

PROJECT: Chattahoochee Logistics Center, LLC

LOCATION: 7055 Campbellton Road
Commission District 6
Fulton Industrial Business District Overlay District

EXISTING ZONING: M-2 (Heavy Industrial)

EXISTING PETITION NO.: 1961Z -0013 SFC

APPLICANT INTENT: The applicant seeks a 3-part primary variance as follows:

1. Article 33, Section 25.F.11 – To increase canopy sign #3 from 6.4 square feet to 27 square feet.
2. Article 33, Section 25.F.11 – To increase canopy sign #4 from 6.4 square feet to 9.25 square feet.
3. Article 33, Section 25.F.2.c – To allow a total of three (3) freestanding signs (sign #5) totaling 132 square feet on the Campbellton Road frontage.

OWNER: Chattahoochee Logistics Center, LLC

APPLICANT: Tull Signs

REPRESENTATIVE: Kevin Tull

Variance Article and Analysis:

The subject 76.6 acre site is zoned M-2 (Heavy Industrial) pursuant to 1961Z -0013 SFC and has approximately 1,603.17 feet of frontage along the north side of Campbellton Road SW, located in Land Lot 59, District 09C, Fulton County, Georgia.

In Part 1 of the applicant’s request they seek to increase canopy sign #3 as shown on the attached plans from 6.4 square feet to 27 square feet. The sign itself is not visible from Campbellton Road and will serve to direct customers parking in the large front parking lot to the proper building entrance for package pick-up, return and customer service.

In Part 2 of the applicant’s request they seek to increase canopy sign #4 as shown on the attached plans from 6.4 square feet to 9.25 square feet. The sign itself is not visible from Campbellton Road and will serve to direct Amazon Associates parking in the large front parking lot to the proper building entrance for employees.

In Part 3 the applicant seeks to allow a total of three (3) freestanding signs (sign #5) totaling 132 square feet on the Campbellton Road frontage. The current standard only permits one 72 square foot freestanding sign. The applicant requests that given the property has a 1,600-foot frontage on Campbellton Road and the two facility has two entrances that in addition to the permitted sign they be allowed two additional 36 square foot wayfaring directional signs, one for each entrance. These wayfaring signs will serve to improve traffic flow and safety as it enters and moves throughout the 76.6 acre site.

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.