

**M I N U T E S**

**GLYNN COUNTY PLANNING COMMISSION  
JUNE 6, 1995 9:00 A.M.**

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**MEMBERS PRESENT:** Jack Kite, Vice Chairman  
Jerome Clark  
Lee Noel  
Richard Parker

**ABSENT:** Robert Fell  
Glenda Jones  
Wayne Stewart

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

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In the absence of the Chairman, Vice-Chairman Jack Kite called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

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**Preliminary Plat  
Thalman Estates  
Located off East Glynn Avenue, Thalman  
139.42 acres, zoned Forest Agricultural  
Edwin Fendig, III, Owner/Developer**

Mr. Ralph Lackey, surveyor, and Mr. Fendig were present for discussion.

Mr. Mark Schroeder explained that at the May 2nd meeting, the Planning Commission voted to defer this request until the County Attorney, the applicant and staff reach an applicable agreement. He stated the staff's report and the conditions are the same with the exception of the following statement from the County Attorney: "Glynn County does not assure or represent that Thalman Park Lane (Bladen Road) is a county road and does not guarantee or grant

access rights to Thalmann Park Lane (Bladen Road). Access rights to the 50.73 acre tract is the responsibility of the property owner." Mr. Reuter pointed out that if Mr. Fendig wishes to build on the property he will have to obtain access rights from the Sutton family.

Mrs. Kay Sutton stated she owns 60 acres in the area and she expressed concern for the drainage problem. She further stated that the Sutton family rebuilt the Thalmann Park Lane-Bladen Roadbed 10 years ago and continues to maintain it. She stated they were told there would only be 4 tracts allowed, but now there are 7 tracts in the area. If Mr. Fendig is willing to help maintain the road, she would not have a problem with that; however, she reiterated that there is a very big problem with the drainage. Mrs. Sutton stated that all of the water from the Thalmann Community Center drains on her property. She stated it is very difficult to drive in and out of the road. She then distributed pictures of the area for the Planning Commission's review.

Mr. Fendig stated that this is a good opportunity to have a nice neighborhood. He agreed that there is a drainage problem in the area and it needs to be addressed. He stated perhaps the Planning Commission could help persuade the county to take a serious look at the drainage problem.

Mr. Bob Gillespie stated there is property all over Glynn County with very poor drainage. He stated people buy property with the knowledge of flooding and poor access. "What should the county do; improve all roads in every section of Glynn County?"

Mr. Fendig stated there are existing ditches in the area. He stated drainage and ditches are in place but have not been maintained and are not working properly. He stated he is not asking for new ditches. He just wants the existing ditches to work properly.

Mr. Chan Sutton, property owner, presented soil samples from the area which consist of solid clay. He stated there is "no sand, no drainage and no percolation." Mrs. Sutton stated that in the last two weeks, \$4,000.00 were spent to install dirt in the area in preparation of summer activities. She stated that "someone needs to look at what is going on out there; ditches have to be cleaned and maintained." Mrs. Sutton stated that the road has been locked up for 40 years and now that they have rebuilt it, it has become a thoroughfare. She stated she has no problem with Mr. Fendig developing his subdivision. She stated Mr. Fendig knows what he has to do and he is a man of his word.

Mr. Sutton presented a video tape of the area to the Planning Commission for their review. Vice Chairman Jack Kite stated perhaps the County Engineer should review the video. Mrs. Sutton stated that Ray Richard, County Engineer, has seen the area but he only comes out when it is dry. She stated "someone has to see what is happening with the drainage in that area."

Mr. Reuter suggested that prior to any permits being issued for clearing and grading of the property, the County Engineer should submit written approval of the final drainage to the Building Official.

Mr. Lee Noel stated there were several conditions of approval with this request at last month's meeting. He asked if the same conditions apply and does the applicant agree to these conditions. Mr. Reuter stated that the applicant does not necessarily have to

agree to the conditions; however, Mr. Noel stated it is very important to know if the applicant is willing to accept the conditions. He stated acceptance or non-acceptance of conditions could influence his view of the application. Mr. Noel then asked Mr. Fendig if he agrees to the conditions. Mr. Fendig replied that he agrees and will do his best to meet all of the conditions. He stated he does have a drainage plan, and his land will drain approximately 90% away from the Sutton's property.

Mr. Noel inquired about the letter submitted by the Health Department. Mr. Reuter stated the Health Department's letter of approval was included in last month's packages. Mr. Fendig commented that he received a letter from the Health Department stating their approval. Mr. Noel stated he has a very uncomfortable feeling about this request because there is not enough information.

