

GLYNN COUNTY PLANNING COMMISSION'S

MEETING OF NOVEMBER 5, 1985

PRESENT: Dennie McCrary, Chairman
 George Counts
 Mac Harden
 William Holland
 Henry Shipherd
 Gary Strickland

ABSENT: Geraldine Kennedy

ALSO PRESENT: Thomas P. Brechko, Acting Director
 Deborah B. Chapman, Zoning Administrator
 Edward H. Stelle, Director of Community Development

Chairman McCrary called the meeting to order and the invocation was given.

Harbour Oaks Condominiums
Site Plan
Village Club Properties, Inc., Developer

Mr. Brechko stated that this is a revision to the Harbour Oaks site plan for the reduction in the number of units from 130 units to 122 units on 12.86 acres zoned PD-R Planned Development-Residential. He stated that this reduction is due to a change in the type of units, number of bedrooms, being offered. However, the layout of the buildings will not change.

The site plan was presented. Mr. Brechko pointed out that the applicants are also requesting a change to the design of the access drive into the development. He stated that the County Engineer and County Fire Chief has approved this design.

Following review, a motion was made by Mr. Counts and seconded by Mr. Harden to approve the site plan. Motion was unanimously adopted.

Captain's Walk Condominiums, Phase IV
Site Plan
All Coast Land and Development Co., Developer

Mr. Mike Clements was present for discussion.

Mr. Brechko stated that this phase consist of 2.45 acres zoned MR Medium Residential.

The site plan was presented. Mr. Brechko stated that this development is the 4th and final phase of the multi-family condominium development, Captain's Walk. He pointed out that this phase consist of 18 units with a density of 7.35 units per acre with the overall development having 47 units. The site coverage for the entire development is less than 50%.

It was stated that the St. Simons Water and Sewer Department has approved the water and sewer plans. Mr. Brechko stated that the drainage plan is still being revised and has not received County Engineer approval. He recommended approval of this site plan subject to drainage approval.

Motion was made by Mr. Harden and seconded by Mr. Shipherd to approve the site plan subject to the drainage plan being approved by the County Engineer. Motion was unanimously adopted.

CUP - 2 - 85

Request to Amend Conditional Use Permit #CUP - 2 - 85 Patti's Pier. Currently the conditional use permit allows a Restaurant with breakfast and lunch hours. The applicant desires to add dinner hours. Subject property contains 3,600 square feet fronting 40 feet on Mallory Street, 130 feet south of Butler Avenue, Village Area, St. Simons Island.

Ms. Patti Johnson, Agent for Paul and Arlene Cortemanche, was present.

Mr. Brechko stated that the subject property is located in the General Commercial-Core District on St. Simons. He stated that a conditional use permit as already been issued for a restaurant, however the applicant desires to extend the operating hours.

Mr. Brechko stated that the staff feels due to the small size of this restaurant, extended hours should not have an adverse affect on parking in the Village Area.

Ms. Patti Johnson stated that there does not seem to be a parking problem in the area.

Motion was made by Mr. Counts and seconded by Mr. Strickland to grant the conditional use permit request. Motion was unanimously adopted.

CUP - 7 - 85

Request for a Conditional Use Permit in a Beach and Dune Area (portion of lot 122, St. Simons Beach Subdivision) for a deck and cross-over. Section 727.5 1) of the Glynn County Zoning Ordinance.

Mr. Brechko stated that this request is for a conditional use permit to allow an existing deck and cross-over to the beach in the Beach and Dune District. This would be an after-the-fact approval. He stated that the County Building Official sent a letter to Mr. R. O. Rogers on September 9, 1985 informing him that the deck and cross-over are in violation.

Mr. Brechko stated that approval has been obtained from the Georgia Shore Assistance Committee, approval granted on July 10, 1984, at which time it was determined all Department of Natural Resources requirements had been met. He stated staff recommends approval.

Mr. McCrary questioned whether this request would be recommended for approval if it had not already been built? Mr. Brechko stated that he feels it would as long as the requirements were met.

Mr. Stelle stated that if this approval is granted that a condition should be attached stating that if the deck ever had to be removed for servicing the existing sea wall, the removal would be at the owner's expense.

Motion was made by Mr. Counts and seconded by Mr. Harden to approve this request with the stipulation stated by Mr. Stelle.

ABD675

GC - 54 - 85

Request to Rezone from R-9 One-Family Residential to MH Mobile Home Park, a tract of land containing 1.84 acres being 616.30 feet north of Georgia Highway 303 (access to site being via a 50 foot access easement), being a portion of the abandoned A.C.L. Railroad and lying to the west of the Brunswick Altamaha Canal.

Mrs. Martha Crosby, Agent for E. W. Merritt, was present.

Mr. Brechko stated that this 1.84 acres is being requested to be rezoned to MH Mobile Home Park to be included into an existing Mobile Home Park zoning and development. He stated that in 1973, 13.847 acres were rezoned to Mobile Home Park. In October of 1974 the Planning Commission approved a site plan, Phase One consisting of 4 lots.

It was explained by Mr. Brechko that Mr. Merritt has now purchased a portion of the Mobile Home Park property. He has received site plan approval this year on 9.62 acres, with 42 lots. The access will be via a 50 foot easement off Georgia Highway 303. Mr. Merritt desires to rezone the 1.84 acres and include it in the development for an additional 13 lots.

Mr. Brechko stated that the staff recommends approval of this rezoning request subject to applicant obtaining site plan approval prior to development.

Motion was made by Mr. Count, seconded by Mr. Holland to recommend approval of this request. Motion was unanimously adopted.

GC - 55 - 85

Request to Rezone from FA Forest Agricultural to GI General Industrial, a 5.33 acre tract of land fronting 558.99 feet on the west side of New Sterling Road, approximately 500 feet north of Cassell Road and New Sterling Road intersection.

Attorney Alan Smith, Agent for Ms. Molly Morris, was present.

Mr. Brechko stated that this property is presently being used for the open yard storage of salvage/junk vehicles. He stated that the Building Official has sent letters of violation to Mr. Morris.

The applicant is requesting a zoning change to General Industrial. However, a salvage yard would only be permitted under General Industrial as a conditional use.

Mr. Brechko stated that access to the site would be by New Sterling Road. He stated that the road is a 60 foot right-of-way county dirt road which would not be of condition or type to serve industrial development.

Mr. Brechko stated that the "Intent of District" section of the Forest Agricultural District, states that it is the intent to discourage any encroachment in the district by scattered industrial operations or other uses capable of adversely affecting the basic agricultural or open character of the district.

Mr. Brechko stated that the staff feels that a business of this nature should be in an area designated for industrial development with adequate access. Staff recommends the request be denied.

Motion was made by Mr. Harden and seconded by Mr. Holland to recommend denial. Motion was unanimously adopted.

GC - 56 - 85

Request to Rezone from FA Forest Agricultural to GI General Industrial, a tract of land containing 19.761 acres fronting 466.50 feet on the south side of Honey Gal Road approximately 1.2 miles east of Pennick Road.

Mr. James Lampp was present for discussion.

Mr. Brechko stated that this property is presently being used for storage and repair of salvage/junk vehicles. He stated that Mr. Lampp has received a letter from the County Building Official informing him that he is in violation of the Ordinance.

Mr. Brechko stated that the applicant is seeking a zoning change to General Industrial, which allows a junk yard as a conditional use.

It was pointed out by Mr. Brechko that access to the site is off Honey Gal Road, a dirt road which has no designated right-of-way and is considered as a county easement since it is maintained. He stated that the type and condition of the access to this property is not conducive to industrial development.

Mr. Brechko then stated that the "Intent of District" under Forest Agricultural, states that it is the intent to discourage any encroachment in the district by scattered industrial operations or other uses capable of adversely affecting the agricultural or open character of the district.

It was noted that the staff feels that an operation of this nature is more appropriate in areas designated for industrial development having adequate access and should not be scattered throughout the Forest Agricultural district. Staff recommends denial.

Motion was made by Mr. Counts and seconded by Mr. Strickland to recommend denial of this request. Motion was unanimously adopted.

Amendments to the Glynn County Zoning Ordinance

A very lengthy discussion was held on the proposed amendments to the Zoning Ordinance.

Each one present was given the opportunity to express their concerns and comments (the meeting was recorded and statements can be obtained by reviewing the file).

Following discussion, a motion was made by Mr. Counts to recommend approval of the following amendments. Motion was seconded by Mr. Holland and unanimously adopted.

ARTICLE V

NOW READS: Section 502. Height of Building

(page 24)

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitations for the zoning district in which it is or will be located.

Inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no building on said Islands shall hereafter be erected, altered or moved so as to exceed forty-five (45) feet in height in zoning districts which allow building heights in excess of thirty-five (35) feet, and for exceptions to height regulations, see Article VI, Section 617.

TO READ: Section 502. Height of Building

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitations for the zoning district in which it is or will be located.

Inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no building on said Islands shall hereafter be erected, altered or moved so as to exceed forty-five (45) feet in height, nor shall such building include more than three (3) habitable stories. For exceptions to height regulations, see Article VI, Section 617.

NOW READS: 503.2 Density Calculation. The number of dwelling units proposed per net acre of land is determined by dividing the total number of dwelling units by the net land area. In cases where the density figure includes a fraction, the figure shall be rounded off to the nearest whole number.

TO READ: 503.2 Density Calculation. The number of dwelling units proposed per net acre of land is determined by dividing the total number of dwelling units by the net land area. For dwelling units that include lock out units, density is determined by dividing the total number of units (this would include the total number of dwelling units without lock out units plus the total number of lock out units) by the net land area. In cases where the density figure includes a fraction, the figure shall be rounded off to the nearest whole number.

Section 302. Definitions

OMIT: Condominium Hotel. A condominium complex managed as a hotel in which each unit with separate cooking facilities is individually owned and in which most units are available to transients for rent. This use is not intended to be a place of permanent residence.
(page 7)

NOW READS: Dwelling Unit. One or more rooms within a dwelling constituting a separate, independent housekeeping establishment for use on a basis involving owner, company or rental or lease on a weekly, monthly, or longer basis, with provision for cooking, eating, sleeping, and physically set apart from any other rooms or dwelling units in the same structure.
(page 8)

ABD675

TO READ: Dwelling Unit. One or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

TO ADD: Habitable Story. That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above which is used for living, sleeping, eating, cooking or other similar uses. A story used solely for parking and/or storage is not considered as a habitable story.

NOW READS: Hotel. A building or buildings in which sleeping accommodations in ten (10) or more rooms, with or without meals, but without separate cooking facilities, are provided and offered to the public for compensation, and which is open to transient or permanent guests. The word "hotel" includes the terms "motel" and "boatel".

TO READ: Hotel. A facility offering transient lodging accommodations in ten (10) rooms or more to the general public, of which the rooms may or may not have separate cooking facilities. The word "hotel" includes the terms "motel", "inn" and "boatel".

TO ADD: Lock Out Units. Separate living units within a single dwelling unit. Lock out units are created when a dwelling unit is designed in a manner that permits the division of the unit into separate living accommodations with each division having sanitary facilities and with or without separate cooking facilities.

ARTICLE VII

Section 705. RR Resort Residential District

OMIT: 705.3 Conditional Uses

(page 80)

- 3) Condominium hotel, provided the use is not intended as a place of permanent residence. The provisions set forth in Section 705.2 Hotel also apply. Off-street parking shall comply with multi-family requirements.

705.4 Other Requirements

3) Minimum Yard Requirements

NOW READS:
(page 81)

- a) Minimum Lot Area:
 - One-family dwelling 6,000 sq. ft.
 - Two-family dwelling 6,000 sq. ft.
 - Other Uses 8,000 sq. ft.

TO READ:

- a) Minimum Lot Area:
 - One-family dwelling 6,000 sq. ft.
 - Two-family dwelling 6,000 sq. ft.
 - Other Uses 12,000 sq. ft.

NOW READS:
(page 81)

- c) Minimum Lot Width:
 - One-family dwelling 60 feet
 - Two-family dwelling 60 feet
 - Other Uses 80 feet

TO READ:

- c) Minimum Lot Width:
 - One-family dwelling 60 feet
 - Two-family dwelling 60 feet
 - Other Uses 100 feet

NOW READS:
(page 81)

- d) Minimum Front Yard:
 - All Uses 20 feet

TO READ:

- d) Minimum Front Yard:
 - One-family dwelling 20 feet
 - Two-family dwelling 20 feet
 - Other Uses 30 feet

NOW READS:
(page 81)

- e) Minimum Side Yard:
 - One-family dwelling 7 feet
 - Two-family dwelling 7 feet
 - Other Uses 7 feet,

however, for each foot in height over 35 feet, an additional one foot of side yard is required, not to exceed 17 feet

TO READ:

- e) Minimum Side Yard:
 - One-family dwelling 7 feet
 - Two-family dwelling 7 feet
 - Other Uses 15 feet

ABD675

NOW READS:
(page 82)

f) Minimum Rear Yard:
One-family dwelling 7 feet
Two-family dwelling 7 feet
Other Uses 10 feet

TO READ:

f) Minimum Rear Yard:
One-family dwelling 7 feet
Two-family dwelling 7 feet
Other Uses 15 feet

NOW READS:
(page 82)

6) Site Coverage:
Site coverage shall not exceed fifty percent (50%) for row house, multi-family dwellings, hotel, motel, inns and condominium hotels. An increase in allowable coverage of up to ten percent (10%) may be considered where the site is contiguous to permanent open areas such as marsh, beach and golf course. Any increase is subject to approval by the Joint Planning Commission.

TO READ:

6) Site Coverage:
Site Coverage shall not exceed fifty percent (50%) for row house, multi-family dwellings, hotel, motel and inns.

Section 707. MR Medium Residential District

707.4 Other Requirements

3) Minimum Yard Requirements:

NOW READS:
(page 93)

d) Minimum Front Yard: 20 feet

TO READ:

d) Minimum Front Yard:
Multi-family 30 feet
Other Uses 20 feet

NOW READS:
(page 93)

e) Minimum Side Yard
Multi-family 7 feet,
however, for each additional foot in height over 35 feet, an additional one foot of side yard is required, not to exceed 17 feet

Other Uses 7 feet

TO READ: e) Minimum Side Yard:
 Multi-family 15 feet
 Other Uses 7 feet

NOW READS: f) Minimum Rear Yard: 7 feet
 (page 93)

TO READ: f) Minimum Rear Yard:
 Multi-family 15 feet
 Other Uses 7 feet

RR Resort Residential

TO BE ADDED: 705.4 Other Requirements:
 9) Existing Structures:
 No existing structure, or structure for which a valid building permit has been issued and construction commenced prior to adoption of this amendment, need conform to the above; nor shall any such structure be considered a non-conforming use.

MR Medium Residential

TO BE ADDED: 707.4 Other Requirements:
 10) Existing Structures:
 No existing structure, or structure for which a valid building permit has been issued and construction commenced prior to adoption of this amendment, need conform to the above; nor shall any such structure be considered a non-conforming use.

