

**MINUTES**  
**PLANNING COMMISSION - WORK SESSION**  
**MAY 22, 2001 5:00 P.M.**

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**MEMBERS PRESENT:** Lamar Cole, Chairman  
Wayne Stewart, Vice Chairman  
Ann McCormick  
Iris Touw  
Jonathan Williams

**ABSENT:** Perry Fields  
Hal Hart

**STAFF PRESENT:** John Peterson, Director  
Millard Johnson, Transportation Coordinator  
Janet Loving, Recording/Admin Secretary

**ALSO PRESENT:** Commissioner Cap Fendig  
Mr. Terry Driggers  
Mr. Jeffery Counts, Jr.  
Mr. Matthew Permar, "The Islander"

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Mrs. Iris Touw, Subcommittee Chairman, called the meeting to order. She explained that the Ordinance Review Subcommittee held monthly meetings to discuss possible changes in the ordinance. The purpose of today's work session is to get input from members who were not appointed to the subcommittee before taking the subject matter to the Planning Commission for action.

**St. Simons (District 2)**

Mrs. Touw stated that with staff's assistance, the subcommittee and planning members hope to come up with a method of identifying all of the special exceptions for St. Simons Island.

Mr. Wayne Stewart stated that the proposed overlay plan would not just help the developers but it would also help citizens who have questions concerning ordinances as to what can be done on St. Simons. It would separate the special exceptions that apply to St. Simons and categorize them into a section where they can be easily found by anyone. Mrs. Touw stated that the subcommittee also discussed ways to allow property to be developed as zoned but to disallow increased density on St. Simons. She stated that they are not proposing to change anything but would like to not rezone from R-12 to R-6. Everything that is already zoned R-6 would remain R-6. However, if someone wanted to increase the density, then the subcommittee is proposing that the language used in HR apply in this case which states the following: "It is the intent of this section that the HR Zoning District be developed and reserved for high density residential purposes on the Glynn County Mainland." Mrs. Touw stated that they are proposing that similar language be placed in the R-6 and R-9 Zoning Districts.

Mr. Stewart questioned whether R-9 is an overkill. Perhaps the R-6 zoning would take care of the density problems regarding single-family residential without going into the R-9 zoning. Mrs. Touw stated that R-9 zoning would probably get more public objection. She doesn't think there is much of a hardship for the R-12 zoning.

Referring back to identifying special exceptions on St. Simons, Mr. Jonathan Williams stated that when the Planning Commission began its discussion of this issue, it was pointed out that there should only be one publication, which seemed to be the consensus of the Planning Commission. He stated that within the publication there are many ways to identify items pertaining to St. Simons, i.e., italicizing or by using a different font. Mrs. Touw agreed. She also suggested using the index and marking the sections with a different font type to identify St. Simons. She stated that things are still scattered throughout the ordinance and perhaps staff has the capabilities to draw out everything that mentions St. Simons. Mr. Williams stressed that he would like to have one publication with an index indicating the exceptions on St. Simons.

To begin this process, Mr. Peterson stated that his office could hire someone short-term to do a word search on the computer as a means of identifying items pertaining to St. Simons. Mrs. Touw suggested that Mr. Peterson and staff work a little more on this format and get back to the subcommittee, and after another meeting with the subcommittee and perhaps another work session, this could be brought to the Planning Commission for a recommendation.

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### **Examine RR density**

Mrs. Touw stated that two subcommittee members expressed concerns about the RR zoning which allows the same density as HR. She stated there is so much flexibility that it is impossible to predict a build-out number.

Mr. Stewart stated that most of the concerns with the RR zoning stem from the phrase "other transient residences" (located in Section 705.4 of the ordinance), which he stated allow for much of the increase in density. Commissioner Fendig stated that the original intent of the RR District was to provide and accommodate for hotel developments along the St. Simons beach. Mr. Stewart expressed concerns about FEMA in relation to the two living levels and parking. Commissioner Fendig stated perhaps allowing two living levels above the FEMA line not to exceed the maximum of 45 ft. could be implemented. He stated that builders have been flattening roofs in order to squeeze in a third floor. He stated that the following could be implemented in the RR District with regard to density: 1) no flat roofs; 2) increase setbacks; and 3) restricting to two living levels.

