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MEMO

COMMUNITY DEVELOPMENT DEPARTMENT
Planning and Zoning Division
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

TO: Glynn County Board of Commissioners
FROM: Iris M. Scheff, AICP, Planner III
SUBJECT: ZM2317 (I) St. William Catholic Church
DATE: March 5, 2012

BACKGROUND:

REQUEST: This is a request to rezone from R-9, Single Family Residential Zoning District to PD, Planned Development Zoning District a 7.88 acre property located at a physical address of 2300 Frederica Road on St. Simons Island. The purpose of the rezoning is to make the church a permitted use, rather than a special use and to list and define permitted and accessory uses.

APPLICANT: Robert C. Ussery of Ussery-Rule Architects P.C., agent for Bishop of the Diocese of Savannah, owner.

PARCEL NUMBER: 04-02422 and 04-09717

CURRENT ZONING: R-9 (Single Family Residential)

PROPOSED ZONING: PD (Planned Development)

COMPREHENSIVE PLAN LAND USE DESIGNATION: This site is located in the Islands Future Development Area. The adopted Future Land Use Map shows this site as CMU Corridor Mixed Use adjacent to Medium Density Residential.

EXISTING LAND USE: Church facilities with accessory uses.

PROPOSED LAND USE: Church facilities with additional accessory uses.

PLANNING: As noted above, the purpose of the rezoning request is to make the church a permitted use, rather than a special use, and to list and define permitted and accessory uses. Those uses include but are not limited to a columbarium as an allowed accessory use for the church.

The application states that the rezoning would be in harmony with the character of the neighborhood because *“The church and many accessory structures have existed on the property for many years.”* It further states the rezoning would not be detrimental to property or persons in the area because *“no change of the primary use is requested...”*

ENGINEERING: Engineering had no issues with the rezoning proposal.

TRANSPORTATION: Access is from Frederica Road. It is estimated that there will be no additional traffic trips generated based on no change of use.

UTILITIES: This site is served by public utilities provided by BGCJWSC.

SCHOOLS: Not Applicable.

FIRE / POLICE: No fire safety or police protection issues were noted for the rezoning proposal.

FINDINGS

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed principle use is not different from the existing principle use and is suitable. The use 'columbarium' is listed with other church facility accessory uses, and is suitable.

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

No, the proposal does not differ in a significant way from the present use of the property.

Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, it has a reasonable economic use as currently zoned.

Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No, there will be no increased impact on the above listed facilities.

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Yes, this is consistent with Corridor Mixed Uses.

Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Yes the supporting grounds for approval of the zoning request are the existence of the present use of a church facility with accessory uses.

GLYNN COUNTY ISLANDS PLANNING COMMISSION ACTION:

The Islands Planning Commission met to consider this request on February 21, 2012. A motion and vote were as follows:

Motion: Desiree Watson - recommendation for approval of rezoning request **ZM2317 (I)** for property consisting of 7.88 acres, to rezone from R-9 (Single Family Residential) to PD (Planned Development) to establish permitted and accessory uses as defined in the St. William Catholic Church Planned Development Zoning Text, for parcels 04-02422 and 04-09717 except that the Planned Development Text shall be amended on page 4, paragraph 2 under Development Standards to state that ***free standing Columbarium shall not exceed a height of 15 ft. all inclusive, and shall have a minimum setback of 35 ft. from the adjacent property.***

Second: Paul Sanders

Vote/ Aye: John Dow, Stan Humphries, Preston Kirkendall, Patricia Laurens, William Lawrence, Paul Sanders and Desiree Watson.

Vote/Nay: None

Absent: None

STAFF RECOMMENDATION:

Staff recommends approval of rezoning request ZM2317, for a property consisting of 7.88 acres, to rezone from R-9 (Single Family Residential) to PD (Planned Development), to establish permitted and accessory uses as defined in the St. William Catholic Church Planned Development Zoning Text, for parcel ID 04-02422 and 04-09717.

