

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
May 1, 1990 9:00 A.M.

PRESENT: Dennie McCrary, Chairman
Dan Coty
William Holland
Benjamin Jaudon
John Rivers

ABSENT: Larry Evans
Mac Harden

STAFF PRESENT: Edward Stelle, Director
Community Development

Larry Taylor, Deputy Director
Zoning and Development Review

Deborah Chapman, Zoning Administrator
Zoning and Development Review

Richard Anderson, Deputy Director
Long-Range Planning Section

Jennifer Detloff, Planner
Long-Range Planning Section

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

Chairman Dennie McCrary announced that the first item, preliminary plat approval of Sandalwood Subdivision, has been deferred at this time by request of the owner.

Willow Creek Plantation, Phase I
U. S. Highway 17 South, off Deerwood Drive
immediately north of Pinemeadows Subdivision
33.2 Acres, 48 Residential lots

Sunbelt, Inc., Developer

Messrs. Robert Jenkins and Bill Kirby were present for discussion.

Mr. Larry Taylor presented the staff's report. He pointed out that this plat meets all the requirements for preliminary approval, subject to the following conditions:

1. Developer agrees to pave from Sunbelt Way and Dawn Circle to Deerwood Way as a Glynn County Standard Subcollector Street subject to County Engineer approval.
2. Developer agrees to participate 100% in the cost of paving from Sunbelt Way and Deerwood Way to Highway 17 and provide additional right-of-way to a County Standard Collector Street of 70 ft. right-of-way.
3. Construction in some areas of this project will impact wetlands. A 404 Permit may be required from U.S. Army Corps of Engineers. Developer will be required to provide to the county a hold harmless agreement on any construction in wetland as a result of this Preliminary Plat.
4. This subdivision falls in an area designated to be served by the South Port water and sewer facilities. It is the policy of the Glynn County Comprehensive Plan for all new subdivisions in this area to be served by public water and sewer. Under Section 606.1 of the Glynn County Subdivision Regulations it states, "where feasible" public water and sewer systems shall be provided. Under Section 2-16-64 of the Glynn County Code of Ordinances, Chapter 2-16 "Utilities and Services", it states, "Because Glynn County desires to make water and sewer service available to citizens of the county for reasons of health safety, and public welfare, the county is willing to assist and negotiate when feasible and appropriate."

For public water, "any distance above 1000 feet shall be negotiable at the option of the developer or the County." For public water, "any distance above 2000 feet shall be negotiable at the option of the developer or the County." These distances refer to the measurement from the nearest property line of a new subdivision to existing or programmed water facilities. Under Section 2-16-64 part 4.A, mandatory connection - public water and sewer is required if the "County Commission has committed to bring operational facilities to such a point within 6 months of the date of preliminary plat approval of the subdivision".

The developer has provided a feasible study showing that it would be economically infeasible to serve the subdivision with public water and sewer.

Mr. Taylor stated that the staff recommends that action on the Preliminary Plat by the Planning Commission be deferred and the developer's request to use wells and septic tanks, along with the feasible study, be sent to the Glynn County Board of Commissioners for action by the Board of Commissioners.

Mr. Bill Kirby stated the plat meets all the requirements and they are asking for approval from the Planning Commission at this time. He stated that they will work with the County on water and sewer just like they have for the last few months.

Mrs. Karen Moore requested that the matter be sent to the Capital Improvements Committee and then go before the County Commission.

Mr. Robert Jenkins said they want to see action. They are tired of being put off.

Mr. Stelle stated that water and sewer is an issue, however, the Corps of Engineers may be a larger problem.

Mr. Kirby stated that he will follow regulations and obtain approvals but he wants plat approval so he can move forward.

Mr. Stelle stated that it is on the agenda so it can be moved forward but feels it needs to be sent to the right authorities for approval. He explained that the Planning Commission could approve the preliminary plat subject to the Corps of Engineers approval and negotiations being made thru the Capital Improvements Committee on the water and sewer.

Mr. Robert Jenkins stated that they agree to these conditions and the hold harmless agreement will help the County.

Mr. William Holland suggested that if water and sewer is provided that smaller lots may be desirable to make the dollars work. This was briefly discussed. The developer stated that it is their concern to make the lots affordable for the average property owner.

Following discussion, a motion was made by Mr. Dan Coty to approve the Preliminary Plat of Willow Creek Plantation, Phase I subject to the following conditions:

1. Developer agrees to pave from Sunbelt Way and Dawn Circle to Deerwood Way as a Glynn County Standard Subcollector Street subject to County Engineer approval.;
2. Developer agrees to participate 100% in the cost of paving from Sunbelt Way and Deerwood Way to Highway 17 and provide additional right-of-way to a County Standard Collector Street of 70 ft. right-of-way.;
3. Construction in some areas of this project will impact wetlands. A 404 Permit may be required from U.S. Army Corps of Engineers. Developer will be required to provide to the county a hold harmless agreement on any construction in wetland as a result of this preliminary plat.; and
4. Developer to work with the County Commission thru the Capital Improvements Coordinating Committee to provide water and sewer to service the development.

Motion was seconded by Mr. John Rivers and unanimously adopted.

Revision to SP-8-88
101 Unit Motel Complex
Dunbar Center
Frederica Road, St. Simons Island

Longview Development Corporation, Owner

Due to no one being present at this time to represent this matter, this item was deferred until later in the meeting.

GC-8-90

Request to Rezone from FA Forest Agricultural to Planned Commercial, 2.535 acres fronting 248.81 feet on the south side of Demere Road, approximately 2,926 feet west of Retreat Road and approximately 500 feet east of Mary Wan Road.

Property owned by Palm Coast Associates.

Mr. Paul Sanders was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a tract of land from FA Forest Agricultural to PC Planned Commercial to allow an auto service center and retail store. The property is located on Demere Road approximately 850 feet west of Demere Village Shopping Center and approximately 750 feet east of Charter Medical Hospital. Directly across from the site is the entrance to Brockington Plantation.

The property is located on the south side of Demere Road which has increasingly been devoted to limited commercial purposes. While there are other smaller parcels on the south side of Demere Road which retain Forest Agricultural or Residential zoning, located within a short distance is the maintenance shop for the Island Club Golf Course, Charter-by-the-Sea Hospital, Charter Clubhouse, a Glynn County water tank, Demere Village Shopping Center and Retreat Village.

When analyzing the request for rezoning, it seems that Forest Agricultural is not an appropriate zoning classification for property having frontage on Demere Road. The newly adopted Glynn County Comprehensive Plan recommends this property as medium density residential. The policies of the Comprehensive Plan recommends that commercial establishments develop in clusters and not be allowed to strip-out along highways.

To recommend a zoning change to PC Planned Commercial would not be appropriate for the property at this time, based on the following:

1. This would not conform to the Glynn County Land Use Master Plan or the policies and intent of the Comprehensive Land Use Plan for Glynn County.
2. The public health, safety and general welfare would be at risk by allowing increase traffic and turning movements onto Demere Road, which has already been established by the Department of Transportation as having an overloaded traffic count for its present two lane design.
3. The Jewtown Community, an established neighborhood with historic ties to St. Simons's past, would be adversely affected being adjacent properties to a commercial zoning.
4. The PC Planned Commercial does not meet the requirements of Section 717.6-2C "Front, side and rear yard requirements". The side yard setback is required to be 50 ft. when abutting a residential district. The FA Forest Agricultural to the west and the Planned Development-General to the east both allow residential development, therefore requires a 50 ft. setback. The proposed plan has a 45 ft. setback on the west and a 10 ft. setback on the east.
5. The PC Planned Commercial does not meet all the requirements of Section 717.6-2D "Buffer Area Abutting Residential Properties". No buffer has been proposed for the east and west property lines.

Mr. Taylor stated that the staff could only recommend a zoning change to MR Medium Residential District. This zoning classification would allow one, two or multi-family dwellings at a density up to 16 units per acre. This would allow as many as 40 units on the 2.5 acre tract. This zoning would be an economic reasonable use for the property, would conform to the Comprehensive Land Use Plan, would be less of an excessive or burdensome use on existing Demere Road and be less of an encroachment into the established residential character of adjacent and nearby properties.

Therefore, the staff recommends the zoning be changed to MR Medium Residential, subject to the following conditions:

1. This site and the adjoining site to the west, be served by only one common entrance and exit driveway with traffic lane improvements on Demere Road as recommended by the Glynn County Traffic Safety Engineer and the County Engineer.
2. An additional 25 ft. of right-of-way be dedicated to the county to widen Demere Road.
3. A 25 ft. landscaped buffer be established along Demere Road, outside of the 25 ft. of additional right-of-way dedication, to provide a Green Belt along Demere Road.
4. Before any building permits are issued, site plan review being required in accordance with Section 619 of the Glynn County Zoning Ordinance.
5. The structure being of an architectural design and exterior finish that is compatible with the area and such design being approved by the Glynn County Board of Commissioners at time of site plan approval.

Chairman Dennie McCrary asked Mr. Sanders if he desires to make a presentation.

Mr. Paul Sanders stated that he has a presentation and will try not to repeat information that has already been said.

Mr. Sanders pointed out that a list was submitted with the application listing the fifteen (15) documents which have been as a part of this request. As stated, the 2.5 acre tract is presently vacant and the adjoining properties is Ace Hardware to the west, which has a commercial permit for the main nursery structure, to the north or directly across the street is vacant with an anticipated future use as commercial, to the east is the County's water tower and Sea Island Maintenance Center, which has been there for seventeen (17) years, and on the south side is the Sea Island Golf Course. No adjoining property is used as a place of abode and therefore is not residential.

Mr. Sanders stated that they plan to use the property for an auto service center for which there is a strong market demand on St. Simons Island. The service will be more in the line of maintenance rather than heavy repair, such as going into motors or body repairs. There will be no exterior storage of parts or immovable autos.

Mr. Sanders stated that it is their understanding that Section 717. Planned Commercial was passed by the County Commission to accommodate such tracts as this one.

It was pointed out by Mr. Sanders that the application states this use would be in harmony with the character of the neighborhood because the trend of the south side of Demere Road over the past 10 years has been commercial. It would not be

detrimental to property or persons in the neighborhood because the use will provide needed neighborhood and market service, will not cause a diminution of property value, health or safety of neighborhood, will provide an additional fifteen (15) jobs, and will provide total off-street parking for customers and employees. All safety features will meet all existing laws and new proposed laws.

Mr. Sanders explained that as required by subsection 717.4, the necessary information has been submitted. Phase I of this development shall consist of a 60 x 120 foot commercial building, a 15 x 40 foot addition on the back side, and a 3-island gasoline service area under canopy out front. The main building shall house 11 service bays, a service office and waiting lounge, a retail sales area, and administrative offices. The addition on the back side shall house the automated drive-thru car wash and water recycling equipment. Phase II, when built, shall consist of buildings to house additional auto-related services and retail outlets. A colored site plan was then shown by Mr. Sanders.

No building shall have a height greater than 30 feet. Restrictive covenants shall not be required. Overall site design and architectural design shall be compatible with surrounding area.

Owners will place a conditional use on property which will limit automotive services and repairs to light maintenance only. This would prohibit major repairs such as engine overhaul, engine removal and replacement, body parts repair and replacement, etc. It would allow such services as front-end alignment, muffler removal and replacement, wheel balancing, removal, repair and replacement of engine components such as water pumps, fuel pumps, starters, alternators, air conditioner parts, repair and replacement of brake parts, etc. All service work shall be performed inside buildings.

Owners propose to reserve a 50 foot wide strip across front of property. The first 25 feet off Demere Road right-of-way will be reserved for additional right-of-way for Demere Road. The second 25 feet shall be kept as a landscaped buffer and maintained as such.

Water service is available along Demere Road right-of-way. The location of St. Simons sewage lines makes it impractical to tap into sewage at this time. Future plans shall be to tap on to sewage as soon as it becomes available to this area.

Adequate elevations shall be provided and required catch basins, etc. shall be installed to insure drainage as per County Engineer recommendations.

Adequate parking shall be provided. External lighting shall be installed so as to protect adjacent areas. A low profile identification sign not to exceed 8 feet in height and 30 square feet in size shall be installed in the 25 foot landscaped area near the entrance drive. No excessive noise, odors, or other potential adverse effects shall be generated by this operation.

