

M I N U T E S
GLYNN COUNTY PLANNING COMMISSION
CALLED MEETING
MAY 21, 1996 10:00 A.M.

MEMBERS PRESENT: Richard Parker, Chairman
 Jerome Clark
 Robert Fell
 Glenda Jones
 Lee Noel
 Wayne Stewart
 Iris Touw

STAFF PRESENT: Keith Flanagan, Director
 Dan Reuter, Planning Official
 Mark Schroeder, Planner
 Deborah Taylor, Zoning Administrator
 Andy Gryzmski, Transportation Planner
 Anne Kilponen, Transportation Planner
 Janet Loving, Administrative Secretary

ALSO PRESENT: Ray Richard, County Engineer

Chairman Richard Parker called the meeting to order.

GC-2-96 A
Consider Amending Article VIII, Section 804.2 A)
Interstate Highway System/I-95, of the Glynn County
Zoning Ordinance, regarding outdoor advertising
signs located on sites which abut I-95.

Mr. Dan Reuter explained that the called meeting was scheduled at the Chairman's request; however, due to short notice, staff could not meet the 15 day advertising deadline, therefore, in accordance with the Glynn County Zoning Ordinance, the Planning Commission may discuss this item, but they cannot legally take action. Mr. Reuter then presented copies of the billboard section of the Sign Ordinance.

It was noted that Mr. Joe Fendig, Mr. Neal Fendig(Fendig Outdoor Advertising Company), Mr. Chris Disilvestro(Lamar Advertising Company), and Mr. Dan Coty were all present for discussion.

Mr. Reuter pointed out that on Page VIII-12 of the handout, the following was added under Section 804.8.1 General Requirements, **e) Signs on the Interstate Highway System shall be setback 10 ft. From the right-of-way line or the minimum yard requirement for the zoning district, whichever is greater. The sign** (the word "and" was deleted) shall be...

Mr. Reuter stated that previously, a special use was proposed for Section 804.2 A); however, the Planning Commission proposed an "Exception" as follows: (It was noted that this section is still under review by the County Attorney.)

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Section 804.8.2 A) Interstate Highway System/I-95

Exception: The Glynn County Planning Commission may upon submittal of an application allow an exception to the height limitations for outdoor advertising signs on the Interstate Highway System. The following information shall be provided to the Planning and Zoning Division staff two weeks prior to the Planning Commission meeting:

- 1) A site plan detailing the location of the proposed sign location including property dimensions, existing zoning, adjacent property zoning, heights of existing vegetation, and proximity to residential structures;
- 2) A sign detail (elevation plan) including dimensions (height and width), overall height, lighting characteristic (intensity and direction);
- 3) Upon receipt of a complete application, the Planning and Zoning Division shall notify all property owners within 1,500 ft. of the proposed request.

Mr. Reuter also noted the change in the following: (words with lines drawn through have been deleted; words underlined have been added)

Section 804.8.2 A)

- d) Signs shall only be permitted in areas which are zoned commercial or industrial, ~~and are not located within~~ located between 500 ft. and 1700 ft. of the deceleration and acceleration...
- e) No more than one (1) sign face shall be viewed ~~in any one~~ from each travel direction.

Mr. Reuter presented recommendations made by the sign committee (Mrs. Glenda Jones, Mr. Wayne Stewart and Mr. Robert Fell) as follows:

1. **To make a request to the Variance Board that they not grant any variances for signs for one year from May 1, 1996 pending actions from the State Legislature.**

Mr. Fell explained that this recommendation was proposed due to the State Legislature being undecided about pruning underbrush/vegetation.

2. **Suggest that the Glynn County Board of Commissioners, as well as the Planning Commission and other County Commissions along I-95, write the Department of Transportation regarding pruning of trees and bushes in front of billboards along I-95.**

Mr. Fell stated that some billboards in Florida have windows pruned into and around the message which allows them to be seen more clearly. He stated that landscaping within the windows would make them attractive and appealing to the Garden Clubs and residents along I-95. He stated that Mr. Woody Woodside of the Golden Isles Chamber of Commerce agrees that pruning windows in the billboards would be a good idea. Mr. Stewart suggested that perhaps Glynn County should institute a pilot program along I-95. He stated that the surrounding counties, the Board of Commissioners, and the Chamber of Commerce should also be involved. Mr. Stewart stated that a pilot program involving similar landscaping would be more cost-effective than building 75 ft. signs. Mrs. Jones stated perhaps the Board of Commissioners could appoint a committee to involve the Garden Clubs of Georgia. Mr. Fell stated he would get with the sign companies to help create a model.

3. **To notify all property owners within 1,500 ft. of any billboard and sign requests coming before the Planning Commission. We will also request the Variance Board to adopt the same notice requirement.**
4. **To review existing signs for compliance with current sign regulations.**
5. **To address lighting density.**

Mr. Stewart asked if there were any guidelines regarding lighting. Mr. Disilvestro of Lamar Advertising Company stated they have always followed the national standards for lighting of single units.

6. **To review 500 ft. setback from property lines.**

Chairman Parker asked the billboard representatives that if adopted, would they be satisfied with the proposed changes. Mr. Fendig stated that he is satisfied with the changes discussed today. He stated he appreciates the Planning Commission's initiative and efforts. Mr. Coty stated that more efforts should be directed at the State Legislature.

SR-2-96

Consider Amending Article VI, Section 602. Streets, Subsection 602.2g) Permanent Dead-End Streets, of the Glynn County Subdivision Regulations, regarding cul-de-sac right-of-way radius.

Mr. Richard explained that at the request of Commissioner Virginia Gunn, staff has compiled an amendment to Section 602g) as follows:

Exception: Cul-de-sacs designed with traffic islands shall have a maximum inside pavement radius of 36 ft. and a minimum outside pavement radius of 50 ft. In no case shall the travel lane around the traffic island be less than 14 ft. in width. The right-of-way radius shall be a minimum of 60 ft.

Mr. Richard stated that he sees a marginal impact; however, the benefit would be greater in terms of safety.

Mr. Richard agreed to check into the possibility of school buses pulling over onto the shoulder of the road once the children have cleared, to allow backed-up traffic to go by, as suggested by Mr. Fell.

Mr. Reuter pointed out that staff could not meet the 15 day advertising deadline, therefore, in accordance with the Glynn County Zoning Ordinance, the Planning Commission cannot legally take action on this amendment.

Discuss Access Cuts on Demere Road between Charter Medical Property and the Frederica Road Intersection.

Mr. Ray Richard presented the map that he has worked on for several weeks. He pointed out the residential area with the existing access points and driveways along Demere Road. He stated that some circular drives are grandfathered in. According to the Driveway Ordinance, most parcels along Demere have enough width to have two access cuts.

A summary report of the Demere Road study was presented, including traffic counts and future trip generation with the projected maximum development for Demere Road between Sea Island and Frederica Road. Mr. Richard stated that the current curb cuts and traffic counts conducted show Demere Road is exceeding its recommended capacity and there is still a potential for additional trips on Demere Road. He stated that traffic has increased 25 to 30 percent over what it was 6 years ago. (12,500 vehicles in 1990; 15,000 vehicles in 1996). The number of cars expected to travel Demere Road will increase to 20,400 by the year 2010.

Mr. Richard explained that most of the traffic will depend on development. He stated that the majority of undeveloped parcels on Demere Road is zoned Medium Residential. Chairman Parker stated that if we knew the zoning along Demere Road is Medium Residential, why can't that section of the road be planned out now. Mr. Richard stated that would work for certain parcels; however, it is very difficult to know how many parcels will be consolidated without knowing what is proposed. Chairman Parker stated that a 20 year master plan for Demere Road should be done now to provide a guide that the Planning Commission could refer to when zoning issues are presented.

