

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
MAY 5, 1992 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Sidneye Henderson
Ira Moore
Wayne Stewart

ABSENT: Benjamin Jaudon
Carolyn Hill
William Holland

STAFF PRESENT: Edward Stelle, Director
Larry Taylor, Building and Development
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

Chairman Larry Evans called the meeting to order and the invocation was given.

GC-6-92

Request to Rezone from R-12 One-Family Residential to M-12 One-Family Residential Mobile Home, a lot containing 18,525 square feet located on the west side of Lynch Road, beginning approximately 649 feet south of Scranton Road.

Property owned by Myrtice T. Howard;
Sandra Taylor, Agent

Ms. Myrtice Howard was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this application was originally submitted requesting a rezoning to Mh-12 One-Family Residential to allow the location of a mobile home. After the property was posted for rezoning, staff received several calls from adjacent property owners objecting to this request. Staff relayed these objections to the applicant, who therefore amended the request from Mh-12 to M-12 to allow a manufactured home instead of a mobile home.

Ms. Chapman stated that the area consists of a mixture of uses, i.e., site built homes, manufactured homes and mobile homes (temporary medical hardship). She stated that over the last year there have been several rezonings to M-12 along Lynch Road, with the closest rezoning being immediately south of this property.

A copy of the Glynn County Zoning Ordinance stating the requirements for placement of a manufactured home was included in the packages for the Planning Commission's review.

Ms. Chapman stated that staff feels a rezoning to M-12 to allow a manufactured home would be compatible with the surrounding area. Staff recommends approval of this request.

Following discussion, a motion was made by Mr. Ira Moore to recommend approval of this request. Motion was seconded by Ms. Sidneye Henderson. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson and Mr. Ira Moore. Voting Nay: Mr. Wayne Stewart.

GC-7-92

Request to Rezone from FA Forest Agricultural and FC Freeway Commercial to PD-G Planned Development-General, 71 acres known as Lots 1 thru 66 of South Port, Phase One-Revised, and incorporate this acreage into the South Port Planned Development General Zoning Text GC-24-88 creating a total Planned Development of 131.43 acres.

Property owned by Lands End Properties, Inc., Miles Loadholt and Robert O. Collins

Mr. Ronnie Perry, Agent, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone 113 acres to Planned Development to incorporate the land into the existing Planned Development for South Port, which is located off I-95 on U.S.17 at Exit 6.

Ms. Chapman explained that in 1988, the Glynn County Board of Commissioners approved the rezoning of 45 acres from FA to Planned Development. In order to keep the entire development in conformance, the property owners would now like to rezone additional acreage, known as South Port Phase One Revised, Lots 1-66.

Ms. Chapman further stated that this development will meet the requirements of the Highway Commercial Zoning District outlined in the Glynn County Zoning Ordinance, and will be served by public water and sewer. The plan submitted shows the following uses: gas stations, office buildings, restaurants, shopping center, shopping mall, motels, campground and/or RV Park.

Ms. Chapman stated that the applicant has submitted a revised Planned Development Zoning Text, including the property being requested for rezoning, and the previously zoned property, having a total of 113.434 acres. She stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Consider Amending the Glynn County Zoning Ordinance Article VIII Signs

The Planning Commission and members of outdoor advertising companies were issued a draft copy of the Glynn County Sign Ordinance prior to this meeting. Mr. Larry Taylor presented the revisions which include size, spacing and placement of billboard signs and revisions regarding political signs. He stated the latest revisions call for signs to be spaced 1,000 feet apart. The Planning Commission previously recommended 750 feet of spacing between billboards; however, the County Commission decided on a more stringent policy. Also proposed was reducing the maximum size of billboards from 12 by 50 feet to 12 by 25 feet with signs on Interstate 95 allowed to exceed those limits.

Representatives from Fendig Outdoor Advertising, Patrick Media and Mr. Dan Coty, owner of a local billboard advertising business, were all present for discussion. Mr. Vernon Lewis, Glynn County Building Official, was also present to explain enforcement procedures.

Representatives from the various outdoor advertising companies protested the revised dimensions. Mr. Neal Fendig stated that the dimensions are unreasonable and outrageous. He also stated the adoption of this ordinance will put him out of business. Mr. Dan Coty agreed, stating the Planning Commission's decision to adopt this ordinance could be the end of outdoor advertising.

It was further explained that under the revised ordinance, signs damaged by more than 50 percent or having replacement cost of more than 50 percent of the current replacement cost, may not be repaired, replaced or rebuilt. Such a sign must get a new permit, conforming to the ordinance's guidelines within 90 days of damage or be completely removed within 120 days. Failure to comply would be a violation of the ordinance.

Mr. Larry Jenkins of Patrick Media stated if the current Sign Ordinance were followed and enforced, problems with violations would be minimum. He also commented that signs up close appear much larger than they do from a distance, especially when traveling at 60 miles per hour.

