

**RESOLUTION R-23-002-A**

**A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF VISION ENGINEERING, LLC, PER JIHAD HILLANY (APPLICANT) FOR CITY OF FLORENCE (OWNER) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR AN APPROXIMATE 196.5 ACRE AREA LOCATED AT 7500 TURFWAY ROAD, FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Zoning Map Amendment to establish a Special Sign District for property zoned Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky which is more particularly described below; and,

**WHEREAS**, the Boone County Planning Commission as the planning unit for the City of Florence, Florence, 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 for a Special Sign District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:**

**SECTION I**

That the request for a Zoning Map Amendment for the real estate, which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment to establish a Special Sign District for property zoned Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The real estate, which is the subject of this request for a Zoning Map Amendment to establish a Special Sign District is in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) zone, is more particularly described in DEED BOOK 1149, PAGE NO. 15 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**SECTION II**

That as a basis for the recommendation of approval, with conditions, for 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 Resolution and marked as "Exhibit A."

The Committee recommended approval, with conditions, for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

**SECTION III**

That a copy of this Resolution recommending approval, with conditions, for a Zoning Map Amendment to establish a Special Sign District for property zoned Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky, shall be forwarded to the City of Florence, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

**PASSED AND APPROVED ON THIS 18TH DAY OF JANUARY, 2023.**

APPROVED:

  
\_\_\_\_\_  
CHARLIE ROLFSEN  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
TREVA L. BEAGLE  
MANAGER, ADMINISTRATIVE SERVICES

CR/tlb

# EXHIBIT

## “A”

## STAFF REPORT

#3

Request of **Vision Engineering, LLC, per Jihad Hillany (applicant)** for **City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

December 7, 2022

### REQUEST

The request is to allow Turfway Park to amend their 2021 Special Sign District to allow an additional 22', 123.72 square foot (8'-4.9375 x 14'-8.5") scoreboard sign, with a catwalk, to be installed to the southwest of the paddock. The viewable area of the sign would only be visible from the paddock and the racetrack. The full color sign would display live horseracing events.

### PERTINENT HISTORY

- A. In 2021, the City of Florence approved a Zoning Map Amendment for a Special Sign District allowing the following signage on the subject property:

Sign 1— A 26' tall, 36' wide monument sign was approved immediately to the northwest of the main entrance on Turfway Road. The sign includes a 12' x 21' full color, full motion LED media board.

Signs 3 through 6 – Four wayfinding directional signs were approved in the parking lot. These signs are 7'-8" (92") tall and 13.46 square feet in area (57"x34") and include monument style bases.

Signs 7 through 15 – Nine wayfinding directional signs were approved in the parking lot. These signs are 8' (96") tall and 8.03 square feet in area (34" x 34"). They have aluminum clad poles and flag style designs.

Signs 50 and 51 – Two building mounted signs on the front façade of the HRM building. These signs were each 447.22 square feet in area (230" x 280"). These signs contain horse icons, pin mounted aluminum letters, and reverse lighting by warm white LEDs.

Sign 52 – A 37.82 square foot (22" x 247.5") building mounted sign was approved on the front façade of the HRM building. It contains back lit aluminum letters with white warm LEDs mounted to a canopy and informs the public where the racing and event entrance is located.

Signs 53 through 57 – Five marketing signs were approved on the southeast façade of the HRM building. The signs are 40" x 60" (16.67 square foot) and are located in internally illuminated silver cases near the racing and event entrance.

Signs 58 through 111 – Fifty-four parking lot identification signs were approved. The signs are attached to light poles throughout the parking lot and are 14' above grade. Each sign is three sided and each face is 44" x 24".

- B. In 2022, the City of Florence approved an amendment to the Special Sign District, which allowed Turfway Park to install up to a 16' tall and 25' wide monument sign at 4885 Houston Road (Sibcy Cline realtor building site).

#### 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 special sign regulations do not contain a category for recreational uses. The "administration" section of the special sign regulations contains the following information:

As stated previously, all proposals that meet the Special Sign 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 Regulations shall be reviewed in one of the following manners as determined by the Zoning Administrator:

1. 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.
2. 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.
3. 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.
4. 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.

Previous Design Review, Variance, Concept Development Plan, or Special Sign District approvals that meet or do not meet the current requirements are still valid and in effect. A property owner can continue to utilize their prior approval(s) or bring their site in compliance with the current requirements.

#### SITE CHARACTERISTICS

The 196.5 acre site fronts on Turfway Road and contains Turfway Park. The property is still undergoing massive renovations which included the 225,600 square foot gaming/administration building, redesign/reconstruction of parking areas, and the new signage package. Renovations still under construction or planned include a new dormitory building, several barns, and façade improvements to the jockey building. Access to the site is provided from three separate access points. The first is the signalized intersection at the Turfway Road/Thoroughbred Boulevard intersection. The second is the signalized intersection at the Houston Road/Turfway Access Road/Charles R. Callen Drive intersection. The third is located in the southwestern portion of the site at the Turfway Road/Turfway Park Access Park Access Road intersection.

#### ADJACENT LAND USES AND ZONING.

- Northeast: Former Marydale Property (UR-2/PD/HDO/CD) and Single-Family Residential Dwellings on Ohara Lane (RS/PD/HDO)
- Northwest: Turfway Road, Christ's Chapel (PF/PD/HDO/CD), and Airport Property (SR-1/PD/HDO/CD)
- Southeast: Target, Strip Center with PetSmart (C-2/PD/HDO/CD), and Tapestry at Turfway Park Apartments – Under Construction (UR-2/PD/HDO/CD)
- Southwest: Turfway Road, Springhill Suites, Duke Energy Property, NKY Association of Realtors (C-2/PD/HDO/CD), Multi-Tenant Building with Dick's Sporting Goods, and Applied Industrial Technology (I-1/PD/HDO/CD)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County Plan 2040 contains a "2040 Future Land Use Plan". The plan designates the site for "Business Park" and "Commercial" uses. These designations are described as follows:

Business Park (BP) – "A mix of office warehouse, research, office, and light industrial uses in a park-like, office campus setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment. This land use is recommended for high visibility areas and transition areas between industrial and residential land uses."

Commercial (C) – "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. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).
3. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
4. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural & Cultural Resources, Objective 4).
5. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy, Objective 7).

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. The property along Ted Bushelman Boulevard to Aero Parkway has developed as aviation or logistic industrial and should fill in any remaining properties in the same manner.

For the short term, the existing recreational use at Turfway Park should be maintained and improved. One way involves the expansion of the business into a "racino" if allowed

by the State of Kentucky. If the horse racing business vacates the property, this site should be redeveloped in a mixed use format with a combination of Business Park and Commercial uses and connect to the Marydale site to the east. The 20 acre portion of property located on the southern boundary of Turfway Park along Houston Road could possibly be developed as a commercial and/or entertainment use. Property across Houston Road from the Racetrack, along I-75, should develop in a mixed office and commercial manner compatible with the racetrack and entertainment operations.

#### STAFF COMMENTS

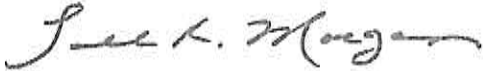
- A. Staff determined that the existing Special Sign District needed to be amended because a new freestanding sign was proposed. The former scoreboard/race results sign was a building mounted sign that was attached to the jockey building.
- B. The Boone County Planning Commission and City of Florence 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).
- C. Staff has the following question:
  - 1. How will the back of the scoreboard be finished? This part of the sign will be visible from the parking lot and Turfway Road.

#### 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 should be amended if the request is approved.



Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Todd K. Morgan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Todd K. Morgan, AICP  
Senior Planner

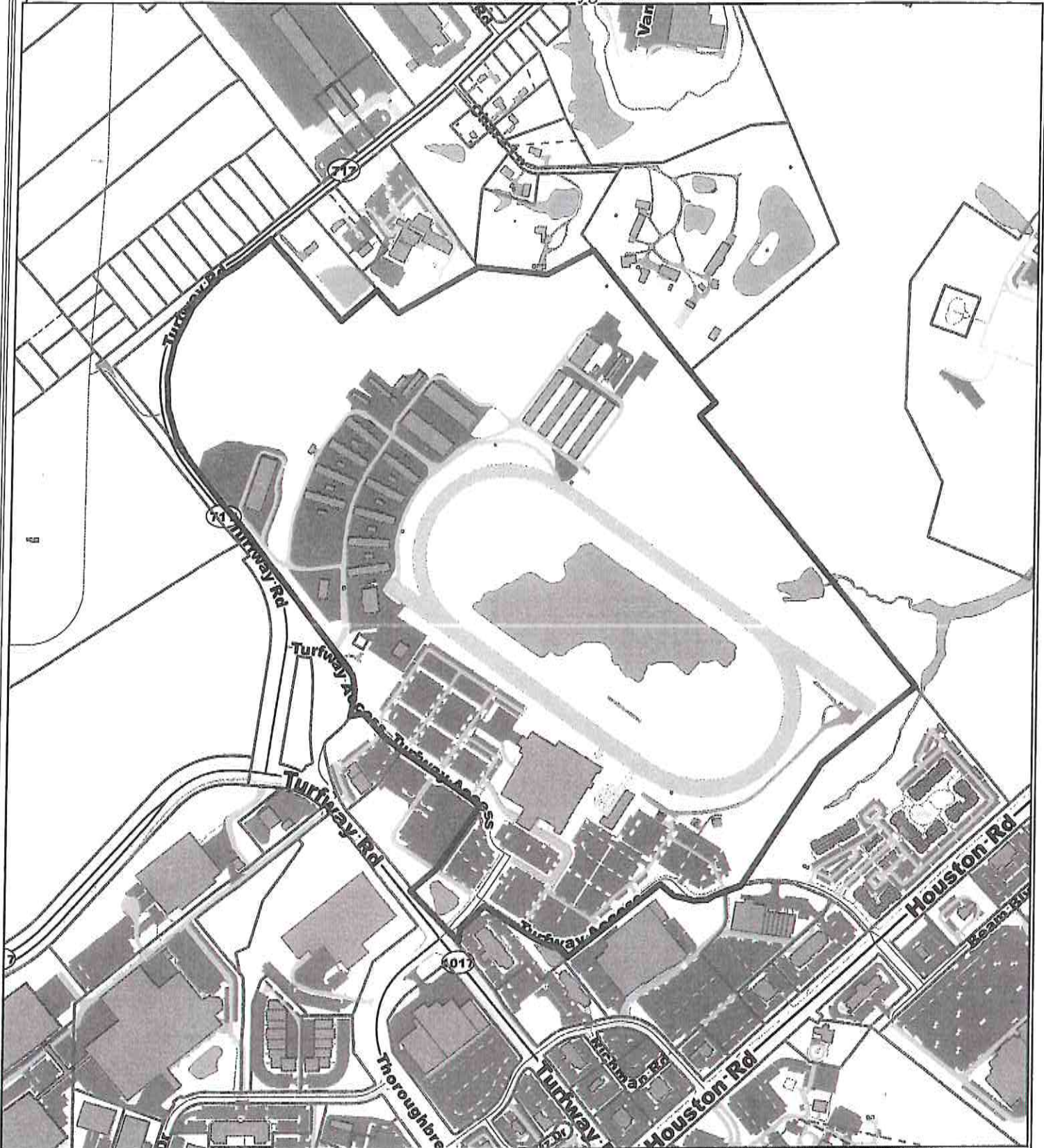
TKM/ss

Attachments:

- \*Site Vicinity Map
- \*2022 Aerial Map with Proposed Sign Location
- \*Submitted Sign Drawings (Proposed Sign)
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*2021 Special Sign District Plan and Conditions
- \*2022 Special Sign District Plans and Conditions
- \*Application

# SITE VICINITY MAP

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0 355 710 1,420 2,130 2,840 Feet

