

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
JANUARY 9, 1996 9:00 A.M.

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MEMBERS PRESENT: Richard Parker, Chairman  
Robert Fell  
Lee Noel  
Iris Touw

ABSENT: Jerome Clark  
Glenda Jones  
Wayne Stewart

STAFF PRESENT: Dan Reuter, Planning Official  
Mark Schroeder, Planner  
Deborah Taylor, Zoning Administrator  
Andy Grzymiski, Transportation Planner  
Anne Kilponen, Transportation Planner  
Janet Loving, Administrative Secretary

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Chairman Richard Parker called the meeting to order, followed by the invocation and the Pledge of Allegiance.

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**Site Plan (SP-95-11)  
Oglethorpe at Beachview  
Proposed multi-family development consisting  
of 9 units on 26,205 sq. ft., located on the  
southeast corner of Oglethorpe Avenue and  
Demere Road, zoned Resort Residential.**

**Property owned by Private Investments, Inc.  
Jim Robertson, President**

Attorney Tom Lee and Mr. Larry Evans were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the proposed development of Oglethorpe at Beachview consists of a total of 9 condominium units located on the south end of St. Simons Island, and located on approximately .6 acres. The property is zoned Resort Residential which permits a maximum density of 16 units per acre. The proposed development will have a density of 15 units which is in conformance with Resort Residential standards.

Mr. Schroeder explained that a major hurdle to achieving the desired number of units and the large square footage of each unit has been conforming with Section 705.4 6) which limits site coverage to 50% for all multi-family developments on St. Simons Island. He stated in order to retain the original concept of large units and a swimming pool, the covered parking was removed and the parking spaces were placed along the perimeter of the site. The majority of the parking spaces maneuver into Oglethorpe Avenue right-of-way (14 spaces) with the remaining four spaces maneuvering into Demere Road. Maneuvering into a public right-of-way is permitted under Section 611.5 of the Glynn County Zoning Ordinance as follows:

611.5 Use of Public Rights-of-Way for Maneuvering Incidental to Off-Street Parking. When determining parking area requirements for individual uses, portions of the public right-of-way on minor streets and certain collector streets (based upon traffic conditions), as determined by the County Building Inspector, may be considered as permissible for maneuvering incidental to parking. On collector streets, major streets and controlled access highways, parking facilities shall provide space outside the public right-of-way for maneuvering incidental to parking.

Mr. Schroeder stated that Public Works and Engineering have reviewed and approved the location of the proposed parking spaces. He stated the plan submitted January 3, 1996 appears to conform with all of the requirements outlined in the Glynn County Zoning Ordinance and staff recommends approval. A brief overview of the project was included in the packages for the Planning Commission's review.

Mr. Ray Richard agreed with the staff's report. He stated with the changes that have been made to this request, he recommends approval.

Attorney Tom Lee pointed out that the property owner/developer has honored the staff's recommendations and is asking for the Planning Commission's approval.

Mrs. Iris Touw stated that 18 parking spaces for multi-family does not meet individual uses. She stated in her opinion, Section 6 of the Zoning Ordinance needs to be examined for clarity. More specifically, Mrs. Touw stated this should demonstrate how parking would be handled for multi-family.

Mr. Lee Noel asked if anything will be done to assure that the public parking remains available to the public. Mr. Evans stated there will be a fence around the pool area and the current dune/walk-over will be utilized, which is away from the public parking area.

Following discussion, a motion was made by Mr. Lee Noel to approve this request. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Robert Fell and Mr. Lee Noel. Voting Nay: Mrs. Iris Touw. Abstained From Voting: Mr. Richard Parker.

Chairman Parker advised that this request may be re-submitted when all members of the Planning Commission are present. Attorney Tom Lee pointed out that this is not a rezoning. He stated it is the function of the Planning Commission to determine if the request complies with the Ordinance and this request does comply. He asked that the Planning Commission reconsider this decision. Chairman Parker stated that he is not against this project; however, he is not totally in favor of it. He stated he is not comfortable with it and has some reservations.

Mr. Reuter explained that this request is being reviewed to determine if it complies with the Ordinance. He stated the request does not go to the Board of Commissioners but it can be re-submitted to the Planning Commission in February for further review and approval.

Regarding Mrs. Touw's comments about parking, Attorney Tom Lee pointed out that parking will be on the property and not in the right-of-way; however, Mrs. Touw stressed that her comments are her opinion as they relate to this request, and she would not discuss her vote in public.

Mr. Noel stated perhaps this request can be reviewed at the January 16th worksession. Mr. Reuter explained that it would have to be an advertised meeting in order to vote on the request. Mr. Noel then asked if a vote could be taken at the January 16th worksession if the majority of the members are present. Mr. Reuter stated the request could be advertised as one item on the agenda for official action. Thereupon, Mr. Noel made a motion that this item be placed on the agenda for the January 16th worksession as a regular business item. The motion was seconded by Mrs. Touw and unanimously adopted.

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**Site Plan (SP-95-14)  
Old Mill Apartments  
Proposed multi-family development consisting  
of 4 duplex apartments on .978 acres, located  
at the end of Old Mill Trace off Picric Street  
zoned Medium Residential.**

Mr. Mark Lang, property owner, and Mr. Don Hutchinson were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing an eight unit multi-family development which is arranged in 4 duplexes. The developer has addressed the review criteria outlined in Section 619 of the Glynn County Zoning Ordinance.

Mr. Schroeder stated that final approval has been received from Planning & Zoning, Building Inspections, Engineering, Fire Dept., Public Works and Brunswick Water and Sewer. He stated staff recommends approval of this request.

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

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**Site Plan (SP-96-1)**  
**Shops at Sea Island West**  
**Proposed retail development consisting**  
**of a movie theatre and retail shops,**  
**located on 6.82 acres, west of the Shops**  
**at Sea Island on Sea Island Road, zoned**  
**Planned Development-General.**

**Property owned by Sea Island Company.**

Attorney Jameson Gregg, Mr. Bill Foster, Jr. and Mr. Bill Edenfield were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the proposed project will contain a movie theatre and retail shops with supporting parking and drives. The theatre will have a seating capacity of 959, arranged among 7 mini-auditoriums.

Mr. Schroeder explained that retail shops will provide a gross area of approximately 13,000 sq.ft. He stated architecture will repeat the style and scale of the Shops at Sea Island and buffers will be preserved on the north and south property lines as shown on the site plan. Mr. Schroeder stated that a forested wetland will be retained on the west side. The eastern border will share service and parking with the Shops at Sea Island. He pointed out that where possible, existing vegetation will be preserved, particularly large oak trees along the southern edge. Parking and common areas will repeat the landscape character of the Shops at Sea Island.

Mr. Schroeder stated that the site plan was submitted on January 5, 1996 and it addresses all of the requirements for Community Development, the Fire Department and Sanitation. He stated it appears that the requirements of Public Works, Engineering and Water & Sewer have also been met.

Mr. Schroeder stated he received a letter from Mr. Robert Benson of the Water and Sewer Department recommending approval of this request. He stated staff recommends approval subject to final approval by Public Works, Engineering, and Water & Sewer.

Mrs. Iris Touw asked for clarification on the letter dated January 5, 1996 from Sea Island Company pertaining to Frederica Road paving. Mr. Ray Richard explained that after receiving several complaints about the shoulder being worn due to by-pass traffic, he requested additional asphalt to improve paving and traffic movement; however, Mrs. Touw stated Frederica Road entrance has nothing to do with this site plan and therefore should be deleted. Mr. Noel agreed that it should not be included in this site plan and should be considered on its own merits. A motion was then made by Mr. Noel to delete the request for additional base and paving at the entrance of Frederica Road from the site plan. The motion was seconded by Mr. Robert Fell and unanimously adopted. Discussion continued on the site plan.

Mr. Noel asked how Harrison Pointe will be buffered from noise, light, etc. Mr. Bill Edenfield stated that Holly and Evergreen plants will be installed. He stated the developers met with the homeowners in the area some time ago and explained that their intentions are to preserve and maintain the buffers. He further stated that the buffer is wider and the activity is removed from the adjacent property.

Mr. Noel asked how much traffic will be generated by this extension. Mr. Bill Foster stated that a traffic study has not been done at this time to address the amount of traffic anticipated. Mr. Reuter stated that the traffic count for Sea Island in 1994 was 4700, and 5400 in 1993. He stated according to the "Trip Generation" manual, the estimated amount of trips per day for a movie theatre is 5000 to 6000; approximately 83 trips per screen in peak hours between 6 p.m. and 7:30 p.m. which means 50% entering and 50% exiting.

Following discussion, a motion was made by Mr. Lee Noel to approve this site plan. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**Site Plan (SP-96-2)  
Conference Building at the Island Inn; Proposed  
construction of a 100 seat conference building  
located at The Island Inn, Plantation Village,  
zoned Planned Development-General.**

**Property owned by The Island Inn, Inc.**

Mr. Bill Kirby was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to construct a conference center as an accessory to the existing 74 room Island Inn. The Island Inn is divided into two buildings. The conference center will be located between the existing buildings. The total floor area of the conference center is 2,805 sq.ft.

Mr. Schroeder explained that the additional parking is required to be installed. The minimum parking standards for a 74 room inn (motel/hotel) is 81 spaces. The conference center will require an additional 40 spaces for a total of 121 required spaces. The Island Inn parking lot currently consists of 115 spaces. Six additional on-site parking spaces will be added to the northwest and northeast corner of the site.

Mr. Schroeder stated that prior to a certificate of occupancy being issued, the following shall be inspected and verified:

1. The addition of 6 accessible parking spaces for a total of 121 parking spaces;
2. Verification that 5 handicapped accessible parking spaces are provided in compliance with the Americans with Disabilities Act. Currently, 4 handicapped parking spaces are provided.

Mr. Schroeder stated staff recommends approval of this site plan subject to the above conditions.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request. The motion was seconded by Mr. Robert Fell. Further discussion ensued. Mr. Noel asked how many people are anticipated to be in session in the conference center at one time. Mr. Kirby replied that the maximum seating capacity is approximately 100. He stated the center is being built for the purpose of renting motel rooms and he is hoping that the people staying at the motel will utilize the conference center. Mr. Schroeder presented a sketch plan and materials for review.

After discussion, the motion for approval was unanimously adopted.

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**Extension of Site Plan (SP-95-5)  
Happy Mart; Request three month extension  
of approved site plan for proposed Happy Mart,  
located on the south side of Demere Road  
between McDonalds and Del Taco.**

**Property owned by Piedmont Petroleum Corp.**

Mr. Dave Johnson was present for discussion.

Mr. Schroeder presented the staff's report. He stated that on June 6, 1995 the Planning Commission approved the site plan for the Happy Mart located on the south side of Demere Road between McDonalds and Del Taco. He stated that according to Section 619.6 Period of Validity, "No site plan approval by the Planning Commission shall be valid for a period longer than 12 months, unless within such period a building permit is obtained and construction commenced. The Planning Commission may grant extension not exceeding 12 months each upon written request of the original applicant if the application is substantially the same as the initial application; however, the Planning Commission has the power in such cases to attach conditions to its re-approval. Where the application for re-approval contains changes which the Planning Commission concludes materially alter the initial application, a new site plan review procedure shall be initiated."

Mr. Schroeder pointed out that approval of the site plan by the Planning Commission will expire on June 6, 1996. He stated since the developer does not anticipate commencing construction until August, 1996, he has requested a 3 month extension. The extension would make the site plan valid until September 6, 1996. Mr. Schroeder stated staff recommends approval of the extension.

Mr. Johnson gave a brief presentation. He explained that the extension is needed because the construction crew is currently working on interstate projects and it would be a hardship getting them here due to the time consuming permit process and the distance they'd have to travel.

Mr. Noel stated he has no objection to the extension, but he is concerned about the traffic flow. He stated it might be wise to take a second look at the entrances prior to construction. Mr. Ray Richard stated that this particular site plan does not anticipate any additional entrances on Demere Road; however, Mr. Noel reiterated that it would be wise to take a second look at the site plan before construction commences.

Following discussion, a motion was made by Mr. Lee Noel to approve this request with the proviso that the site plan, access and egress be reviewed by the Planning Commission prior to construction. The motion was seconded by Mr. Robert Fell. Further discussion ensued.

Mr. Johnson stated he lives on St. Simons and therefore he understands the traffic problems. He stated his proposal would help with traffic flow and would alleviate some of the problems.

Chairman Parker stated that since this particular property does not have a new cut into Demere Road, he doesn't think the Planning Commission needs to do anything specific with the request. He then asked Mr. Richard to come up with a plan that shows where the county would like all future curb cuts in the area along Demere Road between the Sea Island Causeway and Frederica Road. He stated a plan or drawing would help the Planning Commission in reviewing future applications. Chairman Parker stated the Planning Commission needs to preplan to avoid any type of "piece meal". He stated he would rather "preplan than revisit." Mr. Richard concurred. Mr. Noel pointed out that he made the same suggestion a year ago. He stated he also asked that an engineering study of traffic and future curb cuts be done from Brockington up to Frederica Road.

Chairman Parker asked if the Planning Commission requested engineering to design all possible curb cuts, etc., could the Planning Commission approve the design to be used as a guide in future applications. Mr. Reuter stated it is possible that the Planning Commission could take a strong policy on the issue. He stated he would present additional information, new maps, plans, etc. at the next Planning Commission meeting to help resolve this problem.

After discussion, the vote was taken on the motion for approval with the proviso that the site plan, access and egress be reviewed by the Planning Commission prior to construction. Voting Aye: Mr. Robert Fell, Mr. Lee Noel and Mr. Richard Parker. Abstained From Voting: Mrs. Iris Touw.

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**GC-3-96**

**Request to Rezone from Forest Agricultural to Mh-12 One-Family Residential Mobile Home, a 6.37 acre tract located at the end of Castleberry Road and lying immediately north of High Point Subdivision, and east of Ridgewood Plantation, beginning 1,230 ft. west of Cate Road.**

**Property owned by Mr. Roy D. Adams.**

Mr. Ralph Lackey was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone a tract of land consisting of a total of 6.3709 acres located on Castleberry Road, which intersects

Cate Road. The tract has frontage on the end, north, and south sides of Castleberry Road; however, frontage on the north side is 69.69 ft. On the south end and at the end of the road there is a total of 108.51 ft. with 25 ft. of the frontage being utilized as a private access easement to serve a .4591 acre tract located in the middle of this property.

Mrs. Taylor explained that the current zoning of Forest Agricultural requires a minimum lot size of 20,000 sq. ft. and 100 ft. of frontage, allowing 2 units per acre. The proposed zoning change to Mh-12 One-Family Residential Mobile Home would require a minimum lot size of 12,000 sq.ft. and 90 ft. of frontage with county water and/or sewer being available. County water is now available within the area, and therefore the applicant is requesting this zoning change to allow the tract to be developed with smaller lots, allowing 3 units per acre.

Mrs. Taylor stated staff feels that public services should be encouraged but lot size requirements within surrounding area should also be considered. She stated that the subject tract lies immediately adjacent to Forest Agricultural zoning districts, with the lots to the east having 20,000 to 54,000 sq.ft. The subdivision to the west, Ridgewood Plantation, consists of lots having minimum lots sizes of 20,000 sq.ft.; however, the surrounding area contains mixed residential uses and zoning classifications.

Mrs. Taylor explained that approximately 600 ft. to the north is R-12 One-Family Residential, Pine Haven Subdivision, and R-6 One-Family Residential, Turtle Creek Subdivision, approximately 1,200 ft. to the east. Considering the mixed zoning classifications within the area and availability of public water, a zoning change to allow smaller lots should be considered. Mrs. Taylor pointed out that the allowed uses should be for manufactured homes not mobile homes, as requested. Manufactured homes would be more compatible with the surrounding area.

Mrs. Taylor further explained that if the area were totally surrounded by Forest Agricultural zoning and located within an existing subdivision this would not be a logical zoning change. Existing property owners within the area who purchased property with the understanding that certain lot sizes would be maintained should be considered. She stated staff feels that if this rezoning is approved, it is possible that other properties within the area that can be served by county water will be requesting zoning changes on an individual basis. Therefore, a policy needs to be established to provide criteria for obtaining a zoning change to allow smaller lots. Included in this policy would be a requirement to contribute to the upgrade of Castleberry Road, which is a dirt road. The roadway was constructed prior to current paving requirements and it serves a greater number of lots than existing Subdivision Requirements permit on a dirt road.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The requested zoning change is for Mh-12 Mobile Home, staff feels that the use should be for M-12, Manufactured Homes.

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

It will have an impact on the density for the area, from 2 units per acre to 3 units per acre. However, the existing zoning allows mobile homes, site built homes and manufactured homes. If the zoning is approved to allow smaller lots, staff feels that the type structures should be manufactured homes.

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

Yes.

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

Yes, the rezoning will increase the density of residences on an existing dirt road which exceeds current county paving standards.

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

Yes, shown as Medium Density Urban.

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

No.

Mrs. Taylor stated staff recommends approval of this request subject to a zoning change to M-12 Manufactured Homes rather than Mh-12 Mobile Homes. A manufactured home zoning change would be more compatible to housing standards in the general area. She stated staff also feels that the property owner should pave all or a portion of Castleberry Road at the time of development if required by the County Engineer. She stated this would be a requirement of any new roadway serving more than 10 residential lots. Mrs. Taylor pointed out that the applicant is willing to amend the application to allow manufactured homes instead of mobile homes.

Mr. Reuter explained that Castleberry Road is a dedicated county road. According to the Subdivision Regulations, if there are more than 10 lots on a dirt road, the road has to be paved. He pointed out the property and the adjoining lots in a slide presentation. Mr. Reuter stated he feels that some consideration should be given to the existing property owners with assistance in paving the road.

Chairman Parker asked if the Planning Commission could recommend to the County Commission that the applicant/property owner of this request be required to pave the road. Mr. Reuter stated that would have to be a policy decision made by the planning members. He stated requiring the applicant to pave the road could be a condition of the zoning in that it is directly related to the development, and it also needs to be a condition which is in proportion to what the applicant is asking for. He stated perhaps

paving the road could be a shared responsibility among the applicant and other property owners. Mr. Lackey stated the total burden should not be placed on the applicant.

Mr. Bob Bain of 504 Castleberry Lane stated he is concerned about the density and impact this rezoning would have on his property. He stated this rezoning would have an adverse affect on drainage, and paving the road would create traffic problems. Mr. Bain asked the Planning Commission to consider a zoning change to allow manufactured homes instead of mobile homes.

Chairman Parker asked if the property owner is willing to pay for a portion of paving the road. Mr. Lackey stated he would have to confer with the property owner.

Mr. Ellis Braddock of Castleberry Lane expressed his concerns about drainage. Mr. Lackey stated the drainage problems can be resolved.

Mr. Bain asked if property owners were notified of this request. Mrs. Taylor replied yes, 19 letters were mailed to adjacent property owners, the request was advertised in the news papers, and a rezoning sign was placed on the property.

Chairman Parker stated additional information is needed and questions need to be answered regarding drainage, paving, etc. Therefore, he suggested that this request be deferred. It was consensus of the Planning Commission to defer this request until the February 6th Planning Commission meeting. Mrs. Taylor stated this request would be re-advertised for a zoning change to M-12 Manufactured Homes. Mr. Noel asked staff to draft a letter to the property owners with a list of concerns expressed about this request.

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

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Chairman Parker advised that Mr. Ray Richard has another commitment, and therefore **Staff Item 12 a)** on the agenda will be discussed at this time.

**Retreat Road Entrance and Burger King Site, located off of Demere Road, SSI.**

Mr. Richard gave a brief background of this issue. He explained that the access road had to be moved to accommodate the Burger King Restaurant. Originally, the developers wanted to move closer to the old Dairy Queen site and Frederica Road intersection; however, Mr. Richard stated he objected to moving in that direction because it would create stacking problems at the traffic light. He stated another option was to move in the other direction, west towards the Del Taco Restaurant, but he was concerned about the driveways not lining up. Instead, they ended up not moving the entrance.

