

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
SEPTEMBER 12, 1995 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Robert Fell
Glenda Jones
Lee Noel
Iris Touw

ABSENT: Jerome Clark
Richard Parker

STAFF PRESENT: Keith Flanagan, Community Dev. Director
Dan Reuter, Planning Official
Mark Schroeder, Planner III
Deborah Taylor, Zoning Administrator
Janet Loving, Administrative Secretary

Chairman Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items. He then introduced and welcomed Mr. Keith Flanagan as the new Director of Community Development Department. Mr. Flanagan expressed his appreciation for the warm welcome and explained that his appointment as Director of Community Development is a result of Glynn County's reorganizational structure to include Building Maintenance, Building Inspections and Planning and Zoning Division.

Chairman Stewart announced that Ms. Jennifer Detloff of the Planning and Zoning Division, has submitted her letter of resignation and has accepted a position in McAllen, Texas as Transportation Planner. Ms. Detloff served as a Planner in this division for 9 years and she was a valued employee. On behalf of the Planning Commission, Chairman Stewart wished her great success in her career.

**Preliminary Plat
Harrison Pointe, Phase V
Located on the west side of Frederica Road
between Sea Island Road and Menendez Avenue,
St. Simons Island, 6.614 acres, zoned R-6
One-Family residential.**

Harrison Pointe Development Co., Owner/Developer

Mr. Frank Deloach was present for discussion.

Mr. Schroeder presented the staff's report. He stated that Harrison Pointe Subdivision Phase V consists of 19 lots. A preliminary plat for Phase V was originally approved by the Planning Commission in April, 1993. Mr. Schroeder explained that the validity of the preliminary plat has expired as outlined in Section 703.6 Time Limit on Preliminary Approval, "If streets have not been opened or a final plat filed...within two (2) years of such approval, then the plat of such subdivision shall be resubmitted for preliminary approval." He stated this submittal differs slightly from the originally approved plat in that lots 123, 124, 128, and 129 were originally designed as flag lots. The revised plat calls for these lots to be served by small paved lanes.

Mr. Schroeder stated that the entire subdivision is zoned R-6. All proposed lots meet the minimum lot area of 6,000 sq. ft. and will be served by public water and sewer. He explained that the location of jurisdictional wetlands and the marsh boundary as depicted on the plat have been approved by the Corps of Engineers and the Department of Natural Resources. He stated that prior to any impact of jurisdictional wetlands, a 404 permit must be obtained from the Corps of Engineers. No work is proposed within 25 ft. of the D.N.R. marsh/upland boundary line. He stated that verbal approval has been received from Engineering and Water and Sewer. Approval has also been received from the Building Inspections Office, the Fire Dept. and Public Works. Mr. Schroeder stated staff recommends approval of this request subject to the following conditions:

Engineering

1. Center turn lane needs to be reviewed and approved/denied by the County Commission.

Planning & Zoning Department

1. Graphically depict setbacks for all cul-de-sac lots on the final plat.

Mr. Lee Noel asked if the additional two lanes would have a bad affect on the owner of lot 122. Mr. Schroeder explained that lot 122 has not been developed and therefore would not be affected.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request subject to conditions stated by staff. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

Preliminary Plat

Spanish Oaks

Located on the east side of Frederica Road between Harrington Road and North Harrington Road, St. Simons Island, 2.455 acres, zoned R-6 One-Family Residential

Island Development Company, Owner/Developer.

Mr. Robert Jenkins was present for discussion.

Mr. Schroeder presented the staff's report. He stated that Spanish Oaks Subdivision consists of 10 single family lots. The property is zoned R-6 which requires a minimum lot area of 6,000 sq.ft. The smallest proposed lot is 8,443 sq.ft. in area.

Mr. Schroeder stated at the entrance and along the subdivision's frontage there are several large trees that the developer is proposing to save. One cluster of trees consisting of four 24 inch Sweetgum trees is located within the intersection of proposed Spanish Oak Cove and Frederica Road. Two other trees located near the proposed decel lane into the subdivision include a 64" Oak tree, and a 15" Sweetgum tree. Proper development technics are essential to preserve the trees as proposed.

Mr. Schroeder pointed out that there are 5 dilapidated uninhabitable structures currently on the property. He stated these structures will be removed during the construction process. He further stated that approximately 6,968 sq.ft. of jurisdictional wetlands exist on the property as delineated by CZR, Inc. The developer is proposing to fill all of the wetlands which falls under the nationwide category because of being less than one acre.

Mr. Schroeder stated that approval has been received from Building, Fire, Public Works, and Water and Sewer Departments. He stated staff recommends approval subject to the following conditions:

Engineering

1. A letter from adjacent property owners who will be impacted by the proposed drainage plan.
2. A sidewalk easement shall be dedicated to the county.
3. Recommend the developer look at routing the drainage further north along Frederica Road, then crossing to Sea Palms property (limiting the property owners affected by the drainage proposal to one).
4. Accel/Decel lane must be approved by the County Commission.

Planning & Zoning Department

1. Graphically depict setbacks for all cul-de-sac lots on the final plat.
2. Provide letter from Corps of Engineers for the filling of the wetlands (Nationwide).
3. Obtain a Soil Erosion and Sedimentation Control Permit from the Natural Resources Conservation Service.

Mr. Robert Jenkins advised that he has received a letter from Sea Palms regarding the drainage and he will submit the letter to staff. Mr. Don Hutchinson, Korb Engineering, pointed out that the drainage has been moved in accordance with the recommendation, and also, the soil erosion control permit has been approved.

Following discussion, a motion was made by Mr. Lee Noel to approve this request. The motion was seconded by Mrs. Glenda Jones. Further discussion ensued. Chairman Stewart stated he was not aware that the Planning Commission's approval was subject to the approval of the Tree Board. Mr. Schroeder stated that due to the accel/decel lane, the County Commission deferred this to the Tree Board. Mr. Reuter explained that although the developers are proposing to retain the trees on the site, the County Commission asked that it be examined by the Tree Board; however, it was noted for clarification that the Planning Commission's approval or denial is not dependant upon the Tree Board's decision.

After discussion, the motion for approval was unanimously adopted.

Site Plan

Ocean Cottages at Ocean Forest
Located on Sea Island on the east side
of Ocean Road (private), 1.03 acres,
zoned Resort Residential.

Sea Island Company, Owner/Developer.

Mr. William Edenfield was present for discussion.

Mr. Schroeder presented the staff's report. He stated that this developer is proposing to build attached single family residential units defined as "Row Houses" by the Glynn County Zoning Ordinance. The first phase, one row house, will consist of three separate residential units. An administrative plat (801) has been processed for the creation of the 3 lots.

Mr. Schroeder stated that the plan meets the minimum requirements for row houses in a Resort Residential district (Section 705.4(8)a-f), as follows:

- a) The front shall be staggered at the front building line, singly, in pairs, or in threes, by at least 4 ft.;
- b) No more than one contiguous row house nor fewer than three shall be built in a row;
- c) Minimum width for that portion of the lot on which the row house unit is to be located shall be 16 ft.;
- d) Minimum land area shall be 2,000 sq.ft. including automobile parking and maneuvering space. Maximum height and density shall not exceed that allowed in the district;
- e) Front yard setbacks shall be at least 20 ft. from all abutting right-of-way lines except as otherwise provided herein and 7 ft. from all side and rear property lines. Each row house shall have one rear or side yard which is private or reasonably secluded from streets or neighboring property. Such yards shall not be used for any accessory building; and

- f) Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of lots.

Mr. Schroeder explained that the development area, as defined, is the first of several pods which will be developed as row houses. This phase includes a 1.03 acre development area with .49 acres of the site being covered by impervious surfaces. Mr. Schroeder pointed out that according to Section 705.4(6), site coverage is limited to 50% of the development area. The site coverage for this project is 47.5%. He stated the proposed structure will reach a maximum height of 45 ft., which complies with Section 705.4(2) of the Glynn County Zoning Ordinance.

Mr. Schroeder stated that approval has been received from Engineering, Building Inspections, Fire Dept., Planning & Zoning, Public Works and Water & Sewer. He stated staff recommends approval of this request.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Lee Noel and unanimously adopted.

Site Plan

Cottages at Brockinton

**Located on the north side of Demere Road
between LaCosta Lane and Brockinton Drive,
5.867 acres, zoned Medium Residential.**

Johnny Hollington, Property Owner;

Mr. Thomas L. Williams, developer, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the Cottages at Brockinton has undergone several plan changes. Due to the plan modifications, he stated staff has determined that the ordinance requires the developer to resubmit the revised plans for the Planning Commission's approval.

Mr. Schroeder stated that the Cottages at Brockinton is a 94 unit multi-family development with 49% lot coverage. The density (94 units/5.867 acres = 16.02 units/acre) and the percentage of lot coverage (125,338 sq. ft. impervious/255,556 sq. ft. developable area = 49% lot coverage) was derived using the area of Tracts I and II (5.017 + .85 = 5.867 acres). The remaining Tract III represents LaCosta Lane access easement which cannot be included in the developable site area in accordance with the ordinance. The density and lot coverage is in conformance with the Glynn County Zoning Ordinance under Section 707.4(1) and 707.4(6).

