

Staff Report

Subject: Variance (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 1, 2022
Item Description: **Effingham County Industrial Development Authority** as Agent for **Effingham County Board of Commissioners** requests a **variance** from *section 3.38.9 Freestanding Sign Size*, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel. Located on Savannah Portside Industrial Parkway, zoned I-1. **Map# 329D Parcel# 1C**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from *section 3.38.9 Freestanding Sign Size*, with conditions.

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
 - That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*
 - That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- The applicant is proposing a sign design with a sign face of approximately 112 square feet. The maximum signable area (section 3.38.9 a) for a freestanding sign on an I-1 zoned, multiple tenant parcel is 100 square feet.
- The proposed sign is designed and sized for high visibility, promoting safe access for truck traffic, while providing an aesthetically pleasing entry.
- At the October 17, 2022 Planning Board meeting, Alan Zipperer made a motion to **approve** the request for a **variance** from *section 3.38.9 Freestanding Sign Size*, to allow for a sign size in excess of the 100 square foot maximum for a sign on an I-1 zoned parcel, with the following condition:
 - The sign shall not encroach into the street right-of-way, or be within 25 feet of an established street intersection, nor obstruct driver visibility.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. Approve the request for a **variance** from *section 3.38.9 Freestanding Sign Size*, with the following condition:

- The sign shall not encroach into the street right-of-way, or be within 25 feet of an established street intersection, nor obstruct driver visibility.

2. Deny the request for a **variance** from *section 3.38.9 Freestanding Sign Size*.

Recommended Alternative: 1

Department Review: Development Services

Attachments:

- Variance application
- Ownership certificate/authorization

Other Alternatives: 2

FUNDING: N/A

Attachments:

- Site Plan
- Deed
- Aerial photograph