

# MINUTES

## MAINLAND PLANNING COMMISSION NOVEMBER 7, 2012 - 6:00 P.M. Historic Courthouse, 701 G Street

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**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice-Chairman  
Thomas Boland, Sr.  
Liane Brock  
Larissa Harris  
Tim Murphy

**ABSENT:** Buck Crosby

**STAFF PRESENT:** David Hainley, Community Development Director  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

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Chairman Brunson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then introduced and welcomed Colonel Thomas A. Boland, Sr. as the new member appointed to the Mainland Planning Commission.

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### MINUTES

#### October 2, 2012 Regular Meeting

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *October 2<sup>nd</sup>* Regular Meeting. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Bill Brunson, Ms. Liane Brock, Ms. Larissa Harris, Mr. Buddy Hutchinson and Mr. Tim Murphy. Mr. Boland was not a member at that time and therefore abstained from voting.

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#### AGENDA - Deferrals, Withdrawals by Applicant

For medical reasons, Mr. Hainley reported that the applicant for agenda item *ZM2478, Fiddler's Island*, requested a deferral until further notice. Thereupon, a motion was made by Ms. Larissa Harris to defer application *ZM2478*. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

Mr. Hainley pointed out that the applicant for agenda item *CUP2477* submitted a written request to withdraw this application explaining that the facility located at 100 Marsh Drive will be used for day care only (not overnight or respite care) and is therefore a permitted use under the Highway Commercial Zoning District as a business involving the rendering of a personal service, and as such, the Conditional Use Permit is not warranted.

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At this time, Chairman Brunson gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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**SUP2471 CB Greer Elementary School**

Consider a request for a Special Use Permit for the erection of an electronic variable message sign under section 809(e) (2) of the Glynn County Zoning Ordinance. The property is located at 695 Harry Driggers Blvd. The purpose of the request is to allow an electronic variable message sign in a location where such signs are not a permitted use. Parcel ID: 03-13678. Property owned by the Glynn County Board of Education.

Mr. Ted McDonald was present for discussion.

According to the staff's report, this request is to allow permission to construct an electronic variable message sign, approximately 36 sq. ft. in size, in a district where such signs are not permitted by right. Electronic variable message signs are regulated under Article VIII, Signs, of the Glynn County Zoning Ordinance. Without a Special Use Permit these signs are only permitted in Local Commercial, General Commercial, Highway Commercial, Freeway Commercial, Shopping Center Planned Commercial, Limited Industrial, Basic Industrial, and General Industrial zoning districts.

Electronic variable message signs are prohibited within 50 ft. of any dwelling or residentially zoned district without special use approval. While the parcel in question is bordered by residential property to the north, the location of the sign is approximately 230 ft. from the nearest property line and is to be located on the east side of the gymnasium wall.

Mr. Landon stated that staff recommends approval of *SUP2471* subject to meeting all other requirements.

Mr. Boland was concerned about the lights from the sign shining on the residences. However, Mr. McDonald stated that the sign would not be in the direction of any nearby residences. He pointed out that when facing the property, the sign is actually perpendicular to the road. Also, there is a heavily wooded area of property adjacent to

the school in the direction of the sign. Mr. Landon added that he spoke with the adjacent property owner who has indicated that he has no issue with the proposed sign.

Ms. Liane Brock asked if the existing sign would be removed. Mr. McDonald replied no. The existing sign would be refurbished and will remain on the site.

At the end of discussion, a motion was made by Mr. Tim Murphy to recommend approval of application **SUP2471** subject to meeting all other requirements. The motion was seconded by Mr. Thomas Boland and unanimously adopted.

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In other business, Chairman Brunson asked staff to review Section 809 e.2) of the Zoning Ordinance and suggested a possible change in the formatting for clarification. He stated that the current formatting is somewhat convoluted. Additionally, Chairman Brunson reported that election of officers for 2013 would be deferred until the December meeting.

Also in other business, Mr. Hainley advised that there are no MPC workshops scheduled for the remainder of this year.

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There being no further business to discuss, the meeting was adjourned at 6:12 p.m.