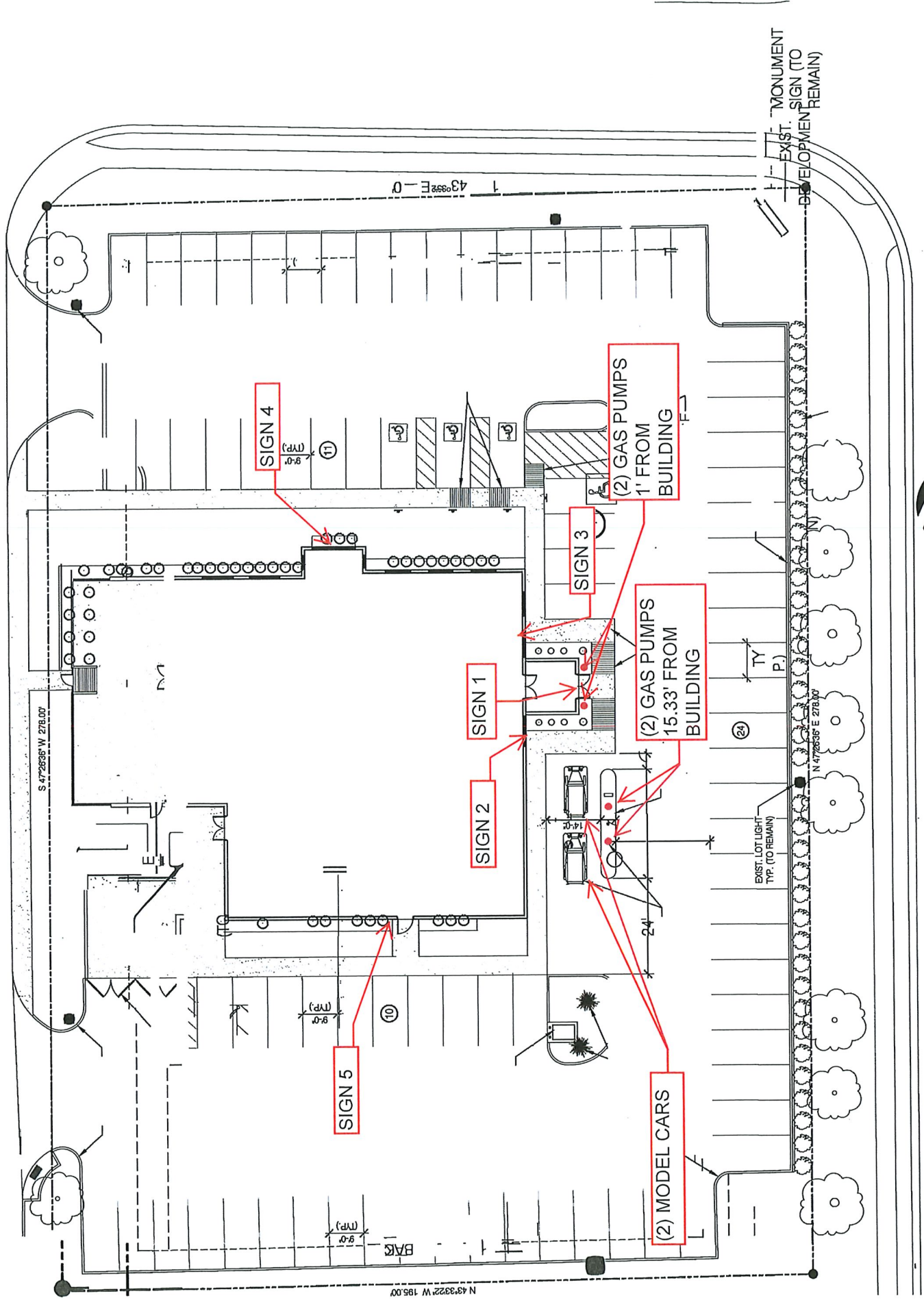
Tin Lizzie Cincinnati Two, LLC dba Ford's Garage is proposing to install 22 projector and flood lights on the exterior of the building (see attached renderings and light specs). While the lights can change colors continuously, it is proposed that the color will not change on any given day. Red will be the preferred color and will remain set and only changed on special occasions such as green on St Patrick's Day. These color changes will be extremely limited.

Ford's Garage is also proposing two fuel pumps at the front door as shown in the rendering.

These requests are being made to keep the trade dress for the Brand intact.

Special Sign District
APPROVED *with Conditions*
Staff *Jane L. Morgan*
Date *12/7/22*
Boone County
Planning Commission

