

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**APRIL 4, 2000 - 9:00 A.M.**

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**MEMBERS PRESENT:** Lamar Cole, Vice Chairman  
Hal Hart  
Iris Touw  
Jonathan Williams

**ABSENT:** Richard Altman  
Perry Fields

**STAFF PRESENT:** Chuck Taylor, Director  
Cindy Olness, Planning Official  
Donna Scott, Planner  
Deborah Taylor, Zoning Administrator  
Jim Bruner, County Engineer  
Buster Reese, Assistant County Engineer  
Ed Halbig, Transportation Coordinator  
Brenda Pittman, Code Enforcement  
Janet Loving, Admin/Recording Secretary

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In the absence of the Chairman, Vice Chairman Lamar Cole 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.

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**GC-12-00**

Request to rezone from Planned Development to General Commercial, 3.69 acres, known as Lot 15, 26 & 27 L.M. Kinstle Subdivision, fronting 399.08 ft. on the west side of Scranton Road, 532.74 on the north side of Lansing Street and 199.01 ft. on the east side of Toledo Street.

LTA Properties of Georgia, L. P., Property Owner

Mr. John Kaufman, agent, was present for discussion.

The staff's report was included in the packages for review and was presented by Mrs. Deborah Taylor as follows:

The subject property consists of three existing lots (Lots 26, 27, 15) of the L. M. Kinstle Subdivision. Currently there is a single-family residential home on Lot 26 with Lots 27 and 15 being vacant of any structures. Lots 26 and 27 have frontage on Scranton Road and Lot 15 has frontage on Lansing Street. There is an unopened 15 ft. alley that separate Lots 26 and 27 from Lot 15.

In 1997, the subject property was rezoned, with conditions, from R-9 One-Family Residential to Planned Development to allow for the development of an Assisted Living Facility. As outlined in the Planned Development Zoning Text and Master Plan, the Assisted Living Facility was the only permitted land use. The conditions of the zoning approval were the following: 1) Thirty foot (30 ft.) setbacks will be provided on all property lines abutting single-family residential; 2) A minimum of forty (40) parking spaces will be provided to serve the facility; 3) The access drive onto Scranton Road will

be located and constructed to meet the requirements of the Glynn County Engineer; and 4) Lot 15 to remain buffer/garden area.

During review, the Glynn County Engineer stated that the entrance drive to the subject property should be centered on the existing entrance drive across on Scranton Road and acceleration and deceleration lanes shall be provided.

In 1998, a site plan was approved by the Planning Commission to allow the facility to be known as "Morningside of Brunswick." The site plan has expired and the property is being sold.

The request at this time is for General Commercial. Permitted land uses and development requirements for General Commercial are outlined in Section 712 of the Glynn County Zoning Ordinance.

A general layout plan has been submitted, which shows the proposed development of an 80,000 sq. ft. two-story commercial structure. Access to the property is shown as having 2 curb cuts off Scranton Road and one on Lansing Street, utilizing the alley. A 25 ft. setback and 10 ft. high fence is shown on the plan on the north and west property lines abutting residential. However, some of this parking is shown in the setback area. Total parking shown on the plan is 323 spaces.

In January of this year, the property (2.44 acres) immediately to the south (located on the southwest corner of Lansing Street and Scranton Road) was rezoned to General Commercial, subject to the following conditions: 1) Ingress/egress limited to Scranton Road only; and 2) Thirty foot (30 ft.) planted screening buffer with a 6 foot wooden fence to be provided.

The traffic impact of this rezoning request has been reviewed.

Trip Generation for 3.69 Acre Parcel	Average Trips Per Day
Based on current zoning, Planned Development (Assisted Living – 42 units)	- 90.3
Based on requested zoning, General Commercial	
General Office	- 880.8
Specialty Retail	- 3,253.6
Other uses that could be permitted in the GC district are outlined on the attached	

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, rezoning Lots 26 and 27, which front on Scranton Road should be compatible with the property located to the south. Rezoning Lot 15, which has frontage on Lansing Road only, would not be suitable. It would have a negative impact on the surrounding residential homes.

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

Rezoning Lots 26 and 27 would have some impact on the property located to the north and west, but with adequate buffers it would lessen the impact. The property located to the north, also having frontage on Scranton Road, is anticipated to be developed commercially. Rezoning Lot 15, which abuts residential zoning on three sides (other than the property stated above) would have more impact on the area if rezoned.

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

Yes, it could be developed as an assisted living facility.

- 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;

Will have an impact on the traffic as described in the report. If rezoned, the number, location and design requirements for the access drives would have to be reviewed during site plan approval to help eliminate any negative impact to the area and road system.

Water and Sewer will be provided by the City of Brunswick.

- 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;

This area has been developing commercially since the early 1980's. With the road improvements in the area and other commercial uses being constructed, it makes the property along Scranton Road (Lots 26 & 27) more desirable as commercial than for residential.

Mrs. Deborah Taylor stated that staff is recommending approval of rezoning Lots 26 and 27 (2.69 acres) subject to the following:

1. Thirty (30) ft. planted screening buffer with 6 ft. wooden fence being provided on all property lines abutting single-family residential.
2. Ingress/egress limited to Scranton Road only.

Mrs. Taylor stated that staff is recommending denial of rezoning Lot 15 (1 acre). She explained that it is recommended that Lot 15 be rezoned back to a single-family residential classification if the above lots are rezoned, in that the exiting zoning PD only allows this lot to be used as buffer/garden area in conjunction with an assisted living development.

Mr. John Kaufman, representing the property owners, gave a brief presentation. He explained that the property owners would like Lot 15 to be rezoned but they also want to be good neighbors. Therefore, they have agreed with staff's recommendation.

