

MINUTES

GLYNN COUNTY PLANNING COMMISSION MAY 4, 1999 9:00 A.M.

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

STAFF PRESENT: Chuck Taylor, Community Development Director
Cindy Olness, Planning Official
Lee Thomasson, Planner
Deborah Taylor, Zoning Administrator
Ellis Carter, Building Official
Buster Reese, Assistant County Engineer
Keith Taylor, Assistant County Attorney
Janet Loving, Administrative Secretary

Chairman Richard Altman 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.

Barbara Jean's
214 Mallory Street
Exterior Improvements to Existing Restaurant
Located on the southeast corner of Mallory
Street and Beach View Drive, SSI

Don and Libbie Hogan, Property Owners
Jim Barta, Business Owner

Mr. Jim Barta 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 install exterior improvements to the existing commercial structure at 214 Mallory Street. The improvements will be the addition of an awning approximately 31 ft. long and 3 ft. high to the north side of the structure above the existing windows.

The awning and the seating area underneath will not be on the right-of-way. The awning, designed to cover the seating area, is proposed to extend just less than 5 ft. out from the building and be supported by five black painted metal posts with a detachable black chain hanging between them. The height of the awning is 9 ft. meeting the requirements of the Building Code. The colors of the awning will be consistent with the existing exterior colors of the structure.

The seating will not exceed the seating capacity allowed for this restaurant (which includes interior and exterior seats). There is no change in the height of the existing structure. Mr. Thomasson stated that staff is recommending approval of this request.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this request. The motion was seconded by Mr. Jonathan Williams. Discussion continued. Mrs. Touw expressed concerns about seating relative to the tables and chairs intruding out on the sidewalk. Mr. Barta explained that the detachable chain would help to eliminate or contain that problem. Ms. Touw then had questions regarding the water draining on the public sidewalk. Mr. Thomasson stated that the actual storm water amount won't change, but it would be directed by the edge of the awning.

After discussion, the motion for approval was unanimously adopted.

559 Magnolia Street
Exterior Improvements to Existing Residence
6,000 sq. ft. lot, located on the north side of
Magnolia Street between Neptune Way and
Oak Street, Zoned R-6 One-Family Residential

Mr. Cap Fendig, property owner, was present for discussion.

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

The applicant proposes to build a roof over the rear porch of the residence at 559 Magnolia Street, as well as add a flat roof dormer to the west roof of the structure. The rear porch addition was approved at the April 6th Planning Commission meeting with the porch having no roof. A skylight was also approved, but the applicant has determined that the flat roof dormer would serve his purposes better.

There is no change to the height of the existing structure, nor does the changes have any impact on the footprint or lot/site coverage. The siding of the dormer will be consistent with the structure's existing siding and will also be the same color. The roof covering materials and color of the dormer will be consistent in appearance with the rest of the roof.

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

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

603 May Joe Street
Exterior Improvements to Existing Residence
8,482 sq. ft. lot, located on the west side of May
Joe Street between Oak Street and 12th Street
Zoned R-6 One-Family Residential

Attorney James B. Gilbert, Jr., property owner, was present for discussion.

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

The applicant proposes to build an open carport with an enclosed storage area in the rear. The open carport will measure 25 ft. by 12 ft., while the enclosed storage area will measure 12 ft. by 5 ft. for a total of 360 sq. ft. There will be no substantial change in

the footprint of this lot due to the owner recently having removed an existing metal carport and detached storage shed.

Also proposed is the addition of a wooden deck measuring 12 ft. by 16 ft. onto the rear of the residence. This does expand the lot coverage but the enlarged footprint would still be less than 35 % of the lot. Additionally, the owner proposes to erect a 6 ft. high wooden privacy fence along the same line as an existing chain-link fence. Finally, a shell driveway is to be install. There is no change to the height of the existing structure.

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

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

**Site Plan Approval
American Lubefast & Ameriwash
Located on the north side of Demere Road in Tabby
Plaza, 2.048 Acres, Zoned Highway Commercial**

**Stewart Commercial Invest., Inc., Owner
American Lubefast, Developer**

Mr. Don Hutchinson, agent, 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 one lot comprising .485 acres (21,127 sq. ft.) to be a combination automobile oil/lubrication and car wash commercial development. The proposed building size will be 2,616 sq. ft. of space. There will be an access driveway of 24 ft. opening onto Frederica Road, and the County Engineer reports that planning is underway to install a traffic light at this intersection. The parking required for this amount of square footage is 7 spaces, and this project meets that standard.

Glynn County Environmental Quality Department will provide the water source and sanitary sewage treatment. A Sedimentation and Soil Erosion Control Permit will be required for this project prior to construction.

Mr. Thomasson stated that Planning & Zoning, Building Inspections, Engineering, Fire Department and Environmental Quality Department have all favorably reviewed this project. He stated that staff is recommending approval of this request. He pointed out that prior to the meeting, questions were raised by planning members about the parking. Mr. Thomasson highlighted the parking areas on the copy of the site plan and presented it to the members for review. Mrs. Touw stated that prior to the meeting she raised questions about parking, lighting and also made the statement that "this is not a site plan as we know it." She then referenced a similar development located on Demere Road which at that time, staff was instructed that when a site plan is submitted it must show all of the items required by the ordinance. Mrs. Touw stated that this request does not meet that definition. She reiterated that this is not a site plan.

Mr. Thomasson stated that in staff's view, a site plan is a detailed combination drawing. The memorandum that was provided from Ms. Olness referenced an item that he was not aware of, but it is staff's view that this site plan does contain information to complete a review process. He stated that staff had already completed the development review process when the earlier memorandum was brought to their attention. However, he did discuss this with the engineering firm who also contends that all items, including traffic, were covered by the site plan.

Mrs. Touw stated that at some point she would like to know how the parking was computed. She stated that Mr. Thomasson indicated that parking was based on square footage. However, according to the conditional use under Highway Commercial, a car wash is based on one half of the hourly rate. She then asked if this particular car wash would be an automatic self-service wash. Mr. Thomasson stated that the car wash would be automatic with hand drying, etc. Mr. Hutchinson stated there would be one bay for the car wash and two bays for lube.

Mr. Reuel Platt, St. Simons Island resident, was present to oppose this request. He stated that this is just another step to make St. Simons look like Hilton Head or Coco Beach. He also expressed concerns about having a traffic light approximately 100 yards from the traffic light at the corner of Demere Road and Frederica Road. Mr. Platt stated that he would like to see a site plan that shows how this project would look from the street and from the surrounding area.

Mr. Ralph Jensen read a statement from RUPA urging the Planning Commission to withhold a decision on this request until the County Commission acts on the recommendations and or revisions proposed by the Ordinance Review Committee regarding Highway Commercial Zoning on St. Simons Island.

Mr. Tom Swan of St. Simons Island agreed with Mr. Platt. He stated that they don't need another traffic light in the area. He also stated that another car wash would add to a highly developed commercial area. He pointed out that there are already five lube places on the Island and they don't need another one. Mr. Swan asked if this is a detailed site plan or "are we buying a pig in a poke."

Mr. Alex Hunter of St. Simons wanted to know if anyone had done a traffic count at the intersection. He also stated that this site plan does not comply with the ordinance. Mrs. Touw explained that traffic counts and traffic lights are not the Planning Commission's responsibility. She stated that they are here to review and make a decision on the site plan. She further stated that the Planning Commission cannot make a decision about the owner or the use of the property. The property is zoned Highway Commercial and a car wash/car lube is a conditional use in that zoning district.

Mr. Don Hutchinson pointed out that they have spent approximately \$71,000 in preparation of this site. Staff said that they had to have a Soil Erosion Permit and they do have one. He stated that this site plan meets all of the requirements of the Ordinance.

Mr. Hal Hart stated that he shares the concerns about traffic. He then asked who should those questions and concerns be directed to. Ms. Olness replied Jim Bruner, the County Engineer.

Mr. Joe Johnson, American Lubefast representative, pointed out that they had nothing to do with the traffic light. It was already there. He then gave a brief background history of his company. He stated that they have approximately nine stores and are good corporate neighbors. He presented photos depicting the colors of the development, which will be consistent with the area.

Following discussion, a motion was made by Mrs. Glenda Jones to approve this site plan. 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. Mrs. Iris Touw stated that this is not an acceptable application and therefore she would have to vote against this request.

**Site Plan Approval
Sea Island Support Services Campus
Located on the north side of Sea Island Road,
just west of "Shops at Sea Island," 6 Acres,
Zoned Planned Development**

Sea Island Company, Owner/Developer

Attorney Jim Gilbert and Mr. Bill Edenfield were 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 one tract comprising 9.01 acres to be an office park development. There are two buildings proposed with both buildings having 20,000 sq. ft. of space. It is planned for one building to be constructed initially and the other to be constructed as needed. There will be an access driveway of approximately 40 ft. opening onto Sea Island Road. The parking required for this amount of square footage is ultimately 200 spaces. While this project meets this standard, the PD Text does allow for a reduction of 10%. The site coverage will be less than 28%.

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

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

Attorney Jim Gilbert gave a brief history of the area and stated that he and Mr. Edenfield are prepared to answer all questions. Mr. Ralph Jensen suggested that there be a frontage road rather than an access road off of the Sea Island Causeway. Mr. Gilbert stated that Mr. Jensen's suggestion was considered; however, the applicants were constrained by the wetlands and the marsh area. Ms. Lori Perkins expressed concerns about the vegetation in the area. Mr. Gilbert stated that all vegetation would remain in place.

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.

**Preliminary Plat
Doerflinger's Creek
Located on Blythe Island Highway (formerly known
as Highway 303) 10.692 Acres, 23 Single-Family
Residential Lots, Zoned R-9 and R-20 One-Family
Residential**

Danny Highsmith, Owner/Developer

Mr. Ernie Johns, Atlantic Survey, 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 10.692 total acres to be subdivided into 23 lots comprising 9.866 acres. The average lot size will be 18,685 sq. ft. with the smallest lot being 12,406 sq. ft. Also proposed are two 50 ft. right-of-way cul-de-sacs encompassing 0.826 acres. (35,981 sq. ft.) to be titled "Sweet Grass Lane" and "Tendrill Trail" respectively. The

owner intends to construct these roads to county standards and then request dedication to Glynn County.

The water source is planned to be a community well and the sanitary sewer service will be by septic system. A Sedimentation and Soil Erosion Control Permit will be required prior to construction.

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

Following review, a motion was made by Mr. Hal Hart to recommend approval of this request. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mrs. Glenda Jones, Mrs. Iris Touw and Mr. Jonathan Williams. Abstained From Voting: Mr. Richard Altman.

**Preliminary Plat
Taralakes Drive
Located at Spur 25/Golden Isles Parkway and
I-95, northwest quadrant, Exit 8, 125.568 Acres,
Zoned Planned Development-General (Golden
Isles Gateway Tract, CR-6 Freeway Commercial)**

Ronald Sawyer, Sawyer & Assoc., Owner/Developer

Mr. Gary Nevill and Mr. Bobby Shupe were present for discussion.

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

This project, for roadway only, is to be developed as part of the Golden Isles Gateway Planned Development and consists of a varying right-of-way (from 50 to 80 ft. in width) named Taralakes Drive encompassing a total of 2.387 acres. The overall tract in which the proposed right-of-way transverses totals 125.568 acres. There will be a temporary cul-de-sac built until the roadway is developed further. The owner intends to build Taralakes Drive to county standards and then request dedication to Glynn County.

Glynn County Environmental Quality will provide the water source and sewerage treatment service. A Sedimentation and Soil Erosion Control Permit will be required prior to construction.

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

Referring to the cul-de-sac, Mr. Hart asked if a variance would be required. Mr. Thomasson stated that at the time of construction of the cul-de-sac a variance would be required.

For clarification, Mrs. Touw asked if this request is for the road only. Mr. Thomasson replied yes, and any further development would be brought back to the Planning Commission for review and approval.

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

**Preliminary Plat
King's Point
Located on Kings Way across from St. Simons Island
Club, 68.893 Acres, 35 Single-Family Residential Lots
Zoned Forest Agricultural**

Sea Island Company, Owner/Developer

Attorney Jim Gilbert and Mr. Bill Edenfield were 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 68.893 total acres to be subdivided into 35 lots comprising 47.856 acres. The average lot size will be 1.37 acres with the smallest lot being .928 acres (40,422 sq. ft.). Also proposed are two 50 ft. rights-of-way and common areas encompassing 21.037 acres. The two rights-of-way are to be titled Point Lane and Cuyler Lane. Point Lane has been approved conditionally in that the County Engineer has not yet approved the small stretch of the right-of-way that is less than 50 ft. (45.8 ft.). Final approval is pending full construction plan review. The owner does not intend to dedicate these roadways to Glynn County.

The water source and the sewerage treatment service will be provided by Glynn County Environmental Quality. A Sedimentation and Soil Erosion Control Permit has already been granted.

Mr. Thomasson stated that the Planning & Zoning Division, Building Inspections, Fire Department, Engineering, GIS and Environmental Quality Department have all favorably reviewed this plat. He stated that staff is recommending approval of this request with the following conditions:

1. The County Engineer must approve of the less than 50 ft. stretches of the rights-of-way during the construction plan review phase.
2. The Planning Commission's approval of the request for variance for allowing an approximate 2,500 ft. cul-de-sac (Point Lane). Section 602.2g of the Glynn County Subdivision Regulations allows no more than 1,200 ft. cul-de-sacs (dead-end streets).

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of this request subject to the conditions stated by staff. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

**Preliminary Plat
Toluca Landing
Located on the south side of Proctor Lane
2.576 Acres, 11 Single-Family Residential
Lots, Zoned R-6 One-Family Residential**

Robert J. Wiedemeyer, Owner/Developer

Dr. Wiedemeyer 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 2.576 total acres to be subdivided into 11 lots comprising 1.7 acres (74,096 sq. ft.). The average lot size will be 6,736 sq. ft. with the smallest lot being 6,000 sq. ft. Also proposed are two 40 ft. rights-of-way encompassing 0.875 acres to be titled Toluca Lane and Toluca. These two new streets are conditional in that the County Engineer has not yet approved them as 40 ft. rights-of-way pending full construction plan review. If fully approved and improved to county standards, the developer/owner plans to dedicate the roads to Glynn County.

The water source and the sewerage treatment service will be provided by Glynn County Environmental Quality. A Sedimentation and Soil Erosion Control Permit will be required prior to construction.

Mr. Thomasson stated that the Planning & Zoning Division, Building Inspections, Fire Department, Engineering, GIS and Environmental Quality have all favorably reviewed this plat. He stated that staff is recommending approval of this request with the condition that the County Engineer approves the 40 ft. rights-of-way (with curb and gutter) during the construction plan review phase.

Mr. Jonathan Williams expressed concerns about the entrance near the homes on Proctor Lane. Mr. Thomasson stated that at one time this particular tract had almost 14 homes on the deeded lots; however, recently that number has been reduced. Staff believes that the 11 lot subdivision will make no appreciable difference in the average daily traffic count on Proctor Lane. The width of the roadway leading into the intersection still has to be approved by the County Engineer.

Following discussion, a motion was made by Mrs. Glenda Jones to recommend approval of this request subject to the condition stated by staff. The motion seconded by Mr. Hal Hart and unanimously adopted.

**Minor Plat
Lots 196, 197 and 198 St. Simons Beach Subdivision
Request for variance from the Glynn County Subdivision
Regulations. Subject lots located between 6th and 7th
Streets and immediately west of Railroad Avenue, Zoned
Resort Residential**

**Property owned by George Patelidas, Willou Smith &
Jimmie North**

Attorney Jim Gilbert was present for discussion.

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

The applicants are requesting a variance to Section 602.6 of the Glynn County Subdivision Regulations pertaining to the width of the access easement and width of the roadbed.

The properties in question are lots of record. The platted access to the properties, Railroad Avenue, was destroyed by Hurricane Dora in 1964. Since that time, these lots have not had access to an open and maintained right-of-way, as the right-of-way is now in the ocean. The DNR has permitted development of these properties. (It was noted that the DNR information would be provided to the Planning Commission as soon as it is received.)

The applicants are proposing a 17.97 ft. wide access easement across Lots 196 and 197. The County Engineer has approved this access easement width depending on design. This was the maximum width that would be possible in order to retain a minimum of 6000 sq. ft. of developable space per lot.

In accordance with Section 901 of the Glynn County Subdivision Regulations, the Planning Commission may grant a variance when a peculiar shape, or the topography of a tract of land, or other unusual condition makes it impractical for a subdivider to comply with the literal interpretations of the design requirements of the Subdivision Regulations provided that in so doing, the intent and purpose of the Regulations are not violated.

This variance request is due to a unique situation, which is not caused by a self-imposed hardship. As Railroad Avenue is now in the ocean, it is impractical for the property owners to comply with the requirement to develop and open the platted road that their property fronts. This request is designed to comply as completely as possible with the intent and purpose of the Subdivision Regulations.

Ms. Olness stated that staff is recommending approval of this request subject to the following conditions:

1. Each lot may be developed for single-family residences only.
2. The access easement must be developed in coordination with the County Engineer.
3. No building permits may be issued until the County Engineer has inspected and approved the construction of the access easement.
4. The access easement will remain private and will not be county maintained.
5. The minor plat will not be signed and recorded until the Board of Appeals has rendered a decision on two pending variance requests for Lots 196 and 197.

Attorney Jim Gilbert, representing Willou Smith and Jimmie North, explained that he is speaking on behalf of Attorney Jim Bishop and his client who is under contract to purchase Lots 197 and 198 owned by George Patelidas and Bill Parker who together have a business called Parthenon. The Patelidas family also owns Lot 196. Mr. Gilbert stated that he and his clients began working with the three lots many years ago, and with creative thinking and tremendous help from staff they have come up with a plan.

At this time Mr. Gilbert presented a plat from the 1920's, which shows the three lots, and a plat dated 1976 that shows the then existing high-water mark. He elaborated on the amount of space that they had to work with and how the access points were calculated to not hurt or impede Mr. Patelidas's property.

Mr. Gilbert stated that if the Planning Commission were to approve this request, there would not be a plat recorded because it would prevent Mr. Patelidas from building the house that he wants to build, instead they would hold that as a condition. However, if the Appeals Board approves the variance request, then and only then would the plat be recorded and signed and Mr. Bishop's client would then close on the two lots.

Following discussion, a motion was made by Mrs. Glenda Jones to recommend approval of this request with the conditions stated by staff. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

SUP-3-99

Consider request to amend Special Use Permit 2-96 for "Rafters" located at 315 ½ Mallory Street, regarding Hours of Operation.

Consider request for a Special Use Permit to allow "Rafters" to expand their business 760 sq. ft. Proposed expansion to be located on subject property known as Lot 3, Block 1, Island Retreat Subd.

**Douglas Taylor, Property Owner
Jeffrey R. Irwin/Rafters, Applicant**

Mr. Jeff Irwin was present for discussion.

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

Request #1: Hours of Operation for Rafters

In 1966 when the Special Use Permit was granted, the hours of operation were from 7:00 p.m. to 2:00 a.m. In 1998 the business owner requested and was approved to change the hours of operation to be opened from 5:30 p.m. to 2:00 p.m. At this time, the business owner is requesting to change the hours of operation on Saturdays from the opening time of 5:30 to allow Rafters to open at 12:30 p.m., which would allow Rafters to operate within the following hours: Monday - Friday from 5:30 p.m. to 2:00 a.m. and Saturday from 12:30 p.m. to 2:00 a.m.

Request #2: Allow the Expansion of Rafters

Mr. Irwin is seeking to expand his existing establishment to allow an additional 760 sq. ft. of which 561 sq. ft. would be patron space. A concept plan of the proposed expansion has been submitted. If the request is approved to allow the expansion, the applicant would be required to still obtain approval for an interior and exterior improvements to the structure, including fire safety and building code requirements.

As stated in the ordinance, to allow a restaurant and/or drinking establishment, off-street parking requirements would have to be met. Based on the proposed expansion, the patron area involved would require that five parking spaces be provided. Mr. Irwin has submitted documentation stating that he would provide off-street parking by leasing spaces from Mr. Tommy Stewart who is the owner of the Mitchell Building. The Mitchell Building is located on Ocean Boulevard in a General Commercial Zoning District and is located approximately 350 ft. from "Rafters." From review of the documentation available, the Mitchell Building has 39 parking spaces on site.

Ms. Olness stated that the staff's report originally had a recommendation of denial based on the parking requirement. However, since that time staff conferred with the County Attorney who is of the opinion that shared parking is to be allowed provided that the hours of operation of the businesses don't coincide with each other. Ms. Olness pointed out that staff has obtained the necessary information from Mr. Irwin and has determined that there would be available parking during the hours that he would need in the Mitchell Building parking lot. Therefore, staff is now recommending approval of that portion of the Special Use Permit.

Mr. Irwin submitted a letter requesting changes to the signage for "Rafters." However, Ms. Olness explained that the signage request would have to be submitted as an application for Village Preservation for staff's and the Planning Commission's review, and would not be addressed at this time.

