

M I N U T E S  
GLYNN COUNTY PLANNING COMMISSION  
JULY 11, 1995

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

STAFF PRESENT: Dan Reuter, Planning Official  
Mark Schroeder, Planner  
Deborah Taylor, Zoning Administrator  
Jennifer Detloff, Planner  
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 introduced and welcomed Ms. Iris Touw as the new Planning Commission member.

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**Election of Vice-Chairman  
for the remainder of 1995**

Mr. Richard Parker explained that the nominating committee had decided not to submit a nomination at this time. He stated instead, nominations would come from the floor. Thereupon, Ms. Glenda Jones nominated Mr. Richard Parker for Vice-Chairman, seconded by Mr. Jerome Clark. Mr. Lee Noel nominated Mr. Robert Fell, seconded by Mr. Wayne Stewart. Nominations were closed. Voting in favor of Richard Parker were Mr. Parker, Mr. Jerome Clark, Ms. Glenda Jones and Mr. Wayne Stewart. Voting in favor of Mr. Robert Fell were Mr. Fell, Mr. Lee Noel and Ms. Iris Touw. The vote was 4 to 3 in favor of Mr. Parker. Therefore, Mr. Richard Parker will serve as Vice-Chairman for the remaining year of 1995.

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**Preliminary Plat  
Butler Plantation**

Located on the north end of St. Simons  
Island, on the east side of Hampton Point  
Drive. 230 acres, zoned Forest Agricultural  
and Conservation Preservation

**North End Partners, L.L.C., Owner/Developer**

Mr. Frank Deloach was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that Butler Plantation consists of 22 lots. The subject property is zoned Forest Agricultural which requires a minimum lot area of 20,000 square feet. He stated the smallest lot (Lot 18) is 8.5 acres.

Mr. Schroeder pointed out that all lots far exceed the minimum lot area requirements. The proposed development is taking a new approach to development on St. Simons by creating estate sized lots. Each lot will be served by private well and individual septic systems.

Mr. Schroeder stated that all lots will be provided access from the proposed roadway only. No access will be permitted for the lots directly onto Hampton Point Drive. Further lot division is also prohibited as outlined in the restrictive covenants. He stated that any improvements (i.e. turn lanes, decell lanes, etc.) in sensitive areas within a county right-of-way require the approval of the Glynn County Commission. He stated that due to the development proposing accell/decell lanes within a county right-of-way, approval from the County Commission is required.

Mr. Schroeder explained that the upland/marsh boundary as depicted on the preliminary plat is digitized from aerial photographs dated February 21, 1982. The upland/marsh boundary (DNR line) shall be surveyed and approved by the Department of Natural Resources (DNR) on the final plat. He stated staff recommends approval of this request subject to the following conditions:

**Engineering Department**

1. Approval by the County Commission of the accell/decell lanes.

**Planning & Zoning Department**

1. Upland/marsh boundary and wetlands shall be depicted on the final plat;
2. **Recommend** that all historic ruins and structures on the property not be disturbed.

**Public Works**

1. Submit entrance signs and function for review.

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

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**Preliminary Plat**

**Glynn Haven Estates, Block 54-Lots 22, 23 & 24**

Located on the west side of 6th Avenue, north and south of Magnolia Street, Glynn Haven Estates St. Simons Island. 24,314 sq. ft., zoned R-6 One-Family Residential.

**Lynwood G. Collins, III, Owner/Developer**

Mr. Gary Nevell and Mr. Don Hutchinson were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to open a portion of 6th Avenue and Magnolia Street to serve four lots. He explained that of the lots being created, Lots 22 and 23 are modifications to existing lots of record while Lot 24 is a new lot. Lot 24 must meet the minimum lot area for an R-6 Zoning District (6,000 sq. ft.). Lot 24 is 6,045 sq. ft. in area. Lot 11 is in Middleton Home Place Subdivision, but will be provided access by the opening of a portion of Magnolia Street.

Mr. Schroeder stated that the applicant has received approval from the Corps of Engineers for the location of wetlands adjacent to the site. He stated staff recommends approval subject to the following conditions:

**Building Department**

1. Depict building setback lines on final plat.

**Engineering Department**

1. Pipe or increase the easement size for a ditch on east side of Lot 24. If piped, provide slope stabilization at end of pipe.
2. Depict all drainage easements on the final plat.
3. Provide a 7 ft. drainage easement for existing ditch on the north side of Lot 24.

**Planning & Zoning Department**

1. Provide a utility company sign-off sheet.

**Water & Sewer Department**

1. Provide a shallow manhole and extend 4 inch line to serve Lot 11 in Middleton Home Place.

Mr. Don Hutchinson stated that the water manhole serves another subdivision and he disagrees with extending the 4 inch water line.

Ms. Iris Touw asked if a variance had been granted at any time for the lots. Mr. Schroeder replied no, Lots 22 and 23 are lots of record.

Mr. Frank Quinby, adjacent property owner, expressed opposition to this request. He stated that Lot 24 is in an R-12 Zone and not R-6. He stated the R-6 Zone runs along Magnolia Drive. He then

pointed this area out on the map along with the proposed cul-de-sac. Mrs. Deborah Taylor explained that from the information obtained by staff, the line is in the right-of-way. She stated "the tape is a 50 ft. tape and the lot is aligned with the tape which puts the lot in an R-6 Zoning as part of Glynn Haven."

Mr. Quinby had further comments regarding the lots. He stated he would prefer to see Lots 22 and 23 backing up to Dunbarton Drive. Mr. Hutchinson stated those lots are lots of record and the road is proposed to be opened. He then presented the engineering plans for review. Mr. Quinby suggested shifting the road due to the lots being under sized; however, Mr. Bobby Shupe, County Surveyor, stated that roads have to either align or be 150 ft. a part. He stated this would also cause a problem for persons trying to obtain title insurance.

Following discussion, a motion was made by Mr. Richard Parker to approve this request. The motion was seconded by Ms. Glenda Jones. Discussion continued. Mr. Lee Noel stated he would like further clarification on why Lot 24 is in an R-6 Zone. Mr. Reuter explained that this is due to a boundary interpretation of the ordinance. He stated at the Planning Commission's request, staff could research the matter for clarification. Mrs. Taylor explained that according to the zoning maps, everything that falls within a certain subdivision, the ordinance allows interpretation by ownership. She stated the property is in Glynn Haven Subdivision. Mrs. Taylor suggested a deferral to allow staff to research the status of this particular piece of property.

Mr. Hutchinson stated he has a map in his office, obtained from Glynn County, which shows that the ditch is the property line for Glynn Haven Estates, Inc. He stated the property that has never been subdivided was reserved for Glynn Haven Estates. The map also shows all of the lots of record. Mr. Hutchinson stated he does not have that map in his possession at this time but he could retrieve it. Mr. Reuter stated he could provide a copy of the map which shows the boundaries and lots. It was the consensus of the Planning Commission to defer this item until additional information is provided by staff later in this meeting.

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**Request to subdivide a portion of Lots 39 and 40, Block E, Northwood Estates (address known as 200 Blackberry Street), located on the north side of Blackberry Street between Northwood Drive and Drawdy Drive.**

Mr. and Mrs. Clyde Evans, property owners, were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicants would like to further divide their property within a platted subdivision. He stated that because the property does not exceed 1 acre, the applicants are requesting a variance to Section 802.(4) which states, "No lot split shall be permitted in a recorded subdivision zoned single-family residential with lots containing 1 acre or less."

Mr. Schroeder explained that if divided, the lot would create 2 single-family lots with adequate area and road frontage to meet the R-12 minimum requirements of 12,000 sq. ft. and 90 ft. road frontage.

Mr. Schroeder pointed out that the applicant has obtained signatures from all adjacent property owners except Robert & Linda Hope. As originally platted, Northwood Estates created 4 lots on Blackberry Street. Currently there are 3 lots in different ownership. Splitting the Evans' property would result once again in the creation of 4 lots. Mr. Schroeder stated staff recommends approval of the lot split request subject the following conditions:

1. Submit for review and approval a minor plat meeting the requirements in Section 801.
2. The minor plat will also be reviewed and approved by the Glynn County Health Department for location of the septic system.

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

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At this point, discussion continued on Agenda Item #3 (Glynn Haven Estates Preliminary Plat). Mr. Dan Reuter presented the Glynn County map for clarification and a general discussion followed; afterward, the vote was taken. Voting Aye for approval subject to conditions, with the exception of extending the 4 inch water line were Mr. Jerome Clark, Ms. Glenda Jones, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Ms. Iris Touw. Abstained From Voting: Mr. Robert Fell and Mr. Lee Noel. The motion carried for approval.

Mr. Lee Noel requested that staff further review this documentation for clarification regarding the reserved category and include this information in the packages for the Board of Commissioners consideration. Mrs. Taylor advised that preliminary plats are not forwarded for the Board of Commissioners review.

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**Site Plan Approval**  
**St. Simons Quick Lube**  
.587 acres located on the south side  
of Demere Road, being an outparcel at  
Retreat Village, former site of Dairy  
Queen, St. Simons Island, zoned  
Planned Development-General

Mr. Dave Ritter, property owner, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to modify the existing Dairy Queen into a quick lube and car wash. The modifications will involve the remodeling of the building to accommodate 2 lube bays and 2 wash

bays. He stated that the south side of the building will be expanded to include 2 additional wash bays. Other modifications to the side include changing the signage and the recommended installation of a small section of sidewalk.

Mr. Schroeder pointed out that services will be provided between the hours of 7:00 a.m. and 7:00 p.m. and the car wash bays will be open 24 hrs. continuously. He stated staff recommends approval of this request subject to the following conditions:

#### **Building Department**

1. Submit sign detail information for review and approval prior to issuance of a building permit.

#### **Engineering**

1. Provide data supporting the estimated Average Daily Trips (ADTs). If the trips are determined to be significant, the entrance/exit onto Demere Road shall be modified to restrict exiting traffic to a right turn only.

#### **Planning & Zoning**

1. Provide a sidewalk from the northwest corner of the property to the Demere Road entrance (approximately 40 ft. of sidewalk).
2. Provide additional landscaping along entrance to Retreat Village to include 15 shrubs and 2 trees on the Retreat Village property or in a 3 ft. wide planting area on the existing property (bumper stops in the parking stalls will be required). The shrubbery shall be maintained at a minimum height of 3 ft. The additional landscaping is intended to reduce the additional visual and audible impact associated with open car washes and oil change bays. This landscaping along the entrance may be installed after the modifications to the entrance are completed for Burger King.

Mr. Ritter commented that he agrees with the conditions presented by staff.

Mrs. Marcia McQuire, St. Simons Island resident, stated a quick lube should not be located in a high visibility area for tourists to see as they approach the island's main entrance. She stated there is enough difficulty with fast food establishments, and a quick lube in that location would be very offensive. Mrs. McQuire asked that this request be denied. Mrs. Carolyn Dent, island resident, agreed with Mrs. McQuire.

Following discussion, a motion was made by Mr. Richard Parker to approve this request. The motion was seconded by Ms. Glenda Jones. Further discussion ensued.

Mr. Robert Fell read Section 723.5 of the Glynn County Zoning Ordinance which pertains to permitted uses and he questioned whether or not a quick lube is considered a permitted use. Mr. Schroeder replied yes, in accordance with the original Planned Development Zoning Text for Retreat Village. Mr. Reuter explained that a quick lube falls under the automobile service station category; however, Mr. Lee Noel stated that a quick lube has a different look than a service station. He stated that each Planned

Development property is to be tailored and customized to the needs of the property. Mrs. Taylor stated that according to the Glynn County Building Official, Vernon Lewis, in 1966 when the ordinance was written this type use was not considered. She then read the following definition of an automobile service station:

**Automobile Service Station:** Buildings and premises on any parcel or lot where gasoline, oils and greases, batteries, tires, and automobile accessories may be supplied and dispensed at retail or in conjunction with a private operation, where no part of the premises is used for the storage of dismantled or wrecked vehicle parts, and also where the following services may be rendered, and none other:

Sale and servicing of spark plugs, batteries and distributors;  
Tire repair and servicing, but no re-capping;

Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, grease retainers, and wheel bearings;

Radiator cleaning and flushing; washing and polishing; exchanging fuel oil pumps and installing fuel lines; greasing and lubrications; minor servicing and replacing of carburetors; emergency wiring repairs; minor adjustment of engines, not involving removal of the head and/or crankcase, or racing the motor; sale of cold drinks and packaged foods, as accessory only to principal operation.

Ms. Touw stated she is more concerned with traffic turning both ways. She stated unless there is indication of a right-hand turn only, she will abstain from voting on this request. Mr. Ritter pointed out that he has no problem with that. He stated there is already an entrance only sign, and he is willing to improve all signage for liability and safety. Chairman Stewart asked for an amendment to the motion. Thereupon the motion was amended and seconded to include additional signage that says "right hand turn only."

Mr. Lee Noel stated that according to the Planned Development, overall site design should be harmonious in terms of landscaping and closures of principal and accessory uses, parcel sizes, street patterns and land use relationships. Mr. Noel stated that an all night wash bay is inconsistent with the uses of Retreat Village. He further stated that this is an inappropriate activity and will intrude upon the other uses of the shopping center and will also be a terrible eyesore.

Following discussion, the vote was taken on the motion for approval subject to conditions including additional signage that says "right hand turn only". Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Richard Parker, Mr. Wayne Stewart, Ms. Iris Touw. Voting Nay: Mr. Robert Fell and Mr. Lee Noel. The motion carried for approval.

GC-18-95

Request to Rezone from R-9 One-Family Residential to M-20 One-Family Residential Manufactured Home, a 3.72 acre tract fronting 126.50 ft. on the east side of Dees Drive and located at the end of Lake Drive, beginning approximately 1,712 ft. North of the Blythe Island Highway and Dees Drive intersection; address known as 190 Dees Drive.

**Property owned by CJH Enterprises.**

Mr. Curtis Howard was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone a tract of land consisting of 3 acres to M-20 Manufactured Home. The property owner proposes to locate an existing single wide unit and remodel the unit to meet the requirements for a manufactured home. A manufactured home requires a foundation, skirting, body width of 20 ft. or greater, pitched roof and exterior materials that are generally acceptable for site-built homes. Mrs. Taylor stated that if the owners desire to place any additional manufactured homes on the subject property, the structures would have to meet these requirements and all requirements of the Subdivision Regulations for subdividing property.

Mrs. Taylor pointed out that the surrounding area fronting on Dees Drive contains mixed uses, i.e., mobile homes, manufactured homes and site-built homes. She 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.

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.

Yes.

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;

Other rezonings within the area.

Mrs. Taylor stated staff recommends approval of this request.

Mr. Vernon Crews, adjacent property owner, stated he is not opposing this request; however, he is concerned that the area could become a mobile home park and he is opposed to that possibility. Chairman Stewart assured Mr. Crews that if there are any changes in this request, the applicant is required to come back to the Planning Commission for review and approval. He further stated for clarification, that this application is for only one mobile home on 3 acres of land.

Following discussion, a motion was made by Mr. Richard Parker to recommend approval of this request. The motion was seconded by Mr. Jerome Clark. Further discussion ensued.