1 inch = 700 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

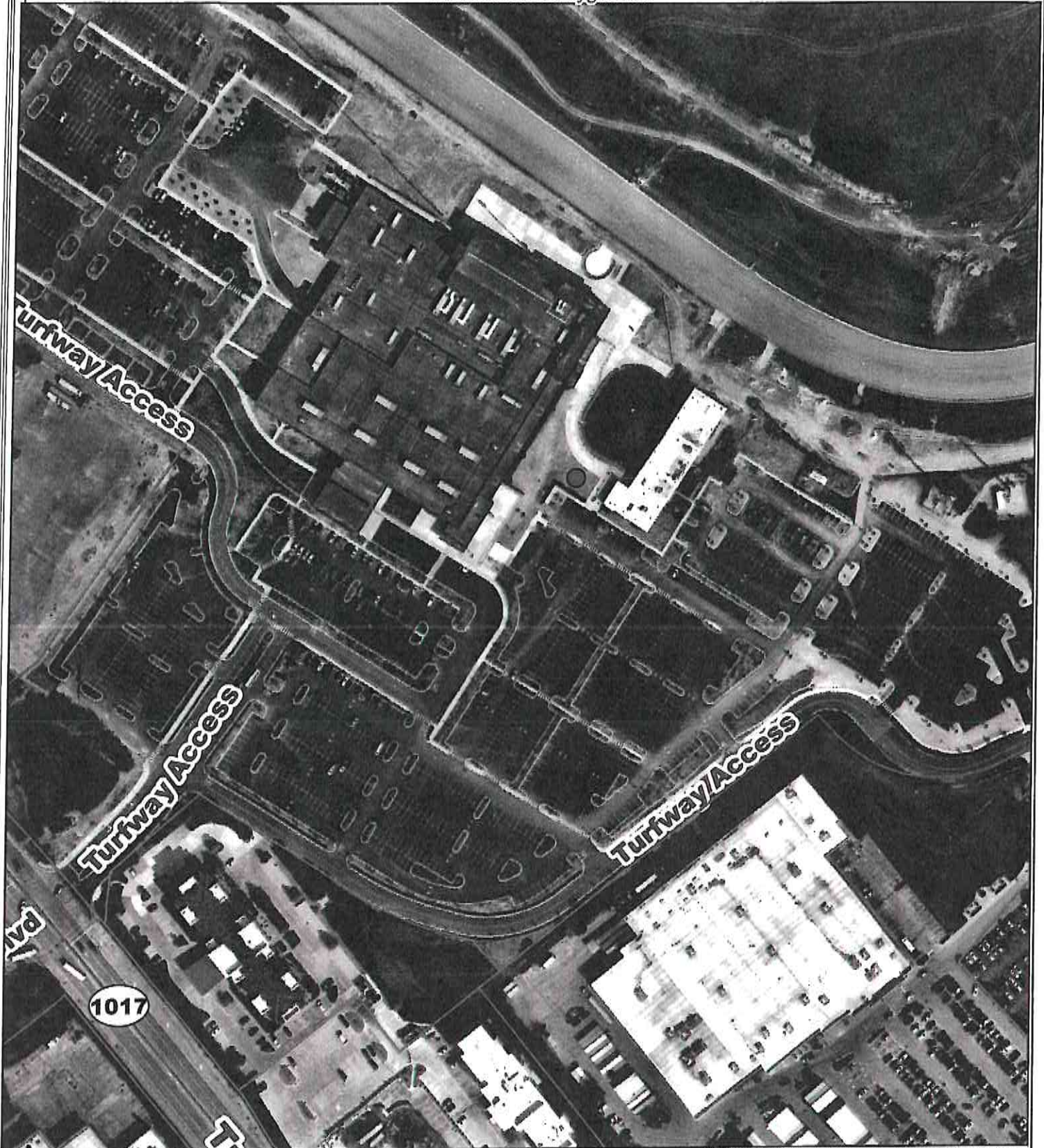
Map Created: xx/xx/2020

Boone County GIS  
ArcMap Document: \*.mxd



# 2022 AERIAL MAP WITH PROPOSED SIGN LOCATION

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0 100 200 400 600 800 Feet

1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 10/09/2020

North Arrow & Scale by Boone County GIS  
ArcMap Document: \*.mxd









# TOPOGRAPHICAL MAP

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1 Inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

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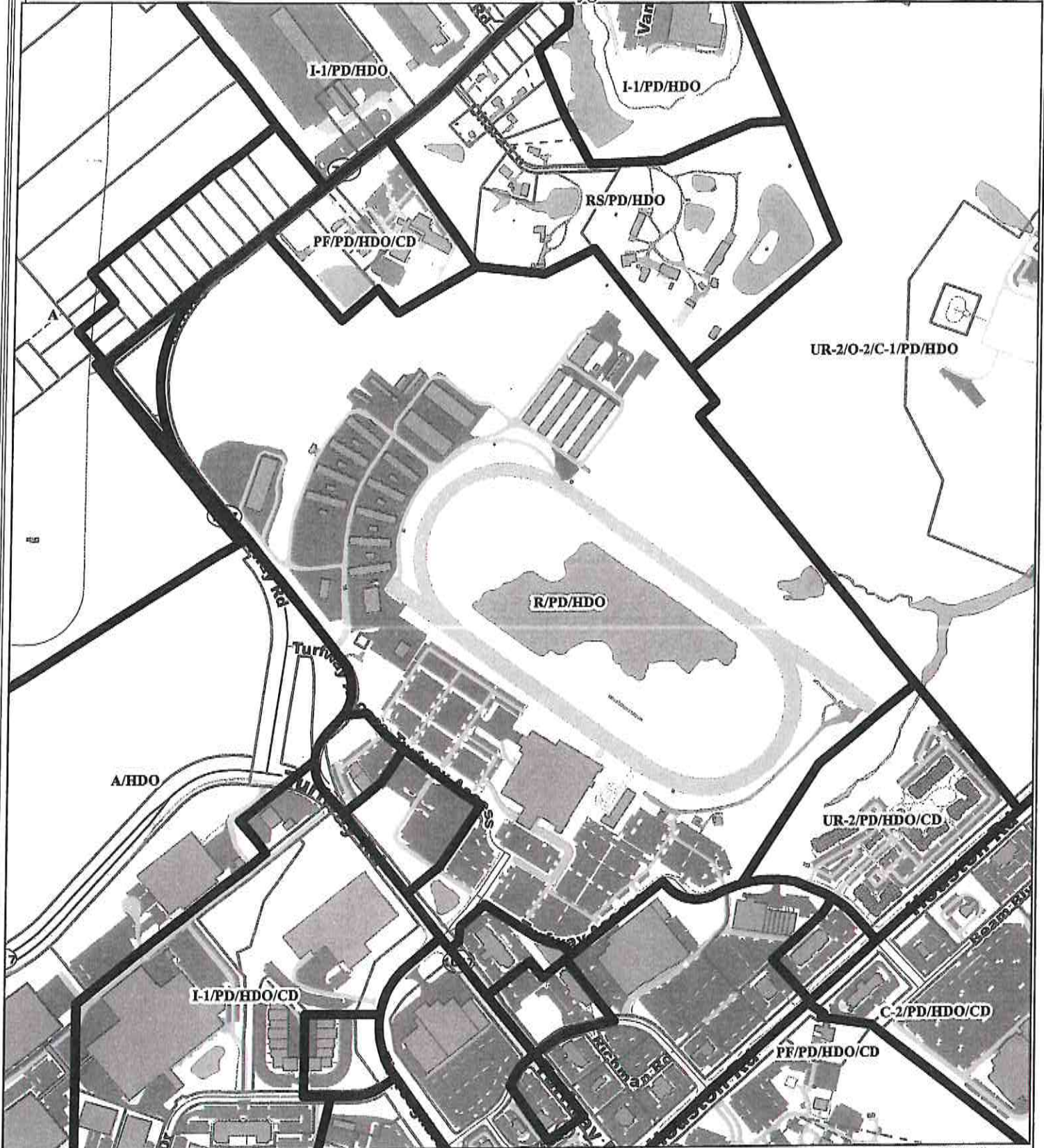