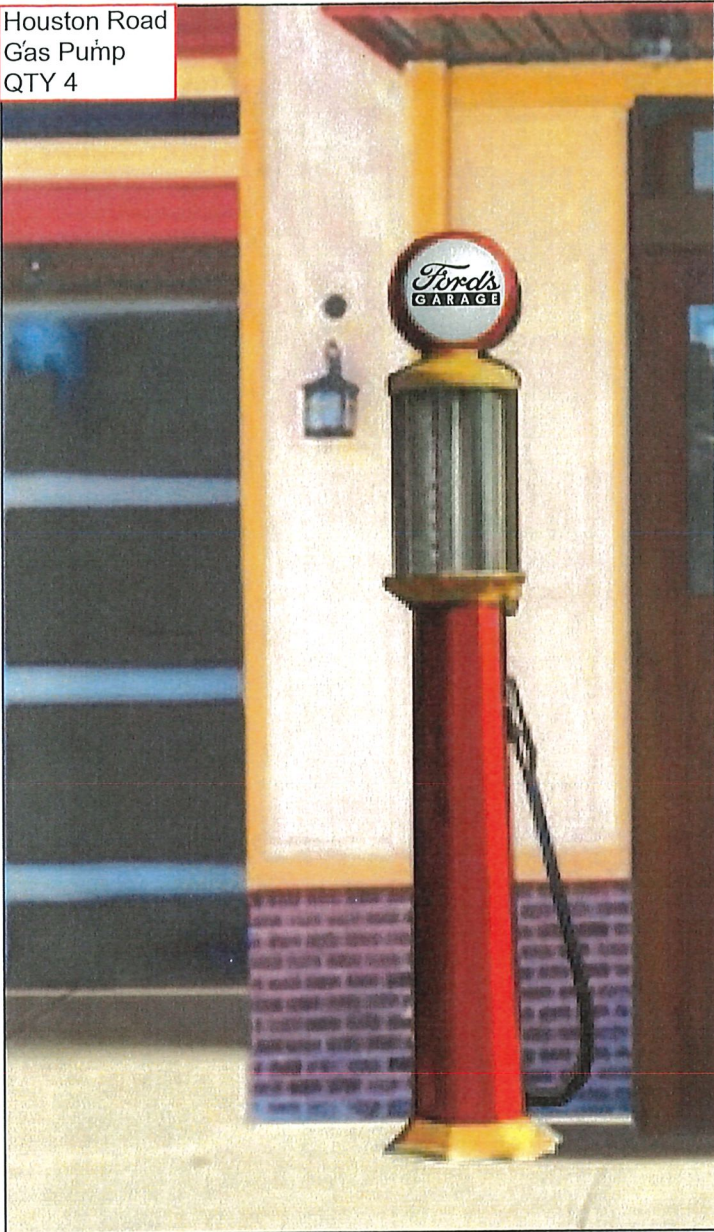
RICHMAN ROAD



HOUSTON ROAD



Houston Road
Gas Pump
QTY 4



A SIGN BY DESIGN, INC.

Signs By Design

"A Quality Sign Says It All"

THE BLUE CHIP
BUSINESS AWARD WINNER

4725 W. 106th St. Zionsville, IN 46077

PHONE: 317-876-7900

FAX: 317-802-5670

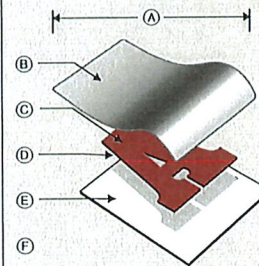
www.asignbydesign.com

EMAIL: sbd@asignbydesign.com

CLIENT NAME FORD'S GARAGE		ACCT. REP SAMANTHA
FILE NAME FORDSGARAGE GASPUMP1.PDF		DRAWN BY AA
DATE 9/14/2022	PRODUCTION FILE FORDSGARAGE GASPUMP1.FS	FILE LOCATION FEB-2022
LOCATION FLORENCE, KY	ART <input checked="" type="checkbox"/>	

X _____ DATE _____

VINYL DECAL CROSS SECTION

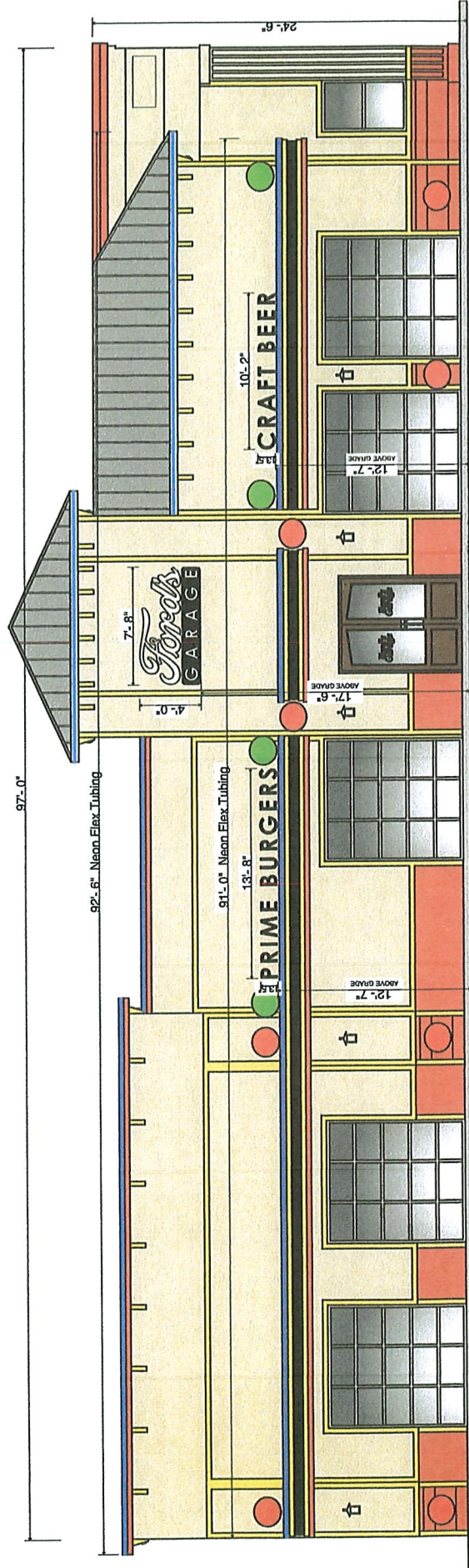


A	VINYL DECAL DIMENSIONS AS SHOWN
B	APPLICATION TAPE (TRANSFER TAPE)
C	HP BLACK VINYL DECAL
D	ADHESIVE SIDE OF VINYL
E	BACKING PAPER (RELEASE LINER)
F	
G	
H	
I	



