

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 2, 1982 9:00 a.m.

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Present: Johnie O. Boatright, Chairman  
Gerald Atkinson  
Margaret A. Brown  
George Counts  
W. W. Crosby  
Harry I. Driggers  
Billy Gibson  
Bill Hicks

Also Present: Craig B. Mahlman, Executive Director  
Deborah B. Chapman, Zoning Administrator

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Chairman Boatright called the meeting to order. Invocation was then given by Mr. Crosby.

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Nominations for the offices of Chairman and Vice Chairman for 1982 were called for.

Mr. Driggers nominated Mr. Boatright to continue serving as Chairman, seconded by Mrs. Brown.

Nominations were closed for Chairman and a vote was taken and unanimously adopted that Mr. Boatright serve as Chairman for 1982.

Motion was then made by Mr. Hicks that Mr. Crosby continue serving as Vice Chairman, seconded by Mr. Counts.

Nominations were closed and a vote was taken and unanimously adopted that Mr. Crosby serve as Vice Chairman for 1982.

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B - 2 - 82

Request to Amend the City of Brunswick Zoning Ordinance by adding two new sections, Section 802.7 and 806.6 Portable Sign, and amending Section 811.1

Mr. Mahlman pointed out that there have been problems with portable sign locations within the City. He stated that he has talked with the City Building Official and City Commissioners and that it is felt that control is needed regarding portable signs.

Mr. Mahlman stated that the Zoning Ordinance does not regulate portable signs. He then stated that portable signs, under the new amendment, would be allowed within industrial and commercial zoning classifications, but not Conservation Preservation or residential. He stated that portable signs are unique and temporary in character and use.

Several features of the proposed amendments were pointed out by Mr. Mahlman. Each member and interested parties were given a copy of the proposed amendment for their review.

Mr. Chuck Owen, local gold and silver operator, was present to express his concern about the above amendment. He stated that he has talked with approximately 25 business people who own or are in the process of purchasing portable signs. He stated that the small businesses need this kind of advertisement.

Mr. W.H. Burgess stated that he does not feel that this kind of control is needed on portable signs. He stated that he does not mind buying a license but does not feel that there should be a 30 day limit.

Captain Blanchard, City Building Official, stated that control is needed over portable signs. He stated that if this amendment is adopted that it will give the owners two options, they can make their sign a permanent sign or they can use it as a portable sign with stipulations. He further pointed out that a portable sign is not to be used as a business identification sign.

Following discussion, a motion was made by Mr. Crosby, seconded by Mr. Hicks and unanimously adopted to recommend approval of the following amendments:

To Be Added to Article VIII, Section 802., as follows -

802.7 Portable Sign. A portable sign or mobile sign is a sign or sign structure having no permanent attachment to a building or to the ground and which because of its design and use is not intended to become a permanent fixture on the premises where located. Such signs or sign structure is manifestly designed to be moveable or transportable whether by wheels, trailer, or other type conveyance. Frequently, portable signs are characterized by provisions for changeable copy.

To Be Added to Article VIII, Section 806., as follows -

806.6 Portable Sign. Portable signs are considered special purpose signs, which because of their manner of construction, design and use, create unique problems of safety, regulation, and enforcement. The use of portable signs shall be governed by the criteria set out in this section.

- a) A portable sign must advertise or convey information concerning the premises upon which the sign is located.
- b) A business or operation may use a portable sign for purposes of commercial advertising for four periods not to exceed thirty days each during any twelve months, provided that each use shall be separated by a thirty day interval.
- c) Only one portable sign may be used to advertise or convey information for the location.
- d) A portable sign may not advertise or convey information about more than one business or activity.
- e) No portable sign shall exceed 32 square feet of display or sign area for each face of the sign.

To Be Added to Article VIII, Section 811., as follows -

811.1 (d) Roof signs, wall signs, or portable signs shall in no case, exceed the requirements of Section 806.

Note: See File For Final Approval

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CUP - 1 - 82

Request for a Conditional Use Permit for Open Yard Storage and Sales, Mainsail Marine, on a tract of land zoned GC General Commercial, containing 7,100 square feet located 400 feet north of the intersection of Demere Road and Frederica Road, St. Simons Island, subject tract being the location of the Island Animal Hospital and Mainsail Marine

It was pointed out that the above request was deferred at the last Planning Commission Meeting until Mr. James could obtain additional information to submit to the Commission.

Mr. Mahlman stated that a letter has been submitted by Mr. James, dated February 1, 1982, stating that if this request is granted the following conditions will be met: 1) The Conditional Use Permit will be for a period which will expire December 31, 1982.; 2) The Conditional Use Permit will specifically provide that during the term of the permit outdoor storage will be limited to one boat, not to exceed sixteen (16) feet in length.; and 3) That no extension of the Conditional Use Permit will be requested past December 31, 1982.

Mr. Gibson stated that the public should be aware of the zoning requirements. He stated that people need to check the zoning and allowable uses prior to investing and making commitments.

A motion was then made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted that the above conditional use permit be granted subject to the above conditions being met.

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GC - 3 - 82

Request to rezone from FA Forest Agricultural to PD-G Planned Development - General a tract of land containing 32.06 acres and Up-date the Zoning Text and Map on a 15.01 acre tract zoned PD-G Planned Development - General, subject properties for a total of 47.07 acres, being a portion of the S.L. Lewis Turkey Farm Tract, being located on the east side of Highway 341 with frontage of approximately 1,134 feet being located approximately 700 feet northeast of the Crispen Boulevard and Highway 341 intersection.

