

M I N U T E S
GLYNN COUNTY PLANNING COMMISSION
March 5, 1991 9:00 A.M.

PRESENT: Sidneye Henderson
Carolyn Hill
Benjamin Jaudon
Lee Kicklighter
Dennie McCrary

ABSENT: Larry Evans, Chairman
William Holland

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

In the absence of the Chairman, Vice-Chairman Benjamin Jaudon called the meeting to order and the invocation was given.

CUP-1-91

Request for a Conditional Use Permit in the GC-Core General Commercial-Core District to allow a Sandwich Shop/Convenience Store. Subject property located at 444 Ocean Boulevard, St. Simons Island.

Property owned by Mike and Angela Waanounou;

Ms. Susan K. Sizemore, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that according to Section 715.3 of the Glynn County Zoning Ordinance, a restaurant or drinking establishment shall be permitted on a conditional basis in a GC-Core District, subject to the conditions set forth in Section 904. Section 904 states that applications for a conditional use will be made to the Building Official and approved by him upon demonstration that the conditions of the various uses have been complied with prior to issuance of a Certificate of Acceptance.

Ms. Chapman explained that the Ordinance further states that a restaurant or drinking establishment is required to be reviewed by the Planning Commission. She stated that this request is for the location of a 500 square foot sandwich shop/convenience store at 444 Ocean Boulevard and that this is the previous location of a portion of a gas station. She further stated that the plan submitted shows an area of approximately 375 square feet of patron space. If the property was located in a GC General Commercial Zoning District and not within the GC-Core General Commercial-Core, the use would need 6 parking spaces, based on 1 space for each 70 square feet of patron space and 1 space for each 2 employees.

Ms. Chapman stated that the applicant desires to be open seven (7) days a week from 7:00 a.m. to possibly 10:00 p.m. but no later than midnight.

Ms. Chapman stated that the concept plan has been reviewed by the Glynn County Health Department. If this use is approved, a detailed site plan will have to be approved by the Building Inspection Department.

Following discussion, a motion was made by Mr. Dennie McCrary to recommend approval of this request. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

Request from Robert W. Williams, Covenant Properties, to Revise the Preliminary Plat of Oglethorpe Landing Subdivision, St. Simons Island.

Mr. Robert W. Williams was present for discussion.

Mr. Larry Taylor stated that due to the potential for changes in the wetlands jurisdiction policies, the applicant is requesting that the Planning Commission approve the inclusion of the area designated as "reserved nature area" in the preliminary plat as Lot 18. He stated that since Lot 18 would be a flag lot the applicant would need a waiver of the restrictions on the maximum number of flag lots in a development.

Mr. Taylor stated that the final plat will designate Lot 18 as being wetlands area, but future jurisdictional policy changes may allow for future development of the area as a single family residential lot. He stated staff recommends approval of this request.

Following review, a motion was made by Mr. Lee Kicklighter to approve the request to revise the Preliminary Plat of Oglethorpe Landing. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

Final Plat of Wilma's Island Lots, Phase I
Portion of a 9.46 Acre Tract located off
George Lotson Lane, St. Simons Island

Property owned by Wilma L. Castello;

Mr. Quillie E. Kinard, Jr., surveyor, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that under Section 801.1c administrative approved plats which have land, easements or other improvements to be dedicated are required to be forwarded to the County Commission for its approval and acceptance of dedication. He stated that this plat meets all the requirements for an 801 Minor Subdivision on an existing street but also has proposed drainage and future road dedication. This plat has been reviewed and approved by the County Engineer. He stated staff recommends approval of this request.

Following review, a motion was made by Mr. Dennie McCrary to approve the Final Plat of Wilma's Island Lots, Phase I. Motion was seconded by Ms. Sidney Henderson and unanimously adopted.

GC-2-91 B
Consider Amending the Glynn County Zoning Ordinance,
Article VIII Signs

Mr. Edward Stelle stated that a work session was held previously with the Planning Commission and representatives from various sign companies concerning this proposed amendment. He explained that a local moratorium on permits for high rise signs could remain in effect for as long as two more months. He stated that currently, a moratorium restricts any further permitting on signs in the County until revisions to the Sign Ordinance can be carried out. Some of the signs can be as high as 60 feet.