THIS DRAWING IS THE SOLE PROPERTY OF A SIGN BY DESIGN, INC. AND IS NOT TO BE REPRODUCED OR RE-DISTRIBUTED BY OR TO A THIRD PARTY
THERE COULD BE A COLOR DIFFERENCE FROM THIS DRAWING TO THE FINAL PRODUCT

Houston Road



SCALE: 1/8" = 1'
 Feb-22 FordsGarage FrontScale2.s
 PO BOX 681 - Zionsville, IN 46077
 PHONE: 317-919-1900
 WWW: www.signdesign.com
 EMAIL: sidd@signdesign.com

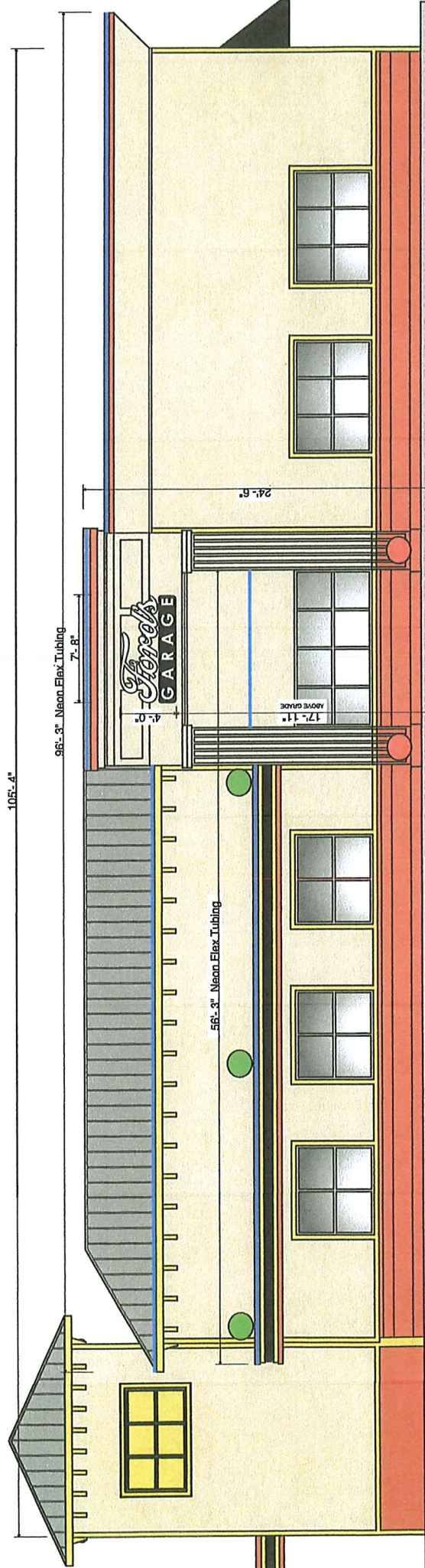
Notes:
 Within square feet
 **Exception:
 Number of signs
 Provide information:
 Gas pumps, Car(s), color of lighting

Fords Garage: 30.67
 Prime Burgers: 15.38
 Craft Beer: 11.44
 LED TUBE: 91.75
 (92'6" + 91' = 183.5' * .5")
Total SQFT: 149.24

Legend:
 SLC-GTES1018-12w-RGBW-24w-JHX - BLUE
 LTF-F50w - BLUE
 SLC-24w-JL-1007-3k-SD-UJF Neon Flex - White

Notes:
 - Upper roof neon strip to have driver box located on the roof with a 120v disconnect.
 - Lower canopy neon strip and lower lights to be wired to driver location inside with 120v disconnect.
 - LED Neons to be attached with outdoor industrial adhesive end clips to roof line.
 - ALL LED to be wet.

Hansel Ave.



A SIGN BY DESIGN, INC.
Signs By Design
 "A Quality Sign Shop"
 SCALE: 1/8" = 1'
 Feb-22 FordsGarage Signs2022.s
 PO BOX 691 - Zionsville, IN 46077
 PHONE: 317-876-7900
 www.signsbydesign.com
 EMAIL: info@signsbydesign.com