The last item to be submitted as part of 717.4 is a statement defining the manner in which the County Commission is to be assured that all improvements will be constructed and maintained in the future.

Mr. Sanders stated that it is essential to the financial survival of this project that the owners, who will also be the operators of the majority of the services offered at this location, insure that all proposed improvements be carried out as planned and thereafter maintained in a manner which shall reflect the high caliber of both the operation and the area in which it is located.

Mr. Sanders stated that a "description of materials to be used for building" has also been submitted with the application. He then read this information.

Further, the front of the building shall be 193 feet off Demere Road right-of-way. The first refueling island shall be located 93 feet off Demere Road right-of-way. There shall be one full service island and two self-service islands. The first entrance door to the service bays shall be 235 feet off Demere Road right-of-way. Inside service bays shall not be visible from Demere Road.

Mr. Sanders continued to present his information on what the facility will have, which has been submitted as part of the submission.

It was pointed out by Mr. Sanders that also part of the submission is a legal opinion letter as to what a residential use is. He stated that the Zoning Ordinance does not give a definition for residential. The legal opinion states that a residential use is an abode. He presented pictures stating that the surrounding property does not have abodes.

Mr. Sanders then addressed some of the statements made in the staff report submitted by Mr. Larry Taylor. The historic significance of the Jewtown Area, which is near this area. There are only three historical sites on St. Simons. He pointed out that Jewtown is not one of the sites nominated and the Glynn County plan has never proposed the area to be.

Mr. Sanders pointed out that under the Glynn County Comprehensive Plan which has just been approved, Policy I 3.8 it states that future zonings on Demere Road between Sea Island Road and Frederica Road and on Frederica Road between Demere Road and Lawrence Road shall be limited to Planned Development or Planned Commercial. Also Page I-17 1 of the Plan states the following-

Since the original plan was adopted significant development has taken place, both in the residential and commercial categories. Presently, there is much concern regarding new commercial development, particularly in the Demere Road and Frederica Road corridors. Of special concern is that while larger tracts of land can be developed as a commercial use under the planned development provisions of the Zoning Ordinance, parcels under 3 acres in size are not permitted as Planned Developments, thus, denying this flexibility in design and use to these potential small-parcel commercial developments. It is recommended therefore, that Glynn County adopt a planned commercial zoning district for parcels below the 3 acre threshold of the Planned Development District, and that future rezoning activity of any kind be required to be planned urban developments on Demere Road from Sea Island Road to Frederica Road, and on Frederica Road from Demere Road to Lawrence Road.

Mr. Sanders explained that as he sees this application there is only one zoning classification this property would qualify for, Planned Commercial. He stated that Larry Taylor mentioned in the

staff report the recommended use as Medium Residential. Medium Residential was not applied for, we applied for what we qualify for. If you maximize the use of this property under Medium Residential and built multi-family at 16 units per acre it would not be economically feasible. Zoning this property to Medium Residential would be confiscatory, arbitrary and unconstitutional.

Chairman Dennie McCrary then gave everyone present in support or objecting an opportunity to speak.

Mrs. Ruthie Cobb, Jewtown Area, was present to express concern and objection. She pointed out that there are residential homes in the area. Traffic is already a concern and this use would increase the problems. Commercial would be an encroachment in the residential area.

Mr. John Rivers stated it needs to be pointed out that the Glynn County Board of Commissioners have already agreed that this property should be rezoned to some other classification. By stipulation entered into between the County and Mr. Sanders on April 9th, it specifically states that they agree that Forest Agricultural is not an appropriate zoning classification for real property having frontage on Demere Road on St. Simons Island. The County Commission is going to have to rezone this property to some other classification and it is the Planning Commission's job to make a recommendation as to what zoning would be appropriate. The hands have already been dealt by the County Commission saying the property should be rezoned to something other than Forest Agricultural. Its up to the Planning Commission to come up with a classification that is fair to everybody and it is not easy.

Mr. William Holland stated that due to the lack of supporting infrastructure of Demere Road the property should not be rezoned to commercial.

Mr. Dan Coty stated that if the Planning Commission is going to deal with the Planned Commercial he has some questions regarding the zoning text.

