

PLANNING AND COMMUNITY SERVICES INTER-OFFICE MEMORANDUM



To: Fulton County Board of Zoning Appeals
From: Randy Beck, Director *RBeck*
Date: May 7, 2015
RE: Public Hearing - Thursday, May 21, 2015
(Fulton County South Service Center,
5600 Stonewall Tell Road at 1pm)

ITEM	PETITION NO.	LOCATION/REQUEST	APPLICANT
1.	2015V-0003 SFC DISTRICT 6	4335 Fulton Industrial Boulevard (SR 70) - Part 1. Allow a pylon style sign. (Article 33, Section 17) Part 2. Increase the sign face of the pylon style sign from 32 to 63 square feet and allow changeable copy for motor vehicle fuel pricing. (Article 33, Section 25.F.2.A)	BP & SNS Corporation Ranie Krahn 404-388-8511

FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT
THE DEPARTMENT OF PLANNING AND COMMUNITY SERVICES'S ZONING PAGE AT
WWW.FULTONCOUNTYGA.GOV/FCPCSD-HOME

PROJECT: 4335 Fulton Industrial Boulevard (SR 70)

LOCATION: 4335 Fulton Industrial Boulevard (SR 70)

EXISTING ZONING: M-2 (Heavy Industrial)

EXISTING PETITION NO.: None

APPLICANT INTENT: The applicant seeks a 2-part primary variance as follows:

Part 1. Allow a pylon style sign. (Article 33, Section 17)

Part 2. Increase the sign face of the pylon style sign from 32 to 63 square feet and allow changeable copy for motor vehicle fuel pricing. (Article 33, Section 25.F.2.A)

OWNER: SNS Corporation, Salim Aziz

APPLICANT: SNS Corporation, Salim Aziz

REPRESENTATIVE: Rainie Krahn

Variance Article and Analysis:

The subject 0.96 acre site with 308.34 feet of frontage along the north side of Fulton Industrial Boulevard and 306.59 feet of frontage along the south side of I-20 and is located in Land Lot 52, District 14F. The site is zoned M-2 (Heavy Industrial) and is developed with a convenience store with gas pumps known as BP.

There is an existing pylon sign located along Fulton Industrial Boulevard (SR 70) near the off ramp of Interstate 20. The applicant seeks to relocate the existing sign further south along Fulton Industrial Boulevard (SR 70) and to replace the manual changeable copy sign face with an EMC (Electronic Message Center) for gas prices. Attached is a site plan shows the existing and proposed location as well as photograph of the proposed sign. Since the proposed sign does not meet the requirements of Article 33, Sign Ordinance, the applicant seeks a 2-part concurrent variance as follows:

Part 1. Allow a pylon style sign.

Part 2. Increase the sign face of the pylon style sign from 32 to 63 square feet and allow changeable copy for motor vehicle fuel pricing.

In the letter of intent the applicant states they are not changing the size, shape, or color of the sign. They are simply relocating it further away from I-20 and replacing the manual gas prices with an electronic message center. The applicant notes that several existing business in the

area have similar signage, namely McDonald's, Fairview Inn, Travel Inn, U-Haul, Grand Buffet and Waffle House.