Mr. Noel asked if the applicant were to sell the property in the future, would the prospective buyer be required to bring the application back to the Planning Commission for review. Mrs. Taylor explained that this is dependant upon how the property is subdivided. She explained that if the applicant files an 801 plat to create one additional lot, the application could be handled administratively; however, if the applicant puts in a road systems and creates a road, he would be required to come before the Planning Commission for preliminary plat approval.

Following discussion, the motion to recommend approval of this request was unanimously adopted.

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**GC-19-95 (Request has been revised and acreage has been reduced since original was advertised)**

Request to rezone from Planned Development-General to Planned Commercial, a parcel containing 25,388 sq.ft. Located on the west side of Frederica Road beginning 100.11 ft.north of Ledbetter Avenue, to allow a private school (The Whitefield School); site currently known as the administrative office for the Heritage Facility, St. Simons Island.

Property owned by E. Thomas Stroud;  
Attorney James Bishop, Agent.

Mr. Thomas Stroud and Mr. Charley Houck were present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a tract of land consisting of 25,388 square feet. The property contains an existing structure (the administrative building for Heritage Facility) located on Frederica

Road, which was rezoned to Planned Development in 1985. Mrs. Taylor stated that the property owner would like to change the zoning on this tract to Planned Commercial to allow a private school, The Whitefield School.

Mrs. Taylor stated that the one-story structure would be utilized by the school facility, with no exterior structural changes and the owner proposes to utilize the existing off-street parking area. However, she stated that without additional information, staff cannot determine if this will meet the requirements of the Glynn County Zoning Ordinance. The ordinance requires an automobile stacking space for the pick-up and delivery of students to be provided for a minimum of 2 automobiles. A plan should be submitted addressing vehicle circulation and requirements for off-street parking.

Mrs. Taylor pointed out that when this application was first submitted, the request also included the rezoning of two residential lots to Planned Commercial to be used as a recreation area and access drive and allowing access from Ledbetter Avenue as well as from Frederica Road. However, during staff's review, the applicant revised the application and is now requesting a zoning change on 25,388 sq.ft. from Planned Development to Planned Commercial. The Planned Commercial Zoning Text submitted shows one access drive from Frederica Road.

Mrs. Taylor explained that Planned Commercial, Section 717.5 Permitted Uses, states the following:

**Any commercial use proposed by the owner in the formal application for PC Zoning that is considered by the County Commission as being compatible with nearby residential uses within and without the district, and in keeping with the Comprehensive Plan, may be permitted in such district upon approval by the County Commission.**

Mrs. Taylor stated staff feels that this use would be compatible with the residential area if all setbacks, buffering and landscaping requirements are met, as outlined in Planned Commercial. A copy of the Planned Commercial Zoning Text (dated 7-7-95), the survey/plan (dated 7-6-95), and Section 717. Planned Commercial were included in the packages for the Planning Commission's review. The existing use is currently commercial in nature. Due to the hours of operation (7:45 a.m. to 3:30 p.m.) and due to no exterior structure changes being proposed, staff feels that the proposed use, a private school, should not have any additional commercial impact on the area.

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, meeting the requirements of the Zoning Ordinance for setbacks, buffers and landscaping.

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

Should be compatible with the surrounding area if all requirements are met. The property is currently being used for a commercial office. A private school is also classified as a commercial use and can be permitted as an accessory to a church which could then be permitted to be located in a single-family residential zoning district as a special use. A church is located immediately east of the subject property, but does not have a private school.

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;

Yes; however, the property is already being utilized for a commercial office. Based on the information submitted to the County Engineer, the proposed use should not have any greater impact on traffic in the area.

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

No, shown as low-density residential.

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;

None that we are aware of.

Mrs. Taylor stated that staff recommends approval of this request subject to a site plan being submitted showing vehicle circulation and off-street parking (to be approved by the Glynn County Engineer) and subject to meeting all requirements outlined in the Zoning Text and Glynn County Zoning Ordinance.