The proposed Planned Commercial setbacks were then discussed and the concept plan was presented and reviewed.

Mr. Sanders pointed out that if the zoning is approved to Planned Commercial a site plan will have to come back to be approved.

Access to the site was then discussed. Mr. Sanders stated that the entrance will be directly across from the Brockinton Drive entrance as recommended by the Glynn County Traffic Safety Engineer. He explained that the adjacent property owner will share a common entrance, therefore buffering will be a problem. Buffers and setbacks were again discussed.

Mr. Edward Stelle read the Intent of District for PC Planned Commercial District.

It was then pointed out by Mr. Stelle that the 1981 Master Plan for St. Simons Island shows the south side of Demere Road as residential in character and recommended a zoning classification of Medium Residential. That same recommendation has been carried thru in the 1990 Comprehensive Plan adopted by the County Commission.

Following discussion, a motion was made by Mr. William Holland to recommend denial of a zoning change to Planned Commercial. Motion was seconded by Mr. Benjamin Jaudon. Voting aye for denial of this request were Messrs. William Holland, Benjamin Jaudon and Dennie McCrary. Voting nay were Messrs. Dan Coty and John Rivers. The motion passed.

Thereupon, a motion was made by Mr. John Rivers to approve the rezoning request with the conditions outlined in the staff report. Motion was seconded by Mr. Dan Coty. Voting aye for approval of the zoning change to Planned Commercial were Messrs. Dan Coty and John Rivers. Voting nay were Messrs. William Holland, Benjamin Jaudon and Dennie McCrary. Motion failed to carry.

A motion was then made by Mr. William Holland to recommend that the property be rezoned to MR Medium Residential as shown on the adopted Glynn County Comprehensive Plan, subject to the following conditions being met:

1. This site and the adjoining site to the west, be served by only one common entrance and exit driveway with traffic lane improvements on Demere Road as recommended by the Glynn County Traffic Safety Engineer and the County Engineer.;
2. An additional 25 ft. of right-of-way be dedicated to the county to widen Demere Road.;
3. A 25 ft. landscaped buffer be established along Demere Road, outside of the 25 ft. of additional right-of-way dedication, to provide a Green Belt along Demere Road.;
4. Before any building permits are issued, site plan review being required in accordance with Section 619 of the Glynn County Zoning Ordinance.; and
5. Structures being of an architectural design and exterior finish that is compatible with the area and such design being approved by the Glynn County Board of Commissioners at time of site plan approval.

Motion was seconded by Mr. Benjamin Jaudon. Voting aye were Messrs. William Holland, Benjamin Jaudon and Dennie McCrary. Voting nay were Messrs. Dan Coty and John Rivers. Motion carried.

SR-2-90

Request to Amend the Glynn County Subdivision Regulations, Section 606. Utilities, Subsections 606.1 Public Water and Public Sewerage, and 606.2 Private or Individual Water and Sewer Systems

Mr. Stelle stated that this amendment has been reviewed and revised several times over the last two months. The amendment references the Water and Sewer Ordinance as well as a method to get the developer a quick and speedy recommendation and action.

It was then discussed and recommended that additional language be added to the proposed amendment, as follows -

The variance request shall be processed thru the Capital Improvements Committee and recommended to the Glynn County Board of Commissioners for action within 30 days of the submission.

Everyone present to speak on this amendment was given the opportunity to speak.

Following review, a motion was made by Mr. William Holland to recommend approval of this amendment, as amended, to read as follows:

NOW READS:

Section 606. Utilities: All utilities shall conform to the following requirements:

606.1 Public Water and Public Sewerage: Where feasible, subdivisions shall be served by public water and sanitary sewer systems in compliance with the Environmental Protection Division of Georgia Department of Natural Resources regulations and all local ordinances.

606.2 Private or Individual Water and Sewage Systems: Where either public water or public sewers or both are not available to a subdivision, and a subdivider shall decide to establish a private water supply system and a private sewer system or allow individual systems then the plans and specifications for such private or individual water and sewage systems shall be approved by the Glynn County Health Department and/or the Environmental Protection Division of the Georgia Department of Natural Resources.

