



CITY OF FOREST PARK

Planning & Community Development Department
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 366-4720

Staff Report – Variance

Public Hearing Date: January 16, 2025

Case: VAR-2025-01

Current Zoning: LI – Light Industrial District

Ward: 4

Proposed Request: Sign variance request to increase the maximum height requirements for freestanding ground signs from the required ten (10) feet to twelve (12) feet to allow the installation of a replacement sign totaling a square footage of 32 square feet within the Light Industrial District (LI).

Staff Report Compiled By: Latemia Richards, Planner I

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Xiao Lu
 5240 Old Dixie Highway
 Forest Park, GA 30297

Applicant:

Jennifer Wolfe
 4113 N. Swann Street
 Covington, GA 30350

PROPERTY INFORMATION

Parcel Number: 13077B A005

Acreage: 6.95 +/-

Address: 5240 Old Dixie Highway

FLU: Industrial

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	LI: Light Industrial District	East	LI: Light Industrial District / RS: Single Family Residential
South	LI: Light Industrial District	West	PI: Planned Industrial District



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SUMMARY & BACKGROUND

The subject property is a parcel with approximately 6.95 +/- land acreage at intersection of Old Dixie Highway and Agnew Drive. The site location has caused hardship and code conformity to the current zoning ordinance. Currently, high traffic volume reduces visibility which causes challenges for identifying the property and ensuring safe navigation for vehicles approaching the property. The property location is along Old Dixie Highway, a major arterial road, that necessitates a sign height that ensures adequate visibility for motorists. The proposed replacement sign will enhance the visual landscape along Old Dixie Highway and prioritize safety and visibility for motorists and pedestrians. **Per Sec. 8-3-23(9). - Restrictions based on location,** (1) One maximum thirty-two (32) square foot, freestanding monuments signs is permitted for each street on which the lot has up to and including five hundred (500) feet of frontage. The sign has a maximum height of eight (8) feet within the industrial districts. (5) Freestanding monument signs on arterial streets may be ten (10) feet in height within the industrial districts.

The approval of this sign variance will allow the applicant to remove and replace the current sign within the Light Industrial District.

