

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**OCTOBER 2, 2001 9:00 A.M.**

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**MEMBERS PRESENT:** Lamar Cole, Chairman  
Mike Aspinwall  
Hal Hart  
Ann McCormick

**ABSENT:** Perry Fields  
Wayne Stewart  
Jonathan Williams

**STAFF PRESENT:** Lee Sutton, Planning Official  
Millard Johnson, Transportation Coordinator  
Tyler Frazier, Planner II  
Buster Reese, Assistant County Engineer  
Janet Loving, Admin/Recording Secretary

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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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**PAWS STATUS REPORT**

Mr. Cameron Bland of the Branigar Corporation expressed his gratitude for Glynn County and the Commissioners for all of the support given to this complex project. Although they were thrown off schedule due to the recent terrorist attacks, with Glynn County's help they have been able to set conditions to move forward with the PAWS project. Mr. Bill Roose also thanked Glynn County and the City of Brunswick for their support and patience. He stated that when they started this project three years ago they had no idea how difficult and complicated it would be. He then gave a brief update on the engineering designs, the construction schedule, and reported on the bond market for the project. Pamphlets depicting the wildlife resort for animals and people were distributed for review. Mr. Roose advised that the Wildlife Park is expected to be open and operational by March 2003. Again, he expressed his appreciation to the Commission for their continued support and patience with the PAWS project.

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**ADDRESSING ORDINANCE**

Mr. Mark Eckert, Chairman of the Joint Public Safety Communications Department, gave a presentation on the proposed Addressing Ordinance. He stated that the Public Safety Committee was formed in 1999 and is comprised of the following: Glynn County Police Chief Carl Alexander, County Fire Chief Carl Johnson, (Glynn County Administrator Mark Eckert), Brunswick Police Chief T.C. Cowan, Brunswick Fire Chief Lee Stewart and Brunswick City Manager Roosevelt Harris.

Mr. Eckert explained that the proposed Addressing Ordinance is fundamental to an enhanced E-911 System. In 1977 the State of Georgia passed a law mandating this change, and in 1993 there was an effort made by the Commission to enhance certain aspects of that law. Mr. Eckert elaborated on the importance of this ordinance and he gave an explanation of why this change is needed with regard to duplicate or similar sounding road/street names.

Brunswick Fire Chief Lee Stewart stated that the proposed Addressing Ordinance would improve the overall safety and efficiency of our community, and if approved, there will be some inconveniences. He stated however that there is a big difference between an inconvenience and a problem. An inconvenience is having to change your stationery. A problem is someone dialing 911 and the emergency vehicles not being able to find them. Chief Stewart stated that the city and county are working together for the betterment of the community.

Glynn County Police Chief Carl Alexander stated that in 1993 an attempt was made to correct some of the problems by replacing rural routes and box numbers with actual street addresses. However, growth is now compounding this problem. He stated that "they are not trying to ram anything down anybody's throat"; they just want to fix the problem. Developers may have some concerns, but he and the others will listen to everyone and try to meet them halfway to come up with a solution for a better delivery of services.

Glynn County Fire Chief Carl Johnson stated that they are working together to turn a liability into an ability to better serve the public. The Glynn County 911 Director, Mr. Ken Brown, also spoke highly of this proposal.

Glynn County Communications Officer Karen Nesbitt cited several instances of life threatening emergency calls and expounded on the delay in response time due to a combination of hysteria, duplicate street names, similar sounding streets, roads with more than one name, etc. There is also a problem with tourists who are unfamiliar with the area and may not know if they are on a street, lane or boulevard when phoning in an emergency. Ms. Nesbitt stressed that every second counts, and responding to an emergency is not just "our concern, but it is our responsibility."

Mr. Eckert stated that the GIS Department is making address changes at his direction. He further stated that people in Glynn County pay too much in property taxes for this level of service, and "if we don't have the tools to succeed, we won't be able to provide a good emergency response."

