

MEMO

To: Madison County Board of Supervisors
From: Carl Allen
Subject: Mac Haik Dealership Signage
Date: December 13, 2016

The Board of Supervisors at its December 19, 2016, meeting will hear the building signage request that has been previously heard by the Planning Board and recommended for approval to the Board for final approval. Additionally, the Planning Board recommended approval of a variance to allow the dealership a flag pole with American Flag to be erected that exceeds our ordinance that limits such flags to a maximum of forty (40) feet height and sixty (60) square feet of flag area. Representatives for Mac Haik have offered to greatly reduce both the height and area of the flag in hopes the County will look favorably upon additional locational and directional signage to be placed at their front entrance at Autobahn Loop also at the entrance to the office park at Calhoun Station Parkway.

While reviewing this request and researching the ordinances to ascertain if this would be a reasonable request to pursue; the following has come to light that will allow for a more effective and shortened review process. According to Section 2507; Maximum Heights for all Ground Mounted Signs: States, in part, "The Board of Supervisors is hereby empowered to grant special permits for signage up to forty (40) feet above the surrounding grade." These signs, as presented do not exceed the maximum height for special signage. Further, due to the need for directional signage along Calhoun Station Parkway, we are also including with this request a review of their ground mounted directional signs. Please note that this is intended to be on a case by case basis that the Board may grant under special circumstances and should not be seen as a mechanism for those normally seeking an exemption from the sign ordinance. As always, dimensional variances are not the norm and should only be allowed under unusual instances as presented by the applicant.

This interpretation is based upon Section 2601.02: "Administrative interpretation by the Zoning Administrator, which states, In the event there is a question as to the general intent or specific meaning of any provision of the Zoning Ordinance Text or of the Boundaries or District Designations or other matters relating to the official zoning map, the Zoning Administrator shall have the power to make such administrative decisions and interpretation. Such decisions or interpretations shall be made in writing." (as presented herein).

Please understand that this in no way is meant to negate nor circumvent the duties of the Planning Board members. After much careful and thorough discussion with staff and concurrence with legal counsel, it is felt that this course of action will be the most effective way of bringing closure to this request. The building of these dealerships by Mac Haik will greatly expand the current growth being witnessed along the Gluckstadt Corridor.

Respectfully Submitted:

Carl F. Allen

Church Road

Calhoun Pkwy

Calhoun Parkway

CDJR Directional Signage Location

Chevrolet Directional Signage Location

Sign I Monument Location

Sign F Monument Location

Future Dealership

CDJR Dealership

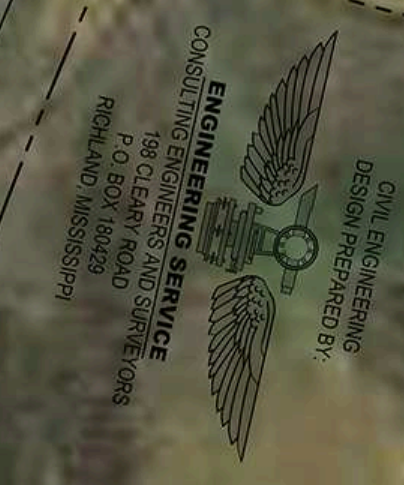
Chevrolet Dealership

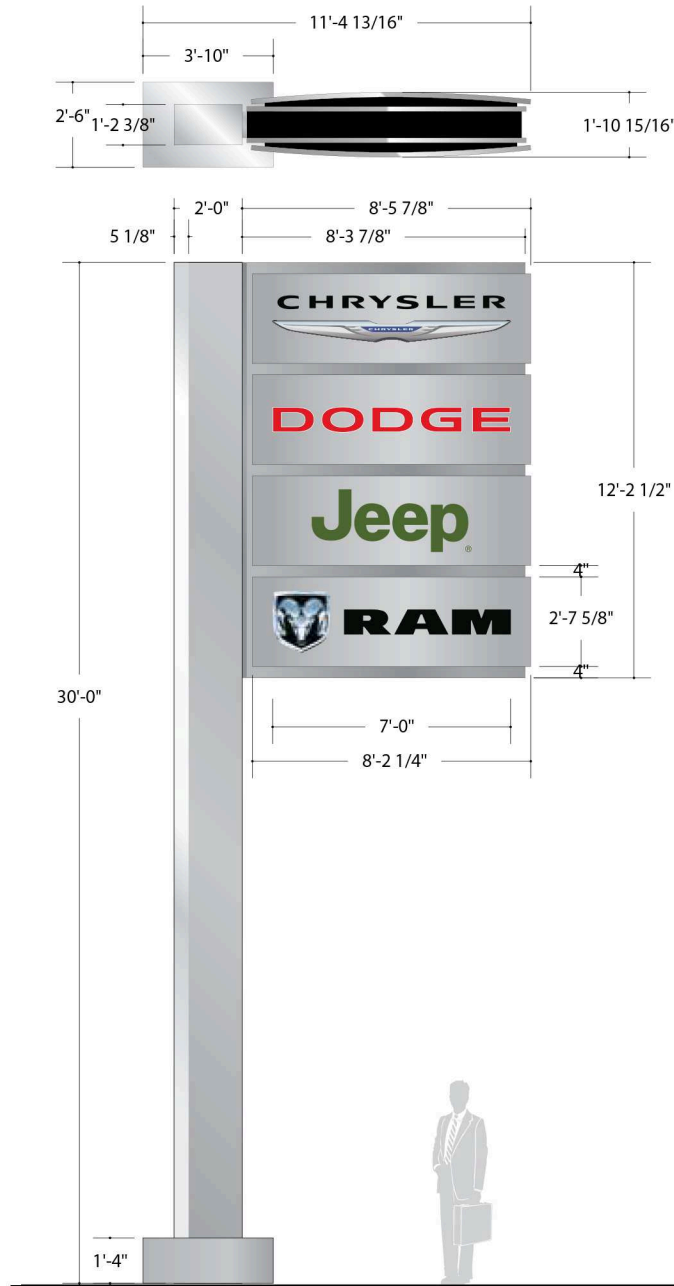
Sign H Monument Location

Flag Pole Location

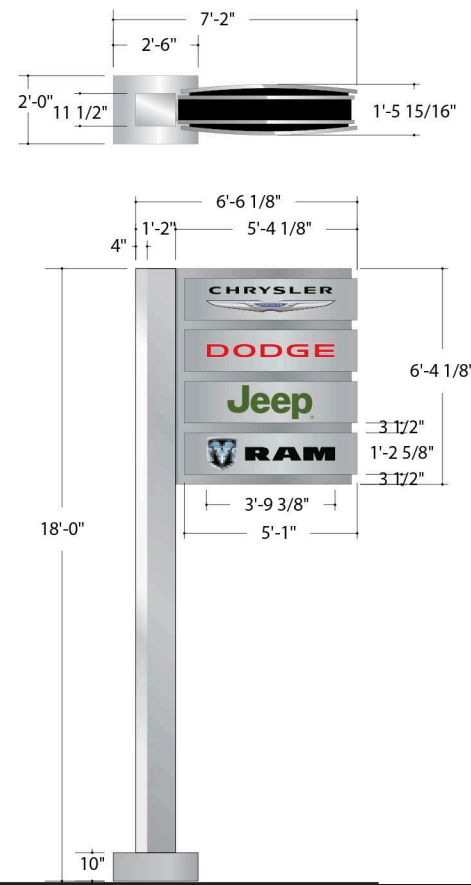
Sign E Monument Location

Flag Pole Location

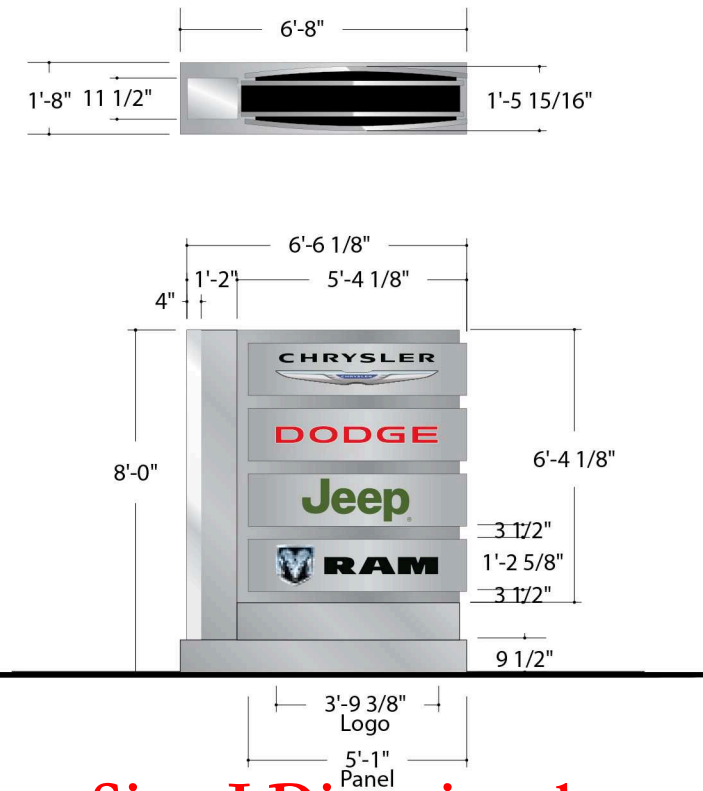




