

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**NOVEMBER 2, 1999 9:00 A.M.**

-----

MEMBERS PRESENT:     Richard Altman, Chairman  
                          Lamar Cole, Vice Chairman  
                          Perry Fields  
                          Hal Hart  
                          Iris Touw

ABSENT:                 Jonathan Williams

STAFF PRESENT:        Cindy Olness, Planning Official  
                          Lee Thomasson, Planner II  
                          Deborah Taylor, Zoning Administrator  
                          Ellis Carter, Building Official  
                          Jim Bruner, County Engineer  
                          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. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

-----

**GC-22-99**

**Request to rezone from Planned Development-General to R-12 One-Family Residential, 158.64 acres, portion of West Point Plantation. The subject property fronts approximately 2,000 ft. on the east side of West Point Drive and 668.74 ft. on the east side of Flanders Landing; located north of Oglethorpe Landing and Sea Island Company property, and west and south of Sea Island Company.**

Mr. Robert Torras, property owner, 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 158.64 acres involved in this request was rezoned from R-12 One-family Residential to Planned Development in 1986, at which time the property was owned by John J. Hart, to be known as Westfield Plantation.

The approved 1986 PD Zoning Text allows for individual development pods consisting of patio homes, cluster homes and single-family homes. The maximum dwelling units is 491 with a maximum gross density of 3.0 dwelling units per acre, no individual development pod to exceed a gross density of 7 dwelling units per acre. The text outlined 45.05 acres to be developed with minimum lot sizes of 12,000 sq. ft. (27.5%); 70.03 acres to be developed with minimum lot sizes of 4,000 sq. ft. (42.8%); 25.50 acres for lakes, buffers and open space (25.50 %); 18.26 acres would be for the collector circulation system (18.26%); and 4.70 acres would be for recreational areas (2.9%). (A copy of the existing PD Zoning Text was included in the packages for the Planning Commission's review.)

The applicant is requesting to change the zoning back to the original zoning classification of R-12 One-Family. The surrounding West Point area is also zoned R-12 One-Family Residential, with the exception of the property to the south, which is zoned Residential Estates, known as Oglethorpe Landing Subdivision, and the Sea Island's Planned Development.

The concept plan shows 2 access drives from West Point Drive and provides for a 50 ft. buffer along West Point Drive. This buffer would be consistent with the buffer outlined in the existing PD Zoning Text.

The 158.64 acres is proposed to be subdivided into development areas. The R-12 zoning would allow for a density of 3 units per acre. The concept shows a total of approximately 286 single-family residential lots. Based on the concept plan, the proposed development would result in a reduction of 205 dwelling units/lots, from what is currently allowed with the PD zoning.

The developer has obtained a tree survey for the property, and as shown on the concept plan, the roads have been proposed in such a manner to provide for the majority of the trees to remain. The developer has worked with the Corps of Engineers to determine the wetlands and they have also been outlined on the concept plan. The developer will utilize these areas for open area between the residential lots and additional for open space will be provided by having parks/recreation areas and walking trails.

In conformance with Section 1103. 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, the zoning would go back to the original zoning classification of R-12, and the request would be a decrease in the number of dwelling units/lots currently allowed with the PD zoning.

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

No, should be compatible with the existing single-family residential zoning and development along West Point Drive.

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

Yes, could be developed under the current Planned Development requirements, which allows more density.

- 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, would be a decrease in the dwelling units allowed under the current zoning. Further, there is a 50 ft. buffer proposed along West Point Drive.

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

Yes, shown on the Future Land Use Map 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;

This area is a developing single-family residential area. The property is also located adjacent to the recently approved Sea Island Planned Development, proposed for development in the future as mixed uses.

Ms. Olness stated that staff is recommending approval of this request subject to a 50 ft. buffer being provided along West Point Drive as shown on the concept plan.

Mr. Torras stated that all of the important factors have been addressed in the staff's report. Also, he is in agreement with the 50 ft. buffer along West Point Drive, which was not a requirement of the zoning. He stressed that they have done everything possible to ensure that the project would be a credit to the Island.

Mr. John Hunkele of 103 Bartrum Trail (located directly across West Point Drive) asked that his comments not be misinterpreted due to his status as a Professional Engineer with a local engineering consulting firm. He is addressing the Board as a local homeowner. Mr. Hunkele stated that the land planners for this development have gone to great lengths to preserve the trees, to create common open areas, lakes and natural undisturbed areas. The conceptual designs, if developed with sound engineering and construction practices, will result in few negative impacts. He believes that the developer will maintain the integrity of the natural setting. Mr. Hunkele stated that if the plan is followed, he would have no objection to this development.

Mr. Fleming Martin, representing Lisa Godby Wood who lives at the end of Flanders Landing, stated that Mr. Torras is to be commended for the work that he has done on this development. The reduction in density is a great idea and he thinks that this will be a good project. However, his client is concerned about the setback. Flanders Landing is a public dirt road and he and his client are wondering why the same setback standards weren't applied for Flanders Landing as for West Point Drive in that they are both public roads. Mr. Torras stated that Flanders Landing does have the same setback as West Point Drive. He then pointed this out on the map for Mr. Martin. Mr. Martin stated that the publications and reports did not indicate this fact; however, in that Mr. Torras has clarified this for him, he is satisfied with the project.

Chairman Altman asked staff if the buffer could include Flanders Landing. Ms. Olness replied yes, it could be changed to include Flanders Landing.

Mr. John Fedorchak of 203 West Point Drive had questions about the existing infrastructure or if there are plans to improve the infrastructure to handle the increased population generated by this development. Chairman Altman stated that staff has examined the infrastructure and feels confident that it is adequate to handle the increased population. Mr. Torras explained that the infrastructure was adequate to handle 490 lots and it will still handle 280 lots. He explained that he purchased the rights to the water and sewer system from the county for 407 hook-ups to the sewer system. He then pointed out the location of the pump station used for the property and elaborated on the contract agreement. Mr. Torras stated that the sewer system was planned and designed to handle what is existing and for several hundred more than what is being proposed.

Mr. Fedorchak asked if he could get a copy of the plan that is being presented today. Mr. Torras replied yes.

Ms. Cathy Huffman of 205 West Point Drive stated that the road is not adequate for the people who live there now due to the trees, etc. She is concerned about the additional 800 cars traveling on this very narrow road. Mr. Fedorchak agreed with Ms. Huffman and stated that the road is a problem. Mr. Hal Hart explained that the subdivision is approved for 491 dwelling units, but the developer is asking to reduce that number to 286 which is a vast improvement. Ms. Huffman stated that she is not opposed to the development, she is just concerned about the road.