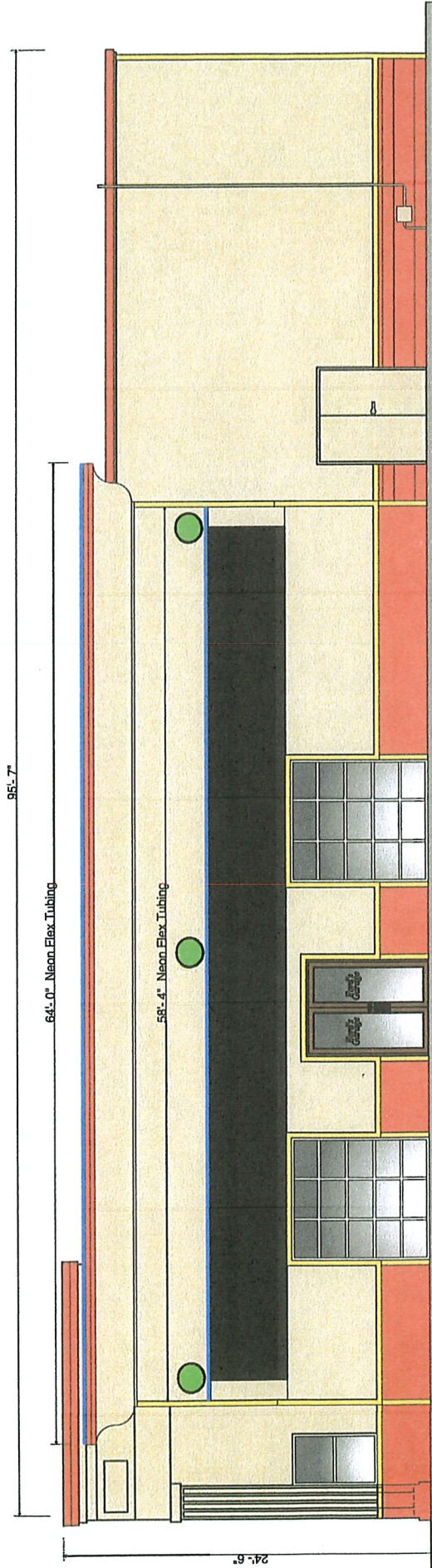
Notes:
 Within square feet
 **Requested Exception: Number of signs

Fords Garage: 30.67
 LED TUBE: 76.25
 (96'3" + 56'3" = 152' * .5")
Total SQFT: 106.92

Legend:
 SLC-6TES101B-12w-RGBW-24v-DIMM - BLUE
 LTF-F80w - BLUE
 SLC-24v-UL-P67-5x-8D-JF Neon Flex - WHITE

Note:
 -Upper roof neon strip to have driver box located on the roof with a 125v disconnect.
 -Lower roof neon strip to have driver box located on the roof with a 125v disconnect.
 -Lower Garage Neon strip and lower lights to be wired to driver location inside with 125v disconnect.
 -LED Neon to be attached with outdoor industrial adhesive girt clips to roof line
 -All LED is 24 volt.

Richman Rd.



Signs By Design
 A SIGN BY DESIGN, INC.
 SCALE: 1/8" = 1'
 Feb-22 FonteGarage PratoScala116
 PO BOX 691 - Zionsville, IN 46077
 PHONE: 317-578-7800
 www.signsbydesign.com
 EMAIL: sbd@signsbydesign.com
 "A Quality Sign Says It All"

Notes:
 Within square feet
 ** Requested Exception:
 Additional elevation
 Provide: Color of lights

LED TUBE: 61.17
 (64' + 58 1/4" = 122.33' * .5")
Total SQFT: 61.17

Legend:
 SLC-07E101B-12R-FR3W-24-D11X - BLUE
 LTF-FR04r - BLUE
 SLC-04N-UL-FP7-52-SD-UP Neon Flex - WHITE

Note:
 - Higher end neon signs to have driver box located on the roof with a 12hr disconnect
 - Circuit to be wired to time clock
 - Lower canopy neon signs and lower signs to be wired to other location inside
 - LED signs to be attached with outdoor industrial adhesive end clips to roof fins
 - All LED to 24 volts

SLC-GTE6101 B-12w-RGBW 24v-DMX - BLUE



LED PROJECTOR LIGHT:

AC	5 YEARS WARRANTY	RGBW	3/5/10/15/25/30/45/60/90	IP66	IK08	EURO	USA.CA
TYPE: (B)							

BACKVIEW



(B-GS)



INTRODUCTION

FEATURE

Durable Exterior Light by Skilled Manufacturing
 Architecture Lighting with Multiple Custom Function
 Long Lifespan Design > 50,000 hours
 Working Temperature: -30°C ~ 50°C

MAIN MATERIAL

LED Brand: GUBO
 Internal Driver Brand: GUBO
 Housing: Die-casted Aluminum
 Optics: High Efficiency PC Lens
 Diffuser: Clear Tempered Glass

INSTALLATION

Surface Mounted
 Suitable for Exterior Illumination, Like Architecture.....

STANDARD

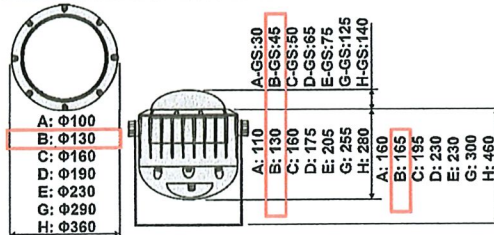
Designed and Manufactured to Comply with
 CE/RoHS/CB/cETL/SAASASO Standard
 IP66 Protection, Class I Electric

OPTIONS

LED CCT: 1,800K~10,000K/R/G/B/Y
 [CRI]: RA80, [G] RA90 [H] RA97
 Custom Housing Finish: Colors by RAL Code

[GSL] LOUVER WHITE [HMWT] BLACK [HMBK] SILVER [HMSV] DARK GREY [HMGRD] BRASS [HMBS]

DIMENSION: [UNIT: MM]



NOTE:

All parameters are measured at 25°C ambient temperature, 35% humidity experimental environment.
 Tolerances of power and luminous flux are ±10%, tolerance of color rendering index is ±5.