Sign H Interstate

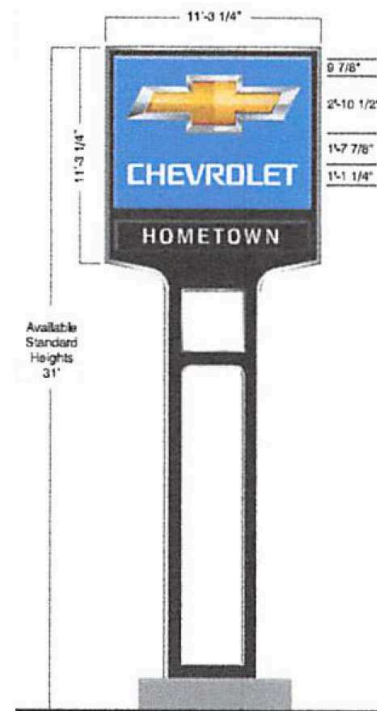


Sign I Autobahn



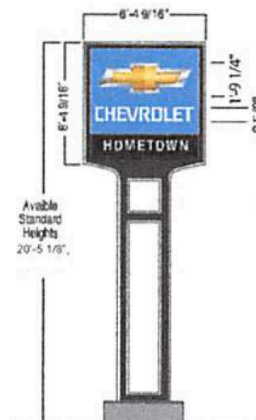
Sign J Directional
Calhoun Parkway

Chevrolet Stand-Alone Sign Family




P137

Sign E Interstate

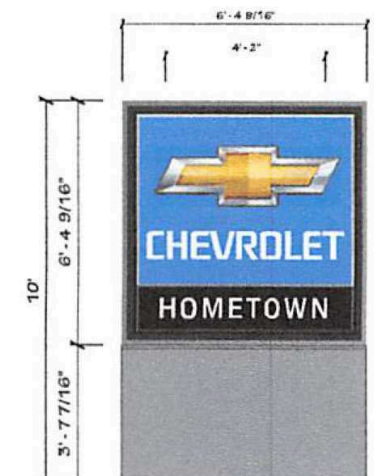


P38

Sign F Autobahn

Graphic Size by Sign		
SIGN		CHEVROLET
P245	3'-11 3/4"	1'-5 1/2"
P137	2'-10 1/2"	1'-1 1/4"
P92	2'-2 1/2"	10 1/4"
S64	2'-2 1/2"	10 1/4"
P38	1'-7"	7 1/4"
S36	1'-7"	7 1/4"
S16	1'-1"	4 5/8"