Mrs. Touw stated that a citizen has just requested a copy of the plan. She stated that she'd like to know the validity of the plan in that the Planning Commission did not receive a copy. Ms. Olness explained that staff requires everyone to submit a concept plan along with their rezoning application; however, the applicants are not held to that

concept plan, but generally they do follow the plan. The applicant, in this case, could develop the property as long as it is developed in accordance with the R-12 zoning, which means that it could be different than what the concept plan shows. Ms. Olness pointed out that as the development is preliminary platted, it would come back to the Planning Commission for approval, and therefore the neighbors could keep up with the development as it is platted in the different phases.

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of this request subject to a 50 ft. buffer being provided along West Point Drive and Flanders Landing. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Hal Hart and Mrs. Iris Touw. Abstained From Voting: Mr. Perry Fields.

-----

**GC-26-99**

Request to rezone 2.469 acres to General Residential, subject property's southerly beginning point being the northwest corner of Ledbetter Avenue and Frederica Road and is described as:

**Area 1:** R-6 One-Family Residential to General Residential, Lots 1 thru 9 of Central Park Subdivision consisting of 47,334 sq. ft., having 100.11 ft. of frontage on the west side of Frederica Road and 477.70 ft. of frontage on Ledbetter Avenue.

**Area 2:** Planned Commercial to General Residential, 31,958 sq. ft., having 130.31 ft. of frontage on the west side of Frederica Road and lying immediately north of Area 1.

**Area 3:** Planned Development to General Residential, 28,275 sq. ft. of property lying immediately west of Area 2 and north of Area 1.

Property owned by Coastal Health Management Associates, Inc., & Stroud Family Limited Partnership; Roger C. Steffens & Associates, Agent

Mr. Jim Bishop, Mr. Tommy Stroud and Mr. Roger Steffens were present for discussion.

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

This application involves property with three different zoning classifications: Planned Development, Planned Commercial and R-6 One-Family Residential. The applicant proposes to change the zoning of these tracts, consisting of a total of 2.469 acres, to General Residential to allow the development of condominiums.

Each area is outlined as follows:

**Area 1:** Zoned R-6 One-Family Residential; 47,334 sq. ft., Lots 1 thru 9 of Central Park Subdivision. This property has been zoned R-6 One-Family Residential since adoption of the zoning maps. All of the lots front on the north side of Ledbetter Avenue with the exception of Lot 8, which fronts on Frederica Road. The property consists of Lots 1 & 2, one residential structure; Lot 3, residential structure; Lots 5 & 6, one residential structure, and Lots 4, 7, 8 & 9 are vacant.

**Area 2:** Zoned Planned Commercial; 31,958 sq. ft. This property is a portion of a 1.3 acre tract that was rezoned from R-12 One-Family Residential to Planned Development-General in 1980 (the other portion is Area 3 of this request). When the rezoning was approved, there were three conditions: 1) provide only one entrance at the southeast corner of the property and that a 10 ft. landscaped buffer be maintained on the southern and eastern perimeters; 2) that a revised site plan be submitted to reflect the above design changes prior to issuance of a building or occupancy permit; and 3) that appropriate deed restrictions consistent with the approval be prepared and submitted to the County Clerk prior to action by the County Commission. At that time, there were two existing structures on the property.

The allowed land uses for the subject property were the following:

- 1) The existing residence located to the front of the real property will be used as an Administrative Office for Heritage Inn & Villas. This office will allow the Heritage Inn & Villas to move its operations out of the Nursing Home. The number of employees occupying the office will not exceed now or in the future, five employees. The Administrative Office will also be used as a secured storage area for medical supplies to be used exclusively by Heritage Inn & Villas.
- 2) The structure located approximately in the center of the real property will continue to be used as a residential apartment and garage. The existence of this structure and its continued use as a residence will provide security for the Heritage Inn & Villas Complex.

On August 3, 1995, 25,388 sq. ft. of this subject property was rezoned from Planned Development-General to Planned Commercial to allow the operation of a private, not-for-profit Christian school, with no other commercial use being allowed. The Whitefield School utilized an existing structure on the subject property.

On April 4, 1996, 6,570 sq. ft. of this subject property was rezoned from Planned Development-General to Planned Commercial to be incorporated into the previous Planned Commercial noted above, to expand the school's activities. The existing structure located on the property was used for storage and a classroom. The Zoning Text that was approved for the Planned Commercial stated that the property was being leased by the Whitefield School only for the operation of a private, not-for-profit classical Christian school and normal school activities for only one year terminating in July 1997. No other commercial use was sought or intended for the property.

According to the Planned Commercial Text, the private school was the only allowed land use for the subject property and therefore the property has no permitted land uses at this time.

**Area 3:** This property was rezoned to Planned Development in 1980 (GC-34-80) 28,275 sq. ft. When the rezoning was approved, there were three conditions: 1) provide only one entrance at the southeast corner of the property and that a 10 ft. landscaped buffer be maintained on the southern and eastern perimeters; 2) that a revised site plan be submitted to reflect the above design changes prior to issuance of a building or occupancy permit; and 3) that appropriate deed restrictions consistent with the approval be prepared and submitted to the County Clerk prior to action by the County Commission.

The Planned Development for the 1.3 acres consisted of a separate Planned Development Zoning Text but was incorporated into the adjacent Planned Development for Heritage Inn and Villas. The Planned Development Zoning Text outlines the following land uses for this portion of the 1.3 acre parcel.

- ◆ The remaining two structures on the real property will be used as a maintenance building and a nursery or green house for the growing of plants for recreational purposes for residents of Heritage Inn & Villas.
- ◆ The remainder of real property will be left in substantially the same natural state as presently exist for the purpose of allowing residents of the Heritage Inn & Villas to have an accessible nature area for recreational purposes.
- ◆ The Applicant is willing to place restrictive covenants incorporating the uses set out in this application on the real property to govern the future use of the real property.

This request is to incorporate the 28,275 sq. ft. with Area 1 and Area 2, and obtain a zoning change to allow the development of the entire 2.65 acres as multi-family residential.

The requested rezoning is for General Residential. In accordance with the Glynn County Zoning Ordinance, General Residential allows a maximum of 10 units per acre. The maximum building height is 35 ft. and site coverage can not exceed 50%.

A concept plan has been submitted showing 18 dwelling units, at 7.3 dwelling units per acre, and site coverage at 33%. Access to the development is proposed from the current access drive off Frederica Road and an access drive is proposed to be from Harman Street, which is an existing platted right-of-way utilized as a residential driveway at this time. Any necessary improvements to these entrances would require approval by the County Engineer. The interior drive is proposed to be private. The interior drive would be reviewed during site plan approval, if the rezoning is approved.

When considering the rezoning of the entire 2.469 acre tract, the 28,275 sq. ft. in Area 3 had to be reviewed by staff differently than the other area. As previously stated, Area 3 is zoned Planned Development and only allows for the property to be used as a maintenance building and a nursery or greenhouse for the growing of plants for recreational purposes for residents of Heritage Inn & Villas and recreational/open area. It further states that restrictive covenants were to be recorded to govern the future use of the property.

When reviewing for the proposed legally recorded restrictive covenants in Clerk of Superior Court, such document was not found. According to the County Attorney's office, due to the lack of the deed restriction never having been executed and filed, the property is only subject to the conditions and land uses outlined in the Planned Development Zoning Text, which may be changed by any subsequent rezoning.

In conformance with Section 1103. 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, with adequate setbacks and open space the multi-family zoning could be compatible with the adjacent property. To the north is the Heritage Villa, which is multi-family residential and nursing home care for the elderly. To the south is single-family; however, there would be a 50 ft. right-of-way as a separation between the subject property and the residential subdivision.

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

No, should not have an adverse effect with adequate setbacks, buffers and open space being provided. The concept plan shows a 10 ft. setback with a wall or fence on the south side of the property (abutting Ledbetter Avenue) and a 7 ft. setback and wall or fence on the northern side of the property (abutting Heritage Villa).

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

Yes, Area A could to be developed with additional single-family residences. Area B could be developed, as zoned Planned Commercial, but such document would need to be amended to reflect permitted uses. Area C could remain as open/recreation area for the adjacent Heritage Villas.

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

Yes, multi-family will have an impact on the roads but with adequate road improvements should not be excessive or burdensome.

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

The majority of the property is shown as low-density residential, with a small portion in Area 2 being shown as commercial.

- 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 the rezoning 2.469 acres, with the following stipulation: Inasmuch as 28,275 sq. ft. feet of the subject property (Area 3) is currently designated (as noted in the PD Zoning Text and conditions of zoning in 1980 and proposed restrictive covenants) to be left in the same natural state to allow for the residents of Heritage Inn & Villas to have a recreation/open area, with the exception of maintenance building, nursery or greenhouse for the growing of plants, that this amount of square footage (28,275 sq. ft.) remain to be open area or recreation area within the proposed multi-family development; this open area would be in addition to the 50% site coverage requirement as outlined in the Zoning Ordinance.

For clarification, Ms. Olness stated that staff is not proposing that the 28,000 square feet be left in a natural state, but rather that it be incorporated within the entire tract for additional open space. Staff felt that it would be better to spread the open space throughout the tract rather than to require that it be in one portion. This would also give the developer some flexibility in design. However, Chairman Altman pointed out that staff is saying in one line that it be left in its natural state, but the next line indicates that it be for recreation open area. This is contradictory. Ms. Olness explained that staff is basically saying that it remain open, not built upon or not improved upon, and this could be done by spreading the open space, which would increase the site coverage requirement.

Mr. Roger Steffens gave a brief presentation. He presented information from the 1981 St. Simons Comprehensive Plan, which shows the designated major commercial core on St. Simons at the intersection of Demere Road and Frederica Road. According to the 1981 plan, the subject property is listed as a transitional zone of Medium Density, which is what it is being proposed for at this time. He then pointed out the overall Heritage Villas retirement property and the remaining back portion yet to be developed.

Mr. Steffens stated that an elaborate tree survey was done on the property noting all of the major oak trees over 24 inches in diameter. He stated that this particular parcel is one of the higher points on the Island, and because it is so heavily wooded, the canopy of the trees is very high, which means that there won't be any substantial pruning of the live oak trees. All of the trees have been incorporated into the site plan for the property. He further stated that the site plan is for 18 detached, single-family patio homes, which they patterned after the Bay Tree development in Sea Palms West. As pointed out by staff, the development will access off the existing access from Frederica Road and will also be accessible off of Harman and Ledbetter.

Mr. Steffens stated that each patio home has a two-car parking garage and there will also be parking for two vehicles outside the home as well. He then pointed out the area of the existing swimming pool, which he stated is not at all central to the Heritage property and is very seldom used.

Mr. Steffens stated that this development would be within four blocks of any shopping in the area, which is why they are proposing to add a sidewalk across the front, to encourage other sidewalks to be added through to the shopping area. He stated that the development is in harmony with the area and he is asking for a positive recommendation from the Planning Commission.

Mr. Ted Riedeberg of St. Simons stated that he finds it difficult to be against this project, but the Heritage citizenry community has to be represented. He pointed out that the swimming pool that Mr. Steffens referred to as being seldom used would be used much more often if, as in the past, there were someone to lead aqua aerobics. Furthermore, this is not just an area for a swimming pool; it is a canopy area with beautiful trees where many citizens retreat to for meditation. Mr. Riedeberg pleaded with the Planning Commission for their deepest consideration in sparing this portion of the property.

Ms. Nancy Thomason, adjacent property owner, stated that she is appalled that an application came to the Planning Commission to put condos in a single-family neighborhood and she is surprised that it has gotten staff's recommendation. Ms. Thomason feels that this development would hurt their neighborhood and she sees no necessity for it. She asked that the request be denied.

Ms. Marilyn Marsh, Planning & Zoning Chairman for RUPA, urged the Planning Commission to leave Area 1 as it is currently zoned, R-6. She stated that Central Park is a long established neighborhood of single-family homes. To create a condo complex in this neighborhood is an encroachment into the single-family subdivision. Ms. Marsh expressed concerns about the water and sewer system, increased density and traffic. She stated that "something new is not always something better."

Mr. Steffens stated that the overall growth plan for the Heritage Villas property is to incorporate an amenity activity center within the back portion of the property, which would then make the activity area very accessible for the elderly residents. Referring to the added density that staff requested to be incorporated, Mr. Steffens stated that they have met the 50% coverage and an additional 17%, actually 67% of the land is open space.

Mr. Fields asked staff to explain what could be used in the Planned Commercial area at this time. Ms. Olness stated that the applicant had a temporary use that expired in 1997. In order to put anything on the property the applicant would have to rezone the property or get an amendment to the text. The text at this time doesn't have any of the allowed uses.

Mr. Cole wanted to know if this development is being proposed for elderly citizens or for the general public. Mr. Steffens stated that development is for the general public, including elderly citizens or for anyone who wants to purchase one of the patio homes.

Mrs. Touw stated that the history of this development is very clear. There has always been an effort made to protect the single-family residences, which should be continued. She stated that we are disturbing a very old neighborhood.

