



# OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

## March 19, 2026

**Summary of Application:**

<b>Docket:</b>	<b>OC-26-010</b>	
<b>Request:</b>	<b>Conditional Use Permit, Height Variance, Setback Variance</b>	
<b>Applicant:</b>	Buckner Highway 393, LLC	
<b>Location:</b>	2812 S. Highway 393., La Grange	
<b>Existing Land Use:</b>	Undeveloped	
<b>Existing Zoning:</b>	IPD, Industrial Park District	
<b>Total Site Size:</b>	3.01- acres	
<b>Tax Parcel:</b>	31-00-00-16A	

**Surrounding Zoning:**

North – Land Use: Industrial & Commercial  
Zoning: IPD

East – Land Use: Commercial  
Zoning: PUD (Buckner Crossings)

South – Land Use: Undeveloped  
Zoning: IPD

West – Land Use: Industrial & Commercial  
Zoning: IPD & C-3

**Board of Adjustments Action:**

An application has been filed requesting a Conditional Use Permit, a Sign Height Variance, and Setback Variance for two Digital Signs for property located at 2812 S. Hwy 393, Buckner.

**Site History:**

On October 24, 2023, the Planning Commission approved a Site Plan Review on a vote of 11-0. On the same day, the Planning Commission also approved a Parking Area Waiver on a vote of 11-0. (PZ-23-021)

On May 13, 2025, a Consolidation Plat was approved to consolidate 4 lots into 3 lots.

**Case History:**

Posted to Website: 2/27/2026

Adjoining Property Owner Notices Mailed: 3/2/2026

Public Notice Appeared in Oldham Era: 3/12/2026

**Notes:**

1. The property at 2812 S. Highway 393 in La Grange will be a Wawa convenience store and gas station.
2. The property is 3.01 acres.
3. The applicant would like to have two digital pricing monument signs to reflect the gas prices. One sign would be located along Commerce Parkway and another along S. Highway 393.
4. According to Zoning Ordinance 290-290, Electronic Signs are prohibited in IPD zoning.
5. According to Zoning Ordinance 290-020, signs not permitted as being allowed by right or by permit under this division, maybe be reviewed by the Board of Adjustments as a Conditional Use Permit.
6. According to Zoning Ordinance 290-100, (9), subsection A part vii, the maximum sign height is 6 feet.
7. The applicant is requesting a variance to allow the height of both monument signs to be 7 feet and 10 inches (94 inches). This is a variance request of 22 inches in height.
8. According to Zoning Ordinance 290-050, the front setback of a sign is measured from the right-of-way or the front property line.
9. According to Zoning Ordinance 290-100, (9), subsection A part vii, the front yard setback for a sign must be at least 10 feet.
10. The applicant is requesting that the monument sign along S. Highway 393 be placed 6.7 feet from the property line. The applicant is requesting a variance of 3.3 feet.

**Motions and Findings:**

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion. Suggested motions to approve or deny are set out below.

**Conditional Use Permit:**

An application has been filed requesting a Conditional Use Permit, a Sign Height Variance, and Setback Variance for two Digital Signs for property located at 2812 S. Hwy 393, Buckner.

**1. Electronic/Digital Sign (2 signs)**

**Motions:**

Move to **approve** the conditional use because the proposed use is **essential or desirable to the community** and **not in conflict with the elements, objectives and policies** of the Comprehensive Plan based on one or more of the following factors:

granting the conditional use permit will allow the **proper integration** into the community of a use specifically named in the zoning regulation.

the **character and objectives** of the proposed use and the **potential impacts** on the community and its surroundings are appropriate.

the **community or neighborhood has a need** for the proposed use and there are **potential benefits** to the community or neighborhood.

[ ] the proposed use is **compatible with surrounding land uses and the general character of the area**, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.

[ ] the proposed use will not impair the **integrity and character** of the zone if there are specific restrictions on location, size, extent and character of performance.

[ ] there are adequate **public facilities** available, such as, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

The specific conditions or restrictions which must be met in order for the proposed use to be permitted for any of the above reasons are as follows:

**Potential Conditions of Approval:**

1. The conditional use permit shall only apply to the application considered at the March 19, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall submit and receive a sign permit for the signs through the Oldham County Planning and Development Office.

**Considerations:**

\* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions \_\_\_\_\_.

**2. Height Variance (2 signs)**

***The applicant is requesting a Height Variance for both monument signs***

Maximum Sign Height in IPD: 6 feet (72 inches)

Requested Road Sign Height: 7 feet 10 inches (94 inches)

**Variance Requested: 22 inches**

**Motions**

Move to **approve** the variance because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because \_\_\_\_\_.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because \_\_\_\_\_;
- b. It will alter the essential character of the general vicinity because \_\_\_\_\_;
- c. It will cause a hazard or nuisance to the public because \_\_\_\_\_;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because \_\_\_\_\_.

In deciding on a variance, you may consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

**Potential Conditions of Approval:**

- 1. The variance shall only apply to the application considered at the March 19, 2026 Oldham County Board of Adjustments public hearing.
- 2. The applicant shall and receive submit a sign permit for the signs through the Oldham County Planning and Development Office.

**Considerations:**

\* Refer to the applicant’s justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions \_\_\_\_\_.

**3. Setback Variance (Sign along S. Highway 393)**

***The applicant is requesting a Front Yard Setback Variance for a monument sign along S. Highway 393***

Required Front Yard Setback: 10 feet

Requested Front Yard Setback: 6.7 feet

**Variance Requested: 3.3 feet**

**Motions:**

Move to **approve** the variance because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations because \_\_\_\_\_.

Motion to **deny** the variance because (any one or all of the following):

- a. It will adversely affect the public health, safety or welfare because \_\_\_\_\_;
- b. It will alter the essential character of the general vicinity because \_\_\_\_\_;
- c. It will cause a hazard or nuisance to the public because \_\_\_\_\_;
- d. It will allow an unreasonable circumvention of the requirements of the zoning regulations because \_\_\_\_\_.

In deciding on a variance, you may consider whether:

- d. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;

- e. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- f. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

You cannot approve a variance which is the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

**Potential Conditions of Approval:**

- 1. The variance shall only apply to the application considered at the March 19, 2026 Oldham County Board of Adjustments public hearing.
- 2. The applicant shall submit and receive a sign permit for the signs through the Oldham County Planning and Development Office.

**Considerations:**

\* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the variance because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions\_\_\_\_\_.

**Sec. 290-020 Applicability**

The requirements of this Section shall apply to all businesses, private entities, or individuals erecting signs in Oldham County. Certain signs that are exempt from the requirements of this Section are addressed in Section 290-060.

- 1. This division must be interpreted in a manner consistent with the First Amendment guarantee of free speech.
- 2. All signs must comply with the regulations of the zoning district in which it is located.
- 3. Signs not permitted as being allowed by right or by permit under this division, may be reviewed by the Board of Adjustments as a Conditional Use Permit.

**Sec. 290-090 Electronic Signs**

Electronic Signs Prohibited:

- 1. Electronic Signs shall be prohibited in the following zoning districts: IPD District, AG-1, CO-1, T, R-1, R-1A, R-2, R-2A, R-3 and R-4A Zoning Districts.
- 2. Electronic Signs displayed as wall signs, projecting signs, or roof signs in any zoning district are prohibited.
- 3. Electronic Signs with continuous scrolling, flashing, blinking or oscillating messages are prohibited.
- 4. Electronic Signs with displaces other than alpha-numeric messaging are prohibited.

9. IPD Industrial Park District may allow no more than two identification signs per parcel, one of which may be separated from the principal building. Additional signs may be allowed if:
- i. A parcel has a total street frontage exceeding 600 feet in which case a second free-standing sign shall be allowed. Each free-standing sign shall be allowed to have a sign area up to the maximum allowable sign area for the zoning district. However, the distance between the two free-standing signs shall be no less than 300 feet.
  - ii. A parcel has frontage on two or more streets in which case one wall sign for each frontage shall be allowed.
- A. Free-Standing Signs:
- i. A single free-standing sign may be installed per lot. Free-standing signs shall be designed and installed as a monument style sign.
  - ii. Free-Standing Sign Minimum Setbacks:
  - iii. Front Yard – 10 feet
  - iv. Side Yard – 15 feet
  - v. A free-standing sign cannot obstruct the view of vehicular traffic at street intersections or driveway entrances. Free-standing signs shall not encroach into any determined clear site triangle.

**Oldham County Comprehensive Zoning Ordinance**  
Division 290 Sign Regulations

- vi. Free Standing Sign Size:
- vii. Maximum Sign Height: 6 feet
- viii. Maximum Sign Area 60 square feet per side (120 square feet total)

**Sec. 290-050 Sign Requirements/Allowances Calculations**

1. For the purposes of this ordinance:
  - a. The front setback is measured from the right-of-way or the front property line.

---

164

**Oldham County Comprehensive Zoning Ordinance**  
Division 290 Sign Regulations

- b. If a parcel has multiple frontages, then the parcel has multiple front setbacks.
    - c. The side yard setback is measured from the side property line.
2. The height of a sign shall be computed as the distance from the base of the sign at normal average grade to the top of the highest attached component of the sign. Normal average grade shall be construed to be the lower of: existing-grade prior to construction or installation, or the newly established grade after construction or installation.
3. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Supporting framework, bracing or structure shall not be included in computation of sign area.
4. Unless otherwise stated, the total area of a sign having two or more sides or faces shall be calculated according to the following:
  - a. Double-faced signs: the sign area is of one sign face only.
  - b. "V" shaped signs with two sides or faces: the sign area is the sum of the areas of the two sign faces.
  - c. Signs with three or more sides or faces: the sign area is the sum of the areas of all sides or faces.