ARTICLE III

NOW READS: Section 301. Interpretation of Certain Terms of Words
 (page 3)

For the purposes of these regulations, all words used in the present tense include the future tense. All words in the plural number include the singular number, and all words in the singular number include the plural number. The word "building" includes the

ABD675

term "structure". The word "person" includes a firm, company, partnership, association, public or private authority, or corporation. The word "shall" is mandatory, the word "may" is permissive. The word "used" shall be considered to also include "designed, arranged, or intended to be used or occupied". The term "Planning Commission" refers to the Brunswick-Glynn County Joint Planning Commission. The term "County Commission" refers to the Board of Commissioners of Roads and Revenue, Glynn County. The term "Building Official" refers to that person or persons so designated by the County Commission, for purposes of enforcement of this Ordinance. The term "Glynn County", for purposes of administration and enforcement of this Ordinance, refers to the unincorporated portions of Glynn County, Georgia.

TO READ:

Section 301. Interpretation of Certain Terms or Words

For the purposes of these regulations, all words used in the present tense include the future tense. All words in the plural number include the singular number, and all words in the singular number include the plural number. The word "building" includes the term "structure". The word "person" includes a firm, company, partnership, association, public or private authority, or corporation. The word "shall" is mandatory, the word "may" is permissive. The word "used" shall be considered to also include "designed, arranged, or intended to be used or occupied". The term "Planning Commission" refers to the Glynn County Planning Commission. The term "County Commission" refers to the Glynn County Board of Commissioners. The term "Building Official" refers to that person or persons so designated by the County Commission, for purposes of enforcement of this Ordinance. The term "Glynn County", for purposes of administration and enforcement of this Ordinance, refers to the unincorporated portions of Glynn County, Georgia.

ARTICLE IV

Section 403. Interpretation of District Boundaries

NOW READS: 403.4 District boundaries indicated as approximately following the centerlines, right-of-way or shore lines of streams, rivers, canals, channels, or other waterways shall be construed to follow such centerlines, right-of-way lines, or shore lines.
(page 21)

TO READ: 403.4 District boundaries indicated as approximately following the centerlines, right-of-way or shore lines of streams, rivers, canals, channels, or other waterways or the marsh/upland boundary line shall be construed to follow such centerlines, right-of-way lines, shore lines or boundary lines.

ARTICLE V

NOW READS: Section 507. Substandard Lots of Record

(pages
26 & 26A)

No permit for the use of any lot which is smaller in total area and width than the minimum allowed for the district within which it is located shall be issued unless a single lot in an area is owned by a person and was legally and properly recorded prior to the adoption of this Ordinance. This section shall not apply when an owner owns an adjoining lot in the area. Provided, however, that in residential districts, substandard lots shall be used for single-family residential purposes only.

507.2 80 Percent Rule Applicable to Adjoining Lots With Continuous Frontage

When two or more lots, or portions of lots with continuous frontage are in single ownership at any time after June 7, 1984 and such lots individually contain less than the required lot area and width in the district, the 80 percent rule may apply.

Where a lot, portion of a lot, or combination consists of sufficient width and area to provide at least 80 percent of the width and area generally required for a zoning lot in the district, and abutts a public

ABD675

street or right-of-way of record, the land may be divided for use into lots which shall have at least 80 percent of the lot width and area generally required in the district, provided the lots are served by public water and sewer and paved streets.

507.3 Compliance With District Requirements

Other than as provided above, no lot or parcel or portion thereof shall be used or sold in a manner diminishing compliance with lot width and area requirements. In all cases, construction on any such lot shall be required to meet all other requirements of the district within which it is located including all yard requirements.

TO READ: 507. Use of Substandard Lots of Record

No permit for the use of any lot which is smaller in total area than the minimum size permitted for the district within which it is located shall be issued unless said lot was legally and properly recorded prior to the passage of this Ordinance; provided, however, that in Residential Districts, substandard lots shall be used only for single-family residential purposes.

However, in all cases, construction on any such lot, after the time of passage of this Ordinance, shall be required to meet all other requirements of the district within which it is located, including front yard setbacks, side yards, rear yards, and others.

