Oldham County
OCT 05 26
Planning & Development

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

For Staff Use Only:
Date: _____ Docket No: OC-26-033 Staff: JH Fee: _____

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.*

Name of Applicant(s): Tina Arcuri

Project Name: Wawa

Project Address: 2812 S Hwy 393

City: Buckner Is the project within the incorporated city limits? No

Subdivision Name: N/A Current Land Use: Commercial

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

*PreApplication Conference Date: _____

For what purpose are you requesting a Conditional Use?:
Signage

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

_____

Signatures:
Owner(s):

Name: Oldacre Mcdonald, LLC/Buckner Highway 393, LLC Signature: _____

Address: 3841 Green Hills Village Dr, Suite 400, Nashville, TN 37215

Phone: (615)264-5444 x301 Email Address: jmcdonald@oldacremcdonald.com

Applicant(s): *(if other than owner)*
Name: Tina Arcuri Signature: _____

Address: 5374 Greggs Landing, N Charleston, SC 29420

Phone: [redacted] Email Address: [redacted]

Contact:
Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Justification:

The Board of Adjustments and Appeals requires that each applicant respond to the following inquiry:

1. What are the specific reasons why the conditional use is essential and desirable? Also, how will granting the conditional use not conflict with the goals and objectives of the Oldham County Comprehensive Plan. (The Comprehensive Plan is available in the Oldham County Planning and Zoning Office for review and on the internet at www.oldhamcounty.net. To access the Comprehensive Plan on the web, click on Property then open the Comprehensive Plan under the Public Documents section.)

The requested rear-facing sign is needed to help customers safely identify and locate the Wawa when approaching the site from the rear or secondary access point. Because of the site layout and traffic pattern, the existing permitted signage is not visible to all approaching drivers. The sign will improve wayfinding, reduce missed turns and unnecessary traffic through the parking lot, and help customers enter and exit the site safely.

The request is limited to one additional on-site business sign. It is not a billboard or off-site advertising sign. The sign will be designed and located so that it does not block sight lines, interfere with traffic signs, or create a safety hazard.

Granting this conditional use is consistent with the Oldham County Comprehensive Plan because it supports existing commercial businesses in Buckner and encourages safe, orderly traffic movement. The Comprehensive Plan recognizes Buckner as an area appropriate for commercial growth because of its access to I-71. The sign will support the Wawa's operation without changing the use of the property, adding traffic access points, or negatively affecting nearby properties.

The sign wil use appropriate size, lighting, and design so it remains compatible with the surrounding area and does not harm the appearance of the corridor.

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Submittal Checklist:

_____ 1. Complete Oldham County Planning and Zoning Conditional Use Application. (Owner's signature is required.)

_____ 2. Required Conditional Use Application Fee as listed below:
a.) Residential: $500.00 b.) Non-Residential: $800.00 c.) Industrial: $1,000.00

_____ 3. Notice fees equal to $5.00 per adjoining property owner.

_____ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)

_____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)

_____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.

_____ 7. Eight copies of a plan showing existing conditions and including:
____ Property Boundaries and easements with dimensions.
____ Location and exterior dimensions of existing structures.
____ Location and dimensions of any proposed structures.
____ Location of any parking areas and/or driveways.
____ Distances between any existing and proposed structures to the property boundaries.
____ Current property zoning and neighboring property zoning.
____ Name and address of project property owner and all adjoining property owners.
____ Adjoining Streets with labels.
____ Vicinity Map showing location of property in relation to nearest major intersection.
____ North Arrow.
____ Location and dimensions of any existing or proposed signs.
____ Topographical characteristics of site and immediate surrounding property.
____ Other information as determined during the PreApplication Conference with staff.

For Home Occupations, also include:
____ A Floor Plan of the structure where the Home Occupation will be located.
____ Shade the region/room of the structure to be used as the Home Occupation area.
____ Interior dimensions of the structure must be labeled.

_____ 8. Photos and other supporting documents.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at:110 W. Jefferson Street in LaGrange or at (502)222-9320.*