

APPLICATION FOR VARIANCE
Request for sign height from 8 feet to 30 feet

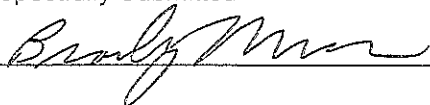
Name and Address of Applicant: MORRIS REAL ESTATE P.O. BOX 2347 MADISON, MS 39110 601-898-3830	Street Address of Property (if different address): 1227 GLUCKSTADT RD
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
05-02-2016	C-2	Sec (Exhibit)	082H-28 - 007/02.00	X	Sec (Exhibit)

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____



May 3, 2016

Mr. Scott Weeks, Administrator
Planning and Zoning
Madison County Board of Supervisors
P.O. Box 608
Canton, Mississippi 39046

Scott,

On May 7, 2015, I came before the Planning and Zoning Commission and presented a site plan for a new Shell gas station and truck stop at 1227 Gluckstadt Road. Also, I presented a color rendering showing earth tone colors on the building and canopy. I did this voluntarily because as a Madison County resident I want commercial developments to be aesthetically pleasing in our area. The members of the Commission were appreciative. I requested that the Commission issue a letter that I could submit to Shell requesting an exception from using the standard yellow and white image on the canopy, see enclosed letter. The reason I say all of this is to assure the board that in no way do I want to construct anything on the property that would have a negative impact on the area.

At the meeting I presented a rendering of the ground sign and requested that it be permitted a height of 35 feet, see enclosed drawing. After discussion I reluctantly agreed that the sign would be restricted to a height of 30 feet and that if the Exxon station across the road lowered its sign to 8 feet that I would do the same. In the discussion I was asked why it was so important to have a taller sign. I explained to the Commission that we would be offering diesel fuel for commercial trucks and that the number one factor in a commercial driver's decision to purchase diesel is price and therefore the visibility of the sign would be crucial to the success of the business.

For all of the reasons stated above and the fact, that unlike the Exxon station, we are classified as a truck fueling center, I respectfully request that the Commission allow me to install a sign with a height of 30 feet.

Thank you,

Bradley Morris
Enclosure

P.O. Box 2347 Madison, MS 39130

601-898-3830 601-898-3214 (facsimile)



