



**VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS**  
**Staff Report - MEETING DATE: Tuesday, October 3, 2017**

---

---

**VAR-2017-18**  
**Cass Burch Chrysler**  
**N. Valdosta Road, Valdosta, Georgia**

This request involves a Variance to the ULDC as it pertains to “Non-Interstate Off-Site Signs on State-Maintained Roads”. The subject property consists of approximately ~3.9 acres, and is located on N. Valdosta Road and Kings Way, in a C-H (Highway Commercial) zoning district.

Chapter 5.04.09 (E,) provides standards for “New Off-Site Signs” as follows:

**E. New Signs (Non-Interstate Off-Site Signs on State-Maintained Roads)**

*New signs shall meet the following requirements:*

1. *Sign structures shall not exceed 35ft in height.*
2. *The outside measurement of all new signs shall not exceed fourteen (14) feet in height and forty-eight (48) feet in length, with or without trim, except that existing factory manufactured metal signs, are considered to be conforming with respect to size requirements until such time as the sign is moved, enlarged, raised or otherwise physically altered with respect to dimensions or changes from its present configuration or sign type;*
3. *Extrusions beyond the face of the sign, excluding aprons, are prohibited.*
4. *Only one (1) sign shall be allowed to face the same direction per location. This allows either a back-to-back sign or a "V" formation sign, but prohibits two (2) signs (side-by-side or stacked atop one another) facing the same direction.*
5. *Sign locations shall be no less than 750 feet apart measuring from the two (2) closest points on the same side of the right-of-way.*
6. *Sign locations shall be no less than a 500 feet radius apart measuring from the two closest points of either sign location.*
7. *Sign structures shall be no less than ten (10) feet from any property or Right-of-way line and any utility line or easement.*
8. *Sign structures shall be setback a minimum distance of the maximum Height of the billboard from any existing structure.*
9. *Sign lighting shall not intrude on neighboring properties.*

In this case, the applicant would like to construct an off-site sign that does not meet the ULDC standards as highlighted. The proposed sign is within the five hundred (500’) radii distance required between off-site signs. The nearest off site sign from the subject property is directly across the street from the subject property and measures approximately ~250’ feet from the proposed off-site sign; additionally, there is 2<sup>nd</sup> off-site sign located also across the street from the subject property that measures ~400 feet from the proposed off-site sign. **Therefore, a Variance is being requested to the distance required between off-site signs.**

The subject property is located in the Urban Service Area and within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. This portion of North Valdosta Road is mostly developed with commercial uses on both sides of the corridor. This area is expected to continue its commercial development pattern given the existing infrastructure (i.e. roads, water/sewer, etc) and current commercial zoning. The CAC Character Area is the focal point for neighborhoods to provide a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.