

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
June 4, 1991 9:00 A.M.

PRESENT: Larry Evans, Chairman
Sidneye Henderson
Carolyn Hill
William Holland
Benjamin Jaudon
Lee Kicklighter

ABSENT: Dennie McCrary

STAFF PRESENT: Edward Stelle, Community Development
Rick Anderson, County Planner
Larry Taylor, Development 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.

Preliminary Subdivision Plat
Duggan Acres

14.034 acres off Godley Road
19 Residential Lots
Zoned Forest Agricultural

Property owned by Elma Duggan

Mr. George P. Underwood of Underwood and Associates was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that the subject property consists of 19 lots on paved roads dedicated to Glynn County. He also stated that the lots are served by individual wells and septic tanks.

Mr. Taylor stated that this request has been approved by the Glynn County Health Department and by the County Engineer. He stated that staff also recommends approval of this request.

Mr. Lee Kicklighter asked if wetlands were located in this area. Mr. George Underwood explained that the wetlands issue has been addressed.

Following review, a motion was made by Mr. William Holland to approve the Preliminary Plat of Duggan Acres. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-9-91

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 2.95 acres fronting 101 feet on the north side of a 20 foot old roadway known as Stutts Easement and lying 1,433.69 feet on the east side of I-95, being a portion of the Audrey Stutts property.

Property owned by Catherine Fenton;
Ed Powers, Agent

There was no one present to represent this request. However, there were approximately twelve (12) property owners present to oppose this request. Therefore, Chairman Larry Evans stated that this item would be discussed later in the meeting upon the arrival of the agent, Mr. Ed Powers.

Discuss Proposed Section 728. St. Simons Village
Preservation District

Due to the County Attorney's absence, it was the consensus of the Planning Commission to schedule another work session, possibly in the County Attorney's office, to further discuss the St. Simons Village Preservation District.

Discuss Proposed Amendments to the Glynn County Zoning
Ordinance - Article VIII. Signs

Mr. Rick Anderson stated that a report comprised of issues discussed at the May 28, 1991 meeting between staff and representatives of the outdoor advertising companies is included in the packages for the Planning Commission's review. The following is a list of items discussed:

1. Definition of the following -
 - a) Sign
 - b) Outdoor Advertising
2. Size of signs
3. Number of signs allowed
4. Number of signs existing
5. Clarification of the following -
 - a) Permitting of Signs
 - b) Non-conforming Billboards
 - c) Definition of Scenic Areas
 - d) Definition of Historic Districts
6. What is the economic impact of the sign industry and how is this beneficial to the citizens of Glynn County?
 - a) Revenue
 - b) Taxes
 - c) Employment

Representatives from Fendig Outdoor Advertising Company, Patrick Media Group, Atlantic Outdoor Advertising Company, and Ms. Cuffy Hise, Mainstreet Director, were present for discussion.

Mr. Ed Stelle stated that the current ordinance does not address sign locations, size or spacing. He stated that there is no delineation between outdoor signs and on-premise signs.

Mr. Larry Evans stated that he is not happy with the ordinance as it now reads. He stated that he is concerned about the number of signs allowed, spacing, and signs placed in scenic and historic districts.

Following further discussion, it was the consensus of the Planning Commission to have another work session to discuss the sign ordinance and to decide what kind of recommendation is needed before this issue is brought to the County Commission.

GC-9-91

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 2.95 acres fronting 101 feet on the north side of a 20 foot old roadway known as Stutts Easement and lying 1,433.69 feet on the east side of I-95, being a portion of the Audrey Stutts property.

Property owned by Catherine Fenton;

Mr. Ed Power, agent, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this application, submitted by Mr. Ed Powers, states that a zoning change to Highway Commercial is being requested to allow a horticultural nursery. She stated that the current zoning, Forest Agricultural, permits a nursery and a zoning change would not be required.