Mr. Schroeder explained that Tract II, as designated on the plans, is and shall remain an undeveloped area. This tract is used in the calculations for lot coverage and density. He pointed out that any development in Tract II would violate the Glynn County Zoning Ordinance. Mr. Schroeder stated that the Glynn County Board of Appeals in an adopted motion required that, "Tract II be left in its natural state with recorded deed restrictions." The applicant

shall draft deed restrictions to be reviewed and approved by the County Attorney to ensure that Tract II remains in its natural state in perpetuity and recorded prior to construction.

Mr. Schroeder stated that all the development is concentrated on Tract I. The majority of the pervious/open areas is in the remaining wetlands and the perimeter of the tract. Wetlands cover approximately 1.72 acres of Tract I (5.017 acres). He stated the applicant has acquired a nationwide permit from the Corps of Engineers to fill one (1) acre of the wetlands. The remaining .72 acres of wetlands shall be preserved in its natural state. Some side slope modifications and cleaning of debris is planned for the remaining wetland area. The perimeter of the site will be

moderately landscaped to buffer the development from neighboring properties and road rights-of-way. The greatest concentration of enhanced buffer areas, by additional landscaping, is along Brockinton Drive and LaCosta Lane.

Mr. Schroeder stated that all structures shall not exceed 45 ft. in height. The plan proposes 1, 2, and 3 story structures not exceeding 30 ft. The one-story structures (not exceeding 21.5') are proposed along Demere Road and shall be covered carports. The two-story structures over carports (not exceeding 39') will be aligned along LaCosta Lane and along the north backing up to the Corners Subdivision. The three-story structures (not exceeding 39') will be grouped in the center of Tract I. Mr. Schroeder pointed out that the earlier plan which called for the central units to be interconnected with suspended boardwalks over the wetlands has been deleted. He stated this plan proposes one active recreation area. A swimming pool shall be completed prior to the issuance of any certificates of occupancy and the pool shall be designed in the future recreation area delineated on the plans. The wetland areas are designated as passive recreation areas. The existing sidewalks shall be preserved along Demere Road and Brockinton Drive. Where the sidewalks encroach on private property, the developer has three options as provided by the County Engineer.

1. Deed the property occupied by the encroaching sidewalks to the County;
2. Record an easement over the existing sidewalks to allow the County to preserve and maintain them;
3. Remove the encroaching sidewalks and re-install at developers expense within the County Right-of-Way. If the sidewalk along Brockinton Drive is removed the re-installed width shall be no less than the existing sidewalk.

Mr. Schroeder stated that sidewalks which encroach on the property and restricting the ability to maintain a planted buffer shall be relocated so that a minimum 5 ft. planting/buffer area can be maintained by the developer.

Mr. Schroeder further stated that a variance was granted by the Zoning Appeals Board for the setbacks of the structures along LaCosta Lane. The setbacks for alternating structures as approved allows setbacks of 5' and 10' from the LaCosta Lane access easement. In the motion for approval the following conditions were made:

1. The property owner shall be responsible for resolving the differences with the church and neighbors;
2. The owner shall settle with Glynn County and provide to the county a deed to LaCosta Lane, and work with the county to see that LaCosta Lane is paved;

3. Tract II shall be left in its natural state with recorded deed restrictions;
4. The 16 units per acre density be maintained.

Mr. Schroeder stated that staff recommends approval of the revised Cottages at Brockinton subject to the following conditions:

Building Department

1. A deed restriction for Tract II be drafted by the developer and reviewed and approved by the County Attorney. This must be approved prior to any construction or clearing.

Engineering Department

1. Preserve existing sidewalks by one of the three methods presented earlier (drainage plans have been approved).

Planning & Zoning Department

1. Pole mounted lights shall not cast on adjacent properties.
2. Installation of swimming pool prior to the issuance of any certificates of occupancy.

Water and Sewer

1. Subject to final approval, in writing, of the water and sewer plans.

Mr. Thomas Williams, developer, gave a brief presentation. He stated that the deed restrictions have been prepared. Regarding the sidewalks, Mr. Williams stated that if the sidewalks are changed, he would prefer to deed the land to Glynn County; however, he stated he would like some assurance that this would not impact the density calculations.

Mr. Jack Caldwell, President of RUPA, stated it appears that the revised plan is an improvement and will enhance the area.

Following discussion, a motion was made by Mr. Lee Noel to approve this request. The motion was seconded by Mr. Robert Fell. Further discussion ensued. Chairman Stewart had questions regarding the sidewalk being moved. He asked if this would create a safety problem. Mr. Schroeder explained that in accordance with the County Engineer, the location of the sidewalk will remain at least 5 ft. off the edge of the pavement.