Mr. Matthew Permar wanted to know that if the changes are made regarding setbacks and living levels would the changes be applicable to property already zoned RR. Mrs. Touw stated that usually when an ordinance is written it only applies as of the date that it is written. Mr. Stewart stated he thinks that restrictions can be added as long as they don't prevent a reasonable use of the property.

Regarding two-story buildings, Mr. Williams stated that there needs to be some type of standard mechanism in place for checking the height of these buildings. He referenced several buildings on St. Simons that appear to be over the height requirement. Mr. Stewart agreed that there are a number of buildings on St. Simons that have been built above the height requirement, but they were approved through the Board of Appeals for variances. Mr. Williams wanted to know at what stage is the height checked on two-story buildings. Mr. Terry Driggers stated that this is done at the construction plan stage.

Mrs. Touw suggested that when someone comes in for a building permit they should present a survey of the lot. Otherwise, they just put in the footings and the inspector checks the footings but he cannot check the location for setbacks. She then asked if this would be a hardship. Mr. Driggers stated that it would be a big expense for some people. He explained that his company submits a plot plan or a site plan, which shows the structure on the lot with the setbacks and the dimensions of the buildings to the lot line. Mrs. Touw suggested leaving this issue for further consideration.

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**Article XIV: Consider Requiring Buffer to be Equal to Height of Tower**

Mrs. Touw stated that the subcommittee feels that the buffer area around towers is insufficient. They have discussed the possibility of increasing the distance. Mr. Stewart stated that as a citizen, he thinks that it is time for Glynn County to place a moratorium on telecommunication towers so that we can inventory the number of existing towers and check aesthetics. He stated that the Planning Commission and the Board of Commissioners could handle this by requiring the buffer to be equal to the height of the tower plus ten percent (10%). Ms. McCormick agreed. She stated that she would like to know how many towers are in Glynn County. Mrs. Touw pointed out that the ordinance requires co-location but for one reason or another this is not happening and we are getting individual towers. She suggested going through the ordinance and making slight changes in these areas.

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**Section 619.1 Add "Institutional Uses" to Site Plan Approval**

It was the consensus of the members to propose adding "Institutional Uses" to Site Plan Approval.

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**Standard Buffers**

Mrs. Touw stated that the subcommittee feels that the type of buffers should be identified for various separations, perhaps by using matrix to identify buffers between residential and commercial. Commissioner Fendig stated that in working through the process of the tree ordinance, they have found that opacity is the goal. There are two levels of opacity and one is the eye level opacity. Again, the goal is to establish opacity, which would then allow the option of putting in a natural buffer or plant a landscaped buffer. He stated that a fence would be acceptable but the suggestion would be to not allow the fence on the front edge of the property. It would however be required to be on the setback side of the property line. Mr. Stewart stated that one way to help with buffers would be to reduce the number of required parking spaces.

Mrs. Touw asked Commissioner Fendig if he had a projection date for them to see the proposed ordinance that he is working on. Commissioner Fendig replied that the target date is sometime after June 15<sup>th</sup>.

Mr. Williams stated that the type buffer, i.e., fence, etc. should not impede the view or wind/air of existing residential property. For clarification, Commissioner Fendig stated that the buffers would have to be planted or natural with certain opacity. A fence would not be allowed on the outer perimeter of the property line. Any fencing would have to be on the interior of the setback line. Mrs. Touw stated that this needs to be examined closely to see if there is anyway of covering it in the ordinance.

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**801 & 802 Plat Applications**

Mrs. Touw requested staff to bring in a recommendation regarding 801's and 802's for the Planning Commission's review.

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**Word Search/SSI**

Mr. Peterson stated that he has gotten approval to hire someone on a temporary basis to do a word search of the ordinance. Afterward, staff and the planning members need to determine how the specific items pertaining to St. Simons would be referenced in the ordinance. (He is hoping to hire someone within the next week.)

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At this time, Mrs. Touw requested that staff include Section 729 (Adult Commercial District) on the June 5<sup>th</sup> Planning Commission Agenda for discussion.

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There being no further business to discuss, the meeting adjourned at 6:30 p.m.