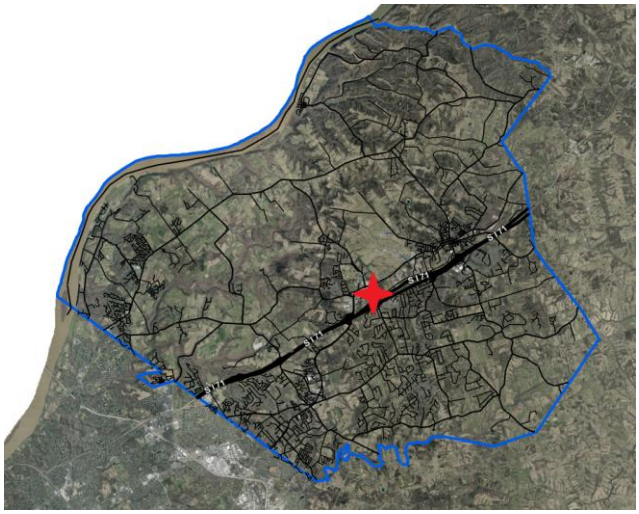
OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

November 19, 2026

Summary of Application:

Docket:	**OC-26-033**
Request:	**Conditional Use Permit- Sign with no Public Right of Way**
Applicant:	Buckner Highway 393, LLC
Location:	2812 S. Highway 393, La Grange
Existing Land Use:	Under Construction
Existing Zoning:	IPD, Industrial Park District
Total Site Size:	3.01- acres
Tax Parcel:	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.

On March 19, 2026 the Oldham County Board of Adjustments approved a Conditional Use Permit, a Sign Height Variance, and a Setback Variance for two digital signs. All three motions were approved 3-0 (OC-26-010).

Case History:
Posted to Website: 11/2/2026
Adjoining Property Owner Notices Mailed: 11/3/2026
Public Notice Appeared in Oldham Era: 11/12/2026

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 is requesting an additional sign to be placed on the West elevation of the building.
4. According to Section 290-100 (9) B of the Oldham County Comprehensive Zoning Ordinance one wall mounted sign may be installed per every building façade facing a public right-of-way.
5. The West side of the building does not face a public right-of-way.
6. Section 290-020 (3) allows for a sign not permitted as being allowed by right or by permit under this division to be reviewed by the Board of Adjustments as a Conditional Use Permit.

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 for a Wall Sign without Public Right-of-Way Frontage for property located at 2812 S. Hwy 393, Buckner.

1. Conditional Use Permit – Wall Sign without Right-of-Way Frontage

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_____.

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.

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.

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

B. Wall-Mounted Signs:
A wall-mounted sign may be installed per every building façade facing a public right-of-way.
    i. Wall Sign Size:
    ii. Maximum Sign Area – one square foot of sign area for each lineal foot of building facing the publics' right-of-way.
    iii. Wall signs shall not extend above the roof line of the building façade in which they are located.