A public hearing was scheduled for Tuesday, October 23<sup>rd</sup> at 5:00 p.m. in the County Commissioners meeting room for further discussion and to gain public input. Concern was expressed from the audience requesting that BellSouth and other utilities be included in the discussion before adopting an Addressing Ordinance in that this will also affect them. Ms. Jackie Magnant, GIS Coordinator, pointed out that Glynn County has been working with an Addressing Steering Committee consisting of BellSouth, the Post Office, the Chamber of Commerce and the GA Power Company, and they have all been involved and are fully aware of the addressing problems throughout our community.

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Before proceeding with agenda items, Mr. Sutton introduced Mr. Tyler Frazier, Planner II, as the new employee with the Glynn County Planning & Zoning Division. Mr. Frazier has a Masters Degree in Urban Planning and comes highly recommended to the Community Development Department. Mr. Sutton also officially welcomed Dr. Millard Johnson as the Transportation Coordinator with the Planning & Zoning Division. Dr. Johnson has a Masters Degree in Community Planning and received a Ph.D. from Auburn University. He also comes highly recommended to the department.

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**SUP-01-08**

Request for a Special Use Permit in an R-12 One-Family Residential Zoning District for a church. Property located at 6520 Frederica Road, St. Simons Island. Property owned by Wesley United Methodist Church.

Mr. Wayne Johnson, Pastor Tim Steffens and Mr. Keith Summerour 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 is requesting a special use permit in an R-12 One-Family Residential District for a church as required by Article VII, Section 702.4 of the Zoning Ordinance. In addition, the applicant is seeking approval of a steeple height of 72 ft. 6 inches above existing grade. This request was originally submitted to the Zoning Board of Appeals. However, upon review of the application, staff advised that in accordance with Article VI, Section 617 of the Zoning Ordinance, "Spires, belfries, cupolas...steeples and windmills that exceed the height limitations for the district in which they are located, require approval from the Glynn County Planning Commission."

The church currently enjoys a non-conforming status and until changes were suggested, the church continued to enjoy that status. The Zoning Ordinance makes it necessary for the church to come into compliance with current zoning requirements, which include a special use permit being approved prior to issuance of a building permit. All building code and site coverage issues will be addressed once a complete application for a building permit is received for review.

Mr. Sutton stated that staff is recommending approval of the special use permit and the steeple height.

Mr. Wayne Johnson gave a brief history of the property. He stated that the application has received full support from the 700 member church congregation as well and from the adjoining neighbors.

Following a brief discussion, a motion was made by Mr. Hal Hart to recommend approval of the special use permit and to recommend approval of the steeple. The motion was seconded by Ms. Ann McCormick. Discussion continued regarding the roof height. The applicant was advised that in order to exceed the roof height requirement he would have to seek a variance through the Zoning Board of Appeals. After discussion, Mr. Hart amended his motion stipulating that the height approval is confined to the church steeple only. The amendment was accepted and the motion was unanimously adopted.

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**GC-2001-24**

Request to rezone from R-12 One-Family Residential to Planned Development Commercial District, 3.4 acres, described as Lot 2 and a portion of Lot 3 Glyndale Subdivision; property having 282.32 feet of frontage on Glyndale Circle. Property owned by Stephen K. & Mary S. Hart.

Mr. Sutton advised that prior to the meeting, the applicants requested a 30-day deferral. Thereupon, a motion was made by Mr. Mike Aspinwall to defer this application for 30 days. The motion was seconded by Ms. Ann McCormick. Voting Aye: Mr. Mike Aspinwall, Mr. Lamar Cole and Ms. Ann McCormick. Abstained From Voting: Mr. Hal Hart.

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**GC-2001-25**

Request to rezone from Forest Agricultural to Highway Commercial, 0.634 acres, described as Lot 2, Browning Land located at 5050 Old Jesup Road; the parcel having 50 feet of frontage on Old Jesup Road. Property owned by Renee Browning.