In summary, Ms. Olness stated that staff's recommendation is for approval of the request to amend the hours of operation to be from 5:30 p.m. to 2:00 a.m. Monday thru Friday and from 12:30 p.m. to 2:00 a.m. on Saturday. Also, staff is recommending approval of the expansion based on the parking requirements with the condition that if the parking situation were to ever change in the future, the applicant would need to comply with different parking or the Special Use Permit could be revoked.

Mr. Hart had questions concerning parking. He wanted to know how Glynn County would be notified if the parking were to change. Ms. Olness stated that perhaps a condition could be placed on the request that the applicant be required to notify the county of any changes in the parking and staff would act accordingly. Otherwise, she stated that staff would have to operate on a complaint basis.

Mr. Jeff Irwin gave a brief presentation. He explained that he is working in conjunction with Douglas Taylor and the Glynn Art Association on the expansion of "Rafters." He stated that he understands the concerns about parking because he lost parking when "Lil' Champs" became "Friendly's." This was discovered when someone kept taking his signs down. Mr. Irwin pointed out that the Planning & Zoning Division does a review every year of the parking situation and when this came up he had to immediately find new parking. He stated that he did get the parking and he put up 10 signs for 10 parking spots that are very well marked. Mr. Irwin explained that if there were ever a problem between he and the owner of the Mitchell Building, he would quickly find more parking come back to the Planning Commission.

Mrs. Touw wanted to know if there was a reason that Mr. Irwin could not get a longer commitment than 24 hours on the parking. Mr. Irwin stated that he has spoken with Mr. Tommy Stewart and there would not be a problem getting a 30-day commitment or whatever the Planning Commission deemed appropriate. He stressed that he would follow all of the guidelines of the ordinance.

Following discussion about the hours of operation, a motion was made by Mr. Hal Hart to recommend approval of the request to amend the hours of operation to be from 5:30 p.m. to 2:00 a.m. Monday thru Friday and from 12:30 p.m. to 2:00 a.m. on Saturday. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

Following discussion about the expansion, a motion was made by Mr. Jonathan Williams to recommend approval of the expansion based on the parking requirements with the condition that if the parking situation were to ever change in the future, the applicant would need to comply with different parking or the Special Use Permit could be revoked. The motion was seconded by Mr. Hal Hart and unanimously adopted.

GC-12-99

Consider request to rezone two parcels of land with total square footage consisting of 57,119 sq. ft., located on the north side of Glyndale Drive having access via private access easement known as Thistle Lane P.E. as follows:

Parcel 1) R-9 One-Family Residential to Mh-20 One-Family Residential Mobile Home; 21,773 sq. ft. lot known as Parcel C on the J.P. Strickland Minor Plat; subject lot lying immediately west of the Southern Railroad with the south property line beginning point approximately 120 ft. north of Glyndale Drive.

Parcel 2) R-9 One-Family Residential to M-20 One-Family Residential Manufactured Home; 35,346 sq. ft. lot known as Parcel D on the J. P. Strickland Minor Plat, located north and west of Parcel C referenced above.

Mr. J. P. Strickland, property owner, was present for discussion.

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

This request is to rezone 2 parcels of land to allow a mobile home on one parcel and a manufactured home on the other parcel. Earlier this month, the applicant submitted a minor subdivision plat to create the subject parcels and a private access easement to serve these parcels. During review and approval of the plat, the applicant was of the

understanding that staff had stated that he would be allowed to locate the requested structures on the property and therefore he proceeded to do so. At the time he went to obtain his building permit, he was informed that the subject property was zoned R-9 One-Family Residential which only allows for site built homes and an individualized dwelling. Based on this situation, the Building Official granted the applicant a temporary permit for the structures with the understanding that if the rezoning requests are denied the structures will be removed from the properties.

The subject parcels have access via private easement from Glyndale Drive. Along this section of Glyndale between New Jesup Highway/Highway 341 and the Southern Railroad, there has been two rezonings (1985 and 1996) to the "M" classification to allow manufactured homes.

The subject properties are located immediately west of the Southern Railroad. On the east side of this railroad right-of-way is property zoned Limited Industrial. Approximately 400 ft. north is Medium Residential zoning which is developed as duplexes. Approximately 500 ft. northwest is General Commercial property which is the site of a childcare center. The childcare center and the duplex development are located off Picric Street approximately 350 ft. west of the private access easement serving the parcels being requested for the rezoning. (The definition for Mobile Home and Manufactured Home in M-12 and M-20 districts were outlined in the staff's report for the Planning Commission's review.)

Ms. Olness stated that in conformance with Section 1103. Glynn County Zoning Ordinance, the following findings of fact were considered in making a recommendation:

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

Parcel 1 - No, not for a mobile home rezoning but feel a manufactured home would be compatible.

Parcel 2 - Yes for a manufactured home.

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

Currently, the surrounding property is owned by the applicant and therefore should not have any adverse affect at this time. However, introducing mobile home zoning on the north side of Glyndale Drive within this immediate area could encourage additional mobile home use in the future. Manufactured homes would have less impact on the area.

- 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, should not have any additional impact. The subject parcels allow one structure per parcel, whether zoned as existing R-9 allowing a site built residence or rezoned to allow another type residential structure (manufactured home and/or mobile home).

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

Property shown as low density residential (does not distinguish what type residential use).

- 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 denial of Parcel 1 being rezoned to Mh-20 Mobile Home (if requested, would recommend approval of an M-20 rezoning for a Manufactured Home). She stated that staff is recommending approval of Parcel 2 being rezoned to M-20 One-Family Residential Manufactured Home.

Mr. Strickland gave a brief presentation. He explained that when he spoke with staff, he thought that it was acceptable for him to put a mobile home on both of the lots. He cleared the land, put the single-wide mobile home on Parcel C, installed the power poll, septic tank and everything is ready for inspection. However, due to a misunderstanding, he might have to remove the single-wide and put in a manufactured home, which he would be willing to do. Due to the circumstances, Mr. Strickland is asking that he be allowed to leave the single-wide on the property with the understanding that if it were ever replaced it would have to be replaced with a double-wide or manufactured home.

During the course of discussion, the applicant and the Planning Commission agreed to revise the request for Parcel 1 to M-20 (instead of Mh-20) to allow the existing mobile home to remain on the property due to the circumstances. However, any future structures would be required to meet the guidelines of the ordinance. A motion was made by Mr. Hal Hart to that affect, seconded by Mrs. Glenda Jones and unanimously adopted.

Following discussion of Parcel 2 rezoning, a motion was made by Mr. Hal Hart to recommend approval of this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

MINUTES

The Planning Commission expressed dissatisfaction in that amendment items that they discussed at the April 6th meeting were deferred for legal clarification and were to be presented back to them at today's meeting; however, those items were not included in their planning packages; specifically, amendments to the Sign Ordinance. Instead, the Planning Commission was by-passed and the item has gone directly to the Board of Commissioners for their May 6th meeting.

Mr. Chuck Taylor explained that this amendment was forwarded to the Board of Commissioners due to the legal issues involved in the Sign Ordinance. He stressed that the intent was not to circumvent anybody but to proceed with the ordinance as quickly as possible. However, the Planning Commission disagreed and stated that the procedure as outlined in Section 1100 of the Glynn County Zoning Ordinance was not adhered to. It was also noted that perhaps a public hearing should be held to discuss the Sign Ordinance.

Following discussion, a motion was made by Mrs. Glenda Jones recommending that Chairman Richard Altman submit a letter to the Board of Commissioners requesting that this item be pulled from their May 6th agenda and handled in the proper manner as outlined in Section 1100 of the Glynn County Zoning Ordinance. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

The Minutes of the April 6, 1999 Planning Commission meeting were then approved and unanimously adopted with minor corrections.

Under Staff Items, Mr. Chuck Taylor pointed out that the language in the ordinance pertaining to approval of site plans for commercial tracts on St. Simons Island seems to be causing problems in that staff is not allowed to issue any permits for construction on St. Simons without having gone through the site plan review process. Mr. Taylor is asking that the Planning Commission concur that the intent was not to prohibit them from issuing interior finish non-site impacting permits, but only those permits for new construction or new developments. He stated that if the Planning Commission does concur with staff, he is then asking for permission to continue issuing interior permits. Chairman Altman advised that the Planning Commission concur with staff on the intent of the language.

Under Commission Items, Mr. Hart stated that the planning packages were well done and the meeting went very well today. Chairman Altman also commended staff on the presentations and for the information contained in the planning packages.

Also under Commission Items, Mr. Hart and Mrs. Touw, who were appointed as a committee to work with staff on the language contained in the amendment pertaining to Site Coverage/Lot Coverage, advised that they need more time before making a report or recommendation on this item.

There being no further business to discuss, the meeting adjourned at 12:05 p.m.