

CITY OF GREEN  
**Planning Department Review**  
**PLANNING & ZONING COMMISSION**

---

*December 17, 2025*

**Item 25-44**

**Atlantic Foods Signage**

(N. Suran, ARCO National Construction)

Location: 5571 Global Gateway

Signage Review

Zoning: B-5

**PLANNING DEPARTMENT**

The applicant, on behalf of Atlantic Food Distributors, requests approval for a revised monument identification sign at 5571 Global Gateway. The property lies within the B-5 Airport Commerce District and contains an established industrial and distribution facility accessed from Global Gateway (the former Diebold repair depot). The request involves the modification of the existing monument sign in the same location. No changes to site layout, access, circulation, or utilities are proposed, and the review is limited solely to the evaluation of the revised monument sign under the City of Green Land Development Code. The existing sign was installed without the required review or permits.

The site is fully developed, with an existing building, parking areas, internal drive aisles, and two access drives from Global Gateway. The existing monument sign is positioned in front of several evergreen trees near the northern driveway and provides identification for Atlantic Food Distributors. It is the same location used by Diebold for a directional sign. The submitted photographs confirm the current condition of the sign and a detail is provided to illustrate the proposed revision within the same footprint.

The revised monument sign drawing shows an overall width of 10 feet and a height of 95 inches (7.9 feet). The design incorporates a solid masonry-style base consistent with typical monument sign construction in this district, supporting an identification panel above. The “Atlantic Food Distributors” logo remains the dominant feature as the identification portion of the sign that lies above supplemental wayfinding (directional) information. The two portions together yield a total sign face area of approximately 60 square feet, which meets the maximum freestanding sign area permitted for this large frontage (60 SF maximum). The wayfinding portion includes “Customers & Employees” with a left-pointing arrow (northern access drive) and “Shipping & Receiving” with a

right-pointing arrow directing traffic to the southern access drive. This provides circulation clarity for customers, employees, and truck traffic approaching the site. The additional wayfinding information also eliminates the need for a separate freestanding directional sign elsewhere on the property. The proposed revision would simply add a horizontal black line below the wayfinding portion to visually separate it from the “base” portion of the sign that also includes the site address number, which is provided per code.

The sign face remains non-electronic and does not include an electronic message center or internally illuminated changeable copy. Materials, proportions, and colors are appropriate for the B-5 district and consistent with the established industrial campus.

A scalable site plan is provided to illustrate the location of the sign. Per measurements taken in the field by the sign company and zoning inspector, the sign, which is slightly angled, has a minimum setback of 5’ from the right-of-way line and also lies within the existing 10’ utility easement. As such, a variance would be required by the Board of Zoning Appeals for the setback. The sign’s location does not appear to present any sightline issues for motorists.

In reviewing the revised proposal, staff focused on the standards for freestanding identification signs within the airport commerce area, including height, area, frontage allowances, visibility, and safety considerations. The monument’s height of 95 inches complies with the maximum permitted height of 16 feet. The 10-foot width and 60 square-foot sign face are proportionate to the building scale and frontage. The directional text is organized and legible.

No changes are proposed to ground lighting, utilities, stormwater, grading, or access. Because the request involves only a modification to an existing monument sign in an established location, there are no engineering-related impacts and no external agency reviews are required.

### **DESIGN REVIEW BOARD**

Made a favorable recommendation to the Planning & Zoning Commission contingent upon verification of the sign setback to the right-of-way. **This has been addressed.**

### **ENGINEERING**

Engineering review is not required for this request. The modification of the existing monument

identification sign does not affect site grading, drainage, circulation, utilities, or pavement, and the structure remains within its previously permitted footprint.

### **FIRE**

No comments requested.

### **ZONING**

A variance is required for the existing 5' setback. A zoning permit is required.

### **STAFF RECOMMENDATION**

Staff recommends conditional approval of the existing sign, as modified, contingent upon the following:

1. Applicant's receipt of a variance from the Board of Zoning Appeals for the existing 5' front setback.
2. Due to its positioning with the utility easement, the applicant will need to remove, relocate or replace the sign as necessary to allow any utility work to be performed within the easement.

The sign maintains appropriate scale and placement within the B-5 Airport Commerce District, improves wayfinding and address visibility, and eliminates the need for separate freestanding directional signage.