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# ZONING MAP

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1 inch = 700 feet



Map Created: 09/06/2020

**Boone County GIS - Putting Northern Kentucky on the Map**

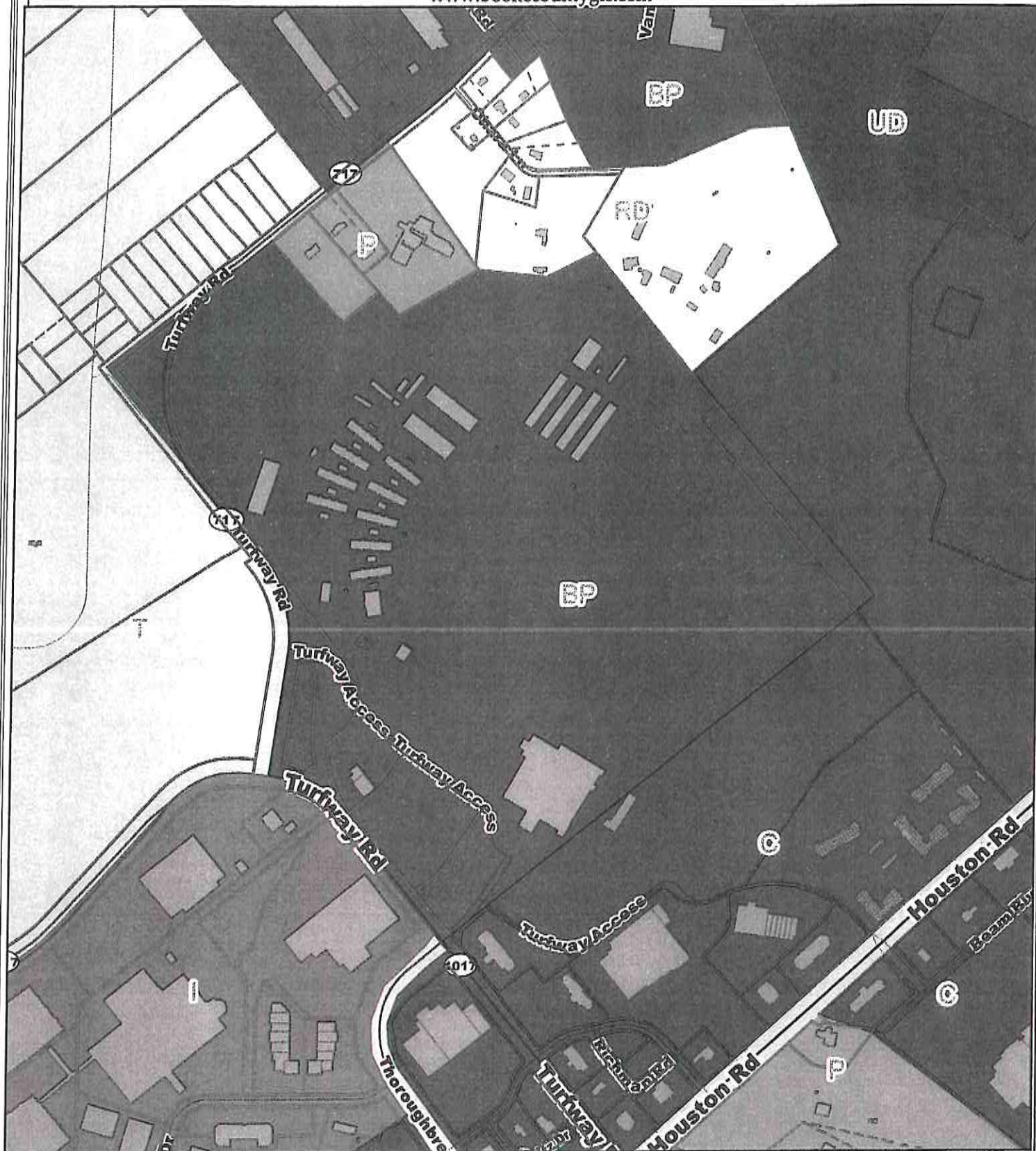


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# 2040 FUTURE LAND USE MAP

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1 inch = 700 feet

**Boone County GIS - Putting Northern Kentucky on the Map**



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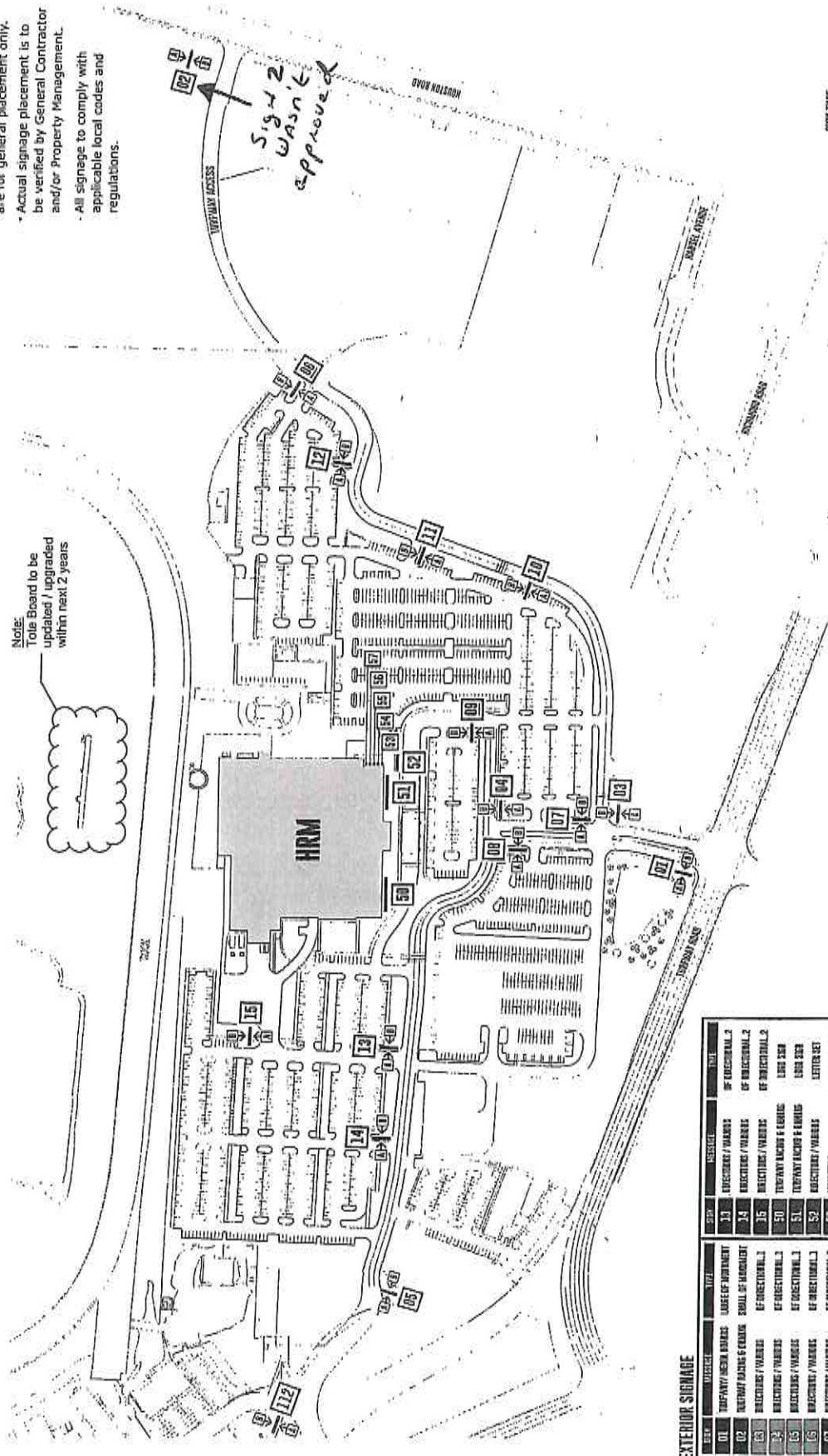


**TURFWAY**  
Park  
RACING & GAMING

**EXTERIOR SIGNAGE LOCATION PLAN**

- Signage locations noted here are for general placement only.
- Actual signage placement is to be verified by General Contractor and/or Property Management.
- All signage to comply with applicable local codes and regulations.

Note:  
Toll Board to be updated / upgraded within next 2 years



SIGN TYPE	
[Symbol]	MOTIVATIONAL
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[Symbol]	DIRECTIONAL TYPE 2
[Symbol]	LOGO / LETTERS
[Symbol]	SNIP FRAME CASES

**EXTERIOR SIGNAGE**

LOC	OFFICE	TYPE	MESSAGE	SNIP	TYPE
01	TURFWAY MEDIA BUILDING	LOGO OF TURFWAY	01	01	OF DIRECTIONAL 2
02	TURFWAY BUILDING 6	SKILL OF TURFWAY	02	02	OF DIRECTIONAL 2
03	RECREATION / VARIETY	OF DIRECTIONAL 2	03	03	OF DIRECTIONAL 2
04	RECREATION / VARIETY	OF DIRECTIONAL 2	04	04	OF DIRECTIONAL 2
05	RECREATION / VARIETY	OF DIRECTIONAL 2	05	05	OF DIRECTIONAL 2
06	RECREATION / VARIETY	OF DIRECTIONAL 2	06	06	OF DIRECTIONAL 2
07	RECREATION / VARIETY	OF DIRECTIONAL 2	07	07	OF DIRECTIONAL 2
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12	RECREATION / VARIETY	OF DIRECTIONAL 2	12	12	OF DIRECTIONAL 2



**MATRIARCH**  
SIGN SOLUTIONS  
SARAH DIBARTOLO-HURLEY  
856-904-9446  
WWW.MATRIARCH.COM  
SARAH@MATRIARCH.COM

**PROJECT INFORMATION**  
CLIENT: MARIAN & DOWNS  
224 ARCADE BLVD  
PROJECT TITLE: TURFWAY PARK  
RACING & GAMING  
DESIGN INTENT: DOCUMENTS  
LOCATION: FLORENCE, KY  
DATE: 8.19.2020

**REVISIONS**  
REVISION 1: SIGN 2 - new  
8/19/2020 location  
8/19/2020

REVISION 2: RELOCATED SIGN 2  
8/19/2020 location  
8/19/2020

REVISION 3: SIGN 2 - new  
8/19/2020 location  
8/19/2020

REVISION 4: SIGN 2 - new  
8/19/2020 location  
8/19/2020

This design has been submitted to your company for the sign program at this location. It is not to be purchased or installed without the approval of the design team. The design team is responsible for the design of the sign program. The design team is responsible for the design of the sign program. The design team is responsible for the design of the sign program.

2021 Special Sign District



**PARKING LOT ID SIGNAGE LOCATION PLAN**

- \* Signage locations noted here are for general placement only.
- \* Actual signage placement is to be verified by General Contractor and/or Property Management.
- \* All signage to comply with applicable local codes and regulations.



**MTRIARCH**  
— SIGNS SOLUTIONS —

SARAH DIBARTOLO-MURLEY  
555.904.3416  
WWW.MTRIARCH.COM  
SARAH@MTRIARCH.COM

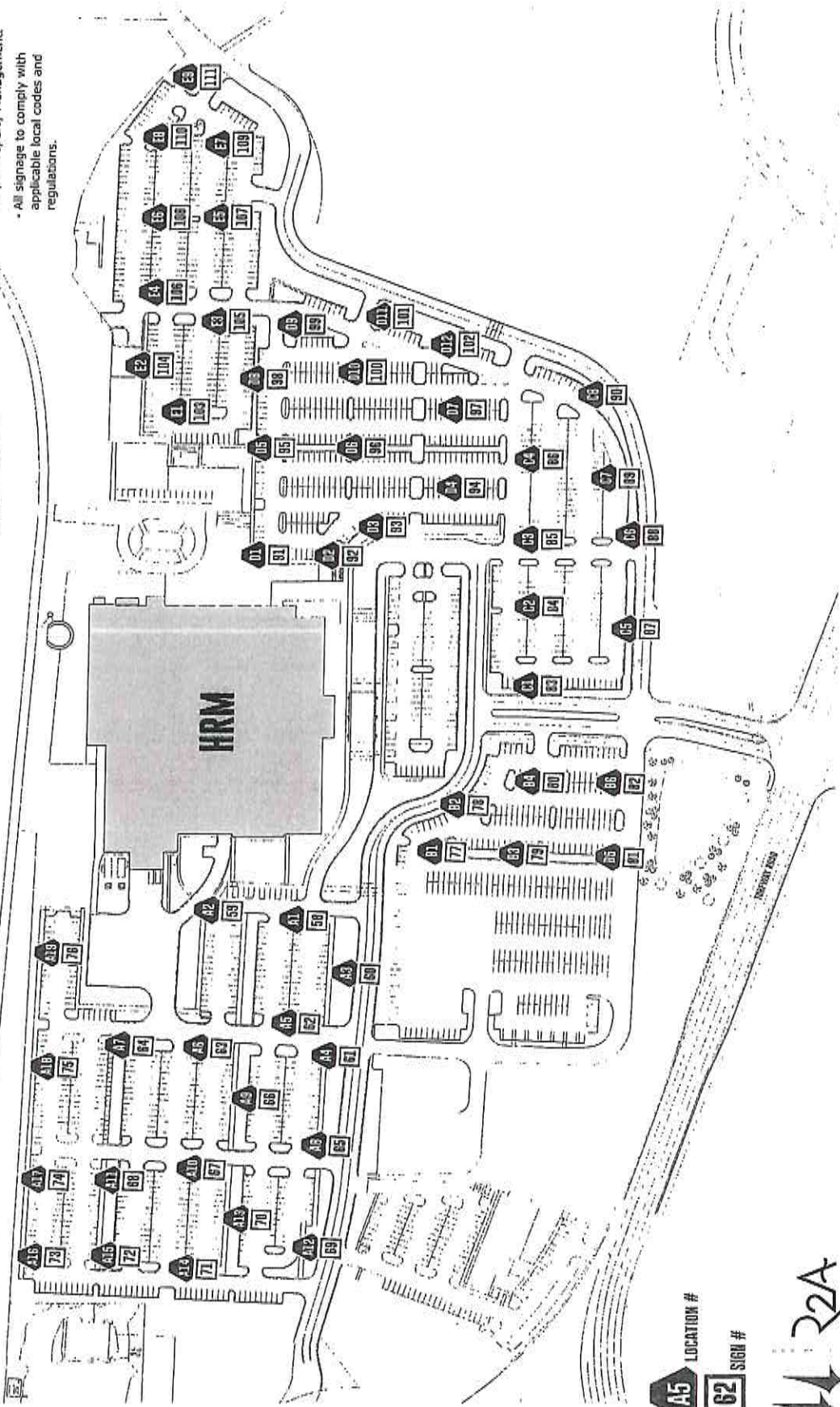
**PROJECT INFORMATION**

CLIENT: CHURCHILL DOWNS  
PROJECT TYPE: RACING & GAMING  
LOCATION: FLORENCE, KY  
DATE: 8.19.2020

**REVISIONS**

REVISION #	DATE	DESCRIPTION
01	08.19.2020	INITIAL
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109	08.19.2020	INITIAL
110	08.19.2020	INITIAL
111	08.19.2020	INITIAL

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LOCATION #  
SIGN #

A5  
62





SIGN 1 PRIMARY DE MONUMENT SIGN



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SAHAN@WATRIARCHLLC

## PROJECT INFORMATION

CLIENT CHURCHILL DOWNS  
 92A ARCHITECTS  
 PROJECT TITLE  
 TURFWAY PARK  
 RACING & GAMING  
 EXTERIOR SIGNAGE  
 DESIGN INTENT  
 DOCUMENTS  
 LOCATION FLORENCE, NY  
 DRAWING 28-037  
 DATE 8.19.2020

## REVIEWS

SENTEINER added gold color.  
07.18.2021  
HURLEY

STATIONER'S SUPPLY CO. 1000

REVISED Bid documents  
09.22.2023

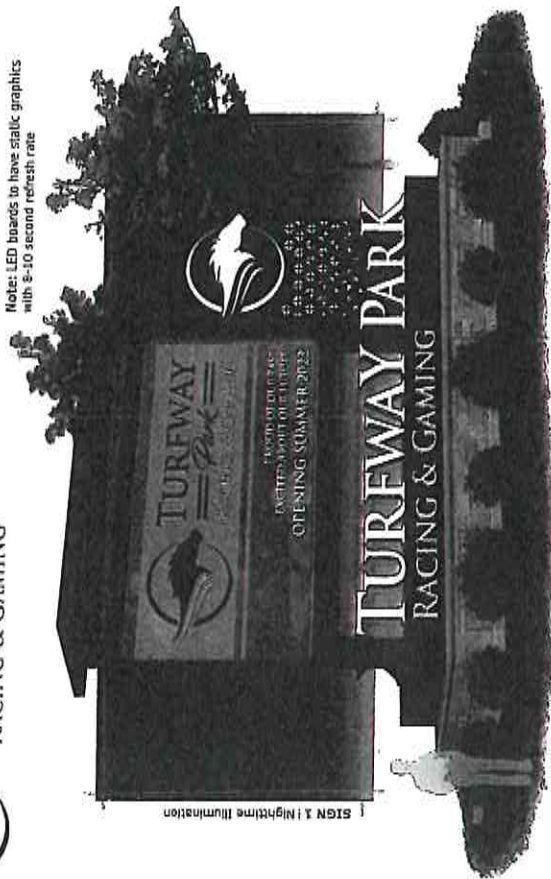
• 80q Q37 I, appx 58W06U3I

REVISIONS add'l LED box  
19.23.2021 dimensions

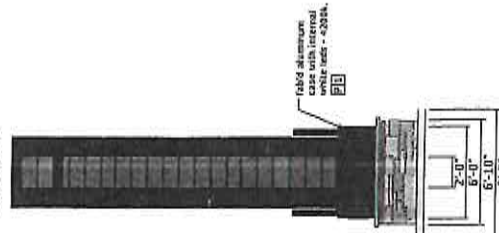
REVISION#5 added Signage Sq  
05.28.2021 Footage added  
M.A.J.S.W. LED board note &  
revised graphics.

