



BOARD OF ZONING APPEALS STAFF REPORT

**Board of Zoning Appeals Public Hearing
January 16th, 2018 — 6:00 P.M**

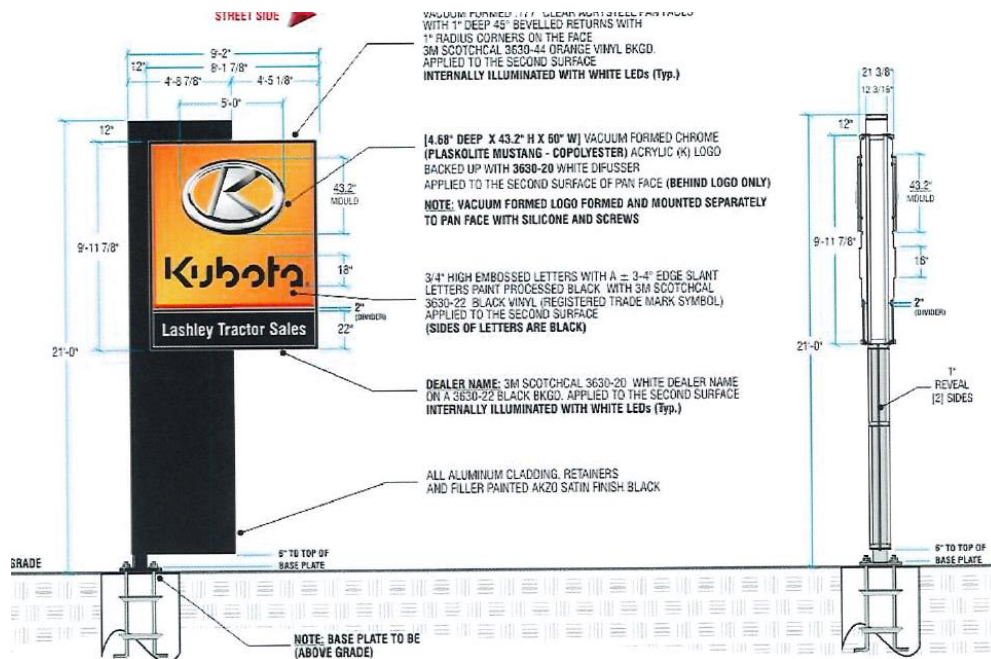
CASE NUMBER:	V-18-007
PROPERTY LOCATION:	6953 Covington Hwy Stonecrest, Georgia 30038 16th District Land Lot 104
CURRENT ZONING:	C-2 (General Commercial) District
PARCEL SIZE:	8.5 acres
PROPERTY OWNER(S):	Lashley Tractor Sales c/o Jeff Lashley

REQUEST

The applicant is seeking a (1) variance to exceed the maximum 10’ height requirement for ground signs and (2) to be exempt from the ground signs development standards. The proposed square footage of the ground sign is 72 square feet and the base structure is 21 feet in height and 9.2 feet in width.

The applicant was previously heard at the November 20th Board of Zoning Appeal meeting and was approved for deferral.

The proposed ground sign submitted by the applicant.





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BACKGROUND

The subject property is located at 6953 Covington Hwy and is a total of 8 acres. The current zoning of the subject property is C-2 (General Commercial) District.

The subject property is home to Lashley Tractor Sales, a construction and agriculture equipment dealer. The applicant has applied for a sign permit due to the existing ground sign being non-conforming. The site can be described as being mainly flat with only a four foot (4) changed in grade near the front property line.