Mr. Charley Houck gave a brief presentation. He explained that the facility will be a Christ center classical educational school and will have no adverse impact on traffic. He stated the playground will be located behind the school and there will be a large buffered area between the residential lots.

Mr. Ken Jones of 105 Ledbetter Avenue stated he is not opposed to the school; however, he presented a petition of property owners who are opposed to rezoning Ledbetter Avenue for commercial usage. Mr. Reuter explained that if there are any proposed changes, the application would have to be presented back to the Planning Commission for review.

Mr. Lee Noel had comments regarding amending the Planned Development. Mr. Houck stated that a school has to be located in a commercial zone. Mr. Noel stated perhaps a waiver could be granted.

Ms. Nancy Thomason expressed concerns regarding traffic. She feels that there will be a greater impact on traffic in the morning hours. She also asked how many students will attend the school. Mr. Houck stated there were 25 students in the school last year when it was located in another area, but the number has doubled to 46 this year. Mr. Houck then addressed the traffic concerns. He stated that most of the students enrolled are brothers and sisters and will be riding with the same parent. He stated some families will car-pool and therefore the 46 students will not equal 46 cars arriving every morning.

Ms. McQuire asked what provisions are made for children being picked up. Mrs. Taylor stated the owner would have to provide a circular drive pick-up.

At this time, Mr. Lee Noel made a motion to defer this request until a traffic impact study is completed and until off-street parking and drop-off areas are defined. The motion was seconded by Mr. Robert Fell. Further discussed ensued.

Mr. Bill Shephard, Whitefield school representative, stated that the opening date for the school is August 2nd and a deferral at this time would shut down the school. He stated they have a good relationship with the neighbors and have had extensive meetings with the fire marshall. Mr. Noel stated it would be better to iron out any problems now before the school opens. Chairman Stewart commented that "he does not have a problem with the school and cannot think of a better neighbor than a school."

Mr. Reuter stated perhaps the Planning Commission could add a condition that traffic and parking be approved by county staff. Mr. Fell stated he is concerned about north bound traffic turning left into the school and having to cross the heavy south bound traffic in that area.

Following discussion, the motion to defer this request was defeated. A motion was then made by Mr. Richard Parker to recommend approval of this request subject to a site plan being submitted with vehicular circulation and subject to off-street parking being approved by county staff. The motion was seconded by Mr. Jerome Clark. Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Richard Parker, Mr. Wayne Stewart and Ms. Iris Touw. Voting Nay: Mr. Robert Fell and Mr. Lee Noel.

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The Planning Commission took a 10 minute recess. The meeting resumed at 11:45 a.m.

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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 and 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.

A motion was made by Mr. Richard Parker to defer this request due to a representative not being present. The motion was seconded by Mr. Robert Fell and unanimously adopted.

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GC-21-95

Request to Rezone from R-12 One-Family Residential to PD-S Planned Development-Shopping, 3.1765 acres, located 589.01 ft. west of F-009 Spur/Spur 25 and 838.03 ft. east of Lynch Road, to be incorporated into the existing PD-S 9-88 and the existing 21-82 Planned Development Zoning Text for the Regional Shopping Mall and Related Commercial Development.

Property owned by Scott Hudgens Companies/Partridge Green, Inc.

Attorney Tom Lee and Mr. Bruce Williams were present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a 3 acre tract from residential to PD-S to be included into the existing GC-9-88 and the existing GC-21-82 Planned Development Zoning Text and Master Plan for the Regional Shopping Mall and Related Commercial Development. She explained this tract would be a portion of a proposed commercial shopping center. In 1988, 50 acres of that property was rezoned subject to the following conditions:

1. The developer will convey to the county the right-of-way for a future arterial street to be constructed from Golden Isles Parkway to the zoning boundary line, and set aside a roadway easement through the remaining properties (owned by the applicant, consisting of approximately 39 acres) extending to Cypress Mill Road.
2. All commercial property lines adjoining residential zoning will require the standard landscape buffer as required in Section 613 of the Glynn County Zoning Ordinance, as well as a 50 ft. development setback line. No buildings, parking, paving or structures will be allowed in the 50 ft. setback area. All easement to adjoining residential property to be a minimum of 50 ft. and meet all zoning standards.
3. The developer will seek permission from the Department of Transportation for the access onto the Golden Isles Parkway.