This design has been submitted to the relevant authorities for approval by the relevant company for the sole purpose of demonstrating its use in a controlled environment. It is not to be used for any other purpose without the express written permission of the relevant company. The use of this design for any other purpose is strictly prohibited. The use of this design for any other purpose is strictly prohibited. The use of this design for any other purpose is strictly prohibited.

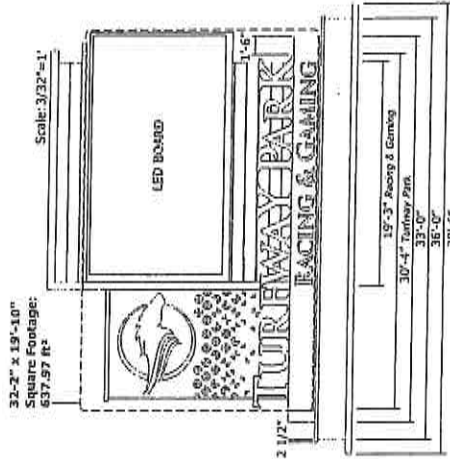
PAGE: 4



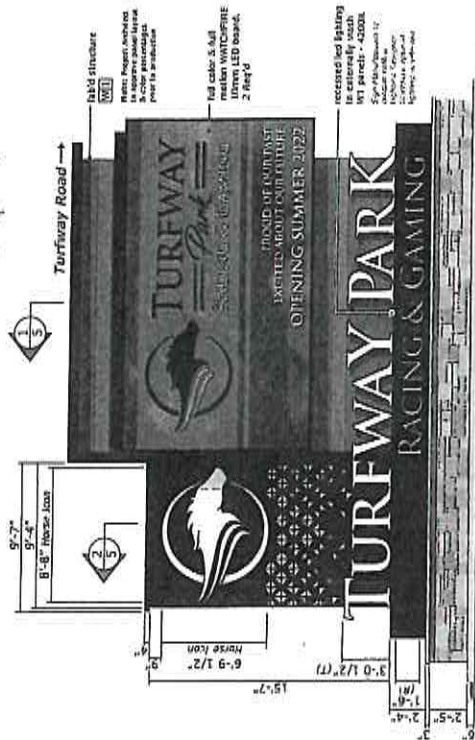
NGIS



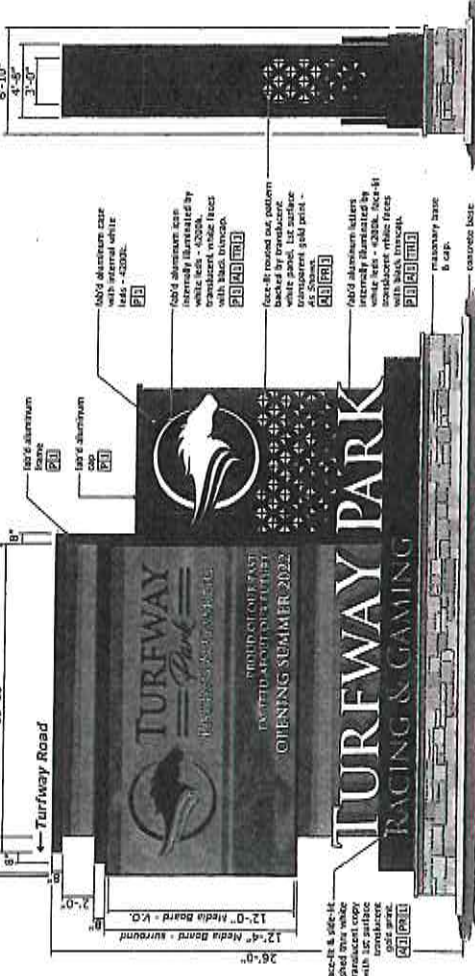
SIGN 1: Elevation - D  
Scale: 1/8"=1'



32'-2" x 19'-10"  
Square Footage:



SIGN 1 Elevation - A Scale: 1/5"=1'



SIGN 1 Elevation - B Scale: 1/8"=1'

**SIGN 1 Elevation - C**





STEN 50 STEN 51 LOGO ID STENAGE

**SIGNS 50 & 51 | Nighttime Illumination**

021  
082



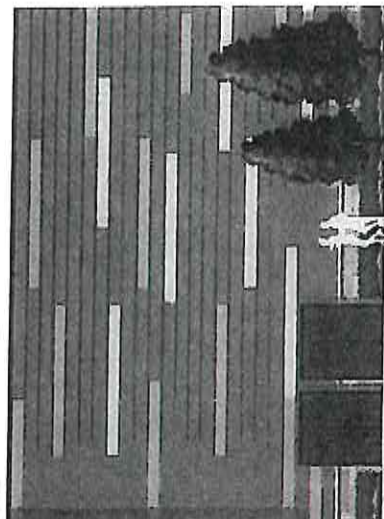
**Concept Rendering Only**  
Final design subject to change  
due to budgetary restrictions,  
engineering, local codes,  
material availability, etc.

fab'd aluminum logo (all components) to be pinned-off of segment panels. Internal white to provide wash light onto panels - 4200k.

**Note :** diffuse sign's lighting as necessary to eliminate reflection of leds (hotspots) on background.

**SIGNS 50 & 51**  
Front Elevation | Scale: 3/16"=1'

**SIGNS 50 & 51 | Side View | Scale: 3/16"=1'**



West Exterior Elevation Scale: 3/32"=1'



**MATRIARCH**  
—SIC SOLUTIONS—

SARAH DEBARTOLO-NURLEY  
855-904-9445  
WWW.MATRIARCHLLC.COM  
SARAHD@MATRIARCHLLC.COM

### PROJECT INFORMATION

CLIENT: CHURCHILL DOWNS  
B2A ARCHITECTS

PROJECT TITLE:  
TURFWAY PARK  
RACING & GAMING  
EXTERIOR SIGNAGE  
DESIGN INTENT  
DOCUMENTS

LOCATION:  
FLORENCE, NY

DRAWING:  
20-037

DATE:  
8-19-2020

## REVISIONS

15/05/2014 12 finish changes  
15/05/2014 12 to match HAM.  
15/05/2014 12 to match HAM.

07.10.2021 added gold color.

12872821 bid documents

TRANSID#5	added diffuser
11.27.2021	note
111111	

[illegible]





STAGEN 52 HRM ENTRANCE SIGN



SIGN 52 | Plan View | Scale: 1/4"=1'



247.5"

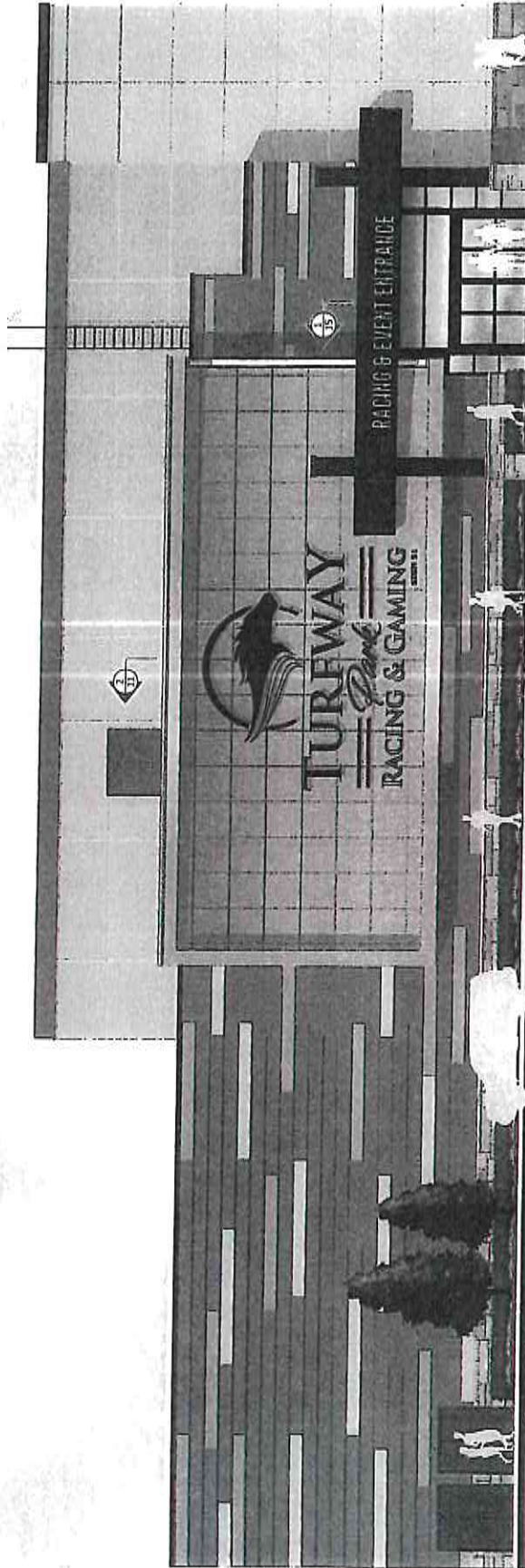
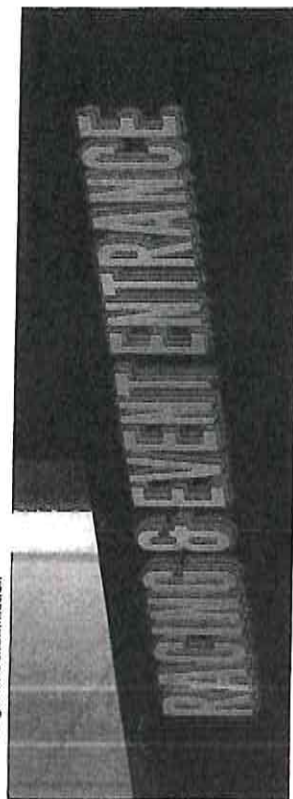
# RACING & EVENT ENTRANCE

**SIGN 52 | Front Elevation**  
**Scale: 1/4"=1'**

fab'd aluminum letters to be pinned-off canopy internal white leads to provide wash lighting onto canopy - 4200k.



**Concept Rendering Only**  
Final design subject to change due to budgetary restrictions, engineering, local codes, material availability, etc.



West Exterior Elevation Scale: 3/32"=1'



**MATRIARCH**  
—SIGN SOLUTIONS—

SARAH DEBARTOLO-HERLEY

356-904-9446

**SARIN MATRINER LLC**

### PROJECT INFORMATION

CLIFF  
CHURCHILL DOWNS  
ASA ARCHITECTS  
PROJECT TITLE  
TURFWAY PARK  
RACING & GAMING  
EXTERIOR SIGNAGE  
DESIGN INTENT  
DOCUMENTS  
LOCATION  
FLORENCE, KY

58015138

FINISH CHANGES  
TO MATCH MRM.  
FACE-LIT HORSE.

