

SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: STACI HIATT AS AGENT FOR CIRCLE K STORES INC.

FILE NO: 16-006679-ZBA

ADDRESS: 4315 OGEECHEE ROAD

DATE: JANUARY 26, 2017

Nature of Request

The petitioner, Staci Hiatt as Agent for Circle K Stores Inc., is requesting approval of a variance to permit a monument sign in addition to a multi-user pylon sign on the property.

Findings

1. The subject property is a 157,574-square foot (3.6-acre) commercial lot located at the corner of Chatham Parkway and Ogeechee Road (US-17). The site is being developed into a Circle K fuel station/convenience store.
2. The property is zoned P-B-C (Planned Community Business).
3. The site, part of the Chatham Crossing shopping center, has a multi-user pylon sign located on the western edge of the center, approximately 120 feet east of the proposed store. A Sonic restaurant in the center has a monument sign across the access drive from the multi-user pylon.
4. The petitioner proposes to have a seven-foot 26.6-square foot sign on the western edge of the property, consisting of the Circle K logo and two changeable fuel price displays. This would be an additional sign, not ordinarily permitted for the use.
5. The Zoning Board of Appeals may authorize a variance in an individual case upon a finding that:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
There are no extraordinary or exceptional conditions pertaining to the particular piece of property.
 - (b) The application of this chapter to this particular piece of property would create an unnecessary hardship.
The application of this chapter would prevent the installation of the proposed signage.
 - (c) Such conditions are peculiar to the particular piece of property involved.
Such conditions are common to fuel stations.

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- (d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.
Relief, if granted, would not cause substantial detriment to the public good, but would be counter to the purposes and intent of the ordinance.

Staff Recommendation

The 7-foot gas price sign proposed by the petitioner would be in addition to a fascia sign on the front of the gas station/convenience store building itself, and fascia signage on the canopy over the fuel pumps. Typically, where fuel prices must be displayed and a multi-user pylon provides the primary signage for a gas station, the fuel prices are located on the canopy, itself (see image). The intent of the Savannah Zoning Ordinance is to permit adequate, but limited commercial signage; the addition of a 7-foot sign merely to display gas prices is not permitted.

Staff recommends **denial** of the requested sign variance to permit the proposed additional signage.