

MINUTES

GLYNN COUNTY PLANNING COMMISSION
March 5, 1996 9:00 A.M.

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

STAFF PRESENT: Dan Reuter, Planning Official
Mark Schroeder, Planner
Janet Loving, Administrative Secretary

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

Due to anticipation of extensive discussion of other agenda items, Chairman Parker stated that Item #8 on the agenda would be addressed first.

SUP-1-96

Continue discussion on request for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of a mobile home as a Medical Hardship. The property consists of 0.528 acres fronting 235.42 ft. on the east side of Flanders Drive, beginning approximately 1,000 ft. north of Community Road.

Property owned by Juanita Beaver Rayborn

Chairman Parker stated that due to this request being a continuation, it was not necessary for the applicant to be in attendance.

Mr. Dan Reuter presented the staff's report. He explained that this request was discussed at the February 6th Planning Commission meeting. At that time, the Planning Commission deferred this item and requested additional documentation from the applicant's physician. A more detailed letter from Dr. Juanita Lott was submitted and included in the packages for the Planning Commission's review. Mr. Reuter stated that this letter supports the applicant's request for the Special Use Permit.

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

Mrs. Iris Touw had questions regarding the lot area. Mr. Reuter explained that the minimum lot area is 23,000 sq.ft. but a total of 24,000 sq.ft. is needed to meet the requirements for two uses. He stated this is a temporary permit for a two year hardship; however, if the Board of Commissioners act upon the request, a variance will be required from the Zoning Board of Appeals.

After discussion, the following vote was taken: Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mrs. Iris Touw.

Site Plan Approval

Truck Quick Lube and Wash

12,025 sq. ft. facility to be located on the south end of Dungeness Drive, property being Lots 17 and 18 of South Port Subdivision (I-95, exit 6), zoned Planned Development-General

Property owned by J.T. Dossett and Bobby Davis.

Mr. Dossett and Mr. Don Hutchinson were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to construct a 12,025 sq. ft. Truck Quick Lube and Wash facility. The development will utilize lots 17 and 18 within the South Port Subdivision. The property is zoned Planned Development-General (PD-G) and the proposed use is permitted within the Planned Development.

Mr. Schroeder stated that the facility will consist of two lube bays, a tire bay, a wash bay, and 800 sq. ft. of retail area. Adequate parking (9 spaces) and truck holding area is depicted on the plans. He stated that all drainage and water/sewer plans have been reviewed and approved. One pole sign along the South Port Parkway frontage and a wall sign on the north face of the building will be reviewed during the building permit review process. The location, direction, and intensity of lighting will also be reviewed and approved during the building permit process.

Mr. Schroeder pointed out that final approval has been received from Building Inspection and Planning and Zoning Divisions, Engineering, Fire, Public Works, Sanitation, and Water and Sewer Departments.

Mr. Schroeder further stated that the Truck Quick Lube and Wash meets all of the requirements outlined in Section 613 of the Glynn County Zoning Ordinance. Signs (location and dimension) and lighting shall adhere to the applicable zoning ordinance requirements. He stated staff recommends approval of this site plan subject to final approval by the County Engineer.

Chairman Parker wanted to know if the property is under construction at this time. Mr. Dossett replied no.

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

**Preliminary Plat Approval
Jones Creek Landing
Located off Hampton Point Drive, 93 acres,
zoned Forest Agricultural and consisting
of 19 residential lots.**

**Bailey, Bartlett, Culver Development,
L.L.C., Owner/Developer**

Mr. Pete Culver and Mr. Joel Bartlett were present for discussion.

Mr. Schroeder presented the staff's report. He stated that this preliminary plat consists of 19 single-family lots and two common areas. The property is zoned Forest Agricultural (FA) which requires a minimum lot area of 20,000 sq. ft. for each lot. The minimum lot size proposed is 43,003 sq. ft. which more than doubles the square footage requirement. Mr. Schroeder stated that the setbacks will also be significantly greater than the Zoning Ordinance requires. The setbacks are as follows: Front 60 ft.; Side 20 ft.; Rear and Marsh 15 ft.

Mr. Schroeder explained that the development includes two large common areas. The common area leading to the marsh between lots 9 and 10 will be used as access to the community dock. Six parking spaces for the homeowners will be provided in the common area for easier access to the community dock. The common area at the entrance will consist of a pool (16'x40') and a clubhouse (20'x40'). He pointed out that a letter from Mr. Edward Culver, Jr. was included in the packages for information purposes.

Mr. Schroeder stated that the length of the proposed cul-de-sac exceeds the 1,200 ft. limitation on cul-de-sacs as outlined in Section 602.2g) of the Subdivision Regulations. The cul-de-sac exceeds this limitation by approximately 300 ft. Due to the limited number of lots to be served (20) and because the road is to remain private, staff is recommending an exception to this requirement.

Mr. Schroeder further stated that the original development plan called for the use of individual wells and septic systems for each lot. The Glynn County Health Department has approved the preliminary plat for on-site water and sewer disposal systems with individual wells and septic systems on each lot. During the review process, the Water and Sewer Department determined that water and sewer is available in that the sanitary sewer is within 500 ft. and water is within 200 ft. of the proposed development.

Mr. Schroeder stated that due to the existence of a salt water marsh between the development and the location of the water and sewer, the developer is requesting an exception to the water and sewer connection requirement. He stated that Mr. Robert Benson, Water/Sewer Director, has the ability, upon review of the exception, to grant an exception for the sewer connection. An exception to the water connection will have to be approved by the Glynn County Board of Commissioners.

Mr. Schroeder pointed out that a letter has been submitted by the Corps of Engineers and the Department of Natural Resources addressing demarcation of the wetlands and marsh/upland boundary. He also presented a letter from Thomas and Hutton Engineers requesting the exception and a letter from Mr. Benson granting the exception to the sewer connection. Therefore, Mr. Schroeder stated that some of the staff's conditions of approval have been modified to correspond with these letters. He stated staff recommends approval of Jones Creek Landing subject to the following conditions:

Planning & Zoning Department

1. Obtain a Soil Erosion and Sedimentation Control Permit from the Natural Resources Conservation Service to be issued by the Building Inspection's office.

Water and Sewer

1. Receive an exemption from the Glynn County Board of Commissioners to not tie into the available public water, or submit designs for approval by the Water and Sewer Department, plans to tie into the public water system.

Mr. Pete Culver stated that it is their wish to tie into the county water system.

Mrs. Iris Touw asked if the developers would have any objection to the Planning Commission approving this request subject to their tying into the water system. Mr. Culver replied, "no they would not."

Mr. Robert Benson pointed out on the map the location of available water and sewer. Mrs. Touw had further questions regarding the salt water marsh. Mr. Benson stated that he has not seen enough data to determine whether or not the salt water marsh is a deterrent. He stated he granted an exception for sewer, not for water. Mr. Benson explained that according to the Water and Sewer Ordinance, if the cost for connection and for services is over \$3,500 dollars per residence, he has the authority to grant an exception.

Mr. Lee Noel asked what would be the cost to tie into the sewer system, and why would the developer choose not to. Mr. Bill Foster, Jr. replied that the cost to tie into the system is estimated at plus or minus \$96 or \$97,000 dollars. He stated the sanitary sewer system that the county is measuring the distance from is within private property. He stated there are no public easements to the sewer system, and therefore it is not accessible to this project. Mr. Foster stated that Hampton Plantation is a

private community and there are no easements to that sewer system. Mr. Bobby Shupe explained that in order to tie into the sewer system, an easement would have to be obtained from the Hampton Group to allow the developer to install sewer lines into the system.

Mr. Wayne Stewart asked whose responsibility it is to contact the property owners at Hampton Plantation and did anyone contact them. Mr. Benson stated that he did not contact the property owners. He stated it would probably be the developer's responsibility to see if there is any interest from that standpoint. Mr. Foster explained that the sewer system is in Hampton Plantation. The county has extended the water system out of Hampton Plantation. The water main is actually in a county right-of-way; however, the sewer main is within private property. He stated that the sewer system was designed for Hampton Plantation.

Mr. Robert Fell asked if there are plans to take anyone other than Hampton Plantation into the sewer system. Mr. Benson stated that would depend on development at that time. Mr. Shupe pointed out that in the future if someone wants to rezone the area to R-6, they would be allowed to tie into the system.

Mrs. Glenda Jones wanted to know if this is a preliminary plat or a final plat, and whether or not utilities have been addressed. Mr. Schroeder stated that this is a preliminary plat and utilities will be included in the final plans.

Following discussion, a motion was made by Mr. Lee Noel to approve this request as modified with county water. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

**Preliminary Plat
Valerie Phase IV
Located off Abbott Avenue (Touchstone
Ridge Area), 65.9 acres, zoned Forest
Agricultural, 149 residential lots.**

Mr. Harry Driggers, property owner, and Mr. Ralph Lackey were present for discussion.

Mr. Schroeder presented the staff's report. He stated that Valerie Subdivision Phase IV consists of 143 residential lots. The property is zoned (M-12) which allows manufactured homes on a minimum lot size of 12,000 sq. ft. He explained that the initial concept proposed one looped road (Juliette Circle). The developer has revised the roadway for compliance with the following subsections of the Subdivision Regulations:

1. Section 602.2 b) **Street Jogs**, "Street jogs, or center-line offsets in the horizontal alignment of streets across intersections of less than 150 ft. shall be prohibited."

Initially the development called for connecting across from Laura Lane. Due to a slight off-set and the amount of traffic the development will generate at build-out, the road was redesigned to tie into Abbott Avenue. The new alignment appears to meet requirements and is being reviewed by the County Engineer;

2. Section 602.2 j) **Interior Streets**, "Interior streets within subdivisions shall be so laid out and designed that their use by through traffic and speeding traffic will be discouraged." Furthermore, Section 604.1 Block Lengths reads, "In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas in order to help prevent traffic congestion and traffic hazards, the length of blocks on a straightaway where feasible shall not exceed 1,800 ft. in length." To reduce the risk of speeding traffic and to limit the length of the block, a traffic island and a cut through (Juliette Court) was provided at the midway point of Juliette Circle.

Mr. Schroeder stated that the developer has elected to contain the development on the upland portion of a much larger tract (498.6 acres). The development encompasses the majority of the northern upland area as depicted on a survey dated June 15, 1994. The major feature on the remainder of the tract is classified as wetlands by the Corps of Engineers.

Mr. Schroeder explained that at build-out, the development will generate approximately 1,100 trips per day. The peak hour generation will occur during the morning and afternoon with a projected peak of 60 trips during a one hour period. (Source: Institute of Transportation Engineers, Trip Generation Manual, 5th Edition). Generation of this much traffic also requires that street lighting be installed as outlined in Section 606.5 Street Lighting of the Glynn County Subdivision Regulations.

Mr. Schroeder pointed out that final approval has been received from the Health Department and the Fire Department. He stated staff recommends approval of Valerie Subdivision Phase IV subject to the following conditions:

Building Inspections

1. Obtain a Soil Erosion and Sedimentation Control Permit from the Natural Resources Conservation Service.

Planning & Zoning

1. Provide a letter from the Environmental Protection Division, Department of Natural Resources approving the location and installation of a community well to serve the 143 lots.
2. Designate property between Abbott Avenue and the lots as common area to be maintained by the homeowners association or the developer (also no access from Abbott Avenue for the lots).

Engineering Department

1. All pipe lengths shall be labeled (comment #2 in 2/21/96 review letter included in packages).
2. Where the difference in elevation between the centerline and proposed pipe invert is greater than or equal to 3 ft., erosion protection measures (e.g. rip rap) shall be provided (comment #5 in 2/21/96 review letter included in packages).
3. Reorient Abbott Avenue to tie into Juliette Circle at a 90 degree angle.
4. Ditch elevation adjacent to lot 113 does not provide positive drainage (revise).

Water and Sewer

1. Review and approval of revised plans in accordance with initial comments faxed to the applicant on February 20, 1996. (Revised plans were submitted to Robert Benson on Friday, March 1, 1996)

Mr. Robert Benson stated that he spoke with Mr. Driggers regarding the water problems and Mr. Driggers advised that he will work to resolve the problem.

Mr. Stewart asked if Mr. Benson is satisfied that Mr. Driggers is developing a system that would fit into the overall plan of the county. Mr. Benson replied yes with the details worked out.

Mrs. Touw stated that when county water is available and when the details are worked out, will this be a system that you can connect to without any modifications. Mr. Benson stated that the only modification would be to install a fire hydrant, which would actually be an addition, not a modification. Mr. Benson further stated that adequate service can be provided with a 6 inch water main.

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

In the essence of time and to allow audience members to attend a funeral, Chairman Parker advised that Item #7 (GC-4-96) on the agenda would be discussed at this time.

GC-4-96

Request to Rezone from Planned Development-General to Planned Commercial, 6,570 sq.ft. parcel west of the property located at 2015 Frederica Road (being the site of The Whitefield School), and located east of Heritage Estates to be incorporated into the existing Planned Commercial GC-19-95 Zoning Text and Master Plan, the Whitefield School.

Mr. Tommy Stroud, property owner, and Mr. Charlie Houck were present for discussion.

Mr. Reuter presented the staff's report. He stated that this request is to rezone a 6,570 sq. ft. parcel of land (shown as Tract B on the survey) and incorporate it into the existing Planned Commercial(GC-19-95)which is a private school known as the Whitefield School (shown as Tract A, 25,388 sq. ft.). The subject parcel is located immediately south and west of the Whitefield School at 2015 Frederica Road.

Mr. Reuter stated that there are two existing single-story structures located on the parcel. The structures were built approximately 20 years ago and will be used for a classroom and storage. According to the zoning text, there will be no exterior changes or additions to the structures; however, additional off-street parking requirements will have to be met. As shown on the survey, 3 additional spaces are required.

Mr. Reuter pointed out that during review of rezoning Parcel A, it was determined that a school within a residential area would be a compatible use. The Glynn County Zoning Ordinance allows public schools and a private Christian school in connection with a church within a residential zoning district. Due to the Whitefield School not being adjacent to a church, additional zoning requirements will have to be met.

Mr. Reuter stated that a memorandum addressing the traffic situation in the area has been submitted by Mr. Jimmy Horton, Glynn County Traffic Safety Engineer. He stated that in Mr. Horton's opinion, the school has very little impact on Frederica Road traffic.

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

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

Yes.

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

Should be compatible with surrounding area if requirements of the Ordinance are met and buffered from the residential area to the south.

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;

No, shown as low-density residential.

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

The property located to the north and east already zoned to allow this use, would be a 6,000 sq.ft. expansion of the school facility.

