

NARRATIVE

4595 Winder Hwy, Flowery Branch, GA

SIGN VARIANCE

June 8, 2026

We are requesting a 1-foot front setback variance, where a 15-ft setback is required, to allow placement of the primary monument sign for this commercial center. Due to the site's topography, the proposed sign location sits on a downward slope from the street, which significantly reduces visibility if the sign were placed at the full required setback. Position the sign 1-foot the Winder Highway property line is necessary to ensure adequate visibility for motorists traveling along Winder Highway and to provide safe and effective identification of the center.

This encroachment places the sign outside of the vision clearance requirements of UDC Section 8.2.4.F and does not create any adverse impacts on adjacent properties or the public.

