

**MINUTES
GLYNN COUNTY PLANNING COMMISSION
SEPTEMBER 5, 2000 9:00 A.M.**

MEMBERS PRESENT: Lamar Cole, Chairman
Wayne Stewart, Vice Chairman
Perry Fields
Hal Hart
Iris Touw
Jonathan Williams

ABSENT: Ann McCormick

STAFF PRESENT: John Peterson, Director
Lee Sutton, Planner II
Ed Halbig, Transportation Coordinator
Ellis Carter, Building Official
Janet Loving, Recording/Admin Secretary

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.

SUP-2-00

Request for a Special Use Permit for the location of a Church in an R-9 One-Family Residential Zoning District. Subject property consists of 4.238 acres fronting 454.75 feet on the south side of Blythe Island Highway a/k/a Georgia Highway 303, beginning approximately 577 feet southeast of the Highway 303 and Ellis Point Way Intersection. Highway 303 South, LLC, Property Owners; Family Life Assembly of God, Agent.

Pastor Jeff Morris and Mr. Danny Highsmith were present for discussion.

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

This request is for a special use in an R-9 One-Family Residential District, to allow a church. Section 701.4 states that a church, synagogue, temple or other place of worship is an allowed in R-9 with a Special Use Permit.

The property is currently accessed via GA 303 at Lazarus Lane. Lazarus Lane also serves four properties located beyond the subject property.

The applicant is also developing Picket Landing, an adjacent residential subdivision. His intention is to provide access to the properties in question via the improved easements included in Picket Landing, Phase II. Inspection of the property on August 29, 2000 indicates that the developer is making an effort to access the four properties via private access easements, but that the improvements are not complete.

Approving a special use permit does not in and of itself negate the ability of the aforementioned property owners to use Lazarus Lane as access to GA 303. However, Section 904 states that the Special Use Permit "shall expire if the use, or operation pertaining thereto, do not commence within twelve (12) months of the date of approval." Section 904.3 (a) states that the Planning and County Commissions should consider the compatibility with the surrounding land uses.

The property is 4.238 acres. As currently zoned, the property could be used to create approximately 14 home sites, not including additional rights of way. According to the manual Trip Generation, 6th Edition (Institute of transportation Engineers), churches on average generate 9.11 trips per 1000 sq. ft. on weekdays and 36.63 trips per 1000 sq. ft. on Sundays. The estimated 14 home sites would generate 140 trips on weekdays and 124 trips on Sundays. The plan for the church calls for a 9000 sq. ft. building. A church of that size is estimated to generate 82 trips on weekdays and 330 trips on Sundays.

Mr. Halbig stated that staff is recommending approval, conditional on the provision of letters from the property owners currently served by Lazarus Lane consenting to the use of the access easement created by Picket Place Subdivision Phase II; said letters to be provided no later than September 27th, 2000 so that they can be presented at the October 5, 2000 County Commission meeting.

Mr. Wayne Stewart had questions about egress and ingress as to whether this would be on Lazarus Lane and then into Blythe Island. Mr. Halbig replied yes. He further explained that the church building is in the center of one large lot, and he explained the dimensions showing the distance of the church building to the boundaries of the property. He then pointed out the area being requested for the special use permit.

Mr. Danny Highsmith distributed a copy of an Easement Cancellation Agreement for the Planning Commission's review. He stated that this agreement has been signed by both owners consenting to the closing of Lazarus Lane and using the new highway.

Mr. Hart stated that due to the size of the property and the size of the church, would staff want site plan approval for future expansion. Mr. Halbig replied yes.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request with staff's recommendations and subject to future site plan approval being filed with staff. The motion was seconded by Mr. Hal Hart and unanimously adopted.

SUP-9-00

Request for a Special Use Permit in a Forest Agricultural Zoning District for the location of a Telecommunications Tower having a maximum height of 250 ft. above ground. Greg & Mari Crosby, Property Owners; Value Concepts, Inc., Business Owner/Agent.

Mr. Paul Felser was present for discussion.

The staff's report included the following comments:

1. When a tower is adjacent to a residential use, it must be setback from the nearest point of every residential lot a distance at least equal to its total height. (**Reference Article XIV, Section 1404.B.5**)
2. The following setbacks and separation requirements shall apply to all towers and antenna; provided, however, that the Planning Commission may, reduce the standard setbacks and separation requirements if the goals of this ordinance would be better served thereby. (**Reference Article XIV, Section 1404.A.10a**)

Mr. Sutton stated that staff is recommending denial of this request for the following reason:

1. The proposed tower is not setback from adjoining residential lots a distance equal to the total height of the tower.

At this time, an "Option and Restrictive Covenant Agreement" was distributed to the Planning Commission for review.

It was noted that this application (SUP-9-00) was deferred from last month's meeting to allow the applicant to address the setbacks and to obtain written approval from the two broadcast stations in the area regarding potential interference.

During his presentation, Mr. Felser pointed out that letters from the two broadcast stations acknowledging their agreement with the procedures have been provided for the Planning Commission's review. Regarding the Restrictive Covenants as to whether or not someone would be able to build on the property, Mr. Felser explained that the agreement provided permits them to address the setback requirements by restricting the adjacent property owners from ever building in the areas of the fall-zone while the tower is in place. However, he stated that he could not record the Restrictive Covenant until approval is granted. The copy provided is a proposed Restrictive Covenant in the form that would in fact bind and restrict the property appropriately so that the construction of any residential structure within the fall-zone could not occur. Mr. Felser stated that the documents have been signed by the individuals. Also, the owners are being compensated for providing an easement to their property.

Following discussion, a motion was made by Mr. Perry Fields to recommend approval of this request with the condition that prior to issuance of a Building Permit that BellSouth exercise its option and purchase the Restrictive Covenant, and that the Restrictive Covenant be recorded prior to issuance of said Building Permit. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

SUP-13-00

Request for a Special Use Permit to allow a private child care center within an R-6 One-Family Residential Zoning District. Subject property being Lot 61 of Arco Subdivision consisting of .114 acres, located on the west side of Franklin Street; address known as 3715 Franklin Street; Mary Baker, Property Owner.