Mr. Richard stated that he spoke with Commander Jim Nazzrie of the St. Simons Police Precinct who stated there have not been any traffic accidents at the location; however, there have been several complaints that it's just a matter of time before there is a serious accident. In an effort to eliminate some of the problems, Mr. Richard is proposing improvements, such as raised pavement markings along the curve. Also, he stated there will be less confusion once the Quick Lube Car Wash opens and the outside lights are turned on upon completion of Burger King.

Chairman Parker asked Mr. Richard to put a map together that shows all existing driveways, future driveways and parcels. The map should also include Frederica Road area up to Poor Stephen's Restaurant. Mr. Richard concurred and stated the map will be presented for review at the February 6th meeting.

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**Compliance with the St. Simons Village Preservation District; review construction of a single-family residence, located at the southeast corner of Neptune Way and Poplar Avenue.**

**Property owned by Mr. and Mrs. Robbins; John S. Bliven, Agent, SSI Development Corp.**

Mr. Schroeder stated that at the Planning Commission's worksession, Mr. Wayne Stewart advised the applicants that they did not have to appear at today's meeting. He then presented the staff's report. He stated that the applicant is currently constructing a single-family residence on the southeast corner of Neptune Way and Poplar Avenue.

Mr. Schroeder stated that the exterior of the residence will consist of coquina tabby and architectural shingles. The building coverage of 42% (2,830 sq.ft./6,660 sq.ft.) adheres to the requirements of the St. Simons Village Preservation District. All improvements to the site are also in conformance with the Village Preservation District. Mr. Schroeder stated staff recommends approval. Photographs of the house and the property were presented for the Planning Commission's review.

Following discussion, a motion was made by Mr. Robert Fell to approve this request to comply with the St. Simons Village Preservation District. The motion was seconded by Mr. Lee Noel and unanimously adopted.

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**Compliance with the St. Simons Village Preservation District; review relocation of "Just 4 Funn Toys" from 210 Mallory Street to 205 Mallory Street, including relocating existing sign and repainting building facade**

Mr. Tim Mathews, property owner, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to relocate "Just 4 Funn Toys" from 210 Mallory Street to 205 Mallory Street and repaint the existing facade. He stated that the projecting sign area is 17.32 sq.ft. (4' x 4.33'). The sign will be mounted in the center or slightly to the left of center above the overhang and will be mounted in the same manner as it is currently mounted at 210 Mallory Street.

Mr. Schroeder stated that the only other modification is the painting of the facade. The grey portion of the building will be repainted to a dark green similar to the green in the "Just 4 Funn Toys" sign. The trim, currently white, is proposed as a bright yellow. Again, the yellow will be similar to the yellow in the "Just 4 Funn Toys" sign.

Mr. Schroeder stated that the relocation of the "Just 4 Funn Toys" sign is in conformance with the Village Preservation District; however, the color changes to the facade appear to be out of character with the neighboring businesses. A historic green (lighter towards olive) and white trim would be more in character. Mr. Schroeder stated staff recommends approval of the sign relocation and repainting of the facade with the following condition:

1. Use a color scheme that is more in character with surrounding businesses and the Village area in general.

Mr. Tim Mathews presented paint samples and photographs of the building for review. He asked the Planning Commission to keep in mind that the business is a toy store and should portray bright, cheerful colors. He stated he met with 18 merchants in the Village who are not opposed to the color scheme.

During the course of discussion, the Planning Commission asked Mr. Mathews to consider leaving the trim of the facade white (instead of yellow) and to paint the grey portion green as proposed by staff. The members agreed that the bright yellow was garish and out of character with the Village area. Mr. Mathews reluctantly agreed to change the colors to white and green.

Following discussion, a motion was made by Mr. Lee Noel to approve this request with the white and green color scheme. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

**Compliance with the St. Simons Village  
Preservation District; review of proposed  
deck addition on single-family residence,  
located at 108 Strachan Lane.**

**Property owned by Ms. Jane Holmes**

Mr. Bill Lorenz-Hooker was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to expand the existing decks (including a breakfast nook) and a patio on the south side of the residence located at 108 Strachan Lane. He stated that the height of the residence will not increase. The additional porches and decks are designed to add visual appeal. Due to the decks and breakfast nook being designed at an angle instead of rectangular, the adjoining property owners vista is preserved.