TO READ:

Section 606. Utilities: All utilities shall conform to the following requirements:

606.1 Public Water and Public Sewerage: Subdivisions within the Urban Service Districts as designated in the Glynn County Comprehensive Plan shall be served by public water and sanitary sewer systems in compliance with the Environmental Protection Division of Georgia Department of Natural Resources regulations and all local ordinances, including Section 2-16-64 of the Glynn County Code of Ordinances which pertains to water and sewer utilities (see Appendix F), unless the County Commission may find the conditions are such that one or both of these installations may not be necessary. Prior to processing a preliminary plat any variance from this provision will require an approved variance from the Glynn County Board of Commissioners. The variance request shall be processed thru the Capital Improvements Coordinating Committee and recommended to the Glynn County Board of Commissioners for action within 30 days of the submission.

606.2 Private or Individual Water and Sewer Systems: Where either public water or public sewers or both are determined by the County Commission not available to a subdivision, and a subdivider shall decide to establish a private water supply system and a private sewer system or allow individual systems then plans and specifications for such private or individual water and sewage systems shall be approved by the Glynn County Health Department and/or the Environmental Protection Division of the Georgia Department of Natural Resources and shall be so installed as to simplify later connection to public utility systems, where determined to be appropriate by the County Commission or its designee.

Motion was seconded by Mr. Benjamin Jaudon. Voting aye were Messrs. William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Dan Coty voted nay. Motion carried.

GR-3-90

Request to Amend the Glynn County Subdivision Regulations - Article VIII Minor Subdivisions, Resubdivision of Land and Vacation of Plats, Section 801 Minor Subdivisions and Section 602.2 Private Access Easements. Subject amendment would eliminate creating a private access easement to serve 4 lots or less and would require all other minor subdivision plats (lots created fronting on an existing road and a lot split) to be approved by the Glynn County Planning Commission rather than administratively approved by the Director of Community Development.

Mr. Larry Taylor presented the proposed amendment, as follows. It being noted that the subject amendment has been reviewed at previous meetings.

READS:

Section 801. Minor Subdivisions: Minor subdivisions include the following:

1. The subdivision of an unplatted tract of land into lots each being in compliance with the requirements of the Zoning Ordinance and each fronting an existing public or private street with a minimum right-of-way of fifty (50) feet.
2. Subdivisions with four (4) lots or less having direct access to an existing public or private street with a minimum right-of-way of fifty (50) feet by way or private access easement which shall have a minimum width of sixty (60) feet and which is improved according to design standards established in Section 602.6. All lots shall meet the minimum lot width requirements of the Zoning Ordinance along the easement except the lot at which the easement terminates which shall meet the lot width requirements at the required setback from the property line abutting the easement. The plat and/or legal instrument which conveys such lots shall contain the following language: "The property (# of lots) herein described abuts a private access easement which shall not be maintained by the County". Private access easements shall not be identified by a street marker. No more than four (4) lots may be served by a private access easement.
3. A lot split of an unplatted lot in which each resultant lot fronts on an existing public or private street with a minimum right-of-way of fifty (50) feet, or a lot split in which one lot fronts on the existing street and the other lot is served by a private access easement which shall have a minimum width of twenty-five (25) feet. Each lot must meet the minimum requirements of the Zoning Ordinance for the zoning district in which it is located.

Section 801.1 Procedural Requirements: Minor Subdivisions shall be permitted under the following procedures:

- a. An accurate plat or survey meeting the requirements of the Georgia Plat Act, prepared by a registered land surveyor (bearing his seal and signature), depicting the tract and/or lots and the proposed division thereof shall be submitted to the Zoning Administrator of the Zoning and Development Review Section. This plat shall also include a general location map, identification of adjoining property owners, statement as to whether the property lies within the 100 year Flood Hazard Boundary Area and identification of any required (by County Engineer) drainage easements. The plat shall be accompanied by a completed application, ownership certification and agent authorization form and a minimum fee in the amount of \$50.00, plus \$10.00 per lot involved over two lots.

