

MINUTES

**ISLANDS PLANNING COMMISSION
OCTOBER 16, 2007 - 6:00 P.M.
Fire Station #2, Demere Road, St. Simons Island**

MEMBERS PRESENT: Robert Ussery, Chairman
Preston Kirkendall, Vice Chairman
John Dow, Jr.
Paul Sanders
Desiree Watson
Joan Wilson

ABSENT: William Lawrence

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

Chairman Robert Ussery called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Minutes

September 18, 2007 Regular Meeting

October 2, 2007 Joint Meeting

A motion was unanimously adopted to approve the Minutes of the **September 18th** Regular Meeting.

A motion was unanimously adopted to approve the Minutes of the **October 2nd** Joint Meeting.

SP-2007-027 (I) The Residences at Coast Cottages

Consider a request for approval of a site plan for property located on the north side of Olive Way, extended, east of its intersection with Residence Lane (formerly Beach Drive), and approximately 400 feet southeast of Wood Avenue. The property is 1.34 acres (1.21 acres of Development Area) and is zoned Resort Residential. The project includes 18 units located in two buildings. Parcel ID 04-10501. Larry Evans, agent for Olive Wood, LLC, owner.

Mr. Larry Evans was present for discussion.

According to the staff’s report, the applicant is proposing two structures with a total of 18 units. Each structure will be three stories over parking. Due to the flood zone, the structures will be allowed to be more than 45 feet above grade, but will be limited to 45 feet above the base flood elevation. Access to the buildings will be off of a short platted street located just west of the site. This street, shown as “Residence Lane” (formerly Beach Drive), will need to be improved to county standards. Adequate fire access is provided using Residence Lane and on-site improvements.

There have been discussions regarding the right-of-way of Olive Way, including street, parking, and beach access improvements. The site plan for the project does not depend on the outcome of these discussions and can be reviewed independently of them.

St. Simons is designated as an area of scenic beauty in the Zoning Ordinance. Therefore, all multi-family residential uses require site plan approval.

Engineering had a number of comments relating to the off-site road situation, all of which will be addressed separately from the site plan. (The applicant’s response to the comments was included in the packages for review.)

The site is served by Olive Way and Wood Avenue. Traffic counts are not available for these streets, but the project is estimated to generate 180 daily trips.

This site will be served by Glynn County utilities.

Staff recommends approval of this site plan subject to meeting all ordinance requirements.

Following a brief discussion, a motion was made by Mr. Paul Sanders for approval of this site plan subject to meeting all requirements. The motion was seconded by Ms. Joan Wilson and unanimously adopted.

TA-2007-015

Consider an amendment to the Glynn County Zoning Ordinance, Article VIII to delete and replace the existing Article VIII to provide for updated definitions and standards, and provisions for signs not addressed in the current ordinance; and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley. In the staff's report, it was explained that this is a proposal to replace the existing sign regulations by adopting an entirely new Article VIII. The amendment is the result of work conducted by a committee appointed by the Board of Commissioners, as well as several workshop discussions with both Planning Commissions, and it addresses a number of problems with the sign regulations that have appeared over time.

Mr. Hainley stated that the Mainland Planning Commission, at its October 2nd Meeting, voted to recommend approval of the proposed amendment and to request the Board of Commissioners to designate the political sign section as reserved and give further review to the illumination charts and standards for outdoor advertising and changeable message signs. However, upon further research and advice from council, it was determined that the charts contained in the proposed draft were outdated and should be eliminated from the text and the code sections re-alphabetized accordingly.

After a general discussion by the Planning Commission, the floor was opened for public comments.

Mr. Joe Fendig, President of the Fendig Outdoor Advertising Company, took exception to the section of the amendment pertaining to billboards. He stated that he was not in town when this amendment was posted for public hearing for the Mainland Planning Commission meeting, but it appears that the billboard business is being unduly singled out.

Mr. Fendig was particularly concerned about the height and setback requirements on primary highway systems and state highway systems as outlined in the special provisions for billboards. He stated that this section does not make sense because one indicates that you cannot be over 25 ft. above road grade, and another one indicates that you can be no more than 35 ft. above the adjacent property. He pointed out that the most reasonable thing would be to have this conform to Section 807.2 which indicates that it would be whatever the building and setback requirements for the zoning district should be. He is asking that this be taken into consideration.

Mr. Fendig also expressed concerns about the timing of electronic signs and requested that there be a ten-second limit, which is what the state allows in the rate of change for changeable messages of outdoor advertising signs (as opposed to a fifteen-second limit).

The Islands Planning Commission agreed to forward Mr. Fendig's comments on to the Board of Commissioners; however, it was noted that the members took no position on this request because the issue was not raised before the Mainland Planning Commission and outdoor advertising signs are not permitted on St. Simons or Sea Island.

Following discussion, a motion was made by Ms. Desiree Watson recommending approval of this proposed amendment designating the political sign section as reserved, and eliminating the illumination standards for outdoor advertising and changeable message signs. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.