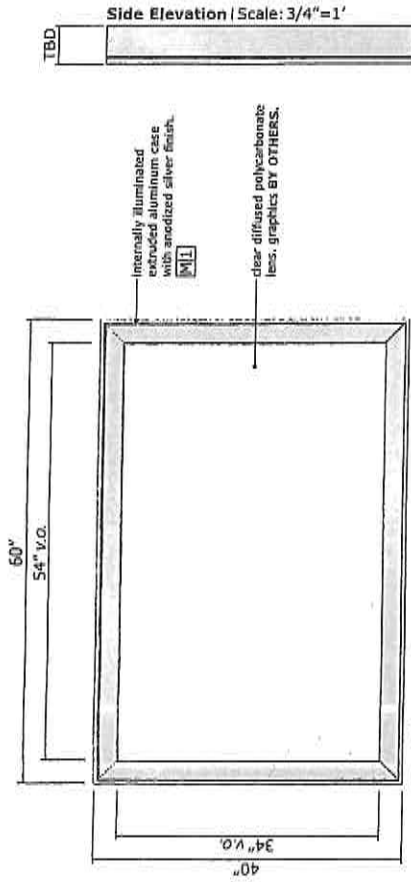
17.10.2021  
11.11.21  
added gold color.

Added Sign 52  
17 29 2011

11/15/2024 bid documents  
11/27/2024  
11/27/2024

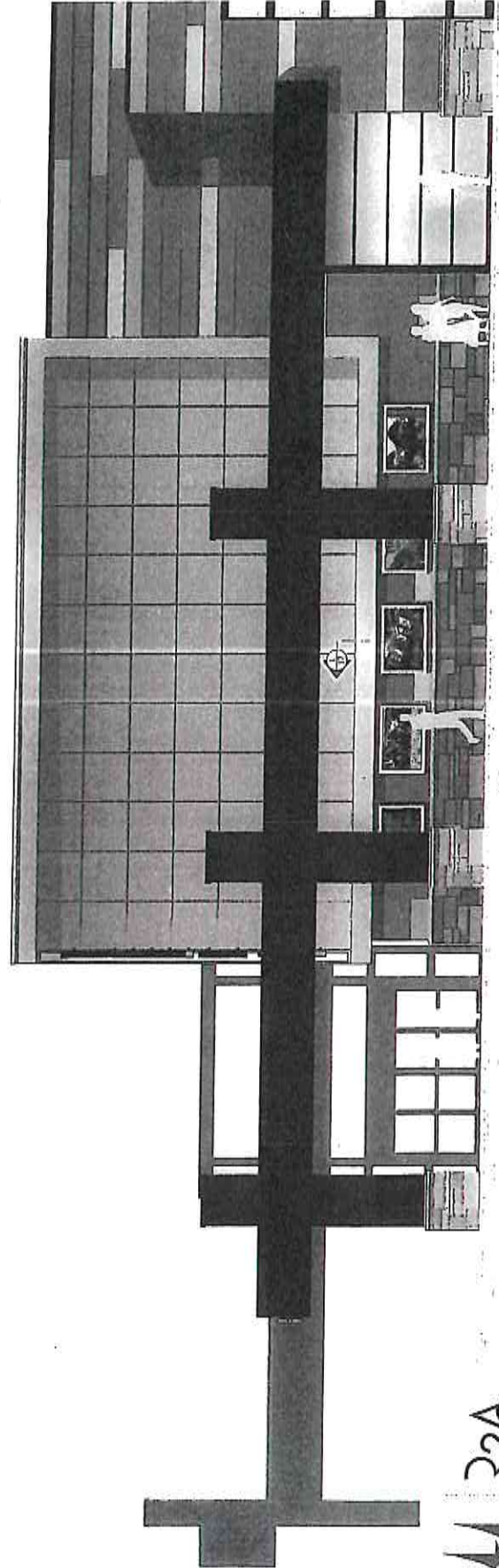
[illegible]

**SIGNS 53 thru SIGNS 57 MARKETING SIGNAGE**



**Concept Rendering Only**  
Final design subject to change due to budgetary restrictions, engineering, local codes, material availability, etc.

**Front Elevation | 5 Reg'd**  
Scale: 3/4"=1'



**South Exterior Elevation. Scale: 1/8"=1'**



**MTRIARCH**  
SIGN SOLUTIONS

SARAH DEBARTOLO-HURLEY  
856-904-9446  
WWW.MTRIARCHSOLUTIONS.COM  
SARAH@MTRIARCHSOLUTIONS.COM

**PROJECT INFORMATION**

CLIENT: TURFWAY RACING & GAMING  
PROJECT TITLE: TURFWAY PARK  
RACING & GAMING  
DESIGN & CONSTRUCTION  
DESIGN INTENT: DOCUMENTS  
LOCATION: FLORENCE, KY  
SCHEDULE: 20-03-27  
DATE: 8-19-2020

**REVISIONS**

REVISION 1: Initial design  
08/20/2020 12:00 PM  
BY: SARAH DEBARTOLO-HURLEY  
DATE: 8-20-2020

REVISION 2: Initial design  
08/20/2020 12:00 PM  
BY: SARAH DEBARTOLO-HURLEY  
DATE: 8-20-2020

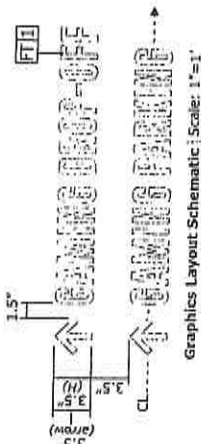
REVISION 3: Initial design  
08/20/2020 12:00 PM  
BY: SARAH DEBARTOLO-HURLEY  
DATE: 8-20-2020

This design has been submitted to your company for the sole purpose of determining whether or not to purchase & install MTRIARCH SIGN SOLUTIONS. Submission is not a contract. In the event such contract is entered into by your company, or any of the design is constructed, it shall be deemed that the contractor has accepted the design as shown on the drawings. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for the final appearance of the project. The contractor shall be responsible for the final appearance of the project. The contractor shall be responsible for the final appearance of the project.

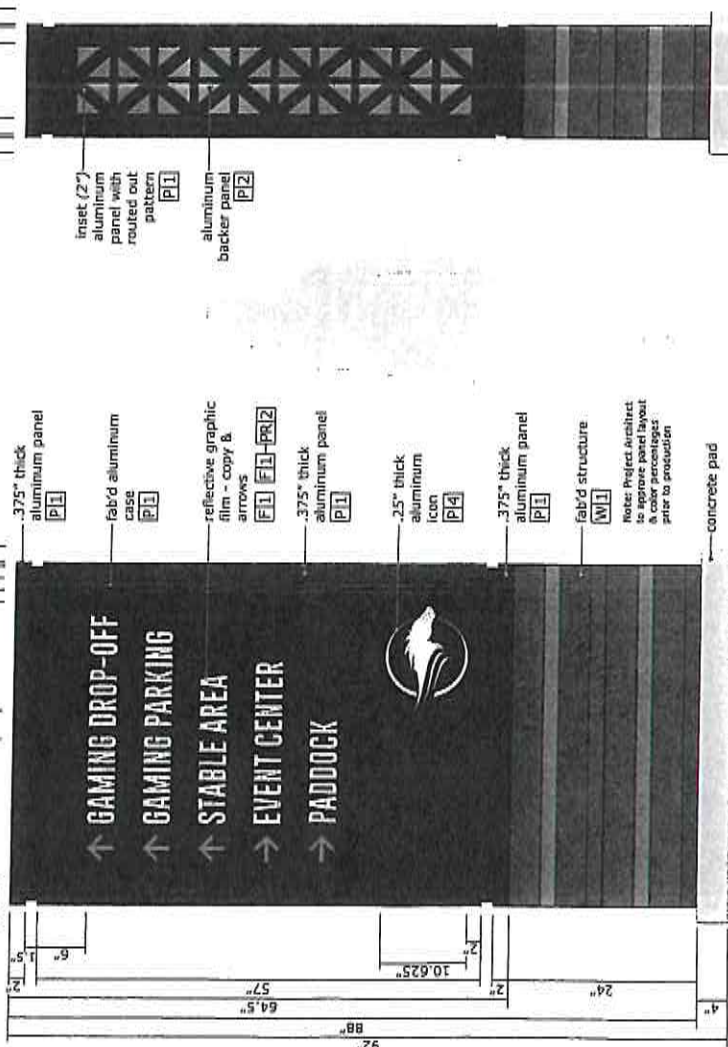




**Concept Rendering Only**  
Final design subject to change due to  
budgetary restrictions, engineering,  
local codes, material availability, etc.



Graphics Layout Schematic: 1"=1'



Df Wayfinding Sign: Type 1  
4 Df Signs Req'd: Scale: 3/4"=1'



Of Wayfinding Sign : Type 1 : Detail View



**MATRIARCH**—SINGLES ONLY—

SARAH DIBARTOLO-HURLEY  
856.904.9446  
WWW.MATRIARC.COM  
SARAH@MATRIARC.COM

## PROJECT INFORMATION

**CLIENT**  
MURCHILL DOWNS  
ARCHITECTS

**PROJECT TITLE**  
TURNKEY PARK  
TRUCKING & GAMING  
EXTERIOR SIGNAGE  
DESIGN INTENT  
DOCUMENTS

**LOCATION**  
FLORENCE, NY

**REFRIG ID**  
D-037

**DATE**  
8.19.2020

## REVIEWS

ENGLISH	English revisions
7.10.2021	
TABLE	

ENR000022 bid documents  
5/27/2021

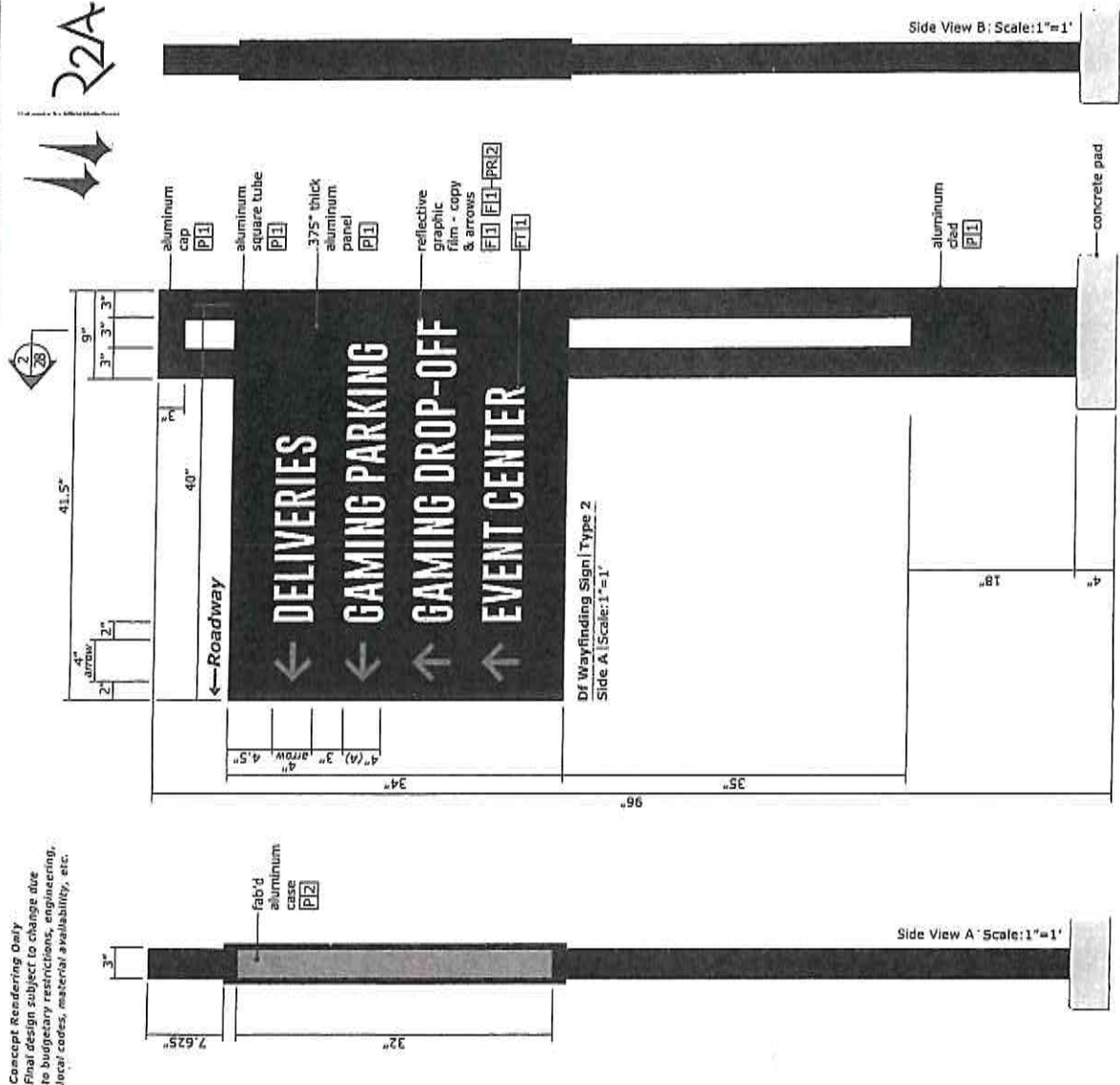
[illegible]

CHICAGO  
JAN. 21 1921  
P. M.

