

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
DECEMBER 3, 1996 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Jerome Clark
Lamar Cole
Robert Fell
Hal Hart
Glenda Jones
Iris Touw

STAFF PRESENT: Keith Flanagan, Director
Dan Reuter, Planning Official
Mark Schroeder, Planner
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 presented a plaque to Mr. Jerome Clark for dedicated service as a member and vice-chairman of the Glynn County Planning Commission. Mr. Clark expressed his appreciation to the Planning Commission and staff for their professionalism throughout the years. He stated that serving on the Planning Commission has helped him to gained a lot of knowledge about his community and he will continue to serve the citizens of Glynn County to the best of his ability. (Mr. Clark was recently elected to the Glynn County Board of Commissioners.)

Election of Chairman for 1997

The nominating committee selected Mrs. Glenda Jones and Mrs. Iris Touw for the office of Chairman or Vice Chairman. However, Mrs. Jones stated that due to personal reasons, she'd have to decline the nomination for Chairman. She then made a motion to nominate Mr. Wayne Stewart as Chairman. The motion was seconded by Mr. Lamar Cole. Nominees for Chairman: Mrs. Iris Touw and Mr. Wayne Stewart. Ballots were issued and each member listed the nominee of his/her choice. The ballots were counted by Mrs. Deborah Taylor and Mr. Robert Fell. Mrs. Touw received 2 votes and Mr. Stewart received 5 votes. Therefore, Mr. Wayne Stewart will serve as Chairman of the Glynn County Planning Commission for 1997.

At this time, Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in addressing agenda items.

Election of Vice-Chairman for 1997

Nominees for Vice-Chairman: Mrs. Iris Touw and Mrs. Glenda Jones. Ballots were issued and each member listed the nominee of his/her choice. The ballots were counted by Mrs. Taylor and Mr. Fell. Mrs. Touw received 2 votes and Mrs. Jones received 5 votes. Therefore, Mrs. Glenda Jones will serve as Vice-Chairman of the Glynn County Planning Commission for 1997.

**114 Mews Circle, Add Garage to
Existing Residence Zoned R-6
One-Family Residential**

**Tom V. Willis, Jr., Property Owner;
John J. Rentz, Architect/Agent**

Mr. Rentz was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to construct a 456 sq.ft. carport on the south (left) side of the existing residence. The door to the carport will be constructed of lattice panels and the color scheme will match the existing pink stucco with white trim. The existing roof pitches and character will be preserved.

Mr. Schroeder pointed out that the average footprint for the adjacent properties is 2,100 sq.ft. The proposed carport addition results in a building footprint of 2,115 which is comparable to the adjacent properties. The applicant is in compliance with the scope and purpose of the St. Simons Village Preservation District. Mr. Schroeder stated that staff recommends approval of this request.

Following review, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Robert Fell and unanimously adopted.

**Permit Food Catering Service and
Change Sign, 549 Ocean Boulevard
Zoned General Commercial**

**Mr. & Mrs. Irvine, Owners;
Ellen Miller, Agent**

Ms. Theresa Laxamana was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is requesting to convert the existing Island Pet Center into a food catering service. The only external changes proposed at this time is a change in copy for the existing

freestanding sign. Mr. Schroeder stated that the sign currently reads, "Island Pet Center..." The proposed sign will read, "Gourmet To Go & Catering, 634-9925, Lovingly prepared with fresh ingredients daily."

Mr. Schroeder explained that restaurants in the St. Simons Village Preservation District require a special use permit; however, since the establishment will not provide chairs, tables and counters to serve and seat people, the establishment is not, by definition, considered a restaurant. He stated that if the applicant wishes to provide seating to serve the public, a Special Use Permit would be required. The proposed external changes to the establishment are in compliance with the St. Simons Village Preservation District. He stated staff recommends approval. Mr. Schroeder pointed out that prior to opening, the applicant must receive Health Department approval and a sign permit.

Mr. Fell asked if a grease trap is required for this establishment. Mr. Schroeder replied yes, but it would be addressed by the Health Department.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jerome Clark. Further discussion ensued. Mrs. Touw wanted to know if the sign would be in the same location of the picket fence. Ms. Laxamana replied yes. She also stated that she understands the conditions.

After discussion, the motion for approval was unanimously adopted.

Re-Approve Preliminary Plats

Oak Grove Subdivision

Mr. Schroeder stated that this request is for a 2 year extension. He explained that Oak Grove Preliminary Plat still meets all standard requirements with the exception of the road compaction. The plat was originally approved on December 4, 1990. The extension would make the plat valid through December 4, 1998.