SMART LED CONCEPTS A.: 3780 N.E 4th Ave, Oakland Park, FL 33334

MODEL NO.	POWER [W]	LED TYPE	CCT [K]	CRI	FLUX [LM]	POWER FACTOR	BEAM ANGLE	REMOTE CONTROL	INPUT [V]
YR-FL390-W295-GTE6101B	4C@ 18W	6RGBW	G2700K G6000K	RA90	820	>0.6	[Symmetric]	[CDX]:	[AC100-277V]
			465nm		820	>0.5	BL 15D: 15°	DMX512(1%)	[CV DC24V]

Light Count:
 Houston Road: 8
 Hansel Ave.: 2
 O'Charley's: 2
Total: 12



AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	ShenZhen Yaorong Technology Co., Ltd.	Manufacturer:	ShenZhen Yaorong Technology Co., Ltd.
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Country:	China	Country:	China
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Email:	yrrd@86yr.com	Email:	yrrd@86yr.com
Party Authorized To Apply Mark:	Same as Manufacturer		
Report Issuing Office:	Intertek Testing Services Hong Kong Limited		

Control Number: 4009701

Authorized by:

[Signature]
for Dean Davidson, Certification Manager



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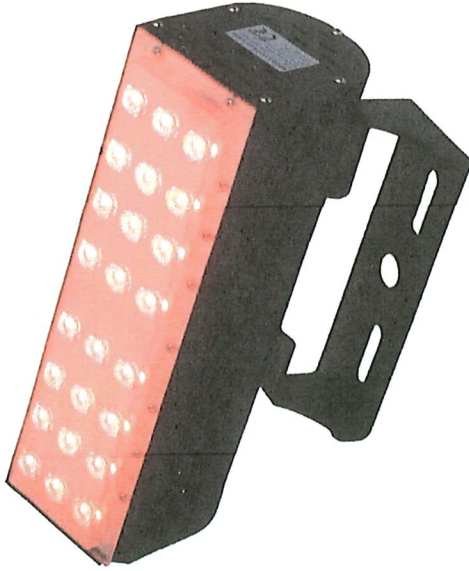
Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Standard for Safety for Luminaire - ANSI/UL 1598, Third Edition, issued September 17, 2008, rev. October 17, 2012
	Standard for Safety for Luminaire - CSA C22.2 No. 250.0-08 (R2013), issued September 17, 2008, rev. October 17, 2012
Product:	LED Pendant-mounted and surface-mounted Light
Brand Name:	YAORONG
Models:	YR-HB-W040-YX, YR-HB-W060-YX. Where suffix Y could be "A", "B", "C", "D", X could be any number. YR-HB350-W100-XY-Z, YR-HB350-W150-XY-Z, YR-HB350-W200-XY-Z Where suffix Y could be "A", "B", "C", "D", X could be any number.

LTF• F50W - BLUE

RioLinto

ETL cETL Listed RGB RGBW Flood Light



Specification

Model No.	Power (W)	LED Chip	Control Method	Voltage	Size (mm)	Beam angle	Housing color	Certification
LTF-F50W	50W				285x106x85		White/Black	
LTF-F100W	100W	RGB+RGBW	DMX	100-277V 24V DC	570x106x85	15°, 25°, 40°, 60°, 90°	White	ETL, cETL
LTF-F150W	150W				855x106x85			
Bracket -1								2 Rows Installation Bracket
Bracket -2								3 Rows Installation Bracket

PRODUCT DESCRIPTION

The RGB ,RGBW flood light wall washers with unique housing design and Utility model patented,can be used as landscape light,architectural lighting .

The lens are anti-glare optics and 15°,25°,40°,60°, 90°beam angle optional.

FEATURES

- 1.ETL cETL certified.
- 2.Patented fixture design and excellent heat dissipation design.
3. Universal AC100~277V operation.
- 4.Wide radiation angle, huge lighting area.
- 5.DMX control ,Wireless control and App control optional.
- 6.Outdoor using waterproof IP67.

Light Count:

Houston Road: 4

Hansel Ave.: 3

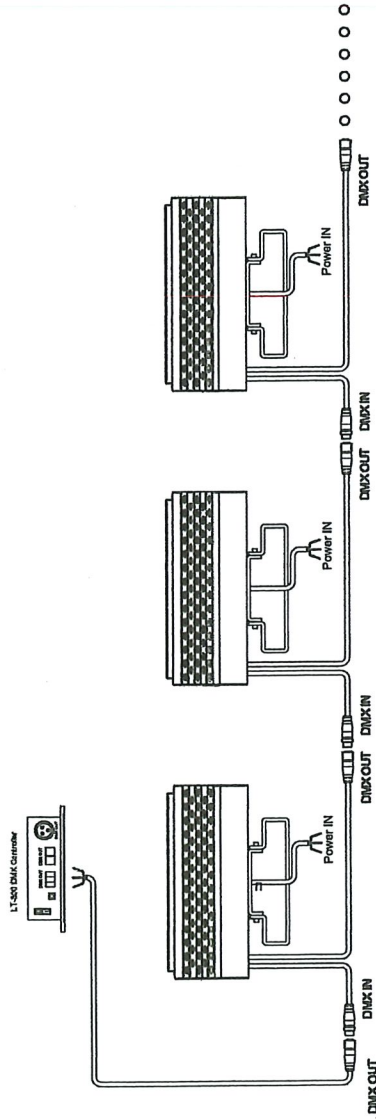
Richman Rd.: 3

Total: 10

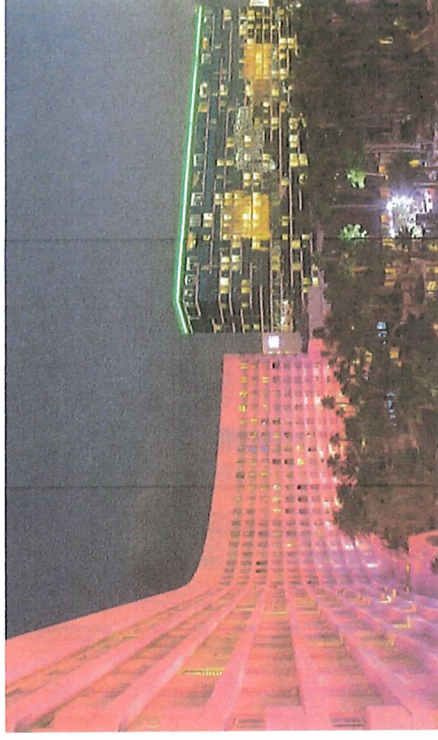
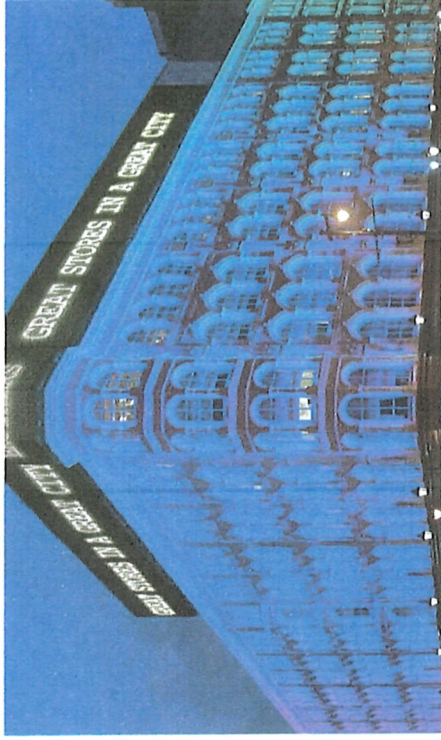
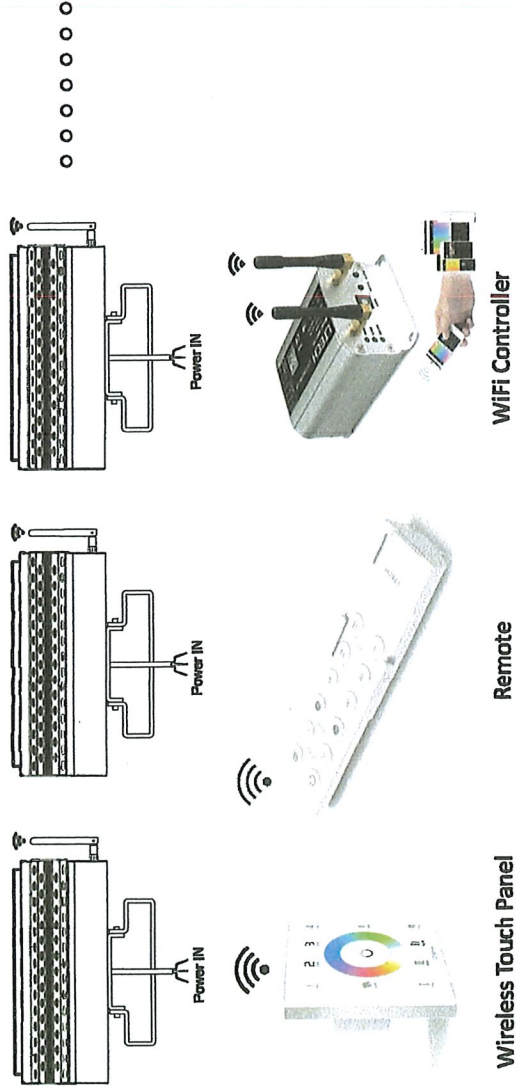
LTF•F50W - BLUE

RioTinto

DMX Control Connection



Wireless Control Connection



Application

The RGB RGBW wall washer flood light is mainly used for individual buildings, external wall lighting of historical buildings, interior partial lighting, green landscape lighting, billboard lighting, special facilities such as medical and cultural lighting, and atmosphere lighting of entertainment places such as bars and dance halls.