In addressing the street and the assisted living facility, Mr. Kaufman stated that the property could be developed as an assisted living facility; however, he has worked with other firms and they have continuously pointed out, and he agrees that it is not economically feasible to put in an assisted living facility on this site or any other site in Brunswick.

In light of Mr. Kaufman's comment, Mrs. Taylor stated that staff recommends deleting Lot 15 from this rezoning request. Mr. Kaufman concurred.

Mr. Roland Holmes, owner of Lot 14 (141 Lansing Street), presented a petition consisting of 25 signatures of residents of Kinstle Subdivision who are opposed to having any of the lots rezoned. It is their feeling that a change in the zoning would allow undesirable commercial activities to intrude into the area of single-family neighborhood homes. If any of the property is rezoned, the residents would like to request that ingress/egress be limited to Scranton Road as it is under the present zoning, and that a 30 ft. planted screening buffer with a 6 ft. wooden fence be installed on the rezoned property to separate it from any adjoining residential property.

Mr. and Mrs. Melvin Green of 156 Lansing Street were present to oppose. They expressed concerns about the negative impact a commercial development would have on their property value.

Ms. Carol Henderson, owner of Lot 18 (121 Toledo Street), stated that she would not be opposed to Limited Commercial, but she strongly objects to Lot 15 being rezoned commercially. She stated that they are very conservative people and she does not want a restaurant or a "fish house" in her backyard. Ms. Henderson asked the Planning Commission to look seriously at what they put in her backyard.

Mrs. Iris Touw stated that according to the staff's report the Comprehensive Plan designates this area as Low-Density Residential and yet the statement is made that "it is anticipated that the property to the north will become commercial." She stated that if the area is classified as Low-Density Residential, how can we assume that commercial is going to continue. Also, Mrs. Touw pointed out that this neighborhood is already established; and although the Planning Commission has a responsibility to cooperate with developments, "we have the same responsibility to protect established neighborhoods."

Mr. Jonathan Williams asked if the applicant agrees to the conditions stated by staff. Mrs. Taylor replied yes. Mr. Hart stated that under the current PD Text, if the applicant chose to stay with the PD Text, could they come back and amend the text. Mrs. Taylor replied yes. Mr. Hart stated that he would rather see the PD Text amended rather than changing the zoning.

Following discussion, a motion was made by Mr. Hal Hart to recommend denial of this request. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**GC-13-00**

Request to rezone from Highway Commercial to General Commercial, lot consisting of 40,000 sq. ft. fronting 200 ft. on the north side of Benedict Road, being located 200 ft. west of Cypress Mill Road and 1,340 ft. east of Community Road; further described as lying immediately west of Kids Korner Day Care.

Willie & Susan Evors and Scott & Sandra Brandies, Property Owners

Ms. Susan Evors was present for discussion.

The staff's report was included in the packages for review and was presented by Mrs. Deborah Taylor as follows:

The subject property is a portion of a large tract of land (35.14 acres) that was rezoned in 1980 from R-12 One-Family Residential to Planned Development-General, allowing Limited Industrial, Highway Commercial and General Residential.

In 1985, portions of the 35 acre tract were rezoned from Planned Development-General to General Residential and Highway Commercial (eliminating the Limited Industrial zoning designation).

In 1996, the property located on the northwest corner of Cypress Mill Road and Benedict Road was rezoned from Highway Commercial to General Commercial. The rezoning approval included the condition of a 25 ft. building setback from Cypress Mill Road and a 12 ft. building setback from Benedict Road. At the time of rezoning the property, the proposed use of the property was for a day care center. The Highway Commercial zoning district does not permit a child care center but the use is allowed as a conditional use in General Commercial.

Since the General Commercial zoning classification does not require setbacks, the condition stated above was placed on the rezoning action, at the suggestion of staff, to assure that the building would be setback from the property lines for the safety of the children and traveling public.

The subject property involved in this request is currently zoned Highway Commercial. The rezoning request is being sought to allow for an expansion of the existing day care center (Kids Korner Day Care). The owner is proposing to expand the existing facility by providing additional parking and a new playground at the present time. In the future, additional expansions may also be made if needed.

The surrounding area is currently being developed with mixed uses; commercial, single-family residential and multi-family residential. To the north of the subject property is a residential subdivision consisting of 71 lots. To the west of the subject property are vacant lots that have recently been created (zoned Highway Commercial), and to the south is the Georgia Power Company.

In that the rezoning request is a reduction in land use intensity, based on the permitted uses outlined in the HC and GC districts, a traffic impact for the rezoning request was not done.

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 located to the east is the existing day care center owned by the applicants. The owner is proposing to expand the facility on the subject property. The property to the east is zoned commercial and to the south is an industrial zoning district. The property to the north will be separated by a buffer between the proposed development (zoned General Residential) and the day care facility.

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

No, with fences being provided to meet state requirements for a day care center, the subject property would be buffered from the adjacent properties for the purpose of noise and visual.

As stated previously, this rezoning is for the purpose of expanding an existing facility. To the best of our knowledge, we have never had any complaints on the existing facility's operation (day care center) as it relates to noise and traffic.

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

Yes, could be developed as Highway 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;

No, with the proposed driveway being constructed as required by the County Engineer there should not be any negative impact on the existing road system.

If additional utilities are needed to serve the subject property, the requirements for water and/or sewer would have to meet the requirements of the City of Brunswick and/or Glynn County Environmental Health. This would be reviewed and determined during site plan review.

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

Yes, shown as commercial on the future land use plan.

- 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 has been developing rapidly over the last 6 years with residential subdivisions.

The existing day care center is a use that offers services for the immediate area and other children in the county. The proposed rezoning would allow for this needed service in Glynn County, to be expanded to make for a safer facility by allowing for additional off-street parking and playground area.

If the property is rezoned and not used as stated, the rezoning would still be beneficial to the area in that the rezoning is a down zoning from Highway Commercial to General Commercial, allowing less intensive permitted uses.

Mrs. Taylor stated that staff is recommending approval of this request subject to a 12 ft. front yard building setback on Benedict Road. This would be consistent with the condition placed on the adjacent property rezoned to General Commercial in 1996.

Following discussion, a motion was made by Mrs. Iris Touw to recommend approval of this request subject to the condition stated by staff. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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### **SUP-3-00**

Request for a Special Use Permit for the location of a Coffee Emporium in the General Commercial-Core District. Subject property consists of 183 sq. ft. and is known as Building D-1 in the Pier Village Market, located on the northeast corner of Mallory Street and Beachview Drive, St. Simons Island within the Village Preservation District.

Thomas H. Smott, II, Property Owner

Mr. Larry Evans, agent, was present for discussion.

The staff's report was included in the packages for review and was presented by Mrs. Deborah Taylor as follows:

This request is for a Special Use in the General Commercial-Core Zoning District to allow a coffee emporium in Building D-1 of the Pier Village Market. The subject property is also located within the St. Simons Village Preservation District.

On January 6, 1998, the Glynn County Planning Commission approved a site plan for the construction of the Pier Village Market, with conditions. The development consisted of 15 buildings. Of these five conditions, three are relevant at this time. These are the following:

1. A written agreement for the long-term use of the dumpster on the adjacent parcel must be approved by the Building Official and Board of Health and remain on file with the Building Official's office.
2. If food is allowed to be sold in any form in any of the buildings, the specific approval of the Board of Health and County Water and Sewer Department is required.

3. The two restrooms, and their accessibility must be constructed in conformance with the Americans with Disability Act (ADA) regulations.

The approval at that time also granted the property owner/developer a variance to the off-street parking requirements for the development (10 spaces required - 0 provided). During discussion, Planning Commission Member Iris Touw expressed concern regarding the parking. Larry Evans, agent for the owner, stated that most of those requirements (required parking) referred to a food service establishment, which requires additional permits. He stated that if they were to have any food service in the development they would have to come back to the Planning Commission for additional permits and those conditions would be met at that time.

The Glynn County Zoning Ordinance only allows a restaurant and/or drinking establishment as a special use within the GC-Core District, if at least one of the following can be met:

1. Must have a history of being in operation some period of one (1) year before the enactment of the Ordinance and have no increase in size or seating capacity;
2. The total overall patron space to not exceed 400 sq. ft. and a seating capacity of sixteen (16) patrons; or
3. Having a patron space larger than 400 square feet and 16 person seating capacity will be allowed as a special use only when parking spaces are provided for 50% or greater of the total number of spaces required per Section 611.6. Parking requirements to be determined by total patron space including outside patios, decks and sidewalk seating areas.

The proposed coffee emporium will have a total overall patron space of 183 ft. 139 sq. ft. would be the square footage within the building and 44 sq. ft. would be the porch area. The total square footage (183 sq. ft.) includes the coffee prep area and counter.

The next item on the agenda is also for a special use permit request (SUP-4-00) for another building located directly across the walk way from the subject building. Since all 15 buildings of the Pier Village Market are located on one zoning lot, the total square footage of all food service establishments would need to be considered to determine compliance. The two establishments being requested at this time have a combined total of 341 sq. ft.

The coffee emporium's hours of operation are proposed to be from 10:00 a.m. to 9:00 p.m., 7 days a week. The establishment is proposed to have 2 employees. A statement listing the type items proposed to be sold in the establishment was included in the packages for review. The plans do not show any seating arrangements, but based on the square footage of the establishment and width of the building, if seating is provided it would be a very limited number.

Mrs. Taylor stated that staff is recommending approval of this request subject to the following being provided prior to issuance of a building permit:

1. Dumpster to be provided. (This condition is per the original approval of the development written agreement for the long-term use of a dumpster on the adjacent parcel.)
2. Environmental Health, Food Service Approval. (Verbal approval has been received, written will be provided upon final review of the plans.)
3. Water and Sewer Approval. (These buildings were constructed to accommodate water and sewer, any additional improvements will require further approval per plans submitted for permits.)

Mrs. Touw had questions about the restroom facilities. When the proposed business opens for service, she wanted to know if the restrooms would be marked, opened for patrons, or will it be necessary to get a key from an employee before entering the restrooms. Mr. Larry Evans stated that the restrooms would be marked and opened when the businesses are open without the use of a code. He also stated that the restrooms are handicap accessible inside.

Mr. Hart had questions about the parking in relation to this proposal. Mrs. Taylor explained that parking is not an issue at this time.

Following discussion, a motion was made by Mr. Jonathan Williams to recommend approval of this request subject to the conditions stated by staff. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**SUP-4-00**

Request for a Special Use Permit for the location of an Ice Cream Shop in the General Commercial-Core District. Subject property consists of 158 sq. ft. and is known as Building E-2 in the Pier Village Market, located on the northeast corner of Mallory Street and Beachview Drive, St. Simons Island, within the Village Preservation District.

Thomas H. Smott, II, Property Owner

Mr. Larry Evans, agent, was present for discussion.

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

This request is for a Special Use in the General Commercial-Core Zoning District to allow an ice cream shop in Building E-2 of the Pier Village Market.