Mrs. Iris Touw stated there is not much room for enhanced buffering along LaCosta Lane. She stated there needs to be enough room to walk around the buildings for maintenance. When the landscaping is completed, Mrs. Touw asked if it will be possible for cars to get through to LaCosta. Mr. Schroeder stated there will be no access off LaCosta Lane.

Mr. Robert Fell asked if the deed had been given to the County Attorney. Chairman Stewart replied, "quite some time ago." He then asked Mr. Reuter to confer with the County Attorney on this matter. Mr. Bill Lorenz Hooker briefly discussed a conversation he had with Ms. Becky Rowell, Division Manager of the Solid Waste Department, regarding refuge in this area, more specifically, possible odor and safety of the children.

After discussion, the motion for approval was unanimously adopted.

Site Plan

Barnes Plantation Apartments

Located on the east side of Frederica Road just north of Fourth Avenue, 10 acres, zoned Planned Development-General (Medium Residential).

Jasper Barnes, Madeline J. Wilson
and Araminta Palmer: Property Owners;

Real Estate Development Partnership
composed of Dial Realty/Atlantic, Inc.
and the Retail Development Group, Inc.,
Atlanta, Georgia: Developers.

Mrs. Deborah Taylor informed the Planning Commission that Mr. Ray Richard has requested discussion of this item be postponed until his arrival. Mr. Richard is attending another county meeting at this time. Therefore, Chairman Stewart advised that this item will be discussed later in the meeting upon Mr. Richard's arrival.

**Site Plan, Compliance with the St. Simons
Village Preservation District**

St. Simons Best Inn (A 35 Unit Motel)

Located on the northeast corner of Oak Street and Beachview Drive. 14,984 sq.ft. (Lots 180 and 181 St. Simons Beach Subdivision); Address known as 557 Beachview Drive, St. Simons Island
Zoned General Commercial.

Abbas Vakili, Owner/Developer

Mr. Vakili was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing a 35 unit motel on the northwest corner of Oak Street and Beachview Drive. The structure will be designed in an eclectic victorian style with a terra cotta roof. The exterior walls will be cream colored stucco with raised stucco detail and bandings.

Mr. Schroeder explained that the new structures are limited to the average height and footprint of neighboring structures. The condos to the west of the site have a maximum height of 42 ft. and a footprint of 11,400 sq.ft. (50.6% lot coverage). Across Oak Street a professional office building has a maximum height of 31 ft. and a footprint of 5,000 sq.ft. (60.6% lot coverage). Mr. Schroeder stated that the Village Preservation District permits new construction to exceed the average height of adjacent structures by no more than 10 ft. The proposed motel will have a maximum height of 45 ft. (with exceptions outlined in Section 617 of the Zoning Ordinance). The proposed footprint will cover 47.5% of the site which is less than the average of adjacent lots. All setbacks of the Zoning Ordinance are met plus the additional requirements imposed as part of the rezoning to Commercial General in October, 1994.

Mr. Schroeder pointed out that several large trees will be removed to accommodate the proposed structure. Eight camphor trees will be removed. As a replacement, nine new magnolia and/or oak trees will be installed along the perimeter of the site. The trees will have a diameter of 4" - 6" measured at 4.5' above the ground. In addition to the tree removal, Mr. Schroeder stated that one palm tree will be relocated and two large live oaks located on the condos property will need to be trimmed.

Mr. Schroeder stated that the proposed parking (39 spaces) meets the standards outlined in Section 611.6 of the Zoning Ordinance. He stated the public parking removed along Beachview Drive will be replaced with additional public parking along Oak Street and Oglethorpe Avenue. The proposed signage (freestanding and on the building) is in conformance with the Village Preservation District.

Mr. Schroeder stated that the plans, as submitted on September 1, 1995, appear to adequately address all review criteria for site plan approval. The plans also adequately address the policies for the St. Simons Village Preservation District. Approval from the State Fire Marshall, Water and Sewer, the Health Department and Building Inspections of the final building plans is required prior to any construction.

Mr. Schroeder further stated that one remaining concern is the name of the development. He pointed out that within a couple blocks on the same street is a hotel titled, "St. Simons Inn." The similarity of the existing name and the proposed development name is too close. He stated staff is requesting the name be changed to ensure that emergency vehicles go to the correct establishment. Mr. Schroeder stated staff recommends approval of the 35 unit development subject to a name change.

Chairman Stewart asked Mr. Vakili if he had a problem with the name change. Mr. Vakili explained that when he spoke with the attorneys, he was advised that a name change would have to be determined or decided by the state, not the developer.

Mr. Dick Wiederhorn asked if there were any architectural renderings of what the roof would look like. Mr. Larry Bryson presented materials for review as Mr. Schroeder elaborated on the description.

Mr. Jack Caldwell asked if the number of parking spaces required for the 35 units all contained within the property. Mr. Schroeder explained that the 39 spaces are all contained on the property, 8 public parking spaces have been provided, and the other parking (6 spaces), as permitted by the Zoning Ordinance, is accessed directly off of Oglethorpe.

Following discussion, a motion was made by Mrs. Iris Touw to defer this request due to lack of specific information. She stated none of the St. Simons Preservation section is included. She stated that Section 709.8 contains a list of information that should have been included in the packages for review. Mrs. Touw explained that "the Planning Commission is charged with a criteria that includes conformity and harmony of external materials and design with existing and neighboring structures, including exterior doors, windows, color schemes and other building elements."

Mrs. Touw stated the Planning Commission needs to have this information before making a decision. The motion was seconded by Mr. Lee Noel. Further discussion ensued.

Mr. Reuter explained that the developers submitted materials and plans adequately for staff to address the St. Simons Preservation District. The information was not included in the Planning Commission packages; however, Mr. Reuter stated that what has been provided to staff and presented today is adequate to meet the requirements of the ordinance. Mrs. Touw reiterated that the Planning Commission is charged with making a decision on conformity and that decision cannot be made unless the information is provided to the Planning Commission for review.

At this point, Mr. Schroeder elaborated further on the plans and description, and Mr. Bryson gave a more in-depth presentation of materials for clarification. Mrs. Touw insisted the Planning Commission should not vote on an issue without sufficient information; however, she withdrew her motion for deferral and Mr. Noel withdrew the second. A motion was then made by Mrs. Glenda Jones to approve this request subject to approval from the State Fire Marshall, Water and Sewer, the Health Department and Building Inspections of final building plans prior to any construction. The motion was seconded by Mr. Lee Noel and unanimously adopted. Chairman Stewart advised staff that in the future to include color photo's, building materials and all pertinent information in the packages for the Planning Commission's review. (It was noted that the name change was a recommendation by staff, not a condition, and is included in the motion as such.)

Mr. Richard joined the meeting and discussion resumed on Agenda Item #5.

Site Plan

Barnes Plantation Apartments

Located on the east side of Frederica Road just north of Fourth Avenue, 10 acres, zoned Planned Development-General (Medium Residential).

Mr. Woody Galloway and Mr. Dusty Wiederhold were present for discussion. Mr. Jasper Barnes, property owner, was also present.

Mr. Schroeder presented the staff's report. He stated that Barnes Plantation Apartment, as proposed, is a 160 unit multi-family development with 49.7% lot coverage. The density (160 units/10 acres = 16 units/acre) and the percentage of lot coverage (216,389 sq. ft. impervious/435,600 sq. ft. developable area = 49.7% lot coverage) was derived using the multi-family portion of the Planned Development. He stated that the density and lot coverage is in conformance with the Glynn County Zoning Ordinance under Section 707.4(1) and 707.4(6) and the Planned Development Zoning Text.

Mr. Schroeder explained that the majority of the pervious/open areas is in the remaining wetlands and the perimeter of the tract. Wetlands cover approximately 2.34 acres of the site. The applicant

must acquire a nationwide permit from the Corps of Engineers to fill up to one acre of the wetlands. The developer is proposing to fill approximately .95 acres and retain 1.39 acres of wetlands.

Mr. Schroeder stated that a 30 ft. buffer/natural area shall be preserved around the entire multi-family development. An additional 10 ft. landscaped buffer shall be installed in conformance with Section 717.6(2)d. along the eastern boundary of the property. He further stated that all structures shall not exceed 45 ft. in height. The plan proposes single story garages and a clubhouse with multi-level dwelling units (2 to 3 stories). Mr. Schroeder pointed out that all habitable floors are elevated to the minimum elevation of 13 ft. for the AE-13 flood zone. The units located in the lower areas of the site will be elevated on pilings.

He stated staff recommends approval of Barnes Plantation Apartments subject to the following conditions:

Building Department

1. All final building construction plans shall comply with the height restrictions outlined on the site plan.
2. A Sedimentation and Erosion Control permit must be issued prior to any clearing or construction.

Engineering Department

1. Subject to approval of final drainage plans and location and design of pump station.
2. Approval of accel and decel lanes including the relocation and alignment of the sidewalk. The sidewalk shall have a minimum width of 7 ft.
3. The additional 25 ft. of r/w along Frederica Road shall be dedicated to Glynn County once the decel/accel lane is installed to county standards.

