

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
February 5, 1991 9:00 A.M.

PRESENT: Larry Evans, Chairman
Sidney Henderson
Carolyn Hill
William Holland
Benjamin Jaudon
Lee Kicklighter
Dennie McCrary

STAFF PRESENT: Edward Stelle, Director
Rick Anderson, County Planner
Larry Taylor, Building Plans & Dev. Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

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

Request for Abandonment of County Park Area, approximately 0.92 acres, located between 404 Seabrooke Avenue and 500 Seabrooke Avenue in Glendale Garden Subdivision, Section 2

Elaine H. Auten, Applicant;
Attorney M. F. Martin, III, Agent

This item was deferred until later in the meeting in that a representative was not present to represent the request.

GC-2-91 A

Consider amending the Glynn County Zoning Ordinance, Article X, Section 1008. Public Hearing on Appeals, to change the advertising process.

Mr. Edward Stelle stated that Section 1008 now reads as follows -

The Board of Appeals shall fix a reasonable time for the hearing of appeals or other matters referred to it, and give public notice thereof in a newspaper of general circulation throughout Glynn County, said notice to consist of two (2) insertions in said newspaper, the first of which shall be ten (10) days prior to the date of such hearing. Due notice shall

also be given to other parties of interest, and the appeal shall be decided within a reasonable time. At a hearing, any party may appear in person, or be represented by agent or by attorney.

The Board must act upon the request within at least thirty (30) days after the public hearing. If no decision has been made within that time, the request shall automatically be considered approved by the Board and the Secretary of the Board shall direct that the necessary permits be issued.

Mr. Stelle stated the proposed changes will read as follows -

If an application is filed with the Building Inspection Department for request for hearing before the Board of Appeals, in accordance with Section 1004, all interested parties shall be notified at least fifteen (15) days, but not more than forty-five (45) days, prior to the meeting by placement of notice in the Brunswick News. Said notice shall contain the date, time and place of the public hearing and a description of the appeal requested and the property involved.

The public shall be also be notified by posting on the subject property in a conspicuous location a sign containing the date, time and place of public hearing. The property shall be posted at least fifteen (15) days prior to the date of the hearing.

At a hearing, any party may appear in person, or be represented by agent or by an attorney.

The Board must act upon the request within at least thirty (30) days after the public hearing. If no decision has been made within that time, the request shall automatically be considered approved by the Board and the Secretary of the Board shall direct that the necessary permits be issued.

Following review of Article X, Section 1008, a motion was made by Mr. Benjamin Jaudon to recommend approval of the proposed amendment. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

GC-2-91 B

Consider amending the Glynn County Zoning Ordinance, Article III Signs.

Mr. Edward Stelle stated that the intent of these changes is to clarify the existing Sign Ordinance and to set height and distance regulations for outdoor advertising signs. He stated that the proposed amendments would divide outdoor signs into three categories; those erected strictly along the interstate highway system, those on primary or state highway systems, and those along the local road system.

Mr. Stelle explained that the changes do not affect existing signs. He stated that staff discussed an amendment which would grandfather in existing signs for a certain number of years, but no recommendations were made.

Mr. Stelle stated that the proposed changes for signs located along interstate and state highways include that the erection, construction or maintenance of signs located on such sites shall be limited to Highway Commercial, Freeway Commercial, Limited Industrial, Basic Industrial and General Industrial Zoning Districts.

For signs built along state routes, a 12 foot height and 50 foot length restriction would apply. He stated that sign locations, other than business identification signs located on state highways, would also be limited to being no less than 1200 feet apart, measuring from the two closest points.

It is also proposed that any sign located on a state highway which advertises an activity, business, product or service no longer produced or conducted will have to be removed within six months after the advertised activity is discontinued. If the sign has not been removed after the effective date, it could be subject to removal by the County.

Mr. Stelle stated that another proposed amendment limits the size of all signs erected along sites adjacent to local road rights-of-way so they do not exceed 10.6 feet in height and 36 feet in length. Such signs will not be less than 1200 feet apart.

Mr. Stelle explained that for zoning lots on a primary state highway on which no business enterprises are located in Freeway Commercial, Highway Commercial or Industrial Districts, freestanding sign structures not exceeding 600 square feet are permitted. However, permits will only be granted if the signs are spaced not closer than 1200 linear feet from any other sign constructed.

Mr. Stelle stated that he has not had a chance to discuss in detail the proposed amendments with area representatives of outdoor advertising firms.

Ms. Carolyn Hill asked if proper notifications were sent.

Ms. Deborah Chapman stated that eight letters were sent out but the only response she received was from Mr. Neal Fendig.