Ms. Nancy Thomason wanted to know what the most density would be if this plan is approved. Ms. Olness stated that the maximum would be 10 units per acre, 35 ft. in height and the applicant would have to come back for site plan approval.

Mrs. Touw commented that Mr. Steffens is quoting the 1981 St. Simons Comprehensive Plan which was never formally adopted. The current future land use map shows the area as low-density residential.

Following discussion, a motion was made by Mrs. Iris Touw to recommend denial of this request due to the intrusion into the single-family area. However, the motion died for lack of a second. Discussion continued, followed by a motion from Mr. Perry Fields to recommend approval of the rezoning as proposed by staff. The motion was seconded by Mr. Lamar Cole. For clarification, Mrs. Touw asked if the motion includes the stipulation recommended by staff regarding the 28,000 sq. ft. Mr. Fields stated that it was his understanding that the 28,000 sq. ft. would be interspersed throughout the property, not one designated area. He then asked for clarification. Mr. Tommy Stroud explained that the plan already exceeds the 50% site coverage by an additional 17% and

therefore they feel as though the green space is adequate. Mr. Fields stated that he was under the impression that the 67% in green space included the 28,000 sq. ft. However, Mr. Stroud explained that it would go into the 28,000, but it would not meet it in its entirety.

After discussion, Mr. Fields amended his motion and recommended approval of rezoning the 2.469 acres to General Residential without the stipulation recommended by staff regarding the 28,275 sq. ft. The motion was seconded by Mr. Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields and Mr. Hal Hart. Voting Nay: Mrs. Iris Touw.

-----

The Planning Commission took a 10 minute recess. The meeting resumed at 10:35 a.m.

-----

**GC-27-99**

**Request to rezone from General Residential to Planned Development-Residential, 5.04 acres located on the southeast corner of Altama Avenue (664.19 ft. of frontage) and Baybridge Drive (339.21 ft. of frontage)  
McGarvey Properties, Inc., Owner**

Mr. David Newton, agent, was present for discussion.

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

This application was originally heard at the September 7, 1999 Planning Commission meeting. At that time, the applicant was requesting a zoning change to Medium Residential. The Planning Commission's action at that meeting was for deferral to enable the applicant to work with staff to recreate a zoning and development that could be compatible with the area. The application was amended to request a rezoning of Planned Development-Residential.

The subject property is located immediately across Altama Avenue (east) from a 44 acre tract zoned Medium Residential, of which approximately 11 acres has been developed as multi-family. Approximately 400 ft. to the south is a large tract of land zoned Planned Development-Residential that has been developed as multi-family residential and duplexes. Located to the north and east of the property is a single-family residential subdivision.

In 1975, the property was rezoned from General Residential to Local Commercial. On May 6, 1999, the property was rezoned from Local Commercial to General Residential, subject to the retention of a 20 ft. wide undisturbed buffer and the installation of an opaque fence adjacent to the single family subdivision.

At the September 7<sup>th</sup> Planning Commission meeting, staff recommended denial of the rezoning request from General Residential (10 units per acre) to Medium Residential (16 units per acre). Staff felt that allowing an increase in density would have a negative impact on the surrounding residential area.

The application at this time is for a rezoning to Planned Development-Residential. The Planned Development Zoning Text and Master Plan submitted states a maximum density of 20 units per acre. However, the Master Plan shows a 40 ft. setback on the north side of the property (Baybridge Road) and a 50 ft. setback on the east property line which abuts the single-family residential subdivision. These setbacks being created will help alleviate the impact that the increase density would have on the single-family subdivision.

The PD Text further states that the development will have maximum site coverage of 50%. As for parking requirements, the Glynn County Zoning Ordinance requires 2 spaces per unit. The PD Zoning Text outlines the following minimum requirements:

1 Bedroom Units	1.75 spaces per unit
Efficiency Units	1.25 spaces per unit

The PD Zoning Text and Master Plan shows one access drive to the property. The applicant proposes to utilize the existing curb cut off of Altama Avenue. There will be no access from the residential street (Baybridge Road). If the rezoning is approved, site plan approval will be required by the Glynn County Planning Commission prior to any construction.

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, the multi-family can be compatible with the setbacks and landscaped buffers outlined in the Planned Development Zoning Text and Master Plan.

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

No, if buffered and landscaped.

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

Yes, can be developed as zoned with multi-family at 10 units per acre.

- 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 development will have an impact on the roads, but with access being limited to Altama Avenue only and adequate improvements being made to the entrance to meet the County Engineer's approval, it should not be excessive. In addition, the development will be limited to efficiency and one-bedroom apartments, which will create a lower traffic impact than larger units would create. Utilities will be provided by the City of Brunswick's water and sewer system. With the proposed development being limited to the tenants stated in the PD Zoning Text, there should not be any impact to the schools.

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

No, subject property shown as commercial.

- 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.

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

**GC-28-99**

**Request to rezone from Forest Agricultural to Local Commercial, 5 acres located on the west side of Cate Road approximately 500 ft. south of Timber Ridge Subdivision and 1,759 ft. north of the Golden Isles Parkway.**

Mr. C. Allison Chapman, Jr., 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 was heard at the Glynn County Planning Commission's Meeting on October 5, 1999. At that time, a motion was unanimously adopted to recommend deferral of the request until the November meeting to allow more citizen input. Based on the information stated at the October meeting, this deferral action was partly based on the fact that in 1998, property located across Canal Road was requested to be rezoned to allow commercial use and there were numerous property owners within the area present to object. The rezoning request at this time is located within the same area and at the October 5<sup>th</sup> meeting, only one individual was present to object. It was felt that the public might not be aware of the request.

As stated at the October 5<sup>th</sup> meeting, this request is to rezone a 5 acre tract of land located on the west side of Cate Road. This section of Cate Road (80 ft. right-of-way) is proposed to be improved and be known as the extension of the Golden Isles Parkway. A copy of the proposed project scheduled for Tier I in the Transportation Improvement Program was included in the packages for the Planning Commission's review.

The proposed use for the subject property is a funeral home. The concept plan shows two commercial access drives from Cate Road.

Located approximately 500 ft. of the property is a 125 acre tract of land that was rezoned in 1992 from Forest Agricultural to Mh-12 One-Family Residential to allow manufactured homes, mobile homes or site built homes. The property was rezoned again in 1994 from Mh-12 to R-12 One-Family Residential to allow for the development of site-built homes. A portion of the subject property, approximately 88 acres, has been developed as a single-family residential subdivision, Timber Ridge Subdivision.