Following discussion, a motion was made by Mrs. Glenda Jones to approve the preliminary plat extension for Oak Grove Subdivision. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

Oak Forest Subdivision

Mr. Schroeder stated that this preliminary plat was originally approved on September 13, 1994. The extension would make the plat valid through September 13, 1998.

Following discussion, a motion was made by Mr. Jerome Clark to approve the preliminary plat extension for Oak Forest Subdivision. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

Site Plan
Northend Mini-Warehouses
Property zoned Planned Commercial
Located on the west side of Sylvan
Drive, Glynn Haven Subdivision,
St. Simons Island

Mr. Tony Thaw, developer, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to construct a 136 unit mini-warehouse self storage facility. The property was recently rezoned to Planned Commercial which permits a mini-warehouse use.

Mr. Schroeder explained that the property is bounded by an unopened portion of Oak Street (north), Sylvan Drive (east), drainage system (south), and undeveloped lots of record within Glynn Haven Subdivision (west). Approximately 3,800 sq.ft. of the lake will be filled to provide room for additional storage units. A nation wide permit from the Corps of Engineers is recommended prior to filling a portion of the lake. An 8 ft. chain-link fence is proposed around the perimeter of the site. An electronic gate is proposed to be located at the entrance.

Mr. Schroeder stated that a traffic count was conducted over a five day period to estimate the approximate amount of traffic passing the site each day. During the five day period, (2:45 p.m. Wednesday through 2:45 p.m. Monday, November 25th) 450 cars passed the site.

Mr. Schroeder pointed out that 10 of the storage units provide a 10 ft. X 30 ft. storage area, and are designed to accommodate storage from very large trucks. Due to the location of the electronic gate, larger trucks (greater than 20 ft. in length) will have to idle in the Sylvan Drive while the electronic gate is opened.

Mr. Schroeder stated that staff recommends approval of North End Mini-Warehouses subject to the following conditions:

Planning & Zoning

1. Obtain a sign permit prior to erection of the proposed sign on the end of Building B.
2. Consider locating gate a minimum of 30 ft. from Sylvan drive to eliminate the possibility of larger trucks blocking the street.

Engineering:

1. Approval, in writing, of the pre and post-development runoff calculations.
2. Depict limits of fill in pond and ensure that the natural drainage flow is not obstructed.
3. Flume adjacent to 36" pipe needs to be modified and rip-rap placed.
4. Parking shall be designed in accordance with Subdivision Regulations for minor streets.

Mr. Tony Thaw gave a brief presentation. He stated that he does not have a problem with the rip-rap, the 5 inches of concrete, showing the limit of the fill in the pond, or the sign permit. However, he stated there is no room to move the gate. The only

thing he could do is leave it off. Mr. Thaw stated that if a large truck were to come through, which would be very seldom, there is enough room to pull off, not block the road, open the gate, pull forward and back right in. Mr. Reuter stated that due to this being so close to a residential area, it would be in the best interest of the neighborhood to have it secured. Mr. Thaw stated that it would basically be a card gate which means you slide the card in and the gate opens. Chairman Stewart asked how long does it take for the gate to open. Mr. Jim Watson, a local property owner, stated it takes approximately 30 seconds for the electronic gate to open.

Following discussion, a motion was made by Mrs. Iris Touw to deny this amendment. She stated this is the fourth time that the Planning Commission has reviewed this plan, and she has checked each presentation and the minutes of each meeting.

Mrs. Touw stated that in October, Lot 65 was included and the Planning Commission was told that this would allow the applicant to have a little more high ground so that he could meet the setbacks and still have his 99 units. She stated now there are 136 units and large moving vans will need to be accommodated. She stated staff has stressed that a Planned Commercial requires a 50 ft. setback with a 10 ft. buffer included whenever it adjoins property zoned residential. Mrs. Touw pointed out that the zoning text for this property states that the 40 ft. Oak Street will serve as the buffer and that the right-of-way will remain in its natural state; however, the applicant does not own nor control Oak Street. She stated the lot that the applicant is draining into (the pond) is also zoned residential. Mrs. Touw stated she is concerned that the zoning text for this application does not agree with the site plan. She stated that the zoning text and site plan should not have any discrepancies.

The motion was seconded by Mr. Robert Fell. Further discussion ensued.

Mr. Reuter stated that Oak Street is controlled by the Board of Commissioners. He explained that if it were to be opened at anytime, the applicant would have to file a new preliminary plat and come back to the Planning Commission for review. He pointed out that it was stated in the zoning text that Oak Street would serve as a buffer from the residential neighborhood; however, it is not in the applicant's control. The county government would have to make that decision.