Mr. Stelle stated that a document with actions involving the Planning Commission and comments from the sign companies has been prepared by Deborah Chapman for review by the Planning Commission and agencies from the various sign companies.

Mr. Stelle stated that the Ordinance for discussion is the County Ordinance. He stated that a City Ordinance pertaining to signs will have to be drafted and will read differently. He then introduced Ms. Cuffy Hise from the Downtown Development Program.

A taped video of various signs and bill boards located on the mainland was shown and narrated by Mr. Larry Taylor.

Ms. Hise expressed her concerns for the mainland criteria. She stated that her main question is why is the mainland treated differently from the Island. She stated that there are very restrictive conditions on the Island and not for the mainland, especially for the City of Brunswick and its entrances with regard to the size of signs and the allowance of bill boards.

Mr. Benjamin Jaudon suggested that the Planning Commission exchange information with the City Commission and try to agree on an Ordinance that would help to eliminate some of the problems.

Ms. Hise stated that the City is very supportive and willing to work with the County on this issue. She also suggested that a possible abandonment clause be included in the Sign Ordinance.

Ms. Sidneye Henderson stated that she feels St. Simons Island should not have a different Sign Ordinance from that of the mainland.

Mr. Stelle then addressed some of the points in the document prepared by Ms. Chapman pertaining to spacing requirements of outdoor signage. He stated the County has established a spacing requirement of 1200 feet, measured from two closest points.

Mr. Tim Ragen, Vice-President of Patrick Media Group, Inc., was present to state his concerns. He stated he does not agree with some of the new sign regulations under consideration by the Planning Commission. He further stated that placing the signs 1200 feet apart would be an unrealistic requirement and should not be confused with on-site business signs, such as those for gas stations, restaurants and hotels, which crowd the edges of streets and should be more regulated.

Mr. Neal Fendig and his associate, representing Fendig Outdoor Advertising Company, were also present to express their concerns. Mr. Fendig agreed with Mr. Ragen. He stated that 500 feet spacing would be more reasonable.

Mr. Ragen stated that in all fairness to outdoor sign agencies, the Planning Commission should separate the issue of high-rise signs from on-site business signs.

Mr. Stelle suggested that perhaps a work session is needed to discuss identification signs in which the outdoor sign agencies and business owners should attend.

Also discussed was the possibility of imposing heavier fines on political candidates who place political signs along governmental rights-of-way or on private property or which remained standing after election day.

Mr. Vernon Lewis, Glynn County Building Official, explained that political candidates are required to post a \$50.00 bond. Prior to election, if political signs are placed along the rights-of-way, the candidates are notified to remove the signs. If the candidates do not comply, the bond is forfeited and the County removes the signs.

Ms. Henderson stated that the current fine of \$50.00 is ludicrous and is not sufficient to discourage candidates from indiscriminately placing political signs. She suggested the fine be increased to \$500.00.

Ms. Hill stated that perhaps \$500.00 is too much of an increase but agreed the fine should be raised.

Following a lengthy discussion, it was the consensus of the Planning Commission to have a Called Meeting on March 19, 1991 at 8:30 a.m. in Room 234 of the Office Park Building to further discuss the Sign Ordinance and decide whether to recommend to the Glynn County Commission an additional moratorium on outdoor signage.

Discussion Of The Following Items:

Proposed Amendments to the Glynn County Zoning Ordinance, Section 728. St. Simons Village Preservation District

Proposed Amendments to Article XI Board of Appeals, Glynn County Zoning Ordinance

Proposed Amendments to Section 704. FA Forest Agricultural Zoning District, Glynn County Zoning Ordinance

Proposed Amendments to Section 801. Minor Subdivisions, Glynn County Subdivision Regulations

Mr. Stelle briefed the Planning Commission on the status of these proposed amendments and stated that these amendments are being presented to the Planning Commission at this time for information purposes only. Afterwhich, a general discussion followed.

Upon a motion made by Ms. Sidneye Henderson and seconded by Ms. Carolyn Hill, the Minutes of February 5, 1991 meeting were approved and unanimously adopted.

Meeting Adjourned At 11:00 A.M.