Mr. Sutton advised that prior to the meeting, the applicants requested a 90-day deferral. Thereupon, a motion was made by Mr. Hal Hart to defer this application for 90 days. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

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**GC-2001-26**

Request to rezone from Forest Agricultural to Planned Development Residential, 12.308 acres, described as being on the west side of Old Cate Road adjacent to Pine Haven Baptist Church located at 190 Old Cate Road; parcel having 560.29 feet of frontage on Old Cate Road. Property owned by Connie Meeks Carter.

Attorney William Ligon, Mr. Ray Richard and Mr. & Mrs. Carter were present for discussion.

In presenting the staff's report, Mr. Sutton stated that staff is recommending approval of this request conditioned on the applicant addressing traffic safety issues with the Planning Commission during the Preliminary Plat review process.

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, residential development is prevalent in this area.

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

No.

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

Yes.

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

No, the PD text suggests a density in keeping with the future land use map. In addition, the applicant has agreed to a concept that would realign Old Cate Road and Cate Road with the road serving the proposed development so as to minimize the impact of the increased traffic count.

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

The future land use map identifies this area as low density residential and the PD text would limit the number of lots to a character in keeping with the future land use map.

- 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.

Attorney William Ligon stated that the applicants have addressed the density and traffic concerns expressed at the last meeting. They have increased the acreage and there will be approximately 3.6 units per acre, which is relatively low to medium density. Also, they now have a plan to address the traffic issues for a safer intersection in the area.

Mr. Ray Richard, Consulting Engineer, stated that at the September 4<sup>th</sup> meeting a traffic study was suggested; however, instead of doing a traffic study they have developed a plan to realign Cate Road and Old Cate Road as a solution to the traffic problems. He stated that creating a 90-degree intersection significantly improves the safety primarily because of increased sight distance. Mr. Richard stated that he would be prepared to go over the proposed improvements during the preliminary plat phase of the project. He stated that he met with the Traffic Safety Engineer, Mr. Glenn Bolinger, who is in agreement with the design.

Following discussion, a motion was made by Ms. Ann McCormick to recommend approval of this request subject to successful alignment of Cate Road and Old Cate Road. The motion was seconded by Mr. Hal Hart and unanimously adopted.

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**The Grove (PP200109201531v3)**

5 Acre Tract, Located on Butler Avenue  
St. Simons Island, Zoned R-6  
Magdalene T. Caldwell, Owner/Developer

Mr. Jaxon Hice and Mr. Ernie Johns were present for discussion.

Mr. Sutton stated that all county divisions reviewed this application as being in compliance with the ordinances, and therefore staff's recommendation is for approval.

Mr. Jaxon Hice stated that he has a contract to purchase this particular property from the Caldwell's. He advised that he and Mr. Ernie Johns are present to answer questions.

Mr. Fleming Martin, representing Lou Nell Gibson and other landowners, stated that his clients are not present to oppose this request but they do have some concerns. He stated that they understand that the street in this subdivision is to be private. He then pointed out the property owned by Mrs. Gibson and her sister Mrs. Nancy Pittman and stated that their main concern is having access to the private street. In fact, he stated that when Mr. Hice began this project Mrs. Gibson asked him if they could have access to the private street as adjoining landowners, and Mr. Hice's response at that time was that it could probably be worked out.

Mr. Hice asked if Mr. Martin's concerns are considered to be a zoning issue that requires being resolved at this time. Mr. Sutton replied that the matter is important to the adjoining property owners, but it is not a requirement listed on the preliminary plat checklist for consideration. Mr. Martin stated that Mrs. Gibson's concerns should be addressed at this time. Mr. Sutton stated that the lots in question front on Fairway Drive. Also, the buffer in the area is owned by the Sea Island Company, which does not allow

ingress and egress across the property. He further stated that a lot cannot be created that does not have dedicated ingress/egress to public right-of-way. Mr. Sutton pointed out that this issue is not part of the checklist, but it can be addressed. Mr. Martin stated that Mrs. Pittman and Mrs. Gibson have no immediate need to use Grove Lane. They simply would like to have access at some time in the future, if they need it.

