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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: October 2, 2025

SPONSOR: C. Cary

ITEM TYPE: Zoning Variance

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: ZV-25-37 - 6650 Highway 99 Sign Variance: Consider a request for a variance from Sections 810.2 and 808.3, Zoning Ordinance, to have larger signs than currently permitted at 6650 Highway 99, Parcel 03-29066. The site is zoned Planned Development District (PD). Pamela Thompson, Hillpointe, LLC, applicant, Ryan Moore, Brunswick and Glynn County Development Authority, owner. (C. Cary)

BACKGROUND:

Background

The applicant is requesting to have larger than allowed signage for the purpose of promoting the business and visibility to truck drivers. The proposal has a smaller surface facade percentage due to the size of the face of the buildings, but the sign is larger than the maximum allowed signage.

Specific request: Variance to allow 1600 SF (Building A), 450 SF (Building B) and 450 SF (Building C) of building signage or 25% of the facade, whichever is less.

And allow 6 SF directory signs.

810.2

Proposed Project Sign Area:

Building A: 1,561SF (*current max sign size 500SF*)

Building B: 310 SF (*current max sign size 500SF*)

Building C: 310 SF (*current max sign size 500SF*)

Maximum allowed per business is 3 and 500 Sf per zoned parcel.

Wall sign can be 25% of surface and not exceed max signage allowed.

Proposed Sign Area to Facade Surface: 25% MAX

Building A: 1.18%

Building B: 1.72%

Building C: 0.49%

808.3 B (c): "Shall be allowed in all commercial, industrial and office districts

subject to the following conditions: (4) Signs shall not exceed five (5) square feet in area

and five feet in height and shall be located so as to not block visibility"

Proposed: Applicant is proposing Onsite Directional Signs with six (6) square feet in

area to ensure visibility. Projected dimensions are 2' wide x 3' tall.

NOTICING REQUIREMENTS

A public hearing notice was published in The Brunswick News, mailed to owners within 200 feet of the subject property and a sign posted on the property on September 16, 2025.

ORDINANCE PROVISIONS

The Glynn County Zoning Ordinance authorizes the Glynn County Board of Commissioners to grant variances in cases where the literal application of Article VIII, Sign Regulations, may cause a hardship. Following is the ordinance section establishing the parameters for considering variances:

Section 1005.3. To authorize upon appeal in specific cases, so that the spirit of this Ordinance shall be observed, public welfare and safety secured, and substantial justice done, such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will, in an individual case, result in

unnecessary hardship. No variance application will be accepted or processed unless the Community Development Director, or designee, determines that it is reasonable possible for the Glynn County Board of Commissioners to find that the application meets the terms of subsections (a), (b), (c), and (d) of the standards set forth below. Such variance may be granted in each individual case of unnecessary hardship upon a finding by the Glynn County Board of Commissioners that: (Staff comment is in bold):

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The variance is not related to the size, shape, or topography of the property,

as the parcel but due to the size of the structure and proximity to I-95.

It is a design choice by the applicant.

b. Such conditions are peculiar to the particular piece of property involved;

The conditions are not peculiar to the property.

c. No variance may be permitted for a land use that is prohibited by this Ordinance within the District in which the property is located;

Warehousing is an allowed use.

d. The special conditions or circumstances do not result from the action or actions of the applicant, i.e., a self-imposed hardship; and The applicant's desire to have a larger signage is a self-imposed design choice.

e. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this Ordinance.

Relief to allow larger signage on the property would not cause a detriment to the public or impair the purpose of the ordinance.

POSSIBLE ACTIONS

I move to approve ZV-25-37as presented;

I move to approve ZV-25-37 with conditions;

I move to deny ZV-25-37; or,

I move to postpone the request to a date certain in order to gather more information (please state the information you would like to have)

ATTACHMENTS:

