

**ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS'
ZONING ORDINANCE WORK SESSION
Governmental Center
Thursday, October 4, 2001**

Present: Commissioner President Julie B. Randall
Commissioner Joseph F. Anderson
Commissioner Shelby P. Guazzo
Commissioner Thomas A. Mattingly, Sr.
Jon Grimm, Director, Planning and Zoning
Sonny Burch, Member, Development Review Forum
Herbert Redmond, Member, Development Review Forum
Guy Curley, Member, Development Review Forum
Kate Mauck, Administrative Assistant (Recorder)

(Commissioner Raley was absent from the work session due to another meeting obligation.)

The work session began at 6:40 p.m.

Chapter 62 – Design Standards

Mr. Grimm outlined information regarding Chapter 62 – Design Standards, which had received revision comments dated September 20, 2001 from the Development Review Forum. A redraft of Chapter 62 was presented to the Board of County Commissioners and the following direction/discussion took place:

- Discussion took place concerning the amount of “shall” and “should” statements that should or should not be placed in the Ordinance. Mr. Grimm provided background information regarding the need for certain mandatory statements;
- Discussion regarding split rock or finished block ensued; Mr. Redmond outlined reasons the Development Review Forum recommended options given today’s materials utilized in construction. Concerns regarding inappropriate corporate architecture were discussed;
- *Page 62-2 line 13 - Change “should” to “shall”;*
- *Page 62-3 line 4 – Change “should” to “shall” and add to end of sentence – “...from view from public rights of way.”;*
- *Page 62-4 lines 35-37 – make this paragraph b) and have it read as follows: “b) Buildings containing 3 or more attached row dwellings shall include at least one architectural projection, or change in elevation, exterior finish or color, per unit along the building frontage facing a public street.”*
- Regarding Schedule 32.2 - Commissioner Anderson indicated that incentives need to be provided for those who design projects with sustainable design – the County should go beyond encouragement and give them a real reason to go forward with sustainable design. It was agreed that the challenge would be to come up with incentives. *Mr. Grimm was asked to redraft the bottom half of Schedule 32.2 to add a general statement to allow developers to define how their project meets a “green” design standard, to be defined by the developer, and give it the same weight that the others are given.*
- *Page 62-6, leave in lines 13, 14, & 15 to read: “Facades greater than 100 feet in length, measured horizontally, must incorporate wall plan offsets.” The remainder of the sentence is to be deleted.*
- *Page 62-8 line 27 – change “should” to “shall”. Commissioner Mattingly asked that the record reflect that he disagreed with this change.*
- *Page 62-8 line 43 to read: “The grid system of streets that exists in village and town centers and in development districts should be maintained and reinforced by additional street, and pedestrian connections, where possible.”*
- *Page 62-9 lines 16 & 17 to read: “...Service yards shall not be located adjacent to residential areas except when buffered by a type C buffer.”*

- Page 62-10 line 10 to read: "...should allow employees, customers and deliveries to..."

Chapter 65 – Signs

Mr. Grimm presented the Board of County Commissioners with an October 2, 2001 memorandum outlining commended changes to Chapter 65 – Signs. The following direction was given:

- Page 65-1 lines 27 & 28 – to read: "...chapter, all commercial advertising signs visible to the public shall require permits."
- Page 65-1 line 38 – put into off-premise section. Also, change line 38 to read: "Unless canvas signs or vinyl banners affixed to a frame, pennants, streamers, balloons or other temporary or wind signs."
- Page 65-2 line 22 – change 30 days to 60 days.
- Page 65-2 line 20 – Mr. Grimm to come back with clarifying language to include exemption for signs for civic events or non-profits.
- Page 65-2 line 22 – change 30 days to 60 days.
- Page 65-2 lines 25 – 27 – delete entirely.
- Page 65-2 lines 31 & 32 to read: "Banners may not be displayed longer than two weeks, must maintain a minimum of 18 feet ..."
- Page 65-3 – delete lines 4 & 5 and lines 9 & 10.
- Page 65-3 line 32 to read: "...feet from a public way. Such signing..."
- Page 65-4 – line 7 to read: "Only two signs per residential development..."
- Page 65-4 – delete lines 10 – 12.
- Page 65-4 – add the following items after the end of Real Estate Signs (3):
 - Signs shall not be located in such a way as to interfere with traffic visibility.
 - Signs shall not be in the median of any divided highway.
 - Signs may be placed after 4:00 p.m. on Friday (Thursday prior to a Friday holiday) and are to be removed by 8:00 a.m. Monday (Tuesday following a Monday holiday).
 - Signs should not be attached to utility poles, County or State sign post.
 - Directional real estate signs may not be larger than 24" x 24".
 - No more than 2 signs per intersection, per entity.
 - Stakes used to support signs shall be removed along with the signs to allow roadside maintenance during the week.
- Page 65-4 - move lines 27 – 29 below Schedule 65.3.1.a.
- Page 65-4 – Schedule 65.3.1.a. – Change "Rural and Agricultural Districts" to read RPD and RPL".
- Page 65-5 – delete lines 8 & 9.
- Page 65-5 – Mr. Grimm to rewrite lines 12 – 14.
- Page 65-6 to read: "In the RPD and RCL, one freestanding sign..."
- Label Sections better so that they are easier to follow.
- Page 65-7 – delete lines 2 & 3.
- Page 65-8 – delete lines 6 – 10.
- Page 65-8 – add statement to read: "a) Sign illumination shall conform to Section 61.4."
- Page 65-8 – d) should be changed to b) and sentence to end with "shall be permitted."
- Page 65-8 – lines 1 – 3, b) write this statement exactly as it is written in the current Ordinance.
- Page 65-8 – after end of b) start new paragraph c) to begin: "Very rapidly flashing or stroboscopic lights or signs are prohibited..." Mr. Grimm to look at this statement to see if rewrite is necessary.
- Page 65-9 – line 6 to read: "d) Each sign shall be limited to 32 square feet."
- Page 65-9 – after line 6, d) add: "e) Height limited to 18 feet."

ADJOURNMENT

The work session adjourned at 9:07 p.m.

**Minutes Approved by the
Board of County Commissioners on 10/9/01**

Kate Mauck
Kate Mauck, Administrative Assistant