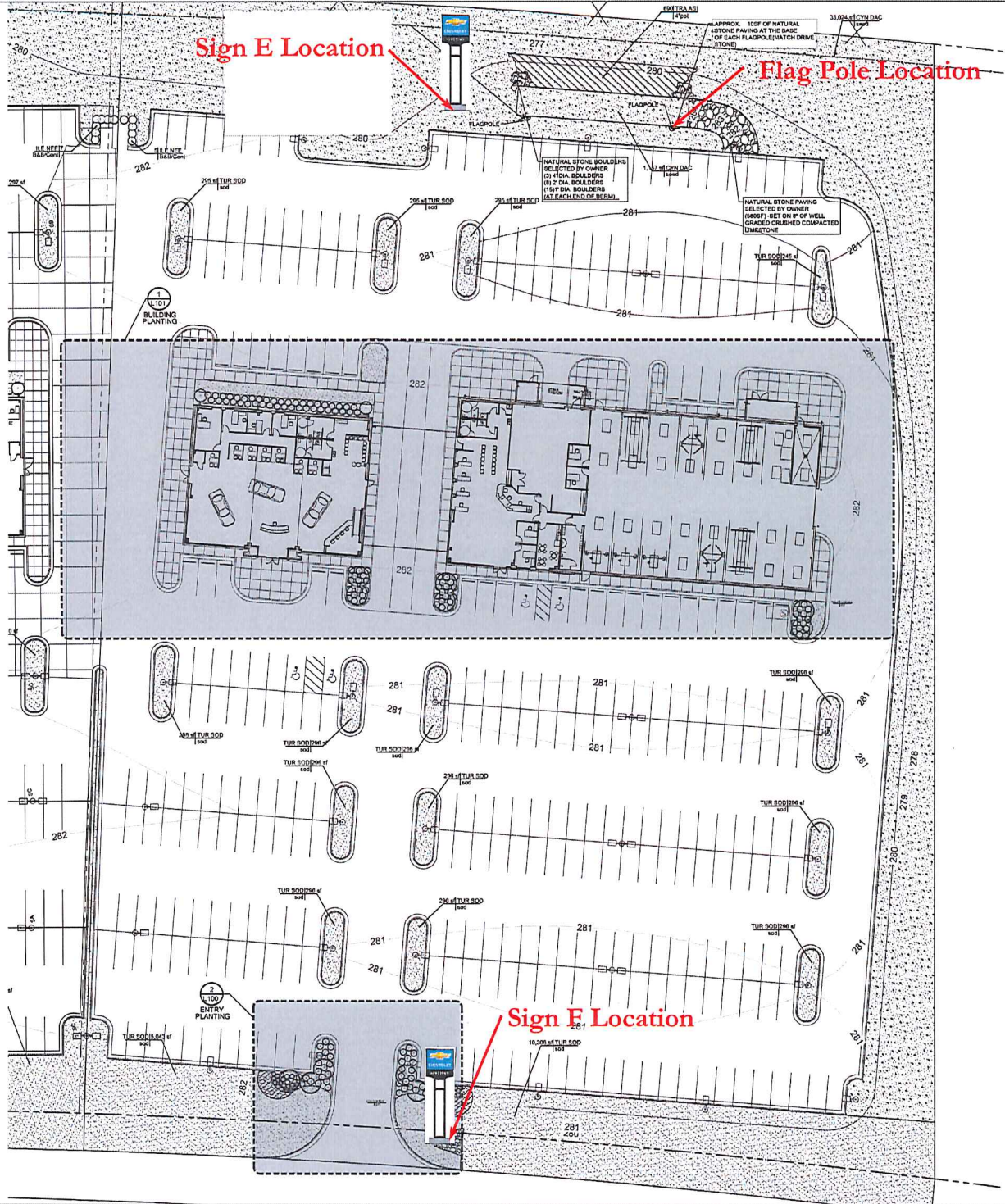
RED INDICATES FLAT GRAPHICS



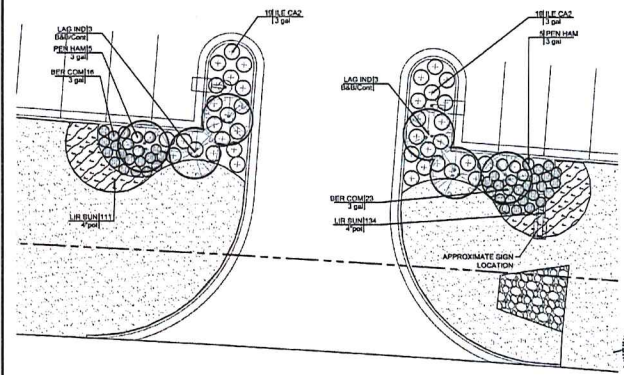
M36

**Sign G Directional
Calhoun Parkway**





TRENT RHODES
LANDSCAPE ARCHITECT
P.A.
P.O. Box 403 Brandon, Mississippi 39041
Tel. 601-822-0293



ENTRY PLANTING PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

PLANT SCHEDULE-CHEVROLET			
TREES			
LAG IND	QTY	COMMON NAME	
LAG IND	12	Wichita White Grape Myrtle	
SHRUBS			
CODE	QTY	COMMON NAME	
BER COD	29	Common Ficus Barkberry Barkberry	
ILE CAZ	38	Carex Holly	
ILE HEE	5	Newspaper Holly	
ILE SAN	2	Mary Nell Holly	
JUN PAZ	53	Parson's Juniper	
PEN HAM	10	Hanson Dwarf Fountain Grass	
GROUND COVERS			
CODE	QTY	COMMON NAME	
DYN DAC	34,182 sf	Hybrid Bermuda Grass-Seed	
TUR SOD	20,270 sf	Taney 419 Bermuda	
LIR SUN	245	Silvery Sunroof Linop	
TRA ASD	600	Azalea Jasmine	