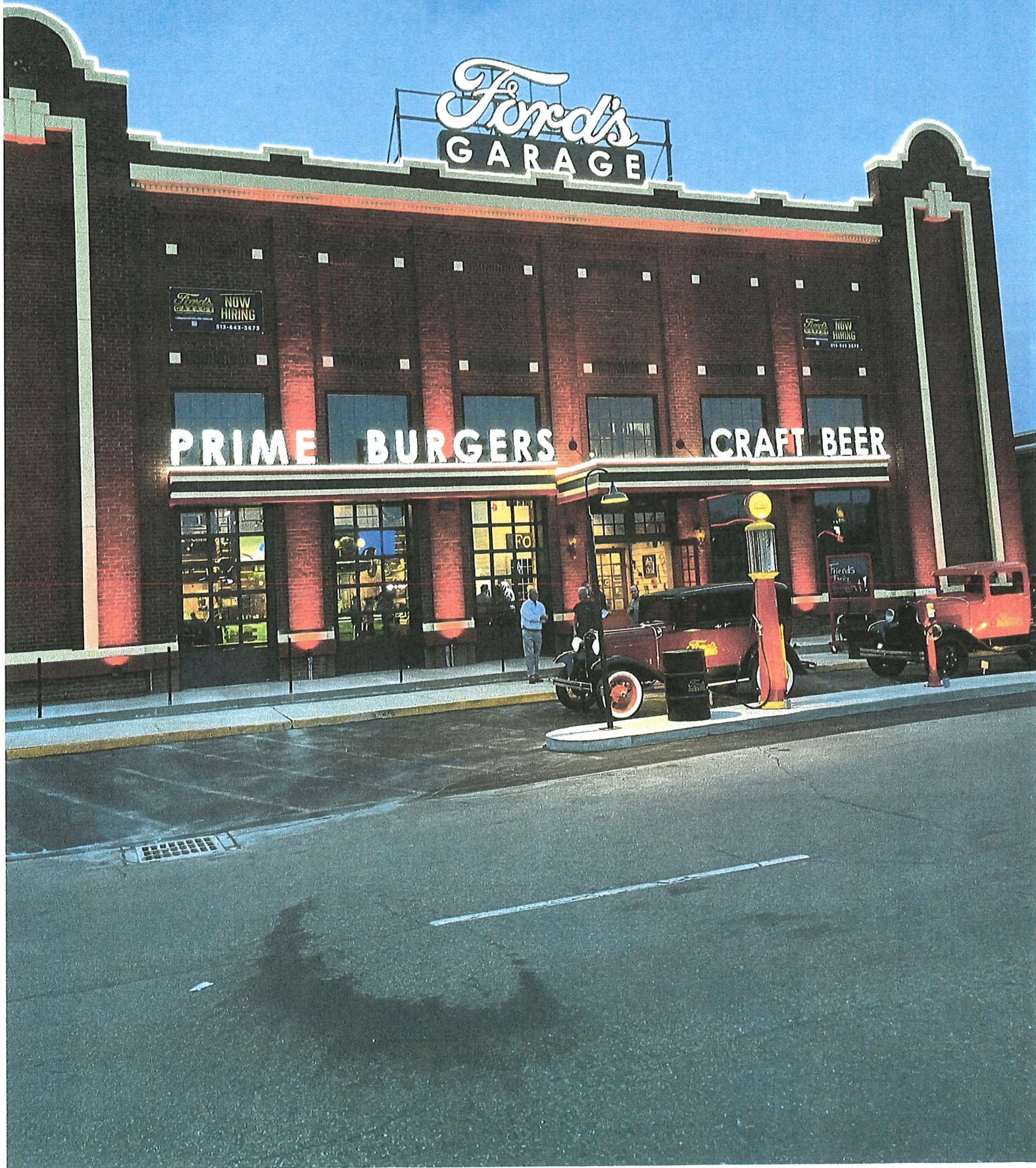
Ford's
GARAGE

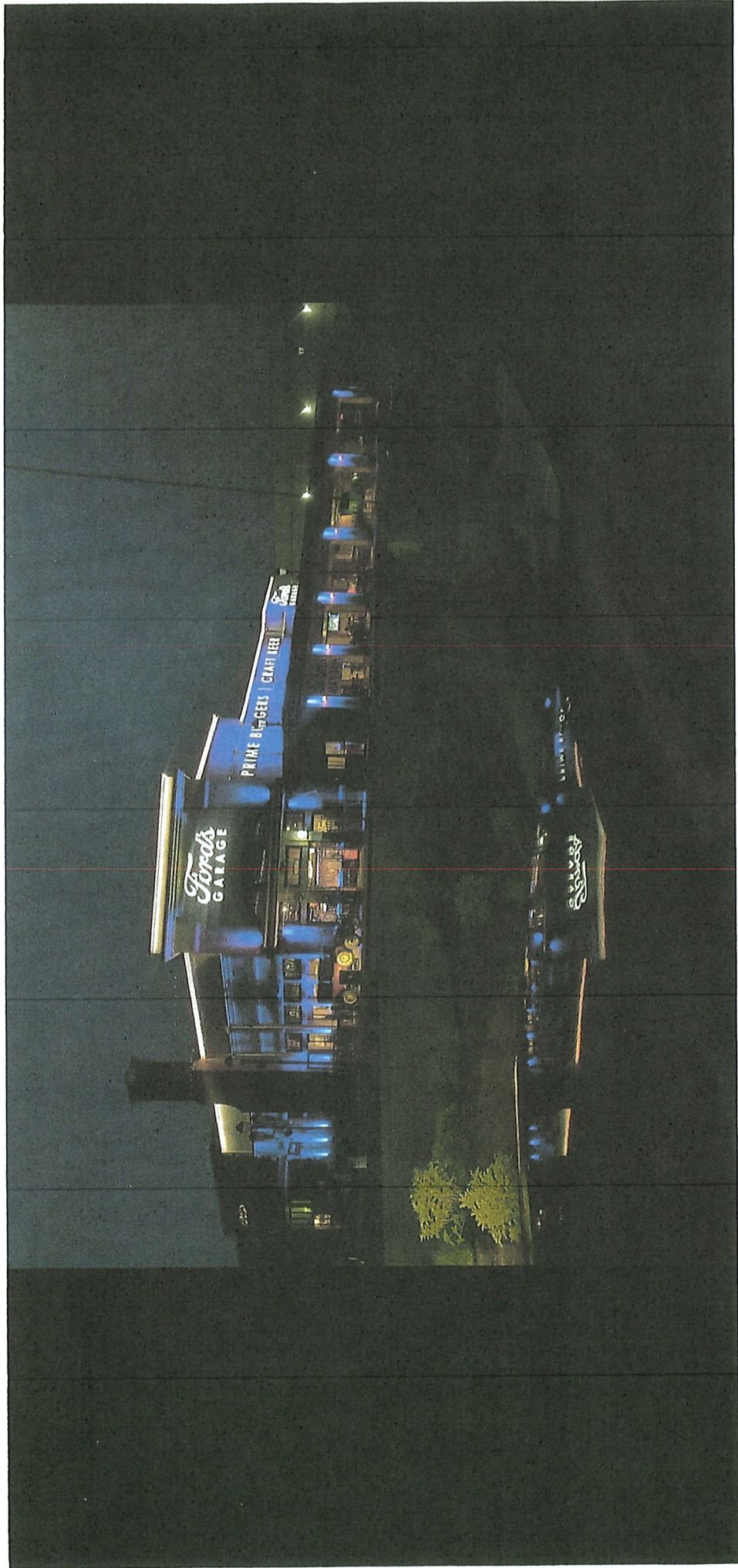
Ford's
GARAGE
NOW
HIRING
013-443-3073