Following discussion, a motion was made by Mr. Richard Parker to approve Thalmann Estates Preliminary Subdivision Plat subject to the condition that prior to any permits being issued for clearing and grading of the property, the Building Official shall receive written approval of final drainage from the County Engineer. Also, subject to the following conditions presented at the May 2nd Planning Commission meeting:

**Building Department:**

1. Applicant must apply for a soil erosion permit.

**Engineering:**

1. The intersection of proposed Paddock Lane with East Glynn Avenue shall be redesigned so that the acute angle formed by their center lines is greater than or equal to 80 ft. in accordance with the Glynn County Subdivision Regulations.
2. The minimum edge of road radius shall be specified as 20 ft.
3. Drainage calculations shall be provided to support the proposed storm drain pipe and outfall ditch sections.
4. The typical outfall ditch cross section shall be shown on the plans for review with its location within the proposed easement limits.

**Planning & Zoning:**

1. Thalmann Park Lane (private) referenced as Bladen Road on the plat is a 30 ft. private access easement. Per County Ordinance, a private access easement cannot serve more than 4 lots. Based on the Glynn County tax maps, 7 lots currently are provided access to their property via Thalmann Park Lane. Staff recommends consideration of the following alternatives:
  - a. Include the 50 acre tract in one of the proposed lots (i.e. lot 5). This would provide access to Paddock Lane and still limit the number of lots served by a dirt Road to 10 lots.
  - b. Include the 50 acre tract in the subdivision, but allow its access rights to be from Thalmann Park Lane (the old WPA Road). An additional condition would be required on the plat that the 50 acre lot not be further subdivided until Thalmann Park Lane is brought up to county road standards.
  - c. Create a looped road system. Acquire the necessary right-of-way on Thalmann Park Lane and improve the Road to county road standards and extend the proposed Paddock Lane to Thalmann Lane.

- d. Do not depict the 50 acre tract as excluded or part of Thalmann Estates.
2. Place the following statement on the Final Plat for wetland clarification: "Wetlands shown on this plat may be under the jurisdiction of the Corps of Engineers. Lot owners may be subject to penalty by law for disturbance to these wetlands areas without proper authorization."

The motion was seconded by Mr. Lee Noel and unanimously adopted.

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**Preliminary Plat  
Cypress Run  
Located off east side of Cypress Mill Road  
between Benedict Road and Lake Circle Drive  
47.88 acres, zoned R-9 One-Family Residential  
and Medium Residential**

**Ronald Sawyer, Owner/Developer**

Mr. Ralph Lackey was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to develop a 47.88 acre tract into 132 lots. The property is currently zoned One-Family Residential R-9 (approximately 25 acres) and Medium Density Residential-MR (approximately 23 acres). He stated that lots 65 through 132 are zoned R-9 and are proposed to be developed as single-family residential lots. Lots 1 through 64 are zoned MR and are proposed to be developed as duplexes. He stated that the setbacks are proposed at 30 ft. front, 7 ft. side and 7 ft. rear. The minimum front yard requirement is 20 ft. The 30 ft. front yard setback exceeds the minimum front yard requirement for both MR and R-9 by 10 ft.

Mr. Schroeder stated that the site contains approximately 2.8 acres of wetlands. An application has been filed with the Corps of Engineers to fill the 1.38 acres of wetlands. He explained that at build out, the development will generate approximately 1,568 Average Daily Trips (ADT). According to Section 606.5, street lights shall be installed at new street entrances on streets designated as collector if the new street will generate more than 900 ADT. Old Cypress Mill Road is classified as collector and will most likely in the future be reclassified as an arterial. This classification and the potential for higher ADT's requires that the proposed street connection to Old Cypress Mill Road be lighted.

Mr. Schroeder stated staff recommends approval of this request subject to the following conditions:

**Building Department**

1. A soil erosion permit shall be issued prior to construction.
2. Depict all setback lines on final plat.
3. Location of proposed entrance signage and street signage to be approved by Building Official

### **Engineering Department**

1. County Engineer's final approval of drainage plans.

At this point, Mr. Reuter commented that the County Engineer has stated he is very close to submitting drainage approval; however, staff has not received a written approval, and therefore would like to add as part of the condition that the County Engineer submit the drainage approval in writing to the Planning Office.

Mr. Schroeder continued with the following conditions of approval:

### **Planning & Zoning Department**

1. Curve data meeting the Georgia Plat Act requirements shall be provided on the final plat.
2. Per Section 606.5 Street Lighting - The entrance shall have street lighting installed and approved by the County Traffic Safety Engineer.
3. Streets that loop shall be classified as a Circle (i.e. Dalton Cody Drive Circle). Streets that end in a cul-de-sac shall be classified as Court, Trail, or Trace (i.e. Ashbrook Drive Court or Trail or Trace). After the last traffic island in the subdivision, Cypress Run Drive needs to be renamed and reclassified as a circle.
4. Remove reference to Cypress Mill Road.
5. If any point or reference point for the proposed subdivision is within 2,000 ft. of a National Geodetic Survey monument, the Final Plat shall reference 2 monuments in State Plane Coordinates within the subdivision.
6. **Recommend** that the depth of the proposed lots backing up Old Cypress Mill Road to be increased. This road may become a major road over the next several years. Also the buildable area of these lots is significantly smaller than the other lots because it has 2 front yards.
7. **Recommend** a privacy fence to be installed along rear property lines backing up the Spur-25 and Old Cypress Mill Road.
8. **Recommend** additional point of access to Old Cypress Mill Road be considered for emergency vehicles and traffic access.

### **Public Works**

1. Provide Accel, Decel/Bypass lanes.
2. Provide street lighting at entrance.
3. Provide Street marker locations.
4. Drainage runoff and point of final drainage needs to be addressed. Cross drain pipes on Cypress Mill Road are equalizer pipes only.

### **Brunswick Water and Sewer**

Final water and sewer approval subject to Glynn County Board of Commissioners motion on May 19, 1995.

Vice Chairman Kite questioned how to go about increasing the depth of the proposed lots without moving Dalton Cody Drive or Stone Mill Drive. Mr. Schroeder explained that if the lots were extended to 110 ft. or 115 ft. they would impact the remainder of

the subdivision; however, these particular lots are 100 ft. in depth. He pointed out the lots backing up to the spur which did achieve a greater depth. Mr. Lackey stated the developer does not agree with this condition. For clarification, Mr. Reuter explained that numbers 6, 7 and 8 are recommendations proposed by staff and not conditions of approval.

Following discussion, a motion was made by Mr. Lee Noel to approve this request subject to written approval of drainage being submitted by the County Engineer and subject to the following conditions, with the exception of staff's recommendations 6, 7 and 8:

**Building Department**

1. A soil erosion permit shall be issued prior to construction.
2. Depict all setback lines on final plat.
3. Location of proposed entrance signage and street signage to be approved by the Building Official.

**Engineering Department**

1. County Engineer's final approval of drainage plans.

**Planning & Zoning Department**

1. Curve data meeting the Georgia Plat Act requirements shall be provided on the final plat.
2. Per Section 606.5 Street Lighting - The entrance shall have street lighting installed and approved by the County Traffic Safety Engineer.
3. Streets that loop shall be classified as a Circle (i.e. Dalton Cody Drive Circle). Streets that end in a cul-de-sac shall be classified as Court, Trail, or Trace (i.e. Ashbrook Drive Court or Trail or Trace). After the last traffic island in the subdivision, Cypress Run Drive needs to be renamed and reclassified as a circle.
4. Remove reference to Cypress Mill Road.
5. If any point or reference point for the proposed subdivision is within 2,000 ft. of a National Geodetic Survey monument, the Final Plat shall reference 2 monuments in State Plane Coordinates within the subdivision.

County Engineer to submit final drainage approval in writing to the Planning Office.

**Public Works**

1. Provide Accel, Decel/Bypass lane.
2. Provide street lighting at entrance.
3. Provide street marker locations.
4. Drainage runoff and point of final drainage to be addressed.

**Brunswick Water & Sewer**

Final water and sewer approval subject to Glynn County Board of Commissioners motion on May 19, 1995.

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

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**Preliminary Plat/Site Plan Approval  
St. Simons Coast Cottages, Phase II  
Located on the east side of Woods Ave.,  
St. Simons, 1.83 acres, zoned Resort  
Residential.**

**The Hamby Corporation, Owner/Developer**

Mr. Larry Evans, agent, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the preliminary plat is an extension of the existing Coast Cottages development. The applicant proposes to create 9 residential lots and 1 recreation/natural (dune interface) lot. Each residential lot contains a minimum of 2,550 sq. ft.

Mr. Schroeder stated staff recommends approval of this request subject to the following conditions:

**Building Department**

1. A soil erosion permit to be issued prior to construction.
2. Provide the referenced plat from DNR showing the most stabilized dune.

**Engineering Department**

1. Final approval for roads and drainage required by County Engineer.
2. Require approval of drainage easement on north property line.

**Planning & Zoning Department**

1. All wetlands will be depicted on Final Plat.
2. Obtain a permit from DNR for any construction seaward of the Shore Protection Jurisdiction Line.
3. Remove Lot 25 in Beach Drive R.O.W until abandonment is completed.

**Public Works**

1. Right of entry must be given by developer for emergency and sanitation vehicles on private road.

**Water and Sewer**

1. Final approval for water and sewer required by the Glynn County Water and Sewer Department.

Mr. Larry Evans stated that the developer is in agreement with the conditions.

Following discussion, a motion was made by Mr. Jerome Clark to approve this request subject to the specified conditions. The motion was seconded by Mr. Lee Noel and unanimously adopted.

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**Site Plan Approval**

**Georgia Coast Realty**

**Located on the northeast corner of Main Street  
and Demere Road in Plantation Village, St. Simons  
.74 acres, zoned Planned Development - General**

**Roland Daniel and Freddy Stroud, Owner/Developer**

Mr. Larry Bryson, agent, was present for discussion. Also present were Mr. Daniel and Mr. Stroud.

Mr. Schroeder presented the staff's report. He stated that this is a request for site plan approval for two structures in the Plantation Village Planned Development. Phase one structure is proposed for offices for Georgia Coast Realty. The second structure, phase two, which is closest to Demere Road will be constructed at a later date.

Mr. Schroeder stated that staff has reviewed the site plan and recommends approval subject to the following conditions:

**Building Department**

1. The proposed identification sign to conform with Section 813.3.2 Signs Supported by ground Structures. The proposed sign meets these requirements.

**Water and Sewer**

1. Final water and sewer engineering plans must be submitted for review and approval by the Glynn County Water and Sewer Department prior to issuance of a building permit.

Following discussion, a motion was made by Mr. Lee Noel to approve this request subject to conditions. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**Site Plan Approval**

**Texaco Happy Mart**

**Located on the south side of Demere Road  
between Del Taco and McDonalds in Demere  
Village, St. Simons, .536 acres, zoned  
Planned Development-General**

**Piedmont Petroleum, Owner/Developer**

Mr. Dave Johnson was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing a convenience store on the south side of Demere Road located between Del Taco and McDonalds. The site will

consist of a 1,500 sq. ft. convenience store and 14 gasoline pumps clustered in two islands on each side of the convenience store. A convenience store with gasoline sales is a permitted use outlined in the zoning text for Demere Village.

Mr. Schroeder stated that a 20 ft. drainage easement occupies 20 ft. of the site to the east. The open ditch will be piped to allow a greater developable area. He explained that several planting areas are proposed to soften the impact of the convenience store. A 10 ft. buffer is required along the frontage of Demere Road. Mr. Schroeder pointed out that the developer has increased this buffer/landscaped area to a maximum of 28 ft. in width. He stated that a 6 ft. privacy fence is proposed along the south property line which will be accented with wax myrtles. This landscaped area will provide an adequate buffer between the proposed site and Island Square Apartments. A 5 ft. landscape strip on the east side of the property will aid in defining and separating the existing drive which serves as the Del Taco entrance and service entrance for Retreat Village and the proposed pump island for the convenience store. Additional planting areas are planned on the interior of the site to separate various uses such as dumpsters, parking, etc.

Mr. Schroeder stated staff recommends approval of this request subject to the following conditions:

**Building Department**

1. The proposed identification sign to conform with Section 813.3.2 Signs Supported by Ground Structures.

**Engineering**

1. County Engineer approval of final engineering and drainage plans.

**Planning & Zoning**

1. Modify the one-way entrance to ensure that traffic will not use this access as an exit subject to approval by County Engineer.

**Public Works**

1. Final approval of engineering plans for accel and decel lanes.

**Water & Sewer**

1. Final approval of water and sewer plans required by the Glynn County Water and Sewer Department.

Mr. Schroeder stated that the landscape area is smaller and has 5 additional spaces. The required additional parking would cover some of the landscape area on the back of the building. The landscape plan will remain as submitted. Mr. Schroeder explained that there is 6 ft. fence along the back of the property; however, the proposed location is currently in the drainage easement and therefore, staff recommends that the County Engineer approves the location down in the easement and that the fence be elevated to such a height to where it is still 6 ft. above the existing grade for the site, or that the structure be relocated.

Mr. Schroeder then addressed lighting at the site. He explained that no light should cast off the property. This would involve the use of recess lighting in the canopy. He stated some pole mountings are proposed for safety reasons, and all signage on the lights will be externally lit.

Mrs. Iris Touw had questions regarding the entrance. Mr. Schroeder stated that the main entrance will be a shared access road. He stated there will also be a one-way entrance and two other minor entrances on the back side of the property. He pointed these areas out on the map for clarification.

Mrs. Marcia McQuire had questions concerning the lighting in comparison with McDonalds Restaurant. Mr. Dave Johnson explained that there are 30 ft. light poles at the McDonalds site and he is proposing 16 ft. poles. He stated the poles will be located at the entrance and exit ways as a safety precaution, and there will be low lighting maintained after 10:00 p.m. Mr. Johnson stated the development will conform with McDonalds and the Demere Shopping Center. Mrs. McQuire pointed out that McDonalds also agreed to a lower density lighting; however, upon completion of the development, the lighting is much stronger. Mr. Johnson assured Mrs. McQuire that he will abide by the submitted proposal. He further stated that he will provide diesel service, a credit card dispenser and the store will be open 24 hrs.

Mr. Lee Noel had questions regarding the entrance and exit ways in relation to traffic. Mr. Johnson stated that there will be exit markings on the pavement, and directional arrows on the side of the property to designate the one-way entrance. He stated he has also agreed to do an elevated fence and additional landscaping if required.

Following discussion, a motion was made by Mr. Richard Parker to approve the Site Plan for Texaco Happy Mart. It was noted that the motion does not include approval of the sewer system. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**GC-15-95**

**Request to Rezone from R-20 One-Family Residential and Forest Agricultural to Freeway Commercial, 7.42 acres (7.16 acres R-20 to FC) (.26 acres FA to FC) fronting 1,418.70 ft. on the south side of U.S. Highway 17, having an average depth of 325 ft. (including proposed frontage road), beginning approximately 1,500 ft. east of the U.S. Highway 17 and I-95 Interchange and lying immediately north and west of Royal Oaks Subdivision, Phase I.**

**Property owned by Coastal Georgia Development, Inc.**

Mr. Ralph Lackey was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone 7.42 acres to Freeway Commercial. (7.16 acres currently zoned R-20 and .26 zoned Forest Agricultural) The property fronts 1,418.70 ft. on the south side of Highway 17 and has an average depth of 325 ft.

Mrs. Taylor explained that the property is part of a 159.33 acre tract that was rezoned to R-20 One-Family Residential in May of 1993 to allow a single-family subdivision. A portion of the property, consisting of 49.3 acres with 61 lots, has already been developed as single-family residential, known as Royal Oaks Subdivision, Phase I. The remaining property is proposed to be developed as single-family residential in phases. The sales plat of Royal Oaks shows a green belt along Highway 17 and the Freeway Commercial property to the west as a buffer for the residential area.

Mrs. Taylor pointed out that the concept plan shows one entrance drive from U.S. Highway 17, with a frontage road being constructed to serve the proposed commercial development. If the rezoning is approved, the proposed entrance road would have to be approved by the Department of Transportation.

Mrs. Taylor stated that a 25 ft. natural buffer and a 6 ft. privacy fence is proposed between the commercial area and the residential subdivision. The property fronting on the north and south sides of Highway 17 is zoned Freeway Commercial for approximately 1,800 ft. Immediately across Highway 17 from the property is a 30.91 acre tract that is also owned by the applicant. In 1993, a rezoning application (from FA to FC) for this property was submitted but was withdrawn prior to being heard.

Mrs. Taylor stated staff feels that having a depth of only approximately 300 ft. commercial along Highway 17 could be developed without encroaching into Phase I of the single-family subdivision if adequate buffers are provided. Staff recommends that the proposed buffer be increased from 25 ft. to 50 ft. with a wood fence or brick or block wall being constructed on the zoning property line between the commercial property and residential property.

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, nearby property is Freeway Commercial and residential. Highway 17 is proposed to be widened to four lanes in the near future.

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

No, 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;

No, adequate facilities are available.

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

No.

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;

No.

Mrs. Taylor stated the proposed Freeway Commercial zoning district cannot be extended any further east than the subject property without encroaching into the residential areas.

Therefore, staff considers this rezoning to be a logical extension of the Freeway Commercial district and recommends approval subject to the 50 ft. buffer being provided along the zoning/property line between the commercial and residential districts.

Mr. Mark Johnson, local attorney and property owner, stated that he is "adamantly opposed to putting Freeway Commercial at the entrance of Royal Oaks Subdivision" and he disagrees with staff's view of the 6 criteria. Mr. Johnson presented copies of sign statements from adjacent property owners who are also opposed to this request.

Mr. Bob Gillespie, property owner, stated that Freeway Commercial would ruin the beauty of Royal Oaks Subdivision. He also stated that Freeway Commercial is open to anything which would put a burden on homeowners. Mr. Gillespie stated that "it would be a disgrace to rezone this property."

Mr. Wayne Hutchinson, property owner, stated the developer, who is not a local citizen, has no consideration for local homeowners. He stated the developer has not maintained the property or the ditches, and the roads are not up to county standards. He questioned whether or not the developer would maintain the buffers. Mr. Hutchinson stated he is "tired of out-of-town developers not sticking to their covenants." He asked the Planning Commission to deny this request.

Mr. Bob Philips stated when he purchased his property he was vehemently told that the area would be residential and single-family units. He stated he and his wife came here to retire. Mr. Philips stated that his home is his investment. He asked the Planning Commission to please consider this investment and deny this request.

Also present to oppose this request were Mr. and Mrs. Lavern Carter, Pastor Ray Garner and Mr. George Tindale.

In light of opposition from the property owners, Mr. Ralph Lackey asked that this request be removed from the agenda to give the developer (Mr. Bob Bryant, Statesboro, GA) a chance to discuss these concerns with the local homeowners.

Following discussion, a motion was made by Mr. Lee Noel to defer this request and to recommend that it not be brought before this Commission again; however, he withdrew that motion and made a motion to deny the request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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At this point, the Planning Commission took a 10 minute recess. The meeting resumed at 10:45 a.m.

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**GC-16-95**

**Request to Rezone from Local Commercial to Forest Agricultural, 1.619 acres fronting 272.68 ft. on the south side of May Road, beginning 136.34 ft. east of Old Jesup Road.**

Dennis and Grace Booher, property owners, were present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone 1.169 acres from Local Commercial to Forest Agricultural. The property is a portion of a larger tract that was rezoned to Local Commercial in 1975 to allow a convenience store. The 1.6 acre tract would be subdivided into three lots, one to remain Local Commercial and two lots being requested to be rezoned to allow one mobile home per lot.

Mrs. Taylor stated that the surrounding area, with the exception of the 1.6 acre tract, is zoned Forest Agricultural. Rezoning the property from Commercial to Forest Agricultural would be a down-zoning and would revert the property back to its original classification when the Zoning Ordinance was adopted in 1966. This zoning would be compatible with the Basswood Estates area.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in establishing 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 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 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 either approval or disapproval of the zoning proposal;

The surrounding area contains site built homes, manufactured homes and mobile homes on individual lots.

Mrs. Taylor stated staff recommends approval of this request.

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

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**GC-17-95**

**Request to Rezone from R-9 One-Family Residential to M-9 One-Family Residential Manufactured Home, an existing lot (being a portion of the W.F. Vinson Estate Tract, located off B&W Grade Road) consisting of 19,789 sq. ft. with access via existing platted 20 ft. easement known as Robby Lane; address being 111 Robby Lane.**

Mr. James E. Vinson, property owner, was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone an existing lot consisting of 19,789 sq. ft. with frontage and access from an existing lane known as Robby lane, which has a right-of-way width of 20 ft. She stated that currently, a vacant single-wide mobile home is located on the property (not connected). The applicant proposes to remove this structure and place a manufactured home on the property.

Mrs. Taylor pointed out that the surrounding area consists of mixture of uses and zoning classifications, i.e., site built homes, manufactured homes, mobile homes and a mobile home park. She stated staff feels this rezoning to allow a manufactured home would be compatible with the surrounding land use and zoning. In 1994, the property immediately to the west was rezoned to M-9 to allow a manufactured home.

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;

Suitable.

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

Should not have an adverse affect.

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, shown as 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;

Yes, existing residential uses and recent zoning changes.

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. Jerome Clark and unanimously adopted.

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**SUP-1-95**

**Request for a Special Use Permit, expansion of Blythe Island Methodist Church, in an R-20 One-Family Residential District. The property consists of 1.15 acres (being a portion of Lot 61 of the Village Subdivision, Blythe Island) fronting 200 ft. on the east side of Georgia Highway 303; address known as 6334 Blythe Island Highway.**

**Property owned by Board of Trustees,  
Blythe Island United Methodist Church**

Mr. Phil Flournoy was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is for a Special Use Permit to allow a church in a residential district. The church is an existing use at this time; however, due to the proposed expansion consisting of approximately the same square footage, the plans for the addition would have to be approved as a special use within the residential district to guarantee that no encroachment or negative impact will be created.

Mrs. Taylor explained that the Special Use Permit request only involves 1.15 acres, but according to the survey submitted, the property located to the north and south is also owned by the church. Located to the south is a vacant parcel consisting of 0.66 acres and to the north is a 0.90 acre parcel which contains a single-family residence.

Mrs. Taylor stated the site plan shows an existing block and wood church consisting of 1,857 sq. ft. (of which 64 sq. ft. will be removed) with a proposed addition of 1,412 sq. ft. For a total of 3,194 sq. ft. She explained that the main sanctuary will accommodate a total seating capacity of 60. The parking will be located on site and will provide 15 spaces, meeting the requirements of the Zoning Ordinance which requires 1 space for each 4 seats in the main auditorium or sanctuary. No additional

signage or access drives will be created. Also according to the site plan, all requirements of the Zoning Ordinance have been met and therefore, staff recommends approval of the Special Use Permit.

It was noted that the Planning Commission's recommendation will be forwarded to the Glynn County Board of Commissioners for final action in accordance with the Ordinance.

Following discussion, a motion was made by Mr. Lee Noel to recommend approval of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**Request for approval to paint face of building and overhang at Island Depot, 208 Mallory Street, in conformance with the St. Simons Village Preservation District; zoned General Commercial-Core. Property and business owned by Jim Hargraves.**

This request was deferred due to a representative not being present.

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**Request for approval to install an awning at Dressner's Village Cafe, 223 Mallory Street, in conformance with the St. Simons Village Preservation District; zoned General Commercial-Core.**

**Property owned by Peter Nermoe;  
Business owned by Bob Dressner.**

Mr. Dressner was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to install a 13 ft. x 3.6 ft. awning over the front of Dressner's Village Cafe. The awning will project out the same distance from the face of the building as the J.C. Strother Company's overhang. Mr. Schroeder pointed out that the awning will be suspended no less than 8 ft. over the Mallory Street sidewalk. The extension of the awning out approximately 3.6 ft. from the face of the building at a minimum height of 8 ft. may limit the pedestrians ability to see businesses located further down Mallory Street. He stated that although the awning does not project any further from the face of the building than the J.C. Strother Company's overhang, it is located much closer to the sidewalk (8 ft. compared to approximately 11 ft. for the Strother Company's overhang).

Mr. Schroeder stated that the awning is made of fire retardant fabric and the colors will consist of Blue, White, and Red stripes repeating a pattern every 8.5". He explained that the repeating pattern consists of 4.24" Royal Blue (RB); .25" White (W); .25" RB; .25" Red (R); .25" RB; 2.25" W; .25" RB; .25" R; .25" RB; .25" W. Photographs showing the front view of the building and color swatches were presented for the Planning Commission's review.

Mr. Schroeder stated that the existing signage will remain in the current locations. The large wall sign mounted over the proposed awning will be removed temporarily to be repainted. He pointed out that once the awning is installed, the projecting sign will only be readable by pedestrians from the left hand side of the business.

Mr. Schroeder stated that the proposed awning appears to conform with the intent of the St. Simons Village Preservation District, and therefore staff recommends approval.

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

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**Review and consider amending the Glynn County Planning Commission Ordinance, adopted June 20, 1985; Review and consider amending the By-Laws of the Glynn County Commission, adopted June 19, 1986.**

Mr. Lee Noel suggested a deferral of this item until all members of the Planning Commission are present. However, Vice-Chairman Kite stated the chances of succeeding in the motion that was made during the worksession would be better now.

Mr. Richard Parker stated that at the worksession, he made a motion to let the Ordinance and the By-Laws remain as written with the exception of changing St. Simons Island representation; however, Mr. Parker stated he would like to withdraw that motion. He then made a motion to leave the Glynn County Planning Commission Ordinance and By-Laws as written. The motion was seconded by Mr. Jerome Clark. Further discussion followed.

Mr. Noel stated other issues discussed during that worksession were the succession of the Chairman and Vice Chairman, changing the appointment of the Chairman from calendar year to fiscal year, internal committees being appointed by the Chairman and external committees being appointed by a majority vote. Vice Chairman Kite stated he agreed with making the terms concurrent; however, he feels it might be in the best interest of the commission if newly appointed members attend a few meetings before voting on the Chairman or Vice Chairman.

Mr. Dan McQuire stated that also at the Planning Commission's worksession, there was some discussion regarding inclusion or exclusion of the population figures in the City of Brunswick. Vice Chairman Kite stated population distribution is not included in the Ordinance at this time.

Mr. Lee Noel stated he feels that some of the other proposed changes should be examined and individual votes taken, and therefore he will vote against the motion.

Following discussion, the vote was taken on the motion and second to leave the Glynn County Planning Commission Ordinance and By-Laws as written. Voting Aye: Mr. Jerome Clark, Mr. Jack Kite and Mr. Richard Parker. Voting Nay: Mr. Lee Noel

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**Update on development of the Golden Isles Gateway;  
Rezoned to Planned Development on April 21, 1994.**

Mr. Cameron Bland, project manager, presented a brief history of Golden Isles Gateway Tract. The project contains a total of 7,842 acres in the northern Glynn County extending approximately five miles along the east and west sides of I-95 from Exit 8 to Exit 9. Union Camp Corporation and Transtate Properties, Inc. are the owners of the land.