Planning & Zoning Department

1. Pole mounted lights shall not cast on adjacent properties.
2. Provide a copy of the nationwide letter/permit to fill approximately .95 acres of wetlands on the site. This must be provided prior to any construction or clearing.
3. Vegetation in the 10 ft. landscape buffer shall, at a minimum, be installed to the standards outlined in Section 717.6(2)d. of the Zoning Ordinance and the Planned Development Zoning Text.

Public Works

1. The developer shall contribute up to \$6,000 toward upgrading the traffic signal presently servicing the site.

Water and Sewer

1. Subject to final approval in writing of the water and sewer plans.

Mr. Schroeder stated that staff received a rough preliminary site plan approval from Water & Sewer verifying that service is available.

Mr. Woody Galloway gave a brief presentation. He explained that the proposed plan is being submitted with much less density than the previous plan. He stated that a tree survey has been conducted and submitted and all efforts will be made to preserve as many trees as possible. He also stated that site engineering studies have been conducted. Several drawings have been provided for staff's review and have been recommended for approval. Mr. Galloway pointed out that the developers have no objections to the conditions placed on the request and are more than willing to answer questions.

Mr. Tom Daniel, representing the Barnes family and other neighboring property owners, stated that he has worked with the developers and is pleased with the proposed plans.

Mrs. Nancy Thomason, 109 Redfern Drive, stated her property will be affected by the proposal and she would like to hear an explanation of the drainage plan.

Mr. Galloway stated that a pump system is proposed which will provide benefits to the 75 acre drainage area and will help homeowners in Forest Park who are adversely affected by the drainage.

Mr. Ray Richard explained that this area has had "horrendous drainage problems." He stated the primary reason is the low area and the outfall is through the drainage ditch which drains into the marsh.

Mr. Richard stated that in October, 1992, 10" of rain caused heavy flooding problems, especially for residents on Alabama Street. Approximately \$50,000 dollars were spent to replace the 36" metal culvert under Frederica Road with a 54" gravity line which helped the drainage situation tremendously. He stated that the developer had two ways of providing drainage. One option was by means of a retention pond and the other option was to utilize a pump station. Mr. Richard stated the pump station is the more preferable system; however, the only negative to using this system is maintenance. He stated "maintenance is a public responsibility that we need to accept."

Mr. Ray Pittman, Engineer for Dial Co., explained that the pumps will be automatic, and during extreme high tide, the pumps will come on and drain down the area upstream of Frederica Road. Mr. Pittman stated his biggest concern is the energy at the pump discharge. In this case, in order to dissipate the water coming out of the pipes, bolders would be installed in front of the pipes to slow down the water. Mr. Pittman stated there will not be an increase of water downstream. The water will be stored upstream as far as possible.

Ms. Nancy Thomason stated she does not believe the engineers. She stated the situation behind her house got worse when the pipe was installed. She stated when the tide is high the ditch is already full, and adding more water from the Barnes property will have a major impact on her property. Mr. Richard explained that the pump station will have no impact downstream of Ms. Thomason's property.

Mr. Ray Lyons, 119 Redfern Drive, stated that when the county dredged the ditch the sides collapsed, so now there is an erosion problem. He stated more water would worsen the situation. Mr. Lyons stated the ditch should be repaired before the project is approved.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request subject to the conditions. The motion was seconded by Mr. Wayne Stewart. Further discussion ensued. Mrs. Touw had questions regarding height restrictions. Mr. Schroeder explained that the height calculation is based on the existing grade of the site.

Mrs. Touw had further questions regarding the ditch. She asked what steps could be taken to line the sides of the ditch to stop the erosion prior to the pump being completed. Mr. Richard explained that at the County Administrator's request, he presented a report outlining different improvements and their costs. He stated one way would be to line the ditch with concrete rip rap; secondly, some type of rivet could be installed; and the third option was to pipe the ditch.

Mr. Lee Noel stated he has four questions regarding this request.

1. **Has an agreement been reached between the developer and the county on the responsibility for the energy dissipater?**

Mr. Richard stated that will be part of the final design; however, his recommendation to the County Commission would be for the developer to pay that cost.

2. **What would it cost the county to maintain the pump station?**

Mr. Richard estimated the cost to be between twelve and fifteen thousand dollars per year.

3. **The genuine feeling among residents is that added force of water will have a deleterious affect. Would it be a good idea to have an independent engineering firm examine the design of the pump station and its effectiveness and render an assessment of their findings?**

Mr. Richard agreed that this would be a good idea.

