

MINUTES

GLYNN COUNTY PLANNING COMMISSION
MAY 6, 1997 9:00 A.M.

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

STAFF PRESENT: Keith Flanagan, Director
Deborah Taylor, Zoning Administrator
Andy Grzymiski, Transportation Planner
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.

**407 Butler Avenue, Lot 24
Butler Mews Subdivision
Exterior Improvements to Existing Residence**
- Expand the front porch by an additional 4 ft.
- Construct a stucco fence enclosing the front
yard along property line
**Property zoned R-6 One-Family Residential
Trajanus Trust/Mark J. Podlin, Owner**

Mr. Podlin was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is for exterior improvements to an existing residence located on Lot 24 in Butler Mews Subdivision. The owner would like to expand his front porch 4 ft. With this addition, the width of the porch would expand from 6 ft. to 10 ft. Railings around the porch would also be added.

Mrs. Taylor explained that the second part of the request is to construct a 6 ft. stucco fence, including the front yard along the property line to protect the child within his home. The design would be similar to an existing residence in Butler Mews with the exception of the type material being used. Photographs were presented for the Planning Commission's review.

Mrs. Taylor stated that staff recommends approval of this request.

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

**204, 206 & 208 Mallory Street,
"Beach Break" - Review new signage
for new business (formerly known as
St. Simons Best) And change awning
color, zoned General Commercial-Core**

Moche Waanounou, Owner

Mr. Waanounou was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is for a new business to be known as "Beach Break." The former business, St. Simons Best, was owned by Abbas Vakili.

Mrs. Taylor explained that on November 7, 1995, the previous owner received approval for the exterior improvements to the building located at the above address. One of the exterior improvements was to remove the existing overhang and replace it with an aluminum sloped awning. The color was to be yellow and white strips. Also, the awning was to be located 12 ft. above the sidewalk and extend 5 ft. out from the face of the building; however, the awning was never put in place. The new owner proposes to install the awning but would like the color to be turquoise. Staff recommends approval of this awning color change.

Mrs. Taylor stated that the second request is for signage. The owners currently have a banner on the business. However, they are requesting a 4 ft. X 44 ft. sign which equals 176 sq. ft. across the top front of the building, with 20 inch turquoise letters. The field inspector, Mr. Ken Conley, has reviewed this request for signage and submitted the following comments:

Section 813 of the Glynn County Zoning Ordinance states that signs must not exceed 24 sq. ft. Section 816.5 states that a building with 30 ft. front dimensions or greater and has a sign painted on the exterior of the building shall not have letters in excess of 18 inches on one-story buildings and 24 inches on more than one-story.

Mrs. Taylor stated staff recommends that the requirements of the ordinance be met and that the signage as submitted not be approved.

Mr. Waanounou stated he is more concerned about the letters than the border. He stated the boarder, palm trees, etc. can be deleted and he would change the size of the letters to 18 inches in order to comply with the ordinance.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request subject to the Glynn County Zoning Ordinance being adhered to. (The motion includes a 24 sq. ft. sign with 18 inch letters and change of color.) The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mrs. Touw asked if the awning is still proposed for the top front of the building. Mr. Waanounou replied yes. Mrs. Taylor pointed out that there won't be any other sidewalk signs at the location.

After discussion, the motion was unanimously adopted.

**401 Mallory Street, St. Simons Beachwear
Review new signage for the existing
Business, zoned General Commercial-Core**

Moche Waanounou, Owner

Mr. Waanounou was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is for signage for an existing business known as "St. Simons Beachwear." The owners are requesting a 20" X 25' sign which equals 41.66 sq. ft. with 20 inch blue letters. The field inspector, Mr. Ken Conley, has reviewed this request for signage and submitted the following comments:

Section 813 of the Glynn County Zoning Ordinance states that signs must not exceed 24 sq. ft. Section 816.5 states that a building with 30 ft. front dimensions or greater and has a sign painted on the exterior of the building shall not have letters in excess of 18 inches on one-story buildings and 24 inches on more than one-story. Section 814.2 states that a non-conforming sign shall not be structurally altered except in conformance with the provisions of this section. Section 814.3 states that a non-conforming sign shall not be repaired, rebuilt, renovated or replaced after damage exceeding 50% of the current replacement cost as directed by the Building Official except pursuant to a new building permit for a sign which shall conform to the ordinance.

Mrs. Taylor pointed out that Mr. Conley inspected the subject property and discovered that currently, there are four signs on the building (two on the chimney, one facing Kingsway and one facing Mallory Street).

Mrs. Taylor stated staff feels that if the property owner were to repaint and repair the existing letters, this could be considered non-conforming and would not be required to meet the new sign requirements. However, if the letters are to be replaced with a different style/type lettering, then the requirements of the ordinance shall be met. Staff recommends denial of the signage as submitted.

Chairman Stewart stated that the request as submitted is in violation of the ordinance and therefore he cannot offer his support. He stated if the Planning Commission denies this request, the owner has a right to go before the Board of Commissioners.

Mr. Jim Sellers stated he would be the person making the letters. He assured the Planning Commission that the new letters would be an exact replica of the letters that are in place now, but he would use better material. Mrs. Taylor explained that if the letters were replaced, the sign would no longer be grandfathered in. Mr. Waanounou stated he is willing to comply with the ordinance. He stated the proposed changes just looks better.

Mr. Sellers then suggested putting a gold trim around the letters. Chairman Stewart stated he thinks that would qualify as a repair. However, Mr. Flanagan pointed out that adding gold trim around the letters would be considered a routine maintenance and would probably have to be done anyway.

Following discussion, a motion was made by Mr. Robert Fell to approve the gold edging around the letters, which shall be done in the presence of the field inspector. Signage shall remain and shall not be replaced. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

It was noted that Mr. Waanounou stated he would like to present his request to the Board of Commissioners.

**Minor Plat
South Port Subdivision
Revision of Lots 59, 60
and 61**

Laura J. Bonds, Buyer/Owner

Ms. Bonds was present for discussion.

Mrs. Taylor explained that the owner would like to shift the lot lines to create a corner tract in order to put mini-warehouses on the property. She stated staff recommends approval.

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

**Minor Plat
Thalman Estates, Revision
Of Lots 3, 4 and 5**

Edwin Fendig, III, Owner/Developer

Mr. Fendig was present for discussion.

Mrs. Taylor stated there is an existing pond located on the property. The owner would like to shift the lot lines to be more compatible with the pond.

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

**Preliminary Plat
Hampton Plantation VI
Located on the north end of
St. Simons Island, 3 private road
areas to be constructed off Hampton
River Club Marina Drive, to serve
14 residential lots, zoned Planned
Development-General**

The Hampton Group, Developer

Mr. Robert Ussery and Mr. Bobby Shupe were present for discussion.

Mr. Grzymski presented the staff's report. He stated that the developer is proposing a 14 lot subdivision on the south side of Hampton River Club Marina Drive off Rice Mill.

Mr. Grzymski explained that all lot accesses will be provided from paved private roads off Hampton River Club Marina Drive, an existing private road. Staff has reviewed this subdivision and found it consistent with the requirements of the Hampton Point Planned Development. Public Works and Water & Sewer have reviewed this plat and recommends approval. Mr. Grzymski stated staff also recommends approval.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this preliminary plat. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

**Preliminary Plat
Altama Connector Extension West
Road to be located between F-009/25
Spur and Old Cypress Mill Road,
zoned Planned Development-Shopping
and R-12 Residential**

H. M. Vest, L.L.C., Developer

Attorney Tom Lee was present for discussion.

Mr. Grzymski presented the staff's report. He stated that the developer is proposing an extension of the Altama Connector from its current terminus at Spur 25 to Old Cypress Mill Road. The property is zoned PD-S and R-12.

Mr. Grzymski stated that staff recommends approval of this request subject to the following:

Building Inspections:

1. A Sedimentation and Erosion Control Permit must be obtained prior to any construction/clearing.

Planning & Zoning:

1. Miters at intersection of Altama Connector and Spur 25 needs to be shown. The Georgia DOT will give final design requirements to developer.

Engineering:

1. Drainage calculations were not received by Public Works until May 1, 1997; final approval will be subject to the agreement by the County Engineer that all drainage calculations are correct.

Brunswick Water & Sewer:

1. Due to water and sewer being provided by the City of Brunswick, approval will be contingent on the Glynn County Board of Commissioners granting permission for the city to expand its services into the county. This item is on the May 1, 1997 Board of Commissioners agenda.

Mr. Flanagan explained that the Preliminary Plat is for the roadway only. He then presented the plat and pointed out the proposed route. He further stated that the developer has agreed to pay all acquisition costs for the right-of-way.

Mr. Flanagan pointed out that due to the difference in the methodology used for drainage calculations, our engineers could not approve the drainage plans at this time.

Mr. Hal Hart asked if the plans were submitted prior to the 28 days in accordance with the ordinance. Mrs. Taylor replied yes the plans were submitted on time, but they were not complete.

Mr. Jonathan Williams had questions about the project engineer's methodology, i.e., why is it different than the requirements of our ordinance. Mr. Flanagan explained that the project engineer calculated the drainage plans in accordance with the terrain in North Georgia. Mr. Ralph

Lackey stated there are five methods of calculating drainage; 1)Santa Barbara, 2)Modified Rational, 3)DeKalb Rational, 4)Universal Rational, and 5)SCS. Mr. Flanagan stated that the County Engineer or the Assistant Engineer should have been present to answer these questions. He apologized for their absence and stated he would submit a letter requesting their attendance at future Planning Commission meetings.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Lamar Cole, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Wayne Stewart, Mrs. Iris Touw and Mr. Jonathan Williams. Voting Nay: Mr. Hal Hart.

**Site Plan
Golden Isles Plaza
Retail Shopping Center Bounded
by F-009/Spur 25, Scranton Road
& Old Cypress Mill Road, zoned
Planned Development-Shopping**

H. M. Vest, L.L.C., Owner/Developer

Attorney Tom Lee was present for discussion.

Mr. Grzymski presented the staff's report. He stated that the applicant is proposing to build a retail shopping center. This shopping center will have access to Spur 25, Scranton Road and Old Cypress Mill Road.

Mr. Grzymski pointed out that the site plan is contingent upon the approval of the Altama Connector Extension West (P-97-04) Preliminary Plat. The site plan requires the abandonment of several roads serving the property(which serves five residential properties). There are several letters on file from the property owners stating that they are aware of the abandonment and agreeable to the closings. However, the County Engineering Department will process this request for abandonment following Planning Commission approval in accordance with county regulations.

Mr. Grzymski stated that staff has reviewed the requirements of the Planned Development Zoning Text and found that all requirements have been met. He stated staff recommends approval of this site plan subject to the following:

Engineering:

1. Drainage calculations were not received by Public Works until May 1, 1997; final approval will be subject to the agreement by the County Engineer that all drainage calculations are correct.

Brunswick Water & Sewer:

1. Due to water and sewer being provided by the City of Brunswick, approval will be contingent on the Glynn County Board of Commissioners granting permission for

the city to expand its services into the county. This item is on the May 1, 1997 Board of Commissioners agenda.

Attorney Tom Lee gave a brief background history of the property.

Mr. Hal Hart had questions regarding conditions #1 and #6. Attorney Lee explained that Georgia DOT is requiring Glynn County to abide by the agreement made in 1983. He stated the county has agreed that another curb cut off the spur would be contingent on the connector road.

Chairman Stewart wanted to know if the drainage is in place or if the county is still reviewing the plans. Mr. Flanagan stated that the drainage plans are being reviewed and performed by the North Georgia engineering firm. Attorney Lee explained that drainage is not a condition of this site plan approval, but the developer is willing to discuss the plans with county staff and work out the drainage problems.

Chairman Stewart then asked if all 10 of the previous conditions are still in affect. Mr. Flanagan stated that the Board of Commissioners eliminated condition #6 (No access will extend from the line of rezoned property to Cypress Mill Road); and condition #7 (The proposed access would be a cul-de-sac which would terminate on their property...)

Mrs. Touw stated that if Jacobs Road is abandoned, what happens to the residential property served by that road. Attorney Lee stated that the developer will relocate the road and residents will be provided access onto Altama Connector. Mr. Flanagan pointed out that a Certificate of Occupancy will not be issued until the road segment is completed.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request with all stipulations. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Lamar Cole, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Wayne Stewart, Mrs. Iris Touw and Mr. Jonathan Williams. Abstained From Voting: Mr. Hal Hart.

Site Plan
Morningside of Brunswick
Assisted Living Facility, address
to be known as 823 Scranton Road,
zoned Planned Development-Residential

Life Trust America, Inc., Developer

Mr. Jim Lukens was present for discussion.

Mr. Grzymiski presented the staff's report. He stated that the applicant is proposing to build an assisted living facility on Scranton Road. The development will be a one-story structure containing residential living units, a

central kitchen and dining area, and community area. Access to this development will be from Scranton Road only.

Mr. Grzynski pointed out that development standards for this site plan are set by the Planned Development Zoning Text and all requirements of the Zoning Text have been met. An application to abandon an existing alley on the property has been filed with the Public Works Department.

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

Building Inspections:

1. A Sedimentation and Erosion Control Permit has been applied for but not yet granted by the Natural Resources Conservation Service.

Engineering:

1. Drainage calculations were not received by Public Works until April 27, 1997; awaiting final approval of the plan by the County Engineer.

Brunswick Water & Sewer:

1. Due to water and sewer being provided by the City of Brunswick, approval will be contingent on the Glynn County Board of Commissioners granting permission for the city to expand its services into the county. This item is on the May 1, 1997 Board of Commissioners agenda.

Chairman Stewart expressed concerns about incomplete applications, and drainage plans not being submitted on time. Mr. Flanagan stated that staff would send out letters to all surveyors and engineers reemphasizing the importance of submitting applications, drainage plans, etc. by the posted deadlines.

Mr. Flanagan stated that staff discovered a deficiency in these plans. Mrs. Taylor explained that the problem is with the 30 ft. setback requirement along the side property line towards the residential side of the property. She stated when the plans were drawn, the developer thought that the setback was for buildings only. However, the setback is for buildings, parking, or any structure. She stated staff explained to the developer that he would have to shift the parking to accommodate the 30 ft. setback. Mr. Lukens is aware of this and is in agreement.

Mrs. Taylor stated that for the record, Mr. Holmes, adjacent property owner, informed her that he is not completely satisfied with this project, but he would not oppose it as long as all requirements are met to ensure protection of the residential area.

In addressing lighting for this project, Mr. Lukens advised that the majority of the residents at the facility will be elderly people and therefore he is not anticipating much night activities. He stated that lighting will be a minimum and will not affect adjacent areas. Exterior lighting will be provided for the entrance and parking areas. Mrs. Touw stated that it will probably just be a matter of adjusting the direction of the lights. Chairman

Stewart stated perhaps a condition should be added that lighting will be approved by county staff. Mr. Fell suggested the condition states that lighting will be subject to final adjustment after installation has taken place. Chairman Stewart suggested the developer get lighting with reflectors that can be adjusted.

Mrs. Touw stated that in reviewing the minutes when the rezoning was approved, there was a verbal agreement about Lot 15. When this went before the County Commission, they included a condition that Lot 15 would remain a buffer and garden area. She stated that on this site plan, the developer has outlined a 30 ft. building setback for that lot. Mr. Lukens explained that they showed the building setbacks on all of the property lines, but there is no building proposed for that lot. Mrs. Taylor stated that particular lot was a PD requirement. She explained that when a site plan is submitted, the site plan still has to indicate the PD requirements for the setbacks.

Following discussion, a motion was made by Mr. Hal Hart to approve this request with the stipulation that Lot 15 is to remain a buffer and garden area; also, subject to lighting being approved by staff and drainage being approved by the County Engineer. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

At this time, the Planning Commission took a 10 minute recess. The meeting resumed at 10:45 a.m.

Site Plan

**Revision to Island Square Apartments
Addition of exercise building to
multi-Family development, located west
of Retreat Shopping Center and east of
Island Retreat, zoned Planned Development
General.**

Coastal Islands Associates, Owner

Mr. Bill Lorenz-Hooker was present for discussion.

Mr. Grzymski presented the staff's report. He stated that the applicant is proposing to add a 576 square foot exercise building to the Island Square Apartment Complex. According to the Planned Development Text, site coverage for the site cannot exceed 50%. Development of this exercise building would cause the site coverage to exceed 50%. Mr. Grzymski stated that in order to reduce the site coverage, the applicant is proposing to remove two garbage dumpsters and three dumpster pads in the central parking area. Included in the packages for the Planning

Commission's review, was a letter from BFI, the contracted waste hauler, and the complex owners stating that they would increase their pickup frequency to enable the dumpster modification.

Mr. Grzymski pointed out that the Planned Development requires a 7 ft. building setback. He stated that as illustrated in the site plan, the 7 ft. setback is being maintained. Public Works and Water & Sewer have also reviewed the site plan and they recommend approval. Staff recommends approval of the site plan for the addition of the exercise building for the Island Square Apartments.

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

Site Plan

**The Cottages at Plantation Village,
Cottage #4, Construction of an
additional office building, located
off Demere Road in Plantation Village,
Zoned Planned Development-General**

Bill and Jean Grubb, Owners

Mr. Sonny Livingston, builder, was present for discussion.

Mr. Grzymski presented the staff's report. He stated that the applicant is proposing to build a 1,644 square foot office building in the Plantation Village area. Staff has completed its review of the site plan and determined that it meets all requirements of the Planned Development Zoning Text. Public Works and Water & Sewer have reviewed the site plan and they recommend approval. Staff also recommends approval.

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

GC-15-97

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential Manufactured Home, a 39,723 sq. ft. lot fronting 147.50 ft. on the north side of a 20 ft. county road, located 147.43 ft. east of Frazier Road, known as a portion of the Old Vinson Tract.

Mr. John G. Miller, property owner, was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone the subject property located at 100 Frazier Road to M-20 Residential in order to allow a manufactured home. The property fronts on an existing 20 ft. county dirt road and will be served by individual septic tank and individual well. The lot contains enough square footage to allow utilization of the facilities.

Mrs. Taylor explained that the area consists of site-built homes, mobile homes, manufactured homes and a mobile home park approximately 190 ft. to the north. There have been several rezonings within the last 5 years. Located directly across the 20 ft. county road two lots were rezoned (in 1994 and 1995) to M-9 One-Family Residential Manufactured Home. Staff feels this request would allow a use that would be compatible with the surrounding land use and zoning.

Mrs. Taylor 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.

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

No.

- 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.

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

Yes.

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

Yes, the rezoning of other property in the area to allow manufactured homes.

Mrs. Taylor stated that staff recommends approval of this request.

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

GC-17-97

Request to rezone 47.29 acres, located at Exit 6, I-95/US 17 Interchange to Planned Development-General as follows:

Area A-1:

R-20 One-Family Residential to PD-G (Commercial), 7.44 acres located on the south side of U.S. Highway 17, beginning approximately 490 ft. west of the entrance to Royal Oaks Subdivision, running westerly for a distance of 1,498 ft.;

Area A-2:

Forest Agricultural to PD-G (Commercial), .336 acres located immediately west of Area A-1, having 100 ft. of frontage on U.S. Highway 17;

Area B:

Forest Agricultural to PD-G (Commercial), 17.55 acres located on the westerly corner of Andy Tostensen Road/Half Moon Road, 389 ft. of frontage, and U.S. Highway 17, 1,544.90 ft. of frontage;

Area C:

Forest Agricultural to PD-G (Commercial), 8.90 acres located on the easterly corner of Andy Tostensen Road/Half Moon Road, 862.48 ft. of frontage, and U.S. Highway 17, having 1,061.93 ft. of frontage;

Area D:

Forest Agricultural to PD-G (Commercial or Residential), 12.90 acres located immediately northeast of Area B, having frontage of 911.03 ft. on the west side of Andy Tostensen Road/Half Moon Road.

Property owned by Mr. Robert C. Bryan.

Attorney Tom Lee and Mr. Robert Ussery were present for discussion. Mr. Bryan was also present.

Mrs. Taylor stated that the Planned Development Zoning Text and Master Plan outlining the development standards for each area was included in the packages for review.

Due to the vast amount of property involved in this request, it was the consensus of the Planning Commission to defer Areas B, C & D at this time and have staff arrange a field trip to allow the members to tour the site before voting on the rezoning. Mr. Ussery stated he has no problem with the deferral or the field trip; however, he would like to discuss the other areas. Also, he stated that Mr. Bryan has a potential buyer and therefore would like to move forward with Area A.

Mrs. Taylor presented the staff's report for Area A. She stated this area consists of 7.78 acres located on the south side of Highway 17, with a total frontage of 1,000 ft. and lying northwest of Royal Oaks Subdivision. Land uses proposed for this area are commercial uses allowed in Freeway Commercial districts. The following uses would not be permitted: package/liquor store, adult entertainment,

drinking establishments, billboards, and service stations serving trucks. By eliminating these uses, the proposed commercial area would be more compatible with the adjacent residential district.

Mrs. Taylor pointed out that a 50 ft. natural buffer and a 6 ft. privacy fence will be constructed, creating an undisturbed buffer area between the commercial and residential districts. The residential lots platted as Lots 83 & 84, and the pump station that serves the residential development are the only portions of Royal Oaks Subdivision that abuts the subject property. However, there is 34 acres of residential land that has not been developed that also abuts this area.

Mrs. Taylor explained that there will be one curb cut off Highway 17 which has been approved by the Georgia Department of Transportation. This curb cut will serve a frontage road for the commercial establishments. The minimum development standards for these lots would be a lot size of 6,000 sq. ft., lot width of 60 ft., and the maximum building height would be 35 ft.

It was noted that no one was present to oppose Area A. Following discussion, a motion was made by Mrs. Glenda Jones to recommend approval of Area A. The motion was seconded by Mr. Jonathan Williams. Further discussion ensued.

Chairman Stewart questioned the height limitation for signage on this particular rezoning. Mr. Ussery stated they would not propose a sign over 35 ft. Mrs. Taylor stated signage would be addressed at the site plan approval process.

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

Discussion continued on rezoning Areas B, C & D. Several residents were present to oppose commercial development in these areas.

Mr. Sammy Tostensen pointed out his property, which borders the proposed commercial site. He stated that an area is needed where commercialism stops, and if a cut-off area is not designated, commercialism will run all the way down to Fancy Bluff. He stated perhaps a low-key zoning; i.e., doctor's office, insurance agency, or business office would be more acceptable.

It was noted that Mr. Andrew "Speedy" Tostensen was present to oppose this request.

Mrs. David Benjamin was also present to express opposition to commercial development in Areas B, C & D. She stated she has a petition consisting of approximately 150 signatures of residents of Fancy Bluff and Satilla Shores opposing commercial development in these areas. Mrs. Benjamin stated the residents are particularly concerned about the truck traffic, and they are adamantly

opposed to any more truck stops at Exit 6. She stated that the area would be better left as residential.

Mr. Ussery stated that based on the concerns expressed, he would reconfigure the plans for Areas B, C & D and resubmit the request for the Planning Commission's review.

Mr. Flanagan stated that perhaps a grocery store could be considered for the area. Mr. Ussery stated he would examine that possibility.

The field trip was scheduled for Tuesday, May 27th at 9:00 a.m. Maps and other pertinent information will be provided for the Planning Commission members. Mr. Fell suggested that all comments from the residents and homeowners be included in the packages for the next Planning Commission meeting.

**Review Existing Structure and Suggestions
Submitted for Restructuring the Glynn
County Planning Commission**

All suggestions and comments were included in the packages for the Planning Commission's review.

A motion was made by Mrs. Glenda Jones to leave the Planning Commission as it is. The motion was seconded by Mr. Lamar Cole. Discussion continued.

During the course of discussion, Mrs. Iris Touw stated that an orientation for new members would be very helpful. She suggested some type of oath, structure or creed of do's and don'ts for new members and the public. Mr. Williams agreed with the suggestion for an orientation. He stated it is difficult coming on board not knowing what is expected. There is so much information to grasp in order to make good decisions. "Decisions should be based on something solid." Mr. Williams stated he doesn't think that an Oath of Office is needed if the Planning Commission doesn't have the power to empower anything.

Chairman Stewart and Mr. Williams will serve on a committee to establish orientation procedures.

Mr. Fell stated that he still feels strongly that his suggestions (included in the packages) are valid. He stated a separate planning board may not be necessary. He pointed out that St. Simons residents feel that the mainlanders are not attuned to the everyday activities of St. Simons. The only representative of the island is the one appointed by the island member of the Board of Commissioners. Mr. Fell stated that perhaps a design review board for St. Simons Island and other areas of the county would be helpful.

Chairman Stewart stated he is opposed to "busting up" the Planning Commission. He feels that the board is working well. He stated the time may come when County Commissioners are elected from districts and planning board members could be appointed based on population. He explained that the decision to establish a design review board would have to be addressed by the County Commissioners.

After discussion, the motion to leave the Planning Commission as it is was unanimously adopted.

COMMISSION ITEMS

There was a brief discussion regarding the recent water restrictions placed on Glynn County by the Environmental Protection Division and what affect this would have on new development in Glynn County.

Also under Commission Items, Mr. Flanagan stated that Mrs. Iris Touw will attend the Coastal GA Land Trust meeting on Friday, May 9th. Other members interested in attending were advised to see Chairman Stewart.

Proposed Amendment to the Zoning Ordinance Review letter from County Attorney regarding "Production Marsh" and "Estuarine Area"

The letter from Attorney Gary Moore and information pertaining to the proposed amendment were included in the packages for review. Chairman Stewart stated that a motion is needed to advertise this amendment. Thereupon, a motion was made by Mrs. Glenda Jones to recommend approving this amendment for advertisement purposes. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

Mrs. Touw conducted an independent research on Exemptions to Height Limits and Proposed Changes. She presented this information to the members for their review and comments. Mrs. Touw stressed that she did this research on her own and not as a committee member.

Chairman Stewart relaid information that he had received on monopole antennas. Monopoles use modular sections for the highest level of design flexibility, permitting easy height expansion or reduction to meet future needs. Sections range from 12" to 60" in diameter and up to 30 ft. in length to meet design requirements.

Chairman Stewart stated this is for informational purposes only. (Research is continuing on antennas/transmission towers.)

MINUTES

The Minutes of the April 1, 1997 Planning Commission meeting were approved and unanimously adopted.

STAFF ITEMS

A status report from the Building Official regarding steps at the entrance of "Rafters" was distributed to the Planning Commission members.

Mr. Flanagan stated there had been another report of a "balloon" sign in the county. The owner stated the sign was being used for promotional purposes. He removed the sign and stated that he did not know he was in violation of the ordinance. Mr. Flanagan stated that the sign committee needs to schedule a meeting soon, possibly Wednesday afternoon (May 7th), to discuss this issue and other related sign issues.

Also under Staff Items, Mr. Flanagan reported that a letter was received from Mr. Jim Higdon of the Georgia Department of Community Affairs stating that Glynn County had lost its Qualified Local Government certification. Therefore, the county is not eligible for state funds.

Mr. Flanagan explained that due to not being properly notified, the department missed the deadline to make corrections and obtain the additional information requested by DCA in the first submittal of the Comprehensive Plan. He stated that two years worth of work had been done on the Comprehensive Plan, but DCA did not approve it. Therefore, the process would have to be restarted. Mr. Flanagan stated that with the assistance of the new Planning Official, obtaining the required information should be expedient.

There being no further business to discuss, the meeting adjourned at 12:53 p.m.