Mr. Benjamin Jaudon stated that he feels the Commission needs to get more input from other areas and also allow for more response before making a decision on this issue.

Ms. Sidneye Henderson had questions concerning the language in the ordinance as it pertains to signs.

Mr. Stelle explained that the problem is the current ordinance is ambiguous and certain signs have been permitted that probably should not have been, but they were permitted because the ordinance was not clear enough. He stated that he has talked with the Building Official regarding this problem.

Mr. Lee Kicklighter stated that it is his opinion that industry is concerned with protecting locations.

Mr. Tim Ragen, Vice-President of Patrick Media Group, Inc., was present to state his concerns and answer questions. He then referred to Section 804.6 of the Glynn County Zoning Ordinance.

Signs in the Vicinity of Historical Sites or Monuments

Signs within three hundred (300) feet of any officially designated historical site or monument, except signs pertaining to that particular site or monument, are prohibited.

Mr. Reagin suggested that the 300 feet be changed to 500 feet and also change the wording regarding grave sites, churches and schools. He also expressed his views on amortization.

Mr. Neal Fendig, representing Fendig Outdoor Advertising Company, was present to express his concerns. He stated that the proposed amendments could potentially put him out of business. His main concerns are size and height restrictions. He stated that he has always used state of the art materials and has tried to provide good locations for people to see and read his signs. He further stated that these amendments could have a drastic effect with what he has done and tried to do in good faith. He encouraged the Planning Commission to go slow and to get some serious input before making a decision.

Mr. Larry Evans agreed that more time and input are needed before action can be taken in amending the County's Sign Ordinance. He stated that he would like to see how other communities have handled this issue.

Following further discussion, a motion was made by Mr. Benjamin Jaudon to defer this item until the Commission has had time to gather information and get more input from other locations. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

Mr. Stelle stated that he would schedule a meeting within the next two weeks with the Planning Commission and representatives of area outdoor sign businesses to further discuss the Sign Ordinance.

Request for Abandonment of County Park Area, approximately 0.92 acres, located between 404 Seabrooke Avenue and 500 Seabrooke Avenue in Glendale Garden Subdivision, Section 2

Elaine H. Auten, Applicant;
Attorney M. F. Martin, III, Agent

Attorney Fleming Martin, agent for the applicant, made a presentation to the Planning Commission. He stated that a letter of application has been submitted on behalf of Mrs. Auten to close a dormant County park located between 404 Seabrooke Avenue and 500 Seabrooke Avenue in Glendale Garden Subdivision. He stated that this property is shown as Parcel 9, Block 1 on Tax Map 94.

Mr. Donald Tatum, adjoining landowner, was present to express his concerns. He stated the only way he would go along with this request is if all of the citizens agree on it, otherwise, he opposes this request for abandonment.

Mr. Edward Stelle stated that he did not see any way the Planning Commission could advise the applicant on this matter and that it should be referred to the County Attorney, Gary Moore. He stated under the Parks and Recreation Ordinance, the Planning Commission is not involved in the abandonment procedure.

Following discussion, a motion was made by Mr. Lee Kicklighter to defer this item to the County Attorney. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Report on proposed amendments, GC-2-90 D FA Forest Agricultural Zoning District and SR-4-90 regarding private access easements.

Mr. Stelle briefed the Commission on the status of these amendments and a general discussion followed.

Also discussed was the status of the GC-3-91 Rezoning Request regarding drainage and utilities. Mr. Stelle stated that the Soil Erosion and Sedimentation Control Ordinance would help to alleviate the drainage problems. Mr. Holland suggested that Mr. Stelle draft a letter for the County Attorney's signature recommending that the utilities be placed underground.

It was the consensus of the Planning Commission to have a work session on February 25, 1991 at 9:00 a.m. in Room 234 of the Office Park Building to discuss the Village Ordinance and the FA Zoning District. Mr. Stelle stated he would draft a letter and ask that the County Attorney attend this work session.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Ms. Sidneye Henderson, the Minutes of January 8, 1991 meeting was approved and unanimously adopted.

Under Staff Items, Ms. Deborah Chapman presented the Planning Commission with 1990 Reports on Rezoning, Special Uses, Conditional Uses, Site Plans, Preliminary Subdivision Plats, Final Subdivision Plats and Minor Subdivision Plats.

Under Commission Items, Ms. Karen Moore, County Commissioner, stated that in dealing with developers, the County Commission adopted a policy outlining communication between the County and litigants. She stated that the Planning Commission may want to consider a similar policy.

Also under Commission Items, there was a brief discussion on the draft Water and Sewer Ordinance.

Meeting Adjourned At 10:45 A.M.