

CALLED MEETING

GLYNN COUNTY PLANNING COMMISSION
August 22, 1991 3:00 P.M.

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

ABSENT: Ira Moore

STAFF PRESENT: Edward Stelle, Director
Larry Taylor, Bldg. & Development Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Bruce Elias, Glynn Clean and Beautiful
Janet Loving, Administrative Secretary

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

Review Draft of Proposed Amendments to Article VIII
Signs, Glynn County Zoning Ordinance

Mr. Larry Taylor presented a draft copy of the proposed Sign Ordinance which was sent out previously to the Planning Commission Members, Outdoor Advertising Companies and all interested parties. This draft was reviewed and discussed at length with the following changes being made:

Section 802. Definitions

NOW READS: Official Sign: Any sign, symbol or device erected and maintained by the State Department of Transportation or Glynn County for the purpose of informing or guiding the public.

TO READ: Official Sign: Any sign, symbol or device erected and maintained by the State Department of Transportation, Glynn County or the Federal Government for the purpose of informing or guiding the public.

Section 803. General Provisions

NOW READS: 803.1-9: A sign permit shall become null and void if the sign for which the permit was issued has not been completed within a period of thirty (30) days after the date of issuance.

TO READ: 803.1-9: A sign permit shall become null and void if the sign for which the permit was issued has not been completed within a period of six (6) months after the date of issuance.

Section 803.4 Sign Illumination

NOW READS: 803.4-3: No illuminated signs shall be constructed or maintained within fifty (50) feet of any dwelling or residential district.

TO READ: 803.4-3: No illuminated signs shall be constructed or maintained within fifty (50) feet of any dwelling in a residential district.

Section 803.5 Special Restrictions

NOW READS: 803.5-3 Fluttering Ribbons and Banners
Fluttering ribbons and similar devices are prohibited. Banners shall be allowed in commercial districts, except on St. Simons Island and Sea Island in that they are designated as Areas of Scenic and Historic Interest, with the following conditions -

- 1) To be used for temporary promotional purposes only, maximum of 30 days and be permitted the same as a portable sign. (See Section 803.6-6)

TO READ: 803.5-3 Fluttering Ribbons and Banners
Fluttering ribbons and similar devices are prohibited. Banners shall be allowed in commercial districts, except on St. Simons Island and Sea Island in that they are designated as Areas of Scenic and Historic Interest, with the following conditions -

- 1) To be used for temporary promotional purposes only, maximum of 30 days.

Section 804. Requirements by Types of Signs

NOW READS: 804.7 Portable Signs: Portable signs are considered temporary or special purpose signs, which because of their manner of construction, design and use create unique problems or safety, regulation and enforcement. The use of portable signs are only allowed in commercial and industrial zoning districts and shall be governed by the following:

- d) Portable signs are generally considered temporary signs and will be prohibited except by specific permit issued by the office of the

Building Official. Permit fee for portable signs will be twenty-five dollars (\$25.00) per each 60 day permit period.

- e) Portable signs are allowed to advertise special sales, openings, closing or events which shall not exceed 60 days during any 120 day period. All permits are renewable at the end of 60 days, but concurrent use will be considered a permanent use and the portable sign will then be permitted only as one of the total allowable signs as established by this Ordinance.

TO READ:

804.7 Portable Signs: Portable signs are considered temporary or special purpose signs, which because of their manner of construction, design and use create unique problems or safety, regulation and enforcement. The use of portable signs are only allowed in commercial and industrial zoning districts and shall be governed by the following:

- d) Portable signs are allowed to advertise special sales, openings, closing or events which shall not exceed 30 days during any 120 day period. All permits are renewable at the end of 30 days. Concurrent use will be considered a permanent use and the portable sign will then be permitted only as one of the total allowable signs as established by this Ordinance.

NOW READS:

804.8 Outdoor Advertising Signs (Billboards)

804.8-1 General Requirements -

- a) The erection, construction, or maintenance of Outdoor Advertising Signs shall be limited to HC Highway Commercial, FC Freeway Commercial, GC General Commercial, LI Limited Industrial, BI Basic Industrial and GI General Industrial Zoning Districts.
- h) No outdoor advertising sign shall be erected within 300 feet of the nearest property line of any public park, public school, county recreation area, historic site or district, public building, church or similar institution. No outdoor advertising sign shall be placed within 100 feet of a residence or the upland boundary line of any salt marsh. No outdoor advertising sign shall be placed to obstruct the view of a marshland area or an area designated historic interest.

TO READ:

- a) The erection, construction, or maintenance of Outdoor Advertising Signs shall be limited to HC Highway Commercial, FC Freeway Commercial, GC General Commercial, LI Limited Industrial, BI Basic Industrial, GI General Industrial and FA Forest Agricultural Zoning Districts.
- h) No outdoor advertising sign shall be erected within 300 feet of the nearest property line of any public park, public school, historic site or district, major public building or church. No outdoor advertising sign shall be placed within 100 feet in a residential area or the upland boundary line or any salt marsh.