On January 6, 1998, the Glynn County Planning Commission approved a site plan for the construction of the Pier Village Market, with conditions. The development consisted of 15 buildings. Of these five conditions, three conditions are relevant at this time. These are the following:

1. A written agreement for the long-term use of the dumpster on the adjacent parcel must be approved by the Building Official and Board of Health and remain on file with the Building Official's office.
2. If food is allowed to be sold in any form in any of the buildings, the specific approval of the Board of Health and County Water and Sewer Department is required.
3. The two restrooms, and their accessibility, must be constructed in conformance with the Americans with Disability Act (ADA) regulations.

The approval at that time also granted the property owner/developer a variance to the off-street parking requirements for the development (10 spaces required - 0 provided). During discussion, Planning Commission Member Iris Touw expressed concern regarding the parking. Larry Evans, agent for the owner, stated that most of those conditions (required parking) referred to a food service establishment, which requires additional permits. He stated that if they were to have any food service in the development they would have to come back to the Planning Commission for additional permits and those conditions would be met at that time.

The Glynn County Zoning Ordinance only allows a restaurant and/or drinking establishment as a special use within the GC-Core District, if at least one of the following can be met:

1. Must have a history of being in operation some period of one (1) year before the enactment of the Ordinance and have no increase in size or seating capacity;
2. The total overall patron space to not exceed 400 sq. ft. and a seating capacity of sixteen (16) patrons; or
3. Having a patron space larger than 400 square feet and 16 person seating capacity will be allowed as a special use only when parking spaces are provided for 50% or greater of the total number of spaces required per Section 611.6. Parking requirements to be determined by total patron space including outside patios, decks and sidewalk seating areas.

The proposed restaurant will have a total overall patron space of 158 sq. ft., 114 square feet would be the square footage within the building and 44 sq. ft. would be the porch area. The total square footage (158 sq. ft.) includes the ice cream freezers and prep area.

As stated in the previous special use permit request (SUP-3-00), since all 15 buildings of the Pier Village Market are located on one zoning lot, the total square footage of all food service establishments would need to be considered to determine compliance with the Glynn County Zoning Ordinance. The two establishments being requested at this time have a combined total of 341 sq. ft.

The ice cream shop's hours of operation are proposed to be from 10:00 a.m. to 9:00 p.m., 7 days a week. The establishment is proposed to have 2 employees. A statement listing the type items proposed to be sold in the establishment was included in the packages for review. The plans do not show any seating arrangements, but based on the square footage of the establishment and width of the building, if seating is provided it would be a very limited number.

Mrs. Taylor stated that staff is recommending approval of this request subject to the following being provided prior to issuance of a building permit:

1. Dumpster to be provided. (This condition is per the original approval of the development written agreement for the long-term use of a dumpster on the adjacent parcel.)
2. Environmental Health, Food Service Approval. (Verbal approval has been received, written will be provided upon final review of the plans.)
3. Water and Sewer Approval. (These buildings were constructed to accommodate water and sewer, any additional improvements will require further approval per plans submitted for permits.)

Following discussion, a motion was made by Mrs. Iris Touw to recommend approval of this request subject to conditions stated by staff. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Site Plan/St. Williams Catholic Church**  
2300 Frederica Road, St. Simons Island  
7.602 Acres, Zoned R-9 One-Family Residential  
St. Williams Catholic Church, Property Owner

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

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

The applicant proposes to provide an addition with meeting rooms to the existing Parish Hall of St. Williams Catholic Church. Also proposed is additional parking for the project. The size of the site is 7.602 acres.

This site plan is an amendment to a previously approved site plan for the purpose of providing water and sewer in the addition.

Site coverage includes the existing Parish Hall equaling 6,500 sq. ft. (2.0%); Parish Hall addition equaling 7,235 sq. ft. (2.2%); existing Sanctuary equaling 8,105 sq. ft. (2.4%); existing rectory equaling 4,642 sq. ft. (1.4%); existing miscellaneous structures equaling 1,267 sq. ft. (0.4%); pavement, sidewalks, parking, etc. (existing and addition) equaling 110,288 sq. ft. (33.3%); natural and wetlands equaling 193,106 sq. ft. (58.3%) for a total of 331,143 sq. ft. (100%). Total site coverage will be 41.68%.

Parking required for the sanctuary is 82 spaces and Parish Hall is 118 spaces at 4 seats per parking space equals 200 spaces. Parking provided equals 204 spaces, and 9 handicapped parking spaces are provided.

The water supply and sewer treatment will be provided by Glynn County. This project has received approval for an LDA permit.

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

Mr. Robert Ussery gave a brief presentation. For clarification, he stated that the project is currently hooked up to water and sewer, and he's here today because the State Fire Marshall required that there be a fire suppressant system for the addition.

Mr. Ussery stated that there is currently a 1-inch line for the building, which would serve the water needs; however, the State Fire Marshall required that there be a 4-inch line. He stated that in the past, this type of request was handled by the Building Official, rather than by the Planning Commission. In his opinion this is a relatively minor adjustment, but made necessary by one of the government agencies.

Ms. Olness explained that the Building Official (Ellis Carter) stated that he would not be able to issue the building permit because there was a change from the approved site plan. She stated that when there is a Planning Commission approved site plan (unless staff is given the expressed authority under Section 619.) staff cannot make changes from what was approved.

During the course of discussing the site plan approval process, Mr. Hart stated that perhaps site plans need to be amended to include institutional.

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

At the end of discussion, Mr. Cannon Owens, adjacent property owner, requested that the church prohibit access to Wesley Oaks Drive from the church parking lot except during church activities. He stated that this request is being made because of the increase in traffic onto the residential street due to the parking lot being used as a cut through from Frederica Road. He suggested that they leave a post and chain up when services are not being conducted. Mr. Owens presented a petition consisting of 12 signatures of adjacent property owners who concur with this request. Mr. Ussery stated that there is a post and chain on the property, but they no longer have an onsite maintenance person to make sure that this is taken care of after services. He stated that they understand the request and are looking into ways to accomplish this in an effort to prevent outside intrusion, i.e., traffic, noise and litter.

**Site Plan/Sea Haven**

Ocean Boulevard, Wood Avenue and Olive Way,  
St. Simons, 30,746 sq. ft., 10 Row Houses, Zoned  
Resort Residential  
Robert Wiedemeyer, Owner/Developer

Mr. Wiedemeyer was present for discussion.

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

The applicant proposes to create 10 row houses. Density of 10 units divided by 0.71 acres equals 14 units per acre. The proposed site coverage includes 10 units at 913 square feet each equaling 9,130 sq. ft.; concrete equaling 5,349 sq. ft.; and sidewalks equaling 621 sq. ft. Total site coverage equals 15,100 sq. ft. Allowed site coverage equals 15,373 sq. ft.

Off-street parking required equals 2 spaces per unit totaling 20 spaces. Off-street parking provided equals 20 spaces (double garages). No vehicular access will be allowed from these lots to Wood Avenue or Ocean Boulevard. The water supply and sewer treatment will be provided by Glynn County.

The Planning & Zoning Division, Building Inspections, Engineering, Environmental Engineering and the Fire Department have all favorably reviewed this project.

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

1. Easement dedication shall be recorded before a Certificate of Occupancy is issued. Dedication will state that in the event the county has to repair the sewers, the county will only repair the main and put back the dirt. The owner will be responsible for pavement and landscape materials. Environmental Engineering must review and approve the easement dedication.

Mrs. Touw had questions about the square footage of the buildings. She wanted to know if the 913 sq. ft. is the footprint for each building and does this include the stairs. Mr. Wiedemeyer stated that 913 sq. ft. is the footprint of the building and it does include the front stairs.

Following discussion, a motion was made by Mr. Hal Hart to approve this request subject to the condition stated by staff and subject to Environmental Engineering's successful review. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Site Plan/Oak Grove Island Clubhouse**

100 Clipper Bay, Oak Grove Island, 3.827 Acres,  
Zoned Planned Development-General  
Peter Lenhardt, Owner/Developer

Mr. Larry Bryson was present for discussion.

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

The applicant is proposing to build a new and larger clubhouse with cart storage along with paved parking for the same. This will replace a temporary clubhouse and unpaved parking area. The total area of the site is 166,704 sq. ft. The building, porch, deck, steps and ramps equal 8,815 sq. ft. (5.3%); pavement, sidewalks, concrete pads, etc.

equal 53,100 sq. ft. (31.8%); grassed and/or landscaped equals 104,789 sq. ft. (62.9%). The maximum height allowed is 45 ft. in accordance with the PD Text.

Parking required is one space for every 70 sq. ft. of patron area, which is 3,043 square feet equaling 44 spaces plus 80 members at 2 members per space equaling 40 spaces for a total of 84 spaces. Parking provided equals 92 spaces and 4 handicapped spaces.

Water is provided by a community water system, and sewer is provided with septic tanks. Environmental Health has reviewed the plans and recommends approval.

Building Inspections, Planning & Zoning Division, as well as Engineering, Environmental Engineering, GIS and the Fire Department have all favorably reviewed this project.

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

1. Building height cannot exceed 45 ft.
2. Parking lot must be enclosed with a planting screen, wall or fence to a height of at least 6 ft., excluding gates or exit points as per PD requirements.

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

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**SSVPD/Del Sol**  
Signage, 227 Mallory Street, St. Simons  
Zoned General Commercial-Core  
David & Camille Carpenter, Business Owners

Mr. David Carpenter was present for discussion.

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

The applicants are requesting approval to place 2 signs on the front of their store in the Village. The signs are made of sandblasted redwood and painted and sealed. One sign will be 9 sq. ft. and measure 18 inches in height and 6 ft. in length. This sign is to be placed above the store as depicted in the diagram of the storefront. The other sign will be 6 sq. ft. and measure 36 inches in height and 24 inches in length. This sign will be placed to the left of the store entrance.

The Building Official has reviewed the sign application and the Community Development Director has approved the signs.

Color photocopies of the proposed signs were included in the packages for the Planning Commission's review. Ms. Scott stated that staff is recommending approval of this request.

Mrs. Touw stated that as part of their standard requirements the dimensions of the front of the building needs to be shown. She then asked what product does this sign represent. Mr. Carpenter stated that it is color-enhanced material (clothing) that changes color in the sun. Mrs. Touw stated that she is concerned that the color is not harmonious with the Village. She understands that the Community Development Director has verified that the sign is within the specifications, but she would encourage the applicant to make the sign blend in a little more. Mr. Carpenter explained that the color is a little intense but would fade over a short period.

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

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**Preliminary Plat/True Landing**  
5.381 Acres, 12 Residential Lots  
Zoned R-6 One-Family Residential  
Lord Avenue, St. Simons Island  
True Landing, LLC, Owner/Developer

Mr. Van Wheeler and Mr. Ernie Johns were present for discussion.

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

The applicant proposes to create an eleven-lot subdivision. The smallest lot will be lot 7 at 6,016 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft.

