

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
AUGUST 1, 1995 9:00 A.M.

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MEMBERS PRESENT: Wayne Stewart, Chairman  
Jerome Clark  
Robert Fell  
Glenda Jones  
Richard Parker  
Iris Touw

ABSENT: Lee Noel

STAFF PRESENT: Dan Reuter, Planning Official  
Mark Schroeder, Planner  
Deborah Taylor, Zoning Administrator  
Janet Loving, Administrative Secretary

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

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Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items. He then advised that today's meeting is being video taped; however, if anyone is uncomfortable and prefers not to be taped, the camera would be turned off upon request.

Chairman Stewart pointed out that due to technical difficulties in the recording system, the Minutes of the July 11th meeting will be discussed and approved at the September 11th Planning Commission meeting. He further announced that Rezoning Application #GC-19-95, The Whitefield School, was not advertised for this meeting. For those persons present to discuss this item, Chairman Stewart advised that the application will be reviewed by the Board of Commissioners at their regular meeting on Thursday, August 3, 1995.

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**Preliminary Plat**

**Gateway Court**

Located on the east side of Spur 25 between Glynco Parkway and Interstate 95; 9.064 acres (right-of-way .925 acres) zoned Planned Development-General

**U.C. Realty Corporation, Owner/Developer**

Mr. Cameron Bland was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated the subject property is currently zoned Planned Development as part of the Golden Isles Gateway Tract. Within the Planned Development, the tract to be subdivided is designated as Freeway Commercial. Mr. Schroeder stated this preliminary plat creates an 80 ft. right-of-way titled Gateway Court. The lots fronting the proposed court will be developed as the market demands and future lots will be processed by the Planning and Zoning Department as minor subdivisions.

Mr. Schroeder stated that final approval has been received from the Building Inspections Department, Engineering, Fire Department and Public Works. He stated staff recommends approval of this request subject to the following conditions:

**Building Department**

1. A soil erosion permit shall be obtained prior to construction.

**Water and Sewer**

1. Final approval of water and sewer plans.

Following discussion, a motion was made by Mr. Richard Parker to approve this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**Preliminary Plat**

**Satilla Shores Subdivision**

Located off U.S. 17 South, opening roads and lots within the existing subdivision 7.5076 acres (4.2915 acres Zellwood Road right-of-way and 3.2161 acres Morriss Road right-of-way), Zoned R-12 One-Family Residential

**Zell Finance Company, Owner/Developer**

Mr. Raymond Morris, representing Zell Finance Company, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to develop 14 additional lots in Satilla Shores Subdivision and in order to accomplish this, Zellwood Drive

will be extended to serve 8 lots and Morriss Road will be opened to serve 6 lots, for a total of 14 lots.

Mr. Schroeder stated that the entire subdivision is zoned R-12. All proposed lots meet the minimum lot area of 12,000 sq.ft. and will be served by an existing community water system. He pointed out that a current permit issued by the Department of Natural Resources, Environmental Protection Division (DNR,EPD) allows up to 65 dwelling units to be served by the community water system. The applicants have applied for a modification to their DNR,EPD permit to increase the number of lots that may be served by the community water system and have received verbal approval. Zellwood Drive extension created lots backing up to the marsh. The marsh/upland boundary line was demarcated by Mr.Sam Latham, DNR, in April, 1995.

Mr. Schroeder stated that final approval has been received from the Building Official, Engineering, Fire Department and Public Works. He stated staff recommends approval subject to the following:

#### **Planning & Zoning**

1. DNR permit to be upgraded for the community water system to serve all lots within Satilla Shores (currently approximately 165 lots plus 14 proposed).

#### **Water & Sewer**

1. Water plans have been submitted to a private consultant for review. Final water and sewer approval to be submitted in writing.

Mrs. Touw had questions regarding the number of lots to be served by the DNR permit. Mr. Schroeder stated for clarification that there are 165 lots, but the permit will only serve 65 homes.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request. The motion was seconded by Mr. Richard Parker and unanimously adopted.

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#### **Preliminary Plat**

##### **Cates Bounty**

Located on the south side of Cate Road,  
400 ft. south of Perry Lane Road, 12.83  
acres (2.0 acres right-of-way) Zoned Mobile  
Home Park (small portion zoned FC to be  
rezoned)

Mr. David O'Quinn, owner/developer and Mr. Ralph Lackey were present for discussion.

Mr. Reuter pointed out for informational purposes that staff received additional information on this item last week pertaining to drainage. He stated actually, a zoning application was submitted on this tract of property. The previous two subdivision plats were made subject to water and sewer due to being beyond the developer's control. He stated staff received notice from the County Engineer

at 5:00 p.m. on July 31st that he would not sign off on the current engineering plans because the plans were not designed to specifications in accordance with the Glynn County Subdivision Regulations. Mr. Reuter stated staff recommends that this item be deferred until the plans are approved by the County Engineer. He stated that according to the Subdivision Regulations, a detention pond is designed for a 24 hour storm; however in this case the detention pond was designed for half of that amount. Chairman Stewart stated he feels that Mr. Richard has had the plans long enough to make a decision and the developers should not be penalized.

Mr. Ralph Lackey stated that the drainage was initially designed for a 50 year storm. It is not half of that design but there is some difference. He stated Mr. Richard has imposed other calculations and there have been several meetings on this issue; however, as of yesterday afternoon (July 31st) at 3:00 p.m. everything seemed on track. He stated he does not know what transpired between 3:00 and 5:00. Mr. Lackey stated he realizes that the drainage is very critical in that area. He suggested that the Planning Commission approve this request subject to approval of the drainage.

Mr. Reuter explained that according to county policy, items are not placed on the agenda if major deficiencies exist; however in the interest of the developer, the item was placed on the agenda presuming that the deficiencies would be resolved by today's meeting. The deficiencies still exist. Mr. Lackey stated the drainage problem can be resolved.

Chairman Stewart suggested that the item be discussed and action taken subject to the County Engineer's acceptance of the drainage plan, or the matter could be deferred. Mr. David O'Quinn stated he would rather not have the item deferred. He stated he has worked with the County Engineer for weeks on this project and he is "somewhat disgusted that Mr. Richard makes a phone call at 5:00 right before a meeting stating that the plans are not acceptable." Mr. Reuter pointed out that all plans are supposed to be submitted one week prior to the Planning Commission meeting. He stated staff received incomplete information and a letter was sent to the developer to this affect. He stated that at the developer's request, staff placed the item on the agenda; however, the problems have not been resolved. Chairman Stewart stated that if the developer was late getting the plans in, then the request should be deferred. Mr. Lackey stated the plans were not late, they just did not contain the information that Mr. Richard wanted.

It was the consensus of the Planning Commission to have staff contact Mr. Richard and request his attendance today in an effort to resolve this matter. Therefore, the staff's report and further discussion of this item will resume later in the meeting upon Mr. Richard's arrival.

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GC-20-95

Request to Rezone from Highway Commercial, Mobile Home Park and R-9 One-Family Residential to R-6 One-Family Residential, 27.79 acres (23.78 acres highland and 4.01 acres marshland), fronting 880 ft. on the west side of U.S. Highway 17, having an average depth of 1,017 ft. lying north of Sherwood Subdivision, with access off Cypress Mill Road from an existing 50 ft. right-of-way located within the subdivision, and lying east of Twin Lakes Subdivision.

**Property owned by Townhouses, Inc.**

Mr. Dru Doyal was present for discussion.

Mrs. Taylor presented the staff's report. She stated that the subject property is a 27.79 acre tract consisting of 23.78 acres of highland and 4.01 acres of marshland. She stated that the property was rezoned from Highway Commercial, Mobile Home Park and R-9 One-Family Residential to Planned Development in 1973. However, according to the Glynn Zoning Ordinance at that time, if a development had not begun within a five year time period, the zoning reverted back to the original zoning classification. Therefore, this zoning has reverted back to the classifications stated.

Mrs. Taylor explained that the developer is requesting a zoning change to R-6 One-Family Residential to allow the development of a single-family residential subdivision, with minimum lot sizes of 6,000 sq. ft. She stated that the development would be served by city water and sewer.

Mrs. Taylor pointed out that access to the property would be from an existing road that has been developed off U.S. Highway 17 (subject to the road meeting all requirements of the Glynn County Subdivision Regulations), and from an existing 50 ft. right-of-way off Cypress Mill Road. There are property owners within the 50 ft. right-of-way who do not want the right-of-way opened. According to the Subdivision Regulations, a right-of-way can be opened subject to meeting the requirements for paved roads. Mrs. Taylor stated staff feels that this right-of-way should be opened to county standards as an access road, or possibly only as a secondary or as an emergency road to serve the proposed development. She further stated that the current zoning classifications allow the property to be developed as a single-family subdivision, with development standards of 6,000 and 9,000 sq. ft. lots. The rezoning would allow the entire highland to be developed with 6,000 sq. ft. lots with public water and sewer. The portion of property currently zoned HC is marshland.

Mrs. Taylor stated that the surrounding area consists of the following land uses: located to the south are site-built homes, a church, commercial offices and a motel/apartment complex; to the north are site-built homes and manufactured homes; to the east is a single-family residential subdivision with site-built homes on 12,000 sq. ft. lots.

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.

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

No.

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

Yes, the portion that is zoned R-9 (not the MH or HC.)

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;

Yes, the residential development will create additional traffic, but meeting the requirements of the Zoning Ordinance and Subdivision Regulations should eliminate any problems.

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

Yes, shown as low-density urban.

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

Rezoning, developments, road improvements and utilities (public water and sewer) being provided within the area.

Mrs. Taylor stated staff recommends approval of this request subject to the single-family residential subdivision being served by public water and sewer and meeting all the requirements of the Glynn County Subdivision Regulations.

Mr. Tim Morgan of 112 Scouten Lane stated he is not opposed to the rezoning but he is opposed to the access. He presented pictures of the area for the Planning Commission's review and suggested that the developer use a paved entrance. He stated he would rather have the access at Twin Lakes Drive. However, Mrs. Taylor explained that a private road cannot be used for an access. She stated according to the County Engineer, there needs to be another outlet to serve the residents. Mr. Morgan had further comments regarding paving the road. Mrs. Taylor pointed out that paving and upgrading the road would have to be addressed by the County Engineer.

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

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At this point, Mr. Richard joined the meeting and discussion resumed on Agenda Item #3, Cates Bounty, Preliminary Plat.

Mr. Richard stated this issue involves the drainage plan. He explained that the detention pond was designed for 5 inches of rain in 24 hours which is half of what is necessary. He stated it

should have been designed for 50 year 24 hour storm which is about 10 inches of rain. Mr. Richard stated he reviewed the plans over the weekend and informed the engineer that the plans do not meet the county's criteria and therefore would have to be redesigned. He explained that the pond needs to be larger and would have to be able to store a lot more water. Mr. Richard stated this may impact the lot layout. He stated he has not received the revised calculations but anticipates getting the revisions within the next day or two. Chairman Stewart advised that this item can be discussed and dealt with subject to the County Engineer's review and approval of the final drainage plans. Mr. O'Quinn concurred.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing a 62 lot subdivision on the east side of Cate Road just north of the Golden Isles Elementary School. Each lot exceeds 6,000 sq. ft. in area and has 60 ft. of road frontage as required in a mobile home subdivision within a Mobile Home Park District.

Mr. Schroeder stated that the subject property is currently zoned Mobile Home Park (MH) and Freeway Commercial (FC). The Freeway Commercial portion is limited to a 60 ft. strip on the eastern boundary of the property. An application has been submitted to rezone the commercial portion to Residential (R-6). Mr. Schroeder explained that although mobile home subdivisions are permitted in the current zoning district, rezoning to R-6 is in compliance with the developers intent to construct single family homes. In addition, the developer has expressed interest in rezoning the entire tract to R-6, thus, restricting the permitted use as outlined in the Zoning Ordinance to site built homes.

Mr. Schroeder pointed out that the applicant has obtained a Nationwide 404 permit to fill approximately .1 acres of wetlands presently on the site. The permit is valid through January 21, 1997.

Mr. Schroeder stated that the proposed development is adjacent to the Golden Isles Elementary School. Due to the close proximity to the school, the Planning Commission may wish to require pedestrian access to the school. Section 604.2 of the Glynn County Subdivision Regulations states, "Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the Planning Commission crosswalks are necessary to give direct pedestrian approach to schools, local shopping centers, and parks..." Mr. Schroeder explained that the greatest impediment to providing a sidewalk along Cate Road is the existence of an open ditch and limited space between the edge of pavement and edge of the right-of-way. He stated that at this time, staff is recommending an easement be created between two lots near the middle of the site (i.e. lots 31&32). The principal and maintenance supervisor for Golden Isles Elementary have no problem with a defined access to the school property as long as it does not enter onto school grounds near the school bus turn around.

Mr. Schroeder stated staff recommends approval of Cates Bouny subject to the following conditions:

#### **Building Department**

1. A soil erosion permit shall be issued prior to construction.

**Engineering**

1. Approval, in writing, of the final drainage plans.

**Planning & Zoning Department**

1. On February 1, 1995 the Planning Commission approved this site for a mobile home park. If the Commission approves the preliminary plat, the plat shall take precedence and the site plan for Ridgelee Mobile Home Park shall not be valid.

**Water and Sewer**

1. Approval, in writing, of the water and sewer plans. Comments on the Water and Sewer Plans have not been received at this date. (Specific conditions, if any, may be available by the meeting.)

Mr. O'Quinn expressed concerns regarding the entrance and stated that he is willing to work with the school board and their attorney on this issue for safety and liability.

There was a brief discussion regarding the possibility of granting a variance on two of the lots and installing a sidewalk. Mr. Richard also suggested putting in an easement within the 7 ft. setback along the side property line. Chairman Stewart advised staff to confer with the Glynn County School Board, their attorney, and other county officials on this matter and to provide a written verification to Mr. Lackey.

Following discussion, a motion was made by Mr. Richard Parker to approve this request subject to the following conditions:

1. A soil erosion permit shall be issued prior to construction.
2. County Engineer's written approval of final drainage plans.
3. The Cates Bounty preliminary plat shall take precedence and the site plan for Ridgelee Mobile Home Park is no longer valid.
4. Provide a pedestrian access to the Golden Isles Elementary School. The access location shall also be approved by the Glynn County School Board. The easement or right-of-way shall be depicted on the final plat.
5. Written approval of the water and sewer plans.

The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

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Chairman Stewart excused himself from the meeting to make a phone call. The meeting was turned over to Mr. Richard Parker, Vice Chairman.

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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 K. and Robin L. Manning

Ms. Robin 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 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.

Mrs. Myrtle Melville, adjacent property owner, stated the property has not been rezoned to commercial yet and she is opposed to the owners operating a commercial business on residential property. She stated the lots are too small to subdivide and she is opposed to mobile homes in the area. She also stated that she objects to storing "wrecked cars" on residential property. Ms. Manning pointed out that there are no "wrecked cars" stored on the premises; however, she stated there are cars used for the business parked on the property. Ms. Manning further stated that she is requesting to put a manufactured home or a site built home on the property, not a mobile home.

(Chairman Stewart rejoined the meeting at this time)

Mrs. Taylor elaborated on this type of rezoning. She further stated that at one time Mr. Manning was parking the wrecker service vehicles on the property and this was causing a problem with the neighbors. She stated he was advised that the commercial vehicles are not allowed on residential property (over 3/4 ton is not allowed on residential property). She stated this applies even if the property is rezoned. Mr. Manning is aware of this and he is in the process of removing the vehicles. Mrs. Melville insisted that the wrecked cars are still on the property. Vice Chairman Parker stated perhaps the Planning Commission could take action with the condition that the vehicles are to be removed within a certain date. Mrs. Melville reiterated that she is also opposed to this request due to the lots being too small to subdivide. Mrs. Taylor pointed out that according to the ordinance, three personal vehicles are allowed in a residential area.

Mr. Stewart suggested a deferral until the issue pertaining to "wrecked cars and service vehicles" is resolved. He asked staff to carefully examine the matter of commercial vehicles on residential property.

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

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The Planning Commission took a 10 minute recess. The meeting resumed at 10:20 a.m. with Chairman Stewart presiding.

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GC-23-95

Request to Rezone from Resort Residential to Planned Development-General (Commercial), 16.82 acres fronting 933.80 ft. on the south side of Sea Island Causeway, beginning approximately 1,109 ft. west of the Frederica Road and Sea Island Causeway intersection, and lying immediately north of Harrison Pointe Subdivision and west of Sea Island Retail Center East.

Property owned by Sea Island Company;  
William Edenfield, Agent.

Attorney Jim Gilbert, was present to represent this request. Also present were Messrs. William Edenfield, Dewey Benefield, Bill Smith, Bill Foster, Jr. and Ms. Nancy Adcock.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a 16 acre tract of land that has been zoned Resort Residential since 1966, a classification which allows a multitude of uses including multi-family, hotels and motels with related commercial uses. She stated that the eastern portion of the tract located at Frederica and Sea Island Roads, (consisting of 11 acres), was rezoned to General Commercial in 1992 with buffers and conditions being included. The request at this time is to rezone the western portion of the property to Planned Development.

Mrs. Taylor stated that a Zoning Text and Master Plan have been submitted, meeting the requirements of Section 723. of the Glynn County Zoning Ordinance. The following permitted uses are outlined in the Zoning Text:

- a) Business involving the rendering of a personal service;
  - b) Retail and wholesale business;
  - c) Restaurants, including bars, grills, diners, cafes, taverns, and other eating and drinking establishments;
  - d) Radio or television station;
  - e) Public utility installation or other essential service;
  - f) Office for governmental, business, professional or general purposes or other office building;
  - g) Health Club;
  - h) Accessory uses to retail business, office uses, and commercial recreational facilities;
- \* Off-street parking or storage area for customer, client or employee owned vehicles.
  - \* Completely enclosed building for the storage of supplies, stock and merchandise.
  - \* Sheltered roofs, awnings, or canopies incidental to retail and commercial use.
  - \* Earth satellite dish, provided that it is completely screened from view.

- i) Movie theaters;
- j) Automobile Service Station;
- k) Private child care center, kindergarten, or pre-school nursery;
- l) Banks, savings and loans, and other financial institutions;
- m) Temporary uses (permitted in commercial districts, as outlined in the Ordinance).

Mrs. Taylor stated that staff met with the agent and feels the uses outlined, with the exception of an automobile service station, would be compatible with the adjacent commercial development and the surrounding area, with adequate buffers being provided to screen the adjacent residential development (Harrison Pointe). Staff recommends that an automobile service station be deleted as a permitted use. She stated the following buffers/setbacks are also outlined which will surround the site with natural buffers:

- North - 50 ft. buffer/setback along Sea Island Road
- East - 20 ft. buffer/setback (abutting Shops at Sea Island)
- South - 40 ft. buffer with an additional 30 ft. setback along border of Harrison Pointe, creating a total development setback of 70 ft.
- West - 25 ft. buffer/setback along the marsh/upland boundary

Mrs. Taylor pointed out that according to Section 723.4 of the Planned Development, exceptions or variations from the requirements of the Zoning Ordinance may be requested as part of the Zoning Text. The following exceptions have been stated:

- 1. Off-street parking: The number of spaces required for "theaters, auditoriums, and similar places of public assembly", be reduced from 1 space for each 4 seats to 1 space for each 6 seats.
- 2. Signs: A Theater Attraction Sign to comply with the following:
  - a) Attraction panel shall not exceed 60 sq.ft.(ordinance states a maximum of 24 sq. ft.
  - b) Overall height shall not exceed 12 ft.
  - c) Location shall be no closer than 10 ft.to the vertical plane of any adjoining right-of-way.
  - d) It shall be visually compatible with the architecture of the theater.