[illegible]



**Concept Rendering Only**  
Final design subject to change due to budgetary restrictions, engineering, local codes, material availability, etc.



**Df Wayfinding Sign - Type 2 Detail View**





## PROJECT INFORMATION

QUEST  
CHURCHILL DOWNS  
RDA ARCHITECTS  
PROJECT TITLE  
TURNPIKE PARK  
RACING & GAMING  
EXTERIOR SIGNAGE  
DESIGN INTENT  
DOCUMENTS  
LAWYERS  
FLORENCE, NY  
DATE WHEN :  
22-037  
DWG  
8.19.2020

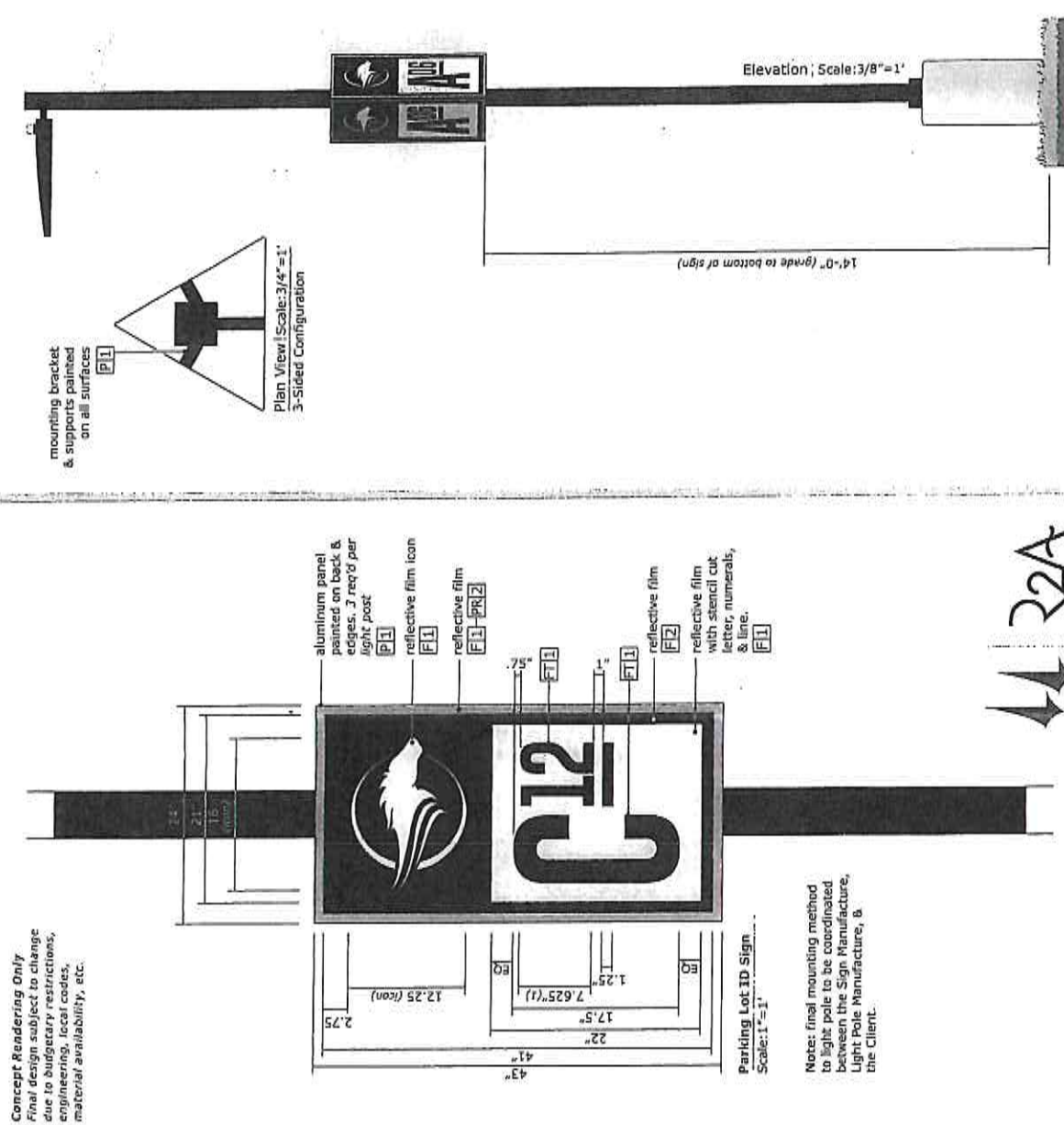
## REVISIONS

English revisions

ETESION 2: bid documents  
9.22.2021  
10.25.21

43148  
1207000  
NNNN13

RECEIVED  
10.01.2021

[illegible][Parking Lot ID Sign: Detail View](#)



# BOONE COUNTY PLANNING COMMISSION

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

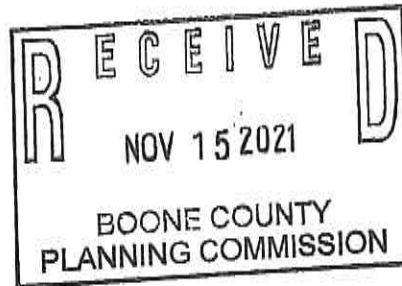
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

November 10, 2021

Mr. Jihad Hillany  
Vision Engineering

Erlanger, KY 41018



RE: Request of Jihad Hillany; Vision Engineering, LLC (applicant) for City of Florence (owner) for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre site located at 7500 Turfway Road, Florence, Kentucky. The request is for amendments to a Special Sign District in a Recreation/Planned Development/Houston Donaldson Study Corridor Overlay (R/PD/HDO) zone to allow alternative signage.

Dear Mr. Hillany,

The following represents the recommended conditions of approval for the above referenced applications as discussed by the Planning Commission's Zone Change Committee at their November 3, 2021 meeting. You and the property owner will need to sign the appropriate spaces at the end of this letter if you are in agreement with the conditions. Please return this original letter to the Planning Commission office by November 17, 2021.

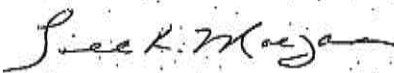
## CONDITIONS

1. The approval shall be based on the revised drawings that are dated October 26, 2021 on the cover.
2. The electronic message center (EMC) shown on Sign 1 shall be subject to the following conditions:
  - A. All message displayed on the proposed electronic message center shall be displayed for a minimum of eight (8) second intervals.
  - B. No electronic message shall contain more than one (1) still photo and/or six (6) lines of text.
  - C. Any portion of an alphanumeric message that is not displayed on a still photo, shall use a dark colored background.
  - D. Messages displayed on the EMC shall not contain any apparent motion (running messages, scrolling messages, flashing, moving patterns, live tv, video, etc.).
  - E. The EMC shall have a photocell or dimmer and messages shall dim as the sky gets darker.
  - F. The sign shall have a ten (10) millimeter pixel pitch or better resolution.



- G. The sign shall not be used to advertise off premise businesses.
- H. Turfway Park agrees to work with the Planning Commission and City of Florence to resolve any glare or lighting impacts that the sign could create on the Turfway Road right-of-way.
3. Sign 2 shall be located as shown on the submitted sign drawings. The proposed location is same location as the former gate 3 sign. A recorded sign easement, signed by the current property owner, shall also be submitted to the to the Planning Commission before the sign can be constructed. Any proposal to relocate the sign to another location shall be heard through another Special Sign District application.
4. The tote board sign shown on the infield can be upgraded anytime.
5. All signs shown as part of this Special Sign District are subject to Sign Permit application approval.

Sincerely,

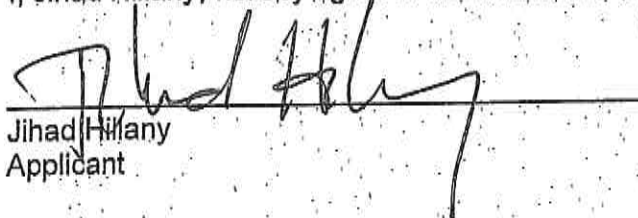


Todd K. Morgan, AICP  
Senior Planner

TKM/ss

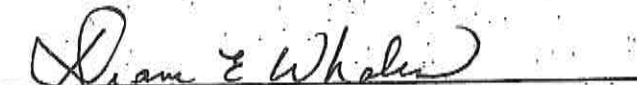
AGREEMENT

I, Jihad Hillany, hereby agree to the conditions of approval for the above referenced application.

  
Jihad Hillany  
Applicant

11/10/21  
Date

I, Diane E. Whalen, hereby agree to the conditions of approval for the above referenced application.

  
Diane E. Whalen  
Mayor, City of Florence

11/12/21  
Date

SITE

055 1030  
1050  
054  
1040

3005

4380

1980

HOUSTON ROAD  
ARLINGTON TURFWAY, LLC  
D.B. 1155, PG. 608  
PVA ID. 072.00-00-008.01

VICINITY MAP  
NO SCALE

TURFWAY ACCESS

N 43°21'34" W  
89.60'

EXISTING 20' X 20'  
SIGNAGE EASEMENT  
D.B. 452, PG. 177

4885 HOUSTON ROAD  
RNS PROPERTIES, LLC  
D.B. 839, PG. 603  
PVA ID. 072.00-00-008.03

S 46°38'26" W 182.95'

HOUSTON ROAD

CHARLES R.  
GAILLEN DR.

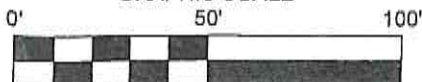
S 46°38'26" W  
62.05'

S 60°24'21" W  
111.02'

TURFWAY PARK  
HOUSTON ROAD SIGNAGE EASEMENT

7500 TURFWAY ROAD  
FLORENCE, KY 41042

GRAPHIC SCALE



SCALE: 1" = 50'

DATE: 8/18/2021

PROJECT #:

DWG: HOUSTON RD EASEMENT.DWG

REVISED:

Zoning map amendment  
Special Sign District

**APPROVED**

Staff Alaina

Date 6-1-22

Boone County

Planning Commission

EXHIBIT

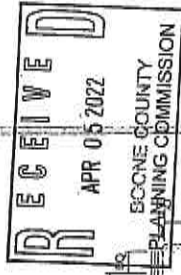
**VISION**  
ENGINEERING

Water Resources, Civil Engineering, Geotechnical, Land Surveying,  
Materials Testing, and Construction Inspection Consultants  
128 E. Reynolds Road Suite 150, Lexington, KY 40517  
Ph: (859) 333-8015 - Fax: (859) 523-0095  
www.visionengr.com



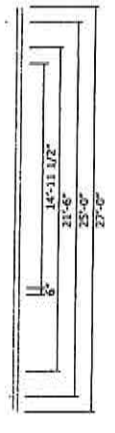
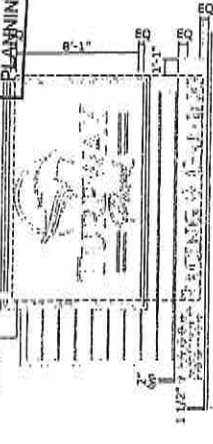


Concept Rendering Only  
Final design subject to change due to  
budgetary restrictions, engineering,  
local codes, material availability, etc.

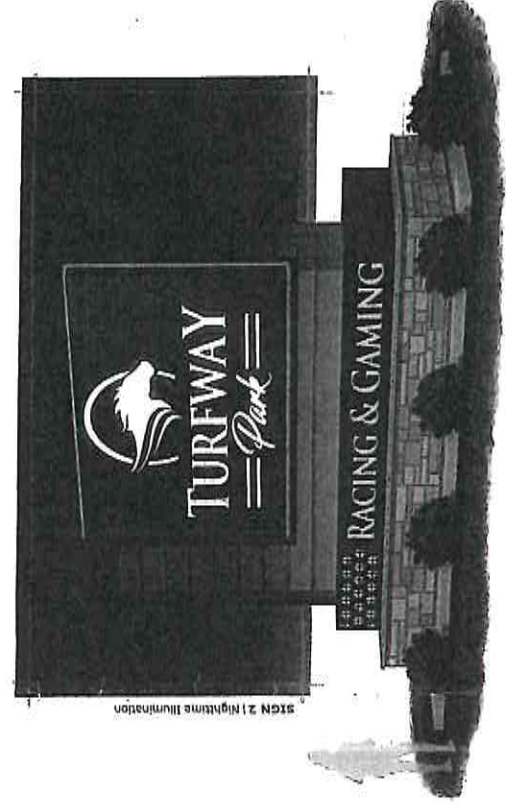


15'-0" x 12'-5"  
Square Footage:  
186.25 sq ft

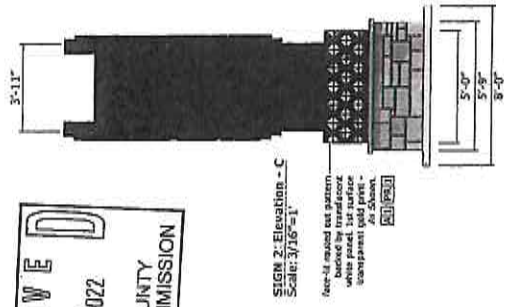
Scale: 1/8"=1'



SIGN 2 | SECONDARY DE MONUMENT SIGN



SIGN 2 | Nighttime Illumination



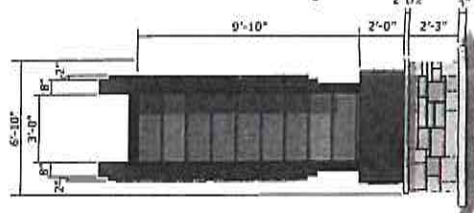
SIGN 2 - Elevation - C  
Scale: 3/16"=1'

Face is raised out pattern  
with iron on white  
transparent gold print -  
in 20mm.

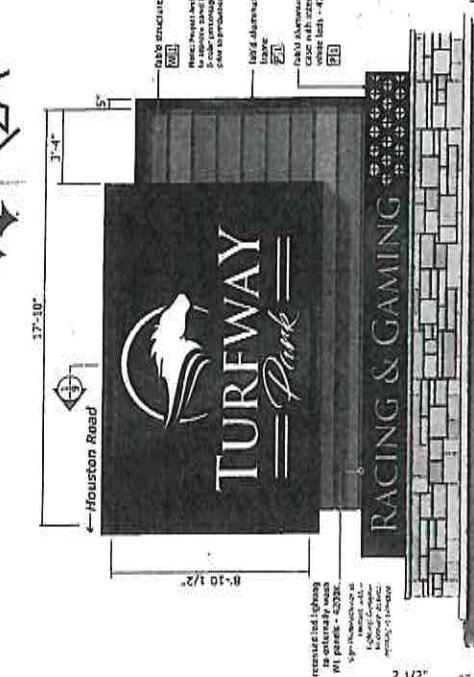
EQ (PS)



SIGN 2 - Elevation - A Scale: 3/16"=1'



SIGN 2 - Elevation - D  
Scale: 3/16"=1'



SIGN 2 - Elevation - B Scale: 3/16"=1'



**MATRIARCH**  
SIG SOLUTIONS

SARAH BARTOLD-HURLEY  
857-904-3446  
WWW.MATRIARCHSIG.COM  
SARAH@MATRIARCHSIG.COM

PROJECT INFORMATION

CLIENT  
CJA ARCHITECTS  
PROJECT TITLE  
TURFWAY PARK  
RACING & GAMING  
EXTENSION SIGNAGE  
DESIGN INTENT  
SIGNAGE  
LOCATION  
ALBANY, NY

DATE  
20-03-27  
REV  
8-19-2020

REVISIONS

REVISION #1  
03/20/2020  
03/20/2020  
03/20/2020

REVISION #2  
03/20/2020  
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03/20/2020

REVISION #3  
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REVISION #4  
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## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountkyky.org/pc](http://www.boonecountkyky.org/pc)  
[www.boonecountkygis.com](http://www.boonecountkygis.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@boonecountkyky.org](mailto:plancom@boonecountkyky.org)

June 1, 2022

Mr. Jihad Hillany  
Vision Engineering  
128 East Reynolds Road, Suite 150  
Lexington, KY 40517

RE: Request of **Vision Engineering, LLC**, per Jihad Hillany (applicant) on behalf of **Turfway Gaming and Racing for RNS Properties, LLC** (owner) for a Zoning map Amendment for a Special Sign District for an approximate 2.4 acre site located at 4885 Houston Road, Florence, Kentucky. The request is for an amendment to the Turfway Park Special Sign District to allow an off-site free standing sign in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) district.

Dear Mr. Hillany,

The following represents the recommended conditions of approval for the above referenced applications as discussed by the Planning Commission's Zone Change Committee at their May 18, 2022 meeting. You and the property owner will need to sign the appropriate spaces at the end of this letter if you are in agreement with the conditions. Please return this original letter to the Planning Commission office by June 1, 2022.

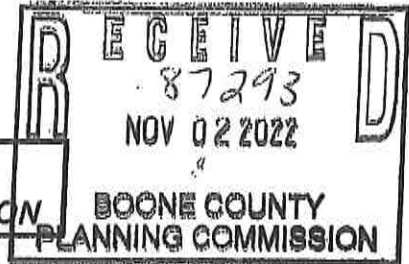
### CONDITIONS

1. The entirety of the sign must be within the easement.
2. The sign cannot be placed within the limits of any utility easement without the permission of the easement holder.
3. The sign shall only be used to advertise the activity on the Turfway Racing and Gaming property.

Sincerely,

Alaina Hagenseker  
Planner

**ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION**



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: Turfway Gaming and Racing
2. Location of Project: 7500 Turfway Park
3. Total Acreage of Project: 1 acre out of 96.5 acres
4. Current Zoning of Property: R/DP/HDP Recreational Zone
5. Proposed Zoning of Property (classification being requested): same
6. Proposed Use(s) (specify each use):  
Amendment of 1995 Special Sign Distret
7. Proposed Building Intensities (specify for each building):  
N/A
8. Are you applying for any of the following (check all that apply):  
☐ Conditional Use Permit ☐ Variance
9. Current Owner: City of Florence  
Address: 8100 Ewing Boulevard  
Florence KY 40517  
City State Zip Code  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_
10. Applicant: Jihad Hallany; Vision Engineering, LLC  
Address: 128 East Reynolds Road, suite 150  
Lexington KY 40517  
City State Zip Code  
Phone Number: 859.333.8015 Fax Number: \_\_\_\_\_  
Email: Jhallany@visionengr.com
11. Are there any existing buildings on the site: ☒ Yes ☐ No  
If yes, indicate how many: \_\_\_\_\_



12. 1149 15  
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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):

- ☐ Boone County Building Department
- ☐ Boone County Public Works Department
- ☐ Boone County Water District
- ☐ Cincinnati Bell
- ☐ Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- ☐ Duke Energy
- ☐ Florence Public Services Department
- ☐ Kentucky Division of Water
- ☐ Kentucky Transportation Cabinet

- ☐ Local Fire District
- ☐ Local School District
- ☐ Northern Kentucky Health Department
- ☐ Owen Cooperative Electric, Inc.
- ☐ Sanitation District No. 1
- ☐ USDA NRCS/Boone County Conservation District
- ☐ Other: \_\_\_\_\_

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 1/5/23

ORIGINAL Property Owner's Signature: Deane E. Whalen

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)



**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

**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. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:36 p.m.

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

3. Request of **Vision Engineering, LLC, per Jihad Hillany (applicant) for City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

Staff Member, Todd Morgan, referred to her PowerPoint presentation. The applicant wants to amend their 2021 Special Sign District approval. The proposed sign will be located in the paddock area. It would be a tv screen 22 feet tall oriented towards the paddock and race track advertising horse racing events. He showed a drawing of the proposed sign. It would be 123.72 square feet in size. Mr. Morgan showed drawings and photographs of the other signs in the special sign district as well as the proposed sign site. Mr. Morgan asked how will the back of the proposed sign be finished? The back will be seen from the parking lot.

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

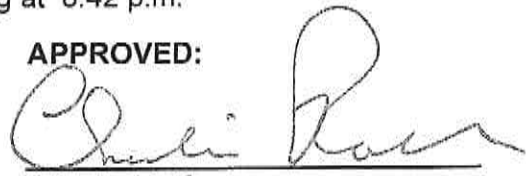
Mr. Jihad Hallany, applicant, stated that the back of the proposed sign will be metal and will match the black fence and poles.

Chairman Rolfsen asked if anyone in the audience had any comments or questions? Seeing no one, Chairman Rolfsen asked if any Commissioners had any questions or comments?

Ms. Gulick inquired about the video playing on the existing sign at the main entrance? Is that legal? She has heard some complaints about the sign being a distraction. Mr. Morgan replied that he recollected that the sign would not be permitted to have live t.v. or moving images. He explained that the City's Code Enforcement Board could look into it to see if it is compliant. Mr. Morgan noted that there is an 8 second requirement for images to remain. He also read the conditions which stated no motion allowed – no scrolling and flashing allowed. He will contact the City of Florence to investigate it. It has to be static.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 21, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 4, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:42 p.m.**

**APPROVED:**



**Charlie Rolfsen  
Chairman**



**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
JANUARY 4, 2023  
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 January 4, 2023 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer  
Mr. Kenny Vaught

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler

**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 December 21, 2022 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections?

**Mrs. Kegley moved to approve the Minutes as presented. Mr. Harper 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 December 8, 2022 and January 4, 2023.

**EXPENSES:**

Accounting Fees	\$ 367.20
Attorney Fees	4,525.00
Auto Expense	421.56
Consultant/Professional Svcs Fees	4,536.27
Filing Fees (CLURS)	1,350.00
GIS Operations	125.00
Legal Ads/Recruitment	574.36
Miscellaneous Expense	1,432.35
Office & Board Meeting Supplies	1,495.17
Office / Equipment Maintenance	173.70
Office Equipment / Expense	627.58
Postage Expense	1,510.00
Professional Development	1,775.00
Refunds	<u>416.00</u>

**TOTAL: \$ 19,329.19**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 6,691.38
Health/Dental/Life/LTD	13,818.77
Retirement – BCPC Portion	30,475.61
Salaries – Staff Expenses	91,766.74
Salaries – BCPC & BOA	<u>1,365.00</u>

**TOTAL: \$144,117.50**

**GRAND TOTAL: \$163,466.69**

**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. Mr. Hincks seconded the motion and it carried unanimously.**



**CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman,  
Michael Schwartz, Staff**

1. Request of **Gregory P. Tilsley (applicant)** for **Graeters Properties Limited (owner)** for a Change in an Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district for an approximate 5.7 acre area located at 8905 US 42, Union, Kentucky. The request is for a Change in an Approved Concept Development Plan to allow two additional eating and drinking establishments, a central plaza area, and interconnected parking facilities.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Change in Concept Development Plan and Variance (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request which found Mrs. Kegley, Mr. Lunnemann, Mr. Patton, Mr. Harper and Ms. Gulick voting in favor of the requests. 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. Chuck Lipp, Dewey's Pizza, expressed that he was in agreement with the conditions. He is excited to get started. Chairman Rolfsen asked if the applicant spoke to the Library about the pedestrian connection? It was stated that Jake Rouse spoke to the Library about the connection and they have funds budgeted for the connection. Mr. Lipp also met with representatives from Kroger about a possible shared parking agreement. He is in the process of following up with Kroger.