Ms. Mary Baker was present for discussion.

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

This request is for a special use in an R-6 One-Family Residential District to allow a private child care center. There is an existing single-family residence located on the subject property that the owner proposes to utilize as a residence and a child care center, with a maximum of eighteen (18) children.

Section 701.4 of the Glynn County Zoning Ordinance states the proposed use as a special use within an R-9 Zoning District, as follows:

4) Private child care center, kindergarten or pre-school nursery provided:

- a) Buildings and structures, which shall retain a residential appearance and character, shall have a minimum of 35 sq. ft. of useable space per child within the building.
- b) Outdoor play areas shall have a minimum of 100 sq. ft. per child and shall be enclosed by a fence at 14 ft. in height.
- c) The location of parking, loading areas, buffers, hours of operation and renewal review dates shall be determined.
- d) Facilities shall meet all state and local requirements and codes for the operation of a child care center.

- e) The location and operation shall receive the written approval of the Georgia Department of Human Resources and the approval of the Glynn County Fire Chief prior to the issuance of a business license.

Section 701.5 (1) states that the minimum lot area shall be 6000 sq. ft. Section 507 states that "no permit for the use of any lot which is smaller in total area than the minimum size permitted for the district within which it is located shall be issued unless said lot was legally and properly recorded prior to the passage of this Ordinance; provided, however, that in Residential Districts, substandard lots shall be used only for single-family residential purposes."

The property is part of the Arco Subdivision, surveyed by Gramling and Recorded on May 28, 1934. The lots were surveyed at 50 ft. wide by 100 ft. deep. Lot 61 currently conforms to the original survey. The lot consists of 5000 sq. ft.

The applicant currently holds a home occupation license for home daycare (HO-99-219 for "Early Learners Day Care," issued on October 25, 1999). The applicant is seeking to increase the number of children from the six currently allowed. The maximum number of children allowed would be eighteen (the maximum allowed by the state under the "Group Day Care" category).

A survey and concept plan has been submitted showing the subject property, .114 acres. The fenced in yard area to be utilized as the outdoor play area, located at the rear of the residence, consists of 9,650 sq. ft.

Section 608 of the Zoning Ordinance states that, for home occupation, the minimum required area per child shall be 35 sq. ft.

According to the submitted documentation, the requirements outlined in the Ordinance, as stated above, can be met to accommodate eighteen (18) children. The hours of operation are proposed to be from 7:30 a.m. till 5:00 p.m.

The subject property is near the corner of Franklin and Eighth Streets, two blocks east of Norwich Street, zoned Highway Commercial. Opposite the property is General Residential. Additional traffic trips of 36 trips per day (2 trips per day per maximum 18 children) should have little negative impact on the street.

Mr. Halbig stated that staff is recommending denial of this request based on Section 701.5 (1), Minimum Lot Area, Section 507, Use of Substandard Lot of Record.

Mrs. Touw needed clarification on the figures used for the outdoor play area located at the rear of the residence. Mr. Halbig stated that the figure in the staff's report (9,650 sq. ft.) is a typographical error. Judging from the survey, the rear yard play area is approximately 850 sq. ft. Mrs. Touw stated that outdoor play area requires 100 sq. ft. per child. She then asked if there is sufficient area for 18 children. Mr. Halbig stated that there is only sufficient play area for 8 children. However, the rough calculation does not take into account the side yards or the fenced in front yard.

Mrs. Touw had questions about parking for employees and drop-offs. Mr. Halbig stated that there is street parking along the road. The carport and the driveway could hold two more vehicles.

Ms. Mary Baker gave a brief presentation. She explained that the play area is not limited to the back yard. The children would be allowed to occupy the sides and front yard area. She would separate the children by age group so that a certain age group would be in the back area and an age group would be in the front area. Therefore, there would be no problem with square footage regarding the play area.

Mr. Hart wanted to know the number of employees and if there would be adequate parking for employees and drop-offs. Ms. Baker stated that she owns one vehicle and the carport could hold two additional vehicles. She stated that there would be

two employees, she and one other person. The space along the street would be available for drop-off and pick-up.

Mr. Jonathan Williams asked if plans were forwarded to the state for approval. Ms. Baker stated that currently she is operating a home daycare. She received the application from the state, but was advised that before she could send the application into Atlanta she had to first come to the Planning Commission at the local level for approval to operate a larger facility at her residence. She stated that the maximum for group daycare is 18, but she does not have to have 18. She can only have the number of children that the space would accommodate.

Ms. Baker stated that if she were to move away from the current residence and operate it as a full daycare center, she would have more space for more children up to the number allowed per space. Mr. Hart explained that this is a home occupation but if Ms. Baker were to leave the house, then it is not considered a home occupation. Ms. Baker stated that in the beginning she wanted to live in the house and close in the carport area for additional space for more children. She just wants to keep more children.

Mr. Halbig explained that the Special Use Permit allows for the operation of the daycare on the applicant's property. The state dictates that for the level of daycare that the applicant is seeking, the maximum number of children allowed is 18. Through the county codes, staff would be able to determine the number of children allowed on the residence.

Mr. Stewart questioned how a permit was granted on a non-conforming lot. Mr. Halbig explained that during his research, he could not find anything that would disallow a home occupation license on a substandard lot of record because the main use of the property is for a residence.

Mrs. Touw stated that from looking at the survey she does not think there would be enough room for 18 children, regardless of the size of the lot. Mr. Fields stated that he feels that they are being asked to grant a commercial enterprise in the middle of a residential subdivision, which he has severe reservations about.

According to the ordinance, Mr. Hart pointed out that in order to qualify as a home occupation, the person has to live in the house, and you cannot have any employees unless they live in the house with you, which would in essence limit the number of children that can be adequately taken care of. Mr. Lee Sutton stressed that staff does not want to deny quality home daycare, but staff has to adhere to the guidelines of the ordinance, which is why the recommendation is for denial. Mr. Hart suggested that the applicant re-evaluate her request. The applicant concurred. At this time, the procedure for a deferral as oppose to a withdrawal was explained to the applicant.