The overall project concept for the Golden Isles Gateway Tract is that of a large-scale Planned Unit Development with residential, office/distribution/industrial, commercial, recreation open space/preservation land uses. Nearby properties have already begun to develop as residential subdivisions.

The project area includes 2,145 acres which will remain in long-term timber management indefinitely. Another 410 acres will stay in timber management unless needed in the future for an on-site wastewater treatment facility. All other lands will remain in timber production pending sale or development activities which could be 50 years or more in the future.

Mr. Bland stressed that Jetport Road is interrelated to everything in the project. He gave a brief overview of the timetable and cost participation. He also presented a map of the area for review. Mr. Bland stated that bids have been taken and the roadwork should begin within two weeks. He stated the project is consistent with the Glynn County Comprehensive Plan and he urged continued support from the Planning Commission and various committees in Glynn County.

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**MINUTES**

Page 22, paragraph 2 of the May 2nd minutes, Mr. Lee Noel added the following statement to his comments regarding the Airport Commission's proposal for the zoning text and use of land along Demere Road: "Request that the Planning Official arrange for public hearings on the Airport Master Plan as part of the update of the Glynn County Comprehensive Master Plan."

A motion was made by Mr. Jerome Clark and seconded by Mr. Richard Parker to include Mr. Noel's statement and approve the Minutes of the May 2, 1995 Planning Commission meeting. Voting Aye: Mr. Jerome Clark, Mr. Lee Noel and Mr. Richard Parker. Due to being absent for the May 2nd meeting, Vice Chairman Kite abstained from voting.

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## STAFF ITEMS

Mr. Kirk Schlemmer, Planning Director for Georgia RDC, explained that two public hearings were held for the purpose of receiving public comment on possible applications for Community Development Block Grant Funding. The meetings were held on May 25, and May 31st and were both well attended. Mr. Schlemmer stated the following three projects were identified as part of this process:

**Harrington Road Water Line Installation:** This project would involve installing water lines along North Harrington, South Harrington and Harrington Lane. 197 low/moderate income persons would be served with water. The grant received would total approximately \$300,000; Glynn County would contribute at least \$6,000 in cash and waive \$33,512 in connection and impact fees.

**Brunswick Villa Sewer Line Installation:** This project would install sewer lines in Brunswick Villa Subdivision. Failing septic tanks represent a health problem. The number of low/moderate income persons who would benefit is unknown. The CDBG program requires that at least 70% of the beneficiaries be low/moderate income. However, to be competitive the project should benefit close 90 to 100% low/moderate income persons. The cost is unknown and the maximum grants are \$500,000.

**Community Crafters Center Rehabilitation Project:** Community Crafters, Inc. (CC) is a nonprofit corporation that trains disadvantaged youths in home construction skills. Recently, the CC group acquired the old Roxy theater (built 1939) located at F and Albany Streets. The CC group intends to rehabilitate the building as a community center which will contain a number of services to benefit the low/moderate minority community of Glynn County. These services will include expanded job training facilities and programs, mental health programs, a cultural library and resource center, a senior citizen center for meals, and day care. The project will serve 100% low/moderate income beneficiaries. The CC group has an architect on hand and can have design plans and cost estimates available in sufficient time to make application. The grant received will be \$500,000. A local match of at least \$80,000 will need to be provided. This may come from a combination of county, city and private sources. The CC group will volunteer their program participants' labor.

Mr. Schlemmer introduced Mr. Jackie Davis, Community Crafters representative.

Mr. Davis gave a brief presentation and distributed copies of the proposed plans for review. He stated that the CC group has been planning for more than six months to rehabilitate the facility as a community center. He pointed out that the building has been gutted and there are plans to construct a second story, relocate the entrance to its original position and revamp the stage. Mr. Davis stated that this project would offer high impact and visibility and would offer an opportunity for joint city/county partnership.

Mr. Reuter explained that the grant process is very competitive. He stated that of the three projects submitted, the Community Crafters project has the best chance of being funded.

Following discussion, a motion was made by Mr. Lee Noel to support the Community Crafters project. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

Also under Staff Items, Mr. Reuter gave a brief update on the Comprehensive Plan Sub-Committees meeting schedule. He further reported that the Planning Commission is invited to attend a public hearing on June 20th, 6:00 p.m. at the Historic Courthouse. The consulting firm of Day-Wilburn will discuss the enhancement plan for Glynn County.

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**COMMISSION ITEMS**

Vice Chairman Jack Kite announced that this is his last meeting as a Planning Commissioner. Mr. Kite thanked staff and the commission members for their support throughout the years. He stated he has enjoyed working for the betterment of the community and wished continued success for Glynn County.

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