No outdoor advertising sign shall be placed to obstruct the view of a marshland area or an area designated historic interest.

It was the consensus of the Planning Commission that staff should define in detail the term "major public building".

Section 806. Signs Permitted in Commercial & Industrial Districts

NOW READS: The following types of signs are permitted in commercial and industrial districts:

- b) On any occupied zoning lot in a commercial or industrial district, not more than four (4) signs of any type, including outdoor advertisement, having a total area of not more than six hundred fifty (650) square feet shall be permitted.

Mr. Taylor explained that this change was made to include outdoor advertisement. Also, the square footage was changed from seven hundred fifty (750 square feet) to six hundred fifty (650 square feet).

Representatives from the various outdoor advertising companies did not concur with the changes in the square footage. Therefore, it was the consensus that staff would work on this section in an effort to word it to everyone's satisfaction.

Section 815. Sign Administration and Enforcement

NOW READS: 805.1 Enforcement

...If such a violation is not remedied within thirty (30) days after such notice, the owner shall remove the sign immediately or be subject to a \$100 a day fine for each day the sign remains.

TO READ: 805.1 Enforcement

...If such a violation is not remedied within thirty (30) days after such notice, unless an extension is granted by the Building Official, the owner shall remove the sign immediately or be subject to a \$100 a day fine for each day the sign remains .

During the course of discussion, Mr. Dan Coty, property owner, stressed that if these proposed changes are passed this ordinance will effectively devalue his commercial property, and that is against his rights and the United States Constitution. Mr. Taylor emphasized that this is only the first draft and that staff will continue to work on the ordinance.

Mr. Roger Steffens, Vice-Chairman of Glynn Clean and Beautiful, gave a brief presentation. Mr. Steffens stated that the great majority of the tax paying citizens of Glynn County desire and deserve an environment that is clean, uncluttered, visually attractive and well regulated. He stated that the regulations and enforcement of any ordinance is the key to improvement.

Following a lengthy discussion, it was the consensus of the Planning Commission that staff would prepare a second draft with corrected language and changes to be reviewed at the September 10th Planning Commission Meeting. A public hearing will be held on September 17, 1991 at 7:00 p.m. in the City Recreation Building.

Review Proposed Changes to Section 2-19-4 of the Code of Ordinances regarding the Glynn County Planning Commission Membership.

The Glynn County Board of Commissioners proposed the following changes:

Section 2-19-4

A RESOLUTION AMENDING ARTICLE I, CHAPTER 2-19 OF THE CODE OF ORDINANCES OF GLYNN COUNTY, GEORGIA TO DELINEATE CERTAIN REQUIREMENTS FOR TERMS OF OFFICE OF PLANNING COMMISSION MEMBERS; TO ENLARGE THE NUMBER OF MEMBERS OF THE PLANNING COMMISSION; TO STAGGER THEIR TERMS OF OFFICE; AND FOR OTHER PURPOSES.

Section 2-19-4

A RESOLUTION AMENDING ARTICLE I, CHAPTER 2-19 OF THE CODE OF ORDINANCES OF GLYNN COUNTY, GEORGIA TO DELINEATE CERTAIN REQUIREMENTS FOR TERMS OF OFFICE OF PLANNING COMMISSION MEMBERS; AND FOR OTHER PURPOSES.

Mr. Benjamin Jaudon stated that it is his opinion that the County Commission wants more members added for political reasons. He stated that the County has more important things to worry about. He further stated that "we volunteer our time and do the best we can and do it just fine with seven members."

Ms. Sidneye Henderson stated in her opinion this seems to be a personal agenda item on the part of some of the County Commissioners and it is disturbing that none of them are present to explain these proposed changes. Thereupon a motion was made by Ms. Henderson to table this issue. Motion was seconded by Mr. Benjamin Jaudon. Further discussion entailed.

Mr. Lee Kicklighter agreed that the Planning Commission has functioned well with seven members and can continue to do so.

Mr. William Holland stated that adding more people to this Commission would dilute the entire operation.

Ms. Carolyn Hill stated the Planning Commission needs more input as to why these changes were recommended. She stated that the Planning Commission was given two options to look at and a choice to make or to make no choice. She doesn't think the issue should be tabled but rather sent back to the County Commission as a rejection. Thereupon the motion and the second to table the issue were withdrawn.

Chairman Larry Evans stated that planning is an overall look at the County. It is not a look from each district. This is already being done at the County Commission level. He stated the County should find the best qualified people, without regard to any district, to fill the available vacancies on the Planning Commission.

Following further discussion, a motion was made by Ms. Sidneye Henderson to recommend to the Glynn County Board of Commissioners that the membership of the Planning Commission remain as is, with the existing seven (7) members, and that in the future the County Commission continue to find the best qualified people to fill the necessary positions and that the selection be by the whole County Commission. Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Ms. Carolyn Hill Mr. William Holland, Mr. Benjamin Jaudon and Mr. Lee Kicklighter. Absent: Mr. Ira Moore.

Meeting Adjourned At 6:00 P.M.