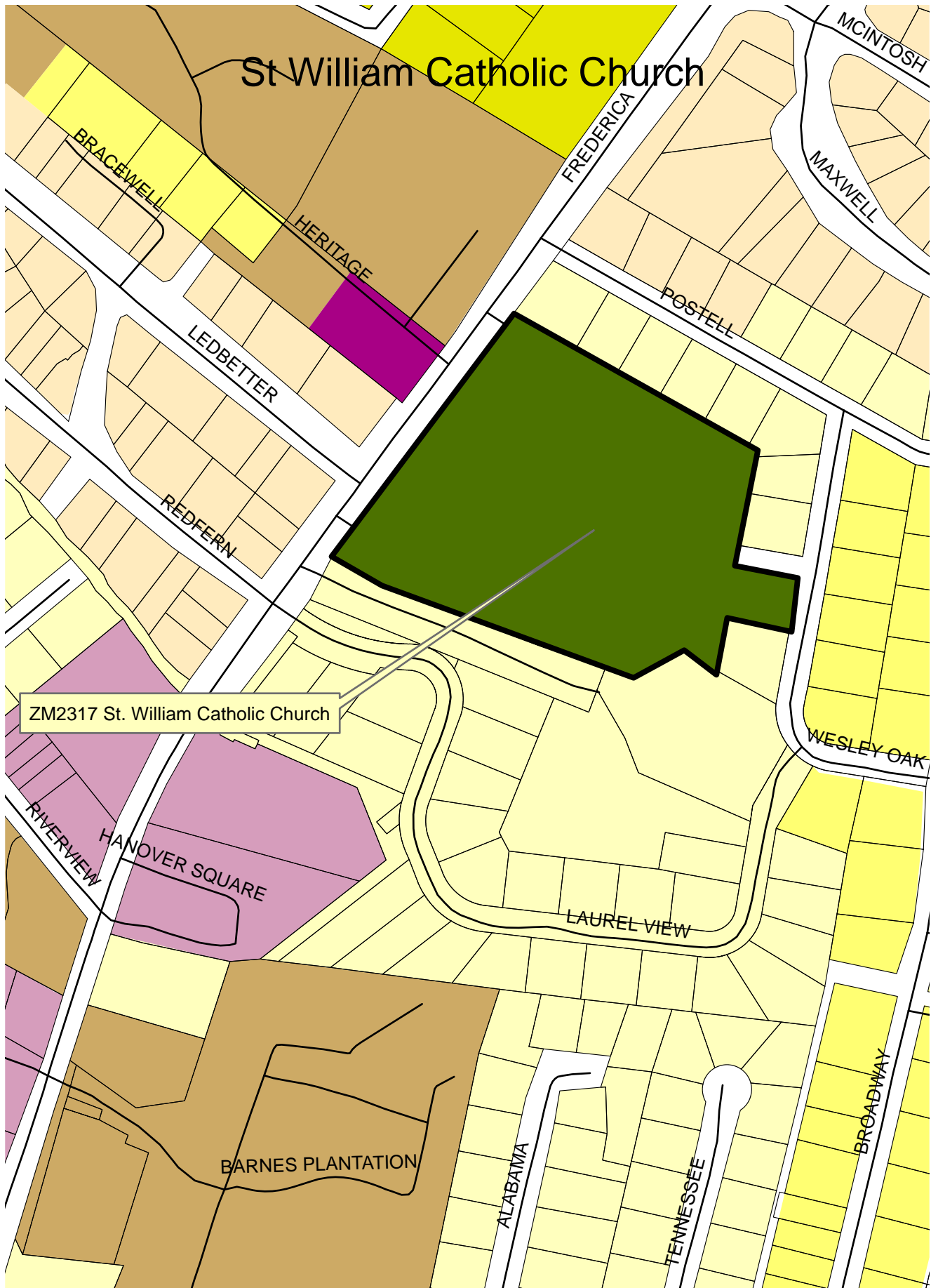
RECOMMENDED MOTION:

I move approval of rezoning request ZM2317, for a property consisting of 7.88 acres, to rezone from R-9 (Single Family Residential) to PD (Planned Development), to establish permitted and accessory uses as defined in the St. William Catholic Church Planned Development Zoning Text, for parcel ID 04-02422 and 04-09717 except that the Planned Development Text shall be amended on page 4, paragraph 2 under Development Standards to state that ***free standing Columbarium shall not exceed a height of 15 ft. all inclusive, and shall have a minimum setback of 35 ft. from the adjacent property.***

ATTACHMENTS:

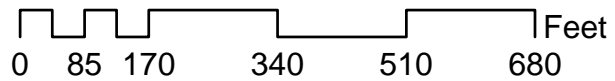
APPENDIX A – LOCATION MAP

APPENDIX B – PROPOSED PLANNED DEVELOPMENT ZONING TEXT



St William Catholic Church

ZM2317 St. William Catholic Church



St. William Catholic Church

**2300 Frederica Road
St. Simons Island, Georgia**

PLANNED DEVELOPMENT ZONING TEXT

January 6, 2012

**Prepared for:
Most Reverend Gregory J. Hartmayer O.F.M. Conv.
Bishop of the Catholic Diocese of Savannah**

**Prepared by:
Ussery - Rule Architects, P.C.
1804-A Frederica Road
St. Simons Island, Ga. 31522**

Table of Contents

- A. General Description 3
- B. Ownership 3
- C. Land Uses and Development Standards 3-4
- D. Permitted Uses for Separate Tracts 4
- E. Exceptions or Variations to the Zoning Ordinance 4
- F. Land Area 5
- G. Density 5
- H. Land Dedicated to Public Use 5
- I. Open space 5
- J. Utilities 5
- K. Miscellaneous Provisions 5-6
 - 1. Buffers
 - 2. Site Vehicular Access
 - 3. Site Lighting
 - 4. Signage
- L. Development Schedule 6
- M. Landscaping and Tree preservation 6
- N. Assurances 6

A. General Description

The subject property is located on the east side of Frederica Road approximately .6 of a mile north of the traffic circle at the intersection of Demere and Frederica Road on St. Simons Island, Ga. The property is approximately 7.88 acres and is bounded by residential properties to the north, east and south and by Frederica Road to the west.