Immediately across Cate Road is a portion of the Golden Isles Gateway Planned Development, which outlines the land use designation of low density residential. Approximately 1,500 ft. to the south of the subject property, located at the southeast intersection of Golden Isles Parkway and Cate Road, will be the future site of the Public Safety Building. On the southwest side of the intersection is a 3 acre tract that was rezoned to Local Commercial in 1987 (requested by the same applicant). It was stated at that time that due to the present and proposed growth in the area, staff felt that the rezoning would encourage an environment of convenient shopping and service facilities for the nearby residential area. This rezoning was approved prior to the Golden Isles Gateway Planned Development (which was approved in 1994).

In conformance with Section 1103. 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;

No, it is the staff's professional opinion this property should remain residential as currently zoned and so that the property uses will remain compatible with the adjacent zoning.

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

Yes, would have an impact on the existing residential developments.

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

Yes, can 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;

Would not create an excessive or burdensome use for the above but would have an impact on the transportation facilities by encouraging more curb cuts directly onto Cate Road.

- 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;

The road improvements to Cate Road will help with the developments along Cate Road. However, on the east side of Cate Road the developments will be from the interior of the property by creating roads within. The proposed zoning being requested on the west side would create access from Cate Road. This area is being developed as residential.

Further, in November of 1998, a request for a land use change was submitted for a 61 acre parcel of land located directly across Cate Road from the subject property. This request was for a land use designation change from residential to commercial within the Gateway Planned Development. At that time, the Planning Commission recommended denial of the request. It was stated that the land use change would be an intrusion into the residential area.

Ms. Olness stated that staff is recommending denial of this request.

Mr. Chapman gave a brief presentation. He stated that he has operated his business (funeral home) off of Altama Avenue and Stafford Avenue for the past 30 years. He saw an opportunity to purchase the subject property and a chance to upgrade his facility. Mr. Chapman stated that his current location is not desirable for a funeral home. He is surrounded by mobile homes that are constantly being reconstructed and pulled in and out of the area. For the benefit of the people in Glynn County, he reiterated that he would like to upgrade his facility.

Mr. Chapman stated that he owns 75 acres in this particular tract to the north and to the south. Timber Ridge is on the other side of his property, approximately 500 yards away (the equivalent of 5 football fields). He pointed out that at the last Planning Commission meeting, there was one gentleman present to oppose this request. His objection was that in order to get to and from his house he would have to ride by the funeral home, which he did not want to do daily. Mr. Chapman stated that his facility would be built on over 5000 sq. ft. of property at a cost of approximately \$500,000 dollars with beautify concrete and in a nice setting. Again, he stated that he wants to upgrade his business and provide for his family.

Mrs. Charlene Westberry of 106 Timber Ridge Drive was present to speak in favor of this request. She stated that she has lived in the neighborhood for 3 ½ years and feels that the facility would enhance the area and perhaps deter some of the problems that they currently have, i.e., speeding, and littering. She stated that she and her husband have no objection to the request.

Mr. John Beach was also present to speak in favor of this request. He stated that he has lived in Timber Ridge for a quite some time now, and he has been robbed numerous times. He stated that he is grateful that the area is being developed. Developing the property could be a way of preventing robberies. He believes that Mr. Chapman will have a beautiful facility.

Mr. Mike Kitchens, Timber Ridge homeowner, stated that he is not necessarily against Mr. Chapman's funeral home, but he is afraid of what is allowed in the Local Commercial zoning. He stated that he would not want everything developed in the area. The Zoning Ordinance contains three (3) pages of uses allowed under the LC Zoning District. Ms. Olness highlighted a few of the uses, i.e., bookstore, antique store, marina, church, grocery store, and restaurant.

Mrs. Cheryl Turpin, Timber Ridge homeowner, stated that she's concerned about the value of her property and the other uses that would be allowed if this rezoning is approved. Mr. Ronnie Smith expressed the same concerns. He is not opposed to the funeral home but he would be opposed to some of the other uses.

Mrs. Touw reminded everyone that the Planning Commission is being asked to consider a rezoning, not a concept. Any of the uses under that particular zoning classification would be allowed. Thereupon, a motion was made by Mrs. Touw to recommend denial of this rezoning. The motion was seconded by Mr. Lamar Cole. Discussion continued. Mr. Hart pointed out that no one has expressed opposition to the funeral home but rather to the rezoning. He asked Mr. Chapman if he had considered a Planned Commercial Text, which would only allow a funeral home. Mr. Chapman stated that he relied on staff and was advised to request the LC zoning. He assured the members that he does not intend to put anything other than a funeral home on the property.

For clarification, Mr. Hart stated that if the request is denied, in what time frame could the applicant re-apply. Ms. Olness explained that if the Planning Commission makes a recommendation for denial and the applicant withdraws the request before it goes to the Board of Commissioners, the applicant would have to wait six months before re-applying. If the request goes to the Board of Commissioners and their final action is for denial, the applicant would have to wait one year.

Mr. Hart explained to Mr. Chapman that there is another zoning that he could request that would specifically limit the site to whatever use he so chooses, i.e., funeral home. Chairman Altman commented that the consensus among the neighbors is that they are not opposed to the funeral home but they are opposed to other uses allowed in the LC Zoning District.

At this time, a motion was made by Mr. Perry Fields requesting a 5 minute recess. Chairman Altman advised Mr. Fields that a motion and a second for denial is already on the floor. An audience member stated that according to "Roberts Rules of Order," a motion could be made to lay the item on the table for 5 minutes with no discussion on that motion. Thereupon, a motion was made to that effect at 11:10 a.m.

The meeting resumed at 11:14 a.m.; at which time, Mr. Chapman stated that he would like to withdraw his application and resubmit it at a later date. Mrs. Deborah Taylor explained that the applicant should request a deferral rather than a withdrawal, but the previous motion for denial would have to be rescinded. Mr. Chapman concurred. Thereupon, the motion and the second to deny the request was rescinded followed by a motion from Mr. Fields recommending that the item be deferred. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

**GC-32-99**

**Request to rezone from Forest Agricultural to Highway Commercial, 1.25 acre tract located on the northwest GA Highway 99 and Chris Road; subject property having 156.5 ft. of frontage on GA Highway 99 and 200 ft. of frontage on Chris Road.**

Mr. Bobby Cargile, II, 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 a 1.25 acre parcel located approximately 400 ft. east of Highway 341 and lying on the northwest corner of Chris Road and Georgia Highway 99.

According to the concept plan, the applicant proposes to serve the subject property from Chris Road, which has frontage of 200 ft. on said road. The subject property also has frontage of 156 ft. on Georgia Highway 99. If the rezoning is approved, staff recommends to the applicant that approval be sought from the Department of Transportation to provide access to the subject property from Highway 99 instead of Chris Road, which is a residential road.