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

SUP-14-00

Request for a Special Use Permit to allow a church in an R-12 One Family Residential Zoning District. Subject property consists of 4.902 acres fronting 763.91 feet on Delamotte Road, beginning approximately 332.02 feet east of the intersection of Frederica Road and Plemmons Drive; Savannah Presbytery, Inc., Property Owner

Attorney Joey Strength and Rev. Ron Watson were present for discussion.

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

This request is for a special use in an R-12 One-Family Residential District to allow for a church. Section 702.4 states that a church, synagogue, temple or other place of worship is an allowed in R-12 with a Special Use Permit.

The property is accessed by a private access easement named Delamotte Road. Delamotte Road was created through the Minor Plat process, section 802, and was approved on April 28, 2000. The property has access to Delamotte Road along the entire west and north sides of the property.

The development plans for the property include two phases; the first phase involves the construction of the sanctuary approximately 9000 sq. ft. in size. Future plans for classrooms, offices, kitchen and atrium are expected with church growth.

The property is 4.902 acres. As currently zoned, the property could be used to create approximately 17 home sites, not including additional rights-of-way. According to the manual Trip Generation, 6th Edition (Institute of transportation Engineers), churches on average generate 9.11 trips per 1000 sq. ft. on weekdays and 36.63 trips per 1000 sq. ft. on Sundays. At the proposed 9000 sq. ft., a church would generate 82 trips on weekdays and 330 trips on Sundays. The estimated 17 home sites would generate 170 trips on weekdays and 150 trips on Sundays.

According to section 619, Site Plan Approval, Section 619.1, states the following:

"In as much as St. Simons Island and Sea Island are designated as areas of scenic beauty and historic interest, all multi-family and commercial uses shall comply with this section of the ordinance."

Since a church is not normally considered a commercial use, site plan approval of the proposed development is not a requirement of the code.

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

Attorney Joey Strength gave a brief presentation. He explained that the adjacent land is being used for several churches and approving this request would be consistent with the surrounding land uses. It would also benefit this property and future residents of the area. Therefore, he is asking for approval of this request.

Mr. Hart pointed out that site plan approval is not required in this case, but he asked if the applicant would be willing to grant site plan approval. Mr. Strength replied yes.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request conditioned upon the site plan being brought in for staff's review and approval. The motion was seconded by Mr. Hal Hart and unanimously adopted.

GC-20-00

Request to rezone from Resort Residential to Planned Development-General, a 19.7 acre tract fronting Author J. Moore Drive and Hamilton Road and bounded by Sea Island Road to the east and Demere Road to the south; Sea Island Company, Property Owner

Mr. Bill Edenfield and Attorney Jim Gilbert were present for discussion.

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

This request is to rezone property that is currently zoned Resort Residential. Under the Resort Residential zoning classification, various uses are permitted including a motel/hotel (which can include a restaurant and other commercial services in connection

with the operation) at a maximum density of 35 units per acre; multi-family residential at a maximum density of 16 units per acre; and single-family residential at a maximum density of 7 units per acre. Further, the height allowed within Resort Residential is 45 ft.

The zoning being requested is a Planned Development to allow for the development of a Medical Park. As stated in Planned Development, it is the intent of this district to be reserved for the establishment and continuance of shopping centers, residential developments, industrial parks, medical centers and similar types of large-scale, compatible use developments.

The subject property involved in this request is a tract surrounded on all sides by county rights-of-way, Demere Road, Sea Island Road, Hamilton Road and Arthur J. Moore Drive. Within this area there are two existing land uses, the American Legion and the Southeast Georgia Regional Medical Center, which are not part of this rezoning request.

A Planned Development Zoning Text has been submitted which outlines permitted uses and development standards. As stated on Page 9, site coverage as defined by all buildings, parking and other impervious surfaces shall not exceed 60% of the total land area as delineated by the Planned Development, including all buffers and open spaces. Under the current zoning of Resort Residential, site coverage would not exceed 50%.

Access drives to serve the site will be from Hamilton Road and Arthur J. Moore Drive, there will be no access from Demere Road and Sea Island Road. According to the plan submitted, the access drives are shown as follows: 3 drives from Hamilton Road (one of which is an existing easement) and 3 drives from Arthur J. Moore Drive. These access drives will require approval by the Glynn County Engineer prior to being constructed. This review would be done at the time of site plan approval or subdivision plat approving, depending on the type development being requested.

Traffic is a major concern regarding development within this area. Transportation information has been received, which compares the trip generation for the present zoning and proposed zoning. (Memo included in the packages for review) This is outlined as follows:

Resort Residential - 512 Trips

(single-family residential, least intensive use allowed)

Planned Development - 3,829 Trips

(office park)

The Citizens Advisory Committee has expressed concern with the traffic conditions at the intersections of Demere Road & Sea Island Road and Hamilton Road & Sea Island Road. Improvements are scheduled for the intersections, but not until the year 2006. Concern has been expressed about the increase in traffic demand and the Committee has requested that the schedule for improvements be moved up.

Staff recommends that the developer/owner be responsible for any necessary road improvements needed to accommodate a site development plan submitted for approval and developed during this time period.

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 land uses would be compatible. Buffers and setbacks from the road right-of-ways will be provided to have less impact.

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

No, should not have a negative affect with adequate access, buffers and setbacks being provided. On this side of Hamilton Road, the adjacent land uses are the Island Health Pavilion and American Legion Hall; there is no residential lots or structures.

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

Yes, could be developed as residential (multi-family and/or single-family) or a motel/hotel (with commercial services).

- 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, will have an impact on the road system. Improvements are needed at the intersections of Demere Road & Sea Island Road and Sea Island Road & Hamilton Road. However, the development of the tract as zoned Resort Residential would also have an impact on the roads.

The Planned Development Zoning Text outlines the issues regarding water and sewer to serve the subject property.

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

Yes, shown as public/institutional. Further, as shown on the future land use map, the subject property is located within an area that is proposed to be a 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;

None that we are aware of, with the exception of the Island Health Pavilion being constructed within the immediate area.

Mr. Halbig stated that staff is recommending approval of this request subject to the following: Planned Development Zoning Text being amended, to state maximum building height as thirty-five (35) feet, instead of forty-five (45) feet, as referenced on Page 7 2.a) 6) and Page 8 2.b) 6).

Attorney Jim Gilbert gave a brief presentation. He explained that concerns raised by RUPA regarding this request were valid concerns and needed to be addressed. Therefore, the applicant withdrew the request and made substantial changes. One of the concerns was the 20 ft. buffer, which has now been increased to a 30 ft. planted buffer. RUPA was also concerned about the three entrances. Therefore, the southern most access along Arthur Moore Drive has been eliminated.

In addressing traffic concerns, Mr. Gilbert pointed out that a traffic study was completed and a comparison of what could be put on the property with what the applicant is proposing was done. (Copies were distributed for the Planning Commission's review.) The proposed plan reduces the traffic count by 41% in comparison to what could be put on the property. Sea Island would also be willing to participate in funding a turn lane at Hamilton Road to help with traffic.

Mr. Gilbert further stated that the application would be amended to ensure that there would be no freestanding restaurant on the property. The only eating facility would be in the building on the southern portion of the property, which would be a snack bar.

The last concern was the building height. Mr. Gilbert stated that the applicant does not need 45 ft. but does need 38 ft. for one building. He stated that the plan could even be changed so that any other offices built in this particular area would have a 35 ft. height limitation.

Dr. John Johnson stated that he is not opposed to the professional building but he is concerned about the buffers around the facilities. He would request that Sea Island Company leave all of the buffers in their current natural state.

Mr. Tom Swan, speaking on behalf of RUPA and as a resident, thanked Sea Island for listening to their concerns and changing the plans. The only concern he has is that the applicant has asked for the broadest possible change in zoning as opposed to Office Commercial. However, with all of the changes made, he feels that Sea Island will honor their commitment.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request with the conditions stated by staff and by the developer as follows:

1. Maximum overall building height will be 35 ft. with the exception of one professional building being allowed at 38 ft;
2. Elimination of one entrance on Arthur J. Moore Drive;
3. Any other traffic or entry problems to be addressed at site plan approval process; and
4. No free standing restaurant to be allowed.

The motion was seconded by Mrs. Iris Touw and unanimously adopted.

The Planning Commission took a 10 minute recess. The meeting resumed at 10:45 a.m.

GC-22-00

Request to rezone from Forest Agricultural to Highway Commercial, a 31.717 acre tract of land having 1403 feet of frontage on the west side of U.S. Highway 341, located immediately north of Depratter Lane and approximately 580 feet south of Highways 32 and 99 Intersection; Constance C. Daniels, Property Owner

Due to the existing alleged violations involving this property, it was the consensus of the Planning Commission to defer this item. Thereupon, a motion was made by Mr. Wayne Stewart to defer this request due to information not being addressed at this time. The motion was seconded by Mr. Perry Fields and unanimously adopted.

GC-27-00

Request to Rezone from General Commercial to Limited Industrial, a 1.773 acre tract located on Old Jesup Highway, having 300 feet of frontage on Old Jesup Highway, with an average depth of 280 feet; Gene Brockington, Property Owner/Applicant

Ms. Allison Fletcher and Mr. Gene Brockington were present for discussion.

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

The applicant has an existing building located on the subject property. The building currently lists two businesses; one that assembles ductwork for air-conditioning systems, and a karate school. The applicant wants to use the entire building for the manufacture of cultured marble, used in countertops. The applicant has requested to rezone the property with a condition that would limit it to the production of cultured marble. It is staff's opinion that the applicant could manufacture the product on site as an accessory use to the sale and display of said product.

The cultured marble production would take up approximately 1600 sq. ft. of a 7200 sq. ft. building. Storage of the finished product would be in an interior area of approximately 1800 sq. ft. of space. The product showroom would take up approximately 2300 sq. ft. Offices and facilities would take up the remaining 1500 sq. ft. Retail is allowed in Limited Industrial where it is 1) incidental to the permitted use; 2) on the same premises as the permitted use; and 3) involves no open storage of any type per section 718.2 (15).

Staff seeks to avoid conditional rezonings for the following reasons:

1. *Conditional zonings require additional monitoring on the part of staff and could enjoin code enforcement to monitor work activities;*
2. *Conditional zonings of such restriction could devalue property; and*
3. *Changing the use of the property would then require a rezoning.*

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. Limited industrial activities listed as permitted uses should have little impact on the surrounding properties, if conditions listed in section 718.2 are obeyed.

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

Those Limited Industrial uses allowed under conditional or special use permits could have a negative impact on adjacent properties, especially those properties directly across Old Jesup Highway that could be impacted by visual and noise nuisances. Conditional uses would require staff review; special uses would require application.

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

The property could be utilized as zoned (GC) for commercial uses, as outlined in the Zoning Ordinance.

- 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;

Rezoning to Limited industrial would have negligible impact on infrastructure compared with the current General Commercial zoning.

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

The Future Land Use Map of the Comprehensive Plan shows the subject property to be commercial in use, as it is currently zoned.

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

There are none at this time.

Mr. Halbig stated that staff is recommending denial of this request and recommends that the use be permitted to occur as an accessory use to the commercial facility. (Section 609.3.)

Ms. Allison Fletcher of Atlantic Survey Professionals gave a brief presentation. She explained that the applicant tried to avoid the rezoning issue, and Mr. Halbig's suggestion is very satisfactory to them. She stated that the current use of the property is for commercial with one use being for cultured marble fabrication. The retail sales would be made on the property. There would also be a showroom for customers to choose a specific countertop, which would then be fabricated for the customers. The actual manufacturing process would not be a major percentage of the building space. Ms. Fletcher pointed out that there would not be anything stored or fabricated outside of the building.