A 40 ft. public right-of-way called Caldwell Lane is proposed. The applicant proposes to open Georgia Street to gain access to the parcel. At the Board of Commissioners meeting this Thursday (April 6<sup>th</sup>), the Board will be conducting a Public Hearing to consider the abandonment of this portion of Georgia Street that needs to be open for this development.

An LDA permit is required. The water supply and sewage disposal will be provided by Glynn County.

Building Inspections, Planning & Zoning, as well as the Fire Department, Environmental Engineering and the Engineering Department have all favorably reviewed this project.

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

1. Applicant needs to file an application for an LDA Permit. LDA is within state waters, which requires a DNR variance.
2. Georgia Street must be opened before this subdivision can be created.

Mrs. Touw stated that it is her personal opinion that the County Commission should decide first on the disposition of Georgia Street. Once that is done, then the preliminary plat request should be considered. Ms. Olness stated staff felt that the applicant met all of the requirements for preliminary plat and did not want to delay them for a month.

Mr. Ernie Johns explained that when they began with the subdivision, it was their understanding that Georgia Street was not a closed street. It was not open entirely, but was being used as an easement or an access for a parcel inside of the larger parcel. The application to close Georgia Street actually came after the subdivision was applied for.

Mr. Wheeler pointed out that if what he is presently doing will have any impact on the decision to open or close Georgia Street, he would like to pull his request and seek other entranceways. When he first started this project he stated that he was only trying to honor an easement that was already in place. He assumes that he would still have to

honor that easement; however, he is not a lawyer and he does not know what impact it would have on whether or not the street is public or private. Therefore, at this time, Mr. Wheeler requested that his application be deferred for one month.

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**Preliminary Plat/Ibis Cove**

2.41 Acres, 12 Residential Lots, zoned  
Zoned R-6 One-Family Residential  
George Lotson Avenue, St. Simons Island  
Ibis Partners, Owner/Developer

Mr. Roger Purcell was present for discussion.

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

The applicant proposes to create a twelve-lot subdivision. Total area of roads will equal 25,005.73 sq. ft. The smallest lot will be lot 10 at 6,000.17 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft.

There is a public 40 ft. right-of-way called Ibis Cove. An LDA permit is required. The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

The current right-of-way width of George Lotson Avenue is substandard as per the Subdivision Regulations. 5 ft. of additional right-of-way is provided subject to approval of the County Engineer for Construction Plans. Ms. Scott pointed out that staff has received a verbal approval from the County Engineer.

The Building Inspection Division, GIS, the Fire Department, Environmental Engineering and the Engineering Department have favorably reviewed this project.

Ms. Scott stated that staff is recommending approval of this request with the condition that the proposed 30 ft. drainage easement remains private.

Mrs. Touw wanted to know if there is enough right-of-way prior to reaching the applicant's property. Ms. Olness stated that all that matters is the portion in front of the applicant's property and according to the survey, the area in question is 30 ft. wide. Mr. Purcell pointed out that the road was designed to fit within the existing roadbed. Mrs. Touw questioned whether or not a 30 ft. right-of-way is sufficient.

Following discussion, a motion was made by Mr. Hal Hart to approve this request subject to the condition stated by staff. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart and Mr. Jonathan Williams. Abstained From Voting: Mrs. Iris Touw.

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**Preliminary Plat/Nob Hill**

20 Acres, 53 Residential Duplex Lots  
(106 Dwelling Units) Zoned General Residential  
South Port Parkway  
Robert Collins & Miles Loadholt, Owners;

Mr. Ron Guffey, developer, was present for discussion.

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

The applicant proposes to create a 53-lot subdivision. The smallest lot will be lot 44 at 7,021 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft.

An 80 ft. right-of-way called Nob Hill Boulevard is proposed, a 40 ft. right-of-way called Nob Hill Circle is proposed and a 40 ft. right-of-way called Hill Trace is proposed.

An LDA permit is required. The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

The Building Inspection Divisions, Planning & Zoning, as well as GIS, the Fire Department, Environmental Engineering and the Engineering Department have all favorably reviewed this project.

Ms. Scott stated that staff is recommending approval of this request with the following conditions:

1. The proposed water tie-in shown in the Preliminary Plat is denied. Applicant must extend existing 12 inch water main to entrance and then cross South Port Parkway with appropriate water main into this development. No exceptions.
2. Rename Hill Trace with an approved GIS name. (GIS has approved the name "Norfolk Lane.")

Following discussion, a motion was made by Mr. Hal Hart to approve this request subject to conditions stated by staff. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**Preliminary Plat/Cinder Hill**  
35.29 Acres, 65 Residential Lots  
Zoned R-12 One-Family Residential  
South Port Parkway

Mr. Keith Dykes, owner/developer, was present for discussion.

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

The applicant proposes to create a 65-lot subdivision. The smallest lot will be lot 25 at 15,351.28 sq. ft. The minimum lot size for this zoning class is 12,000 sq. ft.

All right-of-ways will measure 50 ft. and will be public. These right-of-ways are to be called Cinder Hill Drive, Dogwood Court and Bridlepath Lane.

An LDA permit is required. The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

The Building Inspections Division, Planning & Zoning, as well as GIS, the Fire Department, Environmental Engineering and the Engineering Department have all favorably reviewed this project

Ms. Scott stated that staff is recommending approval of this request subject to the condition that full accel and decel lanes be required during construction plan review phase.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request subject to the condition stated by staff. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Preliminary Plat/Somersby Pointe**  
85.17 Acres, 238 Residential Lots  
Zoned R-9 One-Family Residential  
South Port Parkway

Mr. Terry Carter, owner/developer, was present for discussion.

