

**M I N U T E S**

**GLYNN COUNTY PLANNING COMMISSION  
MARCH 7, 1995 9:00 A.M.**

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**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Jerome Clark  
Robert Fell  
Glenda Jones  
Jack Kite  
Lee Noel  
Richard Parker

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

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Vice Chairman Jack Kite announced that Chairman Wayne Stewart would be a few minutes late. He then called the meeting to order and the Pledge of Allegiance was given.

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**Preliminary Plat  
Gateway Center Boulevard  
Located on the east side of Spur 25  
between Glynco Parkway and Canal Road  
45.253 acres, zoned PD-G  
(Golden Isles Gateway Tract)**

**U.C. Realty Corporation and Friendly  
Mini Market, Owner/Developer**

Messrs. Cameron Bland, Harry Driggers, Bill Foster, Sr. and Bobby Shupe were present for discussion.

At this point, Chairman Stewart entered the room and presided over the remainder of the meeting.

Mr. Mark Schroeder presented the staff's report. He stated that the subject property is currently zoned Planned Development as part of the Golden Isles Gateway Tract. He stated that the tract within the Planned Development to be subdivided is designated as Freeway Commercial. This preliminary plat creates an 80 ft. right-of-way titled Gateway Center Boulevard. He stated that lots fronting the proposed road 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 staff recommends approval of this request subject to the following conditions:

1. A soil erosion permit shall be issued prior to construction.
2. Non-Access easements on all road frontages except the proposed Gateway Center Boulevard. **Exceptions:** Up to two curb cuts may be located along Canal Road between the proposed Gateway Center Boulevard and the Atlantic Coastline Railroad right-of-way. In no case shall these curb cuts be located closer than 350 ft. from the Gateway Center Boulevard and Canal Road intersection. When Glynco Parkway is four laned and a median is installed, two curb cuts will be permitted. Approval of exact locations of all curb cuts shall be approved by the County Engineer and the Planning Department; design and maintenance of drainage outfall to be reviewed and approved by the County Engineer.

Mr. Schroeder stated that a letter of approval was submitted by the Glynn County Water and Sewer Department on March 6, 1995, and staff has also received utility companies sign-off.

Mr. Cameron Bland commended county staff for a thorough and timely review. He stated he would be glad to answer any questions.

Following discussion, a motion was made by Mr. Richard Parker for approval of this request subject to conditions stated by staff. The motion was seconded by Mr. Jack Kite and unanimously adopted.

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**Preliminary Plat  
The Commons At Frederica  
Located on the south side of Stevens Road  
off Frederica Road between Fort Frederica  
National Monument and the marsh,  
St. Simons Island; 60.219 Acres,  
Zoned PD-G (Sea Palms West)**

**Sonid Development, L.L.C., Owner/Developer**

Mr. Jack Dinos was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the subject property is currently zoned Planned Development as part of the Sea Palms West Development. The zoning text for the Sea Palms West development permits a density of 235 single family units on this tract.

Mr. Schroeder stated that the development consists of 177 single family lots, each with a minimum lot area of 4,000 sq. ft. The developer is modifying the minimum setbacks to 20 ft. front, 7 ft. side (10 ft. for corner lots), and 7 ft. rear (15 ft. rear adjacent to marsh), which complies with the standard residential district setbacks.

Mr. Schroeder stated that Commons area will be maintained and owned by the developer and homeowners association. He stated that the large area in the southeast corner of the site may be developed

as a lake in the future; however, if the lake is created, the soil will be used to build up road-beds. He stated that the remaining area along the perimeter of the site adjacent to Stevens Road will serve as a buffer and will remain natural. No residential access will be permitted to Stevens Road.

Mr. Schroeder explained that the Department of Natural Resources boundary line, as determined by Sam Latham, DNR in December 1994, will represent the rear property line for properties adjacent to the marsh. The required setback for principal structures from the DNR line will be 15 ft. He further explained that all Corps of Engineers Jurisdictional Wetlands surveyed by George P. Underwood on May 20, 1985 are correctly depicted on the preliminary plat. The delineation of the wetlands was reverified in a letter from the Corps of Engineers dated September 16, 1991. This reverification extends the validity of the jurisdictional boundary as depicted until September 16, 1996.

Mr. Schroeder stated staff recommends approval of the Commons at Frederica subject to the following conditions:

1. A soil erosion permit shall be issued prior to construction.
2. A 5 ft. wide sidewalk to be installed from the entrance of the Commons at Frederica to the existing bike trail/sidewalk on the north side of Frederica Road. The sidewalk shall be located in county right-of-way. Installation of the sidewalk shall be required prior to the approval of the final plat involving the 140th lot in the proposed subdivision or the 3rd phase of development, whichever occurs first.
3. A by-pass lane and an abbreviated acceleration lane to be installed in Stevens Road as recommended by the Public Works Department. However, Mr. Schroeder pointed out that these two recommendations are not supported by the Planning and Zoning Staff or the County Engineer and should not be considered a condition.

Mr. Schroeder stated that a letter of approval has been submitted by the Glynn County Water and Sewer Department and is included in the packages for the Planning Commission's review. He stated that the utility companies also submitted sign-off sheets.

Mr. Jack Dinos gave a brief presentation. He stated the proposal is to build a nice, moderately priced residential development. He stated he has a problem with installation of the proposed sidewalk. He feels that the county should install the sidewalk and not the developers. "It would be difficult to install something on county property." He further stated the developers would not have a problem participating in the cost, provided they (developers) participate to a maximum of \$10,000.00.

Mr. Bill Foster, Sr., Thomas & Hutton Engineering Co., stated that there is no engineering justification for the by-pass lane suggestion and he asked that it not be a condition. Mr. Schroeder pointed the area out on the map for clarification, and Chairman Stewart reminded Mr. Foster that the by-pass lane was recommended by Public Works, not the planning staff. Mr. Reuter explained that based on the existing traffic count on Stevens Road, he does not see a need for the by-pass lane. Chairman Stewart asked who owns the property north of Stevens Road. Mr. Reuter replied Fort Frederica.

Mr. Schroeder stated the distance of the existing sidewalk in the area is approximately 600 ft. Chairman Stewart asked what it would cost to build a 5 ft. wide sidewalk. Mr. Bobby Shupe stated that in discussing this matter with the County Engineer, the projected cost would be approximately \$12.00 per linear foot for a 5 ft. sidewalk. Chairman Stewart explained that the Planning Commission could make the offer to the County Commission that the developer is willing to contribute \$10,000.00 toward construction of the sidewalk and the remainder of the money would come from the county; however, he stated the Board of Commissioners would have to make that decision. Mr. Reuter commented that the contribution is very generous.

Mr. Turner Collins, representing Christ Church, asked where would the proposed turning lane be in relation to the rear entrance of the church yard. Mr. Bobby Shupe stated he was not sure of the exact location at this time. Mr. Collins had further questions regarding the buffer along Stevens Road. He asked if the sidewalk would be located in the buffer area or in the right-of-way. Mr. Schroeder stated the sidewalk would be located in the county right-of-way. Mr. Collins then asked if there would be plantings in the buffer. Mr. Schroeder replied that the buffer would remain natural. Mr. Dinos pointed out that they have purposely not allowed access from the proposed development onto Stevens Road. He stated that the Homeowners Association will control the buffer, and therefore, "there will be no homeowners with the right to cross the buffer from the back of the property adjoining Stevens Road to have access to Stevens Road." Chairman Stewart explained that the buffers will be addressed at the time of final plat approval.

Mr. Bill Hooker, local architect, stated perhaps if the lots along Stevens Road were put in a land trust to protect the vista from Christ Church, the lots could then be deducted for tax purposes. Mr. Hooker stated that Christ Church is one of the premiere scenic attractions of the area, and residential homes with a 20 ft. buffer would destroy the character of the cemetery and the vistas from there. He stated when the proposed Marina was developed, Fort Frederica was able to purchase additional land to maintain that vista. Mr. Hooker asked if this option had been explored for a "win-win situation" for the developers and Glynn County. However, Mr. Reuter stated it would not be a "win-win situation" for the developers if all the lots were put into some type of buffering.

Mr. Dinos pointed out that when they acquired the property, the property had a density zoning of twice what they intend to use. He stated 4,000 ft. is the density and their lots will be considerably larger than that. He stated the proposed plan to develop that area will not be detrimental to the vista of Christ Church. Mr. Dinos stated that they are willing to work with the church committee to ensure a very pleasant and mutual area.

Following discussion, a motion was made by Ms. Glenda Jones to approve this request with the stipulation that the developers will contribute \$10,000.00 toward construction of the sidewalk. The motion was seconded by Mr. Jerome Clark. Further discussion ensued.

Mr. Lee Noel had comments regarding the access road. He stated that funnelling all of the traffic through one entrance to 177 lots is unsafe. Mr. Bill Foster stated that Frederica Road is a single entrance to the north end of St. Simons but there is a double lane in case of emergencies or accidents. He stated the single entrance with the median is better than multiple entrances

off of Stevens Road. Mr. Foster stated there are no guarantees with accidents, etc. but he does not think the single entrance would be a problem. Mr. Noel urged the developers to have a more in-depth discussion with the people of Christ Church before proceeding with the next phase of development. Mr. Dinos stated that he had not been contacted by anyone from Christ Church directly, but he welcomes the dialogue. He stated that they have tried to protect the area as much as possible by reducing the density, which is a very substantial contribution.

Mr. Bob Fell had questions regarding the buffers. He asked what would happen if in the future the Homeowners Association decides to discontinue maintaining the buffers. He stated buffers have a habit of disappearing and he is very concerned about this. Mr. Dinos stated as one of the covenants, anyone who objects to what someone does in that area would certainly have recourse. He stated there will be no access to Stevens Road from the property. Mr. Dinos stated he cannot guarantee, in perpetuity, that a Homeowners Association would assure that no one could see through a buffer or cut a tree down in a buffer, but the developers will do everything possible to protect against this. He stated the by-laws of the Homeowners Association requires that this be adhered to. Mr. Fell stated according to the homeowners covenant, if trees come down, someone ensures that the trees are replaced so that the area remains opaque. Chairman Stewart suggested placing an undisturbed buffer on the final plat.

Following discussion, the motion for approval (with the stipulation that the developers contribute \$10,000.00 toward construction of the sidewalk) was unanimously adopted.

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**Site Plan**  
**Wal-Mart Expansion**  
**Located on the south side of Altama Connector**  
**17.30 acres, zoned PD-S (Glynn Place Commercial)**

**Wal-Mart Stores, Inc., Owner/Developer**

Mr. Mark Woolridge was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that Wal-Mart Stores, Inc. is proposing to expand their existing Wal-Mart off Altama Connector across from Glynn Place Mall. The existing store is proposed for expansion from 126,498 to 197,738 square feet.

Mr. Schroeder stated that the zoning text for the Planned Development outlines review criteria for parcels in excess of 10 acres within the PD. The text states the review will be based only on the following criteria:

1. Height of Improvements;
2. Appropriate allowed use and supportive parking;
3. Setback, rear, side and front yards and minimum lot size and dimensions;
4. Location on a dedicated street or perpetual easement;

5. Paved and lighted parking, loading and unloading areas;
6. Curb cut spacing.

Mr. Schroeder presented the following:

1. Height: The height extension will be 26 ft.
2. Parking: The total proposed parking exceeds the minimum parking requirement outlined in the Zoning Code. Additional parking is provided in out-parcel "B". The proposed number of total parking spaces is 890. A portion of seven (7) parking spaces is located in drainage easements. Because the seven (7) spaces are not required to meet the minimum zoning requirements these spaces will be permitted in the easements. The County Engineer is requiring that the following statement be placed on the site plan, "Parking spaces as shown in county easements are approved with a revocable license. In the event that Glynn County needs to use the drainage easement and improvements are obstructing required maintenance the improvements shall be removed and reinstalled by Wal-Mart upon written notice."
3. Setbacks: To accommodate the expansion and the shifting of an existing drainage easement additional property will be acquired in the southeastern corner. With the purchase of additional property the proposed addition meets the required minimum setbacks of 20 ft. for this property line. The additional property also provides adequate room to shift the existing 50 ft. drainage easement to the southeast.
4. Dedicated Street Frontage: The expansion will not require any additional road cuts onto the Altama Connector. The applicant has proposed a future crossing point to tie into the future road extension of the Scranton Connector and to neighboring commercial development. The County has expressed an interest in maintaining the right, at some future date, to extend the Scranton Connector. The proposed expansion to Wal-Mart should not interfere with the County's ability to extend the road in the future.
5. Paved and Lighted Parking, Loading and Unloading areas: The proposal depicts 890 parking spaces and 7 loading and unloading areas. All parking and loading/unloading areas will be paved and adequately lit.
6. Curb Cut Spacing: No additional curb cuts are proposed for this expansion.

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

1. Any modifications to existing signs will require a building permit and may require a new variance proposal; a soil erosion permit shall be issued prior to construction.
2. Add revocable easement statement to the plan; provide cost sharing for signalization at the Scranton and Altama Connector intersection; provide detail of drainage pipe for tie-in to existing system (east side of property).
3. Fire Department plans must be submitted and approved by the State Fire Marshall's Office.
4. Buffer to be maintained along Altama Connector at approximately 28 ft. This conforms with the existing buffer between the existing parking and the Altama Connector right-

of-way (Has Been Provided); provide a landscape plan along the Altama Connector for approval; provide cost sharing for signalization at the Scranton and Altama Connector intersection; provide a copy of revised survey for additional property.

5. Provide cost sharing for signalization at the Scranton and Altama Connector intersection. Twenty-five percent of the total contract cost installed as approved by the Public Works Director and before issuance of an Occupancy Certificate by the Building Official;

Mr. Schroeder stated that the Brunswick Water & Sewer Department has submitted their approval.

Mr. Mark Woolridge stated they would have no problem with the twenty-five percent cost sharing at this point, and they are willing to share the traffic cost. He stated he is currently working on a landscape plan for resubmission.

Chairman Stewart stated he has a problem with the 7 parking spaces located in the drainage easement. He stated he would prefer to grant a variance instead of the 7 parking spaces. Mr. Ray Richard agreed. He stated since there is enough space, he would rather not have the 7 parking spaces. Mr. Schroeder pointed out that Wal-Mart is known for setting up tents in the parking lots, and therefore the extra spaces would be needed. However, a permit would be required from the Building Official. Chairman Stewart stated that "big tent sales" are usually conducted in the buffer.

Following discussion, Mr. Richard Parker made a motion to delete the 7 parking spaces proposed by staff, and approve this request subject to all other conditions (including the 25% cost sharing). The motion was seconded by Mr. Robert Fell and unanimously adopted.

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**Site Plan  
Cottages At Brockinton  
Located Northeast Corner of  
Brockinton Drive and Demere Road,  
St. Simons Island, 5.867 Acres,  
Zoned Medium Residential  
Property owned by Mr. Johnny Hollington.**

Messrs. Hollington, Tom Williams, Larry Miller, Jim Benefield and Bill Hooker were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that during the review process, several questions were raised regarding density, setbacks, lot coverage, buffers, and sidewalks. He explained that the Cottages at Brockinton, as proposed, is a 94 unit multi-family development with 49.5% lot coverage. The density and percentage of lot coverage were derived using the area of Tracts I and II. He stated that the remaining Tract III represents La Costa Lane access easement which cannot be included in the developable site area, according to the ordinance. The density and lot coverage are in conformance with Sections 707.4(1) 707.4(6) of the Glynn County Zoning Ordinance.

Mr. Schroeder stated that Tract II, as designated on the plans, is an undeveloped area and will remain as such. He stated that this tract was used in the calculations for lot coverage and density. Any development in Tract II would violate the Glynn County Zoning Ordinance. Mr. Schroeder stated that the Glynn County Board of Appeals adopted a motion requiring that "Tract II be left in its natural state with recorded deed restrictions." He stated that the applicant shall draft deed restrictions to be reviewed and approved by the County Attorney to ensure that Tract II remains in its natural state in perpetuity.

Mr. Schroeder explained that all of the development is concentrated on Tract I. The majority of the pervious/open areas is in the remaining wetlands and the perimeter of the tract. He stated that wetlands cover approximately 1.72 acres of Tract I. The applicant has acquired a 404 permit from the Corps of Engineers to fill one acre of the wetlands and the remaining .72 acres of wetlands will be preserved in its natural state. Mr. Schroeder pointed out that some side slope modifications and cleaning of debris are planned for the remaining wetland areas. The perimeter of the site will be moderately landscaped to buffer the development from neighboring properties and road rights-of-way. The greatest concentration of enhanced buffer areas, by additional landscaping, is along Brockinton Drive and La Costa Lane.

Mr. Schroeder further explained that all structures, as shown on the plan, shall not exceed 45 ft. in height. The plan proposes 1, 2, and 3 story structures. The one-story structures are proposed along Demere Road and will be covered carports. The two-story structures will be aligned along La Costa Lane and along the north, backing up to The Corners Subdivision. The three-story structures will be clustered in the center of Tract I. The central units will be interconnected with elevated boardwalks over the wetlands.

Mr. Schroeder stated that the plan proposes two active recreation areas. The proposal calls for a platform tennis court (smaller than a regulation court) and a swimming pool. The wetland areas and the boardwalks are designated as passive recreation areas. He stated that the existing sidewalks shall be preserved along Demere Road and Brockinton Drive. The sidewalks encroach on private property, and according to the County Engineer, the developer has three options: 1) deed the property occupied by the encroaching sidewalks to the county; 2) record an easement over the existing sidewalks to allow the county to preserve and maintain them; or 3) remove the encroaching sidewalks and re-install at developer's expense within the county right-of-way. If the sidewalk along Brockinton Drive is removed, the re-installed width shall be no less than four feet.

Mr. Schroeder stated that a variance was granted by the Zoning Board of Appeals for the setbacks of the structures along La Costa Lane. The setbacks for alternating structures are 5 ft. and 10 ft. from the La Costa Lane access easement. Mr. Schroeder pointed out that in the Zoning Board of Appeals motion for approval, the following conditions were made:

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

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

Mr. Schroeder stated staff recommends approval of this request subject to the following conditions. He stated that several of the items are currently being addressed by the developer.

1. A soil erosion permit shall be issued prior to construction or clearing; a deed restriction for Tract II shall be drafted by the developer, reviewed and approved by the County Attorney prior to any construction or clearing.
3. Final detention areas and drainage design to be approved by the County Engineer. If approved drainage plan significantly changes the site layout, the revised site plan will be resubmitted for staff's and Planning Commission's review; preserve existing sidewalks by one of the three methods presented.
5. One fire hydrant shall be located at the south side of the main entrance. (Approved As Submitted)
6. Developer to provide a Wetland Hold Harmless statement on the site plan; provide a utility company sign-off sheet (has been provided); pole mounted lights shall not cast on adjacent properties.
7. Lighting shall be sufficient to clearly delineate the entrance into the complex. (Approved As Submitted)

Mr. Schroeder stated that a copy of the Water and Sewer Department's written approval is included in the packages for the Planning Commission's review.

Mr. Bill Hooker, architect, commended Mr. Schroeder for being thorough in reviewing the site plan. He stated he would be glad to answer any questions.

Mrs. Doris Eagen Turner, St. Simons resident, stated that the modifications on the amount of units to conform to the density requirements of the Glynn County Zoning Ordinance have been revised satisfactorily. However, she stated that the Planning Commission should consider the fact that every property owner in the Brockinton Subdivision pays a monthly fee for general maintenance, but there are no provisions for the developers to contribute to this. Chairman Stewart explained that a maintenance fee would be addressed in the covenant. He stated the Planning Commission does not have the right to impose such fees because it is not a planning issue.

Chairman Stewart asked if the passive recreation area consists of .5 acres. Mr. Hooker stated the area consists of .72 acres. Mr. Schroeder pointed this area out on the map and discussion continued regarding wetlands. Mr. Hooker stated the total wetlands acreage is .72, with .85 acres set aside for buffering.

After discussion, a motion was made by Mr. Jack Kite to approve this request subject to conditions stated by staff. The motion was seconded by Ms. Glenda Jones. Further discussion followed.

Mr. Lee Noel had questions regarding the existing litigations. Attorney Jim Benefield replied that litigations have not been resolved at this time.

Mrs. Ruthie Cobb, Jewtown resident, stated she and other residents in the area met with the developers and are satisfied with the proposal. She stated an apartment complex is much better than a commercial development, but she stated she is still waiting for La Costa Lane to get paved.

Mrs. Berthenia Gibson, Jewtown resident, congratulated the developers for working with the members of St. Paul Baptist Church to preserve the natural buffer. She also reminded the Planning Commission that it is in writing that the natural buffer will remain as such.

Mr. Mark Schroeder stated that in presenting the staff's report, page two, paragraph two regarding the options provided by the County Engineer concerning the existing sidewalks, he read the following: "...if the sidewalk along Brockinton Drive is removed, the reinstalled width shall be no less than 4 ft."; however, Mr. Schroeder stated staff recommends that the reinstalled width be no less than 5 ft.

Chairman Stewart stated that La Costa Lane is 20 ft. wide and it is very unusual to have a 20 ft. wide county road. He stated there is still some uncertainty about ownership. He also had questions about paving La Costa Lane. Mr. Ray Richard stated that the three parties involved agreed to pave La Costa Lane.

Following discussion, the motion for approval subject to conditions was unanimously adopted.

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At this point, the Planning Commission took a 10 minute recess. The meeting resumed at 10:25 a.m.

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**Site Plan**

**Retreat Village Entrance Drive modifications and creation of a Burger King site; located on the south side of Demere Road, St. Simons Island, Retreat Village Shopping Center consists of 12.36 acres, leased area for Burger King 21,357 square feet, zoned Planned Development-General  
Property owned by Intershop Holding**

Mr. Roger Purcell and Mr. Larry Bryson, agents, were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that a Burger King is proposed at the existing entrance into Retreat Village. He stated the existing entrance will be altered. Instead of going directly into the shopping center, the entrance will wrap around the proposed Burger King lease area.

Mr. Schroeder stated that the lease area totals 21,357 sq. ft. with approximately 4,858 sq. ft. devoted to landscaping and ground coverage. He stated the existing intersection with Demere Road

will not be shifted. The only modification will be the installation of curbing and sidewalks. The building is 3,128 sq. ft. (1460 sq. ft. designated as seating area). Mr. Schroeder stated that this square footage requires 25 spaces; however, the applicant has proposed 27 spaces which meets the minimum requirements. Due to the constraints of the lease area, the loading/unloading area is designated within the general parking area for all of Retreat Village.

Mr. Schroeder stated that in reviewing the Planned Development Zoning Text for Retreat Village Shopping Center (excluding out-parcels), staff has determined that the development for retail area and greenbelt, landscape, and buffer areas meet the development standards outlined in the Planned Development Text. He stated additional information regarding architectural and landscape still needs to be submitted for review. Also, the water and sewer plans were submitted to Glynn County Water and Sewer Department on March 3, 1995.

Mr. Schroeder stated staff recommends approval subject to the following conditions. (The plans recommended for approval must also be approved by the County Commission.)

1. Provide an elevation plan detailing the construction material and architectural design to evaluate compliance with the Retreat Village Planned Development; provide a landscape plan for review and approval.
2. Provide dimensions for access lanes to Retreat Village. (This has been depicted on the latest submittal.)
3. Revise area calculations for landscaping and impervious areas in Retreat Village on the site plan (some numbers have been depicted on plan); provide a landscape plan for approval; identify proposed loading/unloading as dedicated or joint use (parking and loading).

Mr. Schroeder pointed out that the Water and Sewer Department submitted a letter approving of the site plan only, provided a building is not constructed over a sanitary sewer or water main. The letter also indicated that no review has been done in detail of the proposed sanitary sewer or its appurtenances.

Mr. Roger Purcell stated they have worked closely with county staff and feel that they have met all of the specific requirements. Mr. Ray Richard agreed that the developers have met all county requirements. They have also agreed to install a sidewalk, etc. that will enhance the area.

Mr. Frank Quinby stated that during construction, if trees, shrubs, etc. are removed he hopes that the items are replaced in order to maintain the buffers.

Chairman Stewart asked that all lighting in that area be maintained as down-lighting. He asked that this be included in the motion. Mr. Robert Fell stated he would prefer to see a low-sign. Mr. Larry Bryson stated they will abide by all ordinances.

Mr. Dan McQuire stressed that there will soon be 6 fast-food stores in that area. He urged the developers to make the landscaping and lighting as attractive as possible.

Chairman Stewart asked if the developers could present a completed landscaping and lighting plan to the County Commissioners. Mr. Purcell replied yes. However, Mr. Schroeder pointed out that the Planning Commission might want to review the plan again before it goes to the County Commission. He stated it would only be a two week delay. Chairman Stewart then asked if the developers could bring the plans back to the Planning Commission before going to the County Commissioners. Mr. Parks replied yes, but there was some confusion regarding the amount of delay time. Mr. Lee Noel stated the earliest the plans could be presented to the County Commissioners is April 4th. If the plans come back to the Planning Commission, then they will be presented to the County Commissioners on April 18th. Mr. Reuter suggested perhaps there could be a condition that the landscaping and lighting plans be presented to staff for review, if staff sees a significant problem, staff will request that the plans come back to the Planning Commission. Everyone was in agreement.

Mrs. Deborah Taylor explained the procedure and process for submitting site plans and planned developments.

Following discussion, a motion was made by Mr. Jack Kite for approval of this request subject to conditions. The motion was seconded by Mr. Jerome Clark. Further discussion ensued. Mr. Noel had questions about the turning lane. He asked if there would be two lanes at the proposed site in order to avoid stacking cars. Mr. Richard stated that the proposed deceleration lane is adequate. After discussion, the vote for approval was taken. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Ms. Glenda Jones, Mr. Jack Kite, Mr. Lee Noel and Mr. Richard Parker. Abstained From Voting: Mr. Wayne Stewart.

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**GC-7-95**

**Request to Rezone from R-12 One-Family Residential to Mh-6 One-Family Residential Mobile Home, an existing lot consisting of 6,612 square feet, fronting 68.53 feet on the east side of Mills Road, located off Scranton Road and lying immediately north of Halveston Oaks Subdivision.**

Mr. Bobby Worth, Sr. property owner, was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone an existing lot consisting of 6,612 square feet which is the last lot fronting on the north side of Mills Road. Mills Road, located off Scranton Road, is a dirt road with a 30 ft. right-of-way. Mrs. Taylor stated that a single-family residence was previously located on this property, but is being destroyed due to the condition of the structure. The property owner is requesting a rezoning to allow a mobile home.

Mrs. Taylor stated that the lots fronting on Mills Road are zoned R-9 One-Family Residential and M-9, M-12 and M-20 One-Family Residential Manufactured Home. The structures located on the north side of Mills Road consists of 4 site built homes, one manufactured home, and one mobile home that was approved for Mr. Worth as a medical hardship in 1991 with an extension granted October, 1994 (expiration date October, 1996).

Mrs. Taylor stated staff feels that with the uses and zoning in this area, a mobile home zoning would not be compatible, but a manufactured home zoning would be. She stated according to the Glynn County Zoning Ordinance, a mobile home is classified as a single-wide unit. A manufactured home is considered a double-wide unit with a 20 ft. width, and has to meet additional requirements to be more compatible with areas containing site built homes.

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;

No, this area consists of site-built homes and manufactured homes.

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

It could have an affect on the property values in the immediate area.

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;

Shown as residential (the plan does not reflect the difference in residential type structures).

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;

None that staff is aware of.

Mrs. Taylor stated that as previously noted, staff recommends denial of the request to rezone the subject property to mobile home (Mh-6), but could support a rezoning to manufactured home (M-6).

Due to the confusion in the difference between mobile homes, manufactured homes, modular homes and the compatibility of each, it was the consensus of the Planning Commission to defer this request until the April 4th meeting so that there is enough time to study the area for compatibility.

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**Request for approval of changing a sign within the St. Simons Village Preservation District to be known as "Just 4 Funn Toys", located at 210 Mallory Street, St. Simons Island and zoned General Commercial-Core; Property owned by Mrs. William Strother.**

Mr. Timothy Matthews, agent and owner of the business, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the existing 4'x 4.33' (17.32 sq. ft.) sign is a projecting sign. He stated the sign projects approximately 4.5 feet from the face of the building and is supported by steel posts. The applicant proposes to change the copy of the sign from Coastal Photography to "Just 4 Funn Toys".

Mr. Schroeder stated that the existing sign is in conformance with St. Simons Village Preservation District (SSVPD). The use of primary colors (not neon) in the new design of the sign is also in conformance with the SSVPD. A color printout of the proposed sign was presented for review.

Mr. Schroeder stated staff recommends approval of the change of copy and the proposed color scheme.

Following review, a motion was made by Mr. Richard Parker to approve this request. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

Mr. Timothy Matthews expressed concern for unsightly signs posted by a business owner in the St. Simons Village District. Mr. Vernon Lewis, Building Official, will look into this matter. Mr. Robert Fell stated he will also look into the matter.

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At this point, Chairman Stewart turned the meeting over to Vice-Chairman Kite and excused himself from the meeting for 5 minutes to return a phone call.

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**Request for approval of changing a sign within the St. Simons Village Preservation District to be known as Glynn Art Association, located at 319 Mallory Street, St. Simons Island and zoned General Commercial-Core. Property owned by Glynn Art Association; Kay Wayne and Jerry Garrison, agents.**

Mr. Jerry Garrison was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing a sign of 74 sq. ft. in area to be mounted over their new store frontage at 319 Mallory Street.

Mr. Schroeder stated that Section 813.2 of the ordinance limits the size of any wall sign to 24 sq. ft. Furthermore, the cumulative square footage of all signs for a business shall not

exceed ten percent of the buildings wall face. Section 819.5 states, "There shall be no more than two signs attached to the exterior of any one business establishment and their total area together shall not exceed the ten percent area requirements." The standards outlined in Sections 813.2 and 819.2 limits the total square footage for all Glynn Art Association signs to a cumulative square footage of 36 sq. ft., and the number of signs attached to the business exterior shall be limited to two signs.

Mr. Schroeder stated that the sign proposed by the Glynn Art Association will have a pale yellow background that will match the existing color of the building. The lettering will be black and the logos will be a bright golden yellow.

To comply with Sections 813.2 and 819.2, Mr. Schroeder stated that staff recommends the applicant re-cover the exposed area and reduce the square footage of the sign. The proposed color scheme of the sign is acceptable. The exposed area on the face of the building created by the removal of the old sign shall be re-covered with material matching the existing building or smooth surface plywood painted pale yellow identical to the existing facade color. The sign(s), not to exceed two, may be mounted flush with the wall face not to exceed 24 sq. ft. each, nor to exceed a cumulative area of 36 sq. ft.

Mr. Schroeder stated that as an alternative, Mr. Garrison is proposing two signs. The sign area is calculated on 74 sq. ft. based on the entire plate being mounted on the front of the building. Pictures were presented for the Planning Commission's review. Mr. Schroeder stated that if the background color of the sign matches the existing color of the building, the sign area shall be calculated using the area of the lettering and logo only. One sign area will be 23 sq. ft. plus 4 sq. ft. in area for a total of 27 sq. ft.

At this point, Chairman Stewart returned to the meeting.

Following review, a motion was made by Mr. Lee Noel to approve the alternative sign proposal. The motion was seconded by Mr. Robert Fell and unanimously adopted.

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**Request for approval of changing a sign, installation of a picket fence, placement of a 12 x 20 storage shed, and changing color of exterior structure within the St. Simons Village Preservation District, to be known as Island Pet Center, located at 549 Ocean Boulevard, St. Simons Island, zoned General Commercial.**

**Property owned by Helen and Winfree Irvine, Jr. ;  
Scotty Gilman, agent/business owner.**

Helen Irvine, Winfree Irvine and Mr. Gilman were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant, Scotty Gilman, is proposing four exterior improvements to the business located at 549 Ocean Boulevard. The improvements are as follows:

1. Freestanding Sign. A new copy is proposed (work has already been completed) on the existing 24 sq. ft. freestanding sign. The color scheme appears to be in compliance with the intent of the St. Simons Village Preservation District.

Section 816.3 Freestanding Signs limits the height and area of freestanding signs in the Village Preservation District. Freestanding signs in a Commercial General Zone within the St. Simons Village Preservation District (SSVPD) are limited to 10 ft. in height and 12 sq. ft. in area. The sign must also be located no closer than 10 ft. to the right-of-way line.

The existing sign area is non-conforming and should conform with the provisions of the SSVPD. Staff recommends approval of the proposed color scheme. The area and distance from the right-of-way should be brought into conformance with the SSVPD. Staff further recommends that the replacement sign be located in the same area as the existing sign.

2. Exterior Color Change. The applicant proposes to change the existing color of the business from a light tan to a light pearl grey with white trim. The light pearl grey is the background color for the freestanding sign. Staff recommends approval of the color change.
3. Picket Fence Installation. A three to four foot high picket fence has been installed enclosing the front yard. The applicant proposes to paint the fence white. The pineapples on each post represent hospitality. There are other picket fences in the area of a similar nature and in no way does the fence detract from the neighboring businesses or residences. Staff recommends approval of the white picket fence.
4. Storage Building. The current tenant does not have access to the existing garage. The tenant wishes to place a 10' x 16' prefabricated aluminum storage building adjacent to the existing garage as storage for the Island Pet Center. The proposed unit will be light grey with a gabled roof. Staff recommends approval.

Mr. Schroeder presented pictures for the Planning Commission's review.

Ms. Helen Irvine stated she was not aware that their property was in a preservation district. She also stated she was not notified that the property was down-zoned. Chairman Stewart explained that the Village Preservation Ordinance was passed in 1992 and there were at least 3 public hearings advertised in the newspapers. He stated according to the tax records, all property owners were notified; however there were some owners at that time who stated they were not notified and therefore, more notices were mailed. He stated he is sorry that Ms. Irvine was not notified, but the zoning is in place.

Ms. Irvine stated the existing sign has been there for 10 years. She then presented pictures of the proposed sign and explained that previous tenants repainted the sign and re-used it each time. She stated the sign exceeds the square footage; however, it is an existing sign. Mr. Schroeder stated that according to the ordinance, re-establishing of a nonconforming condition shall be prohibited after discontinuance for a period of 60 days. He stated that the previous tenant was there until early January. According to the records, Mr. Schroeder stated the business is not registered as a licensed business and therefore it would be difficult to define the 60 day time frame. Mr. Irvine stated that the building was leased on January 15th and there was no time lapse in between.

Chairman Stewart had questions regarding storage buildings. He asked if any storage buildings had been placed in the area since the Village Preservation Plan. Mr. Fell stated there is a storage building located behind the St. Simons Inn. Ms. Irvine asked if a permit is needed for a temporary building. Chairman Stewart stated according the Village Preservation Plan, temporary buildings are prohibited.

Ms. Sharon Carmichael, business owner, stated she was in the renovation business for four years and she is very island conscious. She stated her concept is to enhance the building's original use. The color scheme, the picket fence, etc. are being used to enhance the building. Ms. Carmichael stated the building will be made to look like a cottage and will match the color scheme of the area. Chairman Stewart agreed that the building looks nice, but it is still a portable building. Ms. Carmichael asked what it would take to make the building comply with the ordinance. Mr. Vernon Lewis explained that the building would have to be secured to a concrete slab and anchored.

Following discussion, a motion was made by Mr. Robert Fell to approve this request with the condition that the storage building is placed on a concrete slab and anchored. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**Consider amending Article VI Design Standards of the Glynn County Subdivision Regulations (SR-1-95)**

The Planning Commission received a copy of the amendments for review. Mr. Richard stated that following the worksession with the Planning Commission, a public hearing was held on February 22nd with staff, local developers, surveyors and engineers, and the proposal was discussed. He stated there were no objections at that time. Mr. Richard gave a brief overview of some of the changes. Also, for clarification, Mr. Richard stated that all hydrology and hydraulic calculation submissions be signed and sealed by a registered professional engineer.

Following review, a motion was made by Mr. Lee Noel to accept the amendments to Article VI. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**Delegation - Joe McDonough to discuss exchange of land on Demere Road, involving county owned property and property owned by Mary Lee Wilson and Celia Mitchell Buchanan (Ref. File GC-20-94).**

Mr. McDonough spoke as a delegation concerning buffers on Waffle House property and adjoining property. He stated that the request is for the "Planning Commission to recommend to the County Commission that the County Commission exchange a 20 ft. buffer on the eastern portion (owned by Glynn County) for a 20 ft. buffer on the west end of the applicant's property to allow better use of the property." There was a lengthy discussion regarding this matter. Afterward, it was determined that a delegation is for discussion purposes only. No action by the Planning Commission is required.

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## MINUTES

Due to minor changes in the February 7th Minutes, approval was deferred until April 4, 1995.

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## STAFF ITEMS

As a result of previous public hearings, it was the consensus of the Planning Commission to form four sub-committees to work on various aspects of the Glynn County Comprehensive Plan. Approximately 100 letters were mailed soliciting citizens to serve on the following sub-committees: 1) Land-Use/Housing; 2) Community Facilities and Services; 3) Economic Development; and 4) Conservation/Historic Preservation. Chairman Stewart presented a list of nine citizens selected to serve on each sub-committee. Mr. Lee Noel expressed disappointment in the list, and stated that "many individuals with uniquely expert talents, who asked to serve, have been omitted. A lot of good people have been left off the list." Mr. Noel stated that the list is not broad-based enough and should be expanded to eleven members.

Mr. Noel further stated that the list contains four members associated with Sea Island Company and only two members from Residents United For Planning And Action (RUPA). He stated it is "heavily loaded with people who have their own agendas." Mr. Noel stated he does not support this list.

Chairman Stewart stated that the membership is comprised of highly qualified and knowledgeable people from the community. He stated many of them are long-term residents of Glynn County and they were not selected based on who they are associated with.

Mr. Jack Caldwell, President of RUPA, stated he is more concerned that realtors, bankers, developers and big industry representatives make up the majority of the membership. He stated his organization intends to participate in the meetings in an attempt to represent the "average citizen."

Chairman Stewart stated he is sorry if he does not have everyone's support, but he tried to ensure that every district in the county is adequately represented. Mr. Noel stressed that although he objects to the selection, he would always support the Chairman's decision.

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## COMMISSION ITEMS

Mr. Robert Fell stated he strongly feels that the 21 unit density is setting a bad precedent for future developments on St. Simons Island. He stated he will be unable to attend the County Commission meeting but he will submit a letter to the Board expressing his displeasure of the 21 units.

Mr. Fell also commented that he would like for the Planning Commission to take a good look at Demere Road from Sea Island Causeway to Frederica Road. He stated that as of today, the Planning Commission has approved approximately 300 units coming out of Brockinton Drive. He stated the Planning Commission needs to take an overall look at the projects. He also commented that if possible, the maps should be cross-referenced for clarification. Mr. Fell stated "we need to take a look at why people come to St. Simons Island."

Mr. Fell announced that there will be a water conservation meeting at Brunswick College on March 14th at 7:00 p.m. regarding the Floridan Aquifer.

Mr. Lee Noel agreed with Mr. Fell about taking a closer look at the stretch along Brockinton up to Frederica Road. He suggested that perhaps at the next meeting there should be some discussion regarding an engineering study of that area so that when things are approved the developers will know what they are expected to do. Chairman Stewart suggested setting up a worksession to discuss this matter. Mrs. Doris Eagan Turner suggested that perhaps the Scenic Corridor Overlay Plan could also be discussed at this worksession.

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There being no further business to discuss, the meeting adjourned at 12:55 p.m.