- b. The staff shall within five (5) working days review the proposed division of property for compliance with the design and improvement standards required by these regulations and the minimum requirements of the Zoning Ordinance. If such standards are met, the survey shall be certified by the signature of the Director of Community Development. If the Director determines that the standards are not satisfied by the proposed division of property, the plat or survey shall not be certified and the reasons shall be stated in writing. The applicant, if he so desires, shall be given the opportunity for a hearing at the next regular meeting of the Planning Commission.
- c. Whenever land, easements, or other improvements are to be dedicated, the action of the Director of Community Development shall be forwarded to the County Commission for its approval and acceptance of dedications.
- d. For all other types of land divisions classified as minor subdivisions, the action of the Director of Community Development shall be final, except for access to the Glynn County Board of Commissioners.

TO READ:

Section 801. Minor Subdivisions: Minor subdivisions include the following:

- 1. The subdivision of an unplatted tract of land into lots each being in compliance with the requirements of the Zoning Ordinance and each fronting an existing public street which is classified as a local road in the Glynn County Comprehensive Plan or a private street with a minimum right-of-way of fifty (50) feet.
- 2. A lot split of an unplatted lot in which each resultant lot fronts on an existing public street which is classified as a local road in the Glynn County Comprehensive Plan or private street with a minimum right-of-way of fifty (50) feet; or a lot split in which one lot fronts on the existing street and the other lot is served by a private access easement which shall have a minimum width of twenty-five (25) feet. Each lot must meet the minimum requirements of the Zoning Ordinance for the zoning district in which it is located.

Section 801. Procedural Requirements: Minor subdivisions shall meet the following procedures -

- a. An accurate plat meeting the requirements of the Georgia Plat Act, prepared by a registered land surveyor (bearing his seal and signature), depicting the tract and/or lots and the proposed division thereof shall be submitted to the Zoning Administrator of Community Development. This plat shall also include a general location map, identification of adjoining property owners, statement as to whether the property is within the 100 year Flood Hazard Boundary Area and identification of any drainage requirements, as required by the County Engineer. A copy of the Soil Erosion and Sedimentation Control Permit issued by the County Building Official shall also be submitted.
- b. The plat and all supporting documentation shall be filed with the Zoning Administrator of Community Development at least fifteen (15) days prior to the Planning Commission's Meeting at which the plat is to be considered. The plat shall be accompanied by a completed application and a minimum fee in the amount of \$50.00 plus \$10.00 per lot involved over two lots.

- c. Whenever land, easements, or other improvements are to be dedicated, the action of the Glynn County Planning Commission shall be forwarded to the County Commission for its approval and acceptance of dedications.
- d. For all other types of land divisions classified as minor subdivisions, the action of the Glynn County Planning Commission shall be final, except for access to the Glynn County Board of Commissioners.

Section 602.6 To Be Deleted

READS:

Section 602.6 Private Access Easements: Private access easements serving four lots or less (excluding those serving a lot split) shall meet the following minimum design standards:

- a. Minimum easement width of 60 feet.;
- b. Maintained roadbed with a minimum width of twenty (20) feet.; and
- c. Well drained.

Revision to SP-8-88, 101 Unit Motel Complex - Dunbar Center
Frederica Road, St. Simons Island

Longview Development Corporation

Mrs. Donna Hagenbuch, General Manager, was present for discussion.

Mr. Larry Taylor stated that this is a request to add a free standing meeting room of 1,904 square feet (34 feet by 56 feet).

Mr. Taylor stated that the staff recommends approval of the site plan revision subject to this area only being used for a meeting room.

Following review, a motion was made by Mr. William Holland to approve the additional meeting room. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Mr. Rick Anderson gave a brief presentation of the Housing Element and Amendments to the Conservation Element on Historic Resources and State and Federal Park of the Glynn County Comprehensive Plan.

Following review, a motion was adopted by Mr. Benjamin Jaudon to recommend approval of these changes to the Plan. Motion was seconded by Mr. William Holland and unanimously adopted.

Proposed Amendments to the Glynn County Zoning Ordinance regarding restaurants in the GC-Core General Commercial-Core Zoning District and an overlay zoning for the Village Area were presented for their review.

It was the consensus of the Commission that this information be sent to County Attorney Tom Lee for his review and then a public hearing be scheduled.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. John Rivers, the Minutes of April 3, 1990 were unanimously approved and adopted.

Meeting Adjourned At 10:30 A.M.