Mr. Reuter stated that in the initial proposal, staff commented that the plan did not meet the requirements for setbacks as outlined in the Planned Commercial zoning text. He stated those comments were included in the report and forwarded to the Board of Commissioners, who in turn granted approval with the setbacks that are shown on the plan, and this is the site plan that they approved. Mrs. Touw stated that we are not just dealing with a site plan but an amendment as well, and the ordinance should be honored.

Mr. Fell stated that if the Board of Commissioners were to abandon Oak Street, the setbacks would no longer exist. Mr. Reuter stated if that were to happen, half would go to each of the adjoining property owners. Mr. Hart stated that should be addressed when it happens. Mr. Reuter pointed out that technically, the Planned Commercial line is already on the boundary. He stated this plan came back to the Planning Commission for review of the drainage and other aspects of the plan.

After discussion, the following vote was taken on the motion for denial: Voting in favor of denial were Mr. Robert Fell and Mrs. Iris Touw. Voting against denial were Mr. Jerome Clark, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Wayne Stewart. The motion was defeated. A new motion was made by Mr. Hal Hart to approve this request subject to conditions. The motion was seconded by Mr. Lamar Cole. Vote Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Wayne Stewart. Voting Nay: Mr. Robert Fell and Mrs. Iris Touw. The motion carried for approval.

802 Plat
Subdivide Lot 17, Key Industrial Park
1.307 acre parcel located on the
northwest corner of Community Road and
Kay Drive, zoned Highway Commercial

Jim Watson, Owner

Mr. Schroeder stated that the proposed division of Lot 17 in Key Industrial Park Subdivision meets the minimum requirements of the Glynn County Zoning Ordinance and Subdivision Regulations. Therefore, staff recommends approval.

Following review, a motion was made by Mr. Robert Fell to approve this request. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

802 Plat
Pilot Travel Center
21.039 acres located at the northwest
quadrant of I-95 and U.S. Highway 17,
Exit 6, zoned Freeway Commercial

Tom Edwards, Owner

Mr. Schroeder explained that this is a re-plat of Parcel B which states "this plat replaces a plat dated 6-7-95. Parcel B is abandoned and are placed with Parcel B2." Mr. Schroeder stated that the proposed plat adheres to the minimum requirements of the Glynn county Zoning Ordinance and Subdivision Regulations. Therefore, staff recommends approval.

Following review, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Hal Hart and unanimously adopted.

Consider Amending the Glynn County Zoning Ordinance

Article III, Section 302. Definitions

Add definitions for: 1) DCA GA Department of Community Affairs for the State of GA
2) Industrialized Housing
3) Neighborhood

Provide standards for the inclusion of and regulation of Industrialized Housing.

Add a new section: Section 622. Industrial Housing Requirements, outlining installation and taxing requirements.

Attorney Foster Lindberg and Mrs. Marcia Redden were present for discussion.

Mr. Reuter presented the proposed amendment drafted by the County Attorney. The draft was included in the packages for the Planning Commission's review. The following was then discussed:

Section 302. Definitions

Industrialized Housing: A home manufactured in accordance with the GA Industrialized Building Act and the Rules of the Commissioner of the GA Department of Community Affairs pursuant thereto. State approved buildings meet the State Building and Construction Codes and bear an insignia of Approval issued by the Commissioner, and meeting the following standards:

- a) The home has a minimum width in excess of 16 ft.
- b) Square footage:
 - 2) The home is substantially similar or superior square footage of the total living area to a proposed development permitted in the neighborhood.
 - 3) The minimum square footage of total living area is in excess of 900 ft. and the length thereof does not exceed three times its width; provided, however that the minimum width is in excess of 16 ft.
- d) The pitch of the home's roof shall be the same as for a conventional residential home in the same neighborhood, and the roof is finished with roofing materials made of slate, asphalt composition, wood shingles, metal tiles, or other materials of like appearance and durability to materials commonly used in conventional residential construction as approved by the county, except that any such home for which a building permit was applied prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the aforesaid building permit.
- f) A curtain wall or skirting, unpierced except for required ventilation and access, constructed of masonry at least 4" in thickness is installed so that it encloses the area located under the home to the ground level.

Neighborhood: The subdivision or the residential area within a 300 yard radius of the site location for the residence.

Section 622. Industrial Housing Requirements

In addition to meeting the definition of industrialized housing set forth in Section 302 herein, the following shall apply:

- a) No industrialized home shall be installed in a residential district until the following is accomplished:
 - 1) The structure bears a DCA insignia.
 - 2) All wheels, axles and hitches, transporting lights, towing apparatus, and the tongue have been removed from the site...

Referring to Section 302 (d), "the pitch of the home's roof shall be the same as for a conventional residential home...", Chairman Stewart questioned whether there is anything in the Ordinance regarding the pitch of a residential home. Mr. Reuter stated he believes this section means the pitch for a conventional residential home in the same neighborhood. Chairman Stewart stated the problem with this is there will probably be several different types of pitches in the neighborhood. Mr. Ellis Carter, Building Official, stated it would be difficult to make an exact determination. Mr. Fell pointed out other areas in the county with different types of roof pitches.

Regarding the 4 inch thickness of a curtain wall or skirting, Section 302 (f), Mr. Carter stated this would also be difficult to enforce. He explained that conventional homes can be built on pilings with no skirting required.

Chairman Stewart stated that this amendment has to go back to the County Commission for approval. Mrs. Taylor explained that this is an advertised item, and therefore, the Planning Commission may take action. She pointed out that the only place the ordinance refers to the pitch of a roof is for a manufactured home which has to have a 4 to 1 slope. Chairman Stewart stated perhaps the language should be changed to an average pitch.

Attorney Foster Lindberg, representing Redden Construction Company, presented a letter that he submitted to the County Attorney dated November 19, 1996. The letter outlines by-laws and regulations from the Department of Community Affairs for industrialized housing. Mr. Lindberg stated that based on the case law pointed out in his letter, industrialized housing cannot be discriminated against. He stated if there is going to be an ordinance dealing with this, industrialized housing needs to be treated the same as a conventionally built home.

Chairman Stewart stated that the Department of Community Affairs cannot dictate what Glynn County can and cannot do. He stated the local government has the final authority. He suggested that this amendment be sent back to the County Attorney for further clarification. However, Mr. Lindberg was very adamant about discussing this item today. He stressed that every time this item comes up, he never has a chance to complete his presentation. He stated his information is true and correct. He further stated that his client has been put-off and bounced around long enough.

Following a 10 minute recess, Mr. Lindberg was given an opportunity to complete his presentation. He explained that industrialized housing meets Georgia Power's Good Sense standards and all of the homes are built to withstand 130 mph hurricane winds, which exceeds Glynn County's current requirements. Mrs. Redden added that these are not modular homes, and aside from being attractive, they can be delivered and put together rapidly.

Mr. Lindberg then addressed practical concerns regarding the County Attorney's proposal, i.e., minimum width requirement, square footage, restrictions, materials and foundation skirting. He described these as being problematic, discriminatory and/or incomprehensible.

Mr. Flanagan stated that Mr. Lindberg has brought up several good points. He stated based on what we know, the Planning Commission may wish to vote and forward this item to the Board of Commissioners. Chairman Stewart pointed out that a vote would mean, "yes we will have a section dealing with industrialized housing as soon as it is cleaned up."

Following discussion, a motion was made by Mrs. Glenda Jones to recommend that staff, the Planning Commission, the County Commissioners and the County Attorney develop an ordinance for Industrialized Housing, taking into consideration items presented by Attorney Foster Lindberg (attached). Also, that Section 302 Definitions d),f) and Section 622 b), along with the term "neighborhood" as presented by the County Attorney, be examined further. The motion was seconded by Mr. Robert Fell and unanimously adopted. Chairman Stewart suggested that Mr. Ellis Carter state in writing to the Glynn County Board of Commissioners that the Planning Commission does not have a problem with the DCA Standards.

Consider Amending the Glynn County Subdivision Regulations - Article VII, Section 704. Final Plat, Subsection 704.1 o), regarding the 100 year flood boundary statement on subdivision plats. (Federal Emergency Management Agency Flood Insurance Rate Maps)

The following was included in the packages for the Planning Commission's review.

Section 704.1 Final Plat Requirements o) currently reads:

- o) If all or any portion of the subdivision is within the 100 year flood boundary the following statement shall appear on the plat: "Review of the Federal Emergency Management Agency Flood Insurance Rate Map with community-panel number _____ for Glynn County, Georgia indicates that all or portions of this subdivision lies within the 100 year Flood Hazard Area."

The amended Section is proposed to read:

- o) All Special Flood Hazard Areas inundated by 100-year flood boundaries, including the flood zone elevation, as interpreted from a current Flood Insurance Rate Map shall be delineated on the Final Plat. For subdivisions containing property within a Special Flood Hazard Area the following statement shall appear on the plat: "Federal Emergency Management Agency Flood Insurance Rate Map (FEMA Map Number _____, Panel Number _____, dated _____) indicates this property to be in Zone _____, which is in a Special Flood Hazard Area inundated by 100-year flood."

If the limits of the subdivision are contained within one (1) Special Flood Hazard Area, only the flood zone statement will be required.