OVERALL PLANTING PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Dean and Dean/Associates
architects a professional association
ARCHITECTURE • PLANNING • INTERIOR DESIGN
P.O. Box 4665 Jackson, MS 39226 4100 Old Canton Rd. Suite 200 Ridgeland, MS 39281 (601) 837-7770

Project No. 16021 Residents:
Date: MAY 17, 2016
Drawn: TR
Checked: TR

MAC HAIK MADISON COUNTY
CHEVROLET GLUCKSTADT
GLUCKSTADT, MISSISSIPPI

Sheet Number: ●
L 100

APPLICATION FOR VARIANCE

673.02 Square Foot Variance of Allowable Signage

Applicant Mak Haik Chevrolet	Street Address of Property (if different address): 140 Autobahn Loop
--	--

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
9-30-2016	C-2	See (Exhibit A)		X	See (Exhibit B)

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

Respectfully Submitted

Mak Haik



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 _____



MAC HAIK ENTERPRISES

September 30, 2016

Madison County Board of Supervisors
125 West North Street
P.O. Box 608
Canton, MS 39046

RE: Mac Haik Gluckstadt - Variance Letter

Dear Sirs,

Mac Haik Enterprises is currently under construction on a new Chrysler Dodge Jeep Ram car dealership, and a new Chevrolet car dealership on the sites depicted in the attached package.

As we understand, the Madison County Zoning Ordinance has specific requirements and limitations as it pertains to signage on new buildings and sites. We respectfully request a Signage Variance to allow our dealerships to display appropriate and representative signage for the brands we sell as well as display appropriate and representative directional and locational signage for our dealerships of which is outlined and detailed in the attached package.

Please understand that our Corporate Franchisor's require, nationally and internationally, consistent signage to represent their product branding.

We respectfully thank you for your consideration of our request.

Regards,


Mac Haik

Dodge Chrysler Jeep Ram - Sign Variance

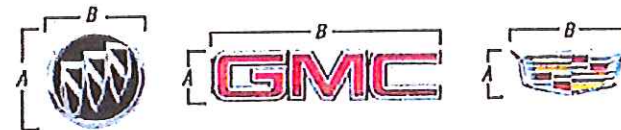
Building Signs					
	Sign	Location	No. Required	Area Per Sign	Total Area
A	Chrysler	Front and rear	2	55.60	111.20
B	Dodge	Front and rear	2	30.28	60.56
C	Jeep	Front and rear	2	47.96	95.92
D	Ram	Front and rear	2	74.73	149.46
E	Service	Front	1	60.07	60.07
F	Parts	Front	1	36.00	36.00
G	Mac Haik	Front	1	26.41	26.41
				Total Area	539.62

Site Signage					
	Sign	Location	No. Required	Area Per Sign	Total Area
H	CDJR	Interstate	1	158.57	158.57
I	CDJR	Entrance	1	39.01	39.01
				Total Area	197.58
				Total Area	737.2
				Allowable	64
				Difference	673.02

