



**Regular Meeting of the Planning Commission
The Chambers at City Center
8534 Main Street – Woodstock, Georgia**

FINAL AGENDA

Thursday, September 6, 2012 7:00 PM

Item 1: PLEDGE OF ALLEGIENCE

Item 2: CALL TO ORDER

In Attendance: John Szczesniak, Joe Linden, Judy Davila, Vice Chair Jeff Wood, Lee Zell (joined meeting at 7:12) K. Scott Gordon. Absent: Chairman James Drinkard (excused).

Council Person Liz Baxter in attendance.

Staff: City Planner Brian Stockton, Zoning Administrator Patti Hart.

Item 3: APPROVAL OF MINUTES

A) Approval of August 2, 2012 Regular Meeting Minutes

Motion to approve the minutes of August 2, 2012 as written.

By Judy Davila

2nd Joe Linden

Motion passes by unanimous vote (5-0)

Lee Zell not yet in attendance

B) Vote to appoint a backup Vice Chair

Mr. Drinkard's absence Vice Chair Jeff Wood will be acting Chairman of the Planning Commission. Tonight's vote is to appoint a backup Vice Chair in the event of Mr. Woods's absence during the period of Mr. Drinkard's absence.

Motion to appoint John Szczesniak back-up Vice Chair.

By Joe Linden

2nd Judy Davila

Motion passes by unanimous vote (5-0)

Lee Zell not yet in attendance

Item 4:

A) PUBLIC HEARING The City of Woodstock has received a sign variance application (Case V#104-12) from His Hands Church, INC of Woodstock, GA. The property is located at 550 Molly Lane in Woodstock, GA. The property is identified as tax map and parcel number 15N12 057G of ±13.49 acres. The property is zoned GC and the request is for a variance to LDO Chapter 6 Signage to allow the continuation of an existing banner sign followed by a 400 square foot Building Sign.

Brian Stockton read the staff report and DPC recommendation as follows;

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.

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.

Stephanie Newbie presented on behalf of His Hands Church, INC. Agrees with Staff report and DPC recommendation. It sounds like a very large sign but is appropriate in scale with the building. It will be in good taste.

Judy Davila- Where will the Red Cross sign be?

Stephanie Newbie – The Relief Center signs would only be used in an actual emergency. The Red Cross would bring out their own signage out in an event.

John Szczesniak – What is the existing sign made of?

Stephanie Newby – The banner is made out of a thick banner material, it looks high quality and is fixed to the building with a series of grommets, not secured very well to the building.

Joe Linden – Do you plan to be in this location for long time? Are you okay with no monument sign?

Stephanie Newbie – We plan to be in this location for a long time. We prefer to have the building sign and do already have a small space on the plaza sign at Hwy 92.

PUBLIC HEARING OPEN

No Speakers

PUBLIC HEARING CLOSED

K. Scott Gordon – With the variances in place if this property were to change hands will the variances be tied to the location or to the church?

Patti Hart – Condition #1 ties the variances to His Hands Church. That was DPC’s intention.

John Szczesniak – Should we limit the location of the sign?

Brain Stockton – That is up to your discretion. The sign will need to be permitted and, technically, every time the move the sign they would have to get a new permit.

Jeff Wood – Will this variance in any way impact the Park and Ride signage on the property?

Brian Stockton – No, those are considered Street Signs, GRETA puts those up.

Motion to approve V#104-12 with staff conditions and the following modification to #1;

- 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.*

By John Szczesniak
2nd Judy Davila

John Szczesniak – We do not want to set a precedent by approving a permanent banner; that’s not a good practice. Allowing the existing banner until July 2013 gives them time to plan for the permanent sign and the permitting process.

Judy Davila – I consider this a special circumstance and a reasonable request considering all of the factors presented.

K. Scott Gordon – The removal of another pylon in the area in exchange seems to be a reasonable request.

Item 5: PROJECT UPDATES

V#102 - 12 MRI Sign Variance request 12’ sign Denied by Council but permitted 8’ sign.
CUP#009-12 Kids Entertainment Center Approved By Council
Z#053 -12 – Bison Tires Denied by Council
Smart Code was tabled at the last Council Meeting, is on the 9.10.12 Agenda.

Item 6: FINAL ADJOURNMENT