AERIAL MAP



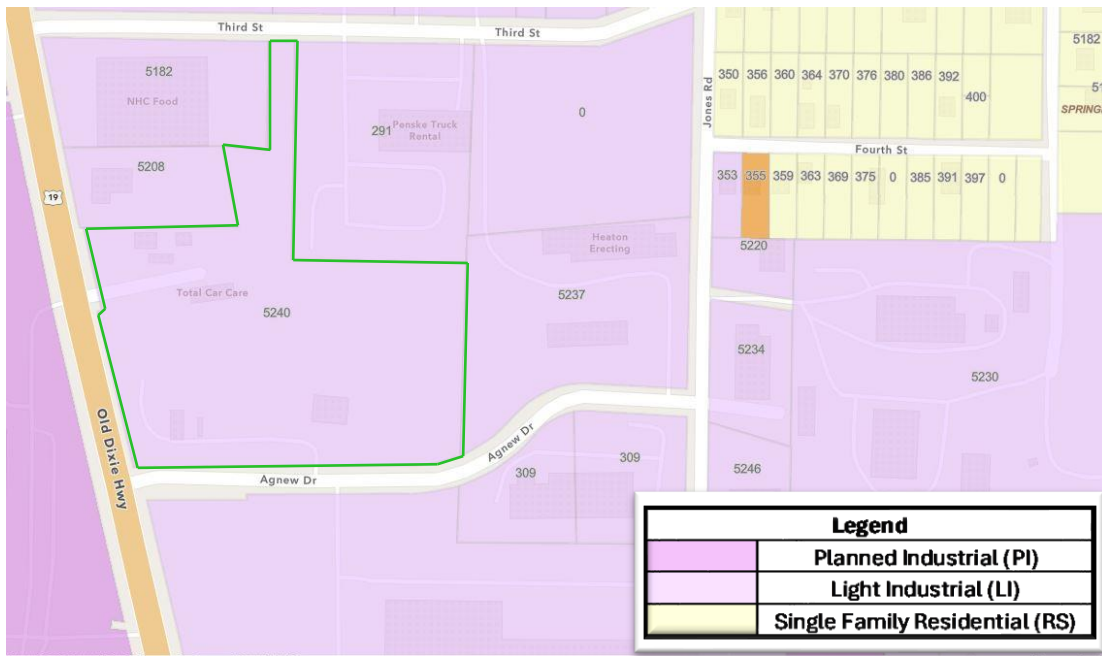


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ZONING MAP



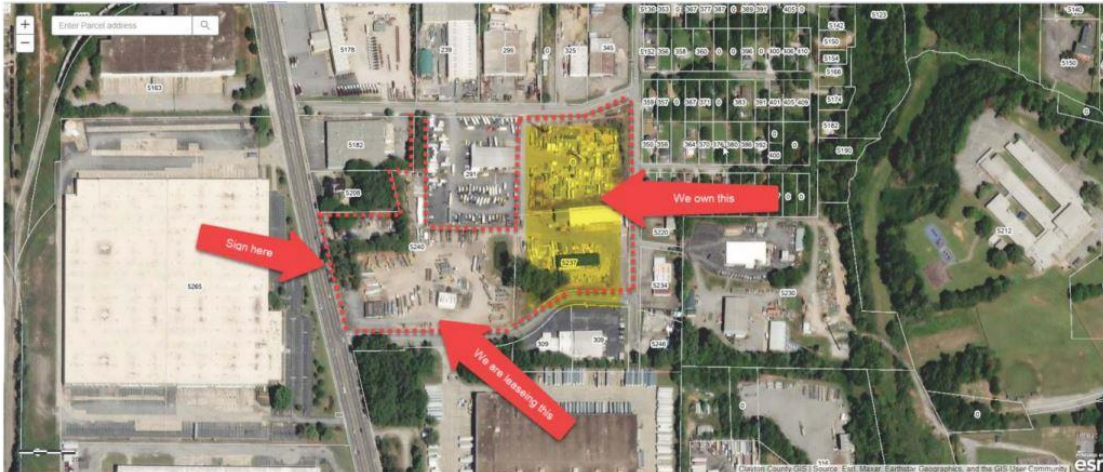


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Sign Location



Scale: Not To Scale

Pylon Location Shown

One (1) NEW D/F Illuminated Pylon Sign
Scale: As Shown



Designed for
120v

Electrical To Be Brought
To Within 5 Feet Of New
Install Location (By Others)
One (1) Dedicated 20 AMP
Circuit Required



ST-01: DF Illum. Pylon	
Project Address 5240 Old Dixie Hwy Forest Park, GA 30297	
Project Number 96074	
Account Manager Dean Morgan	
Drawn By B. Bernhardt	
Date 07-22-2024	
Revision	07-30-24BB
	11-05-24BB
Customer Approval	

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Description
Remove EXISTING Pylon Sign
Install NEW in SAME Location
241105-BA 96074
Heaton Inc - Fylen
Pg. 2



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Sign Rendering

32 Sq.Ft.

8'-0"
12" 6'-0" 12"

4'-0"

OAH 12'-0"

Grade

Scale: 1/2"=1'-0" Side A Shown

Work Scope:
Removing The EXISTING Pylon Sign And Installing A NEW Pylon In It's Place - SAME Location. Permit Allowable Size: 8'-0" OAH & Total Of 32 Sq.Ft. Requires Variance For Over All Height @ 12'-0".

Black Cabinet With 2" Retainers And White Illuminated SG Acrylic Faces With Digitally-Printed Graphics Illuminated With Static White LEDs

Black Support Posts (Size TBD)

Direct-Burial In Concrete Pier Footings (Engineering TBD)

Electric To Run Inside Hollow Post Up To Cabinet

Photo Showing EXISTING Sign To Be Removed - NEW Sign To Be Installed In SAME Spot

Low Resolution Logo Jpgs From Client

NOTE: Clear Quality Logo Art Will Be Required To Produce Legible Prints On Faces

UL LISTED Designed for **120v**

Electrical To Be Brought To Within 5 Feet Of New Install Location (By Others) One (1) Dedicated 20 AMP Circuit Required

Detail 1 One (1) NEW D/F Illuminated Pylon Sign
Scale: As Shown

HENRY INCORPORATED
770.593.1234 Phone
770.593.1933 Fax
www.henryinc.com

HEATON
EST. 1988

Issued For LFA Approval

ST.01: D/F Illum. Pylon
Project Address:
6340 Oak Skye Hwy,
Forest Park, GA 30297

Project Number:
V6074

Account Manager:
Degan Morgan

Drawn by:
B. Bernhardt

Date:
07-22-2024

Revisions:
07-30-2488
11-05-2488

Customer Approval

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Description:
Remove EXISTING Pylon Sign
Install NEW In SAME Location

241105 FA 0074 Pg.
Hatched Forest Park, GA



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SITE PHOTOS





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VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the sign variance to increase the maximum height requirement for freestanding monument signs from 10 feet to 12 feet within the Light Industrial District (LI). The requested variance will not be injurious to the public health, safety, morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Attachments Included

- Justification Letter