

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: December 5, 2023
Item Description: **Doug Bean Signs, Inc.** as Agent for **Faith Bible Baptist** requests a variance from Section 3.38.10, to allow for the placement of a monument sign. Located at 6781 GA Highway 17 South, zoned **AR-2**. **[Map# 354 Parcel# 41]**

Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request for a **variance** from Section 3.38.10, to allow for the placement of a monument sign.

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 requesting to waive the maximum size allowed for a sign within the AR-2 zoning district. The current allowable sign size within AR-2 is 16 square feet per **Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.38 – Signs, 3.38.10 – Height** of the Effingham County Code of Ordinances.
- This parcel does have a 30' GDOT setback requirement from Highway 17.
- The applicant is proposing a double-sided, lighted monument sign with electronic message center. The sign is proposed to be 10' in height by 8' in width.
- Per Effingham County Code of Ordinances, **Part II- Official Code, Chapter 62 – Signs, Section – 62-33 – Regulation for Specific Types of Signs, (f) Illuminated signs:**
 - Illuminated devices shall be so placed and so shielded that light from the sign itself will not be cast directly into any residential district, sleeping rooms in any district, or the eyes of an automobile or vehicular driver.*
- At the November 14, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion for approval. Mr. Alan Zipperer second the motion, it carried unanimously.

Alternatives

1. **Approve** the request for a **variance**.
2. **Deny** the request for a **variance**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment