

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
November 6, 1990 9:00 A.M.

PRESENT: Dennie McCrary, Chairman
Larry Evans
Sidneye Henderson
William Holland
Benjamin Jaudon
Lee Kicklighter

ABSENT: Carolyn Hill

STAFF PRESENT: Edward Stelle, Director
Rick Anderson, County Planner
Larry Taylor, Building Plans & Dev. Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

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

SP-3-90
Site Plan - The Corners At Brockinton

3.69 Acres, 41 Multi-Family Units
Zoned MR Medium Residential

Located at Brockinton Drive, St. Simons Island
Property owned by John R. Hollington, Jr.

Mr. Craig Carter, developer, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this site plan meets all the requirements for site plan approval. He further stated the existing recorded plat of The Corners At Brockinton Subdivision will be vacated at time of issuance of building permit for this site plan. He stated staff recommends approval.

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

Discussion of FA Forest Agricultural Zoning District -

Mr. Edward Stelle stated that Section 704. FA Forest Agricultural Zoning District has not been advertised for Public Hearing. He explained that this draft revision is for discussion purposes only.

Mr. Rick Anderson presented the proposed revisions as follows:

- Under conditional uses, provide two separate lot sizes for two family dwellings located on an individual zoning lot provided that such use is not part of a development or subdivision in single ownership and contains the following area: 40,000 square feet (on central water and sewer); and 80,000 square feet (without central water and sewer).
- Minimum lot areas are to be 20,000 square feet on central water and sewer; 30,000 square feet on a central water system; and 1 acre (43,560 square feet) without central water and sewer systems.
- Minimum land area per dwelling unit is to be 20,000 square feet (on central water and sewer systems); 30,000 square feet (on central water system); and 1 acre without central water and sewer systems.
- Maximum dwelling units per net acre would be two on central water and sewer; one and one half on central water; and one without central water and sewer.
- Minimum lot width is 100 feet on central water and sewer; 150 feet on central water; and 200 feet without central water and sewer.
- Maximum building height would be 35 feet.

Mr. Lee Kicklighter had questions concerning road improvements in the FA Zoning District.

Mr. Stelle stated that according to the Glynn County Subdivision Regulations, anything over 4 lots requires road improvements to county standards.

Mr. Harry Driggers, developer, was present to express his concerns. He had several questions concerning water and sewer and the purpose of the FA Zoning.

Mr. Stelle stated that the revisions are the result of addressing policies in the adopted Glynn County Comprehensive Plan. He further explained that it is the county's intent to encourage development in the urban service districts or in those areas close to water and sewer. This would be accomplished by encouraging owners of property zoned Forest Agricultural and is currently served by water and/or sewer to increase the development density of their property. Rather than have subdivisions "leap-frog out", he stated the county is trying to get development down to urban service districts to encourage growth.

It was pointed out by Mr. Stelle that it is more expensive to provide services such as police and fire protection to areas that are spread out as opposed to those consolidated within the urban service district.

Mr. Driggers also expressed concerns regarding mobile homes and conventional homes as they relate to the FA Zoning District.

Following further discussion, it was the consensus of the Planning Commission to advertise the revised Section 704. FA Forest Agricultural Zoning District for the December Planning Commission Meeting.

Mr. Edward Stelle stated that the proposed Turtle Protection Ordinance is being presented for information purposes only. He then introduced Mr. Mike Harris of the GA Department of Natural Resources.

Mr. Harris reported that people living or visiting along the beaches of the Golden Isles may soon be asked to turn down their lights in an effort to better protect endangered sea turtle hatchlings. When sea turtles emerge from their eggs, they immediately head for the light on the horizon. However, when there is significant development along the beach, the turtles become disoriented and head for the artificial lights. When the sun comes up the next day, the results are dead baby sea turtles who have wandered up through sea walls and toward homes or hotels. He stated that dead baby turtles were found in areas such as the north end of East Beach of St. Simons Island where street lights shine down on the beach, and on Jekyll Island where the beach is illuminated from hotels lining the beach.

Mr. Harris stated that a Turtle Protection Ordinance would require that any lights shining directly onto the beach be screened or turned out when not needed. He stated the ordinance would need to cover the turtle hatching season which starts the first of May and lasts until the end of October. It takes 60 days from the time the eggs are laid until they hatch.

Mr. Harris explained that the problem will worsen when Glynn County starts its beach renourishment project. For example, as the dune field along the King and Prince Hotel on St. Simons is renourished, turtles will begin going back to nest; however, this stretch of beach is brightly lit with lights from the hotel.

Mr. Harris stated that beach front homeowners on East Beach are cooperating by turning out their lights. He stated the ordinance would provide a measure of enforcement for people who are not willing to cooperate.

Mr. Stelle explained that the next step should be to survey problem areas along the beaches, checking with other communities where similar ordinances are already being enforced, and contacting beach front homeowners for their input on the proposed ordinance.