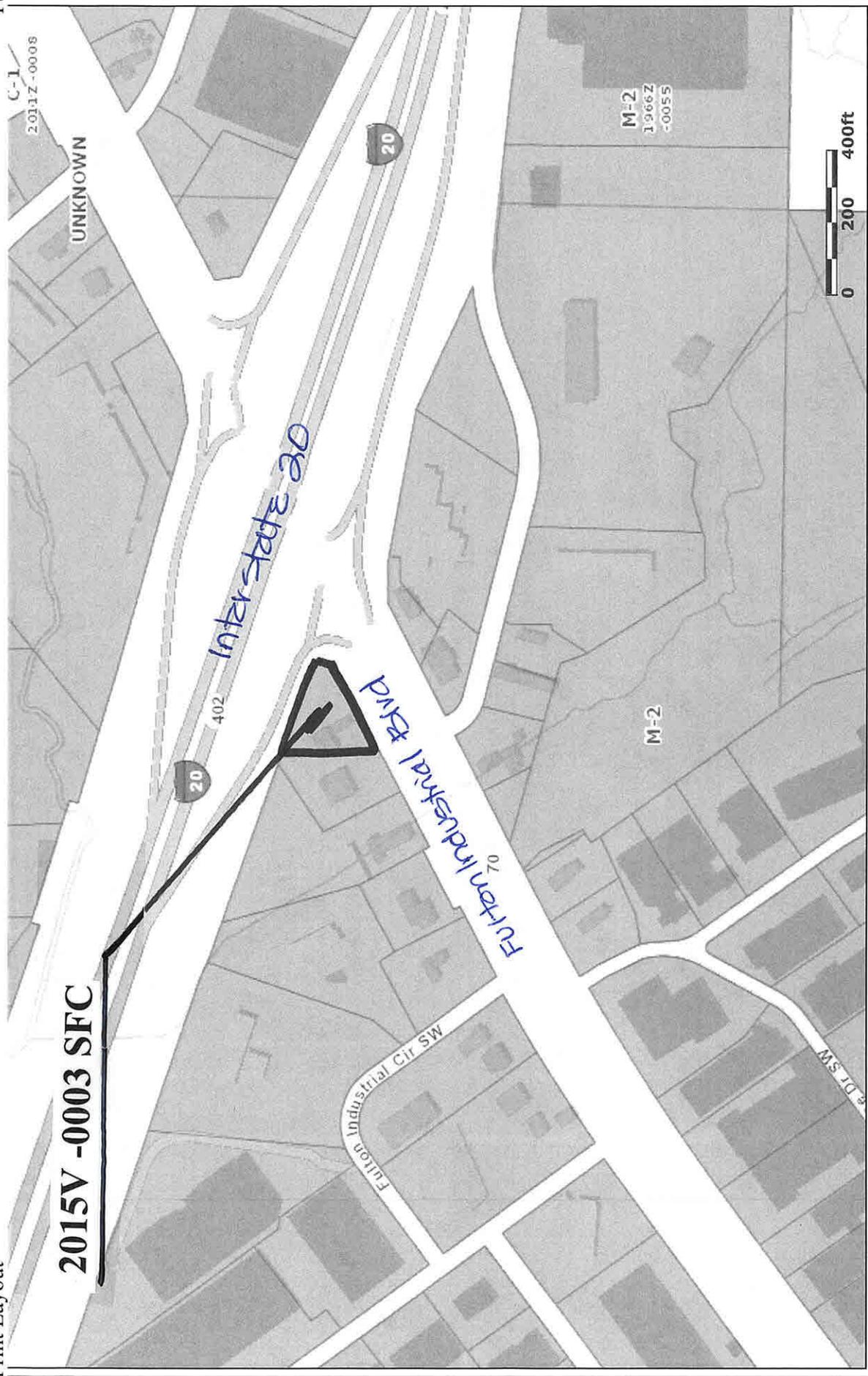
In regards to the EMC signage for the display of gas prices, the applicant notes that manually changing the gas prices on the sign is difficult, since often there is only one person working at the location. The applicant notes that other gas stations in the area have EMC signage for gas prices. Therefore, the applicant is of the opinion that approval of the 2-part variance would allow the business to have an equal and balanced opportunity to thrive and grow their business within the community.

Staff notes that the sign shall be located a minimum of 10 feet from the right of way of Fulton Industrial Boulevard per Article 33, Section 21.C. In regards to changeable copy, Staff notes on June 1, 2011, Article 33, Sign Ordinance was revised to allow changeable copy for gas prices for motor vehicle fuel pricing, but Section 25.F.2.A was overlooked and currently does not reflect the amendment. Therefore, the applicant seeks the variance. Staff notes that the changeable copy is not allowed to change more often than once every 24 hours per Article 33, Section 3. The applicant has indicated that they can comply.

The subject site is in the Fulton Industrial Business District Overlay District. The applicant has agreed to provide a brick base below the changeable copy in order to comply with Articles 12N.4, Section B.1.a and 12N.5, Section B.2.a. of the Overlay District. The brick base will be painted to match the color of the brick on the existing building.

In regards to variance considerations, Staff notes that Article 22.3.1 states that a variance may be considered if relief is in harmony with the general purpose and intent of the Zoning Resolution; or due to extraordinary and exceptional conditions pertaining to the property because of its size, shape, or topography which would create an unnecessary hardship for the owner while causing no detriment to the public; or conditions resulting from existing foliage or structures which bring about a hardship whereby a sign meeting the minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

2015V -0003 SFC



Fulton County
Fulton County, Georgia

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.

DATE THIS DATE, EXAMINED THE THE OFFICIAL FLOOD HAZARD MAP AND FOUND IT IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS

NO. 10 25760 D.A.O.C. EFFECTIVE DATE 8/17/95

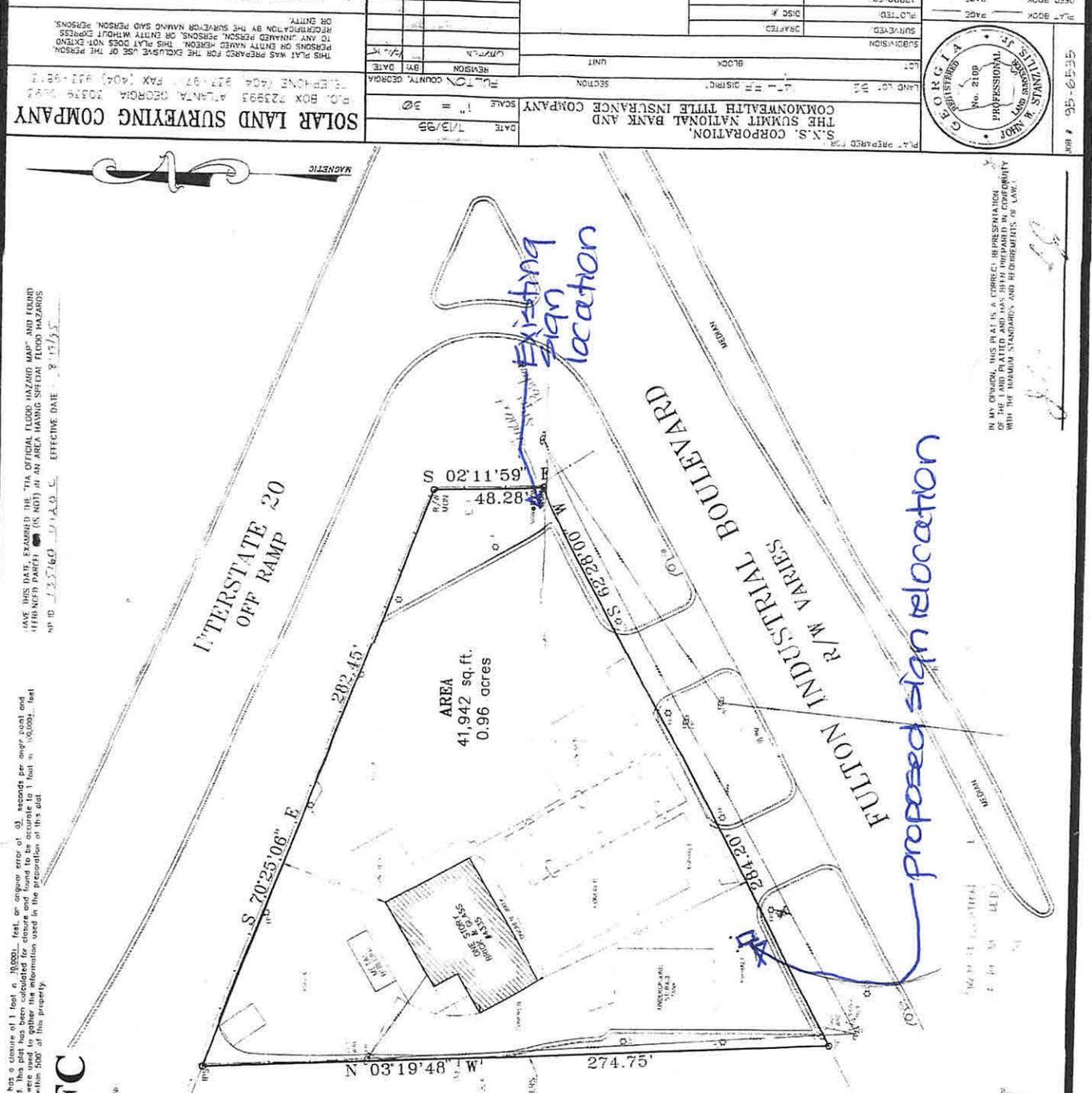
2015V -0003 SFC

the field into upon which this plot is based has a closure of 1 foot in 100,000 feet, or original error of 0.1 seconds per angle point and as adjusting using the Least Squares Method. This plot has been prepared by the Surveyor and found to be accurate to 1 foot in 100,000 feet. No State Plane Coordinate Measurement found within 500' of this property.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ACCURACY OF THE SURVEYING INSTRUMENTS USED AND THE QUALITY OF THE SURVEYING TECHNIQUES EMPLOYED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY AND HAS FOUND NO DISCREPANCIES.