Mr. Wayne Stewart had questions about the chemicals used in manufacturing this product. Ms. Fletcher stated that she is not qualified to answer such questions; however, she provided staff with a report on the different types of chemicals. Mr. Perry Fields stated that the material is fiberglass that's mixed in with the marble substance. Mr. Halbig stated that staff did receive a list of chemicals but felt that it would be inappropriate to comment. However, during his research he found that there would be no baking involved and it appears, as stated by Mr. Fields, that the material is similar to fiberglass. Mr. Halbig stated that staff sees no problem in this regard.

It was noted that Mr. Perry Fields excused himself from the meeting at this time due to a prior commitment.

Mrs. Touw asked if this particular use could be permitted under the present zoning. Mr. Halbig explained that this use could be permitted as an accessory to the retail use that would take place on the property.

Following discussion, a motion was made by Mrs. Iris Touw to recommend denial of this request and recommend that the use occur as an accessory use to the commercial facility. The motion was seconded by Mr. Wayne Stewart. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mr. Wayne Stewart, Mrs. Iris Touw and Mr. Jonathan Williams. (Mr. Fields had already left the meeting by this time.)

Preliminary Plat/Serenity Place (PP00-19)

Acres, 22 Residential Lots, Located 1102 feet from
Harrington Road (North Harrington), Zoned R-6
Seaside Development, Owner/Developer

Ms. Alison Fletcher and Mr. Ernie Curry were present for discussion.

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

The applicant proposes to create a 22-lot subdivision. The smallest lot will be Lot 15 at 6,028 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft. The total area for lots equals 3.40 acres. In addition, there will be 0.17 acres for common areas and 1.01 acres for roads.

The right-of-way is suggested at 40 ft., it is to be called Serenity Lane and will be public. An LDA permit will be required. The water and sewer supply will be Glynn County.

The Building Inspections Division, Planning and Zoning, Environmental Engineering and Engineering Division, as well as GIS, and the Fire Department, have all favorably reviewed this project. In addition, a phase I analysis was performed and a letter of acknowledgment from the County Engineer was included in the packages for review.

Mr. Sutton stated that staff is recommending approval of this request with the following conditions:

- 1) The 40 ft. proposed right-of-way will have to be approved by the County Engineer, IAW Article VI, Section 602.4 of the Subdivision Regulations.
- 2) Provide the Fire Department with water construction plans for fire protection.
- 3) Sewer connection will be made to the proposed lift station at Raymonds Grant Subdivision. (The Finance Committee is to consider in the near future whether or not to approve the additional lift station.)

Mr. Hart wanted to know how long the preliminary approval is good for. Mrs. Touw stated that according to the ordinance, the approval is good for five years; however, prior to being changed, it was good for two years. Mr. Sutton read from Article VII of the Glynn County Subdivision referencing this change. Mr. Hart stated that if the lift station does not go in, does this mean that the project is not feasible. Mr. Sutton stated that approval is conditioned upon the lift station being installed. With the number of lots being proposed, he does not think that septic tanks would be approved. Also, Mr. Sutton pointed out that a letter from Mr. Jim Bruner was included in the packages, which indicates that "it is not likely" that a landfill exists in this area or in Woods of Ivy Subdivision.

Mr. Ernie Curry gave a brief presentation. He stated that during a meeting with EPD, Jim Bruner and other county staff, it was decided that a Phase I Study was the most logical way to determine if a landfill or trash exists on this property and Woods of Ivy. In addressing the sewer, Mr. Curry stated that several months ago a meeting was held with the Engineering Department and all of the developers on North Harrington. At this meeting everyone agreed that the developers would participate in funding for the sewer. The reason for the meeting was to make sure that the sewer lines were large enough to service the entire area. The county has agreed to fund some of the increase in size. Mr. Curry stated that his company has already installed a larger water line to service the entire community.

Mr. Stewart needed clarification regarding the Phase I Study. Mr. Curry explained that a Phase I Study is where an environmental company sends the technical staff in to analyze the property to look for signs of trash, etc. If the technical staff determines that a landfill exists, they then recommend the next level of experts. (A copy of the Phase I Environmental Study was presented for review.)

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of this request subject to the three conditions stated by staff. The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mr. Wayne Stewart stated that he has reservations and concerns about this request, specifically the R-6 zoning. He stated that anyone can apply for an R-6 zoning, but that doesn't mean that the Planning Commission or the Board has to grant approval. He stated that he has listened to the arguments that such zoning is for middle income families; however, the fact is "there will never be any middle income families on St. Simons Island." Also, he cannot support granting approval based on a proposed lift station.

Mrs. Touw had questions about the conditions stated by staff. She stated that when this particular section of the Subdivision Regulations was re-written she was opposed to the fact that the Planning Commission gets the preliminary plats, which are primarily concept plans; they then go to the construction phase, which would deal with the Fire Department. The condition states "to provide the Fire Department with water construction plans for fire protection." Mrs. Touw stated that this comes under the construction phase. This was taken away from the Planning Commission and therefore she doesn't think the Planning Commission needs to place such condition.

Mrs. Touw further stated that the sewer connections are supposed to be shown on the preliminary plat. Mr. Sutton stated that sewer connections are not shown on this particular plat because currently there is no water and sewer connection. As a personal note, Mrs. Touw stated that the Planning Commission is being asked to approve a preliminary plat where there is no water and sewer connection at all for R-6 zoning. Mr. Curry stated that in the past, the Planning Commission approved two preliminary plats that had water connections but did not have sewer connections (Simonton and Raymonds Grant). Mr. Stewart stated that the current board members should not be bound by decisions made in the past because compounding the problems won't solve anything.

After discussion, the following vote was taken on the motion for approval with the three conditions stated by staff: Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mrs. Iris Touw and Mr. Jonathan Williams. Voting Nay: Mr. Wayne Stewart.

Preliminary Plat/Woods of Ivy (PP00-20)
6.833 Acres, 29 Residential Lots, Located 1500 feet
from Harrington Road (North Harrington), Zoned R-6
Seaside Development, Owner/Developer

Ms. Alison Fletcher was present for discussion.

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

The applicant proposes to create a 29-lot subdivision. The smallest lot will be Lot 9 at 6,889 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft. The total area for lots equals 5.22 acres. In addition, there will be 0.20 acres for common areas and 1.41 acres for roads.