As of the date of this amendment a church, parish hall, classrooms, rectory, offices, parking lot and several out buildings currently exist on the property. These structures were built as a special use as allowed in a R-9 one family residential zone as defined in "The Glynn County Zoning Ordinance".

The parishioners of St. William Catholic Church would like to build a columbarium adjacent to the church building but because "The Glynn County Zoning Ordinance" does not have a definition of a columbarium or indication that it is an allowed accessory use for a church, a building permit could not be obtained. This zoning amendment will make it possible for the church to move forward with the building permit process in order to build the columbarium.

This development text defines a columbarium and enumerates the allowed accessory uses for St. William. The amendment also makes a church a permitted use on the subject property rather than a special use. The potential for a R-9 single family subdivision remains should the property or a portion of the property ever cease to be used for a church.

References to "The Zoning Ordinance" and the definition of terms used in this document are found in the "Glynn County Zoning Ordinance" as amended and revised at the time of approval of this amendment. A Columbarium for the purposes of this amendment is defined as a place for the respectful storage of the ashes of the dead, usually a room, vault, or wall with niches for urns containing the ashes. It may be a free standing structure or part of another building.

B. Ownership

Owner:

Most Reverend Gregory J. Hartmayer O.F.M. Conv.
Bishop of the Catholic Diocese of Savannah
601 East Liberty Street
Savannah, Georgia 31401-5196

C. Land Uses and Development Standards

1. Land Uses:

- All permitted uses allowed in R-9 one family residential zoning districts as defined in "The Zoning Ordinance".
- Church
- Accessory Uses incidental to the function of a church: rectory, classrooms, parish hall with cooking facilities, offices, maintenance buildings, storage buildings, mechanical equipment and sheds, parking lots, recreation facilities, columbarium.
- Temporary Uses: Tents for Church Bazaars, Contractor's office and equipment trailers and sheds,

2. Development Standards

R-9 uses: development standards shall be as stated for R-9 One-Family Residential uses in "The Zoning Ordinance".

Church and Church Accessory Uses:

- Minimum lot area- 20,000 square feet
- Minimum lot width-100 feet
- Minimum front yard- 25 feet
- Minimum side yard- 10 feet
- Minimum rear yard- 10 feet
- Maximum building height- 35 feet and approved exceptions as allowed in "The Zoning Ordinance".
- Off-Street Parking- as required in section 611 of "The Zoning Ordinance"
- Off-Street Loading- as required in section 612 of "The Zoning Ordinance"

D. Permitted Uses for Separate Tracts

At this time there is only one development tract planned. The property may be subdivided in the future in compliance with "The Glynn County Subdivision Ordinance" if the need arises.

E. Exceptions or Variations from the Zoning Ordinance

- Yard Requirements for a Church are specific for this Planned Development. They are greater than the current requirements.
- Buffers are required in certain circumstances. None are currently required. See K.1. Buffers.

F. Land Area

Total development Area- 7.88 acres

G. Density

Maximum density is 4 dwelling units per net acre.

H. Land Dedicated For Public Use

There is not any land in this development planned to be dedicated for public use.

I. Open Space

There is not any required open space in this zoning district.

J. Utilities

1. Water: Water is currently provided to the site by the Brunswick -Glynn County Joint Water and Sewer Commission.

2. Sewer: Sewer hook-up is currently provided to the site by the Brunswick-Glynn County Joint Water and Sewer Commission.

3. Site Drainage: An engineered storm water drainage system is in place and functioning. Any modifications will be designed to adhere to all federal, state and local requirements.

4. Electrical, Telephone and Cable Television: Electrical Service is provided by Georgia Power. Telephone and Cable Television are available.

K. Miscellaneous Provisions

1. Buffers: A type "A" buffer or type "A" alternate buffer as defined in "The Zoning Ordinance" shall be required on the subject property between any adjacent residential development not in the planned development and any new church or church accessory use closer than 35' to the adjoining property line.

2. Site Vehicular Access:

Vehicular access shall be limited to two access points on Frederica Road and one access point on to Wesley Oaks Drive.

3. Site Lighting:

Site lighting shall comply with the provisions of "Section 622 Exterior Lighting" of "The zoning ordinance".

4. Signs:

Signs permitted within the district shall comply with the provisions of section "Section 811.1" of "The Zoning Ordinance" for signs permitted in residential districts on St. Simons. One sign complying with the requirements for subdivisions signs shall be allowed at each of the two access points to the property on Frederica Road. These signs may identify the church, various schedules for services, and other information.

L. Development Schedule

Work on a columbarium is expected to begin within 90 days of receiving all required approvals.

M. Landscaping and Tree Preservation

All future development on the subject property shall comply with "Section 624 St. Simons Tree Canopy Preservation" of "The Zoning Ordinance". All landscape on site shall be responsibility of the owner to maintain.

N. Assurances

All components of this development will be built in accordance with applicable codes and ordinances or as otherwise provided in this text.