Mr. Reuter stated that staff recommends approval, subject to the south property line being fenced to separate the school use from the existing single-family residential lots (also owned by the applicant), additional off-street parking being provided and meeting all Zoning Text requirements outlined in GC-19-95 and the current submittal.

Ms. Nancy Thomason, St. Simons resident and spokesperson for the group of citizens present to oppose this request, presented the following:

"Both sides of Frederica Road from the Barnett Bank to the New Sea Island Shopping Center are residential with the exception of the Whitefield School, which was rezoned last year. It can be argued that the Bryan Center (formerly Heritage Inn) which has a Planned Development zoning is essentially a residential usage, and therefore compatible with the surrounding single-family home zonings. The Whitefield School has admitted it will only occupy this site temporarily until it moves to a new location. Last August a representative from the school told the County Commission that they would be out of this location in two years, as they intended to build a school. The schools use will be temporary, but the rezoning will be permanent.

"The requested action can only be called spot zoning...It is a subtle encroachment of commercial interests and possible development into a residential neighborhood. The area that houses the nursing home and now the Whitefield School was previously zoned residential. The Planned Development zoning that allowed the nursing home to be built was for that single use only, no other. Nibbling at the edges of the property and rezoning for any other use violates the intent of the Planned Development designation... For the reasons stated, I implore the Planning Board to deny this application."

Mr. Wayne Stewart advised that he received a phone call from Mrs. Lions, a St. Simons resident, who stated she could not attend the meeting today and asked him to inform the Planning Commission that she is opposed to this request.

Mr. Charlie Houck gave a brief presentation. He stated that the School will vacate when their lease expires in August, 1997, and they will move to a new location that has already been purchased. He stated that according to the Zoning Text, the only use allowed on the property is a private school. Mr. Houck stressed that they

(Whitefield School) have tried very hard to be good neighbors and have had no complaints from the administrator of the Bryan Center. He stated that in an effort to control traffic problems, they have maintained traffic requirements for parents and employees of the School. He further stated that the School has a limited enrollment of 60 students, and their students are disciplined.

Mrs. Iris Touw stressed that the "Planning Commission has a zoning decision to make and unfortunately, the school just happens to be there." She stated she has not heard any objections to the school. The property owners are concerned about what will happen once the school leaves. She stated the owner can ask for any permitted use under Planned Commercial zoning.

Mr. Reuter stated he feels that the site is a good location for a school. If the Whitefield School moves out and another school moves in, he feels that would be a good use for that property in the future. Mr. Reuter explained that when the Future Land Use Map was reviewed, the tract was shown as red and considered to be a commercial use. "To say that the Heritage facility is more compatible and this 6,000 acre lot is less compatible is ridiculous." He stated they are both shown as commercial uses. Mr. Reuter stated that he has always reviewed the site in terms of it being a future school site and he will oppose any use that is incompatible for the area.

Mr. Dick Wiederhorn, St. Simons resident, made the following comments:

"Mr. Reuter has stated that the property in question does have a 'reasonable economic value' as currently zoned (Planned Development). It is reasonable to assume that a property owner would not request a rezoning from one which has a reasonable economic value, to one which does not have a reasonable economic value (Planned Commercial). Therefore, the property owner must feel that the requested use (as a private school only) provides reasonable economic value.

"The people from the Whitefield School have stated that they will be moving to a new location within two years. At that time, the property owner will need to find a new tenant. If he is unable to attract another private school, he will in all likelihood come back to the Planning Commission and the Board of Commissioners to have the zoning text amended to permit some other use, or perhaps to have the property rezoned. If this does occur, I would hope that the Planning Commission will not give much credence to any argument presented by the property owner which is based on the premise that the property's zoning does not provide a reasonable economic value."

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

Mr. Lee Noel asked Mr. Reuter to read the permitted uses. Mr. Reuter read the following: "The owner intends to lease the property to the Whitefield School only for the operation of a private, not-for-profit Classical Christian School and normal school activities. No other commercial use is sought or intended."

Mr. Noel stated no one is opposed to the intended use of a Christian School; however, the Planning Commission has an ordinance to interpret and to try an administer in a fair way. He stated "if it is the owner's intention to use the tract of land for only another year, why do we need to rezone the property." He suggested utilizing the two buildings for one year as an extension of the current school operation. Ms. Thomason stated she would not oppose that idea. Mr. Noel stated everyone is concerned about the future use of the property once the school leaves.

After discussion, the following vote was taken on the motion for approval: Voting Aye: Mr. Jerome Clark, Mrs. Glenda Jones, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mr. Robert Fell, Mr. Lee Noel and Mrs. Iris Touw.

802 Plats - Revisions to Existing Final Subdivisions

Mr. Schroeder explained that Section 802. Resubdivision of Land states: "For any change in an approved and recorded subdivision plat or any map or plat legally reached prior to the adoption of the Subdivision Regulations, if such change affects any street layout, right-of-way, easement, improvement area reserved for public use or **any lot line shown on such plat**, such change shall be approved by the Planning Commission as follows:

1. Proposed revisions to a recorded plat which alter or change in any way the street and/or public utility layout of said plat shall be submitted for preliminary and final plat approval in accordance with Section 703 and 704 of these regulations.
2. Proposed revisions to a recorded plat which involves the dedication of land for public use, rights-of-way or easements but not streets, public utilities or other improvements shall be submitted for final plat approval in accordance with Section 704 of these regulations.
3. Proposed revisions to a recorded plat which significantly alters or changes any lot(s) or lot line(s) in which each resultant lot meets the minimum requirements of the Zoning Ordinance and these regulations shall be submitted under Section 802.1 of these regulations.
4. A lot split of a platted lot in which each resultant lot meets the minimum requirements of the Zoning Ordinance and these regulations. No lot split shall be permitted in a recorded subdivision zoned single-family residential with lots containing one (1) acre or less. Lots splits shall be submitted by the procedures outlined in Section 802.1 of these regulations."

Mr. Schroeder stated that due to the modifications or changes to existing recorded plats, the plats must be approved by the Planning Commission prior to being recorded. The following minor plats fall into the 802 category. The Planning Commission elected to vote on each plat separately.

- **Royal Oaks Subdivision Phase I** - Creation of an additional lot at the temporary turnaround at the terminus of Regal Road. Lot meets all applicable zoning and subdivision requirements. The temporary turnaround has been inspected and approved by County Engineering.

A motion was made by Mr. Wayne Stewart to approve this subdivision plat. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

- **Harrington Subdivision** - A further division of the westerly one-half of lot 15 within Harrington Subdivision. All improvements, i.e. water lines and private access easement have been installed to county specifications. The water line was accepted for dedication by the County Commission on December 12, 1995.

A motion was made by Mr. Jerome Clark to approve this subdivision plat. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

- **Spring Hill Subdivision Phase One** - A major lot line revision within the Spring Hill and Noah Acres Subdivision. The property owner of Tract D Noah Acres and Lot 7 Spring Hill is proposing to relocate the lot line separating the two lots.

A motion was made by Mr. Lee Noel to approve this subdivision plat. The motion was seconded by Mr. Robert Fell and unanimously adopted.

Review compliance of the St. Simons Village Preservation District - signage and facade painting for new establishment to be located at 210 Mallory Street, to be known as "High Tide Treasures"

**Property owned by Mrs. William Strother;
Lynn Phipps & Kathy Lockhart, Business Owners**

Due to no one being present to represent this item, it was the consensus of the Planning Commission to defer this request.

Review Compliance of the St. Simons Village Preservation District - exterior modifications and signage at 303 Mallory Street, currently known as Sunset Cafe, to be known as "Island Rock Cafe"

Property owned by Moshe Waanounou;

Mr. Mike Teal, business owner, and Mr. Robert Ussery were present for discussion.

Mr. Schroeder presented the staff's report. He stated that on February 6, 1996, the Planning Commission approved the ownership change for Sunset Cafe. The new owner is now proposing to enhance the existing facade and change the business name. The new business establishment will be named "Island Rock Cafe."

Mr. Schroeder stated that the exterior modifications include new canvas awnings (sea moss green), installation of new windows, the use of wrought iron posts, instead of wood, to support the awning, tabby wall (dark grey) up to 3 ft. with the remainder being stuccoed (white), new gutters and down spouts, replacement of side door with a steel emergency exit door, removal of all wood along side and the rear of the building replaced with stucco (white), and a new sign mounted on an arched canopy over the front door. Photographs and color swatches were presented for the Planning Commission's review.

Mr. Schroeder explained that the face of the arched awning extending out from the main entrance will depict the logo and lettering for the business establishment. The signs area is slightly under 24 sq. ft. The colors include red (guitar logo), purple (contrasting background on awning), and white (lettering). The sign is proposed to be back-lit. Additional exterior features include the installation of six ceiling fans over the seating area and down lighting over the main entrance and at the emergency exit. No additional exterior lighting is proposed.

Mr. Schroeder pointed out that the structure is in need of a great deal of repair. All improvements are in conformance with the St. Simons Village Preservation District with the exception of the sign. He further stated that the entire face of the awning which has an area of approximately 57 sq.ft. will be back-lit. He stated that staff recommends the material for the sign not be transparent and the lighting be limited to shielded low wattage bulbs (25-40 watts) casting on the face of the sign. Lighting the sign internally would make the sign appear florescent and bright which would be out of character with the Village area. He stated that all other improvements are in conformance with the St. Simons Village Preservation District.

Mr. Robert Ussery gave a brief presentation. He explained that back-lighting is done with awnings and not plastic and the intensity can be controlled by the number of bulbs used. He stated that he would like to extend the awning an additional 12 ft. to cover the walkway.

Mr. Fell asked where would the dumpsters be located. Mr. Ussery stated they would be located in the alley behind the building. Mr. Fell suggested that the developers consider using an odor free dumpster system. Mr. Teal stated he would look into that possibility.