Mr. Schroeder stated that this proposal is in harmony with the standards of the St. Simons Village Preservation District. He stated staff recommends approval of expanding the decks/patio and adding the breakfast nook. Elevation plans, site plans and color photographs were included in the packages for the Planning Commission's review.

Mr. Bill Lorenz-Hooker gave a brief presentation. He stated that the property owners are requesting the additions to the residence in preparation for a wedding. He stated it is not their intention to rent the facility to the public for future usage.

Mr. Fell stated he is concerned that the neighbors did not have a chance to review and comment on this request. Mr. Schroeder explained that notifying adjacent property owners is not a requirement of the Village District. Mr. Fell stated that in the future, if any changes are anticipated in Butler Mews, we should ensure that the architect has submitted plans to the homeowners association for review. He stated the covenants should be adhered to. Mr. Hooker stated he will submit a letter advising the homeowners of the plans.

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

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**Appoint Standing Committees, per Section 301.  
Planning Commission By-Laws: Work Program  
Committee and Ordinance Amendment Committee**

It was the consensus of the Planning Commission to defer this item until the February 6th meeting.

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## MINUTES

Mr. Lee Noel questioned the vote taken in the nomination for Chairman of the Planning Commission for 1996. Mr. Noel stated that Mr. Richard Parker received 4 votes and he (Mr. Noel) received 3 votes; however, according to the Minutes Mr. Parker received 5 votes and Mr. Noel received 2 votes. Chairman Parker advised staff to check the ballots and change accordingly. After re-checking the ballots, the Minutes were found to be correct. Mr. Richard Parker received 5 votes and Mr. Lee Noel received 2 votes.

Upon a motion made by Mrs. Iris Touw and seconded by Mr. Robert Fell, the Minutes of the December 5, 1995 Planning Commission meeting were approved and unanimously adopted.

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## STAFF ITEMS

### b) Public Transportation

Mr. Reuter distributed copies of the Glynn County Public Transportation Analysis report for review. The report includes statewide transit systems, funding resources, an operation proposal and public benefits. Mr. Reuter stated that the County Administrator asked that he present this information to the Planning Commission for review and comments.

Mr. Noel stated that a business survey on public transportation was done in the past; however, there was no response from local employees. He suggested that staff examine one other metropolitan area, perhaps Rome, Georgia, for comparison. Mr. Reuter stated he would submit letters to other agencies for comments.

### c) Comprehensive Plan Update Set Public Hearing Dates

Chairman Parker stated that a Planning Commission worksession is scheduled for Thursday, January 11th at 2:00 p.m. and Tuesday, January 16th at 2:00 p.m. in Room 234 of the Office Park Building.

Mr. Reuter stated the Planning Commission discussed having public meetings between the two worksessions to inform the public and receive comments about the plan before a vote is taken in February. He suggested having the public meetings between January 17th and January 31st, but the Planning Commission would have to grant Mr. Reuter permission to setup these meetings. Mr. Reuter then suggested that four public meetings be held; one at the Casino, one at Oglethorpe Point, one at the Historic Courthouse and one at Golden Isles Elementary; however, the Planning Commission stated that two public meetings would be sufficient; one on St. Simons Island and one on the mainland. Mr. Reuter concurred. The meeting dates were tentatively scheduled for January 23rd and January 30th.

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## STAFF ITEMS

Mr. Fell asked if staff received any information regarding the additional lots at Butler Plantation. Mr. Reuter stated that the developer is currently working on the Preliminary Plat. According to the Ordinance, the plans will have to be reviewed by the Planning Commission before the lots are sold. He stated no lots have been sold at this time.

Mr. Fell expressed his appreciation for the letter of apology from Mr. Ellis Carter of the Building Inspections Division. Also, Mr. Fell commented about an article in the 1995 Fall issue of "The Planning Commissioners Journal" on fast-food chains and how we are led to believe they cannot change their architecture, but according to the article, the architecture can be changed. Mr. Fell stated perhaps the Planning Commission should consider getting an overall plan that will require fast-food chains to adhere to in the future. Chairman Parker stated that an ordinance committee will be appointed in February to study these type issues.

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