Located approximately 210 ft. to the east of the subject property is a one-half acre parcel that fronts on Highway 99, which was rezoned to Highway Commercial in 1977. Approximately 150 ft. to the west of the subject property is a parcel of land consisting of 2 acres that was rezoned to Highway Commercial in 1985. Directly across Highway 99 is also a parcel of land that was rezoned to Highway Commercial in 1994.

In conformance with Section 1103. 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 development of the subject property is oriented towards Highway 99 instead of Chris Road.

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

No, there are other commercial zonings and development fronting along Highway 99. Where the property abuts the Forest Agricultural zoning, a buffer will have to be provided. At the present time, the applicant also owns the abutting property.

- 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;

Yes, could have an impact on the roads. However, access to the property would be required to be approved by the Glynn County Engineer and Traffic Safety Engineer and/or the Georgia Department of Transportation.

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

Shown as low-density residential, but is within a proposed multi-use node.

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

Other commercial zonings and land uses within the immediate area of the subject property.

Ms. Olness stated that staff is recommending approval of this request.

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

-----

**GC-33-99**

**Request to rezone from R-9 One-Family Residential to Local Commercial, a parcel of land consisting of 21,344 sq. ft. located on the southeast corner of Community Road and Old Jesup Road.**

**John D. and Sandra J. Whittingslow, Property Owners**

Mr. John Whittingslow 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 a lot located on the southeast corner of Old Jesup Road and Community Road, address known as 248 Old Jesup Road. The property is surrounded by commercial zoning or government facilities on three sides. To the west (directly across Old Jesup Road) is the Glynn County Fire Department; to the northwest is the old Ballard School. To the north (directly across Community Road) is a convenience store and to the east is a general commercial parcel of land that was rezoned to commercial in 1996. To the south of the subject property is a lot consisting of a manufactured home that was rezoned from R-12 to M-12 in 1990. Also in 1990, the owner of the property obtained a special use permit for the location of a mobile home as a medical hardship in addition to the existing site-built home located on the property. The special use permit expired and the mobile home was removed from the property.

According to the applicant's submission, cleaning out the debris is being done at this time and the proposed plan is to leave a buffer of trees and establishment plants to enhance the property. The existing structure will remain and converted to a commercial establishment.

Access to the subject property will be from an existing drive off Community Road. If the property is rezoned and a building permit is sought, the access drive will be reviewed, and any improvement by the Department of Transportation would have to be met.

In conformance with Section 1103. 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, the property is located on the corner of two main roads and surrounded by commercial to the north and east.

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

No, in accordance with the Ordinance, the applicant would be required to provide a buffer on the south side of the property where it abuts residential. This buffer would be in conformance with Section 613 of the Glynn County Zoning Ordinance.

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

Yes, the single-family residence on the property could still be utilized for residential use instead of being converted to commercial.

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

Yes, could have an impact on the roads. However, access to the property would require approval by the Glynn County Engineer and Traffic Safety Engineer and/or the Georgia Department of Transportation.

- 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;

With the road improvements that were made to Community Road in 1996 and a traffic count of 13,841 trips per day, the property is more suitable for commercial use.

Ms. Olness stated that staff is recommending approval of this request.

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

-----

**Preliminary Plat/Pennick Estates  
54.412 Acres, 61 Residential Lots, Zoned Forest  
Agricultural, Located off Pennick Road  
Terry Williams & Willie Williams, Owners/Developers**

Mr. Williams was present for discussion.

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

This proposed subdivision consists of 54.412 total acres to be subdivided into 61 lots comprising 32.861 acres. The average lot size will be 20 sq. ft. with the smallest lot being 20,000 sq. ft. Also proposed are two 50 ft. rights-of-way, Estate Drive and Cobbler's Trail. Additionally, there are three 40 ft. right-of-way cul-de-sacs named Wagon Trail, Surrey Lane and Vineyard Way. These rights-of-way encompass a total area of 4.283 acres. The owner intends to construct these paved roads to county standards and then request that they be dedicated to Glynn County.

The water source is planned to be a community well system and the sanitary sewer treatment will be individual septic tanks. A Sedimentation and Soil Erosion Control Permit will be required for this project.

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

Following review, a motion was made by Mr. Perry Fields to approve this preliminary plat. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

-----

**Preliminary Plat/New Pointe  
9.356 Acres, 24 Residential Lots, Zoned R-6  
One-Family Residential, Located off North  
Harrington Road, St. Simons Island  
New Pointe Investments, Inc., Owner/Developer**

Mr. Ernie Johns 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, previously approved by the Planning Commission in a different configuration, consists of 9.356 total acres to be subdivided into 22 lots encompassing 7.932 acres. The 22 lots will average 15,705.36 sq. ft. with the smallest lot being 12,423 sq. ft. Also proposed is a 40 ft. right-of-way encompassing 1.590 acres. These new rights-of-way are named Barkley Way and features a divided street and open space park-style islands in the right-of-way. The owner proposes to construct these streets to county standards and then request that they be dedicated to Glynn County.

Glynn County Environmental Department will provide the water source with the sanitary sewer system being individual septic tanks. A Sedimentation and Soil Erosion Control Permit will be required for this development.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Health, as well as Environmental Engineering and Roads & Drainage Divisions have all favorably reviewed this project. Mr. Thomasson stated that staff is recommending approval of this preliminary plat.

Mr. Perry Fields had questions about the unpaved portion of the development. Mr. Thomasson explained that the unpaved area would include the driveway easements for the purpose of providing parking behind the houses and guest parking. Mr. Fields also had questions about the areas identified as parks and whether they would be dedicated to the county or to the homeowners. Mr. Ernie Johns stated that the parks would be dedicated to a homeowners association.

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

-----

**Preliminary Plat/Paloma Place  
35,719 sq. ft., 4 Residential Lots, Zoned R-6  
One-Family Residential, Located off Island  
Drive, access across county land (Airport)  
Bill Kirby, Owner/Developer**

Mr. Kirby 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 .82 total acres to be subdivided into four lots comprising .66 acres of area. Also proposed is a 50 ft. radius cul-de-sac right-of-way encompassing .16 acres to be entitled Paloma Lane. This new cul-de-sac is to be improved to county standards and then dedicated to Glynn County. The four lots average 7,188 sq. ft. in area.

The water source and sewerage treatment service will be provided by the Glynn County Environmental Quality Department. A Sedimentation and Soil Erosion Control Permit is not required for this development but best management practices are to be followed in the construction phase.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Health, as well as Environmental Engineering and Roads & Drainage Divisions have all favorably reviewed this project. Additionally, the Glynn County Board of Commissioners and the Airport Commission has approved the use of county owned land for a portion of the Paloma Lane right-of-way that traverses the Malcolm McKinnon Airport buffer. Mr. Thomasson stated that staff is recommending approval of this request.

