



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

REGULAR MEETING MINUTES
June 14, 2022

Council Chambers, City Hall, 2342 Oak Road

Members Present: Tim Van Valkenburg, Chairman; Emmett Clower, Deborah Jones, Betty Ann Kumin, and Lori-Ann Spears.

Members Absent: None. Post 1 remains vacant.

Staff Present: Jason Thompson, Planning Director; and John Dennis, Zoning Administrator.

CALL TO ORDER

Chairman Tim Van Valkenburg called the June 14, 2022 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Emmett Clower made a motion to approve the Regular Meeting agenda.

Deborah Jones made a second to the motion.

A vote was taken; voted 5 in favor, 0 opposed, motion approved.

APPROVAL OF MINUTES

Emmett Clower made a motion to approve the March 8, 2022 regular meeting minutes.

Deborah Jones made a second to the motion.

A vote was taken; voted 5 in favor, 0 opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

BOA 22-03 – Application for Variance by The Sign Brothers (applicant) on behalf of Piedmont Eastside (South Campus) and Eastside Medical Center, LLC (property owner) requesting variances from Sec. 207-6 (Signs) of Article 7 Chapter 200 of the Unified Development Ordinance for the City of Snellville, Georgia. More specifically variances to utilize the existing monument and directional ground signage that may be nonconforming to the current sign regulations for the rebranding of the Piedmont Eastside - South Campus, 2160 Fountain Drive, Snellville, Georgia (Tax Parcel 5007 173).

Planning Director Jason Thompson presented a summary of the request for variances from the sign ordinance for the rebranding of the existing South campus ground signage for Piedmont Eastside Hospital. The variances are for signs identified as 3-4-5 on the sign location plan and sign details and are for an increase in sign area and reduction in the required sign setback from the roadway. Sign 1 located at Hwy. 78 and Fountain Drive is in the GDOT right-of-way and not part of the variance request. The Planning Department recommends approval with the two conditions in the staff report.

Emmett Clower asked Mr. Thompson to display on the overhead the signs being considered tonight and asked several questions.

Betty Ann Kumin asked if Condition #2 is now a standard condition.

Mr. Thompson said now that the city property taxes are being billed and processed by the city, the condition was added to ensure than any outstanding city taxes will be made current.

The applicant, Phillip Henry, The Sign Bros., 195 Ben Burton Circle, Bogart, Georgia stated that the signage rebranding is because Piedmont Healthcare acquired Eastside Hospital about a year ago and the requested variances are primarily related to a slight increase in the sign area, number of signs allowed per property, and the setback requirement from the edge of roadway. The campus signage is designed to facilitate patient safety and improve patient wayfinding on the campus.

Chairman Valkenburg opened the meeting to public comment.

There was none.

Chairman Valkenburg closed the meeting to public comment and asked for a motion.

Emmett Clower made a motion to approve #BOA 22-03 with staff conditions (1-2) as presented.

Betty Ann Kumin made a second to the motion.

Chairman Valkenburg asked the applicant if he was okay with the staff recommended conditions.

Mr. Henry stated they are.

A vote was taken; voted 5 in favor, 0 opposed, motion approved.

BOA 22-04 – Application for Variance by The Sign Brothers (applicant) on behalf of Piedmont Eastside (Main Campus) and Eastside Medical Center, LLC and EHCA Eastside, LLC (property owners) requesting variances from Sec. 207-6 (Signs) of Article 7 Chapter 200 of the Unified Development Ordinance for the City of Snellville, Georgia. More specifically variances to utilize the existing monument and directional ground signage that may be nonconforming to the current sign regulations for the rebranding of the Piedmont Eastside - Main Campus, 1700 Medical Way, Snellville, Georgia (Tax Parcels 5041 175 and 5041 372).

Planning Director Jason Thompson presented a summary of the request for variances from the sign ordinance for the rebranding of the existing main campus ground signage for Piedmont Eastside Hospital. The variances are for the multitude of ground signs identified in the table of requested variances and relate to an increase in sign area, increase in the number of signs allowed per property, and reduction in the required sign setback from the roadway.

Again, the Planning Department recommends approval with the two conditions in the staff report.

Emmett Clower asked Mr. Thompson about the maximum sign height.

Mr. Thompson said he believed the maximum sign height being proposed is 15 feet.

The applicant, Phillip Henry, The Sign Bros., 195 Ben Burton Circle, Bogart, Georgia stated the requested variances are similar to the ones requested for the South campus; however, because of the campus size and number of driveways serving the main campus, the campus signage is much more comprehensive. Again, the campus signage is designed to increase visibility; facilitate patient safety and improve patient wayfinding on the campus.

Mr. Henry answered several questions by the Board.

Chairman Valkenburg opened the meeting to public comment.

There was none.

Chairman Valkenburg closed the meeting to public comment and asked for a motion.

Betty Ann Kumin made a motion to approve #BOA 22-04 with staff conditions (1-2) as presented.

Emmett Clower made a second to the motion.

A vote was taken; voted 5 in favor, 0 opposed, motion approved.

ANNOUNCEMENTS

Jason Thompson announced that the July regular meeting is canceled as no new applications were received.

ADJOURNMENT

Motion to adjourn made by Betty Ann Kumin.

Lori Ann-Spears made a second to the motion.

A vote was taken; voted 5 in favor, 0 opposed, motion approved.

The meeting was adjourned at 7:52 p.m.

Tim Van Valkenburg, Chairman

John Dennis, Secretary

THESE ARE NOT OFFICIAL MINUTES. THIS IS A PRELIMINARY DRAFT, WHICH IS SUBJECT TO CORRECTION AND APPROVAL BY THE BOARD OF APPEALS DURING THEIR NEXT REGULAR MEETING.