

MINUTES

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

MEMBERS PRESENT: Wayne Stewart, Chairman
Jerome Clark
Lamar Cole
Robert Fell
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 Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Chairman Stewart advised that Sawyer & Associates submitted a letter requesting that their application to rezone Cypress Run Subdivision be withdrawn. The request will be re-advertised for the September 10th Planning Commission meeting.

St. Simons Village Preservation District
Review plans for the construction of a 640 sq.ft.
Guest House, located on the northeast corner of
Ocean Blvd. and Oak Street, address known as 601
Ocean Blvd., zoned R-6 One-Family Residential

Mr. Mike Slaton, owner, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to construct a 640 sq.ft. guest cottage house at 601 Ocean Blvd. The cottage will be elevated 8 ft. off the ground to allow parking for two cars below. The structure will reach a maximum height of 21 ft. 4 in. at the ridge. The cottage will be painted to match the existing structure.

Mr. Schroeder explained that the proposed guest house is not in conformance with the major provisions of Section 709.5. Specifically, the proposal exceeds the permitted building footprint coverage by 11.45%. According to Section 709.5, "no building footprint may be increased more than the average of the building footprint of the building structures located on the adjacent side lots existing at the time of the adoption of this ordinance." The average building footprint coverage for the adjacent side lots is 18.35%. The proposed building coverage results in a total building footprint

coverage of approximately 29.8%. Mr. Schroeder pointed out that a similar site coverage (28%) and structure was approved on the lot across Ocean Boulevard in May 1996. However, the site coverage was based on an average adjoining lot coverage of 26.8% and not 18.35%. Once again similarly, on a lot just north of the site a 40% lot coverage was permitted, but in this case, the addition was in strict conformance with the existing structures historical and architectural character.

Mr. Schroeder stated that overall, the proposal does not conform with the intent of the St. Simons Village Preservation District which is to protect and preserve the historical architectural character of the area. He stated it is staff's opinion that this request should be denied due to the height, orientation, additional lot coverage, and compatibility with the existing and neighboring structures. Photographs were presented for the Planning Commission's review.

Chairman Stewart wanted to know if the proposal does or does not conform due to staff's use of the term "overall." Mr. Schroeder stated that the proposal does not conform with the intent of the Village Preservation District.

Mr. Slaton gave a brief presentation. He stated he finds it difficult to understand why his proposal is objectionable to the intent of the historical preservation of the Village when two months ago, the exact same structure located directly across the street was accepted. He also pointed out other structures in the area that are similar to his proposal. Mr. Slaton stated that being fair would be in his best interest. He stated he would never do anything to diminish the historical charm and ambiance of the Village. The additional space is needed to accommodate friends and family members. He stated he would appreciate the Planning Commission's consideration.

Chairman Stewart asked if the guest house would be used for rental purposes. Mr. Slaton replied no, it would be used for his family. He stated the house is currently vacant but it has been used by family members in the past. Chairman Stewart asked Mr. Slaton if he was aware of footprint coverage in advance. Mr. Slaton replied no, he was not aware of the exact code as pointed out by staff.

Mrs. Touw wanted to know what would happen if the structure is utilized for rental purposes in the future. Mr. Schroeder explained that it would then be in violation of certain sections of the Ordinance.

Mr. Slaton asked that if the structure were attached to the house, would that be more reasonable to the Planning Commission. Chairman Stewart replied it would be reasonable for him. He stated that 6,000 sq. ft. lots could be the beginning of additional homes for rental.

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

Site Plan
Golden Isles Marina
Located on the south side of the
F.J. Torras Causeway on Lanier Island,
10.08 acres, zoned Planned Development

Golden Isles Marina, L.L.C., Owner

Attorney Bob Miles, Mr. Robert Ussery and Mr. Boise Mann were present for discussion. Also present were Mr. John Wentworth and Mr. Bill Barker with Georgia DOT.

The following staff report was included in the packages for the Planning Commission's review:

The Golden Isles Marina is proposing to add a dry stack boat storage (200 capacity), a new boat launching dock (including two boat lifts) and 40 new wet slips. Staff is recommending the following elements be examined closely. (Underlined words have been added since the last staff report.)

1. **Improvements to the intersection with the F.J. Torras Causeway and to the Causeway:** Existing traffic patterns and conflicts have raised concerns related to the safety of motorists entering and exiting the marina.(1,850 weekday / Friday May 17th ADT's and 1,200 / May 18th & 19th average - ADT's on the weekend). With the proposed re-opening of the restaurant, (8,000 sq.ft.patron area = 772 additional trips) additional traffic once again will enter and exit the marina development. GA DOT is currently evaluating the best option for access to the Torras Causeway. Funding of improvements and responsibilities need to be determined. As outlined in the conditions of the 1982 amendment to the Planned Development, the owner of the marina shall pay for, "an acceleration lane from the intersection west, to be provided for marina traffic turning towards Brunswick." The developer is generating the additional traffic which creates the need for improvements.
2. **Additional traffic generation by the proposed improvements:** Improvements including 200 boat storage area and 40 additional boat slips will generate additional traffic to the marina. Coupled with the increase traffic on the F.J.Torras Causeway, the potential for an increase in traffic accidents is high. Estimates show that approximately 3,350 - 3,750 trips per day will be generated by the marina. This is an 85% increase over the current trip generation. In a 1992 report by Jimmy Horton, Traffic Safety Engineer, the Marina Village Drive Intersection with the causeway accounted for 35% of all traffic accidents on the Torras Causeway. Emmeline and Hessie was open during this time.
3. **Parking:** Currently, 330 parking spaces are available to serve the Golden Isles Marina. The location of the proposed boat storage area results in a net loss of 75 parking spaces. Through redesign of the parking lot and the expansion of parking area near the Riverwatch Condominiums, an additional 47 parking spaces are reclaimed for a total of 302 parking spaces provided. The parking calculations provided do not consider the parking requirements generated by the 95 boat slips, 200 boat storage, or the additional patrons using the boat ramp. Also, no provisions have been made in the parking areas for vehicles pulling trailers or for the location of boat trailers. Although parking and loading requirements for marinas are not specifically outlined in Section 611, Section 723.7 Design Criteria and Development Standards d) allows the parking. "Loading and other requirements for each PD District may be set by the County Commission, upon the recommendation of the Planning Commission. The standards of Article VI, Sections 611 and 612 shall serve as a general guide to such requirements..."
4. **Compliance with the Golden Isles Marina Planned Development Text:** The original concept for the Golden Isles Marina proposed a facility that would be water oriented and generate a small amount of vehicle trips per day as a result. The text reads, "The owners of Golden Isles Marina propose...a water oriented facility consisting of boat storage and workshops, a small boat marina and storage facility, a pier "Village" offering the boating public a small restaurant, a small food store, a launderette, women's showers, a beauty shop, men's showers and sauna, and possibly small men and women's specialty shops." The vision for this development has changed into a larger concept.
5. **Engineering:** Required engineering plans regarding drainage calculations and drainage patterns have not been submitted to the County Engineer. In addition, receive approval for a Sedimentation and Erosion Control Permit.

6. **Planning & Zoning Division:** Provide the location of any free-standing signs. Staff is also concerned about the appearance and visibility of the proposed dry boat storage. The structures are limited to a maximum height of 45 ft. The removal of most of the substantial vegetation will result in an unobstructed view of the storage units from the Riverwatch Condominiums. Retaining the existing vegetation along the causeway will provide an adequate buffer.

Mr. Flanagan stated that he has continued discussions with Mr. Craig Brack, Georgia DOT, regarding the access to the causeway. Mr. Brack and his staff, along with the developers/owners, have worked diligently with county staff to develop improvements for a safe entrance. Mr. Flanagan stated they have examined several options. He then introduced Mr. Bill Barker, Jesup Traffic Operations, DOT.

Mr. Barker explained that the proposed is a private commercial complex and in such cases, DOT usually receive site plans from developers, start from scratch, and review the traffic generated by the business to determine the requirements needed on the state right-of-way. Additionally, another traffic study has been initiated at this time as a starting point in order to obtain an idea of how the causeway will be affected.

Mr. Barker stated that DOT had considered acceleration lanes as an option to help eliminate traffic problems. He stated the worst scenario would be to install a traffic signal. A traffic signal at that intersection would stop approximately 25,000 cars per day to let maybe 200 cars out of the Marina. Mr. Barker stated that traffic signals can cause an increase in certain types of accidents; however, a traffic signal is an option.

Mr. Barker stated that he is not prepared at this time to determine the best option. He stated that DOT is waiting for information from Glynn County on what type of development will be allowed on the site. He explained that before they can design the intersection, they need to know how much traffic will be generated by the development.

Mrs. Iris Touw stated she has a real problem approving an operation that will have increased traffic. Also, waiting for the accident report and traffic count, which may be 5 years down the road, is "putting the cart before the horse." She stated in her opinion, the Planning Commission needs to know how the traffic will be managed before any usage is approved.

Mrs. Glenda Jones stated that according to information provided by staff, 35% of the accidents on the causeway occurred at this particular intersection. She then asked Mr. Barker if DOT had additional figures on accidents occurring on the causeway. Mr. Barker replied not at this time. Regarding traffic counts, Mrs. Jones asked Mr. Barker how many days are counted by DOT and on what days of the week. Mr. Barker explained that it only takes one day to do a traffic count if the intersection is fairly simple. He stated usually there is one person in the area with a counting board who counts traffic movement in all directions. The peak hours are determined to be 7 a.m. to 9 a.m.; 11 a.m. to 1 p.m.; and 4 p.m. to 6 p.m. The count is broken down per hour. Mrs. Jones asked Mr. Barker if they had figures to project future AADT. Mr. Barker stated whenever there is a highway construction project, the front of the plans show the average daily traffic for the present, and the average daily traffic for 20 years in the future.

Mr. Flanagan stated currently there are options being examined that were examined in the past: the protected left turn movement, and a traffic signal. When the traffic signal was discussed and requested in the past, the department was adamantly against it. At that time, the accident history was not available. Mr. Flanagan stated if the traffic signal could be designed for continuous flow off of St. Simons, this would reduce the number of vehicles being stopped. However, it is difficult for DOT to decide on the design until Glynn County informs them of what type development will be allowed on the site. In essence, the developer is waiting for DOT, DOT is waiting for Glynn County, and Glynn County is waiting for DOT.

Attorney Bob Miles, representing the owner/developer, gave a brief presentation. He pointed out that Mr. Mann utilized the computers in the Department of Transportation regarding the information on the number of accidents on the causeway, and 35% is a subjective hearsay statement. He stated the number of accidents that actually occurred in proximity of the intersection is less than 35%. He stated that everything has a risk; however, this project has a minimal risk. He then presented an accident statistics report of the Golden Isles Marina from 1991 through the first quarter of 1996 which was compiled from the police dept. accident reports.

Attorney Miles stated that the developer wants to be cooperative and would like to prevent accidents rather than wait for them to happen. He stated the developer will participate in the improvements of the intersection as determined by Glynn County and Georgia DOT. Regarding staff's recommendation that the developer shall contribute 50% of local improvement cost, Attorney Miles stated the developer proposes a caveat limitation of \$25,000.00.

At this time, Mr. Reuter presented the staff's recommendations as follows:

1. No building permit shall be issued until the Georgia DOT intersection and/or signal plans are completed and permitted. The developer shall contribute 50% of local improvement cost.
2. The number of dry storage slips shall be reduced to 148 units. The area reclaimed shall be used for parking.
3. The large planting islands shall be retained to preserve the healthy and mature vegetation buffer between the dry storage and the Riverwatch condominiums.
4. Receive written approval from the County Engineer of the drainage plans.
5. Other improvements and expansion may be proposed after the storage operation can be evaluated.

Chairman Stewart stated that he will abstain from voting due to his business relationship with the developers.

Referring to staff's estimate of additional traffic generated by the proposed development, Mrs. Glenda Jones stated that these figures are "grossly incorrect." However, Mr. Reuter stated that no information has ever been "grossly incorrect" nor has any information been inaccurate since his employment. Mrs. Jones stated that she has a lot of experience with boating, and just because someone has a boat stored at the marina does not mean that they will use that boat everyday. Mr. Reuter explained that a traffic counter had been used on the marina driveway and there was a 600 vehicle per day increase when the St. Simons Brewery opened. He further stated that the marina driveway is the only access to the marina and to the condominiums.

Chairman Stewart also disagreed with staff's figures. He stated he is aware that the traffic manual was used, but experience accounts for something and he thinks this is just a smoke screen. Due to his radio station being located in the marina, he is in and out of the area daily. He pointed out that most of the businesses have been converted to offices and will not generate the amount of traffic as the former Emmeline & Hessie's and Spanky's restaurant. Chairman Stewart stated the developer is not trying to build a new marina.

Mrs. Touw stated that if the Planning Commission has a dispute or a disagreement with staff, it should be noted as technical and not emotional. She stated it is not right to tear down the staff's presentation and the issues should be reviewed and discussed in an objective manner. Mrs. Jones stated she is arguing about facts. "The figures are incorrect."

Rev. Zack Lyde, president of "Save the People," stated that the Chairman has brought the "board's integrity down to an all time low." He stated if Chairman Stewart says he will abstain from voting, then he should also abstain from arguing. In order to have an objective discussion, Rev. Lyde suggested that Chairman Stewart and Mrs. Glenda Jones sit in the audience. Chairman Stewart

stated that prior to the meeting, he checked with the County Attorney and was advised that he could participate in the discussion and he would not have to relinquish the chair.

At this time, Mr. Robert Ussery addressed parking. He stated there are 302 parking spaces planned. The owner needs 200 dry slips in order to make the project economically feasible. He stated that a parking lot count was conducted at 10:00 a.m., 12 p.m., 5 p.m. and 9 p.m. On Saturday, August 3rd at 12 noon, 171 parked cars were counted. Mr. Ussery stated that parking is more than adequate for the marina.

Mr. Duane Harris from the GA Department of Natural Resources stated that recreational boating has increased dramatically in Glynn County since 1988. He stated less boats in the water and more boats in dry storage is better for the environment.

Ms. Nancy Rittgers, Riverwatch Condominiums, stated she is not against the development, but she is opposed to anything that negatively affects her. She stated she does not know a lot about the project because she heard about it at 9:30 this morning. Also, if other condo residents had known about the meeting they would have been present for discussion. Ms. Rittgers expressed concerns about parking, more specifically, the "green space" next to the condos. She stated she and the other owners would like the green area to remain as such. She then asked if a public boat lift is planned at the marina. Mr. Ussery replied no. Mrs. Deborah Taylor explained that the condos were originally approved as a "boatel." The Zoning Ordinance does not allow people to live in the boatel for more than six months a year. It was also noted that in accordance with the Ordinance, site plans are not required to be advertised.

Rev. Zack Lyde stated that he is concerned about the killings that will take place at this intersection, and therefore he is opposed to this request. He also expressed dissatisfaction in the way in which this meeting is being conducted. He stated that due to the citizens being in the dark, a lack of knowledge about parking, safety and accidents, the Planning Commission needs to "shut down this hearing today." Rev. Lyde stressed that because there are so many unanswered questions, staff cannot make a recommendation today and neither can the Planning Commission. He stated although "Gary Moore is a good attorney, he does make mistakes." He asked if the developer will assume some liability for any deaths that may occur as a result of this request. Rev. Lyde stated it is the Planning Commission's duty to protect the health, safety and welfare of this community.

Attorney Bob Miles stated that the owner will contribute to the safety of the intersection. He has offered to donate the land and money which will also benefit the condo patrons. Attorney Miles stated it would be illegal and unconstitutional to deny this request.

Mr. Jerome Clark wanted to know the number of people living in the condos. Ms. Rittgers stated there are 50 rental units and approximately 8 permanent families.

Following discussion, a motion was made by Mrs. Glenda to approve this request subject to the following:

1. 200 units to be allowed;
2. Developer to participate in improvements to the intersection up to \$25,000 or 50%, not to exceed \$25,000;
3. Plantings to be retained; and
4. Written approval from the County Engineer on drainage.

The motion was seconded by Mr. Lamar Cole. Further discussion ensued.

Mrs. Touw reminded the Planning Commission that the \$25,000 is a requirement of the original approval made by the Board of Commissioners and if we change that, we would be making an amendment to the original plan.

Mr. Clark stated he is concerned about the safety of the intersection. He stated that the left turn out of the marina is very dangerous.

Mr. Fell stated he agrees with staff that the landscaped area should not be removed for parking unless absolutely necessary. He further stated that it is ludicrous for the state to wait until someone is killed before improvements are made. He suggested installing a lane that would go down the right-hand side of the westbound side of the causeway and down under the bridge. Mr. Fell stated he does not want to be responsible for any accidents or deaths that may occur.

Chairman Stewart stated that he has watched different plans proposed by DOT come and go. He stated a traffic light with a continuous traffic flow makes more sense to him.

After discussion, the following vote was taken: Voting Aye (for the motion): Mr. Lamar Cole and Mrs. Glenda Jones. Voting Nay (against the motion): Mr. Jerome Clark, Mr. Robert Fell and Mrs. Iris Touw. Abstained From Voting: Mr. Wayne Stewart.

The Planning Commission took a 10 minute recess. The meeting resumed at 11:25 a.m.

**El Potro's
Located on the south side of Demere Road
between Frederica Road and the entrance
of Retreat Village**

Mr. David Ritter, property owner, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is requesting to change an existing Dairy Queen Restaurant to an El Potro's Restaurant. No external improvements are proposed with the exception of removal of the isles curbing for the drive-thru window. The design of the sign has been reviewed and approved.

Mr. Schroeder explained that in 1977 the site was originally approved for a Hardee's Restaurant subject to five conditions. He stated staff recommends approval of the new tenant subject to the following:

1. Adhere to all previous conditions of 1977. All conditions have been met with the exception of the following:
 - a) Comply fully with condition #1, Access that Public Works is recommending in addition to a no left turn sign and that the curbing be enhanced to further restrict attempts to make a left hand turn.
2. Any facade changes, including painting, shall be reviewed and approved by staff.

Chairman Stewart stated this request does not require any action from the Planning Commission at this time. He thanked staff for the information.

**Review Improvements to Retreat Village
Entrance off of Demere Road, St.Simons
Intershop Real Estate Services, Owner**

Mr. Schroeder explained that the applicant is requesting consideration of a minor revision to the entrance of Retreat Village off of Demere Road. The revisions have been recommended for approval by the County Engineer.

Mr. Schroeder stated that staff recommends approval of the proposed entrance modifications. To discourage any left turning movements into the Burger King entrance closest to Demere Road, staff is also recommending the curbing be extended slightly back into the development.

Mr. Ray Richard pointed out the modified entrance. He stated that additional stripping has been added as part of the substantial improvements. Mr. Ritter suggested a continuous flow traffic light in the future. He also suggested relocating one of the signs for traffic safety. Mr. Richard stated he would confer with the Traffic Safety Engineer regarding the sign.

Mr. Jim Meadows asked if it was possible for Glynn County to require the owner of the shopping center to put up street lights. Mr. Richard agreed to examine the issue.

Chairman Stewart stated no formal action is required from the Planning Commission at this time.

**Preliminary Plat
Hampton Plantation, Phase IV
Located on the east side of Rice Mill
on the north end of St. Simons Island
4.622 acres,zoned Planned Development**

Tony Thaw, Owner/Developer

Mr. Buzzy Ramsey was present for discussion.

Mr.Schroeder presented the staff's report. He stated that the proposed development consists of 23 single-family detached patio homes. The proposal is in conformance with the Hampton Plantation Master Plan. All of the lots adhere to the minimum standards for single-family detached patio homes as outlined in Section V of the Planned Development Zoning Text. Mr. Schroeder pointed out that the smallest lot in this proposal has an area of 4,813 sq.ft. Which exceeds the minimum of 4,000 sq.ft. The setbacks for this phase are: 15 ft. front; 0 side, with 7 ft. between buildings; and 7 ft. rear.

Mr. Schroeder stated that the density for the development is 5 units per acre. The total trip generation for the 23 unit development will be approximately 184 trips per day.

Mr. Schroeder stated that approval has been received from Building Inspections, Planning & Zoning,Engineering,Traffic Safety, Fire Dept.and Water & Sewer. He stated staff recommends approval of this preliminary plat.

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

Preliminary Plat**Glynn Forrest**

**Located on the west side of US Highway 17
north of Deerfield Station, 35.9 acres,
zoned R-20 One-Family Residential**

Pyramid Projects, Owner/Developer

Mr. Jim Meadows was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the proposed subdivision consists of 30 residential lots. The property is zoned residential (R-20) which requires a minimum lot area of 20,000 sq.ft. and a lot width of 90 ft. The smallest lot within the subdivision is lot 26.

Mr. Schroeder stated that the lots are proposed to be served by a community water system currently providing water to the Deerfield Station Subdivision. The Environmental Protection Division of the Department of Natural resources has verified that there is sufficient capacity to serve the proposed 30 lots. The water system shall be installed to Glynn County Water and Sewer standards.

Mr. Schroeder pointed out that the development is provided access directly to US Hwy.17. All of the applicable permits have been obtained from the Georgia Department of Transportation and at build out, the development will generate approximately 240 new trips per day. A portion of the property is located within an AE-14 flood zone which requires all structures to be elevated to a minimum of 14 ft. above mean sea level.

Mr. Schroeder stated staff recommends approval of the Preliminary Plat for Glynn Forrest subject to the following:

Building Inspections

1. Obtain a Sedimentation and Erosion Control Permit.

Planning & Zoning

1. Recommend connection to Brunswick Water and Sewer Supply. As per Bill Powell's letter dated August 1, 1996, there is adequate capacity to provide water and sewer service to the development. Furthermore, Brunswick Water service will provide more reliable water service for fire protection.
2. Provide a minimum of a 60 ft. access point through the 1 ft. common area for the property northeast of the proposed development.

Fire Department

1. Provide a minimum of an 8 inch water line to provide adequate fire protection. An 8 inch line is also a requirement of Section 606.3 of the Glynn County Subdivision Regulations.
2. The top bank of the drainage ditches shall be a minimum of 3 ft. off of the development boundary.
3. Windward Acres acceleration lane shall tie into the by-pass lane.

Water and Sewer

1. If connected to Brunswick Water and Sewer, the city requirements shall prevail. If development is served by the Community Water System, then final approval shall be required from the Glynn County Water and Sewer Department.

Mr. Schroeder presented a letter from the Glynn County Health Department dated August 5th, stating their and outlining the department's rules for on-site sewage management systems. Mr. Bob Benson pointed out sections of the Water & Sewer Ordinance which relates to this request.

Mr. Jim Meadows stated he is in agreement with the staff's recommendations with the exception of "provide a minimum 60 ft. access point through the 1 ft. common area for the property northeast of the proposed development." Mr. Richard explained that limited access is needed for public roads. Mr. Meadows stated he did not know this until yesterday at 3:00 p.m. He further stated that he does not know anything about the development to the north. The developer has not contacted him and he assumed he had access for his site plan. He stated the two developments are not the same and therefore a precedent will not be set. Mr. Meadows stated he is not doing anything that hasn't been done before.

Chairman Stewart suggested a deferral to allow Mr. Meadows time to confer with his attorney and the county attorney regarding limiting access to public roads.

Mr. Fell asked if the county is obligated to accept the road when it is completed. Chairman Stewart stated that the road may be offered but the county does not have to accept it. He then asked Mr. Meadows if he planned to deed the road to Glynn County. Mr. Meadows stated that upon completion of the road, he will deed it to the county; however, no one has said where the 60 ft. access will be. He stated he intends to have a desirable subdivision, and a deferral at this time would put him 30 days behind.

Mrs. Touw stated she is concerned about the 1 ft. limitation to someone else's property. Thereupon a motion was made by Mrs. Touw to approve this request subject to staff's recommendations with the exception of the 60 ft. access point through 1 ft. common area. The motion was seconded by Mrs. Glenda Jones. Further discussion ensued.

Mr. Fell asked who would maintain the vegetation. Mr. Meadows replied he would until a homeowners association is formed. He stated that 100 ft. to the highway would be maintained to prevent a visual obstruction to the highway.

After discussion, the motion for approval (with the exception of the 60 ft. access point through 1 ft. common area) was unanimously adopted.

**Preliminary Plat
Driftwood Estates
Located on the east side of Old Cate
Road and north side of New Cate Road,
9.438 acres, zoned M-12 One-Family
Residential Manufactured Home**

Mr. Terry Williams, owner/developer, and Mr. Ralph Lackey were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the proposed development includes 26 lots with access from New Cate Road. The property was recently rezoned from Forest Agricultural to M-12. All lots conform with the minimum lot frontage(90ft.with the exceptions for cul-de-sacs and curves) and acreage requirement for an M-12 zoning district.

Mr. Schroeder stated that according to the I.T.E. Trip Generation Manual, the development, at build out, will introduce approximately 210 additional trips per day on New Cate Road. He stated staff recommends approval subject to the following:

Building Inspections

- 1. Obtain a Soil Erosion and Sedimentation Control Permit.

Planning & Zoning

- 1. Include the remaining tracts fronting on Old Cate Road within the subdivision. The two lots shall be served by water and sewer and adequate easements shall be provided for utilities.
- 2. Revise the subdivision name so that it is unique. Current name conflicts with Driftwood Mobile Home Park.

Engineering

- 1. Provide details for road to bring sewer service across New Cate Road.
- 2. Final drainage to be reviewed by the County Engineer.

Water & Sewer

- 1. Sanitary sewer easement shall be extended to include the lots that are created de facto by extending the water easement from Old Cate Road to the extend of proposed development. This will require a 25 ft. easement and may require modification of sanitary sewer profile to accommodate minimum cover requirements when sewer is extended to these lots.
- 2. Sanitary sewer plan map must show design for furnished service to each individual lot.
- 3. The 8 inch water main should be extended to the New Cate Road right-of-way.

Mr. Lackey stated that he would like the two un-numbered lots to be kept separately. He stated that only water is available on Old Cate Road and only sewer is available on New Cate Road. He stated he is not objecting to sewer for 26 lots; however, he does object to running sewer to the other two lots because the cost would be approximately \$5,000.00.

Following discussion, a motion was made by Mr. Jerome Clark to approve this request subject to the conditions stated by staff. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

GC-21-96

Request to Rezone from R-9 One-Family Residential to M-20 One-Family Residential Manufactured Home, a 23,676 sq.ft. tract of property beginning at a point 144 ft. from the west side of the Carteret Road right-of-way and having access via property owned by Mrs. Andrew J. Bennett fronting Carteret Road, approximately 25 ft. north of Emanuel Farm Road.

Ms. Rosa Lee Guest, property owner, was present for discussion.

Mr. Reuter presented the staff's report. He stated that the subject property is located to the rear of a lot fronting on Carteret Road immediately northwest of the intersection of Emanuel Farm Road and Carteret Road; however, it is not visible from Carteret Road. The property is located in an area with a mixture of uses, i.e., site built homes, manufactured and mobile homes. Mr. Reuter pointed out that the property abuts a large commercial district to the rear which contains the Kroger/H & H shopping area, golf course, etc. If approved, a recorded plat of the property would be required depicting a 25 ft. easement to the rear lot. The proposal appears to be compatible to the area.

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, property in the area is zoned for site built, manufactured and mobile homes.

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

No, if no other alterations are made to the property.

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;

Property depicted 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;

No apparent conditions for disapproval.

Mr. Reuter stated staff recommends approval of this request. He pointed out that the Planning Commission may wish to consider requesting existing vegetation to be retained as a buffer to the adjoining R-9 district and site built residence to the north.

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

GC-22-96

Request to rezone from Mobile Home Park to General Commercial, a 1.04 acre tract fronting 354.13 ft. on the north side of Harley Circle and 233 ft. on the west side of Old Jesup Road, consisting of Lots 20, 21 and 25 Chapel Crossing.

Property owned by the Estate of James Michael Rowland.

Mr. Larry Rentz was present for discussion.

Mr. Reuter explained that Mr. Rentz purchased the property and is now the new owner. According to the ordinance, the application needs to be amended to reflect the new owner. He pointed out that this request was legally advertised and therefore the Planning Commission may take action. Mr. Reuter stated he feels that this request should be reviewed by the County Attorney and suggested a deferral at this time.

Mrs. Touw stated for future reference, she would encourage the applicant to perhaps request a Local Commercial zoning rather than General Commercial. She stated General Commercial is very broad. Chairman Stewart stated we are getting into "due process" when we tell an applicant what to ask for. Mrs. Touw stressed that she was merely stating her opinion and offered an apology if she overstepped her bounds.

Following discussion, a motion was made by Mr. Jerome Clark to defer this request. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Jerome Clark, Mr. Lamar Cole, Mr. Robert Fell, Mrs. Glenda Jones and Mr. Wayne Stewart. Abstained From Voting: Mrs. Iris Touw.

SUP-5-96

Request for a Special Use Permit in an R-6 One-Family Residential Zoning District to allow the expansion of Northside Baptist Church. Subject property consists of 5 acres located at 180 Chapel Crossing Road.

Mr. Billy Chapman and Mr. Roger Purcell were present for discussion.

Mr. Reuter presented the staff's report. He stated that the Northside Baptist Church is located in an area bordered by FLETC and Wavely Pines Subdivision. The church has a dense buffer and drainage ditch which separates the property from Wavely Pines.

Mr. Reuter explained that the church is proposing a substantial expansion which will involve construction of a new sanctuary with a capacity of 750 persons (660 seats for attendees and 90 seats for choir). The plans also depict a future administration and fellowship building. The Zoning Ordinance requires a parking ratio of 1 space per 4 seats. The total required parking for a 750 seat sanctuary is 188 spaces. The church is proposing to create and pave 292 parking spaces or 104 spaces greater than required. An additional point of access is also proposed for accessing the church.

Mr. Reuter pointed out that several large trees exist on the site which are proposed to be removed, and landscaped islands will be created. Some of the trees adjoining Wavely Pines are proposed to be removed for additional parking.

Mr. Reuter explained that the County Engineer has stated that due to the drainage issues in the area, a retention/detention pond may be required. However, drainage plans will not be submitted until a Building Permit is sought. Therefore, parking may need to be reduced to accommodate on-site retention/detention.

Mr. Reuter stated that the additional curb cut proposed on Chapel Crossing road must be eliminated in accordance with Section 614.1 of the Zoning Ordinance which states, "non use shall be permitted more than two (2) curb cuts."

Mr. Reuter stated staff recommends approval of this request subject to final drainage approval by the County Engineer, elimination of the proposed additional curb cut, retaining a minimum of 20 ft. of natural vegetation abutting the county drainage ditch and Wavely Pines Subdivision, retention of all specimen trees 10 inches or greater at breast height in the parking areas through relocation and design of the proposed landscaped islands.

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

Industrialized Buildings Act

The Georgia Industrialized Buildings Program was established in 1976 with the purpose of establishing buildings construction standards for factory built housing. In 1982 the program was expanded by the General Assembly to include, in addition to housing, all business and commercial buildings that are mass-produced in factories and then transported to building sites to be installed. When an industrialized building is installed on site, the building is held to comply with the requirements of all local ordinances or regulations relating to the site. The Act allows the Commissioner of the Department of Community Affairs, with advice of an Industrial Buildings Advisory Committee, to promulgate rules, regulations, standards and enforcement.

Mrs. Marsha Redden gave a brief presentation. She distributed a copy of "Builders Magazine" containing additional information on industrialized buildings (as requested at the July 9th meeting) and a general discussion followed.

During the course of discussion, Chairman Stewart stated he understands that the Department of Community Affairs is responsible for inspecting these buildings; however, he thinks the local inspectors could do a better job. Mr. Fell stated he has been in an industrialized home and personally, he would not be afraid to own one. (Interior and exterior photos of an industrialized home were presented by Mr. Fell at the July 9th meeting.) He also stated that when he had a plumbing problem in his home, "where were the local inspectors" when he needed them.

Mrs. Glenda Jones stated that this item has been discussed several times and she thinks the Planning Commission needs to take the next step in order to assist Mrs. Redden. Thereupon, a motion was made by Mrs. Jones to recommend that the Industrialized Buildings Act be forwarded to the County Attorney for review. The motion was seconded by Mr. Robert Fell and unanimously adopted.

Outline of Unified Development Ordinance

A draft outline was included in the packages as information for the Planning Commission's review.

The process of developing a unified development ordinance will bring every aspect of the planning and development review under a microscope. Hopefully, the scrutiny will result in ordinances that are easy for planning staff and developers to use, more timely review procedures, fewer inconsistencies between overlapping regulations and fewer challenges to the provisions.

Other communities that have adopted unified development ordinances cite four primary advantages:

- a) The combined approach conforms to the most up-to-date forms of development such as mixed uses and mixed housing types and densities within residential developments;
- b) The members of each advisory board or governing body need be familiar with only one set of standards;
- c) The approval processes for all types of development are covered in one ordinance; and
- d) Conflicting and inconsistent provisions that often develop with freestanding zoning, subdivision, and overlay ordinances are eliminated.

Mr. Fell suggested adding the beer and wine ordinance to the unified development ordinance. Chairman Stewart thanked staff for this information and stated that the Planning Commission would take this under advisement.

Overview of St. Simons Village Preservation District (SSVPD)

A summary of each sub-section of the zoning text (Section 709) of the St. Simons Village Preservation District requirements was included in the packages for the Planning Commission's review.

Section 709.11 Appeal from Planning Commission

All applicants, no matter what the request, should have the ability to appeal a decision by the Planning Commission. This should apply to all districts not just the SSVPD. Appeals may be directed to the Board of Appeals or the Board of Commissioners.

Mrs. Touw stated that the Zoning Board of Appeals should not be included because this is an overlay for the St. Simons Village Preservation District. Therefore, Section 709.11 would read:

...Appeals will be directed to the Board of Commissioners.

Mr. Fell stated that the term "Neon" should be deleted from the sign section, and the term "inert gasses" should be added.

MINUTES

A motion was made by Mrs. Glenda Jones to approve the Minutes of the July 9th Planning Commission meeting with minor corrections. (The last paragraph on page 28 should state that the industrialized home is located in Connecticut, rather than New Jersey.) The motion was seconded by Mr. Robert Fell and unanimously adopted.

Meeting Date for Restructuring the Glynn County Planning Commission

Upon a motion made by Mrs. Glenda Jones and seconded by Mrs. Iris Touw, the new date to discuss restructuring the Planning Commission was scheduled for August 21, 1996 at 7:00 p.m. at the St. Simons Island Casino. The motion was unanimously adopted.

Update of Comprehensive Plan

Mr. Dan Reuter presented an update of the Glynn County Comprehensive Plan as information for the Planning Commission members.

Discuss Section 617-Cellular Towers

Mr. Reuter stated there was not enough time to legally advertise this item. He stated he will have a copy of the proposed ordinance for the Planning Commission's review at the next meeting.

COMMISSION ITEMS

Mrs. Jones stated she thought the Brunswick News was the main source for advertisement for the Planning Commission. She stated that she had observed notices in the Islander. Mrs. Jones was advised that it was the Islander's decision to advertise notices at no cost to the county. The Brunswick News is the main source of advertising.

Regarding SUP-2-96, the Special Use Permit for "Rafters", Mr. Fell stated that the Planning Commission voted to deny this request; however, the applicants are now requesting a liquor license, but their request is not being heard by the Planning Commission. Mr. Fell stated he feels that the ordinances are being circumvented to suit County Commissioners, and this disturbs him greatly.

Also under Commission Items, Chairman Stewart advised Mr. Reuter to confer with the County Administrator concerning the water system for Glynn Forrest Subdivision.

There being no further business to discuss, the meeting adjourned at 1:40 p.m.