Mr. Hart wanted to know if there was a platted road that would give access to the two lots. Mr. Sutton stated that he thought there was a deeded right-of-way at one time that the private road is now taking character of. However, Mr. Hice stated that there is no deeded right-of-way along the 50 ft. strip for anyone. He stated that there is a deeded access along Mrs. Gibson's property to the back of the property, which would negate necessity for a right-of-way. Mr. Hice stated he feels that the Planning Commission should focus on zoning issues and not real estate or private matters. Mr. Martin agreed that this should perhaps be resolved between the property owners, but he reiterated that in the beginning of this process Mr. Hice stated that accessing the private street could be worked out.

Mr. Sutton stated there appears to be questions that staff cannot answer regarding the existing easement, i.e., does it meet the minimum standards of the Zoning Ordinance, etc. Until these issues are resolved, staff is not comfortable with a recommendation for approval.

In an effort to clarify concerns, Mr. Hice requested a brief recess to retrieve a copy of the plat that shows the easement and the back of the property. The Planning Commission concurred and a 10 minute recess was called at 10:40 a.m.

The meeting resumed at 10:50 a.m. Mr. Sutton stated that after further review, staff feels that this application is in compliance with the ordinance and the recommendation remains for approval. Following discussion, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Mr. Mike Aspinwall. Discussion continued. Mr. Sutton stated that as a result of the sensitivity of ingress/egress rights to a public right-of-way, and in accordance with procedure, staff is requesting that this preliminary plat and all preliminary plats from this day forward be signed at said meetings by all parties involved certifying the approval. The Planning Commission concurred. Afterward, the motion was unanimously adopted.

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**Foxcreek Subdivision (PP200109060905)**

51 Acres, Located on U.S. Highway 17 South  
(Southport Area) Zoned Forest Agricultural  
Southport Group, LLC, Owner/Developer

Mr. John Jones was present for discussion.

Mr. Sutton stated that all county divisions reviewed this application as being in compliance with the ordinances, and therefore staff's recommendation is for approval.

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

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**Compass Point (PP200109050913)**

4 Acre Tract, Located on Demere Road  
St. Simons Island, Zoned R-6  
Lloyd Crum, Owner/Developer

Mr. Bobby Shupe was present for discussion.

Mr. Sutton stated that all county divisions reviewed this application as being in compliance with the ordinances, and therefore staff's recommendation is for approval.

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

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**Shadow Brooke Village/Variance Request & Preliminary Plat (PP200108271600v2)**

Design Criteria/Article IX, Section 901  
8 Acre Tract, Located on Demere Road  
St. Simons Island, Zoned Medium Residential  
Harrington Partners, Owner/Developer

Mr. Robert Jenkins was present for discussion.

Mr. Sutton stated that this request is for approval of the road only. A site plan application will be submitted at a later date for a medium residential zoning classification. The applicant is also requesting a variance from the 250 trip cap for a minor road access to Shadow Brooke Village and from the required horizontal design criteria for a roadway to avoid existing specimen trees. He then referenced Section 901 of the Zoning Ordinance under which variances are permitted.

Mr. Sutton stated that staff's recommendation for the preliminary plat is for approval only if the Planning Commission grants approval of the variance request.

Mr. Robert Jenkins explained that when he submitted his request for approval of the road at the September 4<sup>th</sup> meeting, it was pointed out that the road would only allow 250 trips per day. This development would generate considerably more than that. At that time, his question was why couldn't he build a collector road, which would allow for the additional trips per day. He was told that the road could be built as a collector road with the proper specifications. However, it could not be called a collector road because there was no other road leading into it. Therefore, the road would be built to collector standards, but it would be called a minor road. He stated that he is asking for the trip variation to allow for the additional trips per day.

