



***Board of Zoning Appeals Public Hearing  
March 16, 2010 —7:00 P.M***

<b>CASE NUMBER:</b>	<b>V-10-003 &amp; V-10-005</b>
<b>PROPERTY LOCATION:</b>	<b>10900 Block of Jones Bridge Road &amp; 10900 Block of State Bridge Rd 1<sup>st</sup> District, 1<sup>st</sup> Section Land Lot 154 &amp; 167</b>
<b>CURRENT ZONING:</b>	<b>C-1 Conditional (Community Business District)</b>
<b>PARCEL SIZE:</b>	<b>12.20 Acres</b>
<b>PROPERTY OWNER:</b>	<b>LaSalle Investment Management</b>
<b>PROPERTY AGENT:</b>	<b>Chad Priest, Kroger</b>

**REQUEST**

The applicant requests a variance to increase the number of permitted sign panels on existing freestanding signs from 8 to 11 panels. The subject property is located at the northern corner of the intersection of State Bridge Road and Jones Bridge Road, in the Saddle Brook shopping center. Kroger, the anchor tenant of the shopping center had recently constructed a six-pump fuel center on site and seeks to incorporate fuel pricing on freestanding signs located at the two entrances into the shopping center. The applicant has proposed modifying the existing monument signs to include additional sign panels without compromising the signs' shape, size, or structural design. The Department would note that any proposed modification to the freestanding sign must not increase the total square footage of the existing sign face, and the submitted renderings would comply with this. Additionally, the proposed sign would remove the changeable copy from the existing signs and, although still nonconforming, would remove a prohibited sign element.

A previous variance request to increase sign panels in the Ocee Plaza shopping center, located north of the site along Jones Bridge Road was denied in 2008 pursuant to V-07-021. The Department would also note that the site would be entitled to two additional freestanding (directory) signs, one per road frontage, which could be utilized for fuel pricing.

**ADJACENT ZONING AND LAND USES**

The subject property is located at the northern corner of the intersection of State Bridge Road and Jones Bridge Road, in the Saddle Brook shopping center. Adjacent to the north of the site is Saddle Brook office development zoned O-I Conditional. To the west is Bridge Park, a commercial development zoned C-1 Conditional, and Bridge Point strip mall also zoned C-1 Conditional. To the east across Jones Bridge Road is North Bridges shopping center zoned C-1 Conditional, and to the south across State Bridge Road is a QuickTrip service station and Caryle Commons I & II, both zoned C-1 Conditional.

**APPLICABLE CODE REQUIREMENTS**

City of Johns Creek Zoning Ordinance; Article XXXIII: Signs; Section 26.E.1.c: Commercial and Mixed Use Districts; Freestanding Signs.

All freestanding signs may be internally or externally lighted. Each sign may have not more than six (6) sign panels if thirty-two (32) square feet or less, or ***not more than eight (8) sign panels if greater than thirty-two (32) square feet.*** If constructed as part of a brick or stone wall, at least thirty (30) feet in length, the sign face may double the allowable size, and sign panels may be measured separately rather than as part of a continuous polygon as required by Section 23 hereof. If the freestanding sign is constructed on a wall with the increased sign size allowance, the parcel shall not be permitted to construct a separate Directory Sign.

**Aerial and Vicinity Map**

