

# CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission  
From: Brian Stockton  
Date: 08.30.2012  
RE: V#104-12 His Hands Church Sign Variance

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## Case Information:

Case:	V#104-12
Applicant:	His Hands Church
Parcels:	15N12 057G
Area:	± 13.49 Acre
Location:	550 Molly Lane
Property Owner(s):	His Hands Church
Current Zoning:	GC

## Applicant's Request:

The applicant is requesting a sign variance to section 6.4.15.(d) of the Land Development Ordinance of the City of Woodstock Georgia, which allows a maximum building sign of 160 square foot. The applicant is requesting a variance to allow the continuation of an existing 8'X50' banner (400 sq ft) until July 2013. The applicant is also requesting a permanent 8' X 50' (400 sq ft) building sign once the banner sign is removed in July 2013.

## Background:

His Hands Church, INC has occupied the former K-Mart building on Molly Lane since December of 2005. Recently, it was called to the City's attention that there is a banner on the building which is out of compliance with the City Code in terms of duration and size. City Code allows one banner, at a maximum, the lesser of twenty four (24) square feet or 10% of the building face, to be displayed for fifteen (15) days four (4) times per year. The applicant has requested the continuation of the existing four hundred (400) foot banner until July 2013 after which time a four hundred (400) foot building sign will permanently replace the existing banner. Code limits building signs to one hundred sixty (160) square feet; two signs on any one wall and four on the entire building. The building face is 10,224 sq ft therefore the requested four hundred (400)

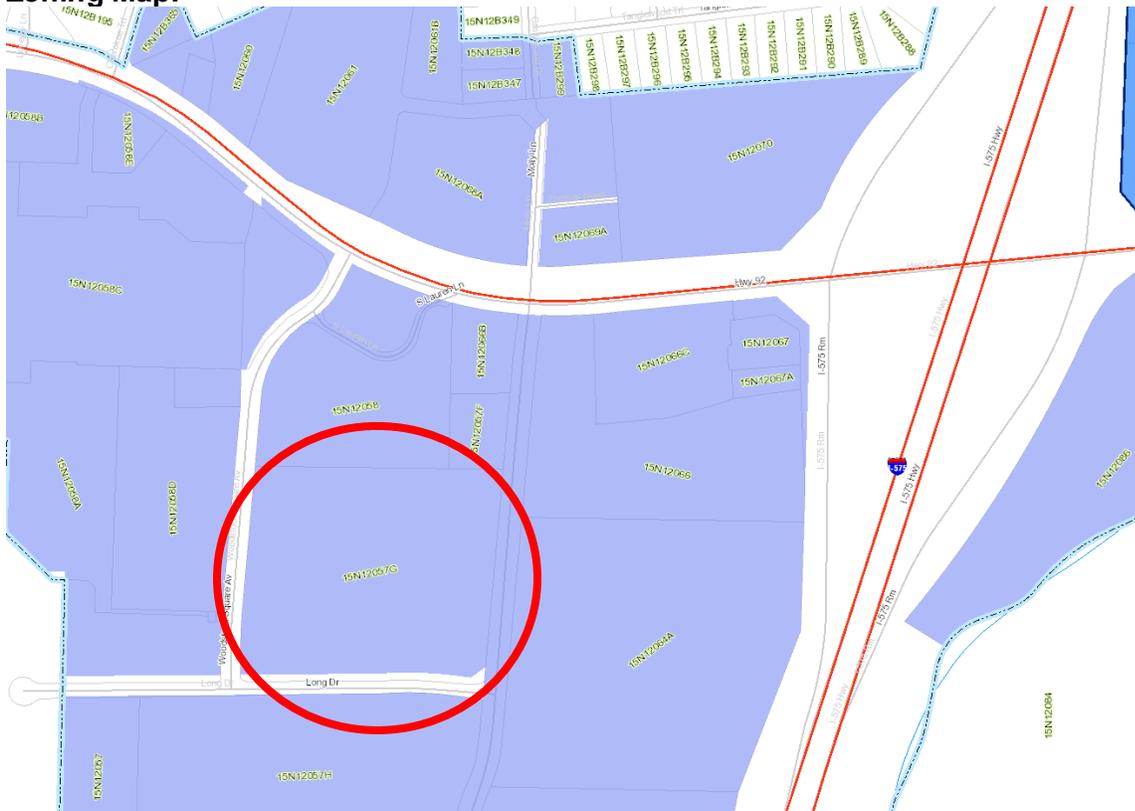
square ft sign is 3.9%, considerably less than 10%, of the building face. Staff feels the applicants request for one large sign on the subject property is appropriate due to the large scale of this single use building for which clear identification could be of paramount concern as this is an official Red Cross Disaster Relief Center. The applicant also agrees, if granted the 400 sq ft sign, to limit building signage to the one, four hundred (400) sq ft sign being requested in this application and voluntarily forfeits the right to a monument sign on the parcel as well as the three additional building signs permitted by code.

Because of the high quality and structural integrity of the existing banner sign, DPC sees value in allowing the continuation of the banner if the applicant so chooses. This is reflected in variance condition #1.

**Surrounding Land Uses:**

NORTH: GC  
 EAST: GC  
 WEST: GC  
 SOUTH: GC

**Zoning Map:**





## **DEVELOPMENT PROCESS COMMITTEE**

At the August 8, 2012 meeting the DPC voted to recommend approval of the applicants request for a sign variance as follows;

- 1) Allow His Hands Church, INC the continuation of the existing 8" X 50" (400sq ft) Banner sign until July 2013. At that point in time, His Hands Church, INC shall have the option to maintain the existing 8" X 50" (400sq ft) banner sign in perpetuity or to replace it with a 400 sq ft permanent sign through the City of Woodstock, GA permitting process.
- 2) There shall be no monument sign allowed on the subject property.
- 3) Only one (1) building sign shall be allowed on the entire building.