The right-of-ways are suggested at 40 ft., and are to be called Ivy Woods Drive and Planter's Row and will be public. An LDA permit will be required. The water and sewer supply will be Glynn County.

The Building Inspections Division, Planning and Zoning, Environmental Engineering and Engineering Division, as well as GIS, and the Fire Department have all reviewed this project. In addition, a phase I analysis was performed and a letter of acknowledgment from the County Engineer was included in the packages for review.

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

- 1) The 40 ft. proposed right-of-way will have to be approved by the County Engineer, IAW Article VI, Section 602.4 of the Subdivision Regulations.
- 2) Provide the Fire Department with water construction plans for fire protection.

- 3) Sewer connection will be made to the proposed lift station at Raymonds Grant Subdivision. (The Finance Committee is to consider in the near future whether or not to approve the additional lift station.)

For clarification and as with the previous application (PP00-19), Mr. Hart stated that if the lift station does not get built, this project will not go through. Mr. Sutton replied yes, that is correct.

Mr. Stewart stated that the 40 ft. right-of-way is not in the ordinance, therefore it must be a stipulation, but he needs to know if it is for curbs and gutters. Mr. Sutton replied yes, it is curbs and gutters.

Mrs. Touw wanted to know if it is necessary that the Planning Commission place a condition on for the Fire Department regarding water construction plans. Mr. Sutton explained that the Fire Department approved the plan based on this condition for the Planning Commission's consideration. Mrs. Touw stated that she would rather it be required for the Planning Commission to review prior to approving a preliminary plat.

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

Preliminary Plat/Pickett Place, Phase 2 (PP00-21)

14.16 Acres, 34 Residential Lots, Located at Highway 303

Approximately 1500 feet west of Highway 341

Zoned R-9 One-Family Residential

Danny Highsmith, Owner/Developer

Ms. Alison Fletcher and Mr. Danny Highsmith were present for discussion.

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

The applicant proposes to create a 34 lot, phase II subdivision. Phase I ultimately created 22 lots. The smallest lot will be Lot 15 at 12,002 sq. ft. The minimum lot size for this zoning classification is 9,000 sq. ft. The total area for lots equals 11.32 acres. In addition, there will be 2.84 acres for roads.

The right-of-ways are suggested at 50 ft. public and are to be called Pickett Lane, Pickett Trail and Pickett Landing. An LDA permit will be required. The water supply will be a private system and individual septic tanks.

Phase I of Pickett Landing, formerly (Doerflinger's Creek) was not reviewed as a multi-phase development. Phase I final plat was approved by the Board of Commission conditioned on the installation of acceleration/deceleration lanes to phase I.

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

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

- 1) Accel/Decel lanes being included in Phase I.
- 2) Installation of water supply to county material and installation standards.
- 3) Limit the number of streets using the name Pickett to two in Phases I & II.

Following review, a motion was made by Mr. Wayne Stewart to approve this request subject to the conditions stated by staff. The motion was seconded by Mr. Hal Hart and unanimously adopted.

Preliminary Plat/Merritt's Place (PP00-22)
22.136 Acres, 57 Residential Lots, Located on Yarnell
& Beardon Roads; E. W. Merritt, Owner/Developer

An agent was present for discussion.

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

The applicant proposes to create a 57 lot subdivision. The smallest lot will be Lot 35 at 12,000 sq. ft. The minimum lot size for this zoning classification is 12,000 square feet. The total area for lots equals 17.29 acres. In addition, there will be 4.846 acres for roads.

The right-of-ways are suggested at 50 ft. private and are to be called Merritt Circle, Trucker's Lane and Yarnell Road (Extension). An LDA permit will be required. The water supply will be The City of Brunswick and individual septic tanks.

This property will go before the Glynn County Board of Commissioners Thursday, September 7th for rezoning to Planned Development-Residential (Manufactured Homes).

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

Mr. Sutton stated that staff is recommending approval of this request with the following condition:

- 1) Approval of a rezoning application by the Board of Commissioners at their September 7th meeting.

Following a brief discussion, a motion was made by Mrs. Iris Touw to defer this request until the rezoning process is complete. The motion was seconded by Mr. Jonathan Williams and unanimously adopted. *(Staff was advised to review the tape to include the applicant's statement regarding curbs & gutters and the fact that this development would be a mobile home subdivision. Please see attached transcript.)*

Preliminary Plat/Blowing Rock Plantation (PP00-23)
1.9759 Acres, 6 Residential Lots, Located on Frederica
Road at South Hampton, Zoned R-12
Charles D. Taylor, Jr., Owner/Developer

Mr. Charles Douglas Taylor, Jr. was present for discussion.

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

The applicant proposes to create a 6 lot subdivision. The smallest lot will be Lot 6 at 12,034.5 sq. ft. The minimum lot size for this zoning classification is 12,000 square feet. The total area for lots equals 1.694 acres. In addition, there will be 11,365.67 sq. ft. for roads and 900 sq. ft. for a pump station.

The right-of-way is suggested at 40 ft. public and will be called Blowing Rock Lane. An LDA permit will be required. The water supply and sewage disposal will be Glynn County.

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

Mr. Sutton stated that staff is recommending approval of this request with the following conditions:

- 1) The 40 ft. proposed right-of-way will have to be approved by the County Engineer, IAW Article VI, Section 602.4 of the Subdivision Regulations.
- 2) Inclusion of any required utility easement.

Mr. Stewart wanted to know if the easement should be figured into the square footage of the total lot size, or is it taken away. Mr. Sutton stated that the easement is figured into the square footage of the total lot size. Mr. Stewart stated that basically, the lot is still 12,000 sq. ft. and there is an easement where the applicant cannot build anything on. Mr. Sutton replied yes, including a fence.

Mrs. Touw wanted to know why an LDA permit would be required on the lot and what would it restrict. Mr. Sutton stated that the LDA permit is being required due to the storm-water run-off.

