

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
NOVEMBER 6, 1996 9:00 A.M.

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

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

Vice Chairman Jerome Clark called the meeting to order and stated that Chairman Stewart would be a few minutes late. The invocation was then given, followed by the Pledge of Allegiance. Vice Chairman Clark gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items. He also welcomed Mr. Hal Hart as the new Planning Commission member. Mr. Hart was appointed by County Commissioner Fred Tullos.

Request to construct an 80 sq.ft. addition to existing residence, 601 Ocean Boulevard, Located on the northeast corner of Ocean Blvd. and Oak Street, zoned R-6 One-Family Residential

Mike Slayton, Owner

Mr. Harvel Slayton, the owner's father, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to construct an 80 sq. ft. addition at 601 Ocean Blvd. The addition will serve as a bathroom and will be located on the northeast corner of the residence. The material and color scheme will match the existing lap siding, white with green trim.

Mr. Schroeder explained that the proposed bathroom is in conformance with the St. Simons Village Preservation District. The scale, exterior material, design and color scheme is compatible with the existing and adjacent properties. He stated staff recommends approval of this addition.

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

(Chairman Wayne Stewart presiding at this time.)

Site Plan

**Professional Office Building for the
Athenaeum Group, located on the west
side of Glynco Parkway, zoned Planned
Development-General (Golden Isles
Gateway)
Hawkins Avenue Corp., Owner/Developer**

Mr. Eric Miller was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the proposed Professional Office Building located on Tract CR-3 of the Golden Isles Gateway Tract will consist of 165,158 gross sq. ft. The proposed use is permitted under Section 714.2 Permitted Uses 3) of the Glynn County Zoning Ordinance. Section 714 FC Freeway Commercial lists the development standard for Tract CR-3 within the Planned Development Text for the Golden Isles Gateway Tract.

A cluster of 3 buildings is centered on the site. The buildings in phase I and II will be five-story structures and the building in phase III will be three-stories. The existing grade of the site is approximately 28.5 ft. mean sea level. All structures on the site shall not exceed 60 ft. from existing grade. Due to the distance from the nearest runway, the height of the proposal does not require Airport Commission approval.

Mr. Schroeder pointed out that the area of the building is 165,158 sq. ft. Due to the scale of the project, the gross square footage was reduced by 15% to account for non-office space uses (i.e. storage) in order to determine the required parking spaces. The 15% reduction leaves 140,394 sq. ft. of office space to provide parking. At a ratio of one space for every 200 sq. ft. of office space, 702 parking spaces are required. The site plan depicts 680 parking spaces. The first building, which consists of approximately 62,000 sq. ft., will be constructed with 335 parking spaces. This parking space allotment exceeds the 1:200 requirement. As construction continues, the parking spaces provided will be monitored to ensure that the 1:200 ratio is maintained.

Mr. Schroeder explained that the existing vegetation (predominately pines) within the parking lot islands and the buffers will be preserved during the construction process. The property is bounded by I-95 to the west, Nottingham Subdivision to the north, Glynco Parkway 250 ft. right-of-way, east and by a 60 ft. canal right-of-way to the south. The trees within the buffers around the periphery of the site will be undisturbed with additional vegetation to be installed along the northern property line to adhere to the requirements of Section 613 of the Glynn County Zoning Ordinance. The 15 ft. buffer along the northeast side will exceed the requirement by retained vegetation that is substantially higher than required which should improve the separation between the five-story structure and the adjacent residential development.

Mr. Schroeder further explained that the traffic islands within the parking lot will be heavily landscaped with Bradford Pear trees and/or existing trees and shrubbery/ground cover. The additional vegetation within the parking areas should break up the parking areas and provide additional softening to the bulk and height of the proposed structures.

Mr. Schroeder pointed out that one entrance sign is proposed in the median of the entrance. Additional directional signage shall be placed in strategic locations within the parking areas. Prior to the installation of any signage, a permit shall be issued for said sign by the Building Inspections Division.

Approval for the site plan has been received from the following departments: Community Development (Building and Planning and Zoning), Fire Department, and Public Works (Engineering and Traffic Safety).

Mr. Schroeder stated staff recommends approval of this site plan subject to the following:

1. Water and sewer - address comments in an October 26, 1996 memo. (Memo was included packages for the Planning Commission's review.)
2. The 15 ft. buffer on the northern property line shall not be disturbed except for additional planting of wax myrtles or other evergreens to maintain an opaque buffer up to 6 ft. in height.
3. Tree removal shall be limited to each development phase. Where existing trees cannot be retained, exclusive of the buffers, the tree planting plan shall be adhered to.

Following discussion, a motion was made by Mr. Hal Hart to approve this site plan. The motion was seconded by Mrs. Glenda Jones. Discussion continued.

Mrs. Touw asked if the Fire Department's approval included the 60 ft. height requirement. Mr. Schroeder replied yes and as a formality, he will obtain written approval from the Fire Chief.

Mrs. Jones wanted to know if the Athenaeum Group met with the Nottingham homeowners to discuss the buffer. Mr. Miller replied no. Mrs. Jones asked if the adjacent property owners were notified of this construction. Mr. Reuter explained that according to the Ordinance, adjacent property owners are not required to be notified of site plans. Mrs. Jones stated she is concerned about there being sufficient buffers along the property. Mr. Cameron Bland of Union Camp stated that in addition to the 15 ft. buffer on this particular piece of property, Nottingham Association also has a 15 ft. buffer. He stated there is an equal amount of trees buffering both sides.

Mr. Fell asked if the fire equipment could adequately protect a 60 ft. building. Chairman Stewart stated that he's not sure if the snorkel will get up to 60 ft., but it can accommodate the allowed height of hotels/motels. Mr. Fell suggested that perhaps the Fire Chief should include in the letter that the equipment will handle a 60 ft. building. Mr. Clark stated he recalled reading that the current equipment will service a 5-story building and once Glynn County received the new snorkel truck, it would be adequate to handle anything built in Glynn County. Mrs. Jones also recalled reading about the new equipment.

After discussion, the motion for approval was unanimously adopted.

Site Plan

Hospice of the Golden Isles

7.4 acres located on the southeast corner of Canal Road and Glynco Parkway, zoned Planned Development-General (Golden Isles Gateway)

Southeast Georgia Regional Medical Center, Owner

Mr. Tom Hood was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the Hospice of the Golden Isles is located on Tract CR-5 of the Golden Isles Gateway Planned Development. The facility will be designed to provide care for up to eight terminally ill individuals. Future plans call for an additional twelve units.

Mr. Schroeder stated that the overall development impacts approximately 1.5 acres of the 7.4 acre tract. He stated existing wetlands on the site are retained as natural buffers and for drainage abatement. Due to the limited number of traffic trips generated by the development, the driveway is not paved from the Glynco Parkway right-of-way up to the beginning of the parking area.

Mr. Schroeder stated that the proposed signage will be submitted once the property is transferred into the ownership of Hospice. The entrance sign will be located per Article VIII of the Glynn County Zoning Ordinance.

Mr. Schroeder stated staff recommends approval of the Hospice of the Golden Isles subject to the following:

Planning & Zoning:

1. Prior to any sign installation, a sign permit shall be issued by the Building Inspections Division.

Engineering:

1. Obtain written approval of the pre-development and post-development runoff calculations for the site. (The calculations are currently being reviewed by the County Engineer.)
2. The entrance driveway shall be paved to the edge of the Glynco Parkway (250 ft. right-of-way).

Water and Sewer:

1. Provide the details of the proposed water and sewer taps.
2. Back flow preventers shall be installed at the 8 inch taps prior to testing unless the system is tested prior to making such taps. Our inspector must be notified prior to tapping.
3. Our inspector must be notified prior to making the proposed sewer connection.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jerome Clark. Discussion continued.

Mrs. Touw asked if this will connect to Glynco Parkway or Canal Road. Mr. Schroeder replied Glynco Parkway. He stated that the driveway will remain private.

Mr. Fell asked if the patients will be billed for staying at the facility. Mr. Hood replied no. He stated the facility will be a community service of Hospice of the Golden Isles. The Planning Commission members commended Mr. Hood and expressed their appreciation for this service.

After discussion, the following vote was taken on the motion for approval: Voting Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Robert Fell, Mr. Hal Hart, Mrs. Glenda Jones and Mrs. Iris Touw. Abstained From Voting: Mr. Wayne Stewart.

**Preliminary Plat
Glynn Haven Subdivision, Block 53
Opening of Magnolia Street between
5th and 6th Streets, Lots 13-18
Zoned R-6 One-Family Residential
J. A. Hammock, Owner;
Oceana Builders, Developer**

Rev. Hammock was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant proposes to open a portion of Magnolia Street between 5th and 6th Avenue in Glynn Haven Subdivision. The opening of the road will provide access to six lots of record (Block 53, Lots 13-18) which are owned by Mr. Hammock. Tracts A, B, and C depicted on the engineering plans have not been approved. Mr. Schroeder stated that upon installation of the road and acceptance by the county, the owner of the property on the north side of Magnolia will submit a minor subdivision plat for review. The existing water and sewer improvements have been approved.

Mr. Schroeder stated staff recommends approval of this preliminary plat subject to the following:

Engineering:

A drainage easement from Mr. Abbas Vakili for the outfall ditch (which shall be piped) must be obtained prior to any construction.

Mr. Schroeder pointed out that once the road is constructed, this item will be forwarded to the Board of Commissioners for final acceptance.

Following discussion, a motion was made by Mr. Jerome Clark to recommend approval of this request subject to staff's recommendations. The motion was seconded by Mrs. Glenda Jones. Discussion continued.

Mrs. Touw wanted to know if there is any problem approving this request without the required easement. Mr. Schroeder stated that if the easement is not obtained, the project cannot be constructed. Mrs. Touw asked if construction of the road can be done prior to the easement. Mr. Schroeder replied no, nothing can be done within the right-of-way as shown until the easement is granted. Mrs. Touw then asked if the road would have to be constructed and approved prior to any construction of the lots. Mr. Schroeder replied yes, that is correct.

Rev. Hammock stated he has a commitment from Mr. Abbas Vakili that the easement will be granted. He stated that in the past, he had obtained permits with the understanding that no final approval will be granted until the road is paved. He then asked that once the easement is granted, can he obtain a permit. Mr. Reuter explained that there is no provision in the ordinance that allows a building permit to be issued on a road that is just under preliminary plat approval. He stated that when the infrastructure of the road is accepted by the county, a building permit will be issued. Mrs. Taylor pointed out that if the property fronts on an open road, one building permit could be obtained for that entire tract.

After discussion, the motion for approval subject to staff's recommendations was unanimously adopted.

**801 Plat - Lot 17
Key Industrial Park
Subdivide a 1.307 acre parcel into
2 lots, located on the northeast
corner of Community Road and Key
Drive, zoned Highway Commercial,
(rezoned from LC to HC in 1981)**

James F. Watson, Owner

Mr. Gary Nevill, Shupe's Surveying Co., was present for discussion.

Mr. Schroeder presented the staff's report. He 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 plat falls into the 802 category.

Key Industrial Park Subdivision

1.307 acres, located on the northwest corner of Community Road and Key Drive. Zoned Highway Commercial. The proposed division of Lot 17 in Key Industrial Park Subdivision meets the minimum requirements of the Glynn County Zoning Ordinance and Subdivision Regulations with the following exceptions:

- 1) The sign located at the corner will become an off-premise sign. The Glynn County Zoning Ordinance does not permit off-premise signs. The sign must be relocated onto Parcel A or removed.
- 2) Adequate parking must be provided for each parcel. Provide the use of the existing building and the number of on-site parking spaces available to the existing use. A separate site plan may be submitted.
- 3) Access to Community Road is limited to one location. Depict the location on the available curb cut.

Chairman Stewart advised that additional information is needed and several issues should be resolved before the Planning Commission takes action. He suggested a deferral at this time. Thereupon, a motion was made by Mr. Robert Fell to defer this item. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

SUP-6-96

Request for a Special Use Permit in a General Commercial Zoning District to permit an Amusement Center/Outdoor Commercial Recreation Facility on a 5.47 acre tract of land fronting 199.28 feet on the east side of Altama Avenue and having a depth of 1,129.52 ft., subject property located north of Hardee's, south of St. David's Episcopal Church and west of Beverly Shores Subdivision, Section Two.

Property owned by Edward and Samantha Rose

Mr. Edward Rose was present for discussion.

Mr. Reuter presented the staff's report. He stated that the subject property consists of 5 acres fronting on the east side of Altama Avenue, located 715 ft. south of Buckingham Place Drive and 700 ft. north of F-009 Spur/Spur 25. The property was zoned to Office Commercial in 1966 (when the official zoning maps were adopted) and rezoned to General Commercial in 1985.

Mr. Reuter explained that there are various zoning classifications and land uses located within the immediate area including a shopping center which is located to the south. This shopping center consists of a Hardee's Restaurant, H&H Furniture & Appliance Store, and Kroger Grocery Store, with a par-three golf

course located behind the Kroger Store abutting Spur 25/F009 Spur. To the north is the St. David's Episcopal Church and a vacant parcel of land that is zoned to allow the development of multi-family residential.

Mr. Reuter stated that this request is for a Special Use Permit to allow an amusement center/outdoor commercial recreation facility in a General Commercial Zoning District, to be known as "Putt-Putt Golf & Games." The site plan shows the following uses:

- * Putt-Putt Golf Course Area
- * Fun Center
- * Laser Tag System
- * 7 Station Automated Batting Cage
- * Picnic and Future Expansion Area
- * Proposed Future Development

The site plan also states the following within the general notes for site coverage:

Buildings	11,670 sq.ft.
Pavement (parking & drive	103,285 sq.ft.
Grassed or Landscaped	40,711 sq.ft.
Future Development	72,948 sq.ft.
Buffer	9,964 sq.ft.
Total	<hr/> 238,578 sq.ft.

Mr. Reuter stated that according to Section 904.3 of the Glynn County Zoning Ordinance, in reviewing an application for a Special Use Permit, the Planning Commission and the County Commission should consider the following:

- a) Effect the proposed activity will have on traffic flow;
- b) The location of off-street parking facilities;
- c) The number, size and types of signs proposed for the site;
- d) The amount and location of open space;
- e) Protective screening;
- f) Hours and manner of operation;
- g) Outdoor lighting;
- h) Ingress and egress to the property; and
- i) Compatibility with surrounding land uses.

Mr. Reuter stated that according to the site plan, there is a 50 ft. natural buffer including a 20 ft. drainage easement on the east property line which abuts Beverly Shores Subdivision (zoned R-9 One-Family Residential). The plan also shows a 6 ft. high wood privacy fence on the north property line separating the church property (zoned R-12 One-Family Residential), and the subject property. This privacy fence would meet the requirements of Section 613 of the Glynn County Zoning Ordinance for landscaped buffer strips between commercial and residential property.

Mr. Reuter pointed out that the hours and days of operation could be of great importance as to what affect the use would have on the adjacent church with a church school, as well as the surrounding residential developments. Staff feels this needs to be discussed to determine what impact the facility would have on the surrounding land uses.

Mr. Reuter stated that outdoor lighting, especially for the golf course and batting cages, should be arranged in a manner which will protect the public roads and neighboring residential properties from direct glare or hazardous interference of any kind.

Mr. Reuter stated in order to review the traffic that could be generated for the facility, staff used average business hours for this type use, 10:00 a.m. till 10:00 p.m. For an amusement facility, staff estimated it would generate 180 trips per day per acre (5 acres), creating approximately 900 trips per day. This information was calculated by using the Institute of Traffic Engineer's Trip Generation Manual. Staff feels that some of the business generated would be from the surrounding residential areas, which could be foot and bike traffic. There is an existing 4 ft. sidewalk to serve the pedestrian traffic that may possibly need to be upgraded to 5 or 6 ft. in width.

The subject property will be served by a new 30 ft. access drive, beginning 20 ft. from the south property line. The existing access cut that has been provided to serve the property will be eliminated. This has been approved by the County Engineer, Mr. Ray Richard.

As shown on the existing site plan, Mr. Reuter pointed out that the parking layout (114 spaces) is designed with linear parking along the southern property line which requires the pedestrians to cross over in front of the traffic entering and exiting the site. Staff does not feel this design adequately addresses the safety of the individuals exiting their vehicles, especially since the facility is family oriented. Therefore, staff recommends that the parking be reconfigured to meet safety concerns. The two issues not been addressed on the proposed site plan are the location of the dumpster and signage for the facility; however, these can be shown on a revised plan.

Mr. Reuter stated that without a site plan meeting all the requirements, staff feels the request for a special use permit may still be considered with the understanding that the plan submitted is to outline the proposed uses only, and that a revised site plan will be submitted meeting the requirements of the Glynn County Zoning Ordinance, if the special use permit is granted.

Mr. Reuter stated staff recommends approval of the special use permit to allow the recreational uses outlined on the plan; Putt-Putt Golf Course, Fun Center, Laser Tag System, 7 Station Automated Batting Cage and Picnic Area. Any proposed future use as noted on the site plan will require a submission as an addition to the special use permit and approval by the Planning Commission and County Commission.

Mr. Reuter explained that following review of this request, the Planning Commission's recommendation will be forwarded to the County Commission for their action. Section 904.3 of the Zoning Ordinance, states: "The County Commission may approve the application as submitted, may deny the application, or may impose conditions and safeguards deemed necessary for the protection of the public interest.

Mr. Reuter stated that if the special use permit is granted, staff recommends that a site plan meeting all the requirements of the Glynn County Zoning Ordinance and a drainage plan be submitted to the Community Development staff for final review and approval by county staff.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jerome Clark. Discussion continued.

Mr. Edward Rose explained that the Laser Tag System is an indoor activity and the "fun center" is the building. Chairman Stewart stated that the term "fun center" is very broad. He then asked to see the site plan. Mr. Don Hutchinson presented the site plan and pointed out the picnic area, building, buffers, etc. Chairman Stewart asked what would happen if this center ends up being a problem with juveniles. Mr. Rose stated he discussed with the Police Chief the possibility of having an off-duty officer on the premises in the evenings and until closing on Friday and Saturday nights. Chairman Stewart suggested adding a condition that the owner is to provide security.

Mr. Fell wanted to know if there is a 6 ft. fence along the property line of Beverly Shores Subdivision, and if not, would Mr. Rose object to installing a fence. Mr. Rose stated he would be willing to install a metal fence along the back of the property for safety reasons.

Mrs. Touw expressed concerns about parking. She also asked Mr. Rose if he had a lighting design for the Putt-Putt portion of the center. Mr. Rose stated that the lighting design is included in the plans.

After discussion, Mrs. Jones amended the motion for approval subject to the following conditions:

1. If the special use permit is granted by the Glynn County Board of Commissioners, a site plan should be submitted to Community Development staff for final review and approval;
2. During site plan approval, a drainage plan is to be submitted and approved by the Glynn County Engineer;
3. Parking layout be reconfigured to address safety concerns;
4. Allow the recreational uses outlined: Putt-Putt Golf Course, Fun Center, Laser Tag System, 7 Station Automated Batting Cage and Picnic Area. Any proposed future uses will require a submission as an addition to the Special Use Permit and approval by the Planning Commission and County Commission will be required;
5. If ownership of the facility changes, the new owners must return to the Planning Commission for review of a renewed permit;
6. Owner to provide adequate security (it being noted that owner has stated that he proposes to have off-duty police as security during the p.m. hours and on Friday and Saturday); and
7. Owner to install fence adjacent to picnic area.

It was noted that Mr. Rose concurs with these conditions. The motion was seconded and unanimously adopted.

The Planning Commission took a 10 minute recess. The meeting resumed at 10:35 a.m.

**Brampton Commercial Park
U.S. Highway 17 & I-95, Exit 6
33.0965, Zoned Freeway Commercial**

Robert C. Bryan, Owner

Mr. Ralph Lackey was present for discussion.