Mrs. Touw suggested that signs be placed along the causeway near the entrance to St. Simons to divert some of the traffic onto Kings Way. Mr. Flanagan explained that the F.J. Torras Causeway is state owned and all signs must be approved by the state. He also pointed out that staff looked at future rights-of-way to try and determine right-of-way needs. He stated it will take at least 3 or 4 months to compile the information; however, a report will be presented for the Planning Commission's review at a later date.

Again, Mr. Reuter reminded the members that no official action can be taken on this issue due to the advertising deadline not being met.

At this time, the Planning Commission took a 10 minute recess. The meeting resumed at 11:25 a.m.

Mr. Reuter explained that the Sea Island Company would like to install a 7 ft. drive within the 100 ft. buffer of Frederica Road. He pointed out that the property is zoned General Commercial and no site plan approval is required. Mr. Reuter stated that Attorney Jim Gilbert and Mr. Bill Edenfield, representing Sea Island, are present to obtain the Planning Commission's opinion. Attorney Jim Gilbert stated that a bank is proposed for the area, along with a Block Buster Video store, and a real estate office. It was the Planning Commission's opinion that this would not be a problem, and stated they concur with the Sea Island Company.

Mr. Reuter presented the proposed budget for the Planning and Zoning Division. He elaborated on the increased incentive revenue and clearly pointed out that 90% of the Transportation Planners salaries is funded by grants.

Mr. Reuter stated that due to weekly site plan review meetings, communications have improved greatly between county staff members. He also pointed out that some county offices are expected to relocate; however, he was informed that the Planning & Zoning Division, Building

Inspections Division, and Environmental Services will remain in the Office Park Building. He stated once the offices are relocated, a larger conference room will be developed for public hearings and perhaps a "one stop shop" (Planning & Zoning, Building Inspections, Engineering, Water & Sewer all located in one building) will be set up in an effort to more efficiently serve the public.

Mr. Robert Fell complimented the entire staff for their hard work over the past year, and thereupon, made a motion to approve the proposed budget. The motion was seconded by Mr. Jerome Clark. Further discussion ensued.

After reviewing the proposed budget, Mr. Lee Noel stated that a 16% budget increase is significantly high. He also stated that he did not see the need for two Transportation Planners when in the past there was only one. Mr. Reuter explained certification of BATS, the impact of decertification on Federal and State roadway capital funds and elaborated on the tremendous amount of work load placed on one Transportation Planner.

Mrs. Jones also commended staff for their efforts; however, she was in agreement with Mr. Noel. She stated that there is too much time wasted with some staff members attending meetings unnecessarily. Mrs. Jones stressed that staff's time could be utilized more efficiently. Mr. Noel stated that cross training within the department should be implemented. Mr. Reuter emphasized that the transportation staff under discussion typically work 9 hours everyday, attendance at meetings is intended for training purposes, each staff member has a purpose and he would be very happy to take the Planning members on a tour of each office in the Planning & Zoning Division to explain the positions.

Mrs. Touw asked what percentage of the budget is grant money. Mr. Reuter replied that approximately 40% of the budget is Federal and State grant money and 60% is funded by Glynn County.

Mr. Stewart stated that more information is needed before the budget is approved. Therefore, the motion and the second for approval were withdrawn. It was the consensus of the Planning Commission to defer the proposed budget. Mr. Reuter stated he would prepare more financial data for the Planning Commission's review.

Mr. Reuter presented the Historic Resource Survey conducted and prepared by Mr. Robert Ciucevich for the Planning Commission's review.

Under Commission Items, Chairman Parker added Mr. Larry Bryson to the list to serve on the building review committee, and he stated Mrs. Iris Touw will act as liaison. He advised that the committee will select a chairperson. Others contacted to serve on this committee are Mr. Ben Slade, Mr. Howard Lynn, Mr. Ron Sawyer, Mr. Bill Edenfield, and a GA Power representative.

There being no further business to discuss, the meeting adjourned at 12:20 p.m.