GM Chevrolet Sign Family



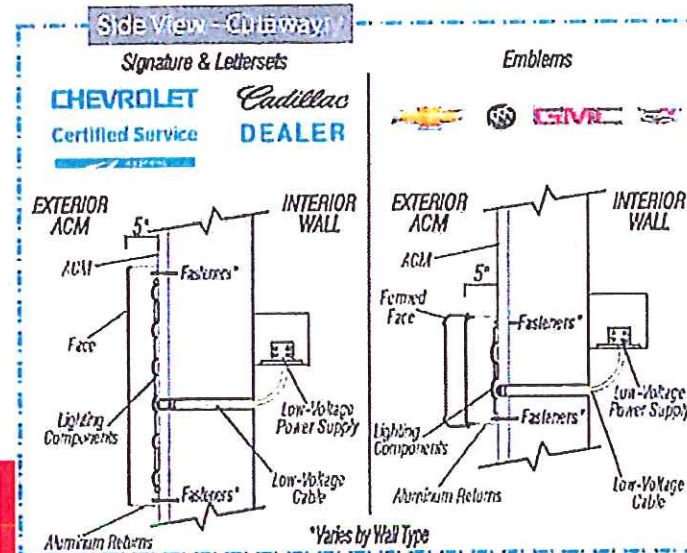
Bulck - GMC - Cadillac Emblems



Large Emblem Family						
EMBLEM	A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
Bulck	54 3/8"	54 3/8"	20.53	35 lbs	1 amp	
GMC	28"	10'-8 5/8"	24.28	35 lbs	1 amp	
Cadillac	25"	5'-6 1/2"	11.44	tbd	tbd	
Small Emblem Family						
EMBLEM	A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
Bulck	42 3/8"	42 3/8"	12.47	25 lbs	1 amp	
GMC	20"	7'-5 1/2"	12.34	25 lbs	1 amp	
Cadillac	20"	4'-5"	7.19	tbd	tbd	
Mini Emblem Family						
EMBLEM	A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
Bulck	31 3/8"	31 3/8"	6.84	20 lbs	1 amp	
GMC	20"	7'-5 1/2"	12.34	25 lbs	1 amp	
Cadillac	18"	46 11/16"	5.84	tbd	tbd	

Installation Requirements

There Must be Access Behind Walls for Sign Installation -See Side Views Below-



Entry Tower Bowties & Lettersets



Entry Tower Bowties & Lettersets *White Letterset for Tower Use only*						
A HEIGHT	ELEMENT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
44"	Chevrolet Bowtie 2010	11'-3 1/2"	41.40	35 lbs	1 amp	
	Chevrolet Signature	29'-10 1/2"	109.54	135 lbs	4 amps	
30"	Chevrolet Signature	24'-5 1/4"	73.41	107 lbs	2 amps	
	Chevrolet Bowtie 2010	6'-4"	13.31	15 lbs	1 amp	
25"	Chevrolet Signature	16'-11 1/2"	35.37	71 lbs	1 amp	
	Chevrolet Bowtie 2010	4'-6 3/4"	6.93	10 lbs	1 amp	
18"	Chevrolet Signature	12'-2 1/2"	18.34	45 lbs	1 amp	

WALL SIGNS - Also Available in Blue



Chevrolet Service Options

Certified Service

Certified Service Lettersets					
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
22"	18'-8 1/4"	33.8	80 lbs	1 amp	

Sign B

With Optional Express Bar

Certified Service

C HEIGHT	D LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL	
16 3/8"	18'-5 1/4"	25.16	35 lbs	2 amp	
11 7/8"	13'-4 15/16"	13.27	25 lbs	2 amp	

Service Related Options

Collision Center Parts

... Text can be customized - Not Limited to

Dealer Letters

DEALER

A HEIGHT	WEIGHT	ELECTRICAL
36"	16lbs/letter	.8 amps/letter
28"	12 lbs/letter	.5 amps/letter
22"	8 lbs/letter	.4 amps/letter
16"	5lbs/letter	.3 amps/letter

Secondary Letterset Options

Sizes - 16" 22"

NEW VEHICLE DELIVERY PRE-OWNED VEHICLES

... Text can be customized - Not Limited to the Copies above

AGI YOUR IMAGE.
OUR PRIORITY.
ARCHITECTURAL GRAPHICS INC.

2655 International Parkway
Virginia Beach, VA 23452

Sign C
22" x 6'-0"

Account: GMI
Project Title: GM-Chevrolet Sign Family
Scale: As Noted
Date: 09/15/2015

Drawn By: MAK
AGI Rep: Karl
Approved By: MO
Date Revised: 01/26/16R

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design to be incorporated in other projects.