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

The applicant proposes to create a 238-lot subdivision. The smallest lot will be lot 160, which as a net of 7,273 sq. ft. The minimum lot size for this zoning class is 9,000 sq. ft.

All right-of-ways will measure 50 ft. and will be public. These right-of-ways are proposed to be called Somersby Pointe, Malvern Way, Arlington Walk, Melbourne Way, Lancaster Lane, Ascott Way, Wellington Place, Hathaway View, Hadleigh Bluff, Edenham Court, Galloway Grove, Gainsborough Avenue, Asbury Court and Berkshire Lane.

An LDA permit is required. The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

The Building Inspections Division, Planning & Zoning, as well as the GIS, the Fire Department, Environmental Engineering and Engineering Department have all favorably reviewed this project.

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

1. Lot 160 has a net of 7,273 sq. ft. because of wetlands. The minimum square footage allowed is 9,000 sq. ft. Prior to final plat approval, lot must have a net of 9,000 sq. ft. or written approval from the Army Corps of Engineers must be provided to fill the wetlands.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request subject to condition stated by staff. The motion was seconded by Mr. Hal Hart and unanimously adopted.

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**Preliminary Plat/Regents Park, Phase I**  
98.046 Acres, 138 Residential Lots  
Zoned Forest Agricultural  
Old Jesup Road and Pennick Road  
FLB, Incorporated, Owner/Developer

Mr. Frank Brock was present for discussion.

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

The applicant proposes to create a 138-lot subdivision. The smallest lot will be lot 54 at 21,783 sq. ft. The minimum lot size for this zoning class is 20,000 sq. ft.

Regents Parkway is a proposed public right-of-way with varying width; Ironwood Drive is proposed as a 40 ft. public right-of-way; Jacquelyn Court is proposed as a public 40 ft. right-of-way; Piedmont Court is proposed as a public 40 ft. right-of-way. Vienna Court is proposed as a public 40 ft. right-of-way.

An LDA permit is required. The water supply will be a Private Water System, and the sewage disposal will be Private Septic Tanks.

The applicant has requested a variance to Section 602.2d to allow a new street entrance on Old Jesup Road closer than 660 ft. from existing entrances. (A letter from Mr. Frank Brock of FLB, Inc. was included in the packages for review and consideration.)

The applicant has requested a variance to exceed the length of dead-end streets as per Section 602.2 g) of the Subdivision Regulations. (A letter from Mr. Brock was included in the packages for review and consideration.)

A copy of the Preliminary Plat was referred to Norfolk Southern Corporation for comments since the intersection of Regents Parkway would be extremely close to the railroad at the intersection with Old Jesup Road. Ms. Olness stated that staff received their comments yesterday (4-3-00).

The Building Inspections Division, the Fire Department, Environmental Engineering and the Engineering Department have favorably reviewed this project. GIS denied the name "Weston Court."

Ms. Olness stated that staff is recommending denial of this request for the following reasons:

1. New Street entrances with Old Jesup must not be less than 660 ft. from existing intersections per Section 602.2d.
2. Cul-de-sac is too great in length as per Section 602.2g.

Ms. Olness stated that if the Planning Commission grants variances for Sections 602.2d and 602.2g, then staff would recommend approval with the following conditions:

1. Special considerations will be required for the entrance at construction plan review phase. It is currently unsafe.
2. Temporary cul-de-sacs will be allowed for now. However, at the time of final plat approval, they must either be changed to permanent cul-de-sacs or a permit to fill the wetlands in the "Possible Future Development" area must be provided to this department.
3. The angles of intersections must be in compliance with Section 602.2c during construction plans.
4. Applicant to have detailed study of the proposed intersection performed by a qualified transportation engineering firm.
5. Request DOT to perform a diagnostic inspection of the location, taking into account the proposed and anticipated development.

Mr. Ed Halbig, Transportation Coordinator, gave a brief report on the distances between intersections on Old Jesup Road.

Mr. Frank Brock explained that the entrance to the property is not his design. He stated that it is the only exit and entrance to the property. Effectively, if he cannot use the

entrance, he would have a 100 acre piece of landlocked property. Mr. Brock stated that there is a need for low-income lots for trailers because not everyone can afford a home. He stated that he is willing to do whatever is necessary within reason to make the project work. Mr. Hart asked if Mr. Brock had time to read the letter from Norfolk Southern Corporation. Mr. Brock replied yes, but he just received it.

Mr. Hart stated that the intersection seems to be the problem and he would rather defer this item for clarification of the intersection. Thereupon, a motion was made by Mr. Hal Hart to defer this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Preliminary Plat/Hermitage Island Plantation, Phase II**  
20.0246 Acres, 19 Residential Lots, Zoned Forest  
Agricultural, Extension of an existing road, Emerald Point  
Driggers Construction Company, Inc., Owner/Developer

Mr. Terry Driggers was present for discussion.

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

The applicant proposes to create a 19-lot subdivision. The smallest lot will be lot 80 at 21,861 sq. ft. The minimum lot size for this zoning class is 20,000 sq. ft. Emerald Point Drive, which is a public right-of-way, is to be extended from Phase I and will have a right-of-way of 60 ft.

An LDA permit is required. The water supply will be a Private Water System, and the sewage disposal will be Private Septic Tanks.

The applicant has requested a variance to exceed the length of dead-end streets as per Section 602.2 g) of the Subdivision Regulations. A letter from Driggers Construction Company was included in the packages for the Planning Commission's review and consideration.