Mrs. Taylor further stated that according to the Zoning Ordinance, signs supported by ground structures shall not exceed 24 sq.ft.on either side of the sign, with the base structure area not to exceed three quarters of the sign area/maximum 18 ft., shall not exceed an overall height of 6 ft.,and shall not be located closer than 3 ft. to the vertical plane of the right-of-way. If the sign is permitted as stated, the exception from the Ordinance would be the sign size (maximum required 24 sq. ft. to the requested 60 sq. ft.) and the height (required maximum of 6 ft. to the requested 12 ft.) requirement.

Mrs. Taylor stated that as outlined in Section 723.7, other individual commercial uses shall have not more than two access points to any one public street, unless unusual circumstances demonstrate the need for additional access points. The request

submitted is for two access points, one being located approximately 230 ft. west of the existing service area to Shops At Sea Island and the other being approximately 670 ft. more westerly. Access points and Sea Island Road improvements would be subject to the approval of the Glynn County Engineer and the Traffic Safety Engineer. The County Engineer has stated that the developer would be required to provide a middle turn lane as well as acceleration and deceleration lanes, which are the same requirements met for Shops At Sea Island. Staff also discussed that a sidewalk should be provided along Sea Island Road.

Mrs. Taylor stated that The Sea Island Company will retain ownership and assume maintenance responsibilities for all access ways, internal roads, and parking, as well as, perimeter buffers and natural preservation areas. Easements for maintenance and provision of public utilities and services shall be provided by Glynn County. As outlined on the Master Plan and in the Zoning Text for the proposed Planned Development, the land use tabulations would be as follows:

Buffers & Natural Preserved areas; 5.252 Acres (31%)  
Development Area; 11.568 Acres (69%)

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;

The adjacent uses are commercial and residential. The proposed use is more compatible with buffering than the existing allowable use of a hotel at 35 units per acre.

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

No, not with adequate buffers.

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;

Transportation facilities will be improved as a requirement for development. Proposed land uses would have less impact on water and sewer.

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

No, shown as Medium Density Urban.

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;

Commercial development on the adjacent tract to the east. Property is also adjacent to marsh on the west side. Proposed zoning will provide additional commercial property on St. Simons in an area with low impact on adjacent uses.

Mrs. Taylor stated that staff recommends approval of the Planned Development Master Plan and Zoning Text, dated July, 1995, subject to the following:

1. Permitted use section of the zoning text being amended to delete an automobile service station as a permitted land use.
2. Road improvements being constructed, turn lanes and accel/decel lanes, meeting the requirements of the County Engineer.
3. Buffers adjacent to Harrison Pointe Subdivision to be left in a natural and undisturbed condition. All other buffer areas seek to minimize the reduction of trees.
4. Staff recommends that Sea Island construct a sidewalk from the property to intersect existing sidewalk system on Frederica Road.

Mr. Jim Gilbert presented an illustrative master plan and pointed out some of the proposed locations of the building sites. He explained that there will be 40 ft. of natural vegetation on the site. He stated no trees or underbrush will be removed from the buffer of this development and at no time will samplings be removed by mistake. Mr. Bill Edenfield, Landscape Architect, stated that the only disturbance in the area would be the installation of additional plants. The sidewalk recommendation was then addressed. Mr. Edenfield stated that the sidewalk issue had been discussed but later abandoned when the developers realized it would have to go through a fresh water wetland area. He stated however, Sea Island Company will examine this and discuss it further with the County Commission along with the wetlands issue.

In addressing signage, Mr. Gilbert stated that the sign will be very tasteful, and not garish. He pointed out that the developers had proposed to install a 60 sq.ft. panel attraction but instead they have agreed on 45 sq.ft. and a maximum height of 3 ft.

Mr. Dick Wiederhorn, a member of Residents United for Planning and Action (RUPA), was present to speak in support of this request. He stated this proposal is "a good use of the property" and feels it should be approved, provided bike paths are addressed and wetlands protected. Mr. Wiederhorn urged the developers to leave the buffer areas in the natural, wooded state.

Mr. Jim Meadows stated he is not in opposition of this request, but as a property owner in Harrison Pointe, he is concerned about the buffers. He stated his overall impression of Sea Island projects is very positive and feels that the intersection of Frederica Road and Sea Island Causeway is most attractive in that it has a manicured look. He asked that the supplemental work proposed in the 40 ft. buffer be done as soon as possible to ensure ample growth time.