NO.	DESCRIPTION	DATE	BY
1	RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY		
2	RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY		
3	RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY		
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9	RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY		
10	RECORDS OF THE PREVIOUS SURVEYS OF THIS PROPERTY		

AREA 41,942 sq. ft. 0.96 acres



INTERSTATE 20 OFF RAMP

FULTON INDUSTRIAL BOULEVARD

FULTON R/W VARIES

AREA 41,942 sq. ft. 0.96 acres

EXISTING SIGN LOCATION

PROPOSED SIGN RELOCATION

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft

PLAT PREPARED FOR S.N.S. CORPORATION THE SUMMIT NATIONAL BANK AND COMMONWEALTH TITLE INSURANCE COMPANY

DATE 1/13/95

SCALE 1" = 30'

P.L.O. BOX 723993 ATLANTA, GEORGIA 30319-9393

TELEPHONE (404) 871-9711 FAX (404) 871-9712

SOLAR LAND SURVEYING COMPANY

ALL MATTERS PERTAINING TO THIS PLAT REFER TO THE SURVEYOR

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY THROUGH REFORMATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY.

APPROVED: [Signature]

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UNIT

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LAND LOT #

SECTION

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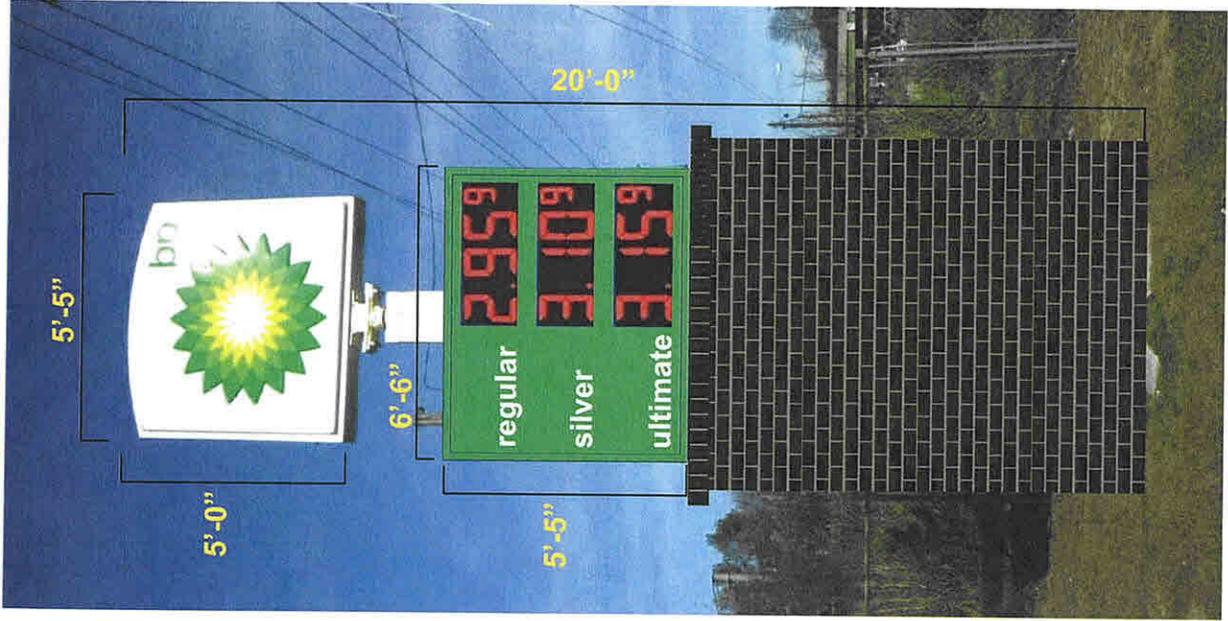
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2015V -0003 SFC

NEW EMC PRICING SIGN
ENTIRE SIGN TO BE RELOCATED



BP / SOUTH FULTON

EXISTING



SCALE 1/4"=1'