The Building Inspections Division, Planning & Zoning, as well as the GIS, the Fire Department, Environmental Engineering and the Engineering Department have all favorably reviewed this project. Ms. Scott stated that staff is recommending approval of this request with the following conditions:

1. Cul-de-sac exceeds the length of a dead-end street as per Section 602.2g. Applicant must seek a variance.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request as presented with the variance for a temporary cul-de-sac. The motion was seconded by Mr. Hal Hart and unanimously adopted.

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**MINUTES**  
**March 7<sup>th</sup> Regular Meeting**  
**March 16<sup>th</sup> Called Meeting**

A motion was made by Mrs. Iris Touw and seconded by Mr. Jonathan Williams to approve the Minutes of the March 7<sup>th</sup> Regular Meeting and the March 16<sup>th</sup> Called Meeting. Voting Aye: Mr. Lamar Cole, Mrs. Iris Touw and Mr. Jonathan Williams. Mr. Hal Hart stated that he had not read the minutes and therefore he abstained from voting.

At this time, the Planning Commission took a 10 recess. The meeting resumed at 11:19 a.m.

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## **STAFF ITEMS**

**a) Proposed Amendment/Glynn County Zoning Ordinance**

Article VI. Establishment of Districts, Section 405. Planning Districts to include "Little St. Simons" in Planning District 2

The amendment and revisions from the County Attorney's office was included in the packages for discussion purposes only. No action was taken by the Planning Commission. During the course of discussion, Mr. Hal Hart suggested that staff contact the owner(s) of "Little St Simons" before advertising this item for public hearing. Mr. Chuck Taylor concurred.

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**b) Proposed Amendment/Glynn County Zoning Ordinance**

Article VIII. Signs, Section 814 Signs Permitted in the St. Simons Village Preservation District; regarding the allowance of Menu Boards

The amendment was included in the packages for permission to advertise for public hearing. Following discussion, a motion was made by Mr. Hal Hart granting permission for Mr. Chuck Taylor to advertise this amendment for public hearing and to work out the details with the County Attorney. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**c) Proposed Amendment/Glynn County Zoning Ordinance**

Article XI Amendments, Section 1101. Authority; regarding the time period in which the Glynn County Planning Commission is required to submit their report to the Glynn County Board of Commissioners on proposed amendments to the Glynn County Zoning Ordinance.

A motion was made by Mr. Hal Hart to add the following sentence to Section 1101: "The sixty (60) day time limit shall begin at the first hearing of the Planning Commission after the amendment is sent for review." The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**d) Discussion regarding the St. Simons Village Preservation District as it relates to painting buildings, outside sales and banners (fee, warnings, etc.)**

This item was included on the agenda for discussion purposes only. Mrs. Touw explained that this item came about because of two issues. The first issue being that she had received calls and she made calls regarding painting of some buildings in the Village. She was told that there are no regulations for this unless there is a sign or a building permit. She has accepted this explanation but it needs to be discussed further.

The next issue concerns banners. Mrs. Touw stated that she inquired as to whether a fee had been established and if so, is this being regulated, and to what extent is Code Enforcement involved.

Mr. Chuck Taylor explained that businesses are being informed of the ordinance requirements and the requirements to obtain permits. He stated that due to staff limitations, the county is still relying much on complaints from citizens in an effort to enforce the ordinance because the department doesn't have the staff to patrol areas and look for problems. However, when complaints are received, staff does follow-up on them on a first come first served basis.

Regarding the banner fee, Mrs. Touw stated that Mrs. Pittman, Code Enforcement Supervisor, advised that a fee of \$30.00 had been established for a two-week banner. Mrs. Touw wanted to know who established the fee because in her opinion \$30.00 is excessive for a two-week banner. She feels that if we are going to have an enforceable fee it should be reasonable. Mr. Taylor explained that the ordinance refers to the published Building Department's fee schedule, where the lowest fee for any permit is \$30.00. He stated that he would confer with the Building Official to discuss a different permit fee if the Planning Commission so desires. Mr. Hart and Mr. Cole agree that \$30.00 is reasonable and stated that they have no problem with the fee.

Mr. Cole asked if staff received any complaints about the banner fee. Mrs. Pittman replied yes. She has received complaints about the fee and the 14 day time limit allowed for banners.

Mrs. Touw asked if anything was being done to identify if a banner is permitted. Mrs. Pittman stated that she is working with Mr. Ellis Carter on getting some type of seal with a number and date to be placed on the permitted banners. She has also assigned a Code Enforcement Officer to St. Simons Island for the purpose of enforcing the ordinances. Mrs. Pittman pointed out that the Code Enforcement Division is currently receiving credit for the revenue generated from the banner permits due to Mrs. Loving working with the Finance Department on the program and object codes in the budget.

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**e) Discussion of new Subdivision Regulations, Zoning Ordinance and Development Approval Process.**

This item was included on the agenda for discussion purposes only. Mr. Taylor explained that this issue involves re-writing the ordinances and establishing a separate development approval process. He went to the County Commissioners and requested permission to seek an RFP for these services. Mr. Taylor outlined the reasons for soliciting an outside firm in a letter to the Planning Commission dated March 21, 2000. Also, a copy of the proposed RFP was forwarded to the members for review.

Mrs. Touw asked staff to provide samples of ordinances or documents written by outside firms to ensure that citizens, as well as board members and staff can understand the language. Ms. Olness stated that she would research and get samples for the members to review. She pointed out that the consultants would be working extremely closely with everyone involved in the process.

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At this time, Mr. Hart suggested that staff add the word "institutions" to the section of the ordinance dealing with site plans. Mr. Taylor stated that he would draft the language and submit it to the Planning Commission for review

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There being no further business to discuss, the meeting adjourned at 12:00 p.m.