

MINUTES

GLYNN COUNTY PLANNING COMMISSION
AUGUST 3, 1999 9:00 A.M.

MEMBERS PRESENT: Richard Altman, Chairman
Lamar Cole
Hal Hart
Jonathan Williams

ABSENT: Pat Browning
Perry Fields
Iris Touw

STAFF PRESENT: Chuck Taylor, Director
Cindy Olness Planning Official
Lee Thomasson, Planner
Deborah Taylor, Zoning Administrator
Buster Reese, Assistant County Engineer
Janet Loving, Administrative Secretary

Chairman Richard Altman called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. For the record, Chairman Altman stated that in case of a tie vote on any agenda item today (among the four members present) the item would be deferred until the next meeting when perhaps more members are in attendance.

GC-23-99

Request to rezone from Forest Agricultural to Freeway Commercial a parcel of land consisting of 28,944 sq. ft., located between Fancy Bluff Road and I-95 at Exit 6; subject property lying immediately east of Flying J Travel Plaza.

CFJ Properties, Property Owner

Attorney Gene Caldwell, agent, was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Cindy Olness as follows:

This request is to rezone a parcel of land to allow the expansion of an existing commercial development located immediately to the southwest, which is the site of "Flying J Travel Plaza." The applicant wishes to expand the commercial boundaries for the development to allow for signage along Interstate 95 to advertise for the travel center. A letter from the Department of Transportation regarding the proposed location of a sign on the site was submitted with the application and has been included in the packages for review. Also included is a concept plan showing the proposed location of the sign and antenna.

If the rezoning is approved, the requirements of the Glynn County Zoning Ordinance would have to be met for the antenna and sign and approval would have to be granted from the Department of Transportation for the sign.

Ms. Olness stated that in conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the 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, if the property is developed for the purpose of an antenna and signage only.

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

No, if the property is limited to the development of the uses requested.

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

Yes, could be developed as zoned.

- 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, if development is limited to an antenna and signage.

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

No, shown 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;

None that staff is aware of.

Ms. Olness stated that staff is recommending approval of this request subject to commercial uses allowed being for an antenna and signage only.

Following a brief presentation by Attorney Gene Caldwell, a motion was made by Mr. Hal Hart to recommend approval of this request subject to commercial uses allowed being for an antenna and signage only. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

**Historic Casino
530 Beachview Drive
Addition of public restroom facilities
Glynn County, Property Owner
Tom Rule or Robert Ussery, Agent**

Mr. Robert Ussery was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Lee Thomasson as follows:

The applicant proposes to build an addition to the Historic Casino onto the end of the west wing facing Neptune Park. This addition is planned to provide both men's and women's restroom facilities, as well as water drinking fountains. The design calls for the

addition to be in the same architectural style as the existing Historic Casino with the same color and type of bricks, white wooden trim and exact same roof. Site coverage (or lot coverage) is not an issue due to the large size of the tract.

This proposed development does not exceed the building footprint requirement. Due to the unavailability of an accurate survey, an estimated percentage of footprint coverage is 35%. There is no increase as to the height of the building. Two small trees may need to be removed in constructing this addition.

Mr. Thomasson stated that staff is recommending approval of this request.

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

**615 May Jo Street
Demolition of existing single-family residence
and construction of new single-family residence
5,665 sq. ft. lot, zoned R-6 One-Family Residential**

**John & Nancy Ringeling and Fred H. Pilgrim, Jr.,
Property Owners**

Mr. and Mrs. Ringeling were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Thomasson as follows:

This request is to build a new 1.5 story residential structure on the above referenced lot. The architectural style is typical for this neighborhood of homes built during the 1920's and 1930's. The structure will be built with wood lap siding and painted in beige tones. The main roof will be asphalt shingles in woodland green, while the porch roof will be galvanized metal (tin), as presently seen throughout the neighborhood. Staff has determined that the site coverage of the proposed development is 2,093 sq. ft. and the lot size is 5,665 sq. ft. for a coverage of 37%.

The average footprint of the adjacent side lots is 1,337 sq. ft., while the footprint of this project is 1,283 sq. ft. thus meeting the footprint requirement.

The height requirement calls for no more than 10 ft. over the average height of the structures of the adjoining side lots. This project is within the height standard being 24.5 ft. in height, while the average height of the side structures is approximately 18 ft. There are no trees to be removed on this site.

Mr. Thomasson stated that staff is recommending approval of this request.

Mr. Tom Swan, St. Simons Island resident, inquired about the parking for the structure. Mr. Ringeling stated that the site plan shows three off-site parking spaces. The site plan was then presented to the members for review of the parking spaces.

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

Site Plan
Oceanfront Condos
Request for extension of site plan approval
Approval granted on 8-4-98 with conditions

Mr. Robert Ussery, agent, was present for discussion.

Mr. Thomasson stated that this request is for an extension of approval granted on August 4, 1998. The applicant has indicated that demolition of the existing structures has been completed but no new construction on the site has taken place. Construction of the project will begin within the next 12 months.

The following conditions were placed on the approval of August 4, 1998:

1. The applicant must follow the conditions of the Board of Commissioners for right-of-way usage. On July 16, 1998, the Board of Commissioners issued a "Use of Public Right-of-Way" Permit that allowed the applicant to use Third Street for access only, and prohibited any inhibition of public beach access. Furthermore, the Board allowed the applicant to place shell in the Third Street right-of-way that is exactly the same species and color of the shell that presently occupies a portion of the right-of-way.
2. The applicant must conform to the requirements of the Georgia Shore Protection Committee Permit issued by the GA Department of Natural Resources on March 17, 1998. The permit allows for the construction of the building on pilings and sets forth construction and maintenance requirements for the development.
3. The applicant must conform to the addressing requirements of the GIS and 911 Departments.

The applicant has indicated that there would be no changes made to the site plan approved with the above listed conditions of 8-4-98.

Mr. Thomasson stated that staff is recommending approval of this request.

Following discussion, a motion was made by Mr. Lamar Cole to approve the 12 month extension of this site plan. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

Site Plan
Kingsmarsh Villas
(Formerly known as St. Simons Condos)
Pool addition to a 24-unit multi-family residential
development, 3.39 acres, located off Longview
Drive, Zoned General Residential

John A Jones/Liberty Construction,
Property Owner/Developer

Due to no one being present to represent this request, Chairman Altman advised that this item would be deferred until later in the meeting pending arrival of a representative.

Site Plan

**The Lodge at Sea Island
Construction of Golf Course Clubhouse and
Hotel, 27.9 acres, locates off Retreat Avenue
(aka Avenue of Oaks), Zoned Planned
Development-General**

**Sea Island Company, Property Owner
William Edenfield, Agent**

Attorney Jim Gilbert was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Thomasson as follows:

This project consists of a new structure housing a golf course clubhouse, guest rooms and other related uses, including a restaurant, locker rooms, meeting facilities and ample parking. Sitting on a total project site of 27.90 acres, this project site is within the allowance for density, parking, ingress/egress and open spaces. The density called for in the PD Text is a maximum of 150 guest rooms, while this project calls for 42 rooms. The parking requirement is for 156 total spaces and there are 222 spaces planned. The open space requirement is for a minimum of 50%, and this project is planned to have 82.54 % of the site as open space.

This plan calls for preservation of the historic tabby ruins and the extensive specimen trees existing on this site.

Glynn County Environmental Quality Development will provide the water source and sewage treatment. A Sedimentation and Soil Erosion Control Permit has been issued.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Quality and Engineering have all favorably reviewed this site plan. Mr. Thomasson stated that staff is recommending approval of this request.

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

**Preliminary Plat
Dake's Landing
61.3462 acres, zoned Forest Agricultural
64 Single-Family Residential Lots, located
off Buck Swamp Road**

Bill Duckworth, Property Owner

Mr. Roger Purcell was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Thomasson as follows:

This project consists of 61.346 total acres to be subdivided into 64 lots comprising 51,887 acres. The 64 lots will average 35,315 sq. ft. with the smallest lot being 21,273 sq. ft.

Also proposed are five 60 ft. rights-of-way encompassing 9.460 acres. These new rights-of-way are entitled Duckworth Lane (the only non cul-de-sac), Drake's Landing, Wood Duck Way, Merganser Drive and Pintail Point. The owner proposes to construct

these streets to county standards and then request dedication to Glynn County. Since there is a violation of a section of the Glynn County Subdivision Regulations, the applicant has provided a letter requesting a variance. Both the Community Development and the Engineering Departments support the variance request.

The water source is planned to be a community well with individual sanitary septic tanks. A Sedimentation and Soil Erosion Control Permit will be required for this development.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Quality and Engineering have all favorably reviewed this project. Mr. Thomasson stated that staff is recommending approval of this request.

Mr. Roger Purcell explained that the applicant wanted to get the preliminary plat approved and then come back with construction plans, which would include filling the wetlands. He stated that the applicant understands that nothing can be done until he gets the LDA Permit. Mr. Thomasson added that the construction plans that are submitted to the various departments have to also be completely approved and signed off on, including EPD, before any construction takes place.

Following discussion, a motion was made by Mr. Jonathan Williams to approve this request contingent upon all other components of the application being approved. The motion was seconded by Mr. Hal Hart and unanimously adopted.

The Planning Commission took a 10 minute recess. The meeting resumed at 10:55 a.m.

At this time, it was noted that Mr. John Jones representing Agenda Item #5 was now in attendance. Mr. Jones apologized for being late, but stated he was under the impression that discussion of the site plan application would begin at 11:00 a.m. The item was presented as follows:

Site Plan
Kingsmarsh Villas
(Formerly known as St. Simons Condos)
Pool addition to a 24-unit multi-family residential
development, 3.39 acres, located off Longview
Drive, Zoned General Residential

This project consists of adding a swimming pool and sun deck to a tract comprising 3.39 acres of multi-family residences previously known as St. Simons Condos. The proposed swimming pool size will be 800 sq. ft. of space with an 8 ft. sun deck, bringing the total of 2,006 sq. ft. This increases the site coverage of 42% meeting the site coverage requirement of 50%. This project will not affect the density requirement.

Glynn County Environmental Quality is the water source, as well as sewage treatment service for this development. A Sedimentation and Soil Erosion Control Permit will be required for this project prior to construction.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Quality and Engineering have all favorably reviewed this project. Mr. Thomasson stated that staff is recommending approval of this request.

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

GC-2-99 J

**Consider Amending the Glynn County Zoning Ordinance
Delete Article VIII Sign Ordinance in its entirety and adopt
a new Article VIII Sign Ordinance**

Mr. Chuck Taylor explained that this amendment deals with the new Article VIII of the Sign Ordinance with the changes recommended by the County Attorney's office. The amendment has been reviewed by the Planning Commission over a period of several meetings, and is now in its final draft form.

The floor was then open for public discussion and the following changes were recommended:

For the Planning Commission's consideration, Mr. Dick Wiederhorn recommended that banners be allowed for a maximum of 14 days except in HC Highway Commercial District not located in Planning District 2, no limitation of number of days. He also recommended that a maximum of six (6) banners be allowed per business per calendar year except in HC Highway Commercial not located in Planning District 2, no limitation of number of banners per location per calendar year. However, during the course of discussion, it was recommended that banners be limited in this manner (14 days, 6 banners) countywide and not just for District 2, and that the banners be allowed per business and not per location. Also during discussion, Ms. Marilyn Marsh and Mr. Tom Swan of St. Simons Island, suggested that the county charge a fee for banner permits. The Planning Commission concurred.

Mr. Taylor pointed out that it would be very difficult to enforce these changes to the Sign Ordinance in that the county only has one code enforcement officer. He briefly expounded on the proposed budget cuts for Community Development. Chairman Altman stated that the Planning Commission could not review or establish ordinances based on Community Development's budget.

At Terry Driggers' suggestion, the Planning Commission agreed to strike a referral back to a particular section of the Sign Ordinance relating to subdivision signs as follows: Subdivision Signs, under the provisions set forth in Subsection 804.4 ~~and 813.2.4~~ where applicable. Mr. Driggers stated that this referral is very confusing and should be eliminated.

Mr. Hal Hart expressed concerns about Section 808 b) relating to Planned Development and Planned Commercial Districts which states: "if no sign requirements are incorporated in the plan, then the sign requirements of the previous zoning district must be met." Mr. Hart stated that he sees a real problem with Planned Development and a Planned Commercial Text if no signage is specified. Mrs. Deborah Taylor suggested that the language be changed to state that if the original Planned Development/Planned Commercial Text does not include signage then the text be amended to address signage. The Planning Commission concurred.

Referring to Section 803.5.5 Flags, Mr. Hart pointed out that at the July 13th Public Meeting, the Planning Commission referenced flags of a "commercial nature..." however, that language is not included in today's amendment. He also stated that a 5 sq. ft. flag is too small. The Planning Commission concurred and recommended that the language be changed to reflect that flags of a commercial nature shall be 15 sq. ft. in area.

Following review, Chairman Altman advised staff to incorporate the changes and bring a completed draft amendment back to the Planning Commission for review and approval at the next meeting. Thereupon, a motion was made by Mr. Hal Hart to defer this item until the September 7th Planning Commission meeting. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

GC-2-99 G

Consider Amending the Glynn County Zoning Ordinance Section 302. Definitions, Variance; Section 709. St. Simons Village Preservation District, Subsection 709.10 Signs and Subsection 709.12 Variances; and Article X Appeals, How Taken, Section 1005. Powers and Duties, Subsection 1005.3

A motion was made by Mr. Hal Hart to defer this item until the September 7th Planning Commission meeting. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

Ordinance Review Committee Report

Mr. Robert Ussery, Vice Chairman of the Ordinance Review Committee appointed by the Planning Commission, presented the committee's report. (Copies were included in the packages for review). During his presentation, he explained that the committee reviewed the ordinances, conducted meetings that sometimes included county staff members, and formulated a list of issues to address. He stated that the committee also recognized the pressure on developers to maximize their property, particularly on St. Simons where property values are increasing. They further recognized the need to preserve the green space not addressed in the current ordinances.

In conclusion, Mr. Ussery stated that the committee would like to meet with the Planning Commission to address each issue outlined in the report, and to obtain further direction from the Commission. Mr. Hart commended the committee for their hard work and efforts and suggested that the issues be prioritized to perhaps eliminate some of the minor items. The Planning Commission concurred.

Following discussion, it was the consensus of the Planning Commission to have a Public Meeting on Wednesday, August 18th at 7:00 p.m. in Room 234 of the Office Park Building to further discuss the committee's report. All staff involved in the process should attend. Staff was also advised to notify all committee members, including the St. Simons Ordinance Review Committee.

MINUTES

Upon a motion made by Mr. Hal Hart and seconded by Mr. Lamar Cole, the minutes of the July 6, 1999 Planning Commission meeting were approved and unanimously adopted.

**Proposed Amendment, Glynn County Zoning Ordinance
Tree Protection and Landscaping Ordinance**

The amendment, which was drafted by the St. Simons Ordinance Review Committee, was included in the packages for the Planning Commission's review. Referring to the memo from Attorney Gary Moore, dated August 2, 1999, Mr. Taylor stated that the proposed ordinance amendment is lacking in several areas and is unacceptable from a legal standpoint. Chairman Altman suggested that this amendment be placed on the agenda for August 18th Public Meeting for a detailed review. The members concurred.

**Proposed Amendment, Glynn County Zoning Ordinance
Building Coverage/Lot Coverage/Cite Coverage**

Ms. Olness stated in that the Ordinance Review Committee expressed concerns about preserving more green space, she would suggest that this item be placed on the August 18th agenda for further review. The Planning Commission concurred.

Permission was granted for Mr. Taylor to advertise the following proposed amendments to the Glynn County Zoning Ordinance and Subdivision Regulations for the September 7th Planning Commission meeting:

- a) **Building Setbacks, Section 302. Definition**
- b) **Exemption for Private/Public Utility Stations for Water & Sewer**

Community Development Budget 1999-2000

Ms. Olness stated that copies of the proposed budget were not available at the time the planning packages were distributed; however, Mr. Taylor elaborated on the proposed budget cuts for Community Development and its affect on staff and the general public if approved, followed by a general discussion.

There being no further business to discuss, the meeting adjourned at 12:15 p.m.