Mr. Fields wanted to know if Lots 3 and 4 would be accessed through Baisden Lane. Mr. Thomasson stated that a requirement was made for a 1 foot reserved strip across Baisden Lane; however, it is not shown on the plat. Mr. Kirby stated that he would be willing to accept a motion for approval contingent upon Lots 3 and 4 not having access through Baisden.

Following discussion, a motion was made by Mr. Lamar Cole to approve this request subject to Lots 3 and 4 not being accessed through Baisden Lane. The motion was seconded by Mr. Perry Fields and unanimously adopted.

-----

**Preliminary Plat/Danwoody  
9.969 Acres, 47 Residential Lots,  
Located off Butler Drive, Glyndale  
Sepler Credit Shelter Trust**

Mr. Ernie Johns 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 9.969 total acres to be subdivided into 47 lots comprising 8.317 acres. The 47 lots average 7,708.26 sq. ft. Also proposed are two 40 ft. rights-of-way encompassing 1.652 acres. One of the rights-of-way is a cul-de-sac to be entitled Danis Way, and the other is entitled Sepler Circle. These new roadways are to be improved to county standards and then dedicated to Glynn County.

The water source and sewerage treatment service will be provided by the City of Brunswick Water/Wastewater Department. A Sedimentation and Soil Erosion Control permit will be required for this development.

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

For clarification, Mrs. Touw wanted to know if there is one access off Butler into the development except for Lots 5 and 6; and if all other lots are restricted to the subdivision entrance on Butler. Mr. Thomasson replied yes, and this is adequately indicated on the plat. However, because of the way that the plat is drawn, Lots 5 and 6 are part of the full size of the property, but due to the non-developed area, they appear to be detached and fronting on external streets.

Mr. Fields stated that if a 1 foot non-access easement is shown on the plat and if the property line goes to the road right-of-way, who is reserving an access easement. Mr. Thomasson stated that in this case, the county is reserving the access. Mr. Fields stated that he's concerned that staff is trying to do something that is not legally binding. An easement is rights granted to a third party and not the owner of the property. He then asked if the County Attorney reviewed this procedure. Mr. Thomasson stated that he is not sure what the County Attorney's position is in this case, but this has been the practice of the department and the policy that staff has adhered to since his arrival. Ms. Olness pointed out that the County Attorney did review this with regard to another case presented a week ago. She stated that staff recently received a letter regarding this issue, therefore this practice will be re-examined and likely discontinued.

Mr. Thomasson stated that the ordinance does include a reserved strip whereas the ownership of that portion is retained by the developer or by the homeowners association. Also, during the final platting process, these issues will be addressed. Mr. Ernie Johns stated that at the time of final platting, a statement could be included on the plat saying that those lots could not be accessed by that particular road. Mr. Fields concurred.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request with the stipulation that an access of double facing lots be limited to the subdivision road to be created. The motion was seconded by Mr. Perry Fields and unanimously adopted.

-----

**Preliminary Plat/Sunrise Pointe  
5.00 Acres, 25 Residential Lots, Zoned R-6  
One-Family Residential, Located off South  
Harrington Road, St. Simons Island  
Barnett and Culver Investments, LLC Owner/Developer**

Mr. Ernie Johns 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 5.593 total acres to be subdivided into 23 lots comprising 4.361 acres. The 23 lots average 8,259.35 sq. ft. Also proposed is a 40 ft. right-of-way ending in a cul-de-sac encompassing 1.232 acres to be entitled Sunrise Drive. This new roadway is to be improved to county standards and then dedicated to Glynn County.

The water source and sewerage treatment service will be provided by the Glynn County Environmental Quality Department. A Sedimentation and Soil Erosion Control Permit will be required for this development.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Health, as well as Environmental Engineering and Roads & Drainage Divisions 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. Hal Hart to approve this request. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

-----

**Preliminary Plat/Rowantree  
13.70 Acres, 31 Residential Lots, Zoned R-12  
One-Family Residential, Located off McIntosh  
Avenue and McLane Street, St. Simons Island  
Strother-Sewart Development, Owner/Developer**

Mr. Tommy Stewart and Mr. Charles Johnson 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 13.70 total acres to be subdivided into 31 lots comprising a total area of 12.15 acres and with an average lot area of 17,072.71 sq. ft. The smallest lot is 12,010 sq. ft. Also proposed are two 50 ft. rights-of-way and a 40 ft. right-of-way encompassing a total area of 1.55 acres. One of the rights-of-way, named Runnymede, will be a thru street connecting McIntosh Avenue with Wesley Circle in the Wesley Oaks Subdivision. The other 50 ft. right-of-way is a cul-de-sac called Strother Place. These streets will be paved and built to county standards and dedication to Glynn County will be requested.

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

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

Ms. Marilyn Marsh expressed concerns about the large body of water located on the property. Mr. Thomasson stated that the lagoon that Ms. Marsh is referring to has a 25 ft. natural buffer around it and will be left untouched.

Mrs. Touw wanted to know the purpose of bringing the road through to Wesley Circle. She stated that the area is a dead end and it is very small. Mr. Charles Johnson explained that there is an advantage to having another access. This was left as an access when Wesley Oaks was originally platted in the 50's. He stated that there is a county restriction of 1200 ft. on a dead end cul-de-sac. Mrs. Touw stated that there would potentially be a lot of traffic into Wesley Circle. Mr. Johnson stated that when Wesley Oaks was laid out, the intention was to leave the access to this particular piece of property just as it is.

Mr. Fields asked how much of the wetlands would be filled. Mr. Johnson replied 0.68 acres.

Following discussion, a motion was made by Mr. Lamar Cole to approve this request. The motion was seconded by Mr. Hal Hart. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields and Mr. Hal Hart. Abstained From Voting: Mrs. Iris Touw.

-----

**Preliminary Plat/White Sands  
25.918 Acres, 17 Residential Lots, Zoned  
Forest Agricultural, Located off Buck  
Swamp Road  
W. H. Daniels, Owner/Developer**

Mr. Ernie Johns 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 25.918 total acres to be subdivided into 17 lots comprising 23.563 acres. The area of the 17 lots average 1.386 acres each. Also proposed is a 40 ft. right-of-way extension of White Sands Drive, as well as a 40 ft. right-of-way cul-de-sac to be named Constance Drive. The combined area of these two streets totals 2.355 acres. Although these new paved streets are to be improved to county standards, they are to remain privately owned and maintained.