OMIT: 507.2 80 Percent Rule Applicable to Adjoining Lots With Continuous Frontage

When two or more lots, or portions of lots with continuous frontage are in single ownership at any time after June 7, 1984 and such lots individually contain less than the required lot area and width in the district, the 80 percent rule may apply.

Where a lot, portion of a lot, or combination consists of sufficient width and area to provide at least 80 percent of the width and area generally required for a zoning lot in the district, and abutts a public street or right-of-way of record, the land may be divided for use into lots which shall have at least 80 percent of the lot width and area generally required in the district, provided the lots are served by public water and sewer and paved streets.

OMIT: 507.3 Compliance With District Requirements

Other than as provided above, no lot or parcel or portion thereof shall be used or sold in a manner diminishing compliance with lot width and area requirements. In all cases, construction on any such lot shall be required to meet all other requirements of the district within which it is located including all yard requirements.

ARTICLE VII

Section 714. FC Freeway Commercial District

NOW READS: 714.2 Permitted Uses

(pages 125 & 126) 12) Store and establishment serving the needs of tourists and the traveling public, provided business is conducted entirely within a building and the floor area is limited to a maximum of six thousand (6,000) square feet.

Specifically permitted are:

- a) Antique store.
- b) Book, magazine or newspaper shop.
- c) Candy or confectionary shop.
- d) Drug store or pharmacy.
- e) Florist.
- f) Fruit, nut or vegetable shop.
- g) Gift or curio shop.
- h) Grocery store.
- i) Beer, wine and/or package liquor store.
- j) Photographic or camera supply store.
- k) Sporting goods store.
- l) Travel agency and related services.

TO READ: 714.2 Permitted Uses

12) Retail business serving the needs of tourists and the traveling public.

Specifically permitted are:

- a) Antique store.
- b) Book, magazine or newspaper shop.
- c) Candy or confectionary shop.
- d) Drug store or pharmacy.

ABD675

- e) Florist.
- f) Fruit, nut or vegetable shop.
- g) Gift or curio shop.
- h) Grocery store.
- i) Beer, wine and/or package liquore store.
- j) Photographic or camera supply store.
- k) Sporting goods store.
- l) Travel agency and related services.
- m) Outlet store.

Section 723. PD Planned Development District

NOW READS: 723.6 Site Plan Approval

(page 164)

3) An application for site plan approval may be filed by any person having a financial, contractual or proprietary interest in the property. Said application shall be filed with the Zoning Administrator of the Joint Planning Commission at least twenty-one (21) days prior to the date at which it is to be considered and shall include six (6) copies of a site plan prepared by a registered surveyor, architect, landscape architect, or engineer at a scale of not less than 1" = 100'. The site plan shall conform to the requirements set forth in Subsection 619.

TO READ: 723.6 Site Plan Approval

3) An application for site plan approval may be filed by any person having a financial, contractual or proprietary interest in the property. Said application shall be filed with the Zoning Administrator of the Glynn County Planning Department at least twenty-eight (28) days prior to the date at which it is to be considered and shall include six (6) copies of a site plan prepared by a registered surveyor, architect, landscape architect or engineer at a scale of not less than 1" = 100'. The site plan shall conform to the requirements set forth in Section 619.

Section 725. MH Mobile Home Park

725. Other Requirements

NOW READS:

(page 182)

3) Mobile home spaces shall be provided consisting of an average of not less than

five thousand six hundred (5,600) square feet of area, each space to be at least fifty (50) feet wide and clearly defined.

TO READ:

- 3) Each mobile home space shall be a minimum of five thousand six hundred (5,600) square feet in size and have a minimum lot width of fifty (50) feet, clearly defined.