Church Road

Calhoun Pkwy

Calhoun Parkway

CDJR Directional Signage Location

Chevrolet Directional Signage Location

Sign I Monument Location

Sign F Monument Location

Future Dealership

CDJR Dealership

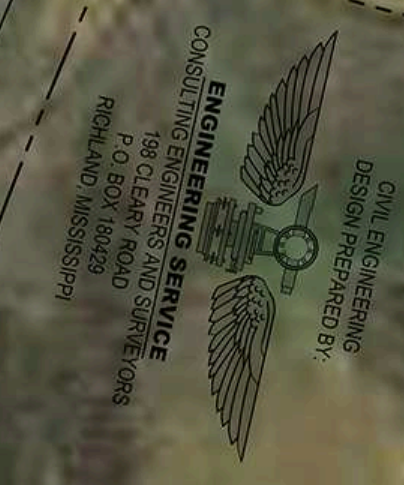
Chevrolet Dealership

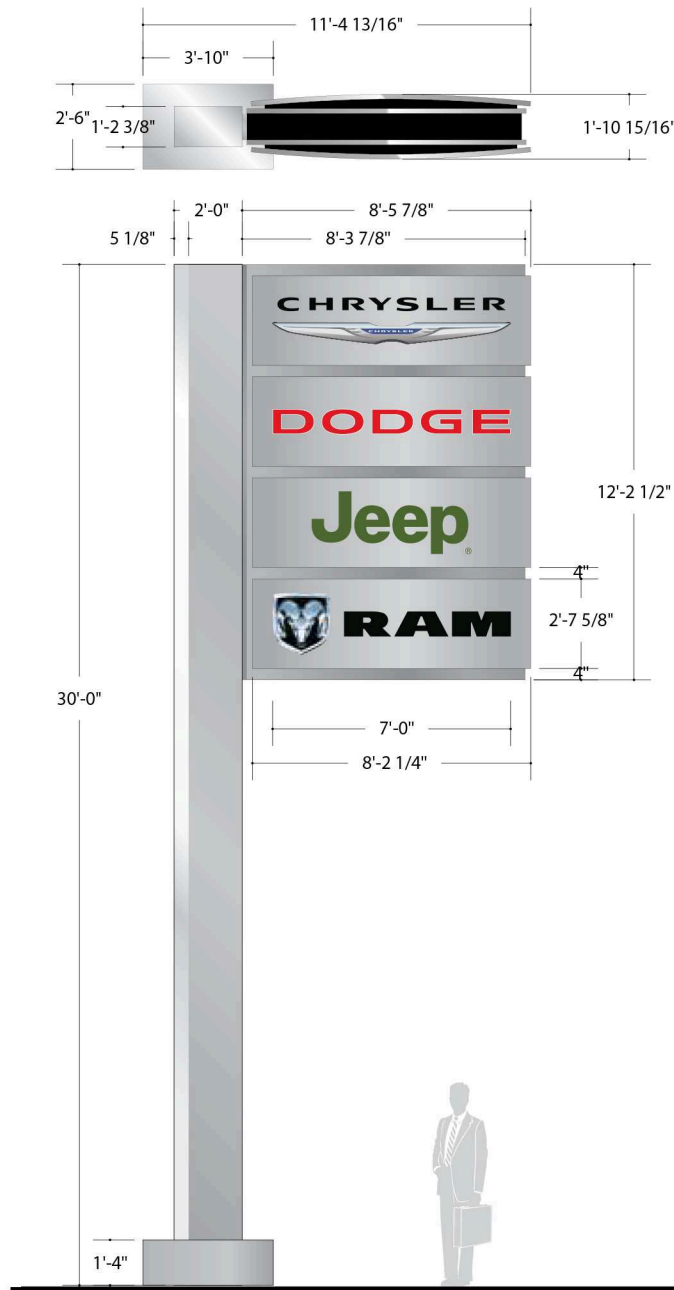
Sign H Monument Location

Flag Pole Location

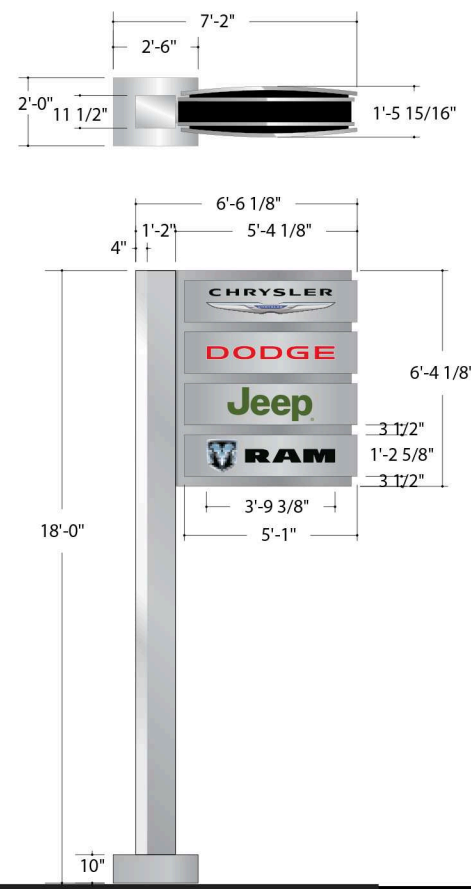
Sign E Monument Location

Flag Pole Location

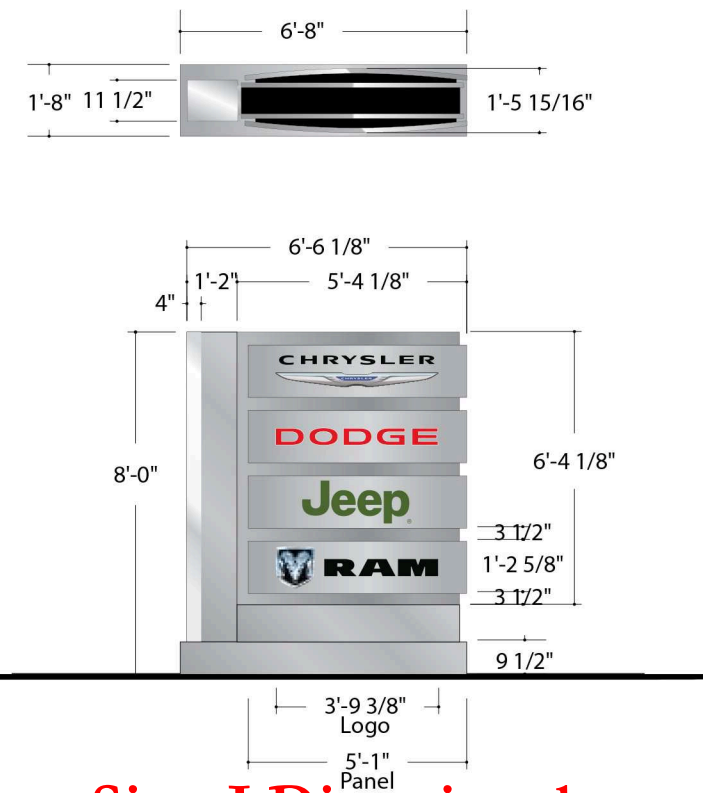




Sign H Interstate