Mrs. Iris Touw stated she is concerned about the overall dominant affect that back-lighting will have in the area.

Mr. Fell had questions regarding outside music. Mr. Teal stated there will be 2 small speakers confined under the awning for day-time dining only.

Following discussion, a motion was made by Mr. Robert Fell to approve this request with the back-lit sign to be adjusted if lights are too bright. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mrs. Iris Touw.

Review Compliance of the St. Simons Village Preservation District - exterior changes to "Links Mini-Golf" for additional storage and vending area, located in Neptune Park at the Pier.

**Property owned by Glynn County;
Donnie Cofer & Jeff Jenkins, Business Owners**

Mr. Donnie Cofer was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to expand the existing caddy shack to provide additional storage and maneuvering area. The current space is very tight and not sufficient. The additional 82 sq.ft. will enable the applicant to provide more efficient service to his clientele and provide much needed storage area.

Mr. Schroeder stated that the siding will match the existing exterior. The expansion will be confined under the existing roof line. Windows will be installed on the left and right side and towards the picnic area. He pointed out that the only entrance will be relocated to the east side of the building.

Mr. Schroeder stated that the proposed improvements meet the requirements outlined in Section 709. of the St. Simons Village Preservation District. He explained that construction plans must be reviewed and approved by the Building Inspection's office prior to issuance of a building permit. Mr. Schroeder stated that due to the property being owned by Glynn County and leased by Mr. Cofer, the recommendation will be forwarded to the Board of Commissioners. He stated staff recommends approval of this request.

Mr. Robert Fell commented that if the property is owned by Glynn County, why weren't they required to come before the Planning Commission for review and approval. Mr. Reuter stated he was not sure, but perhaps the county felt they did not need approval due to ADA regulations regarding installation of the elevator.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jerome Clark. Voting Aye: Mr. Jerome Clark, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Mr. Robert Fell and Mrs. Iris Touw.

GC-2-96 A

Review proposed revisions to the Glynn County Zoning Ordinance, Article VIII, Section 804.2 A) Interstate Highway System/I-95, regarding outdoor advertising signs located on site abutting I-95

Mr. Reuter pointed out that there was a misinterpretation in the Brunswick News indicating that the Planning Commission issued a variance. He apologized for the error and stated for clarification that variances are issued by the Glynn County Board of Appeals and are processed through the Building Inspections Division.

Mr. Schroeder presented the staff's report. He stated that on February 19, 1993, the Glynn County Board of Commissioners adopted major revisions to the current Sign Ordinance. Three sub-sections (804.8.1; 804.8.2 A; 814.3) were omitted for further review by the County Attorney. Since the initial adoptions, sub-section 804.8.1h was adopted on September 16, 1993 with minor changes from the February, 1993 proposal. The sub-sections were included in the packages for the Planning Commission's review.

Mr. Schroeder elaborated on state and regional changes. He also stated that previously, this issue was on the agenda as a staff item; however, it is now an advertised item, and therefore the Planning Commission may take official action.

The following was then discussed (words that are ~~struck~~ shall be removed and the words that are underlined shall be added):

(regional) e) All signs (display areas) shall be setback ~~twenty-five (25)~~ ten (10) feet or the minimum yard requirement for the zoning district, whichever is greater, from the right-of-way line of any street or highway. The sign and shall be a minimum of ten (10) feet in height above the highest point of pavement of the road or street, measuring from the lower portion of the sign face. Two (2) signs in the same location, whether back-to-back or in a V formation, shall be the same height above the surface of the road or street.

Mr. Joe Fendig, Fendig Outdoor Advertising Company, explained that the regional ordinance that most signs were built under stated that the signs had to meet the setback requirements for zoning. Due to the height of trees, Georgia DOT is allowing billboards along the interstate system at a height of 70 ft. Mr. Fendig stated it is very costly to build a 70 ft. sign. He stated he would prefer a lower height; however, Georgia DOT will not allow them to trim vegetation in the rights-of-way. He also stated that garden clubs won't allow them to trim back the overgrowth along the signs.

Mr. Stewart stated perhaps it would be helpful if the sign companies could notify adjacent property owners so that they are aware of where the 70 ft. signs will be located.

Mr. Bill Shafer, president of the Nottingham Hill Homeowners Association, stated that his neighborhood is the most affected by this change. He presented an opinion poll handout titled, "What Do Georgians Think About Billboards."

In January, 1995, the Garden Club of Georgia filed suit against Georgia DOT for permitting outdoor advertising companies to trim public trees in the rights-of-way of billboard sites. In November of 1995, the Supreme Court ruled in favor of the Garden Club. Mr. Shafer presented photographs showing recent removal of underbrush around signs and stated there "may be some late night clearing going on." Mr. Fendig explained that trimming was done under Georgia DOT's approval before the Supreme Court's ruling. He further stated that the Board of Appeals granted a variance for his company to raise two billboards 55 ft. in height, not 70 ft. and the billboards were on site before the homes were built in Nottingham Hill. Mr. Shafer disagreed, and stated that he watched one of the signs being erected from his home.