4. **Does the developer have to post a bond?**

Mr. Pittman replied there is a one-year manufacturers guarantee on the equipment. However, Mr. Noel asked, "what about the ditch?" Mr. Dusty Wiederhold explained that site problems are covered by insurance.

Following discussion, the motion for approval subject to the conditions was amended by Mr. Noel and accepted by Mrs. Jones to add a recommendation that Glynn County retains an independent engineering firm to examine the design of the pump station and its effectiveness and render an assessment. The motion was seconded by Mr. Wayne Stewart and unanimously adopted.

It was noted that the developers had no problem with this recommendation as long as they (developers) are not responsible for this cost.

The Planning Commission took a 10 minute recess at this time. The meeting resumed at 11:10 a.m.

GC-22-95

Request to Rezone from Forest Agricultural to M-12 One-Family Residential Manufactured Home, a parcel of land containing 30,372 sq. ft. Located on the northeast corner of Hautala Drive (frontage of 285.82 ft.) and Cate Road (frontage of 176.73 ft.)

Property owned by Lewis and Robin Manning.

Ms. Manning was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a tract of land from Forest Agricultural to M-12 One-Family Residential to allow the subject tract to be subdivided for residential use. The current zoning of Forest Agricultural allows the following residential structures: site built home, mobile home, manufactured home or duplex. Mrs. Taylor stated that the property could be permitted for one structure, with a minimum lot size of 20,000 sq. ft. and a minimum lot width of 100 ft. to be served by an individual septic tank and individual well. However, rezoning the property to M-12 would allow the property owner to subdivide the lot for two structures, a site-built home or manufactured home (not a mobile home or duplex) on a minimum lot size of 12,000 sq. ft. and minimum lot width of 90 ft.

Mrs. Taylor explained that by subdividing the residential lot when public water became available to serve the area, a lot located approximately 659 ft. north on Cate Road was rezoned to Mh-12 in 1994 to allow an additional structure.

Mrs. Taylor pointed out that this request was reviewed at the August 1, 1995 Planning Commission meeting. During discussion, it was noted that the property was being utilized for commercial operation. The Planning Commission deferred this request to inspect the site and allow the applicant to work with county staff to eliminate any commercial activity on the residential property. On August 7, 1995, Vice Chairman Richard Parker and Mrs. Taylor made an on-site inspection and found that the automobiles reported on the site had been removed.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

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

Yes, the area has a mixture of uses, i.e. site built homes, mobile homes, manufactured homes, cemetery and church.

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

Should have no adverse effect.

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

Yes.

4. 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.

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

Yes.

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

Public water being available in the area, which allows for smaller lots if rezoning is approved.

Mrs. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Lee Noel to recommend approval of this request. The motion was seconded by Mr. Robert Fell with the condition that no commercial vehicles will be stored on the property in the future. Further discussion ensued. Ms. Manning pointed out that arrangements have already been made for storage elsewhere.

Mrs. Glenda Jones stated there is a flatbed truck on the property along with two other vehicles. Ms. Manning explained that the flatbed is her personal vehicle. She stated one other vehicle is a visiting friend. Mrs. Taylor stated that a letter dated August 3, 1995 was submitted to the Manning's explaining the requirements of the Zoning Ordinance, Section 609.1, pertaining to storage capacity. She stated the Manning's are aware that they can only have one commercial vehicle on the site.

After discussion, the motion for approval was unanimously adopted.

GC-24-95

Request to Rezone from Freeway Commercial to R-6 One-Family Residential, a 0.99 acre strip of land having an average width of 55 ft. and being 748 ft. in length, beginning approximately 1,179 ft. east of Perry Lane Road and Cate Road intersection, and approximately 375 ft. south of Perry Lane Road. Property to be included as part of a residential subdivision to be known as Cates Bounty.

Property owned by Don T. O'Quinn.

Mr. Eugene Holster was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this is his request is to rezone a 0.99 acre strip of land from commercial to residential to incorporate the subject property into a residential development, known as Cates Bounty Subdivision. The 11.83 acres involved in Cates Bounty Subdivision is currently zoned Mobile Home Park which allows the development of a residential subdivision.

Mrs. Taylor stated that when the preliminary plat of Cates Bounty was reviewed and approved, staff recommended to the applicant that this property also be rezoned to R-6 One-Family Residential to eliminate permitting mobile homes and manufactured homes within the development. At this time, the applicant has not applied for a rezoning on this entire property. The only property being considered in this request is the 0.99 acre strip having an average width of 55 ft. and approximately 1,179 ft. in length.

Mrs. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

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

Yes, when incorporated into the property fronting on Cate Road.

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

No, the area consists of mixed uses, i.e., residential, commercial, a school, and a church.