Mr. Hart wanted to know if the applicant is aware of the possible easement on Lot 6. Mr. Douglas Taylor replied that he is aware of it and it is not a problem. He further stated that there is an option to the pump station. His engineer, Mr. Hunkley, has advised that he may be able to get an easement onto New Frederica and eliminate the pump station altogether.

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

Preliminary Plat/The Villas at Coast Cottages (PP00-24)
1.79 Acres or 78,129.70 Square Feet, 8 Residential Lots
Located on Woods Avenue, 100 feet from Olive Way
Zoned Resort Residential
Hamby Corporation, Owner/Developer

Messrs. Patrick Anderson, Roger Purcell and Larry Evans were present for discussion.

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

The applicant proposes to create an eight-lot subdivision. The smallest lot area is 6000 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft. The total area for lots equals 48,020.45 sq. ft.

The right-of-way is suggested at 40 ft., it is 30,109.25 sq. ft. total area, will be called Sea Oats Lane and will be private. An LDA permit will be required. The water and sewer supply will be Glynn County.

Lot #4 is being excluded from the subdivision pending right-of-way abandonment of Beach Drive by Glynn County. Lot 4 will be subdivided as a Minor Plat once the abandonment is accomplished.

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

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

Mr. Larry Evans gave a brief presentation. He explained that Lot 4 has not gone through the abandonment process yet. He stated that his client owns property on both sides of the road and a closing adjacent to the property has already been done, but it has not gone through the abandonment process, which should not affect any of the other lots. Mr. Evans pointed out that he cannot sell the lot if they don't get the abandonment.

Mrs. Touw had questions about the dimensions of Lot 8. Mr. Evans pointed out the dimensions and the DNR Jurisdiction Line for clarification.

Following discussion, a motion was made by Mr. Hal Hart to approve this request with the exception of Lot #4, which is not shown on the plat. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mrs. Iris Touw and Mr. Jonathan Williams. Mr. Wayne Stewart abstained from voting to avoid a possible conflict.

Site Plan/Parker's Market (SPO0-19)

15,551 Sq. Ft. Tract, Located at the intersection of Mallory Street and Ocean Street, Zoned General Commercial-Core; Patrick Parker, Owner/Developer

Messrs. Patrick Parker, Don Hutchinson and Larry Bryson were present for discussion.

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

This plan calls for the demolition and removal of an existing 2040 sq. ft. structure, gas pump island and canopy. A new building is planned which will include a 3024 sq. ft. main structure with gas pump island and canopy.

This site plan was approved by the Planning Commission at the August 1st meeting conditioned on the applicant complying with the Traffic Safety Engineer's comments regarding the dumpster location and curb cut requirements outlined in Article VI, Section 614 of the Glynn County Zoning Ordinance.

The Building Inspection Division, Planning and Zoning, as well as Engineering, Environmental Engineering, GIS and Fire Departments have all reviewed this project.

Mr. Sutton stated that staff is recommending approval of this request with the following conditions:

- 1) Creation of no more than two curb cuts with a maximum width of 45 ft. each.
- 2) Placing both curb cuts no closer than 60 ft. from the intersection.

- 3) Relocation of the dumpster to deny access perpendicular to the flow of traffic and into the right-of-way.

During the course of discussion, it was determined that this request was being presented to the wrong board. The applicant needs to go through the Zoning Board of Appeals process in that he is appealing the Traffic Safety Engineer's comments regarding the dumpster location and curb cut requirements. Therefore, the Planning Commission took no action on this item.

Site Plan/Driggers 6 Unit Condos (SP00-21)

32,146 Sq. Ft. Tract, Located at the intersection of
Mallory Street and Harbor Oaks Drive, Zoned
General Residential
Driggers Construction Company, Inc., Owner/Developer

Messrs. Terry Driggers, Don Hutchinson and Larry Bryson were present for discussion.

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

This plan calls for the construction of a 6-unit residential condominium. The maximum building height in this district is 35 ft. The proposed new building total area is 9,855 sq. ft. Twelve parking spaces are required and eighteen will be provided. The lot size is 32,146 sq. ft. Grassed and landscape area totals 16,160 sq. ft. or 50.27%. Water and sewer will be provided by the Glynn County Water and Sewer Department.

There will need to be determination made about the need of spectrashield. This would effectively seal a brick manhole and eliminate leakage.

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

Mr. Sutton stated that staff is recommending approval of this request with the following condition:

- 1) Applicant to obtain approval from Azurik on the condition of the manhole prior to approval for construction.

Following a brief discussion, a motion was made by Mr. Wayne Stewart to approve this request *without* the condition stated by staff. The motion was seconded by Mr. Hal Hart and unanimously adopted.

Site Plan/Arnold House Inn (SP00-22)

15,551 Sq. Ft. Tract, Located at the intersection of
Neptune and Beachview, Zoned Resort Residential
James G. Timbes, Owner/Developer

Mr. Larry Bryson was present for discussion.

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

This plan calls for the demolition of an approximately 525 sq. ft. structure and the construction of a three-story hotel. The Maximum building height in this district is 45 ft. The new building is planned which will include a 2877 sq. ft. main structure and parking for the same. The hotel suggests ten rooms and requires eleven parking spaces. The lot size is 13,619 sq. ft. Grassed and landscaped area totals 7342 sq. ft. or 53.19%. Water and sewer will be provided by the Glynn County Water and Sewer Department.

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

Mr. Sutton stated that staff originally recommended approval subject to the condition that drawings be provided during construction plan submittal, which would indicate sewer and water tap locations for both lots involved in the overall plan. However, that condition has been satisfied and therefore staff is recommending approval of this request.

Mrs. Touw stated that she is very concerned with the traffic going in and out of Neptune, which is a 20 ft. right-of-way and it's a one-way street. She feels that 18 cars going in and out of that area is extreme, especially when there is total access on Beachview. Mrs. Touw then asked if the Traffic Safety Engineer had approved this much traffic on a 20 ft. right-of-way. Mr. Jimmy Horton, Traffic Safety Engineer, replied yes. Mr. Sutton stated that it meets the minimum standards of the ordinance. Mrs. Touw feels that there should be limited access to 10 rooms with one driveway. She further stated that lighting on a 45 ft. building is not addressed. Also not addressed is whether or not there would be fencing and buffers to shield off the pool from adjacent residences, in that this development is a commercial establishment. Mr. Sutton stated that there is a required buffer between the residential use and the commercial use. The applicant has an option to either use fencing or a vegetative buffer.