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Aerial Map



ZONING CASE: **V-18-007**

ADDRESS: **6953 Covington Hwy**

CURRENT ZONING: **C-2 (General Commerical)**

FUTURE LAND USE: **Commerical Redevelopment Corridor**



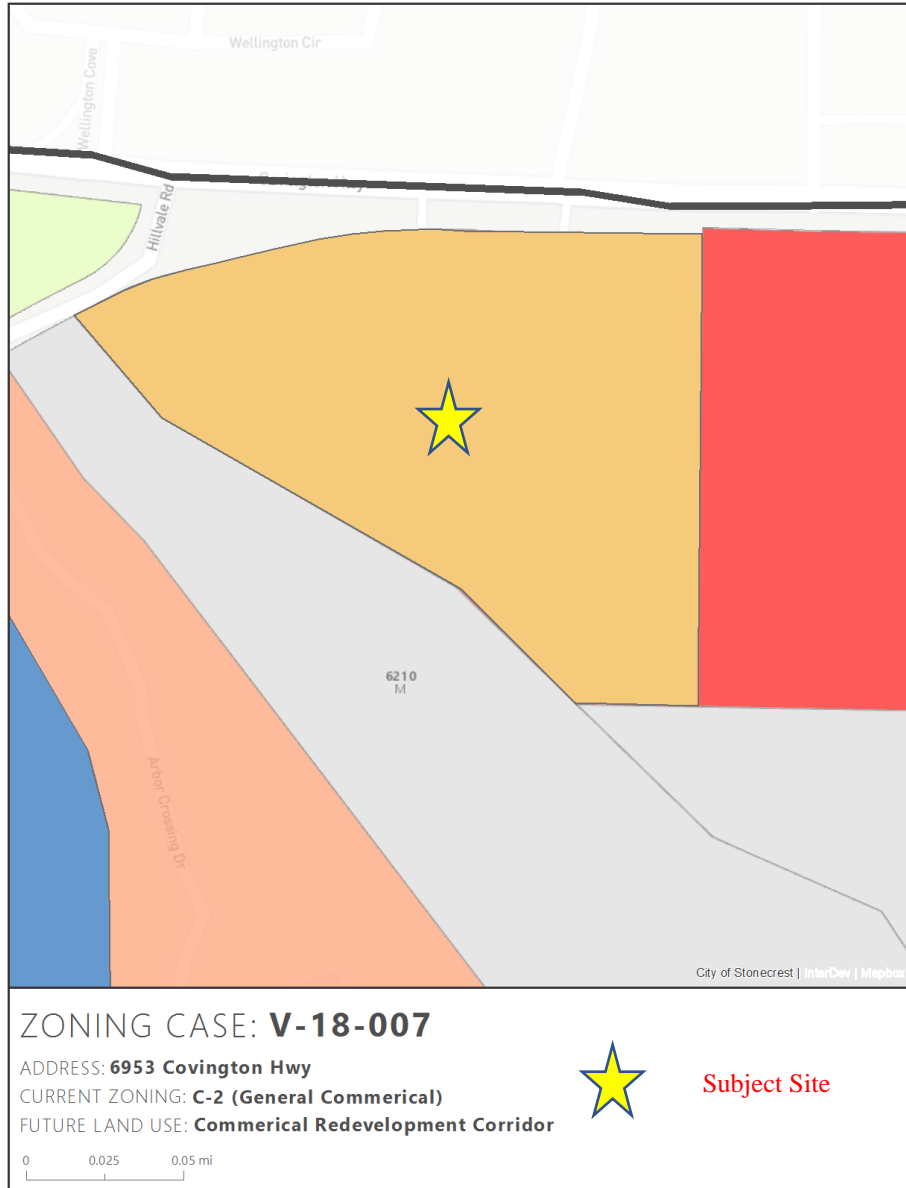
Subject Site

0 0.025 0.05 mi



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Current Zoning Map





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ADJACENT ZONING AND LAND USES

Adjacent property to the West and South are zoned Light Industrial (M), the property located in East is zoned General Commercial (C-2). Located to the North is Unincorporated DeKalb County

Zoning Table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: East	C-2 (General Commercial)	Storage Yard	N/A
Adjacent: North	Residential (DeKalb County)	Residential	N/A
Adjacent: South	M (Light Industrial)	Vacant	N/A
Nearby: West	M (Light Industrial)	Vacant	N/A

APPLICABLE CODE REQUIREMENTS

City of Stonecrest Zoning Ordinance Chapter 21 Signs; Article I; General; Sec.21.2 – Definition and Article III; Regulations and Restrictions; Sec.21.72 Nonresidential zoning districts regulations;

- A. *Ground Signs means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent of any building or other structure. A permanently affixed sign which is wholly independent of a building for support with a base of a width not less than the width of the sign face. The base of the sign face shall be flush with the supporting base, and the supporting base shall be flush with the ground and extend the full width of the sign*
- B. *In addition to all other applicable regulations in this chapter, all lots that are located in residential districts not developed as a mixed-use development are limited to the following signs;*
 - 1. *Max Height for ground signs 10'*



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VARIANCE CONSIDERATIONS

The staff is including the specific conditions that must be considered by the Board of Zoning Appeals in order to grant a variance. These considerations include:

- A. Exceptional conditions pertaining to the property where the sign is to be located because of its size, shape, or topography, which are not applicable to other lands or structures in the area;**
- B. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;**
- C. The exceptional circumstances are not the result of action by the applicant;**
- D. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;**
- E. Granting of the variance would not violate more than one standard of this chapter; and**
- F. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstructs or otherwise interferes with the safe and orderly movement of traffic**



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STAFF ANALYSIS

- A. Exceptional conditions pertaining to the property where the sign is to be located because of its size, shape, or topography, which are not applicable to other lands or structures in the area.**

There are no exceptional conditions pertaining to the property where the sign is to be located because of size, shape or topography. The subject property is characterized as being mainly flat with no clear site complications to give support for both variance requests.

- B. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated**

Granting the variances would give the applicant significant privileges which are denied to others similarly situated. There are several ground signs located in the city limits which are similar to the applicant existing sign.

- C. The exceptional circumstances are not the result of action by the applicant**

The exceptional circumstance is the result of action by the applicant. The applicant proposed design and height are not in compliance with the sign ordinance. Staff believes the applicant can reduce the height and reconfigure the design to be in compliance with the sign ordinance.

- D. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated**

The requested variances are beyond the minimum necessary for the applicant to enjoy the rights commonly enjoyed by others similarly situated.

- E. Granting of the variance would not violate more than one standard of this chapter**

Granting of the variance would violate more than one standard of this chapter.

- F. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstructs or otherwise interferes with the safe and orderly movement of traffic**

Granting the variance would not result in a sign that interferes with road or highway visibility or obstructs or otherwise interferes with the safe and orderly movement of traffic.



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STAFF COMMENTS

Based on the findings and conclusions, it appears the applicant variance request (elimination of transitional Buffer) **Does Not Meet** all the criteria for approval.