ARTICLE XI

Amendments

NOW READS:
(page 223)

Section 1101. Authority

This Ordinance, including the Official Zoning Map of Brunswick and Glynn County, Georgia, may be amended from time to time by the County Commission as herein specified. However, no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review and recommendation. The Planning Commission shall have forty (40) days within which to submit its report. If the Planning Commission fails to submit a report within the forty (40) day period, it shall be deemed to have approved the proposed amendment. However, the Planning Commission may consider an amendment beyond the forty (40) day period provided the applicant consents to such extension.

TO READ:

Section 1101. Authority

This Ordinance, including the Official Zoning Map of Brunswick and Glynn County, Georgia, may be amended from time to time by the County Commission as herein specified. However, no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review and recommendation. The Planning Commission shall have thirty (30) days within which to submit its report. If the Planning Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment. However, the Planning Commission may consider an amendment beyond the thirty (30) day period provided the applicant consents to such extension.

ABD675

NOW READS: 1103.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Zoning Administrator of the Planning Commission by the owner(s) of property proposed to be changed, provided however, that action shall not be initiated for a rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners within twelve (12) months after a formal action of denial, or six (6) months after a formal action of approval is taken by the County Commission at a duly advertised public hearing.

TO READ: 1103.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Zoning Administrator of the Glynn County Planning Department by the owner(s) of property proposed to be changed.

However, upon withdrawal of an application after the Planning Commission has taken formal action at a duly advertised public hearing, an application shall not be initiated for a rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of six (6) months.

When an application has received a formal action by the County Commission at a duly advertised public hearing, an application shall not be initiated for a rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of twelve (12) months after a formal action of denial, or six (6) months after a formal action of approval.

NOW READS: 1103.2 Application for Amendments. Application for amendment to the Ordinance shall be obtained from the Zoning Administrator of the Planning Commission. Completed forms accompanied by a general layout plan and survey showing existing and proposed structures and uses, access drives, parking and loading areas, easements, utilities, and other supportive documentation required by the

Planning Commission shall be filed with the Zoning Administrator of the Planning Commission at least two (2) weeks prior to the Planning Commission meeting at which the application is to be heard (see adopted schedule). Any communication purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment until such time that it is made in the form required.

Citizens shall be notified by posting notice of the date, time and place of public hearing and the zoning sought on the affected property at least ten (10) days before the date of the hearing.

Citizens shall be notified at least ten (10) days prior to the public hearing by placement of notice in a newspaper of general circulation in Glynn County. Said notice shall contain general location of the property, present zoning of the property and the zoning sought by the applicant, date, time and place of public hearing.

The Zoning Administrator shall, in the case of a proposed amendment to the Official Zoning Maps, use best efforts to mail notice of public hearing to all property owners, of record within two hundred (200) feet of the property sought to be rezoned as their names are shown on the County tax records.

TO READ: 1103.2 Application for Amendments. Application for amendment to the Zoning Ordinance shall be obtained from the Zoning Administrator of the Glynn County Planning Department. Completed forms accompanied by a general layout plan and survey showing existing and proposed structures and uses, access drives, parking and loading areas, easements, utilities, signage, and any other supportive documentation required by the Planning Commission shall be filed with the Zoning Administrator of the Glynn County Planning Department at least twenty-one (21) days prior to the Planning Commission meeting at which the application is to be heard (see adopted schedule). Any communication purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment until such time that it is made in the form required.

Citizens shall be notified by posting on the affected property a notice of the date, time and place of public hearing and the zoning sought at least fifteen (15) days, but not more than forty-five (45) days, before the date of the hearing.

Citizens shall be notified at least fifteen (15) days, but not more than forty-five (45) days, prior to the public hearing by placement of notice in a newspaper of general circulation in Glynn County (Brunswick News). Said notice shall contain general location of the property, present zoning of the property and the zoning sought by the applicant, and the date, time and place of public hearing.

The Zoning Administrator of the Glynn County Planning Department shall, in the case of a proposed amendment to the Official Zoning Maps, use best efforts to mail notice of public hearing to all property owners, of record within two hundred (200) feet of the property sought to be rezoned as their names are shown on the County tax records.