Ms. Connie J. Fox of 158 McDowell Avenue expressed deep concern for the visual pollution in Brunswick, more specifically, Altama Avenue. She stated that outdoor advertising infringes upon her rights to a "clutter-free view".

Mr. Wayne Stewart stated that after examining the draft, he feels Section 814.4 b) which defines the types of advertisements permitted on roadways should be deleted.

The ordinance limited billboard advertising to travel services, lodging, gas, food, areas of scenic beauty and public attractions. Mr. Ira Moore stated the limited definition is unconstitutional and could be the target for future problems.

Mr. Neal Fendig questioned the litigation process that the ordinance went through. Mr. Stelle explained the process. He stated the ordinance was first drafted by Community Development Staff and the Planning Commission. Various public hearings and work sessions were held to discuss the ordinance. The Planning Commission's drafted revisions were then forwarded to the County Attorney for his review. Revisions were made by Attorney Gary Moore and sent back to the Planning Commission. The Planning Commission reviewed the document again and made additional

revisions. All revisions made by the Planning Commission and Attorney Moore have been incorporated in this draft. The ordinance will be forwarded to the County Commission for final adoption.

Due to the length of discussion regarding the Sign Ordinance, it was the consensus of the Planning Commission to delay further discussion until later in the meeting.

Upon a motion made by Mr. Ira Moore and seconded by Ms. Sidneye Henderson, the Minutes of April 7, 1992 were approved and unanimously adopted.

Update on Village Preservation Ordinance -

Mr. Stelle reported that the Public Hearing held April 28th at the St. Simons Casino regarding the Village Preservation District was well attended. He stated those attending were issued an outline explaining the ordinance and a questionnaire to complete and return to staff. The majority of the responses have been positive.

Mr. Phil Taylor stated he was present to represent Mr. Buford Birdsey. He stated Mr. Birdsey owns four building lots. The proposed rezoning would prohibit Mr. Birdsey from selling his lots. The tree restrictions in the ordinance would also prohibit Mr. Birdsey from building on the lots. Mr. Taylor stated that Mr. Birdsey bought the lots as an investment and to build a house. The proposed ordinance would change the character of the neighborhood and destroy his lots.

Chairman Larry Evans explained to Mr. Taylor that the intent of the St. Simons Village Ordinance is to protect the historical and original architectural character of the area. The plan will create an overlay zone of rules and regulations for redevelopment or new development in the Village area.

Mr. Wayne Stewart suggested that the Planning Commission conduct another walk through of the Village area, perhaps the area of concern was overlooked. Chairman Larry Evans agreed and invited Mr. Taylor, Mr. Birdsey and other interested persons to walk the site with the Planning Commission.

Ms. Janice Roberts, a resident in the City of Brunswick, was present to ask questions regarding the L Street Paving Project. It was explained to Ms. Roberts that she would have to address her questions to the Department of Transportation.

It was the consensus of the Planning Commission to schedule the second Public Hearing regarding the St. Simons Village District, on Tuesday, May 26th, 6:00 p.m. at the St. Simons Casino.

Under Commission Items, Mr. Edward Stelle reported that Mr. Benjamin Jaudon has been dismissed from the hospital and is now at home recuperating from surgery.

Also under Commission Items, it was the consensus of the Planning Commission to have a work session on Tuesday, May 19th at 3:00 p.m. in Room 215 of the Office Park Building to discuss mobile home regulations.

At this point in the meeting, a short recess was called, during which time Ms. Sidneye Henderson left and Mr. William Holland arrived. The meeting resumed at 11:10 a.m.

Discussion regarding the Glynn County Sign Ordinance continued.

The following are the major concerns expressed by Mr. Neal Fendig, Mr. Dan Coty and Mr. Larry Jenkins:

Section 804.8.2 B) The Planning Commission recommends that on the Primary State Highway System the size and height for a sign display area shall not exceed 12 feet in height and 25 feet in length. Those present want the sign display area to be 12 feet in height and 50 feet in length, which was their recommended size in an earlier draft.

Also in this Section, the Planning Commission recommends that linear spacing of signs be 1,000 feet from the nearest point of another outdoor advertising sign structure. Those present prefer 750 feet on each side of the road.

Section 804.8.2 C) states that the Planning Commission recommends that "No outdoor advertising signs shall be located on sites adjacent to local road rights-of-way." Those present feel outdoor advertising should be allowed on the minor local roads.

The Planning Commission did not agree with these comments, however they concurred that these comments should be incorporated in a letter of transmittal to the County Commission.

Following a lengthy discussion, a motion was made by Mr. Ira Moore to recommend approval of the Glynn County Sign Ordinance, with the latest revisions, to the Glynn County Board of Commissioners for adoption. Motion was seconded by Mr. William Holland. Voting Aye: Mr. Larry Evans, Mr. William Holland and Mr. Ira Moore. Abstained From Voting: Mr. Wayne Stewart.

Meeting Adjourned At 12:12 P.M.