



ZBOA Agenda Item #2

JUNE 6, 2023

Variance Request by Little Angels Pre-School & Child Care Center File # APP-2023-03

Little Angels Pre-School & Child Care Center is asking for a variance to LDR Section 230-9 (E)(6)(a) as it pertains to Variable Message Boards in an O-P (Office Professional) zoning district. The subject property is located at 512 N. Barack Obama Boulevard in Valdosta.

The property currently contains a commercial daycare business. The daycare currently has a sign but is requesting a replacement sign that is a variable message board. This property was approved as a Planned Development (VA-2021-11) on June 10, 2021. Approval was granted for a mixed-use Child Daycare and School facility and is split-zoned Office Processional (O-P) and Single-Family Residential (R-6). The majority of the daycare facility remains in the O-P portion of the site. Condition number 5 on the Certificate of Land Use Decision for the Planned Development (attached) states, "Permanent freestanding signage at the East Adair Street access point shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area." The proposed sign is not on East Adair Street.

The sign that is requested is located on the N. Barack Obama Street frontage measuring 19.84 graphic square feet. The structure will be 6 feet tall and 7 feet wide. In the O-P zoning district, monument signs are allowed a maximum height of 8 feet and a maximum sign area of 36 square feet. The proposed sign is under the maximum allowed measurements. Variable message boards are only permitted in the C-C (Community Commercial) and C-H (Highway Commercial) zoning districts, therefore the need for a variance. It is worth noting the sign will be directly adjacent to an M-1 (Light Industrial) zoning district containing vacant warehouses of the Crackin' Good bakery and O-P (Office Professional) zoning district containing a church.

Variances are intended to relieve situations in which strict application of the regulations prohibits reasonable development or usage of the property.

Staff Recommendation: Find inconsistent with the Variance Review Criteria and **deny** the Variance request as presented.