Chairman Stewart called for a motion to include this item on the agenda. Thereupon, a motion was made by Mrs. Glenda Jones to include Brampton Commercial Park on today's agenda. The motion was seconded by Mr. Jerome Clark. Voting Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Robert Fell, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Wayne Stewart. Abstained From Voting: Mrs. Iris Touw.

Mr. Reuter explained that the only thing being considered at this time is the applicant's request to open the southeast quadrant of the road. Mr. Flanagan pointed out that Georgia DOT has indicated that the plan substantially conforms to their regulations. He also stated that in the future, DOT will be represented at the weekly site plan review meetings.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jerome Clark. The motion was then amended to include the variance request in the motion for approval. Voting Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Robert Fell, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Wayne Stewart. Abstained From Voting: Mrs. Iris Touw. (Mrs. Touw felt that she did not know enough about this item to vote at this time.)

1997 DEADLINE AND MEETING SCHEDULE

Upon a motion made by Mrs. Iris Touw and seconded by Mrs. Glenda Jones, the 1997 deadline and meeting schedule for the Glynn County Planning Commission was approved and unanimously adopted.

At this time, Chairman Stewart appointed Mr. Jerome Clark and Mr. Robert Fell to serve on the nominating committee to select a Chairman and Vice-Chairman for 1997.

MINUTES

Mrs. Jones stated that at the October meeting, staff was advised to inform the Planning Commission of the discussion and legal ruling regarding Lots 14 and 15 of Thornhill Creek Subdivision. Mr. Reuter stated that staff does not have a legal opinion at this time. Chairman Stewart stated that perhaps he and Mr. Reuter along with Mr. Flanagan could arrange a meeting with the County Attorney to address this issue.

A motion was then made by Mrs. Iris Touw to approve the Minutes of the October 1, 1996 Planning Commission meeting. The motion was seconded by Mr. Jerome Clark. Voting Aye: Mr. Clark, Mr. Cole, Mr. Fell, Mrs. Jones, Mr. Stewart and Mrs. Touw. (Due to Mr. Hal Hart not being appointed to the Commission at that time, he did not vote.)

STAFF ITEMS

a) Commercial Lighting & Landscaping Standards

Mr. Reuter stated that the Commercial Lighting & Landscaping Committee held a final meeting on October 30th to discuss the public comments received from two previous meetings regarding the proposed standards. The comments were included in the packages for the Planning Commission's review. However, it was the consensus of the Planning Commission to discuss this item in detail at the November 13th work session.

b) Update on Barnes Plantation Development

Mr. Roger Purcell, project engineer, presented the current elevation plans of the building. He stated they are continuing with site engineering. Also, Mr. Richard and Thomas & Hutton Engineers are in the process of reviewing the pump station design.

Mr. Rick North, developer, stated that they are in the final stages of clearing and grading. The final building plans will be submitted for review in 2 to 3 weeks. He stated they have accommodated on-site storage and have addressed all staff recommendations. An architectural design was presented and a general discussion followed.

Chairman Stewart thanked Mr. North and Mr. Purcell for the updated information.

c) Present Proposed Amendments to Glynn County Zoning Ordinance and Subdivision Regulations

This item will be advertised for discussion at the December 3, 1996 Planning Commission meeting.

Also under Staff Items, Mr. Reuter stated that an issue of concern was addressed at the Georgia Planners Association conference on Jekyll regarding restrictions placed on signs. He stated perhaps some aspects of the sign ordinance should be re-examined. Mr. Reuter stated that the Planning Commission may wish to consider forming a committee to work with staff to address this further. He stated he would try to get some recommendations and present this to the Planning Commission in 1997.

COMMISSION ITEMS

Mr. Fell questioned whether or not a fire escape can be made of wood. The establishment known as "Rafters" has a wooden fire escape. Mr. Flanagan stated he would look into this.

Also, Mr. Fell stated that when an ordinance change request is presented to the Planning Commission, it is only fair that they know who is requesting the changes and why.

There being no further business to discuss, the meeting adjourned at 11:14 a.m.