

M I N U T E S

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

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
Janet Loving, Administrative Secretary

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

Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items. He then welcomed everyone to the meeting.

Preliminary Plat - Stately Oaks Subdivision
18.123 acres located off Crispen Blvd.,
Zoned LI and FA, Request being processed for
R-12 One-Family Residential (application GC-4-95)
44 Single-Family Residential Lots
Dynamic Investments, Inc., Owner/Developer

Mr. Harry Driggers and Mr. Ralph Lackey were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that this request meets the minimum requirements of a preliminary plat as outlined in Section 703.1 of the Glynn County Subdivision Regulations.

Mr. Schroeder explained that the development will consist of 44 single-family lots, with a minimum square footage of 12,000. The developer is modifying the minimum front yard setback from the required 20 ft. in an R-12 district to 30 ft. Mr. Schroeder further stated that the road will be constructed to meet the requirements for county paved roads. He stated the County Engineer has recommended approval of the 45 ft. right-of-way. Mr. Schroeder pointed out that previous conditions listed in the Planning

Commission packages have been met. He stated staff recommends approval subject to the County Engineer's approval of the drainage area map.

Ms. Glenda Jones asked if the developers provided a copy of the plat to the utility companies. Mr. Lackey replied yes.

Following discussion, a motion was made by Ms. Glenda Jones to approve the Preliminary Plat of Stately Oaks Subdivision subject to conditions stated by staff. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

At this point, Chairman Stewart introduced Mr. Jack Hardman, Chairman of the Glynn County Board of Commissioners.

Request for approval of plans for the construction of a new single-family residence in conformance with the St. Simons Village Preservation District. Subject property zoned R-6 One-Family Residential, being Lot 12 of Butler Mews Subd., address known as 104 Strachan Lane, St. Simons Island. Property owned by Mr. and Mrs. Ashley Dukes.

Mr. John Rentz, agent, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the proposed building footprint of 1,890 sq. ft. is 25.1% building coverage of the 7,503 sq. ft. lot. Section 709.5 of the St. Simons Village Preservation District allows no more than 50% building coverage. He stated that the proposed building footprint for Lot 12 does not exceed the average footprint of adjacent Lots 11 and 13.

Mr. Schroeder explained that the proposed height of the structure is within the required parameters. The pitched portion of the roof for Lot 12 meets the required slope parameters of 4.12 and the remainder of the roof is flat.

Mr. Schroeder pointed out that the only substantial tree being impacted on the site (a multi-trunk sago palm) will be moved from the northeast corner to the northwest corner of the lot. He stated that the color of the structure is in harmony with adjacent properties, and the general architectural design compliments the surrounding residential area.

Mr. Schroeder stated that the applicant addressed items listed under Section 709.8 of the Village Preservation District. He stated staff has reviewed the responses and finds that the items have been sufficiently addressed. A copy of the comments was included in the packages for the Planning Commission's review. Mr. Schroeder stated that the applicant is in the process of obtaining permits from the Department of Natural Resources for all construction seaward of the DNR jurisdiction line.

Mr. Schroeder stated the proposed dwelling is of an appropriate scale, color and design which conforms with the existing residential character, and therefore, staff recommends approval.

Chairman Stewart explained that the St. Simons Village Preservation District was established to protect the historical and architectural character of the St. Simons Village area.

Mr. Reuter stated perhaps in the future, county staff should be responsible for measuring building heights.

Following discussion, a motion was made by Mr. Lee Noel to approve this request. The motion was seconded by Mr. Richard Parker. Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Jack Kite, Mr. Lee Noel, Mr. Richard Parker and Mr. Wayne Stewart. Abstained From Voting: Mr. Robert Fell.

Request for approval of a sign within the St. Simons Village Preservation District, to be known as Island Tee's, located at 123 Mallory Street, St. Simons Island. Subject property zoned General Commercial-Core; Property owned by Angela Waanounou.

Mr. Floyd Grider, agent, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing a sign for a new business located at 123 Mallory Street. The sign, "Island Tee's, will measure 24 square feet and the color will consist of a gloss white background and a dark blue logo, lettering, and border. He stated the applicant is proposing to mount the sign on top of an existing awning.

Mr. Schroeder explained that according to Section 816.1 of the Village Preservation District, the intent is to allow only freestanding, building, and wall signs in the District and according to this interpretation, a sign mounted above an awning is prohibited in the Village Preservation District.

Mr. Schroeder stated that the applicant has submitted two alternatives to the preferred proposal. First, the sign could be mounted as a wall sign not to project more than 6 in. from the wall face. Second, the applicant proposes to mount the sign on the front of the awning. Mr. Schroeder stated these alternative violate the Sign Ordinance. He stated as a third alternative, the sign could be painted on the awning or a combination similar to that of the Blue Water Grill and the Sand Castle Cafe which utilized wall signs and painted awnings. He pointed out that according to the Ordinance, no individual sign shall exceed 24 sq. ft. nor shall the cumulative square footage of all signs for a business exceed 10% of their wall face.

Mr. Schroeder stated that the placement and scale of the sign mounted above the awning is similar to neighboring businesses. The Island Bait & Tackle and Coconut Willie's signs are both

approximately 24 sq. ft. in area and are mounted on a mansard type roof face. Mr. Schroeder stated that the Island Tee's sign will be mounted approximately the same distance from the street curb and at the same height as the other neighboring businesses to the left. He stated staff recommends that the Island Tee's sign be mounted as a wall sign, per Section 813.2 of the Ordinance and as presented in the third option. Any additional signage in excess of 6 sq. ft. would have to be approved by the Planning Commission.

Following discussion, a motion was made by Mr. Lee Noel to approve option #3 of this request (the sign could be painted on the awning or a combination similar to that of the Blue Water Grill and the Sand Castle Cafe which utilized wall signs and painted awnings). The motion was seconded by Mr. Jack Kite and unanimously adopted.

Request for a two year extension of the approved Preliminary Plat of Glynn Forrest Subdivision, Phase I, located off U.S. Highway 17, north of Deerfield Subdivision. The Preliminary Plat was approved on April 6, 1993; Pyramid Projects Incorporated, property owner/developer.

Mrs. Deborah Taylor explained that due to the request being an extension of the approved preliminary plat, the applicant was not required to attend today's meeting. She stated the request still meets all of the requirements.

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

Request for a one-year extension of Site Plan Approval for Ridgelee Mobile Home Park, 11.6 acres located off Cate Road, consisting of 62 mobile home rental lots to be served by county water and sewer.

Mr. David O'Quinn, property owner/developer, was present for discussion.

Mrs. Deborah Taylor stated that this is a one-year extension of the site plan for Ridgelee Mobile Home Park. The site plan was approved on February 1, 1994 with the condition that the owners of Ridgelee and the Glynn County Water and Sewer Commission reach an agreement concerning tapping fees and sewer plans; however, an agreement has not been reached at this time. The applicant would like to move forward and meet all guidelines outlined by the Planning Commission.

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

GC-30-94

Request to amend the Planned Development-General Commercial Shopping Center Zoning Text and Master Plan for Barnes Plantation, GC-3-91, to allow commercial and multi-family residential; 11.827 acre tract fronting 467 feet on the east side of Frederica Road, beginning 155 feet north of Fourth Avenue, lying west of Forest Park Subdivision, north of St. Simons Heights Subdivision and south of Hanover Square and M. F. Martin Tract, St. Simons Island.

Property owned by Jasper Barnes, Madeline J. Wilson and Araminta Palmer; Dial Companies, Agent/Developer.

Mr. Woody Galloway, Attorney for Dial Companies, was present to represent this request. Also present were the property owners of this request and several citizens and residents of the area. Due to anticipation of a lengthy discussion, Chairman Stewart placed a 20 minute time limit on persons speaking for and against this request (a maximum of 4 minutes per speaker/5 speakers each). Mr. Stewart stated the applicant would be given 15 minutes to present the request and all questions would be directed to the Planning Commission.

Mr. Dan Reuter presented the staff's report. He stated that this request is to amend the Planned Development-General Commercial Shopping Center Zoning Text and Master Plan for GC-3-91, Barnes Plantation, to allow the development of multi-family residential and commercial.

Mr. Reuter stated that on February 21, 1991, the subject property was rezoned from R-9 One-Family Residential to Planned Development-General to allow a commercial shopping center, with a total of 91,800 sq. ft. of shopping, and two commercial out parcels fronting on Frederica Road. The Planned Development was granted with conditions, i.e., limiting certain commercial uses, large buffers (80 ft. wide undisturbed natural buffer at the rear property line adjacent to the single-family residential district and a 40 ft. buffer on the south side and north side), restrictions on commercial loading, traffic improvements (contribution of money for upgrading traffic signalization), land dedication for widening and turning lanes to be allowed to lessen the impact to traffic, outdoor lighting, building design and landscaping.

Mr. Reuter stated that the Zoning Text submitted at this time would allow multi-family residential on the back portion of the property and would also maintain the two out-parcels for commercial use on Frederica Road. He stated that the multi-family development is proposed to have a total of 214 units with a maximum density of 21.18 units per acre.

As pointed out in the previous statement, Mr. Reuter explained that an 80 ft. wide undisturbed natural buffer at the rear property line was required when the entire tract was to be developed as commercial, and this area was to be dedicated as permanent open space. He stated that adjacent to the 80 ft. buffer there would be a 10 ft. wide landscaped buffer with a 6 ft. high wooden fence on the interior line. The building setback would be 20 ft. further, for a total of 110 ft. setback from the current property line. Mr. Reuter stated that according to the Zoning Text and Master Plan, there is a 30 ft. buffer adjacent to the residentially zoned

property (north, south and east sides) which will remain undisturbed except for additional landscaping, utility crossings or fencing when necessary.

Mr. Reuter stated that the multi-family residential developments within the area are zoned Planned Development or Medium Residential. The approved multi-family developments within the Brockinton area located off Demere Road are zoned Medium Residential, which allows a density of 16 units per acre. The development with the highest density is at 12.43 units per acre and the lowest is at 8.5 units per acre. He stated two multi-family residential developments located off the south side of Demere Road are zoned Planned Development (Island Retreat Apartments at 13.77 units per acre and Island Square Apartments at 16 units per acre). The multi-family development known as Skiff Landing Condominiums, located behind Redfern Village, is zoned Planned Development and built at a density of 13 units per acre.

Mr. Reuter explained that the Zoning Text outlines permitted uses and development standards for the two out-parcels that are to be developed as commercial. The non-permitted uses are package/liquor store, off-site parking lot, amusement center, outdoor movie theatre, flea market, motel or hotel, and repair garage.

Mr. Reuter stated staff recommends that the following permitted uses be eliminated; indoor movie theaters, drinking establishments and private child care center. Staff also recommends that the conditional use, automobile service station, be eliminated and no retail use be allowed involving the sale of gasoline. He stated staff feels that the conditional use listed to allow a private child care center, kindergarten or pre-school nursery in multi-family residential should be eliminated.

Mr. Reuter stated that according to the Zoning Text, the developer proposes one common access point to the site to serve the multi-family and commercial development as previously proposed in 1991. This access point will be located at the existing traffic signal. The applicant is still willing to contribute \$6,000.00 to upgrade the signal in order to allow access to and from the site. The applicant is also still willing to dedicate 25 ft. of additional right-of-way along the commercial out-parcels on Frederica Road to Glynn County, and agrees to participate in the bikepath program along the Frederica Road frontage. Mr. Reuter stated staff feels that the 25 ft. natural undisturbed buffer or a minimum 10 ft. landscaped area along the out-parcel frontage should be maintained adjacent to Frederica Road with a minimum of one shade tree and 10 shrubs for every 35 ft. when development occurs.

The submitted Zoning Text states the following for buffering; a 30 ft. undisturbed buffer with an additional 10 ft. landscape strip adjacent to the east property line, a 30 ft. landscaped buffer along the north, west and south property lines.

Mr. Reuter stated public water and sewer is available to the site. The Glynn County Water and Sewer Commission has stated that the average water usage for a residential unit is 300 gallons per day. Based on the 220 proposed units, the projected consumption of water would be 66,000 gallons per day. The information was not provided for commercial units; however, commercial structures of equal size would most likely have less impact on water and sewer.

Mr. Reuter 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, multi-family residential would be more suitable than commercial. However, the density of 21.18 units per acre, as proposed, is not appropriate with the adjacent single-family residential property and existing character or nearby property.

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

The nearby property is mixed uses, low-medium density residential and commercial.

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

Yes; has a reasonable economic use as zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed use could cause an excessive or burdensome use of existing streets and utilities. Demere and Frederica Roads are operating above capacity for automobile traffic. The zoning proposal to allow 21.18 units per acre could create a burdensome impact to the streets as well as to the water capacity.

Drainage plans have been submitted and reviewed by the County Engineer.

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

Yes, is in conformance with the Comprehensive Plan goal of requiring planned development zoning for all property along Frederica Road. The multi-family portion of the proposal is not in conformance with the Land Use Plan, which shows the property as commercial.

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;

Existing conditions in the area do not support high-density residential. The development request of multi-family is more compatible to low residential development in the area.

Mr. Reuter stated that considering the current demands on streets, drainage, water and sewer, high-density residential zoning cannot be supported. A medium-density residential development is more appropriate for the area. He stated staff recommends that the Zoning Text be amended to contain the following conditions:

1. Section 6, Proposed Land Uses and Development Standards, C. Permitted Use and Development Standards
Multi-Family Residential -

A private child care center, kindergarten or pre-school nursery be eliminated as previously stated.

Maximum Density, Minimum Lot Area and Minimum Net Land Area per dwelling unit for multi-family, be amended to allow 16 units per acre.

Buildings to be designed for consistency with an Island Style of Architecture.

Commercial Out-Parcels -

Uses be eliminated as previously stated - Indoor movie theaters, drinking establishments, private child care center, automobile service station or a retail use that allows the sale of gasoline.

A 25 ft. natural undisturbed buffer or a minimum 10 ft. landscaped area will be maintained adjacent to Frederica Road with a minimum of one shade tree and ten shrubs, 35 ft. when development occurs.

Buildings will be designed for consistency with an Island Style of Architecture.

Add - If commercial development occurs on the property currently proposed for multi-family, the previous buffer standards as outlined in County Commission action letter of February 21, 1991 shall apply.

Add - All exterior commercial and residential lighting shall be designed and directed to not allow residual lighting on adjacent residential properties or Frederica Road.

2. In addition to the 30 ft. undisturbed buffer, a 10 ft. landscape buffer shall be maintained on all property lines of the multi-family development.

Buffer design and plantings to be met as outlined in Section 727.6 of the Glynn County Zoning, as follows -

Buffer Design - The landscape buffer shall be designed, planted and maintained to be 75% or more opaque between 2 ft. and 6 ft. above average lot grade. Protection from vehicle encroachment by the use of curbing or wheel stops shall be provided.

Buffer Plantings - Plantings shall be of the species and of the size and type which will ensure meeting the 75% opacity requirement not later than twelve months after first planting. Plantings shall be selected from the following list: Wax Myrtle, Yaupon Holly, Eleagnus, Inkberry Holly, Japanese Privet, Cleyera, Podocarpus, Loquat, Ligustrum or Oleander.

3. A Corps of Engineers Wetlands Permit will be obtained or waived prior to a request for final site plan approval and/or any requests for construction or clearance permits.

4. Drainage improvements to be constructed as required by the County Engineer.
5. All traffic improvements will be approved by the County Traffic Safety Engineer and the County Engineer.
6. Submit a tree survey showing all specimen trees with a trunk diameter of 24 inches or more measured at 4.5 ft. up from the base to be submitted with request for site plan approval prior to any requests for clearance permits.

During site plan, size and orientation of buildings, parking lots, roads and other impervious surfaces shall be designed to minimize removal of existing trees and preserve retention of open space.

Mr. Reuter stated staff finds that the Planned Development Master Plan and Zoning Text submitted does not reflect the following items that will be addressed at site plan approval; location of dumpsters, parking spaces (8 1/2 X 18), loading areas, signs, access ways, sidewalks, and access points to the two commercial out-parcels.

Mr. Reuter stated that a traffic impact study of the area is included in the packages for the Planning Commission's review.

Attorney Woody Galloway gave a brief presentation. He explained that before filing the application, he met with adjacent property owners in the single-family residential subdivision and commercial business owners in the area and later compiled the following "Conditions of Zoning" which was also submitted with the application:

1. There shall be a 30 ft. buffer adjacent to the east property line which shall remain undisturbed except where necessary for additional landscaping, utility crossings or drainage areas. Along the eastern property line, there shall also be an additional 10 ft. landscaped strip along the western edge of the 30 ft. undisturbed buffer which shall be planted with a staggered row of evergreen trees or shrubs with a minimum height of 7 ft. at planting. There shall be a 30 ft. landscaped buffer along the north, west and south property lines.
2. Except as provided below, the buildings on the multi-family portion of the site shall be located substantially in accordance with the Master Plan.
3. Drainage shall be designed to meet all county requirements and approved by the County Engineer prior to site plan approval.
4. Exterior lighting for the multi-family portion of the site shall not exceed 8 ft. in height within 90 ft. of the north, south and east property lines and shall be designed to minimize any impact on the Forest Park Subdivision.
5. There shall be an 8 ft. fence, wall, building or combination thereof along the eastern property line to provide a continuous barrier.
6. Developer agrees to make reasonable efforts to move the location of buildings, fences, etc. to preserve as many mature live oak trees as possible.

7. There shall be a centralized dumpster located near the front of the multi-family development.
8. There shall only be one curb cut providing access to the multi-family development.

Mr. Galloway stated he would be glad to answer any questions.

Mr. Ray Richard, County Engineer, addressed the drainage situation. He stated that the existing drainage is adequate due to improvements to the infrastructure beneath Frederica Road. He stated that the proposed multi-family use is a down-zoning from the commercial use and will create far less impact with respect to drainage. He explained that the percentage of impervious area will be substantially reduced. Mr. Richard stated other details can be worked out during site plan approval.

At this point, Chairman Stewart stated that Mr. Jerome Clark had to leave the meeting due to a previous commitment.

Attorney Foster Lindberg, representing Residents United for Planning and Action (RUPA), was present to oppose this request. He expressed concerns regarding density and buffers. He stated this development may be better than the previous proposal (K-Mart); however, more attention should be focused on the overall character of the area. "The density is far too high." He then addressed the buffers. He stated that a ditch does not constitute a buffer and it may cause a nuisance and a hazard for small children in the area. Mr. Lindberg further stated that the Zoning Text does not adequately address utilities.

Ms. Maria Torre Steele of 237 Alabama Street presented a letter to the Planning Commission stating her concerns and reasons for opposing this request. She pointed out that her primary reason for stating opposition is because of the drainage system adjacent to her property. She stated a multi-family development would create a lot more run-off due to buildings, concrete, parking spaces, garages, etc. She also expressed concern regarding the washed out drainage pond.

Ms. Steele stated that "as a property owner and taxpayer, she feels local government has an obligation to take a hard look at whether its decisions will be in the interest of all existing property owners." She stated to date, she is the only property owner that has been totally affected by heavy rains in that area. She reported that during a storm in October of 1992, she had 18 inches of water in her house for two and a half days. Ms. Steele stated that she will not be the only one affected in the future if this proposal is not thoroughly planned. She stated she is a single parent and her life savings and her children's future are invested in her home. She then urged the Planning Commission to give careful consideration to this matter.

Mr. John Dieterman of 161 St. Clair Drive was present to oppose this request and he expressed concerns regarding setbacks. He stated that the 80 ft. setback which was suppose to protect the single-family residents from high density has been cut down to 30 ft. He stated this is unfair to the residents. Mr. Dieterman was also concerned about where the dumpsters would be placed due to wetlands in the area.

Mr. Frank Quinby, BATS Citizens Advisory Committee member and RUPA member, presented a petition consisting of 343 signatures of property owners opposing this request due to traffic problems, parking requirements, water, wetlands, buffers and drainage.

Mr. Bill Hooker, a local architect, made several observations regarding variances, wetlands and drainage. He also stated that the site plan does not sufficiently address curb cuts for commercial use. He further stated that any landscaping should be thoroughly defined in the future.

It was the consensus of the Planning Commission to take a 10 minute recess at this time. The meeting resumed at 10:30 a.m.

Chairman Wayne Stewart announced that during the 10 minute recess, the applicants for agenda item #7 (GC-6-95) requested a deferral until the March 7th Planning Commission meeting. Mr. Dave Ritter of 2 Dunbar Creek stated he has comments regarding this item and asked if he could present his comments. Chairman Stewart stated the item would not be discussed; however, he would allow Mr. Ritter to present his comments following agenda item #6.

Discussion continued on agenda item #6 (GC-30-94).

Mr. Douglas Adamson of 259 Alabama Street was present to speak in favor of this request. He stated that this proposal will enhance the area. Mr. Christian Vogt of 254 Alabama agreed with Mr. Adamson and stated that medium residential use is better than commercial use. Ms. Winifred Dellaro and Mr. Carl Dellaro of 251 Alabama Street were also present to speak in favor of this request.

Mr. Tom Rule, a local architect and a commercial property owner, stated he is representing 10 property owners in the area who are in favor of this request. Mr. Rule stated that based on staff's recommendations, this is a "plus project."

Ms. Sharon Bartkovich of 242 Alabama Street stated this proposal is compatible with the neighborhood and will enhance the area. She stated that of the 19 property owners behind the cul-de-sac, one person is opposed, two are indifferent, but the majority are in support of this request. Ms. Bartkovich stated the developers have worked with the property owners and have satisfied all concerns. She stated the buffers are adequate and the developers dealt with lighting to minimize the impact on the surrounding area. Ms. Bartkovich also stated that it is unfair to Mr. Barnes and the other property owners to continue denying them the best use of their property. She then presented a petition consisting of 18 signatures of property owners in the Forest Park Subdivision who are in favor of this request.

Following discussion, a motion was made by Ms. Glenda Jones to recommend approval of this request with staff's recommendations. The motion was seconded by Mr. Jack Kite. Mr. Richard Parker asked that the motion be amended to be approved with the 21 units. Thereupon, Ms. Jones amended her motion and recommended approval of

this request subject to staff's conditions, with 21 units allowed instead of 16 units. The motion was seconded by Mr. Richard Parker. Further discussion ensued.

Mr. Reuter reiterated that a multi-family development is more compatible with the surrounding area. He also gave a brief overview of the traffic study. He stated that drainage problems can be resolved at site plan approval.

Mr. Richard pointed out that in his letter to staff regarding drainage, he stated that the developer will be required to provide an on-site detention pond or funds for a storm water pump station. Mr. Richard Parker asked if the pump station would help Ms. Steele's drainage situation. Mr. Richard replied yes, the pump station would lower the existing level of water. He also stated that some type of electrical system is needed in case of power failure. Mr. Parker asked if the developer is willing to comply with this. Mr. Woody Galloway replied yes, Dial Companies is willing to install a storm water pump station. He then explained the advantages of having a pump station and how it will benefit Ms. Steele and other property owners. He also stated that the company had contemplated installing a diesel backup system which is very expensive; however, they are willing to install some type of electrical system based on the proposal presented today.

Mr. Lee Noel asked one of the developers to speak on the quality level of this proposal. Mr. Galloway explained that they did some research as to what would constitute an "Island Theme." He then presented drawings of the proposal and stated the quality will be much higher than any existing structure on St. Simons. He stated the rent level will begin in the \$550.00 range up to \$900.00 per month. He stated this will be a very institutional "Grade A" apartment development.

Mr. Noel stated initially he was opposed to this request due to the effect it would have on the residents, traffic, and water and sewer infrastructure. He stated he appreciates the willingness exhibited by the developer to meet with the residents in an effort to satisfy their concerns. Mr. Noel stated he feels that a decision should be made with equity in mind. He further stated he is concerned that other developers conformed to county standards in the past and abided by the 16 units per acre rule. Mr. Noel stated that he feels this is a good use of land and Mr. Barnes has every right to develop his property; however, he is strongly opposed to the 21 units per acre because of the impact it would have on infrastructure and traffic. He stated he is also concerned that this might set a precedent for future developments on St. Simons.

Mr. Robert Fell stated that he has a problem with the 1.9 parking spaces per dwelling unit. Mr. Galloway explained that the 1.9 proposal is only 7 spaces short of the required spaces which is 2 parking spaces per unit. He stated that the 421 spaces are more than adequate to deal with the parking.

Mr. Fell had questions regarding the type of roofing material used on the structure. Mr. Dusty Wiederhold of Dial Companies stated the roofing material will consist of a combination of composition shingles and tin roof. He explained that the outside structure material will stand up to conditions on St. Simons.

Mr. Jack Kite questioned whether or not the petition presented by Mr. Frank Quinby contained signatures of adjacent property owners. Mr. Quinby stated there were maybe 4 or 5 adjacent property owners on the list.

Chairman Stewart pointed out that he is concerned about the density, but he has watched the "Barnes property get beaten up and pushed aside." He stated that "it is time the Barnes family receive fair treatment." Mr. Noel stressed that the Planning Commission is accepting the financial statements of the developer regarding the number of units in this development, and he reiterated that he is concerned that the Planning Commission is setting a precedent for future developments on St. Simons. Mr. Fell agreed that the 21 unit density may be setting a precedent. He stated he would support the 16 units.

Chairman Stewart stated for clarification that the motion on the floor is for approval with the 21 units per acre and all other conditions. Mr. Galloway asked that the 10 ft. additional landscaped buffer (as recommended by staff) not be required. He then pointed out that there is a 30 inch pipe located underneath the cul-de-sac that needs to be removed in order to create a better flow of water. He stated that they (developers) would fill and pipe the ditch and create a 30 ft. landscaped buffer, rather than have the open ditch. He stated that they (developers) would be glad to do this work.

Due to changes in the recommendations, the motion and the second were withdrawn. Chairman Stewart read the following recommendations:

1. Section 6, Proposed Land Uses and Development Standards, C. Permitted Use and Development Standards - Multi-Family Residential:

A private child care center, kindergarten or pre-school nursery be eliminated as previously stated.

Maximum Density, Minimum Lot Area and Minimum Net Land Area per dwelling unit for multi-family, be amended to allow 21 units per acre.

Buildings to be designed for consistency with an Island Style of Architecture.

Commercial Out-Parcels:

Uses be eliminated as previously stated - Indoor movie theaters, drinking establishments, private child care center, automobile service station or a retail use that allows the sale of gasoline.

A 25 ft. natural undisturbed buffer or a minimum 10 ft. landscaped area will be maintained adjacent to Frederica Road with a minimum of one shade tree and ten shrubs, 35 ft. when development occurs.

Buildings will be designed for consistency with an Island Style of Architecture.

Add - If commercial development occurs on the property currently proposed for multi-family, the previous buffer standards as outlined in County Commission action letter of February 21, 1991 shall apply.

Add - All exterior commercial and residential lighting shall be designed and directed to not allow residual lighting on adjacent residential properties or Frederica Road.

2. Buffer design and plantings to be met as outlined in Section 727.6 of the Glynn County Zoning, as follows -

Buffer Design - The landscape buffer shall be designed, planted and maintained to be 75% or more opaque between 2 ft. and 6 ft. above average lot grade. Protection from vehicle encroachment by the use of curbing or wheel stops shall be provided.

Buffer Plantings - Plantings shall be of the species and of the size and type which will ensure meeting the 75% opacity requirement not later than twelve months after first planting. Plantings shall be selected from the following list: Wax Myrtle, Yaupon Holly, Eleagnus, Inkberry Holly, Japanese Privet, Cleyera, Podocarpus, Loquat, Ligustrum or Oleander.

Chairman Stewart asked the developers to give some consideration to xeriscape when the site plan is presented back to the Planning Commission.

3. A Corps of Engineers Wetlands Permit will be obtained or waived prior to a request for final site plan approval and/or any requests for construction or clearance permits.

Mr. Galloway advised that they have already received a wetlands permit from the Corps of Engineers.

4. Drainage improvements to be constructed as required by the County Engineer. The developer is required to provide a detention pond or a storm water pump station.

Mr. Galloway stated that they are willing to commit to installing the pump station, but it should be the county's responsibility to maintain it. Mr. Richard pointed out that the Board of Commissioners would have to make the decision as to whether or not Glynn County would maintain the pump station.

5. All traffic improvements will be approved by the County Traffic Safety Engineer and the County Engineer.
6. Submit a tree survey showing all specimen trees with a trunk diameter of 24 inches or more measured at 4.5 ft. up from the base to be submitted with request for site plan approval prior to any requests for clearance permits.

During site plan, size and orientation of buildings, parking lots, roads and other impervious surfaces shall be designed to minimize removal of existing trees and preserve retention of open space.

It was noted by Chairman Stewart that the developers stated they would be willing to donate \$6,000 to upgrade the traffic signal in the area; however, Mrs. Deborah Taylor stated that proposal was part of the Zoning Text. She stated the entire Zoning Text will be included in the recommendations in addition to the six

conditions. Mrs. Taylor stated that each Planned Development is different. She asked if the site plan would be presented to the Planning Commission for approval only or if it would be presented to the Board of Commissioners for approval. It was the consensus of the Planning Commission that the site plan would also be presented to the Board of Commissioners.

Following discussion, a motion was made by Ms. Glenda Jones to recommend approval of this request subject to the following:

1. Section 6, Proposed Land Uses and Development Standards, C. Permitted Use and Development Standards

Multi-Family Residential -

Uses be eliminated as allowed uses: a private child care center, kindergarten or pre-school nursery be eliminated.

Buildings will be designed for consistency with an Island Style of Architecture.

Commercial Out-Parcels -

Uses be eliminated as allowed uses: indoor movie theaters, drinking establishments, private child care center, automobile service station or a retail use that allows the sale of gasoline.

A 25 ft. natural undisturbed buffer or a minimum 10 ft. landscaped area will be maintained adjacent to Frederica Road with a minimum of one shade tree and ten shrubs, 35 ft. when development occurs.

Buildings will be designed for consistency with an Island Style of Architecture.

Add - If commercial development occurs on the property currently proposed for multi-family, the previous buffer standards as outlined in County Commission action letter of February 21, 1991 shall apply.

Add - All exterior commercial and residential lighting shall be designed and directed to not allow residual lighting on adjacent residential properties or Frederica Road.

2. Buffer design and plantings to be met as outlined in Section 727.6 of the Glynn County Zoning, as follows -

Buffer Design - The landscape buffer shall be designed, planted and maintained to be 75% or more opaque between 2 ft. and 6 ft. above average lot grade. Protection from vehicle encroachment by the use of curbing or wheel stops shall be provided.

Buffer Plantings - Plantings shall be of the species and of the size and type which will ensure meeting the 75% opacity requirement not later than twelve months after first planting.

Plantings shall be selected from the following list: Wax Myrtle, Yaupon Holly, Eleagnus, Inkberry Holly, Japanese Privet, Cleyera, Podocarpus, Loquat, Ligustrum or Oleander.

3. A Corps of Engineers Wetlands Permit will be obtained or waived prior to a request for final site plan approval and/or any requests for construction or clearance permits.
4. Drainage improvements to be constructed as required by the County Engineer, by means of construction of a storm water pump station.
5. All traffic improvements will be approved by the County Traffic Safety Engineer and the County Engineer.
6. Submit a tree survey showing all specimen trees with a trunk diameter of 24 inches or more measured at 4.5 ft. up from the base to be submitted with request for site plan approval prior to any requests for clearance permits.

During site plan, size and orientation of buildings, parking lots, roads and other impervious surfaces shall be designed to minimize removal of existing trees and preserve retention of open space.

The motion was seconded by Mr. Richard Parker. Further discussion ensued. Mr. Fell asked for an amendment to the motion. He asked that the motion for approval be made without precedent of the 21 units due to the installation of the pump station; however, Ms. Jones stated she does not feel that approval of the 21 units is setting a precedent. Following discussion, the vote was taken. Voting Aye: Ms. Glenda Jones, Mr. Jack Kite, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mr. Robert Fell and Mr. Lee Noel.