Mrs. Iris Touw expressed concerns about signage. She stated the proposed change in signage would be an exception to the Sign Ordinance, and if this exception is allowed, other business owners could also request exceptions for larger signs. Mrs. Touw stated she "does not like exceptions to the ordinance" and if this is allowed, she will vote against the request. She stated she has no problem with the parking or buffers but she is against changing the signage.

Mr. Gilbert explained that a movie theater is different than other businesses. He stated a movie sign has to be large enough for people to read easily and safely as they drive by. Mr. Gilbert stressed that an exception in this case would be justified. Mrs. Touw contends that most people look to the newspapers to see what movies are playing rather than read the marquee. She reiterated that she feels "an exception to the ordinance of this magnitude is a mistake." Mrs. Taylor explained that in a Planned Development, an exception or variation from the ordinance may be requested.

Mrs. Glenda Jones asked if there would be enough space for utility trucks to maneuver along the 40 ft. buffer without disturbing the natural buffer. Mr. Edenfield replied yes.

Mr. Jack Caldwell, President of RUPA, expressed concerns about lighting and suggested the Planning Commission consider amending the ordinance to include some measure of candle power surrounding residential areas.

Following discussion, a motion was made by Mr. Jerome Clark to recommend approval of this request subject to the following conditions:

1. Amend the Zoning Text by deleting an automobile service station as a permitted land use.
2. Sign face to be reduced to a maximum of 45 sq.ft.
3. Road improvements to be constructed, turn lanes and accel/decel lanes to meet the requirements of the Glynn County Engineer.
4. Buffer adjacent to Harrison Pointe Subdivision to be left in a natural and undisturbed state, all other buffer areas seek to minimize reduction of trees.

The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Richard Parker, and Mr. Wayne Stewart. Abstained From Voting: Mrs. Iris Touw.

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#### STAFF ITEMS

##### a) Status Report - Comprehensive Plan

Mr. Reuter gave a brief update on the sub-committees meeting schedule and stated he will provide a working draft of on-going work by the end of this year.

**b) Proposed Revisions to Fee Schedule**

The Planning Commission received copies of the proposed changes for review. These changes include Subdivision Regulations and Zoning Ordinance fees, zoning application process and expense fees, subdivision/site plan review fees and a proposed fee for St. Simons Village Preservation District Ordinance. Chairman Stewart stated that the proposed fee schedule will be discussed further at a work session.

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**COMMISSION ITEMS**

In reflecting back on Application #GC-19-95 (The Whitefield School), Mr. Robert Fell asked if the two residential lots facing Frederica Road were being rezoned. Mrs. Taylor replied no. There was a general discussion regarding enrollment and school traffic.

Mr. Robert Fell stated it is unfair for developers to submit their reports on Friday and expect resolutions by Tuesday's Planning Commission meeting. He stated it should be mandatory that the developers provide all reports in a timely manner so that everyone is well informed. Mr. Fell stated this would eliminate delays and confusion. Chairman Stewart suggested staff get together with the planning members and other county staff in a work session, and develop some procedures for clarification. Mr. Reuter explained that staff was very lenient with the developers in this particular case and tried to accommodate them by placing their request on the agenda. He stated staff has done this in the past and feels that the same people are abusing this privilege. Mr. Parker pointed out that regulations are needed for staff as well as for the developers and applicants.

Also under Commission Items, Chairman Stewart gave a brief update on the Planning & Zoning Workshop he and other staff members attended in Richmond Hill on July 14th. He stated he learned from a very renowned speaker that it is very important for Planning Commission members not to jeopardize his/her vote by giving an opinion or an explanation as to how he/she will vote. The following is an example: "Unless Mr. John Doe agrees to these conditions, I will vote against this request." Chairman Stewart stated this practice prejudices a vote and would be overturned by the Courts. He stated he and other members are guilty of using this phrase from time to time. Chairman Stewart cautioned the members to be very careful and not jeopardize his/her vote.

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There being no further business to discuss, the meeting adjourned at 11:40 a.m.