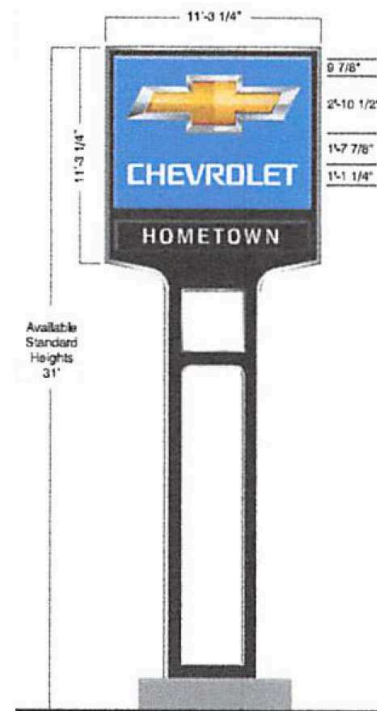


Sign I Autobahn



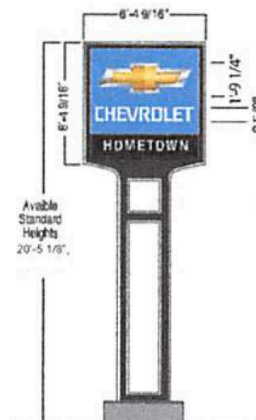
Sign J Directional
Calhoun Parkway

Chevrolet Stand-Alone Sign Family




P137

Sign E Interstate

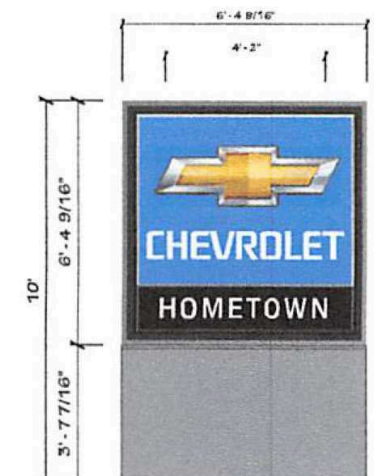


P38

Sign F Autobahn

Graphic Size by Sign		
SIGN		CHEVROLET
P245	3'-11 3/4"	1'-5 1/2"
P137	2'-10 1/2"	1'-1 1/4"
P92	2'-2 1/2"	10 1/4"
S64	2'-2 1/2"	10 1/4"
P38	1'-7"	7 1/4"
S36	1'-7"	7 1/4"
S16	1'-1"	4 5/8"

RED INDICATES FLAT GRAPHICS



M36

**Sign G Directional
Calhoun Parkway**