The water source will be a community well system and the sewerage treatment service will be individual septic tanks. A Sedimentation and Soil Erosion Control Permit will be required for this development.

Planning & Zoning, Building Inspections, Fire Department, GIS, Environmental Health, as well as Environmental Engineering and Roads & Drainage Divisions 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. Perry Fields to approve this request. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

-----  
**Site Plan/Wiedemeyer Condominiums  
14,810 sq. ft., 5 Row Houses, Zoned  
Resort Residential, Located off Park  
Lane & Neptune Road, St. Simons Island  
Dr. Bob Wiedemeyer, Owner/Developer**

Dr. Wiedemeyer and Mr. Roger Purcell 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 lot comprising .34 acres and is planned to be a row house development of 5 units of identical square footage in size. The proposed building size will be 6,324 sq. ft. There will be covered parking for two vehicles per unit accessible via driveways opening onto Park Lane. The parking required for this amount of square footage is 10 spaces. Site coverage is 47.65%, meeting the requirement of 50%.

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.

Planning & Zoning, Building Inspections, Fire Department, GIS, Engineering and Environmental Quality have all favorably reviewed this project. Mr. Thomasson stated that staff is recommending approval of this request with the condition that a Minor Subdivision Application be submitted and approved prior to this project progressing.

Mrs. Touw wanted to know how staff arrived at the 47% site coverage. Mr. Thomasson explained that staff used the figures provided by the applicant, and in turn confirmed this by measuring the building and the impervious areas. Mr. Roger Purcell stated that the footprint of the building is 4,165. Mrs. Touw wanted to know where the garbage refuge would be located. Mr. Thomasson replied that it would be located off of Park Lane.

Mrs. Touw stated that she would like to see a more detailed site plan that shows lighting, walkways, and one that specifies what would be located on Neptune Way. She then made a motion to defer this request until a more complete site plan is submitted. However, the motion died for lack of a second. Discussion continued, followed by a motion made by Mr. Hal Hart to approve this request subject to the 801 Minor Plat Application being approved and subject to the walkways be shelled or some other pervious surface. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Lamar Cole, Mr. Perry Fields and Mr. Hal Hart. Voting Nay: Mr. Richard Altman and Mrs. Iris Touw.

---

## **MINUTES**

**September 7, 1999**

**October 5, 1999**

A summary of the September 7<sup>th</sup> meeting was included in the packages for the Planning Commission's review. Mrs. Loving advised that a complete draft of the September Minutes will be available for formal action at the December 7<sup>th</sup> Planning Commission meeting. In Mrs. Loving's absence, the October Minutes were not prepared; however, Mr. Taylor stated that they would be available for review at the December meeting.

---

## **SUB-COMMITTEE REPORT**

A sub-committee meeting was held on October 12<sup>th</sup> to prioritize recommendations of the two Ordinance Review Committees. Mrs. Iris Touw distributed a written report of this meeting, which was read into the record by Chairman Altman as follows:

“...The sub-committee agreed to examine landscaping, lighting, buffers, parking, etc. as it affects commercial and multi-family. Staff is to gather all proposed ordinances and ordinances from other areas to be used for comparative purposes. ...Both Ordinance Review Committees recommended an Architectural Review Committee for District 2. It was recognized that this requires considerable time and public involvement and other issues should be examined first. Further work needs to be done. The Planning Commission should be actively involved. The sub-committee awaits further direction from the Planning Commission...”

Chairman Altman stated that staff asked for criteria of areas for review. The sub-committee met and identified the areas. The next step is for staff to draft the ordinances from the criteria set from the two committees and from staff's educational background. Mr. Taylor asked if the draft ordinances could be presented to the sub-committee before going to the Planning Commission. Chairman Altman replied yes.

---

## **PLANNING COMMISSION ITEMS**

### **a) Status of the Tree Ordinance**

Mrs. Touw stated that she was asked for the status of the proposed Tree Ordinance. Mr. Taylor explained that from the sub-committee meetings and from the Planning Commission meetings two problems were identified: 1) It was the consensus of the Planning Commission to not protect trees on private property. Once the property has

been subdivided the trees would be controlled by the owners rather than by the county; and 2) Staff voiced concerns over the process in the ordinance where staff is asked to make very subjective opinions as to the condition or preservation of trees. Mr. Taylor suggested that the ordinance include language where staff makes a decision but then immediately that decision could be appealed to someone else. He stressed that variances need to be heard by a Board rather than by a staff member.

Mrs. Touw then asked how they should proceed with the next step on the Tree Ordinance. Mr. Taylor stated that the next step would be permission or direction from the Planning Commission for staff to make changes to the draft proposed by the Island Review Committee. Also, additional input is needed about tree protection or landscaping on the Mainland. Chairman Altman directed staff to make the necessary changes and prepare a draft for their review. Mr. Taylor then asked if the draft should be countywide or if it should be for District 2. During the course of discussion, three suggestions were proposed: a) Mrs. Touw suggested a draft for District 2; b) Chairman Altman suggested a countywide draft; and c) Ms. Olness suggested a delay until after Thursday's County Commission meeting in that the Board might propose a separate ordinance. Following discussion, it was the consensus of the Planning Commission to direct staff to prepare a countywide draft to include specific requirements countywide.

**b) Amendments in Progress - Sign Ordinance**

Mrs. Touw stated that a line item under Section 813 of the Sign Ordinance needs to be eliminated. She advised that she would confer with staff after the meeting to make this correction.

-----

**GC-2-99 G**

Consider Amending the Glynn County Zoning Ordinance  
Process for variances for signs within the St. Simons Village  
Preservation District and for other purposes.

Section 302: Definitions, Variance

Section 709: St. Simons Village Preservation District

Subsections 709.10 Signs and 709.12 Variances

Article X: Appeals, How Taken, Section 1005. Powers

And Duties, Subsection 1005.3

The amendment was included in the packages for review and was presented by Ms. Olness. She gave a brief update of the amendment since its initiation in February of this year.

Following discussion, a motion was made by Mrs. Iris Touw recommending to the Board of Commissioners that this proposal reflect that signage within the Village Preservation exceptions will come to the Planning Commission then forwarded to the County Commission for final action. All other signage, exceptions, variances will go directly to the County Commission for action. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

-----

At this time, Chairman Altman advised that Mr. Hal Hart and Mrs. Iris Touw will serve on the nominating committee (for the upcoming election of Chairman and Vice Chairman of the Glynn County Planning Commission). Mr. Hart was appointed chairman of the nominating committee.

-----

There being no further business to discuss, the meeting adjourned at 1:27 p.m.