Seeing no further comment, **Mr. Harper moved to approve both requests (including the Variance) by Resolution to the City of Union based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Kegley seconded the motion.**

Mr. Szurlinski inquired about the building mounted signage. Mr. Schwartz explained that the Union Town Plan only allows building mounted signs on 3 sides. The Committee felt that due to the location of the building along a curve of U.S. 42 and due to the fact that it can be seen by all 4 sides, then it should be allowed on all four sides. The sign on each façade or side cannot exceed what is normally allowed on each façade. Mr. Szurlinski inquired if the Union Town Plan does not allow it, then how can it be permitted. Mr. Schwartz replied because it was zoned C-2/PD. It would allow one of those exceptions.

**Chairman Rolfsen asked for a vote on the original motion made by Mr. Harper and seconded by Mrs. Kegley. The motion passed unanimously.**

**ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Rick Lunnemann,  
Chairman, Todd Morgan, Staff**

2. Request of **Vision Engineering, LLC, per Jihad Hillany (applicant)** for **City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky.

The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

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 with Mrs. Kegley, Mr. Lunnemann, Mr. Patton, Mr. Harper and Ms. Gulick voting in favor of 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?

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. Clark seconded the motion and it passed unanimously.**

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

**6. Gateway Rehabilitation Center – 5940 Merchants Street**

Staff Member, Michael Schwartz, referred to a PowerPoint presentation. The original Design Review application for the existing building occurred in 1999 based on the criteria in the original Design Review requirements. Since then, the Houston-Donaldson Study has been updated in 2013. The request is to build another building. It has EIFs, metal panels and CMU.

The Technical/Design Review Committee met prior to the Business Meeting and recommended approval of the request subject to the two conditions. (1) The color of the building materials shall better correlate with the existing building. Secondly, additional CMU or split face block shall be utilized on the first floor of the proposed addition. It would be on all 4 sides. Mr. Robert Young, representing Gateway, stated that he would make the changes as a result of Mr. Schwartz's comments. The colors will match to the existing building.

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

**NEW BUSINESS**

**ZONING MAP AMENDMENT, Alaina Hagenseker, Staff**

4. Request of **Jack Wells (applicant/owner)** for a Zoning Map Amendment from Rural Suburban Estate (RSE) to Recreation (R) for an approximate 1.2 acre area located along the west side of Ryle Road, approximately 0.9 miles southwest of Beaver Road, having a Parcel Identification Number (PIDN) of 031.00-05-010.00. The request is for a zone change to allow a campground.



**CONCEPT DEVELOPMENT PLAN AND ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Michael Schwartz, Staff**

5. Request of **7841 Mall Road LLC, per Jerry Atkins (applicant/owner)** for a Concept Development Plan and Zoning Map Amendment for a Special Sign District for an approximate 0.99 acre area located at 7841 Mall Road, Florence, Kentucky, which is zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR). The request is for the redevelopment of the site, utilizing a portion of the right-of-way of Mall Road, and a Special Sign District to modify the requirements of building mounted and free standing signage.

**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

6. Request of **Erpenbeck Consulting Engineers Inc., per Kevin Boerger (applicant) for Robert J. Lightner (owner)** for a Zoning Map Amendment from Agricultural Estate/Union Town Overlay (A-2/UTO) and Rural Suburban Estates/Union Town Overlay (RSE/UTO) to Public Facilities/Planned Development/Union Town Overlay (PF/PD/UTO) for an approximate 26 acre area located at 9486 Old Union Road, Union and Boone County,

**ZONING MAP AMENDMENT, Todd Morgan, Staff**

7. Request of **DMG Rentals 14 LLC, per Dan Greene (applicant/owner)** for a Zoning Map Amendment from Office One (O-1) to Urban Residential One (UR-1) for an approximate 1.44 acre area located along the north side of Boone Aire Road, between Burlington Pike and Glen Arbor Drive, approximately 550 feet west of Burlington Pike, between 1130 and 1166 Boone Aire Road, and being part of the property with a Parcel Identification Number (PIDN) of 061.00-00-039.01. The request is for the development of a 150 unit multi-family residential development on an overall 12.5 acre area located along the north side of Boone Aire Road, across from Glen Arbor Drive.

**ZONING MAP AMENDMENT, Todd Morgan, Staff**

8. Request of **Answers In Genesis, per LeRoy LaMontagne (applicant/owner)** for a Zoning Map Amendment from Rural Suburban Estates (RSE) to Public Facilities (PF) for the southern approximate 2.5 acre area of the property located at 2960 Bullittsburg Church Road, Boone County, Kentucky. The request is to utilize the existing dwelling for housing of volunteers and/or employees of the Creation Museum.

**Mrs. Goetting moved to schedule the Public Hearing for Items #4, #5, and #6 on February 1, 2023 at 7:30 p.m. and Items #7 and #8 on February 15, 2023 at 7:30 p.m. in the Fiscal Courtroom. Mrs. Steele seconded the motion and it passed unanimously.**

- H. **Executive Director's Report:**  
No Report

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 introduced Mr. Eric Richardson as the Planning Commission's newest Board member. He replaces Kim Patton, whose term ended last month. Chairman Rolfsen welcomed him.

K. OKI Report:

Mr. Costello noted that at the last Business Meeting, the Planning Commission appointed him to be the Board representative to OKI. Since then, Randy Bessler expressed interest in serving.

**Mr. Schwenke moved to appoint Randy Bessler to the OKI Board of Directors. Mrs. Kegley seconded the motion and it passed unanimously.**

L. Other:

2023 Election of Officers:

Mrs. Kegley stated that she and Bob Schwenke served on the Nominating Committee for the Election of Officers for the year, 2023. She appreciated the response from those people who wanted to run for office. She announced the nominees:

Charlie Rolfsen – Chairman  
Corrin Gulick & Rick Lunnemann – Vice-Chairwoman/Vice Chairman  
Jackie Steele – Secretary/Treasurer  
Steve Turner & Steve Harper – Temporary Presiding Officer

She asked if anyone wanted to nominate someone else? Seeing no one, **Mrs. Kegley moved to close the nominations. Mr. Schwenke seconded the motion and it passed unanimously.**



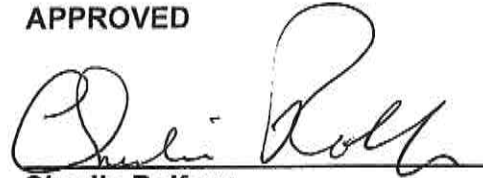
Mrs. Kegley asked Staff to distribute ballots. Mr. Costello distributed and collected the ballots and gave them to Mr. Wilson to tally. Mr. Wilson announced the winners of the Election of Officers for 2023:

Charlie Rolfsen – Chairman  
Corrin Gulick – Vice-Chairwoman  
Jackie Steele – Secretary/Treasurer  
Steve Harper – Temporary Presiding Officer

**M. Adjournment:**

There being no further business to come before the Planning Commission, **Mr. Szurlinski moved to adjourn the meeting. Mrs. Goetting seconded the motion and it passed unanimously. The meeting was adjourned at 7:35 P.M.**

APPROVED



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# EXHIBIT

## “B”



## **ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**#2**

**TO:** Boone County Planning Commission

**FROM:** Rick Lunnemann, Chairman

**DATE:** January 4, 2023

**RE:** Request of **Vision Engineering, LLC, per Jihad Hillany (applicant)** for **City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

### **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).
    - Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural & Cultural Resources, Objective).
    - Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy, Objective 7).

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Jihad Hillany – Vision Engineering, LLC/City of Florence

January 4, 2023

Page 2

- Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal, Objective 1).
- 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).
  - For the short term, the existing recreational use at Turfway Park should be maintained and improved. One way involves the expansion of the business into a "racino" if allowed by the State of Kentucky (Florence Commercial Future Land Use Geographical Area, pp. 125-126).
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 amendment to the existing special sign district is needed to respond to the renewal of Turfway Park. The freestanding sign is needed so live horse racing, betting odds, etc. can be seen from the paddock area.
- B. Conditions have been imposed for to reduce impacts of the proposed sign.

## ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Jihad Hillany – Vision Engineering, LLC/City of Florence

January 4, 2023

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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 applicant and property owner have signed a letter demonstrating agreement with these conditions.

### CONDITIONS:

1. The approval is based on the submitted Concept Development Plans.
2. The back of the sign, facing the parking lot, shall be constructed with a black metal panel. This panel shall not contain any advertising.

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**

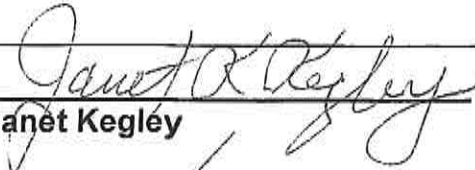
TO: Boone County Planning Commission  
FROM: Rick Lunnemann, Chairman  
DATE: December 21, 2022

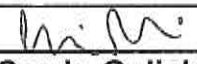
**REMARKS:**

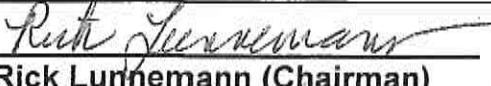
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Rick Lunneman, Chairman,  
Todd Morgan, Staff**


1. Request of **Vision Engineering, LLC, per Jihad Hillany (applicant) for City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

  
**Janet Kegley**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_


  
**Corrin Gulick**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

  
**Rick Lunnemann (Chairman)**  
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**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

**Jackie Steele (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_

<b>TOTAL:</b>	_____	<b>DEFERRED</b>	_____	<b>FOR PROJECT</b>	_____	<b>ABSENT</b>
	_____	<b>AGAINST PROJECT</b>	_____	<b>ABSTAIN</b>		

**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

**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. Todd K. Morgan, AICP, Senior Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:36 p.m.



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

3. Request of **Vision Engineering, LLC, per Jihad Hillany (applicant)** for **City of Florence (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 196.5 acre area located at 7500 Turfway Road, Florence, Kentucky. The request is for an amendment to an existing Special Sign District in a Recreation/Planned Development/Houston-Donaldson Study Corridor Overlay (R/PD/GDO) district to allow for an electronic message board/screen.

Staff Member, Todd Morgan, referred to her PowerPoint presentation. The applicant wants to amend their 2021 Special Sign District approval. The proposed sign will be located in the paddock area. It would be a tv screen 22 feet tall oriented towards the paddock and race track advertising horse racing events. He showed a drawing of the proposed sign. It would be 123.72 square feet in size. Mr. Morgan showed drawings and photographs of the other signs in the special sign district as well as the proposed sign site. Mr. Morgan asked how will the back of the proposed sign be finished? The back will be seen from the parking lot.

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

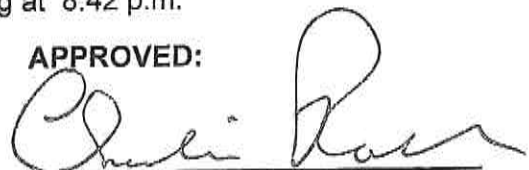
Mr. Jihad Hallany, applicant, stated that the back of the proposed sign will be metal and will match the black fence and poles.

Chairman Rolfsen asked if anyone in the audience had any comments or questions? Seeing no one, Chairman Rolfsen asked if any Commissioners had any questions or comments?

Ms. Gulick inquired about the video playing on the existing sign at the main entrance? Is that legal? She has heard some complaints about the sign being a distraction. Mr. Morgan replied that he recollected that the sign would not be permitted to have live t.v. or moving images. He explained that the City's Code Enforcement Board could look into it to see if it is compliant. Mr. Morgan noted that there is an 8 second requirement for images to remain. He also read the conditions which stated no motion allowed – no scrolling and flashing allowed. He will contact the City of Florence to investigate it. It has to be static.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 21, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 4, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:42 p.m.**

**APPROVED:**



**Charlie Rolfsen  
Chairman**

Attest:

A handwritten signature in black ink, appearing to read 'Kevin P. Costello', written over a horizontal line.

Kevin P. Costello, AICP  
Executive Director