NOW READS:
(pages
227 & 228)

1103.6 Public Hearing by the County Commission.

The County Commission may, from time to time on its motion or by petition, after review and recommendation by the Planning Commission, amend the regulations and districts herein after a public hearing has been held thereon, at which hearing the applicant, interested parties, and citizens shall have an opportunity to be heard. Said participants shall be notified in the following manner.

- a) The applicant shall be informed in writing at least fourteen (14) days in advance of the date, time and place of the public hearing by the Clerk of the County Commission. If the applicant cannot be present or does not wish the proposed amendment to be heard at such time, the applicant shall notify the Clerk of the County Commission in writing at least seven (7) days prior to the date set for the public hearing of applicant's desire to postpone the hearing date or that applicant is discontinuing the rezoning request.

In the absence of request for continuance the zoning item will be heard on the date scheduled unless the Board of Commissioners take action to defer the zoning item. The Board of Commissioners may require the applicant to pay an administrative fee to cover the cost of placing one advertisement in the Brunswick News advising the public of the postponement or continuance of the date of the public hearing. The public hearing in the event of a continuance, shall be rescheduled to the next succeeding regular meeting date of the Board of Commissioners. If the applicant fails to appear on date set for the public hearing, the Board of Commissioners may proceed to dispose of the zoning request or dismiss the application.

- b) Interested parties shall be notified by posting notice of the date, time and place of public hearing and the present zoning and zoning sought on the affected property at least ten (10) days before the date of the hearing.
- c) Citizens shall be notified at least fourteen (14) days prior to the public hearing by placement of notice in a newspaper of general circulation (Brunswick News) in Glynn County. Said notice shall contain general location of the property, present zoning of the property and the zoning sought by the applicant, and the date, time and place of the public hearing.

TO READ: 1103.6 Public Hearing by the County Commission.

The County Commission may, from time to time on its own motion or by petition, after review and recommendation by the Planning Commission, amend the regulations and districts herein after a public hearing has been held thereon, at which hearing the applicant, interested parties, and citizens shall have an opportunity to be heard. Said participants shall be notified in the following manner.

- a) The applicant shall be informed in writing at least fifteen (15) days in advance of the date, time and place of the public hearing by the Clerk of the County Commission. If the applicant cannot be present or does not wish the proposed

amendment to be heard at such time, the applicant shall notify the Clerk of the County Commission in writing at least seven (7) days prior to the date set for the public hearing of applicant's desire to postpone the hearing date or that applicant is discontinuing the rezoning request. In the absence of request for continuance the zoning item will be heard on the date scheduled unless the Board of Commissioners take action to defer the zoning item. The Board of Commissioners may require the applicant to pay an administrative fee to cover the cost of placing one advertisement in the Brunswick News advising the public of the postponement or continuance of the date of the public hearing. The public hearing in the event of a continuance, shall be rescheduled to the next succeeding regular meeting date of the Board of Commissioners. If the applicant fails to appear on date set for the public hearing, the Board of Commissioners may proceed to dispose of the zoning request or dismiss the application.

- b) Interested parties shall be notified by posting on the affected property a notice, stating the date, time and place of public hearing and the present zoning and zoning sought, at least fifteen (15) days, but not more than forty-five (45) days, before the date of the hearing.

 - c) Citizens shall be notified at least fifteen (15) days, but not more than forty-five (45) days, prior to the public hearing by placement of notice in a newspaper of general circulation (Brunswick News) in Glynn County. Said notice shall contain general location of the property, present zoning of the property and the zoning sought by the applicant, and the date, time and place of the public hearing.
-

Upon a motion made by Mr. Harden and seconded by Mr. Strickland the Minutes of October 1, 1985 were unanimously approved and adopted.

Meeting Adjourned At 11:00 A.M.

ABD675