Ford's
GARAGE
NOW
HIRING
013-443-3073

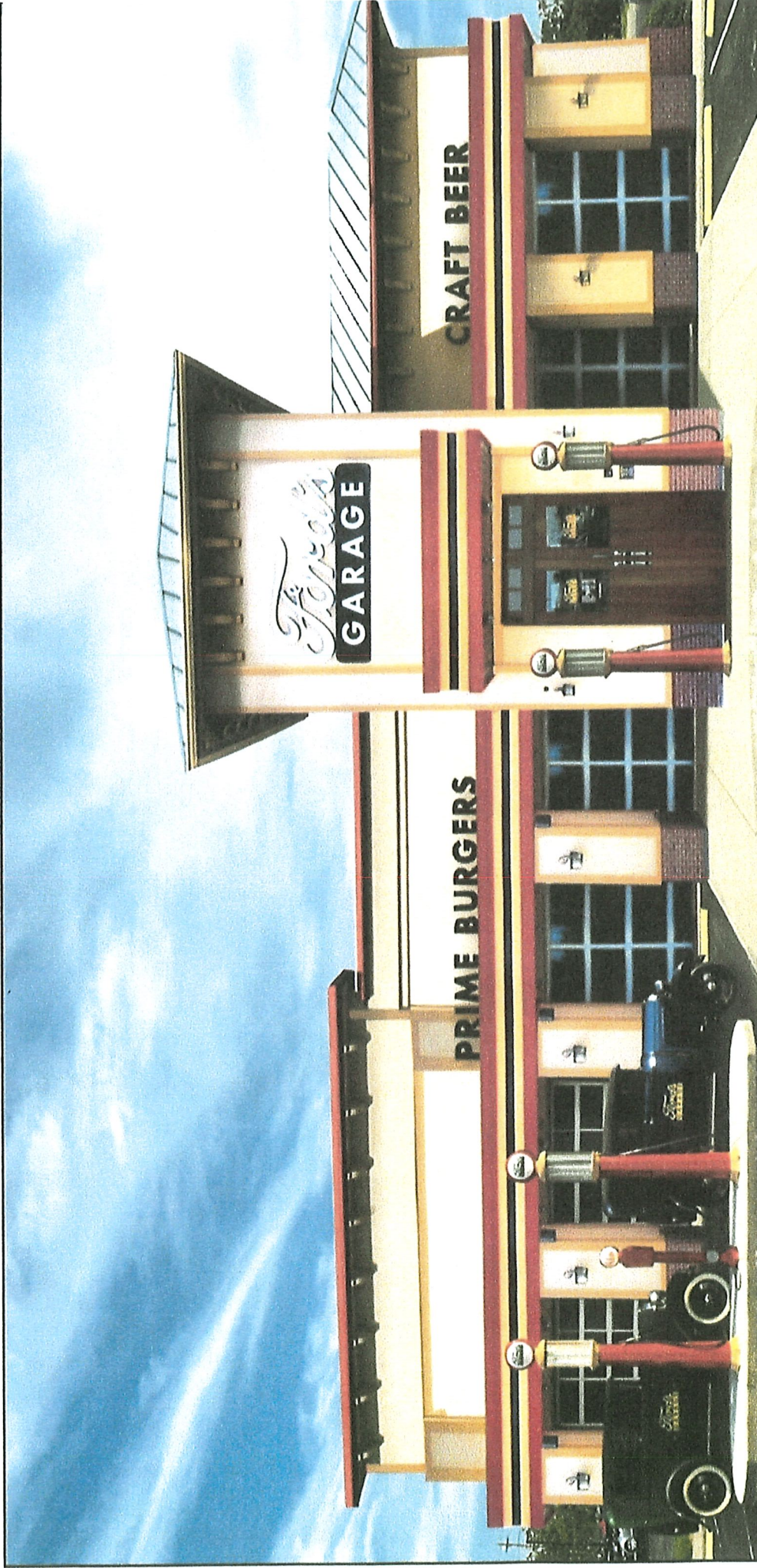
PRIME BURGERS

CRAFT BEER





Before



After