4. The developer will be responsible for all costs of road improvements and signalization needs at the Golden Isles Parkway and Scranton Road entrances.
5. All of the property to have access to public water and sewer at the time of development.
6. No access way will extend from the line of the rezoned property to Cypress Mill Road.
7. All of the above items will be incorporated into the Planned Development Text for this property and addressed as part of the preliminary plat process which will be approved by the Glynn County Planning Commission.

Mrs. Taylor stated staff feels that the extension of the existing Planned Development-Shopping to incorporate the subject property should not have any adverse effects on the surrounding area, subject to all the above conditions being met to buffer the proposed commercial development from the adjacent properties. These conditions would be addressed at the time of site plan approval or preliminary plat approval.

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, with the conditions being met.
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;  
  
No, if conditions are met to buffer the development.
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;  
  
The overall proposed shopping center will have an impact.
5. Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Plan;  
  
Shown as low-density residential.
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;  
  
Other commercial developments that have been constructed and are proposed within this area.

Mrs. Taylor stated staff recommends approval of this request subject to the following conditions (as previously stated in application GC-9-88):

1. The developer will convey to the county the right-of-way for a future arterial street to be constructed from Golden Isles Parkway to the zoning boundary line, and set aside a roadway easement through the remaining properties (owned by the applicant, consisting of approximately 39 acres) extending to Cypress Mill Road.
2. All commercial property lines adjoining residential zoning will require the standard landscape buffer as required in Section 613 of the Glynn County Zoning Ordinance, as well as a 50 ft. development setback line. No buildings, parking, paving or structures will be allowed in the 50 ft. setback area. All easement to adjoining residential property to be a minimum of 50 ft. and meet all zoning standards.
3. The developer will seek permission from the Department of Transportation for the access onto the Golden Isles Parkway.
4. The developer will be responsible for all costs of road improvements and signalization needs at the Golden Isles Parkway and Scranton Road entrances.
5. All of the property to have access to public water and sewer at the time of development.
6. No access way will extend from the line of the rezoned property to Cypress Mill Road.
7. All the above items will be incorporated into the Planned Development Text for this property and addressed as part of the preliminary plat process which will be approved by the Glynn County Planning Commission.

Attorney Tom Lee gave a brief presentation and advised that the developer agrees with the stated conditions.

Following discussion, a motion was made by Mr. Richard Parker to recommend approval of this request subject to conditions. The motion was seconded by Mr. Lee Noel and unanimously adopted.

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**Request to add a carport to an existing residence at 418 Twelfth Street, in compliance with the St. Simons Village Preservation District. Property zoned R-6 One-Family Residential.**

**Property owned by Christina A. Finn.**

Mr. David James was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing a 10 ft. x 22 ft. carport to be located on the north side of an existing residence. The applicant has applied to the Board of Appeals for a variance to reduce the minimum side yard setback from 7 ft. to 2 ft.

Mr. Schroeder stated that the carport will stay in character with the existing residence. The roof pitch and roofing material will match the existing residence; however, the elevation of the roof line will be approximately 2 ft. lower than the existing home. The addition will be supported by 6 in. x 6 in. posts. Decorative lattice painted to match the existing house will be placed between the posts.

Mr. Schroeder stated staff recommends approval of this request subject to conditions imposed by the Board of Appeals.

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

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GC-2-95 A

Consider amending the Glynn County Zoning Ordinance by creating a new zoning district to be known as Section 729. AC Adult Commercial, to allow an adult entertainment establishment; Sections also to be amended include the following: Section 302-Definitions, Section 611-Off Street Automobile Parking Requirements, and Section 806-Signs Permitted in Commercial and Industrial Districts.

