

**MINUTES**

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

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**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Lamar Cole  
Robert Fell  
Glenda Jones  
Iris Touw  
Johnathan Williams

**ABSENT:** Hal Hart

**STAFF PRESENT:** Keith Flanagan, Director  
Mark Schroeder, Planner  
Deborah Taylor, Zoning Administrator  
Janet Loving, Administrative Secretary

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Chairman Wayne Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

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Chairman Stewart introduced and welcomed Mr. Johnathan Williams as the new member of the Glynn County Planning Commission. He also introduced Mr. Jim Bruner, Assistant County Engineer. Afterward, he gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

At this time, Mr. Keith Flanagan stated that upon the advice of his physician, he is working a limited schedule. (8:00 a.m. to 4:30 p.m. Monday thru Thursday with Fridays off) Due to health reasons, his physician has advised him to take three consecutive days off from work (Friday, Saturday, Sunday). He stated staff is aware of his schedule and may reach him at home in case of an emergency.

Mr. Flanagan further explained that duties previously carried out by Mr. Dan Reuter (former Planning Official) have been delegated among staff on an interim basis. Mr. Reuter resigned and has accepted a position with the Douglas County Planning Department. The Planning Official position has been advertised and interviews will be conducted soon.

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**Review additions to residence at  
108 Strachan Lane, Butler Mews  
Subdivision St. Simons Island  
Zoned R-6 One-Family Residential**

**Jane Holmes, Property Owner**

Mr. Bill Lorenz-Hooker, agent/architect, was present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to enlarge the southeast corner of the single family residence located at 108 Strachan Lane, to include a masonry fireplace.

Mr. Schroeder stated that the existing shingle roof is proposed to be replaced with a copper roof and the ridgeline will be modified. According to the site plan, the highest elevation of the residence is 35 ft. above grade. The existing roof flattens after the gable peak. With the copper roof, the ridgeline elevation will be maintained at 35 ft. for the entire ridge.

Mr. Schroeder pointed out that all facades of the structure will be changed to lap wood siding with some areas of stucco remaining. A porch will be added over the garage and the majority of the windows will be replaced. The color of the proposed improvements will be of similar hue as the existing residence. Mr. Schroeder stated that the design, character and setbacks are in conformance with the St. Simons Village Preservation District. He stated staff recommends approval of the proposed improvements. Photographs were presented for the Planning Commission's review.

Mr. Hooker explained that the previous owner received approval from DNR to install a pool and the approved plan is on file. He stated that the current owner would like to install a pool before construction is completed at the end of the year.

Following discussion, a motion was made by Mr. Robert Fell to approve this request. Also, future changes should be administratively approved. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

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**Preliminary Plat  
Ridgewood Plantation, Phase II  
Located off Jessica Lane, 18.97  
acres, 32 single-family lots,  
Zoned Forest Agricultural**

**Gene Brockington, Owner/Developer**

It was the consensus of the Planning Commission to discuss this item later in the meeting pending the arrival of a representative.

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**Preliminary Plat  
Village Creek Way  
Located off South Harrington Drive  
10.4 acres, 51 single-family lots  
Zoned R-6 One-Family Residential**

Mr. W. P. Portman, Jr., owner, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the developer is proposing a 51 lot subdivision on the north side of South Harrington Drive. The property is zoned R-6 which permits a minimum lot size of 6,000 sq. ft.

Mr. Schroeder pointed out that approximately 1.17 acres of wetlands are present on the site. The applicant has received a permit (960021340) from the Corps of Engineers to modify all of the wetlands. The majority of the wetlands will be converted into a detention basin in the northwest corner of the site. Access is provided from South Harrington Drive, and a non-access easement has been placed on lots 1 through 5 to restrict access to Village Creek Circle.

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

**Building Inspections:**

1. Prior to any construction/clearing, a Sedimentation and Erosion Control Permit must be obtained.
2. Clearly delineate the flood zone boundaries on the final plat.

**Planning & Zoning:**

1. Recommend consideration of installing or providing funds to install a sidewalk from the development entrance out to Frederica Road bikeway.

**Engineering:**

1. Final approval, in writing, of the drainage plans (revised plans submitted on 2-3-97)

**Water & Sewer**

1. Final approval, in writing, of water and sewer design.

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

Mr. Fell wanted to know how far would the sidewalk be from the entrance of Frederica Road. Mr. Schroeder replied approximately 500 ft. Mr. Fell stated that developers have a responsibility to provide adequate safety for children, and therefore, the sidewalk should be a definite requirement. Mrs. Touw agreed with Mr. Fell. Mr. Portman stated he would have to carefully examine that possibility due to expenses; however, he stated he would be willing to share the cost. Thereupon, Mrs. Jones amended the motion to include that a sidewalk shall be installed with the developer agreeing to pay for the portion abutting his property. The amendment was accepted and the motion was unanimously adopted.

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**It was noted that an agent was now present to represent Ridgewood Plantation, Phase II**

**Preliminary Plat  
Ridgewood Plantation, Phase II  
Located off Jessica Lane, 18.97  
acres, 32 single-family lots,  
zoned Forest Agricultural**

**Gene Brockington, Owner/Developer**

Mr. Ralph Lackey, agent, was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the developer is proposing to construct a 32 lot subdivision with

access being provided from the south side of Jessica Lane. The lots will be served by public water and individual septic systems. All lots comply with the minimum area and width standards for a Forest Agricultural zoning district.

Mr. Schroeder stated that the site contains 2.9 acres of wetlands. A permit has been obtained from the Corps of Engineers to fill .9 acres of the wetlands. Due to the configuration of the wetlands, two areas within the subdivision are undevelopable. These areas will remain in the ownership of Gene Brockington.

Mr. Schroeder pointed out that the following departments have approved the preliminary plat for Ridgewood Plantation: Building Inspection, Fire Department, Health Department, and the Water and Sewer Department. He stated that staff recommends approval subject to the following:

**Building Inspections:**

1. A Sedimentation & Erosion Control Permit shall be obtained. Currently available for issuance at Building Inspections. No construction may commence until Planning Commission has approved the preliminary plat and the Sedimentation & Erosion Control Permit has been issued by Building Inspections in accordance with Section 602.2s.

**Planning & Zoning:**

1. The acreage remaining in Gene Brockington's name must be designated as "Common Area" or as outlined in Section 603.5 of the Subdivision Regulations, the wetland areas may be distributed to adjacent lots.
2. All lots shall have minimum net area of 12,000 sq. ft. and a gross area of 20,000 or greater due to the presence of fresh water wetlands.

**Engineering:**

1. Depict location of benchmarks.
2. Provide proposed road name.

Mr. Lackey pointed out that the names **GENE** and **JILL TRACE** are shown on the latest revisions.

Following a brief discussion regarding the wetlands, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Robert Fell. Discussion continued. Mrs. Jones asked if the utility companies had been notified. Mr. Schroeder replied yes.

After discussion, the motion for approval was unanimously adopted.

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**802 Plat  
Glyndale Subdivision  
Lot 3, Section A, Zoned Forest  
Agricultural, 3.76 acres, located  
off Old Jesup Road  
Geneva White, Owner**

Mr. Schroeder explained that the proposed division of Lot 3 in Glyndale Subdivision meets the minimum requirements of the Glynn County Zoning Ordinance and the Subdivision Regulations.

The property is zoned Forest Agricultural and is located on the west side of Old Jesup Road just north of Ogden Lane. He stated staff recommends approval.

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

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**802 Plat  
Poplar Lake Subdivision  
Revision to Lots 1 and 8  
Zoned R-9 One-Family Residential  
Located off Poplar Street**

Mr. Schroeder stated that Lot 8 contains 26,883 sq. ft. He explained that Parcel A (29,494 sq.ft.) is designated as a non-buildable lot. In addition, it was noted that maintenance of drainage easements, access easements and the lake shall be the responsibility of the owner/developer and not the homeowners association or Glynn County. The proposed plat adheres to the minimum requirements of the Glynn County Zoning Ordinance and Subdivision Regulations. Mr. Schroeder stated that staff recommends approval of this request.

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

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**Site Plan Approval  
Ocean Cottages, Phase II  
1.16 acres, 3 Unit ROW House  
Development, Zoned Resort  
Residential, located off Ocean  
Road, Sea Island**

**Sea Island Company, Owner/Developer**

Mr. Bill Foster, Jr. was present for discussion.

Mr. Schroeder presented the staff's report. He stated that the developer is proposing attached single family residential units defined as "Row Houses" by the Glynn County Zoning Ordinance. The first phase proposes one row house, which will consist of three separate residential units. An administrative plat (801) will be processed for the creation of the 3 lots once the foundation is established. Mr. Schroeder stated that the plan meets the minimum requirements for row houses in a Resort Residential district (Section 705.4(8)a-f), as follows:

- a) The front shall be staggered at the front building line, singly, in pairs, or in threes, by at least 4 ft.;
- b) No more than ten contiguous row houses nor fewer than three shall be built in a row;
- c) Minimum width for that portion of the lot on which the row house unit is to be located shall be 16 ft.;

- d) Minimum land area shall be 2,000 sq. ft. including automobile parking and maneuvering space. Maximum height and density shall not exceed that allowed in the district;
- e) Front yard setbacks shall be at least 20 ft. from all abutting right-of-way lines except as otherwise provided herein and 7 ft. from all side and rear property lines. Each row house shall have one rear or side yard which is private or reasonably secluded from streets or neighboring property. Such yards shall not be used for any accessory building; and
- f) Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of lots.

Mr. Schroeder stated that the development area, as defined, is the second of several pods, which will be developed as row houses. This phase includes a 1.16 acre development area with 49% of the site being covered by impervious surfaces. According to Section 705.4(6), site coverage is limited to 50% of the development area. The proposed structure will reach a maximum height of 45 ft., which complies with Section 705.4(2) of the Glynn County Zoning Ordinance.

Mr. Schroeder pointed out that approval has been received from Building Inspections, the Fire Department, Planning and Zoning, Public Works, Water & Sewer and Engineering. He stated staff recommends approval of this request.

Chairman Stewart asked that the owner/developer confer with security and perhaps allow the new members of the Planning Commission and County Commission to tour the ROW house development. Mr. Foster concurred.

Mrs. Touw had questions regarding foundation procedures. Mr. Bobby Shupe, County Surveyor, explained that it is easier to construct the building and then come back and place the property lines within the walls that divide the building.

Mr. Schroeder explained that routinely, once the foundation is established, an administrative plat (801) is submitted for review and approval by staff.

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

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**Site Plan**  
**St. Simons Grand, Phase I**  
**6.8 acres, 81 units, located**  
**off Ocean Boulevard, zoned**  
**Resort Residential**

**St. Simons Grand, L.L.C.,**  
**Owner/Developer**

Mr. Bill Foster, Jr. and Mr. Bobby Shupe were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to construct an 81 unit condominium complex as part of Phase I. The property is zoned Resort Residential which permits a maximum multi-family density of 16 units per acre. The proposed density is 11.93 dwelling units. The development adheres to the requirements outlined in Section 705 RR Resort Residential District.

Mr. Schroeder stated that the structure will be three-stories with a majority of the parking located under the building at ground level. The overall height of the structure will not exceed 45 ft. with a few exceptions outlined in Section 617 of the Zoning Ordinance.

Mr. Schroeder explained that the setbacks from the dunes, road and side property lines are in conformance with Section 705.4. One entrance sign will be erected not to exceed a total area of 24 sq. ft. In addition, an 8 ft. masonry wall will be installed from the right-of-way to the end of the building along the north and south property lines.

Mr. Schroeder pointed out that the site contains several Federal Insurance Rate Map zones with the proposed building located in an AE-13 through AE-15 zone. Due to the building being elevated over parking, FEMA requirements are met. Some natural features of the site are retained. In particular, the 26 ft. dune located in the north central part of the site.

Mr. Schroeder stated that the following departments have approved the site plan for Phase I: Building Inspections, Planning & Zoning, Water & Sewer and the Fire Department. He stated staff recommends approval of this request subject to acceleration/deceleration lanes being approved by the Board of Commissioners. Photographs of the parking and elevation were presented for the Planning Commission's review.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Lamar Cole. Discussion continued regarding whether the structure contains an elevator, a staircase or an observation tower. Mr. Bill Foster stated that the architect would have to address that question. Also, Mrs. Touw expressed concerns about the pitch of the roof. She stated that a roofline higher than 45 ft. is not in accordance with the ordinance. She stressed that the roofline should be 45 ft. or less, and no exceptions should be allowed unless the ordinance is adhered to. Thereupon, Mrs. Jones amended the motion for approval to include that no roofline shall exceed 45 feet in height. The amendment was accepted and the motion was unanimously adopted.

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**Site Plan**  
**Wiedemeyer Condominiums**  
**7.38 acres, 79 units, located**  
**off Demere Road, south of Demere**  
**Park, Zoned Medium Residential**

**Robert Wiedemeyer, Owner**

Mr. Wiedemeyer and Mr. Roger Purcell were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing a 79 unit condominium development on a 7.3851 acre site. The units will be two-stories over covered parking and will be oriented towards open areas such as the ponds or a large courtyard.

Mr. Schroeder stated that the development will be served by public water and sewer. He further explained that parking will be provided below each unit and each unit will have two parking spaces. Additional parking (18 spaces, 6 which are handicapped accessible) will be strategically placed throughout the development to accommodate visitors. Site coverage may not exceed 50% for multi-family developments on St. Simons Island. The site plan provides the following calculations:

<b>Description</b>	<b>Square Feet</b>	<b>Percent Coverage</b>
Buildings	60,040 sq.ft.	18.66%
Driveway & Road	88,550	27.53
Dumpster Pad	128	.04
Sidewalk	2,633	.82
Mailbox Kiosk	500	.16
Parking	3,303	1.03
Pool Area	3,854	1.20
Gravel Turn Areas	1,232	.38
<b>Total</b>	<b>161,320</b>	<b>50%</b>

Mr. Schroeder explained that access will be provided from Demere Road with an emergency access from George Lotson Avenue. No additional access points will be permitted to Demere Road. The commercial tract, zoned Highway Commercial, at the entrance to the development will use the 40 ft. private street as access. The entire road system in the development will be developed to county road standards.

Mr. Schroeder pointed out that the 20 ft. development setbacks are adhered to as required in the conditions of approval for the rezoning to Medium Residential. The 20 ft. setback will also be left in its natural state and/or enhanced to meet the minimum requirements of Section 613 of the Zoning Ordinance (landscaped buffers).

Mr. Schroeder stated that lighting will be limited to low level security lighting near all of the structures and in the central open area. The lighting will not cast or be projected towards surrounding properties. Due to the density of the project and the drainage, related issues greater than 50% of the existing live oaks in excess of 24" diameter will be removed. The overall site is a low area containing approximately 4 acres of wetlands. However, the applicant has received a permit from the Corps of Engineers to modify the wetlands. Traffic generated by the new development will be in excess of 400 trips per day.

Mr. Schroeder stated that several platted drainage easements and water and sewer easements exist on this property. Coordination with the Water and Sewer Department and Engineering is essential during the development process. Once the units are constructed, a condominium plat will be prepared abandoning certain easements and establishing new easements. The plat will be reviewed by staff and approved by the County Commission prior to being recorded.

Mr. Schroeder pointed out that this development adheres to the requirements outlined in the Glynn County Zoning Ordinance along with conditions placed on the development by the Board of Commissioners. He stated staff recommends approval subject to the following conditions:

**Planning & Zoning:**

1. Prior to the issuance of a Certificate of Occupancy, the development setback area and the existence of a buffer meeting the requirements of Section 613 will be verified.

**Engineering:**

1. Final approval of drainage calculations and design (95% complete)
2. Acceleration/deceleration may be subject to Board of Commissioners approval.
3. Power pole at entrance should be relocated.

**Water & Sewer:**

1. Written approval of water and sewer design to be submitted.

Mr. Flanagan wanted to know what the developer is going to do with the power pole at the entranceway. Mr. Roger Purcell stated that he will work with the GA Power Company to relocate the power pole.

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

Mr. Cole asked for clarification of the crash gate and its use. Mr. Schroeder stated that a crash gate is a chain-linked fence used for fire protection.

Mr. Williams expressed concerns about the private area, Carter and Cummings Lane. Mr. Schroeder stated that no lighting will project to adjacent properties and no activity will be noticeable due to the landscaping. He further stated that the design of the 4 acre low area will improve drainage on the site. Mr. Purcell added that the ponds proposed to be created will also improve drainage on the lot that Mr. Williams is concerned about.

Mr. Fell stated he is concerned about the 20 ft. setback. He would like to be assured that the buffer remains in its natural state because buffers somehow seem to disappear. Also, Mrs. Touw asked that there be one entrance to eliminate access from George Lotson Lane. Mr. Purcell stated he would have no problem with one access.

After discussion, the motion was amended to include that if any natural buffer is disturbed, the buffer shall be restored prior to a Certificate of Occupancy being issued; and no construction access shall be permitted from George Lotson Lane. The amendment was accepted and the motion was unanimously adopted.

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GC-5-97

**Request to rezone from Freeway Commercial to General Commercial, a 20,000 sq. ft. parcel fronting 100 ft. on the east side of Picric Street beginning 100 ft. south of Old Mill Trace and lying immediately north of the Georgia Power Easement and approximately 700 ft. from Glyndale Drive**

**Property owned by Daniel R. Coty, Sr.**

Mr. Coty was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a 20,000 sq. ft. lot fronting 100 ft. on the east side of Picric Street beginning 800 ft. north of Glyndale Drive. A vacant lot is located immediately to the south of the property and the Georgia Power Easement to the north.

Mrs. Taylor explained that the subject property was originally part of a 2.54 acre tract that was rezoned from R-9 Residential to Freeway Commercial in 1984. However, since that time, other rezonings within the area have been approved. The property located immediately to the east and southeast of the subject property, consisting of 6.845 acres, was rezoned to Medium Residential in 1994 to allow multi-family developments. The immediate area consists of a mixture of uses, i.e., commercial and residential (multi-family and single-family).

Mrs. Taylor stated that the property is already zoned commercial, but the current zoning of Freeway Commercial does not permit the type use proposed for the property. The only commercial zoning district that permits a child care center is General Commercial. However, General Commercial zoning does not require building setbacks. If rezoned, staff recommends that a 20 ft. setback be required on the front property line (Picric Street), a 7 ft. setback on the side property lines, and a 10 ft. setback on the rear property which lies adjacent to the Medium Residential District. Per Section 613 of the Zoning Ordinance, staff further recommends that a landscaped buffer strip be required between the subject property and the MR District.

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;

The rezoning would be a down-zoning which should create less impact.

- 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;

Previous zoning changes and development in the area, creating compatible mixed uses.

Mrs. Taylor stated that staff recommends approval of rezoning from Freeway Commercial to General Commercial, subject to the following setbacks being met.

Front: 20 ft. (Picric Street)

Sides: 7 ft.

Rear: 10 ft.

It was noted that Mr. Coty is in agreement with the conditions stated by staff.

Following discussion, a motion was made by Mr. Robert Fell to recommend approval of this request subject to the setback requirements being met. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

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The Planning Commission took a 10 minute recess. The meeting resumed at 10:40 a.m.

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Chairman Stewart stated there is much concern about Georgia Environmental Protection Division (EPD) recently placing a cap on the amount of water that local water permit holders can pump from the Floridan Aquifer. He stated this restriction would impede growth in Glynn County. Chairman Stewart pointed out that Jekyll Island, with 2,000 residents, has a pumpage permit for 5 million gallons of water per day; St. Simons (17,000 residents) is permitted for 10 million gallons per day; and the ITT Rayonier plant in Jesup has a permit for 75 million gallons per day. Chairman Stewart stated he feels that local industry has done an outstanding job with water conservation, but EPD is not giving them credit for what has been done, and this is very unfair.

Mr. Dan Coty, a local businessman and a member of the Coastal Georgia RDC Water Resource Committee, stated it appears that Glynn County is being penalized for doing a good job. He stated there should be a regional plan to assess water needs in Glynn County. Mr. Flanagan agreed with Mr. Coty and stated his department would try to obtain grant money for this plan.

Mr. Coty stated that he is planning to attend a meeting in Atlanta to discuss the water issue with Mr. Harold Reheis of EPD and he will report back to the Planning Commission at a later date.

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## **MINUTES**

Mrs. Touw pointed out that under Commission Items of the January 7<sup>th</sup> Minutes, Mr. Reuter stated he would forward copies of recent amendments to each member to be included in the Zoning Ordinance; however, she has not received copies of the amendments. Mr. Schroeder stated that a completely revised Ordinance containing recent amendments will be provided for each member.

A motion was made by Mrs. Iris Touw to approve the Minutes of the January 7, 1997 Planning Commission meeting. The motion was seconded by Mrs. Glenda Jones. Voting Aye: Mr. Lamar Cole, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Wayne Stewart and Mrs. Iris Touw. (Mr. Johnathan Williams was not a member at that time and therefore abstained from voting.)

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## **STAFF ITEMS**

### **Accessory Use/Garage Apartment**

Plans were submitted by Mr. Richard White for a bathhouse to be permitted as an accessory use; however, during the course of discussion, it was the consensus that further review was needed to determine what is permitted as an accessory use. Mr. Ellis Carter, Building Official, explained that he is in the process of checking codes on a case by case basis to help make this determination. He stressed that this is not directed at Mr. White, but it is something that has to be determined. Mr. White stated that someone has interpreted his plans as a garage apartment, but he assured the Commission that his intent is for a bathhouse only.

According to the Ordinance, the definition for Accessory Use Apartment is a structure used for residence, detached or attached to a principal building on the same lot and customarily incidental and subordinate to the principal building. Mr. Carter stated that accessory structures permitted under the guise of a bathhouse, pool house, storage use, etc. are finding use as apartments, thus creating two one-family dwellings on a single lot of record.

Mr. Flanagan stated there are too many open interpretations in the Ordinance. Chairman Stewart agreed and suggested staff contact other counties and perhaps the State of Florida for a comparison. He then appointed Mr. Lamar Cole and Mrs. Glenda Jones as a committee to work with staff on clarifying and determining a recommendation. Mr. Carter stated he would work with Mr. White on ordinance standards in order for him (Mr. White) to construct his house.

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## COMMISSION ITEMS

Mr. Fell had comments regarding the buffers and excessive clearing for the Barnes Plantation condominium project on Frederica Road. Mrs. Taylor stated the only buffer required on the property was on Alabama Street. The building setbacks were required along Fourth Street and Florida Street. Mr. Schroeder stated he would provide a copy of the landscape plan for Mr. Fell's review.

Mr. Fell also reminded the members of the request for a joint meeting between the Planning Commission and the Board of Commissioners for the purpose of ironing out some issues. Chairman Stewart advised that he would meet with the Board of Commissioners Chairman, Mr. Fred Tullos, and proceed with scheduling a joint meeting.

Mrs. Touw wanted to know if the Water & Sewer Director, Mr. Bob Benson, could give the Planning Commission a report or an update on how much capacity is left at the waste water treatment plant in Glynn Haven and what usage is allowed. Mr. Flanagan advised Mr. Schroeder to confer with Mr. Benson on compiling a report for the Planning Commission.

Mrs. Touw also wanted to know if the Heritage building had been settled yet. She stated she had received complaints about a new access road being cut into the Heritage property from Ledbetter Avenue on St. Simons. Mr. Flanagan explained that a "stop work order" has been issued at the county's request and the developers are in agreement with the request. He stated the property owners have the option of asking the Planning Commission for an amendment to the Planned Development Zoning Text, which at this time only allows one access road.

Mrs. Jones inquired about the legal ruling for Thornhill Creek. Mr. Schroeder stated staff has not received a response from the County Attorney at this time.

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There being no further business to discuss, the meeting adjourned at 11:45 a.m.