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Chairman McCall

Thank you.

Chairman McCall

Right, we will move on to the second case of the day, APP- 2023-03, Little Angels Preschool and Childcare Center.

CITY OF VALDOSTA CASES:

APP-2023-03: Little Angels Pre School and Childcare Center.

Lauren Hurley

Your next case is Little Angel's Preschool and Childcare Center. They are asking a variance to LDR section 230-9 (E)(6)(a) as it pertains to variable message boards and an open message O-P (Office Professional) zoning district. The subject property is located at 512 North Barrack Obama Blvd, and you can see it here in the photos. 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. The property was approved as a planned development back in 2021. Approval was granted for a mixed-use childcare and school facility with a split zone, the front that is facing North Barack Obama Boulevard and single family residential in the back. Most of the daycare facility remains in the O-P portion of the site. There was a condition on their planned development that permanent freestanding signage on East Adair Street across our access point shall be unlimited and limited to a maximum of 3 feet in height and 6 square feet in the area. This sign is not on East Adair. I just wanted to make that clear in the minutes. The sign that is requested is located on North Barack Obama Street frontage measuring 19.84 Graphics Square Feet. You can see here their direct adjacent neighbors. In the front is the parking lot of the old Crackin Goods Company. And then that parcel down the next to that or south of the parking lot is a church. This sign will be directly across the street from a vacant parcel and a church parking lot. You can see there how it's the yellow square is PD, that's plan development. But you can also see across from there, it's fully industrial zoning district. Some O-P that has remained there for that church property as well. This is an example of the structure. I don't think this is exactly the structure because the graphic square feet that will be on this sign is 19.84 square feet. In an O-P district, monument signs are allowed with a maximum height of eight feet and a maximum sign area of 36 square feet. The proposed sign is under the allowed maximum measurements. Variable message boards are only permitted in C-C, which is community commercial and C-H highway commercial zoning districts. They report the need for the variance. It is worth noting that the sign, like I said, will be directly across the street from a vacant parking lot of a Church. Variances are intended to relieve situations in which strict application of their regulations prohibit reasonable development of the usage of the property. But as our ordinance states, on