Chairman Wayne Stewart stated for the record and for clarification that the Planning Commission is not creating a zoning district to encourage adult entertainment.

Mr. Dan Reuter gave a brief overview of the proposed amendments which were included in the packages for the Planning Commission's review. He also distributed several studies used by other counties regarding adult entertainment.

There were several citizens present to express their concerns. Mr. David Stokes, Pastor of Norwich Street Baptist Church, stated he appreciates the efforts of the Planning Commission in establishing some guidelines on this issue. He also asked the Commission to consider the noise level when setting these guidelines.

Mr. Stanley Luke, Pastor of Northside Baptist Church, agreed with Mr. Stokes, and he urged the Commission to add sterner restrictions to the sign regulations, especially interstate signs.

Mrs. Carolyn Dunn pleaded with the planning members to "do whatever they can legally to oppose this."

Mr. Terry Hennecke, Pastor of Freewill Baptist Church, commented that he feels the Planning Commission is taking the right step to curb future problems. He asked that they include numerous restrictions.

Chairman Stewart explained that signage is addressed only as it relates to size and placement, and interstate signs are governed by federal and state law. In addressing the noise issue,

Chairman Stewart stated that the Noise Ordinance is ineffective for music with deep base tones due to the specified decibel limit. He further stated that adult entertainment is not against the law and this type of business cannot be singled out or over-regulated without causing legal problems.

After discussion, a motion was made by Mr. Wayne Stewart to recommend approval subject to the following changes to the amendment:

1. There shall be no permitted uses.
2. Site plan to be provided for review and approval by the Planning Commission and County Commission which includes parking, lighting, signage and noise control.
3. The boundary of the zoning district shall not be closer than 600 ft. from adult property line to adult property line.

The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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#### **MINUTES**

A motion was made by Mr. Jerome Clark and seconded by Mr. Richard Parker, to approve the Minutes of the June 6, 1995 Planning Commission meeting with minor corrections. The motion was unanimously adopted.

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#### **STAFF ITEMS**

##### **a) Budget**

A motion was made by Ms. Glenda Jones to recommend approval of the proposed Glynn County Planning & Zoning Department's budget. The motion was seconded by Mr. Lee Noel. Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Lee Noel, Mr. Richard Parker, and Mr. Wayne Stewart. Mr. Robert Fell and Ms. Iris Touw did not receive a copy of the budget and therefore abstained from voting.

##### **b) Status Report/Comp. Plan**

Mr. Reuter advised that due to the recent July 4th Holiday, the Community Facilities Subcommittee will meet on July 12th at 4:00 p.m. and the Economic Development Subcommittee will meet at 6:00 p.m. on July 12th. He stated an additional public hearing will be held for an overall review of the subcommittee meetings.

Mr. Reuter invited the Planning Commission to attend a 1995 Planning & Zoning Workshop on July 14th at the Richmond Hill Holiday Inn. This workshop is sponsored by the Coastal Georgia Regional Development Center.

Also under Staff Items, Mr. Reuter recognized Mrs. Deborah Taylor for 20 years of service with Glynn County.

#### COMMISSION ITEMS

Mr. Robert Fell expressed concerns regarding not having enough time to defer items, such as the private school issue.

Mr. Jerome Clark expressed his appreciation for the new zoning maps included in the packages. He stated the maps are better defined and greatly improved. Mr. Reuter stated that the new zoning maps are attributed to the efforts of the GIS Coordinator, Mr. John Farley.

Chairman Stewart advised that letters are being sent to the County Commission indicating the Planning Commission is not in harmony and have discontent. He stated he was not aware of any such problems among the Planning Commission. He stated people should stop and think about the disturbing affects these letters could cause.

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There being no further business to discuss, the meeting adjourned at 12:00 p.m.