Mr. Mike Aspinwall wanted to know the number of units being proposed in the development. Mr. Jenkins stated that there are 90 units on the site plan. Mr. Aspinwall then asked how the 90 units would impact traffic and the number of trips per day. Mr. Sutton stated that 90 residential units multiplied by 10 would equal 900 trips per day (as calculated in accordance with the *Average Daily Traffic* count; the number of trips generated during a 24 hour period by the total number of residential units having access to the street; 10 trips per day per residential unit).

Mr. Aspinwall stated that he's concerned about the number of vehicles coming in to Demere Road. Mr. Jenkins stated that they are trying to build the road necessary to get to the property. The number of trips per day will be 900. A minor collector street allows 1200 trips per day. Mr. Sutton pointed out that if the Planning Commission were to grant the variance, he would suggest a cap not to exceed 900 trips per day. Mr. Jenkins stated

that there may be some property owners who would want to use the road at some point in the future, therefore he would be reluctant to cap it at 900 trips. Mr. Hart stated that perhaps the variance could be granted with the cap at 1000 trips, which would then require any other developments to come to the Planning Commission for a variance. Mr. Sutton agreed. He added that this would allow for reconsideration of granting an additional variance and allow the Planning Commission to revisit the proposal.

Following discussion, a motion was made by Mr. Hal Hart to grant approval of 1000 trips per day, that the **variance** for the horizontal design criteria be granted, and that the road be built to sub-collector standards. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

Following review of the **preliminary plat** for Shadow Brooke Village, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

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**Altamaha Boulevard (Variance Request)**

For Cul-de-sac/Article VI, Section 602.2g  
Located at Altamaha Blvd. & Altamaha Loop North  
Branigar, Owner/Developer

Mr. Ray Richard 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 is requesting a variance from Section 602.2g of the Glynn County Subdivision Regulations for an overall dead end street of approximately 3,578 ft. If the variance is granted, the applicant would then submit a preliminary plat for consideration at a future date. However, as of this date, staff has not reviewed a completed preliminary plat application and can only comment about the contents of the variance and the design standards of the Subdivision Regulations. Mr. Sutton referenced Section 901 under which variances are permitted.

During a brief presentation, Mr. Ray Richard explained that because of the peculiar shape of the property and the surrounding wetlands, the applicant really doesn't have any options aside from requesting the variance. (A sketch plan of the property was included in the packages for the Planning Commission's review, along with a detailed letter from Mr. Richard dated September 9, 2001.)

Following discussion, a motion was made by Ms. Ann McCormick to approve this variance request. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

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**St. Simons Health & Fitness Club (SP200109050853)**

4 Acre Tract, Located at 2929 Demere Road  
St. Simons Island, Zoned Office Commercial  
Frank Dineen, Owner/Developer

Mr. Robert Ussery was present for discussion.

Mr. Sutton stated that the extent of this site plan consists of additional parking. As a result of review by county divisions, staff is recommending approval. The Fire Department had reviewed the application as non-compliant due to the need for 9 handicap-parking spaces, but that issue has since been resolved.

Mr. Robert Ussery stated that the owner wishes to build the absolute minimum of parking necessary to service the facility, which represents two phases of parking. However, if there is enough parking after doing one phase, the owner will stop at that point. He stated that the idea is to keep as much green space as possible.

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

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**Club Grand (SP200109060955)**

2 Acre Tract, Located on Windward Drive  
St. Simons Island, Zoned Planned Development  
Singleton Properties, Inc., Owner/Developer

Mr. Roger Steffens and Mr. Bobby Shupe were present for discussion.

