



Board of Adjustments and Appeals
Oldham County Planning and Development Services
Application for a Conditional Use

Date: For Staff Use Only: Docket No: OC-26-010 Staff: AB Fee: 1010.

This application must be submitted in person at the Planning and Zoning Office.

General Information: (A separate application must be submitted for each Board of Adjustments request.)

Note: All conditional use applicants must attend a pre-application conference prior to submitting this application.

Pd 2/18/26
CC # 2638

Name of Applicant(s): BUCKNER HIGHWAY 393, LLC

Project Name: WAWA #7601

Project Address: 2812 S HWY 393, LAGRANGE, KENTUCKY 40031

City: LAGRANGE Is the project within the incorporated city limits? NO

Subdivision Name: WAWA #7601 Current Land Use: COMMERCIAL

Parcel ID: 31-00-00-16A Current Zoning: IPD Lot Size: 3.01 AC

*PreApplication Conference Date: 2/24/2023

For what purpose are you requesting a Conditional Use?:

TO ALLOW FOR AN ELECTRONIC SIGN

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:

YES, PZ-23-021& CURRENT APPLICATION BZA APPLICATION

Signatures:

Owner(s):

Name: BUCKNER HIGHWAY 393, LLC Signature: [Signature]

Address: 3841 GREEN HILLS VILLAGE DR, SUITE 400, NASHVILLE TN 37215

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)

Name: Signature:

Address:

Phone: Email Address:

Contact:

Name: SAMUEL SMITH Signature: [Signature]

Address: 3013 HAWK LANDING DR. CHARLESTOWN IN 47111

Phone: [Redacted] Email Address: [Redacted]

Variance and Conditional Use Justification – Electronic Monument Signage

The applicant is requesting approval from the Board of Zoning Appeals for a conditional use and associated variances to allow electronic elements on freestanding monument signs serving a proposed convenience store within the IPD zoning district.

Electronic Signage

Electronic signage is not allowed in the IPD Zoning District but is permitted by right within the C-3 zoning district, which is contiguous with the subject property. The requested electronic sign elements are consistent with the intent of the C-3 regulations and existing commercial development patterns along the Highway 393 corridor.

The electronic component of the proposed signs is limited solely to digital fuel price numbers, and is industry standard to modern convenience stores. No animation, scrolling text, video, or messaging is proposed.

The digital pricing:

- Will change no more frequently than every 60 seconds, and
- Will complete each change within one (1) second.

This limited use meets the spirit of the sign ordinance by minimizing visual impact while allowing functionality typical of modern convenience store operations. The electronic display area will be approximately 12.25 square feet per side, remaining subordinate to the overall monument sign (overall 49.87 square feet).

Additionally, a convenience store located directly across Highway 393 contains signage with digital fuel price numbers similar in character and function to what is proposed, demonstrating that this sign type is already present within the immediate corridor.

Height and Setback Variances

A variance is requested to allow the monument sign height to be 7 feet 10 inches, where 6 feet is permitted by code. The modest increase in height is necessary to maintain visibility given site constraints and roadway conditions and will not create an adverse visual impact.

A setback variance is also requested for the monument sign along Highway 393 to allow placement approximately 6 feet from the Highway 393 right-of-way, rather than the required 10 feet. This reduced setback is necessitated by an existing driveway installation, which limits feasible sign placement. The proposed sign location will be approximately 66 feet from the Highway 393 travel lanes, maintaining adequate separation from traffic and preserving public safety.

The freestanding monument sign along Commerce Drive will comply with setback requirements and will be located greater than 10 feet from the right-of-way, demonstrating that the setback variance request is limited only to areas where site constraints exist.

The requested conditional use and variances:

- Are consistent with signage permitted in adjacent C-3 zoning,
- Limit electronic elements to fuel pricing only,
- Reflect existing signage conditions along Highway 393,
- Are necessitated by existing site constraints, and
- Will not negatively impact traffic safety or the surrounding area.

Approval will allow the site to function comparably to nearby commercial properties while maintaining consistency with the established corridor character.



Image of Kroger sign across Hwy 393 S



Image of site, pre-construction