Mr. Hal Sigman, representing Interstate Commercial Park Association, was present for review.

Mr. Mahlman pointed out that the subject property is located on the east side of Highway 341 adjacent to Brunswick West Shopping Center. He explained that in December 1979 23.85 acres were zoned to Planned Development - General and in August 1980 an additional 15.01 acres were zoned to Planned Development - General, totaling 38.86 acres. It being noted that additional easement right-of-ways have been added and 2.07 acres has been sold to First National Bank, therefore 47.07 acres are involved at this time as stated above.

Mr. Mahlman explained that a detailed zoning text, dated December 29, 1981, and a map, dated July 17, 1979 revised December 1981 have been submitted. The Members were then presented the development standards, a portion of the zoning text, for their review. Mr. Mahlman pointed out that the applicant is requesting a variance from the site plan approval requirement on parcels 3 acres or less.

It was then pointed out that ingress and egress will be limited to two curb cuts on U.S. Highway 341, to be approved by the Georgia Department of Transportation, and will have an interior design of paved road and public water and sewer facilities.

Mr. Hicks stated that the applicant needs to provide a 50 foot setback. This was then discussed. Mr. Hicks then made a motion to defer the subject matter until information can be obtained as to the necessary 50 foot setback from Highway 341. Motion was seconded by Mr. Crosby. Mr. Mahlman stated that he feels that this is a condition that can be worked out prior to going to the County Commission without having the applicant wait till the next meeting. Thereupon, Mr. Hicks and Mr. Crosby withdrew their motion and second.

Motion was then made by Mr. Crosby, seconded by Mr. Counts and unanimously adopted to recommend approval of the above rezoning with map and text dated December 29, 1981, subject to the applicant providing a 50 foot setback if needed.

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GC - 4 - 82

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential (Mobile Home), a tract of land containing 1.793 acres fronting 230 feet on the east side of Dees Drive, approximately 877 feet from the intersection of Dees Drive and Highway 303

Mr. John C. Brown, applicant, was present for review of the above request.

Mr. Mahlman explained that a single-family home has been removed from the site. He then pointed out the location of the property on the property on the map. He explained that the site consist of 230 foot frontage on Dees Drive, which is a dirt road, which has the potential for two mobile homes.

Mr. Brown stated that he would only place one mobile home on the site.

Mr. Mahlman explained that between 1967 and 1972 there were six temporary mobile home rezonings granted. Of these six, at least three mobile homes are still located on the street. He then stated that in 1980 a rezoning to M-12 One-Family Residential (Mobile Home) was approved in the same area.

Mr. Mahlman stated that the staff recommends approval of the above request.

It was noted that no one was present to object.

Motion was made by Mrs. Brown, seconded by Mr. Gibson and unanimously adopted to recommend approval of the above request.

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GC - 5 - 82

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (Mobile Home), a tract of land containing 2.492 acres being located at the intersection of Davenport Road and Crossway Road, with frontage of 447.09 feet on Davenport Road

Mr. Hal Sigman and Mr. Joseph Riccio were present for review.

Mr. Mahlman pointed out that this subject property is located on the south side of Highway 303 on Blythe Island, on the same area as the request denied several months ago that was submitted by Mr. Spaulding.

Mr. Gibson stated that the policy, in the 1979 mobile home study for Blythe Island, designates that area as Area 1 and recommends for mobile home zoning.

Mr. Mahlman stated that a study of the entire area has been made recently. He stated that in Area 1 the survey revealed a total of 23 mobile homes, of which 4 were legally zoned. The remaining 19 are in violation of the Zoning Ordinance. He stated that the County Commission has indicated some concern about this situation. He stated that this request should be postponed until a policy is established by the County Commission dealing with the situation.

Mr. Gibson stated that renters are the problem. He stated that enforcement is needed.

A petition was then submitted stating objections. Mrs. Cupit submitted the petition with 57 objectors objecting to any mobile homes. She stated that she has drawn an inventory map which took several months. She stated that the residents of this area do not want mobile homes and request that the Commission vote for denial.

Mr. W.H. Cowman stated that it takes a long time to get mobile homes removed. He then pointed out that with the amount of land involved Mr. Riccio could put 4 mobile homes on the property. He stated that this much land is not needed for his mobile home.

Mr. Riccio stated that he proposes to locate a mobile home on the property while he is building his home. He stated that he will sign something stating that he will not rent the mobile home. He stated that he plans to build a single-family home and then will remove the mobile home.

Mr. Sigman then requested that this matter be deferred until a policy can be adopted.

Motion was made by Mr. Hicks that this request be denied. He stated that a decision needs to be made. Chairman Boatright stated that the applicant has requested a deferral. Mr. Hicks motion died for lack of a second.

Mrs. Cupit stated that since both parties are present that action should be taken.

Motion was made by Mr. Crosby and seconded by Mrs. Brown to defer the above request until such time as guidance can be obtained from the County Commission. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Counts, Mr. Crosby, Mr. Driggers and Mr. Gibson. Voting Nay: Mr. Hicks.

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Upon a motion made by Mr. Crosby and seconded by Mr. Gibson the Minutes of January 12, 1982, were unanimously adopted.

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Meeting Adjourned at 10:15 a.m.

  
Deborah B. Chapman