GC-6-95

Request to amend the Retreat Village Planned Development GC-45-73 Zoning Text and Master Plan to allow the relocation of the Retreat Village Shopping Center Entrance on Demere Road by moving the entrance 50 feet southeast along Demere Road towards Frederica Road, St. Simons Island; Property owned by Riston, Inc.

Chairman Stewart explained that this item would not be discussed but as previously stated, Mr. Dave Ritter would be allowed to present his comments. Mr. Ritter stated he is concerned about traffic in the area. Demere Road is very congested and he thinks this proposal would create a hardship. Chairman Stewart stated perhaps Mr. Ritter's concerns will be addressed in the revised plans, which will be presented to the Planning Commission at the March 7th meeting.

MINUTES

A motion was made by Mr. Lee Noel to approve the Minutes of the January 10, 1995 Planning Commission Meeting. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Robert Fell,

Ms. Glenda Jones, Mr. Jack Kite, Mr. Lee Noel and Mr. Wayne Stewart. (Mr. Richard Parker was absent for the Jan. 10th meeting, therefore he abstained from voting.)

STAFF ITEMS

Mr. Reuter gave a brief status report on the Comprehensive Planning process. He stated approximately 100 letters were mailed soliciting citizens to serve on the Comprehensive Plan Sub-Committees to review economic development, land use, community facilities/services and conservation/preservation. He stated citizens were encouraged to submit a brief resume or statement of qualifications to the Planning & Zoning office by February 15th.

Mr. Reuter stated that at the January 19th Planning Commission worksession, there was a discussion concerning whether or not there would be a separate water and sewer sub-committee. He stated there was also discussion to have a called meeting following the February 15th deadline.

Chairman Stewart stated that one of the conditions placed on getting additional water for St. Simons Island was that the City of Brunswick, Glynn County and Jekyll Island would develop a conservation plan and an overall water plan for the entire county. He stated he was informed that there is already a standing committee that has been in existence for approximately 10 years consisting of representatives from Glynn County, Brunswick, Jekyll Island and local industries. He stated at this time, the Planning Commission should delay forming a water and sewer sub-committee until there is more information on the present committee.

Mr. Noel stated that he submitted a letter to the Chairman urging him to select five sub-committees for the Comprehensive Plan instead of four, and the fifth sub-committee could deal with water and sewer. He stated in his opinion, "the biggest limiter on growth in Glynn County in the next 50 years is water and if we don't plan for it, we won't be permitted to withdraw the water that we need to support the growth." Mr. Noel stated for this reason, there should be a separate water and sewer sub-committee. Chairman Stewart suggested the Planning Commission confer with Mr. Robert Benson of the Water & Sewer Department and have a work session to further discuss this issue. Mr. Reuter reminded the members that the EPD requires a regional water plan and also an update has to be submitted to the GA Department of Community Affairs by March 31st.

Following discussion, it was the consensus of the Planning Commission to have a work session on Thursday, February 23, 1995 at 9:00 a.m. in Room 234 of the Office Park Building to further discuss the Comprehensive Plan.

Mr. Jack Caldwell, President of RUPA, stated more citizens are needed on the committees to avoid forming institutional coordinating committees. Chairman Stewart stated that citizens were included in the list of letters mailed, and he assured Mr. Caldwell that the committees will consist of a broad range of people. Mr. Reuter stated that Mr. Stewart Dorfman, Planning Director for the Department of Community Affairs, advised that once

the committees are formed, he would be willing to make a presentation on the planning process.

COMMISSION ITEMS

Mr. Robert Fell stated he was approached by a citizen during the 10 minute recess and was asked if zoning plans, maps, etc. being presented could be displayed on the wall so that everyone can see them. Chairman Stewart asked staff to try and come up with a solution to this problem.

Mr. Fell stated he would like to make sure that the Building Inspections Office fully understands the Village Preservation District. Mrs. Taylor explained that she highlighted some of the areas on the zoning maps which should be helpful to the Building Department.

Mr. Fell also had comments regarding height measurements. He feels that instead of estimating heights someone should actually do the measuring. Chairman Stewart stated perhaps the builders should request this of the surveying crew as part of the permit process and then present a written statement to the Planning Commission. Mr. Reuter stated he would confer with the Building Official on this matter.

Mr. Fell stated in relation to the Barnes application (GC-30-94), he could have supported the motion for approval had it been said without precedent because of the pumping station. Mr. Reuter explained for clarification that under the exact same circumstances in the future if there is a similar down-zoning, the Planning Commission would have to take the same action.

Also under Commission Items, Mr. Richard Parker distributed copies of the "Open Public Meeting Ordinance" for the Planning Commission's review.

There being no further business to discuss, the meeting adjourned at 11:45 a.m.