Mr. Stelle presented handouts for the Planning Commission's review: Summary Materials on Developments of Regional Impact (DRI's), Regionally Important Resources (RIR's) and Mediation. He then introduced Mr. Dave Kyler, Senior Planner with the Coastal GA Regional Development Center.

Mr. Kyler reviewed highlights of the DCA's summary of DRI's, RIR's and the Mediation Process, including the following:

The DRI's must be sent by local governments directly to the Regional Development Center (RDC) for review. Notification and review of the DRI and RIR project must be completed within a maximum of 30 days.

Findings of the Regional Development Center's review of both DRI's and RIR's are advisory only, and the government having jurisdiction where the project is proposed may take any action, regardless of the RDC findings.

A local government which has reason to believe that it will be adversely affected by a DRI or RIR project being approved as proposed may request that the Mediation Process be put into effect. Once this formal request has been made, the local government involved in the dispute must agree to participate in good faith negotiations in order to retain its status as a qualified local government. If this status is lost, state funds may be withheld from the local government in question. A maximum of 45 days is allowed for the RDC to hold mediation proceedings, including notification of affected local governments and dissemination of findings.

As with DRI/RIR review, mediation findings are advisory only, and the local government involved may or may not take actions consistent with those findings without such actions affecting their qualified status. RIR's can be nominated through the state or RDC with accompanying value and vulnerability analysis, and once approved by both the RDC and DCA, must have a resource management strategy developed and approved by the RDC and DCA before being fully adopted.

Resource management strategies could identify responsibilities and functions for local governments, property owners and possibly state agencies, depending upon the arrangements. Once the nomination and adoption period is over, no further RIR's could be nominated or adopted for five years.

Much discussion ensued regarding these proposed requirements and their implications for local governments and the Regional Development Center.

Under staff items, Mr. Bruce Elias, Director of Glynn Clean and Beautiful, presented an update of the Proposed Tree Ordinance.

Mr. Elias stated that the first meeting of the Tree Ordinance Study Committee was scheduled for November 14th. The committee consists of the following:

1. Ms. Jean Alexander, St. Simons Chamber of Commerce
2. Mr. Woody Woodside, Bwk-Glynn County Chamber of Commerce
3. Ms. Carolyn Hill, Glynn County Planning Commission
4. Mr. Rudolph Beggs, County Extension Office
5. Ms. Lil Bosserdatt, SSI Council of Garden Clubs
6. Ms. Brenda Griner, Glynn County Council of Garden Clubs
7. Mr. Ralph Graham, Sea Island Company
8. Mr. Frank Vande Linde, Brunswick Park & Tree Commission
9. Mr. Skip Adamson, Glynn County Board of Realtors
10. Mr. Roger Steffens, Glynn Clean and Beautiful
11. Ms. Carolyn Sartor, Glynn Clean and Beautiful
12. Mr. Rick Johnston, GA Forestry Commission
13. Mr. Carl Paschal, GA Power Company

Mr. Elias indicated that committee members received Tree Ordinances from other areas which provided examples in terms of scope and purpose. He stated that an objective of the Tree Ordinance would be to provide policies for planting, replacement, maintenance, removal and protection of trees on public rights-of-way.

Mr. Elias explained that elements of the Ordinance pertaining to private property could include protection of specimen trees, protection of trees during construction, and a licensing requirement for landscapers performing tree work.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. Lee Kicklighter, the 1991 Planning Commission Meeting Schedule was approved and adopted, as follows -

<u>MEETING DATE</u>	<u>DEADLINE DATES</u>		
	<u>Site Plan Pre. Plat</u>	<u>Rezoning</u>	<u>Special Use</u>
January 8th	December 11th	December 18th	December 25th
February 5th	January 8th	January 15th	January 22nd
March 5th	February 5th	February 12th	February 19th
April 2nd	March 5th	March 12th	March 19th
May 7th	April 9th	April 16th	April 23rd
June 4th	May 7th	May 14th	May 21st
July 9th	June 11th	June 18th	June 25th
August 6th	July 9th	July 16th	July 23rd
September 10th	August 13th	August 20th	August 27th
October 1st	September 3rd	September 10th	September 17th
November 5th	October 8th	October 15th	October 22nd
December 3rd	November 5th	November 12th	November 19th

Upon a motion made by Mr. William Holland and seconded by Mr. Benjamin Jaudon, the Minutes of October 2, 1990 were approved and unanimously adopted.

It was the consensus of the Planning Commission to select a Nominating Committee to elect officers for 1991, as follows -

Mr. Benjamin Jaudon
Ms. Sidneye Henderson
Mr. Lee Kicklighter

The Nominating Committee will meet and report at the December Planning Commission Meeting.

Ms. Sidneye Henderson asked that the Planning Commission be notified in writing of upcoming work sessions, as opposed to phone calls.

Staff agreed to comply with Ms. Henderson's request.

Meeting Adjourned At 10:25 A.M.