Mr. Bill Lampkin, vice president of Nottingham Hill Homeowners Association, stated when he purchased his home the signs were not there. He also expressed concerns about the intrusive lights illuminating from the signs. Mr. Lampkin stated he feels it is very disturbing and undemocratic to raise billboards without notifying the property owners in advance. He asked the Planning Commission to recommend that no variances be granted until all persons affected have been consulted. Mr. Fendig stated he was not aware of that problem. He stated he will do whatever he can to improve the situation.

Mrs. Glenda Jones suggested re-writing Section 804.8.2A with some exceptions and then send a recommendation to the County Commission. She stated she understands how the residents feel because she would be upset if a sign suddenly appeared in the back of her house. She stated there are ways to amend this. Chairman Parker stated he would rather defer this item and appoint a committee to confer with staff and bring this back to the Planning Commission for review before sending a recommendation to the County Commission. The Planning Commission concurred with the deferral.

Mr. Robert Fell suggested that Glynn County write a letter to Georgia DOT and ask that they be allowed to prune a window into the 25 ft. billboards. He stated he does not find that nearly as objectionable as he does the 70 ft. signs. Mr. Harry Driggers stated that concept has worked well in the State of Florida.

Mrs. Jones stated that Nottingham Hill is a beautiful community. She then urged Mr. Fendig and the Nottingham Hill residents to work together toward a solution.

Chairman Parker appointed a committee consisting of Mr. Wayne Stewart, Mrs. Glenda Jones and Mr. Robert Fell to study this issue further and report back to the Planning Commission.

Request for exception to Height Limits, in accordance with Section 617 of the Glynn County Zoning Ordinance, to allow an antenna at a minimum of 250 ft. on a four acre parcel located off SR 99, zoned Forest Agricultural, owned by Parent and Child Development Services (Youth Estate)

Mr. Jim Price and Mr. Gene McDonald, Teletronics, Inc., were present for discussion.

Mr. Reuter read the following from Section 617 of the Glynn County Zoning Ordinance: "All structures which exceed a height of 150 ft. MSL shall be reviewed and approved by the Planning Commission prior to the issuance of a building permit. Structures in excess of 250 ft. MSL shall be approved by the Planning Commission prior to submitting the 'Notice of Proposed Construction of Alteration' (FA Form 7460-1). The Planning Commission, before hearing the request, shall afford the Glynn County Airport Manager an opportunity to comment in writing as to the effect such structures may have on airport approach zones and flight patterns. Further, it may also be necessary to obtain approval of the structures from the Federal Aviation Administration, which shall be the responsibility of the applicant."

As pointed out in a letter submitted by Teletronics, Inc., all activities related to the site will be self-contained on the site. The use will not result in the creation of objectionable noise, lights, vibrations, fumes, odors, dust or physical activities which are consistent with the existing uses or zoning in the vicinity. The only utility required by the site will be electricity which will be adequately provided by Georgia Power. Also, the antenna will not exceed 250 ft. The height of the trees in the area have a negative effect on the radio frequency which makes it necessary to be at the higher elevation.

Also included in the packages for the Planning Commission's review was a letter submitted by Mr. John Lutz, confirming that Powertel P.C.S. Partners and Teletronics Management Services are authorized to represent property owners in connection with this proposed request.

Mr. Lee Noel asked if the Airport Manager had been notified of this request. Mr. Reuter stated he was not sure at this time. Mrs. Touw stated that a letter should be submitted to the Airport Manager as a matter of courtesy. Mr. Reuter concurred. Chairman Parker stated that a letter should also be submitted to the County Attorney explaining what has been done.

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

**Discuss Traffic & Access
Cuts on Demere Road**

In the absence of the County Engineer, Mr. Reuter presented a preliminary map showing the proposed improvements along Demere Road. He stated he could not discuss specifics because all of the lot lines have not been closed in, and therefore, there is no way of depicting the boundaries. He stated a final preliminary map will include lot lines and driveways, and will be presented at the next meeting.

Mr. Fell stated that the shop owners of Tabby Plaza expressed a willingness to cut through to Tabby Plaza so there would be an egress through Redfern Village to Tabby Plaza. He stated this would be a tremendous aid to eliminating unnecessary traffic on Demere Road and the Planning Commission should make sure that Mr. Richard pursues this. Mr. Reuter stated that next month the owners of Tabby Plaza will try to obtain approval to construct a private road. He stated he will discuss this further with Mr. Richard and the owners.

Review Glynn County Zoning Ordinance and the Glynn County Subdivision Regulations regarding existing Lots of Record (subdivision lots recorded prior to 1966 and revisions to subdivision plats creating new lot configurations by reducing total number of lots)

Mr. Reuter explained that this was not an advertised item, and therefore the Planning Commission cannot take official action. He presented a memo that he received from the County Attorney outlining the proposed changes for the Planning Commission's review and information.