In presenting the staff's report, Mr. Sutton stated that Environmental Engineering has reviewed this application as non compliant and has also indicated that the site plan cannot be approved until construction drawings are approved for the replacement of the existing lift station on Windward Drive. He stated that this issue will be resolved before issuance of a building permit and should not be a factor in the Planning Commission's recommendation.

Mr. Sutton stated that the PD Text has approximately 13 amendments for this particular area but staff has not been able to locate the text. Therefore, it was not taken into consideration during the review process. He stated that he did provide a "notice of action" taken on the request dated June 9, 1967, which suggests that the parcel should be developed to the Resort Residential standards. This information was included in the packages for the Planning Commission's review.

Mr. Hart questioned how they are expected to address future land development issues without guidelines. In other words, how can a PD Text be proven if there is no text? He asked if they could adopt land as it is being used right now as the PD Text and then have the applicant write a PD Text for anything that is not developed. Mr. Sutton stated that files indicate that this was one of the firsts of its kind in the county, and as a result, there was the necessity to amend it over the years since 1967. However, there needs to be a new master plan. Again, information in the files indicated that the property would be treated as Resort Residential but staff cannot confirm whether or not there were amendments that affected the PD Text. Mr. Sutton suggested that the Planning Commission consider approving the application based on the information that was discovered, and also that the approval be conditioned on the applicant presenting a Planned Development Text in the future for consideration.

Mr. Roger Steffens, representing Singleton Properties, Inc., stated that after spending an entire day going through the files in the Planning Office one year ago, he was also unsuccessful in finding the PD Text for Sea Palms East. As indicated by Mr. Sutton, the letter dated June 9, 1967 addresses the parcel as Resort Residential.

Mr. Steffens gave a brief history of the property and presented drawings of the proposal. He stated that the applicant is requesting 20 residential units in a single building with parking underneath, which frees up the site for extensive landscaping.

Mr. Bobby Shupe explained that if the applicant were to rezone the property, he would seek the Resort Residential Zoning District because this particular proposal meets the Resort Residential criteria. Mr. Shupe stated that he also looked for the PD Text for this property and based on the information that he did find, the property was zoned Resort Residential. This zoning classification is consistent with the way the property was previously used, as well as the uses that are contiguous to that.

Following discussion, a motion was made by Ms. Ann McCormick to approve this request as long as the current guidelines for Resort Residential are adhered to in accordance with Section 705 of the Glynn County Zoning Ordinance. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

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## **Minutes**

Upon a motion made by Ms. Ann McCormick and seconded by Mr. Mike Aspinwall, the Minutes of the September 4<sup>th</sup> Planning Commission meeting were approved and unanimously adopted.

The June 5<sup>th</sup> Minutes were deferred until the next Planning Commission meeting. *(Members in attendance at that time were Mr. Lamar Cole, Mr. Hal Hart, Ms. Ann McCormick, Mrs. Iris Touw and Mr. Jonathan Williams.)*

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## **Staff Items**

### **a) Proposed Ordinance Amendments**

Article X, Section 1005.3

Article VI, Section 607.3 & 4

Mr. Sutton gave a brief overview of the amendments and the process for forwarding a recommendation to the Board of Commissioners with regard to the 60-day time limit. It was the consensus of the Planning Commission to include the above referenced amendments on the agenda for the October 23<sup>rd</sup> meeting for public input. (The amendments will also be available for public review.)

### **b) Commissioner Fendig's Ordinance Overhaul Project**

Mr. Sutton advised that the above item is a presentation from Commissioner Fendig and will be included on the agenda for the October 4<sup>th</sup> Board of Commissioners meeting.

### **c) Addressing Ordinance Conflicts with Sub Regulations & Zoning Ordinance**

The above items were included in the packages for information and review and will be advertised for public hearing at a later date.

During the course of discussion, Mr. Sutton advised that he would speak with Jason Bolin of the Information Technology Department about placing the amendments on the Internet under the county's website.

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There being no further business to discuss, the meeting adjourned at 12:40 p.m.