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

Yes, if incorporated into other commercial property or used as an access road, but not as an independent parcel of land.

4. 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.

5. Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Plan;

No, shown as commercial.

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

Residential development within the area.

Mrs. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Robert Fell to recommend approval of this request. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

GC-2-95 B

Consider Amending the Glynn County Zoning Ordinance, Article IX Enforcement, Permits, Penalties and Fees, Section 901. Zoning Enforcement Officer, to provide for investigation of complaints of violations from the general public when in writing and to provide for the investigation of complaints of violations without complaints from the general public and for other purposes.

The County Attorney proposed the following:

Section 901. Zoning Enforcement Officer

The Building Official shall interpret and enforce this Ordinance. His duties shall include reviewing plans, inspecting premises, and issuing building permits and certificates of occupancy for uses and structures that meet the requirements of this ordinance. All records pertaining to each request processed by the Building Official shall be kept in file and open for public inspection. Investigation shall be made by the Glynn County Building Official or his designees of complaints from the general public or any suspected violation of the Zoning Ordinance of Glynn County, Georgia. Nothing herein shall prevent the Glynn County Building Official or his designees from investigating suspected violation without a complaint from the general public.

The Planning Official proposed the following:

Section 901. Zoning Enforcement

The Building Official shall review building plans, inspect premises, issue building permits and certificates of occupancy for uses and structures which meet the requirements of this Ordinance. All records pertaining to each request processed by the Building Official shall be kept in a file and open for public inspection.

The Planning Official shall interpret this Ordinance. The Planning Official shall review site plans and subdivision plats for compliance with this Ordinance. The Planning Official shall review zoning complaints and conduct day to day enforcement of this Ordinance. Investigation shall be made by the Planning Official or his designees of complaints from the general public or any

suspected violation of the Zoning Ordinance of Glynn County, Georgia. Nothing herein shall prevent the Planning Official or his designees from investigating suspected violation without a complaint from the general public. All records pertaining to each request processed by the Planning Official shall be kept in a file and open for public inspection.

Following review and discussion, a motion was made by Mr. Lee Noel to accept the Planning Official's proposal. The motion was seconded by Mr. Robert Fell and unanimously adopted.

Chairman Wayne Stewart stated that he was advised to appoint someone to the Solid Waste Advisory Board. He selected Mr. Bill Pendergast to serve on this board. Chairman Stewart requested staff to draft a letter to this affect.

MINUTES

a) July 11th Meeting

Upon a motion made by Mr. Robert Fell and seconded by Mr. Lee Noel, the Minutes of the July 11, 1995 Planning Commission meeting were approved and unanimously adopted.

b) August 1st Meeting

A motion was made by Mrs. Glenda Jones to approve the Minutes of the August 1, 1995 Planning Commission meeting. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Fell, Mrs. Jones, Mrs. Touw and Mr. Stewart. (Mr. Noel abstained from voting due to being absent for the August 1st meeting.)

STAFF ITEMS

a) Status Report - Comprehensive Plan

Mr. Reuter stated that a draft report of the Comprehensive Plan will be presented to the Planning Commission for review at the October meeting. He stated the report will be presented to the County Commission in December and a work session will be scheduled for further discussion in January, 1996.

b) Proposed Revisions to Fee Schedule

Mr. Reuter pointed out that the proposed changes are included in the packages for the Planning Commission's review. In order to allow more time to assess all information, Chairman Stewart suggested that the proposed revisions be discussed in January.

**c) Review Changes - Administrative
Glynn County Subdivision Regulations And Zoning Ordinance**

Mr. Schroeder advised that improved documents have been completed. Improvements include a modified table of contents and department name change (from Community Development to Planning & Zoning) throughout the documents. Also, the AC Adult Commercial section is included in the Zoning Ordinance, and both documents are stored on computer diskettes. Mr. Reuter stated that with the recent reorganizations, the department name (where noted in the ordinance) will be changed back to Community Development.

COMMISSION ITEMS

Mrs. Iris Touw stated to receive planning packages on Friday before the meeting on Tuesday is not enough time to review the information. She stated it would help to receive planning packages a little more in advance. She also requested that all information being presented at the meeting should be included in the packages.

Mr. Noel stated there are too many occasions where the Planning Commission's approval is subject to the County Engineer's approval. He stated all problems should be aired in public at the hearings. He also agreed with Mrs. Touw regarding receiving planning packages more in advance. Mr. Reuter explained that most times staff is not aware of all of the details regarding requests until three days before the packages go out. He further stated the situation of approval subject to the County Engineer's approval is being studied at this time.

There being no further business to discuss, the meeting adjourned at 11:55 a.m.