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

October 23, 2015

Bradley Morris
Fleet Morris Petroleum, Inc.
P.O. Box 2347
Madison, MS 39130

Re: Shell Station, 1227 Gluckstadt Rd, Madison, MS

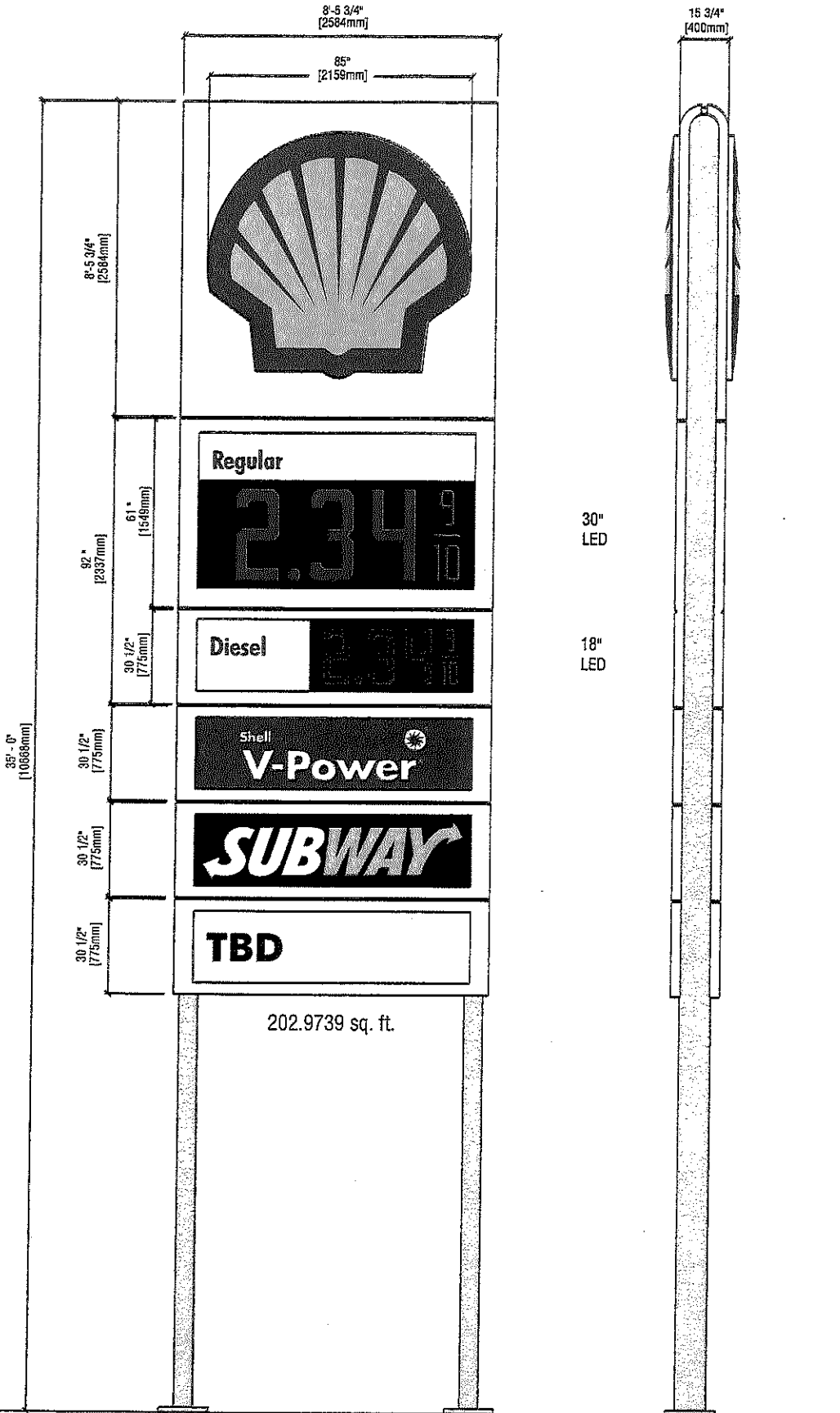
Dear Mr. Morris,

As you are aware, Madison County requires that new commercial construction in the Gluckstadt community be aesthetically pleasing and in keeping with modern architectural design. In keeping with this requirement, the use of earth tone colors and masonry materials are preferred. Accordingly, the Planning and Zoning Commission at its regularly scheduled meeting on May 7, 2015 voted on and approved the site plan with certain stipulations and therefore these become the requirements for the property. The site plan as presented must be followed, your new convenience store and gas station must use materials and colors that are consistent with this architectural theme. The Planning Commission also discussed the proposed sign for the property, the sign was allowed by variance a 30 foot height restriction. The Planning Commission advised that if the property across the road (Exxon/Krystal) were to lower their sign to 8 feet they would be required to do the same. On August 13, 2015 Craddock Oil Company submitted a site plan on the new Exxon/Krystal. The Planning Commission advised they were requiring an 8 foot sign height and Craddock Oil agreed on the 8 foot sign height. Should you have any questions or need anything further from my office, do not hesitate to contact me.

Sincerely,

Scott Weeks, Administrator
Planning and Zoning

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Account Rep: Dan Hull

Project Manager: A. Martinez

Drawn By: Mike Lees

Project / Location:

Shell

RVI Evolution
GLOBAL

 Underwriters Laboratories Inc.  ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING IS YOUR FINAL PROOF. IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

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Job Number: 151876

Date: 3.30.15

Sheet Number: 1 of 1

File Name: SG151876 e

Design Number: