

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
MARCH 2, 1993 9:00 A.M.

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MEMBERS PRESENT: Wayne Stewart, Chairman  
Georgia DeSain  
Sidneye Henderson  
Benjamin Jaudon  
Ira Moore

ABSENT: Carolyn Hill  
Jack Kite

STAFF PRESENT: Deborah Chapman, Zoning Admin.  
Jennifer Detloff, Planner  
Janet Loving, Admin. Secretary

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Chairman Wayne Stewart called the meeting to order and the invocation was given.

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GC-6-93

Request to Rezone from BI Basic Industrial to HC Highway Commercial, a 40,000 square foot parcel fronting 100 feet on Highway 341, beginning approximately 600 feet north of Burgess Road.

Mr. J. Riley Hollington, Sr., property owner, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a tract of land from Basic Industrial to Highway Commercial to allow a commercial office building to be built on the site.

Ms. Chapman stated staff feels that this rezoning would be a logical extension of the commercial zoning in the area and would upgrade the property, and therefore staff recommends approval of this request.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. The motion was seconded by Mr. Ira Moore and unanimously adopted.

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Request from Dr. Jeffrey M. Smith to permit a sign at a new business in the Marshall Building, Ocean Boulevard, located within the St. Simons Village Preservation District.

It was noted that no one was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that the applicant is requesting a sign permit for a professional office. The applicant is also requesting that a banner be allowed for approximately 5 or 6 months prior to obtaining the permanent wall sign.

Ms. Chapman explained that Article VIII Signs of the Glynn County Zoning Ordinance, states the following regarding banners:

Section 802. Definitions

802.2. Banner: Any sign intended to be hung either with or without frames, possessing characters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any institution or business shall not be considered banners for the purpose of this Article.

Ms. Chapman stated staff recommends that the permanent sign be approved, provided it meets all the requirements of the Glynn County Zoning Ordinance. However, staff does not recommend that a variance be granted for the temporary banner to be allowed longer than the maximum 30 days.

Ms. Sidneye Henderson asked that in the absence of a representative, if the Planning Commission defers this item, will the banner remain in place. Chairman Wayne Stewart explained that the banner is in violation of the Ordinance and will have to be removed.

Ms. Chapman stated that Section 803.5 Special Restrictions, states the following:

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 and other areas that 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.;
- 2) All four (4) sides to be tied down;
- 3) All setbacks are to be met; and
- 4) One banner per location.

Ms. Henderson had questions regarding violations. Ms. Chapman explained that when a sign is in violation of the Ordinance, Billy D. Williams of the Building Inspections office informs the owner to remove the sign within 30 days. Ms. Henderson had further questions regarding banners that were in violation before the St. Simons Village Ordinance was established. Ms. Chapman stated that the Building Inspections office is in the process of rectifying those violations.

Following further discussion, it was the consensus of the Planning Commission to defer this item.

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Upon a motion made by Mr. Benjamin Jaudon and seconded by Ms. Sidneye Henderson, the Minutes of the February 2, 1993 Planning Commission meeting were approved and unanimously adopted.

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Under Staff Items, Ms. Jennifer Detloff advised that Post, Buckley, Schuh & Jernigan (PBS&J) was awarded the contract to conduct a Transit Feasibility Study for Glynn County and that Mr. Rod Wilburn, Project Manager, will be conducting a Transit Kick-Off meeting today at 2:00 in Room 234 of the Office Park Building. Ms. Detloff invited the Planning Commission to attend this meeting.

Under Commission Items, Chairman Wayne Stewart advised that County Commissioner Virginia Gunn has invited the Planning Commission to attend a town-hall meeting on March 9th at 7:30 p.m. in the Garden Room of the St. Simons Casino to answer general questions regarding zoning procedures. Mr. Stewart pointed out that the Planning Commission would not address specific sites and that no one is obligated to attend.

Also under Commission Items, Chairman Wayne Stewart advised that the Board of Commissioners approved the Glynn County Sign Ordinance.

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It was noted that Dr. Jeffrey Smith, applicant for Item #2 on the agenda, was now present. Mr. Stewart explained to Dr. Smith that in his absence, it was the consensus of the Planning Commission to defer action on this item; however, due to his arrival, this item may be discussed further.

Mr. Stewart pointed out that the banner now in place is in violation of the St. Simons Village Preservation Ordinance. Dr. Smith first apologized for being late. He then stated that he is new to the area and was not aware of the Ordinance or that the banner was in violation of the Ordinance.

Mr. Stewart explained that the St. Simons Village Preservation Ordinance was written to help protect the historical and original architectural character of the village area and also to act as a guideline on the size, and scale of signs to prevent potential eyesores. He stated the banner does not conform and therefore will have to be removed. Dr. Smith concurred and stated that the banner was only temporary. He stated he will obtain a copy of the St. Simons Village Preservation Ordinance and assured the Planning Commission that the permanent sign will conform with the Ordinance.

Mr. Stewart had questions regarding the dimensions of the permanent sign. Dr. Smith stated that the wall sign on the outside will have a blank face and no windows, 3 inches wide with 3 inch letters (the word "chiropractic", 6 in.), flat letters that stick onto the building and the letters will be 1 to 2 inches apart.

Mr. Stewart explained that at this time, the Planning Commission does not have to act on the permanent sign as long as it conforms with the Ordinance; however, the banner is in violation and must be removed. Therefore, a motion was made by Mr. Ira Moore to deny the request for a variance to allow a temporary sign for more than 30 days. The motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

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The meeting adjourned at 9:25 a.m.