Ms. Chapman explained that due to the previous history of the subject property which lies adjacent to I-95, Mr. Powers may possibly want to utilize the site for outdoor advertising signs. According to the records, the subject property was rezoned from FA to HC in 1983. In 1984 the County received a letter from the Department of Transportation stating that Glynn County's Zoning Ordinance has been disapproved for the purpose of erecting off-premise outdoor advertising signs as a result of the zoning change. Also, the Department of Transportation stated that when the property is returned to the previous designation the board should be notified for reapproval of the Zoning Ordinance.

A corrected rezoning was approved by the County Commission, from HC to FA, on June 21, 1984. Therefore, when this application was received, Ms. Chapman stated that staff contacted the Department of Transportation to obtain information as to the possibility of the subject property being permitted for outdoor advertising.

A copy of the letter from Mr. Jeffrey Griffith, Permit Inspector, Department of Transportation, was included in the packages for the Planning Commission's review.

Ms. Chapman stated that staff has reviewed this request as a zoning change to Highway Commercial without any designated use being considered. The Glynn County Zoning Ordinance states that the intent of the Highway Commercial District is as follows:

" It is the intent of this section that the HC Zoning District be developed and reserved for commercial uses which primarily render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to: 1) encourage the formation and continuance of a compatible environment for highway oriented uses; 2) insure adequate and properly designed means of ingress and egress; and 3) discourage any encroachment by industrial, residential or other uses capable of adversely affecting the specialized character of the district."

Ms. Chapman further stated that staff feels a rezoning to Highway Commercial would be a spot zoning in a residential area. She stated that access to the property is not adequate for commercial usage; the access is via an existing 20 foot dirt access easement that provides access to the existing residential homes. She stated that staff recommends denial of this request.

Mr. Ed Powers made a brief presentation. He stated that Mrs. Catherine Fenton owns 40 acres of land in the area but only wants three acres rezoned. He further stated that Mrs. Fenton thinks she is being discriminated against because she has not been allowed to rezone her property.

Ms. Sidneye Henderson asked Mr. Powers his reasons for the request since a nursery is an acceptable use under the Forest Agricultural zone. Mr. Powers explained that Mrs. Fenton wants the exposure to Interstate 95.

Mr. Charlie Nutt, a Stutts Road resident, stated that he has been appointed spokesperson to represent the property owners in the area who are opposed to this rezoning. He presented the Planning Commission with a petition consisting of fourteen (14) objectors to this request. Mr. Nutt stated that he and the other residents and property owners object to this request and any other request which would allow commercial intrusion in a residential area.

Mr. Nutt further stated that the tract in question is only 150 feet wide at one end and narrows to 30 feet on the other end. He then asked Mr. Powers what kind of commercial use could be put on a tract this size other than billboards. Mr. Powers stated that small office space could be placed in the area.

Mr. C. S. Tait, property owner, asked if the present road would be widened for access to the development. Mr. Powers stated the road would not be widened but that he would like to have a new road built for easy access.

Ms. Carolyn Hill asked Mr. Powers why Mrs. Fenton only wants a small portion of the property developed, why not the entire 40 acres. Mr. Powers explained that due to economic reasons, Mrs. Fenton only wants to rezone three acres of the property.

Ms. Henderson stated she feels that in light of the letter from the Department of Transportation, if the Planning Commission recommends approval of this request, it would be putting the Glynn County Ordinance in jeopardy.

Following a lengthy discussion, a motion was made by Mr. Benjamin Jaudon recommending denial of this request. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Ms. Carolyn Hill, the Minutes of the May 7, 1991 Planning Commission Meeting were approved and unanimously adopted.

Under Staff Items, Chairman Larry Evans noted that Mr. Burt Manning, Chief Appraiser from the Glynn County Tax Assessors Office, was present for this meeting. Mr. Evans invited Mr. Manning to attend the next work session for discussion on the Glynn County Sign Ordinance.

Also under Staff Items, there was a brief discussion regarding the FA Zoning District.

Meeting Adjourned At 10:10 A.M.