Chairman Parker stated that the Planning Commission would take this information under advisement and vote on the issue at the next meeting.

MINUTES

a) February 6th Regular Meeting

The first paragraph under Commission Items of the February 6th Minutes now reads, "Mr. Fell suggested that staff look into placing a limitation on construction projects, such as houses." It was noted that the paragraph should read, "**Mr. Fell suggested that staff look into placing a time limit on completing outside construction of buildings.**"

With the correction noted, a motion was made by Mr. Jerome Clark to approve the Minutes of the February 6, 1996 Planning Commission meeting. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel and Mr. Richard Parker. (Note: Mr. Wayne Stewart and Mrs. Iris Touw had already left the meeting at this point.)

b) February 20th Called Meeting

Mr. Lee Noel stated that before Mrs. Iris Touw left today's meeting, she asked him to clarify her comments regarding the colors used to designate commercial zoning on the land use maps (page two, paragraph two). Mrs. Touw stated her "intent was not to object to the color per se, but to marking commercial at that location." With the statement noted, a motion was made by Mr. Lee Noel to approve the Minutes of the February 20, 1996 Planning Commission called meeting. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel and Mr. Richard Parker. (Note: Mr. Wayne Stewart and Mrs. Iris Touw had already left the meeting at this point.)

COMMISSION ITEMS

Chairman Parker stated that as Chairman of the Planning Commission, but not on behalf of the Planning Commission, he will present a list of proposed changes to the planning and zoning process at the Board of Commissioners meeting. He distributed copies to the members and to staff for informational purposes.

Also under Commission Items, Mr. Robert Fell had several comments. He emphasized that something needs to be done about placing time limits on outside construction. Mr. Schroeder stated he would confer with the Building Inspection's office about this, and he would also ask Mr. Conley of the Planning & Zoning Division to research this matter further.

Mr. Fell then pointed out that a sign has been placed on property that use to be the location of a residential structure. The structure has been torn down and the sign erected states, "Parking Lot For First Baptist Church." Mr. Fell stated he is concerned because no one has requested a zoning change. Mr. Reuter stated he would examine this for possible zoning violation.

In his final remarks, Mr. Fell stated that property owners often express concerns about signs not being located on site at the time when they purchased their home, but noise is also an intrusion. He stated noise from commercial establishments in the Village Preservation District is an intrusion into the residential area. "The noise was not there when he purchased his home." Mr. Fell suggested that perhaps the Planning Commission could require that music be turned off at 1:00 a.m., or maybe examine the possibility of reducing the decibel. Mr. Reuter stated this is an issue that the Ordinance Committee should address. Mr. Fell stated that once a restaurant decides to have live music on the premises, perhaps the county should make an effort to collect some extra funds by having a cabaret license.

STAFF ITEMS

a) Public Transportation

Mr. Reuter gave a brief update on the public transportation system. He stated he will make a presentation to the Board of Commissioners on March 21st regarding the funding source and what it can be used for. This will also be presented to the City Commissioners at a later date. Mr. Reuter pointed out that he met with the Chamber of Commerce regarding the Water Taxi between Jekyll Island and St. Simons. He stated this particular project will also be discussed on the 21st as a possible grant item for this fiscal year. He further stated that he is in the process of investigating whether or not the Federal Government will allow the use of these funds for any type of improvements.

b) Jointer Island

Mr. Reuter stated that the County Administrator asked him to present this item for the Planning Commission's review and comments. He pointed this area out on the map and elaborated on zoning and the concerns of emergency services. There was a brief discussion regarding the property owner, road frontage and property assessment; however, the Planning Commission had no further comments.

**c) Draft Interim Southeast Georgia
Ground Water Management Strategy**

Mr. Reuter advised that a public meeting is scheduled to review this document on Tuesday, April 2, 1996, 7:30 p.m. at the St. Simons Island Casino. He urged the Planning Commission members to attend.

Also under Staff Items, Mr. Reuter gave a brief update of a previous request to permit a drinking establishment as a Special Use Permit in the General Commercial-Core Zoning District, to be known as "Rafters." The applicant, Mr. Jeff Irwin, proposed to locate 12 public parking spaces at Strother's Lumber yard. As part of the staff's report, a deed restriction was required for the parking area, as shown on the survey by Mr. Ralph Lackey. It appears that the applicant and Mr. Bill Strother had an informal conversation and Mr. Strother had agreed to allow Mr. Irwin to utilize the necessary parking spaces. However, in recent developments, staff has learned that Mr. Strother did not grant permission to Mr. Irwin to use the parking spaces, and therefore the application is incomplete because it does not meet all of the requirements. Mr. Reuter stated that this request will be reviewed by the Board of Commissioners at the April 4th meeting.

Mr. Lee Noel suggested that Mr. Reuter draft a letter to be included in the County Commissioners packages explaining the history and recent developments of this request.

There being no further business to discuss, the meeting adjourned at 12:30 p.m.