Following review, a motion was made by Mrs. Glenda Jones to recommend approval of this amendment. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

MINUTES

Upon a motion made by Mrs. Glenda Jones and seconded by Mrs. Iris Touw, the Minutes of the November 6, 1996 Planning Commission meeting were approved and unanimously adopted.

STAFF ITEMS

A worksession was scheduled for December 11th at 1:00 p.m. in Room 234 of the Office Park Building.

Included in the packages for the Planning Commission's review was a letter from Ms. Leslie Sharp of Georgia DNR regarding the National Register nomination for the U.S. Coast Guard Station. Mr. Reuter explained that the letter is for informational purposes only. Also included for information only was a list of individual historic resources and historic districts provided by the consultant, Mr. Robert Ciucevich.

COMMISSION ITEMS

Mrs. Touw commented that in the past, Mr. Fell had asked questions about various projects occurring in the county and the county being exempt from regulations. She stated that she would like for someone to research the state or county code that exempts government agencies from ordinance standards. She'd like to know where this is written and how it is carried out legally.

Mrs. Jones stated that the Planning Commission is still waiting for a ruling on Lots 14 and 15 of Thornhill Subdivision.

Mr. Fell referred to the question that he asked at the November 6th meeting regarding whether or not a wooden fire escape is legal. Mr. Carter replied that a wooden fire escape is not legal. He stated he would present a written code section from the ordinance at the December 11th worksession.

Chairman Stewart had comments regarding revisions to the sign ordinance. Mr. Reuter stated that staff conducted two meetings regarding this issue and hopefully a presentation will be made in January. Also, he stated that a specific provision of the sign ordinance has come up regarding considering balloons as portable signs; however, he feels that the Board of Commissioners should make that decision. Mr. Reuter referenced a balloon off of Cypress Mill Road which advertises a "car wash." It was discussed at the last meeting and the Planning Commission advised staff that if the balloon was illegal, it should be removed in accordance with the

ordinance. The applicant has stated that the balloon is permanently affixed to his building and it does not advertise the name of his business. Mr. Reuter suggested that this provision be advertised for the January meeting and it should include some restrictions. Mr. Flanagan stated that at the January meeting, perhaps the Planning Commission could appoint a sign committee to review the ordinance with staff.

County Commissioner Robert Strickland was present to request the Planning Commission to allow a balloon advertising "car wash" at "Express Lube & Car Wash" owned by Jeff Jones. Commissioner Strickland stated that Mr. Jones is a good business man and has invested \$700,000.00 in his business. He stated originally, Mr. Jones put the balloon up not knowing that he was in violation because he had seen them around. He is now caught between the commission and this committee and has gone back and forth with this issue. Commissioner Strickland stated there is a problem with the ordinance but Mr. Jones should not have to suffer until a decision is made. He then asked for the Planning Commission's blessing to allow this balloon temporarily until a permanent ordinance is developed.

Mrs. Touw stated that in allowing this business owner to have a balloon, would other businesses in Glynn County be permitted the same privilege. Commissioner Strickland stated that if any problems occur, or if any other balloons go up in the county, the "Express Lube & Car Wash" balloon will be removed. He stated he will present this as a commission item to the Board of Commissioners to let them know that it is only temporary until a decision is made. Mrs. Touw feels that everyone should be afforded the same privilege. Mr. Flanagan stated if anyone else wishes to put up a balloon, he/she would have to obtain permission from the Board of Commissioners on a temporary basis and on an individual basis.

Mr. Fell wanted to know what would stop someone who has an office in their home, in a residential area, from putting up a balloon over the house. Chairman Stewart stated they would have to get permission. Mr. Fell then asked how can that person be denied. Mr. Flanagan stated that the ordinance will continue to be enforced except for those that are exempt. Chairman Stewart stated that a business sign is not allowed in a residential area; however, Mr. Fell pointed out that one exists in a residential area which indicates that the office is in the home, owned by Mr. Bill Dismer. He stated according to the ordinance, the sign is suppose to be attached to the building, but this sign is not attached. There was a brief discussion regarding the possibility of a violation to the ordinance.

Following discussion, a motion was made by Mr. Lamar Cole concurring with Commissioner Strickland's request to allow a balloon at the "Express Lube and Car Wash" temporarily, until a permanent ordinance is developed. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Wayne Stewart. Voting Nay: Mrs. Iris Touw. Abstained From Voting Mr. Robert Fell.

Chairman Stewart announced that the village parking meeting will be held tonight at the New Casino at 7:00 p.m.

There being no further business to discuss, the meeting adjourned at 11:30 a.m.