Following discussion, a motion was made by Mrs. Iris Touw to approve this request subject to there being no automobile entry or exit from Neptune Way; and that a privacy fence be established between this development and adjacent residential property; and that lighting on the building not shine onto adjacent property. The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mr. Stewart wanted to know what type of privacy fence and lighting would be required. Mr. Bryson stated that the applicant would be willing to install a wooden fence or a combination of landscaping. In addressing the issue of closing the Neptune access, Mr. Bryson explained that this is part of the project that was approved months ago. The check-in facility is located on Ocean and Neptune. In order to get from one point to another, it would be ideal to have access from Neptune.

Mr. Stewart stated that he concurs with Mrs. Touw on the privacy fence and lighting; however, he does not agree with closing the Neptune Way access, in that the Traffic Safety Engineer has recommended approval.

After discussion, the following vote was taken: Voting Aye: Mrs. Iris Touw and Mr. Jonathan Williams. Voting Nay: Mr. Lamar Cole, Mr. Hal Hart and Mr. Wayne Stewart. The motion was defeated. A motion was then made by Mr. Wayne Stewart to approve this request contingent upon the privacy fence being a possible combination of wood and planted in accordance with staff, and also subject to review of the lighting so as not to intrude onto adjacent areas. The motion was seconded by Mr. Hal Hart. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mr. Wayne Stewart and Mr. Jonathan Williams. Voting Nay: Mrs. Iris Touw.

SSVPD/Parker's Market (VP00-11)

501 Ocean Boulevard
15,551 Sq. Ft. Tract, Zoned General Commercial-Core
Patrick Parker, Owner/Developer

Mr. Larry Bryson was present for discussion.

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

This plan calls for the demolition and removal of an existing 2040 sq. ft. structure, gas pump island and canopy. A new building is planned which will include a 3024 sq. ft. main structure with gas pump island and canopy.

It was determined that color samples and roof shingle samples were not required as a result of the simplicity. Tan stucco and forest green trim work with terra cotta roof tile is the extent of colors being considered for the building. The island canopy is suggesting a white canopy background with raised red accents.

One sign totaling 24 sq. ft. is being suggested for the front of the new structure. In accordance with Article VIII, Section 814.1 of the Glynn County Zoning Ordinance, Planning Commission approval is required because it exceeds 6 sq. ft. The proposed sign does not exceed 10% of the building front wall area in accordance with Article VIII, Section 814.5.

Finally, the revised sign is 24 inches of individually cut acrylic letters surface mounted to stucco. Colors are red letters & blue accent bars illuminated from soffit spot lighting.

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

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

OTHER

a) Planning Commission Minutes

Regular Meetings

April 4th

May 2nd

June 6th

August 1st

At this time, Mrs. Iris Touw, on behalf of the Planning Commission, commended Mrs. Loving for the accurate details of the Minutes and for the timely manner in which they were completed. She also thanked Mr. Peterson and Mr. Eckert for their efforts in getting this accomplished. Afterward, a motion was made by Mr. Jonathan Williams to approve the April 4th Minutes, the May 2nd Minutes and the June 6th Minutes with any necessary corrections. The motion was seconded by Mrs. Iris Touw. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Mrs. Iris Touw and Mr. Jonathan Williams. Mr. Wayne Stewart was not a member at the time and therefore abstained from voting. The August 1st Minutes were approved and unanimously adopted (with any necessary corrections).

b) Planning Commission Items

Report & Recommendations from Sub-Committee

- 1) Telecommunication Towers
- 2) Subdivision Regulations - Re: Minor Plats
- 3) Overlay for St. Simons/Sea Island

The Sub-Committee, consisting of Mr. Hal Hart, Mr. Wayne Stewart and Mrs. Iris Touw (Chairperson), presented its report on the above referenced issues as follows:

- 1) Telecommunication Towers: The Sub-Committee suggested for consideration that a special zoning district for towers requiring an area large enough to contain the entire height of the tower and that this area be fenced; an alternative would be to require a clear radius equal to the height of the tower. Also, notification should be sent to all adjacent property owners (as with rezoning requests).
- 2) Subdivision Regulations - Minor Plats: (Waiting for response from the County Attorney.)
- 3) Overlay for St. Simons/Sea Island: An overlay is being recommended for the primary purpose of clarity. Exceptions for St. Simons are presently scattered throughout the Ordinance. This would assist individuals and developers in identifying requirements. There are also suggestions to eliminate any new R-6 or R-9 rezonings and to examine and re-evaluate the RR zoning section. Also, site plan approval for institutional users should be a requirement.

Following a general discussion, it was the consensus of the Planning Commission to schedule a worksession to allow all members to have input into these issues and to perhaps gain public input. A worksession was then scheduled for Thursday, September 14th at 8:00 a.m. in Room 234 of the Office Park Building. Also to be discussed at the worksession is the Lighting and Landscape Ordinance initially prepared by Mr. Dan Reuter (former Planning Official).

c) Staff Items

Mr. John Peterson stated that staff had not received an opinion from the County Attorney regarding the language in minor plat recommendations. He would try to have this information distributed to the members prior to the worksession. Mr. Peterson stated that this particular section of the ordinance needs to be cleaned up, in that it is currently difficult to understand. In reviewing this section with staff, it was determined that part of the problem is that there is no requirement to have engineering land disturbing activity permits on developments. However, according to the County Attorney, this should be a requirement.

Also under Staff Items, Mr. Peterson informed the Planning Commission about a new state requirement known as the NPDES Permit (National Point Discharge Elimination System). The Department of Natural Resources is currently enforcing this requirement in the community. Within the next few weeks Mr. Peterson will try to schedule a meeting for training regarding the NPDES and also on Erosion and Sedimentation Control.

There being no further business to discuss, the meeting adjourned at 1:15 p.m.