

M I N U T E S

**GLYNN COUNTY PLANNING COMMISSION
NOVEMBER 4, 1997 9:00 A.M.**

MEMBERS PRESENT: Glenda Jones, Vice Chairman
Richard Altman
Lamar Cole
Hal Hart
Iris Touw
Jonathan Williams

ABSENT: Wayne Stewart

STAFF PRESENT: Keith Flanagan, Director
Ron Milburn, Planning Official
Dick Newbern, Planner
Deborah Taylor, Zoning Administrator
Jim Bruner, Assistant County Engineer
Janet Loving, Administrative Secretary

Vice Chairman Glenda Jones called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. She then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

**VP-97-09
Signage & Exterior Improvements
Islanders Gallery of Treasures
549 Ocean Boulevard
Zoned General Commercial**

Gary Shatz, Business Owner

Mr. Shatz was present for discussion.

Mr. Dick Newbern presented the staff's report. He stated that this request is to change the signage for a new business, Islanders Gallery of Treasures, located at 549 Ocean Boulevard in the St. Simons Village Preservation District (formerly the site of **Gourmet To Go**).

Mr. Newbern pointed out that Mr. Gary Shatz is the lessee who is proposing the new sign. The sign will hang on the same posts formerly occupied by Gourmet To Go. The colors will be green, blue and two shades of brown. No other changes to the exterior of the building are proposed.

Mr. Newbern stated that because this sign will occupy a pre-existing location, staff recommends approval. A report from the Field Inspector was included in the packages for the Planning Commission's review.

Mr. Shatz presented a sketch of the proposed sign, but he wanted to know if the Planning Commission would allow him to change some of the colors at this time. The sketch presented by Mr. Shatz is not what was included in the packages for review. In order for the Planning Commission to be sure of what they were voting on, Mr. Shatz was advised that he needed to present an exact proposal. Mrs. Deborah Taylor stated that the Planning Commission could defer this item for later in the meeting to allow Mr. Shatz an opportunity to make adjustments. Thereupon, it was the consensus of the Planning Commission to defer this item for later in the meeting.

VP-97-13

**Signage Change from First Federal
Savings Bank to NationsBank
621 Ocean Boulevard, Zoned General
Commercial**

**Lee Chalmers/Chalmers Concepts
Corporation, Agent**

Mr. Lee Chalmers was present for discussion.

Mr. Newbern presented the staff's report. He stated that this request is to remove the existing signage from First Federal Savings Bank and install a new sign (NationsBank). He explained that this will be a freestanding sign located on the front lawn of the bank which is the same location of the existing sign.

Mr. Newbern pointed out that the sign will be 30" high x 80" wide with a total height of 70". The background will be silver and charcoal gray. The word "Nation" will be blue and the word "Bank" will be red. The sign will also have exterior lighting. Mr. Newbern stated that staff recommends approval of this request.

A letter from Mr. Ken Conley, Field Inspector, outlining the requirements of Article VIII, Section 816.3 Freestanding Signs, was included in the packages for the Planning Commission's review.

Mr. Chalmers gave a brief presentation. He stated that the sign will be 6 ft. out from the bank toward the street and will not touch the wall of the bank.

Mr. Flanagan pointed out that the existing sign is not grandfathered in and therefore the applicant would still have to apply for a sign permit.

Following discussion, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Mr. Richard Altman and unanimously adopted.

VP-97-14

**Addition to residence at
106 Strachan Lane, Butler
Mews Subdivision, Zoned
R-6 One-Family Residential**

Pam Walker, Owner

Mr. Michael Thomas, agent, was present for discussion.

Mr. Newbern presented the staff's report. He stated that this is a request to add a roof extension over an existing sundeck on the rear of the residence. The addition will be a sloped roof that will not increase the height of the building or protrude from the building footprint.

Mr. Newbern pointed out that the roof will be approximately 20 ft. in length and 10 ft. wide and will be mounted on three 17 ft. columns constructed of concrete masonry. There will be an 8/12 inch slope which matches the roof slope on the remainder of the house. The roof will cover the existing fiberglass sundeck which has not sufficiently protected the structure from rain.

Mr. Newbern explained that this application also includes replacing the rotted handrails and balusters at the rear of the building with concrete handrails and balusters. He stated that this request conforms to the requirements of the ordinance, and therefore staff recommends approval.

Mr. Michael Thomas pointed out that the property owner would like to replace the roof to solve the existing leaking problems.

Following discussion, a motion was made by Mr. Lamar Cole to approve this request. The motion was seconded by Mr. Richard Altman and unanimously adopted.

**Extension of Preliminary Plat
Approval for Timber Ridge
Subdivision, Phase III**

**Harry I. Driggers/Diversified
Investments, Inc.**

Mr. Kevin Manders was present for discussion.

Mrs. Taylor explained that the preliminary plat was approved in January 1994. A one-year extension was granted in October 1996. The applicant is requesting an additional one-year extension. Mrs. Taylor stated that staff recommends approval of this request.

Following discussion, a motion was made by Mr. Lamar Cole to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

**Site Plan Revision
The Home Depot and Outlot
Parcels 1 & 2, Golden Isles Plaza
Located south of F-009/Spur 25,
east of Scranton Road and north of
Old Cypress Mill Road**

**Golden Isles Vest, Owner
BKJ Investments, Developer**

Attorney Tom Lee was present for discussion.

Mr. Newbern presented the staff's report. He stated that this is a revised site plan for Home Depot and two outlots. The revised site plan will be a 101,860 sq. ft. facility with a 27,824 sq. ft. garden center located on the Altama Connector. The County Commission has approved the Planned Development amendment to reduce the parking ratio for this development. The plan submitted has a total of 502 parking spaces.

Mr. Newbern stated that according to the site plan approved on May 6, 1997, the original outlot #1 was 1.4 acres and has been expanded to 1.60 acres. Outlot #2 was 1.1 acres and has been expanded to 1.52 acres. Outlots #1 and #2 have been expanded to occupy what was formerly open space grass area separating the outlots from the Home Depot development.

Mr. Newbern pointed out that the Home Depot property is governed by a PD development that includes setbacks, parking, landscaping and access. He stated that staff has reviewed this application and recommends approval with the following conditions:

Engineering:

1. Applicant will comply with drainage and traffic requirements as set forth by the County Engineer.

Planning & Zoning:

1. Applicant will provide as much landscaping and open space as possible.

Attorney Tom Lee gave a brief overview of discussion of this item from the October 7th Planning Commission meeting. He explained that the Planning Commission adopted a motion to recommend approval of this amendment with the stipulation that the site be designated as green space and/or additional parking. As a result of the Planning Commission's recommendation, he in turn went to the Board of Commissioners and requested an amendment to the Zoning Text.

Mr. Flanagan pointed out that the building size has been increased. He stated that the developers have obtained a driveway curb cut permit and all details have been worked out.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request. The motion was seconded by Mr. Richard Altman. Discussion continued.

Mr. Hal Hart wanted to know if the approval includes outlots 1 and 2, and if so, does this mean that the Planning Commission will have no input as to the landscaping, etc. Mr. Flanagan replied that the approval does include outlots 1 and 2; however, the applicant will have to come back with the development of those lots for staff's review only. Attorney Lee explained that they were only required to get site plan approval on any tract of land in excess of 10 acres. Mr. Hart then asked if the sketch included in the package qualifies as a site plan. Mrs. Taylor explained that this is a reduction of the overall plan and it does meet the requirements of Section 619. Mr. Flanagan reminded the members of staff's recommendations as follows:

1. Applicant will comply with drainage and traffic requirements as set forth by the County Engineer.
2. Applicant will provide as much landscaping and open space as possible.

At this time, Mrs. Touw amended her motion to state that approval of this request includes staff's recommendations. The amendment was accepted and the motion was unanimously adopted.

At this time, Mr. Gary Shatz returned with a revised sign for "Islanders Gallery of Treasures." He presented an entire color scheme for the Planning Commission's review. The proposed colors are as follows:

Sky	Light Blue
Sand	Brown
Water	Aqua
Sun	Creamy Yellow
Leaves	Green
Tree Trunk	Brown
Bird	Blue
Chest	Brown
Lettering	Gold/Black Outline

Following discussion, a motion was made by Mr. Richard Altman to approve the new sign presented by Mr. Shatz. The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mr. Cole asked if the sign would be 24 sq. ft., 4 x 6 and grandfathered in. Mr. Shatz stated this is the same sign used by the previous business, but he repainted the sign.

Mrs. Touw stated that it is her interpretation from previous rulings that when substantial changes are made to signs that are grandfathered in, the sign then comes under the new ordinance. She stated it is her firm belief that they should come under the present ordinance, which is a 12 sq. ft. requirement. Mrs. Touw feels that by allowing a 24 sq. ft. sign in this location is not in keeping with the ordinance. She stated her problem is not with the sign, but with the size of the sign.

Mr. Altman asked for an explanation as to why staff is recommending approval of one NationsBank sign and why the other sign is not being approved. Mr. Newbern explained that the sign located at First Federal Savings is a non-conforming sign that was grandfathered in. It is being replaced with a completely new NationsBank sign, with new material, and therefore it has to be brought into conformance with the 12 sq. ft. requirement. He stated that the sign located at 549 Ocean Boulevard has the same wood, the same structure, and has merely been taken down to be repainted.

Mrs. Taylor pointed out that this particular sign has been changed three times. It was previously the Island Pet Shop, Gourmet To Go, and now Islanders Gallery of Treasures. She stated it is the same sign (size) that was grandfathered in.

After discussion, the following vote was taken on the motion for approval: Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Jonathan Williams. Voting Nay: Mrs. Iris Touw.

GC-31-97

Request to rezone from General Industrial to Forest Agricultural, 6.163 acres (known as Lots 37, 38 and a portion of Lot 39 Sterling Industrial Park) fronting 264.22 feet on the north side of Green Swamp Road, directly across said road from Sterling Park Subdivision and beginning 1,454 feet east of the centerline intersection of U.S. Highway 341 and Green Swamp Road/Hopeton Road

Property owned by Robert J. Wiedemeyer.

Mr. Wiedemeyer was present for discussion.

Mr. Ron Milburn presented the staff's report. He stated that this request is to rezone 6 acres of property from Basic Industrial to Forest Agricultural to allow individual lots for mobile homes.

The area consists of mixed uses: mobile homes, manufactured homes, site-built homes, industrial and commercial. The zoning to the south immediately across Green Swamp Road is M-12 One-Family Residential, Sterling Park Subdivision, which has residential lots fronting on the subject road as well as the interior roads. Within the subdivision there are mobile homes, manufactured and site-built homes.

The zoning to the east is General Industrial, and to the north and west is Forest Agricultural. The rezoning of the subject property to Forest Agricultural would be an extension of the Forest Agricultural Zoning District.

Mr. Milburn stated that staff considers this rezoning request a down-zoning and feels that the proposal would be compatible with the existing land uses and zoning within

the area. He explained that if the property were rezoned to Forest Agricultural, a subdivision plat would be submitted and approved by the Planning Commission prior to any development.

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

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

Yes, because Sterling Park Subdivision is located to the south and FA zoning is located to the west.

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

No, because Sterling Park Subdivision is residential and compatible with the proposed FA request.

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

The current General Industrial District is large and this amount of industrial land is not needed at this time.

- **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;**

The 16 gross acres in the subject property would result in approximately 10 lots after being subdivided and therefore would not result in an excessive or burdensome use of facilities.

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

The Future Land Use Plan map shows the subject property as low-density residential.

- **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.

Mr. Milburn stated that staff recommends approval of this request.

Mr. Hart had questions regarding the septic tank. Mr. Wiedemeyer stated that the property will be served by individual well and septic tank.

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of this request. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

GC-32-97

Request to rezone from R-12 One-Family Residential to M-20 One-Family Residential Manufactured Home, 30,852 sq. ft. lot located off Carters Drive, having access via 25 ft. private easement, beginning 578.39 ft. west of Altama Avenue.

Property owned by Ernest and Sylvia Carter.

Mr. Ernest Carter was present for discussion.

Mr. Milburn presented the staff's report. He stated that this request is to rezone a lot, having access via 25 ft. private easement to allow a manufactured home. Currently, a mobile home is located on the subject property, which was approved as a hardship and has since expired. The property located immediately to the south, also owned by the applicant, was rezoned in 1993 to allow a manufactured home.

Mr. Milburn pointed out that the surrounding area consists of mixed uses; mobile homes and manufactured homes on individual lots, a mobile home park (Glynco MH Park), and the City of Brunswick's abandoned oxidation pond.

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

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

Yes, because the property directly to the north and south is zoned M-20 (same as this rezoning request).

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

No, because of the adjacent zoning and land uses.

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

Yes.

- **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, request does not increase the density of the property.

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

Yes, the Future Land Use Plan shows the subject property low-density residential.

- **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.

Mr. Milburn stated that staff recommends approval of this request.

Following discussion, a motion was made by Mr. Richard Altman to recommend approval of this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

GC-33-97

Request to rezone from R-9 One-Family Residential to Planned Development-Residential (Duplexes), 25.7339 acres fronting 731.49 feet on the east side of Cypress Mill Road, lying immediately north of Suburban Estates Subdivision, south of Cypress Run Subdivision Phase I and II and west of F-009 Spur/Spur 25; subject property known as Phase III and future Phase IV Cypress Run Subdivision.

Property owned by Ronald and Deborah Sawyer

Mr. Ronald Sawyer was present for discussion.

Mr. Milburn presented the staff's report. He stated that this request is to rezone 25 acres to be developed for duplexes. The property owner is currently developing a duplex development on the 25 acre tract located immediately to the north, which is zoned Medium Residential and Planned Development-Residential. When the property was rezoned to a multi-family classification, it was the developer's intention to leave the property as single-family residential (R-9), which would be a transition zoning between the multi-family and the R-12 Residential District to the south.

Mr. Milburn pointed out that the property lies immediately north of an existing established single-family residential subdivision. The plat for Phase III of Cypress Run, which was platted and approved as a single-family subdivision (consisting of 9 acres), has a 40 ft. drainage easement located between the subject property and the adjacent single-family property.

Phase IV (consisting of 16 acres) shows a proposed retention pond/40 ft. drainage right-of-way as the separation between the subject property and the adjacent residential subdivision. According to the Planned Development standards, this would be adequate separation between two-family and single-family developments; however,

staff encourages the applicant to consider additional buffering to be more compatible. The Master Plan for the Planned Development is the plat for Phase III and the proposed Phase IV of Cypress Run Subdivision.

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

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

Yes, the development to the north is a duplex development (zoned MR and PD-R).

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

No, duplexes can be compatible with a single-family development.

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

Yes, a single-family development would be a reasonable economic use as others are in the neighborhood.

- **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;**

This proposal would double the density of the 25 acres, but should not be an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The Plan shows this parcel as Agricultural/Forestry, which is consistent with the other designations in the neighborhood. Property to the north is designated as Medium to High Density Residential, to the south is Low-Density Residential, to the west (across Old Cypress Mill Road) is Agricultural/Forestry, and to the east (across Spur 25) is Commercial. The County needs to change the land use designation of this property to Medium to High Density Residential.

- **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.

Mr. Milburn stated that the Zoning Text has been amended as follows:

...20 ft. setback from front street or 10 ft. side streets and 5 ft. setback from the side of any duplex.. In no instance shall a duplex be any closer to adjoining duplex than 12 ft.

The following sentence on page 3 of the Zoning Text is no longer applicable:

G. 2) The 5 ft. easement on the side of the lot would be dropped if a duplex is built on that easement.

Mr. Milburn stated that due to the amendments to the Zoning Text, staff recommends approval of this request.

Mrs. Virginia Ramsey, adjacent property owner, was present to oppose this request. She stated that Mr. Sawyer's first proposal included single-family residences; however, he is now requesting duplexes, which would increase the density and would double the amount of traffic in the rural area. Mrs. Ramsey feels that the developer has deceived the adjoining property owners. She stated that if Mr. Sawyer had intended to put a duplex development in the area, the Planning Commission might have considered changing some of the requirements. She also stated that the neighbors were under the impression that a privacy fence would be installed.

Mrs. Ramsey asked the Planning Commission to stick to the original plan for a single-family residential development and deny this request for duplex units.

Mr. Williams asked what Mrs. Ramsey's primary objection is to the request. Mrs. Ramsey replied rental property, high density and increased traffic.

Mr. Sawyer pointed out that the original plan included a fence or a buffer. Regarding the density, he stated according to the current zoning, he could have developed over 400 single-family units on the property, but he is trying not to impact the area by only proposing 125 duplex units.

Following discussion, a motion was made by Mr. Lamar Cole to recommend approval of this request. The motion was seconded by Mr. Richard Altman and unanimously adopted.

It was noted that the Planning Commission encouraged Mr. Sawyer to install the fence between the properties in an effort to satisfy the neighbors concerns.

GC-34-97

Request to rezone from Forest Agricultural to Highway Commercial, 3.729 acres, fronting 476.85 feet on the west side of U.S. Highway 17 North in the Needwood area, beginning approximately 530 feet north of Jetport Road and located immediately south of Needwood Baptist Church.

Property owned by Christine Proctor

Ms. Proctor was present for discussion.

Mr. Milburn presented the staff's report. He stated that this request is to rezone a parcel of land on the west side of U.S. Highway 17 to Highway Commercial. The concept plan shows the proposed use of the property as a retail nursery. The commercial establishment would consist of an office/retail building, greenhouse, sheds and shrub/tree planting area. A single-family residential home is currently located on the property, but it will be removed if the rezoning is approved.

Mr. Milburn stated that the concept plan shows two curb cuts onto U. S. Highway 17. Due to the property being located on a state-regulated highway, staff contacted the Georgia Department of Transportation for information regarding the proposed access. Georgia DOT advised that if the property were to be rezoned to commercial, the developer would be required to provide acceleration and deceleration lanes. Also, the road improvements for U.S. Highway 17 shows that a portion of the subject property will be needed as right-of-way in a time frame of 3 to 6 years. Georgia DOT further indicated that approximately 125 feet of the property's depth would be obtained.

Mr. Milburn stated that county staff and DOT staff feels DOT staff feels that the property owner should be made aware of this matter and it should be taken into consideration when any type development is proposed for the subject property.

Mr. Milburn pointed out that property along Highway 17 North from the intersection of Highway 17 and Blueberry Road to Highway 99 (approximately 4.5 miles) is zoned Forest Agricultural with the exception of a half acre lot located on the corner of Highway 17 and Blueberry Road which is a commercial zoning. There are 10 commercial zonings located on the east side of Highway 17 along this same 4.5 mile stretch of road. Five of the 10 were zoned Highway Commercial at the time the zoning maps were adopted due to there being an existing establishment on the property. All other Highway Commercial rezonings were granted in the 1970's and 1980's.

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

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

No.

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

Yes, any intense commercial zoning would adversely affect the adjacent property (church and residential) and surrounding area.

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

Yes, the subject property could be developed as residential or combined with the adjacent property owned by the Proctors and developed as a residential subdivision.

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

Yes, possibly.

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

No, the Land Use Plan Map shows the subject property as Low-Density Residential. Also, in the Land Use Element, page VI-18 Commercial 1) Clustering: Establishments should be developed in compact clusters or in planned shopping centers and not allowed to penetrate residential areas or strip-out along roadways.

Policy VI-13: Minimize scattered or strip commercial development by encouraging the development of shopping centers and clustered commercial development.

- **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.

Mr. Milburn stated that this request is not consistent with the Comprehensive Land Use Plan and conflicts with Policy VI-13 of the Land Use Element, and therefore staff recommends denial.

Ms. Proctor gave a brief presentation. She stated that the nursery would be tastefully done. She stated that a cluster development is not feasible in this area. Ms. Proctor pointed out that the area has had no attention for years, but now there is a new school, a golf course and a subdivision being developed. She stated this is going to be a high impact area in the next few years.

Ms. Proctor is requesting the rezoning in order to locate a retail store on the property. She stated that she would also grow the plants on the premises. Mrs. Taylor

explained that a retail store is not permitted in this particular zoning classification. She stated Ms. Proctor could grow her plants and market them as wholesale, but not retail.

Vice Chairman Glenda Jones asked Ms. Proctor if she was aware of the Georgia DOT requirements. Ms. Proctor stated she assumed that she would have to have acceleration/deceleration lane.

Mr. Hart asked if Ms. Proctor could apply for another rezoning if the Planning Commission denies this request. Mrs. Taylor explained that according to the Ordinance, Ms. Proctor could reapply six months after the Planning Commission's action; however, she could request a deferral and not be held to the six month requirement.

Following discussion, a motion was made by Mrs. Iris Touw to recommend denial of this request, but encouraged the applicant to work with staff on a zoning that would be more suitable for the area. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mrs. Glenda Jones, Mrs. Iris Touw and Mr. Jonathan Williams. Voting Nay: Mr. Hal Hart.

Ms. Proctor was advised that she is still entitled to present her request to the Board of Commissioners.

At this time, the Planning Commission took a 10 minute recess. The meeting resumed at 10:55 a.m.

GC-2-97 B

Consider amending the Glynn County Zoning Ordinance, Article VII, Sections 701 and 702, regarding allowing a Mobile Home to be located in a Residential Zoning District under a Medical Hardship as a Special Use.

Mr. Milburn stated that the Board of Commissioners requested that the Planning Commission prepare an amendment to the Zoning Ordinance as referenced above. The following language was chosen from the three alternatives presented at the October 7th Planning Commission meeting (the changes being reflected in bold type are marked):

Article VII

Subsection 701.4 Special Uses

- 3) Mobile home in an R-6, R-9, M-6 and M-9 District on a two-year basis, at the discretion of the County Commission, when a documented **medical** hardship exists, provided such use meets all other requirements of 701.5. **Also, the applicant of the Medical Hardship shall provide the following:**

- a) A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home.
- b) A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s), and offering a professional opinion of need.

Application procedure shall be the same as that for amendments to the Ordinance. Renewal may be obtained for **additional two-year periods** at the discretion of the County Commission if the **same** hardship continues to exist.

Article VII

Subsection 702.4 Special Uses

- 2) Mobile home in an R-12, R-20, M-12 and M-20 District on a two-year basis, at the discretion of the County Commission, when a documented **medical** hardship exists, provided such use meets all other requirements of 701.5. **Also, the applicant of the Medical Hardship shall provide the following:**

- a) A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home.
- b) A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s), and offering a professional opinion of need.

Application procedure shall be the same as that for amendments to the Ordinance. Renewal may be obtained for additional two-year periods at the discretion of the County Commission if the **same** hardship continues to exist.

A draft medical hardship form was also included in the packages for the Planning Commission's review.

Mr. Williams expressed concerns about asking for confidential information. He stated in most cases, this could present legal problems for the county. Mr. Milburn stated that perhaps this should be at the doctor's discretion as to how much information he can divulge. Mr. Williams pointed out that if a request is denied due to lack of information, the county could still be liable for a lawsuit.

Mrs. Touw feels that the two-year time period should remain as stated in the ordinance. Mrs. Jones commented that the extension of the hardship should remain at the discretion of the elected officials.

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of the proposed amendment as presented by staff. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones and Mr. Jonathan Williams. Abstained From Voting: Mrs. Iris Touw.

GC-2-97 C

Consider amending the Glynn County Zoning Ordinance, Article VIII, Sections 803.5.3 and 806 regarding Fluttering Ribbons in Commercial Districts.

During the course of discussion, it was discovered that the size of banners and the number of banners allowed had not been addressed. Staff was advised to confer with the sign committee on this issue. Thereupon, a motion was made by Mr. Hal Hart to defer this item until staff gathers specific information on the size of a banner and the number of banners allowed. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

Review the calculations method used when determining development area relative to marshlands and/or wetlands.

Mr. Flanagan asked for permission to be excused due to a possible conflict of interest regarding this item. Permission was granted.

Attorney Gary Moore defined Productive Marsh in written form so that it is excluded from Section 302 of the Glynn County Zoning Ordinance. Copies were distributed for the Planning Commission's review. Attorney Moore did not address wetlands at this time.

Following discussion, a motion was made by Mrs. Iris Touw to recommend that the proposed amendment as outlined by the County Attorney be advertised for public hearing. The motion was seconded by Mr. Richard Altman and unanimously adopted.

**Transportation Enhancement Grant
Jetport Road Pedestrian Path**

In a memo dated October 30, 1997 Mr. Milburn explained that staff is proposing that Glynn County apply for a \$364,000 grant to construct a pedestrian path that would include bicycles along Jetport Road from U.S. 17 and SR 25 Spur. The local match would be \$91,200 of which the Branigar Organization has committed to \$75,000 with the county's portion being \$16,200 or 3.5% of the total project cost of \$456,000.

Mr. Milburn stated that staff recommends a Phase II, a path along the Brunswick-Altamaha Canal and in the Regional Park area. These funds would be applied for in the spring of 1998.

Following discussion, a motion was made by Mr. Richard Altman recommending that Glynn County apply for the Transportation Enhancement Grant. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

Coastal Georgia Land Trust

Ms. Jo Hickson was present to request the Planning Commission's endorsement of the Coastal GA Land Trust Plan and Resolution, which will be presented to the Board of Commissioners. (Executive Summary and Proposed Budget were included in the packages for the Planning Commission's review.)

Following discussion, a motion was made by Mr. Richard Altman recommending that the Board of Commissioners adopt the Resolution for the Coastal GA Land Trust Plan. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

1998 MEETING SCHEDULE

The 1998 meeting schedule and submission deadline was approved and unanimously adopted as follows:

1998 DEADLINE AND MEETING SCHEDULE

SUBMISSION DEADLINE DATES

<u>MEETING</u>	<u>Preliminary Plat or Site Plan</u>	<u>Rezoning or Amendment</u>	<u>Special Use or S S V P</u>
January 6th	December 9th	December 16th	December 23rd
February 3rd	January 6th	January 13th	January 20th
March 3rd	February 3rd	February 10th	February 17th
April 7th	March 10th	March 17th	March 24th
May 5th	April 7th	April 14th	April 21st
June 2nd	May 5th	May 12th	May 19th
July 7th	June 9th	June 16th	June 23rd
August 4th	July 7th	July 14th	July 21st
September 1st	August 4th	August 11th	August 18th
October 6th	September 8th	September 15 th	September 22nd
November 3rd	October 6th	October 13th	October 20th
December 1st	November 3rd	November 10th	November 17th

MINUTES

Upon a motion made by Mr. Lamar Cole and seconded by Mr. Hal Hart, the Minutes of the September 9th Planning Commission meeting and the Minutes of the October 7th Planning Commission meeting were approved and unanimously adopted with the following corrections: September Minutes, Page 16, Item #8 change the word maximum to **minimum** (500 parking spaces). October Minutes, Mr. Altman was elected **Chairman Pro-Tem**, not acting Chairman.

NOMINATING COMMITTEE

Mr. Lamar Cole and Mr. Hal Hart were selected to serve on the Nominating Committee and to report back to the Planning Commission at the December meeting. Mr. Cole will serve as Chairman of the Nominating Committee.

Discuss Proposed Amendment to the Zoning Ordinance - Section 617 Exception to Height Limits

Mr. Milburn advised that he met with the County Attorney and Commissioner Robertson concerning this amendment. He stated that he would present a status report at the December meeting.

There being no further business to discuss, the meeting adjourned at 12:00 p.m.