

**MINUTES**  
**SPEICAL CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**APRIL 10, 2017 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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MEMBERS PRESENT: Gary Nevill, Chairman  
John Williams, Vice Chairman  
Bill Edgy  
Larissa Harris  
Mary Hunt  
Gene Lee  
Tim Murphy

STAFF PRESENT: Pam Thompson, Community Development Director  
Janet Loving, Admin/Recording Secretary

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Chairman Nevill 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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MINUTES

**February 7, 2017 - Regular Meeting**

Upon a motion made by Ms. Larissa Harris and seconded by Ms. Mary Hunt, the Minutes of the *February 7<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

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**SUP3432 Myers Hill Farm Road:** Consider request for a special use permit to allow for farm-based activities such as farm-to-table dinners, u-pick garden, family reunions, educational events, weddings, harvest celebrations, and seasonal farmers markets. The property is zoned FA and is located on Myers Hill Road. Parcel ID: 03-10189.

Brooke & Paul Roberts, applicants and owners, were present for discussion.

According to the staff's report, the applicants are planning to build their home on the property and develop a self-supporting working farm.

In conformance with Section 904.3 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for a special use permit. (Staff's comments are included in bold print.)

- 1) The effect the proposed activity will have on traffic flow along adjoining streets;  
**The property is located approximately one mile from Highway 82 and has direct access from Myers Hill Road, a two-lane county road.**
- 2) The location of off-street parking facilities;  
**The property is almost 50 acres in size. The barn site and associated activities will be located in the back (southeast) corner of the property. There is ample room to accommodate parking.**
- 3) The number, size and types of signs proposed for the site;  
**Per the Glynn County Zoning Ordinance, signs will comply with Article VII of the Ordinance.**
- 4) The amount and location of open space;  
**As a working farm, open space will be plentiful.**
- 5) Protective screening;  
**The primary use will be farming, supported by special farm-based events. The location of the structures is away from property lines and the adjacent properties are undeveloped.**
- 6) Hours and manner of operation;  
**To be determined.**
- 7) Outdoor lighting;  
**All lighting will be in compliance with Glynn County Ordinances.**
- 8) Ingress and egress to the property; and  
**Access to the property will be provided from Myers Hill Road.**
- 9) Compatibility with surrounding land use.  
**Farming is a permitted use in the FA District. Public assembly is allowed as a special use on parcels of five acres more in the FA District. The surrounding area is primarily undeveloped, with low-density single family along Myers Hill Road.**

Ms. Thompson stated that staff has determined that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of application *SUP3432*.

Ms. Brooke Roberts gave a brief presentation and a general discussion followed. Afterward, the floor was opened for public comments beginning with Mr. Julian Smith who expressed support for this application.

There being no further discussion, a motion was made by Ms. Mary Hunt to recommend approval of application *SUP3432*. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

Ms. Thompson advised that this application will be forwarded to the May 4<sup>th</sup> Board of Commissioners Meeting for final action.

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**CUP3452 CKELJ Storage:** Consider request for a conditional use permit to allow for enclosed RV storage and mini-storage. The property is zoned Planned Development (Southport) and is located at 216 Southport Property. CKELJ, LLC, applicant and owner. Peter Schoenauer, Tidewater Engineering, agent.

Mr. Schoenauer was present for discussion.

The following report from staff was included in the packages for review and was presented by Ms. Thompson:

The applicant is proposing to develop climate-controlled mini-storage and 30 enclosed RV storage units. This property is part of the Southport Planned Development, which allows for the development of mini-storage as a conditional use, in accordance with the following standards:

- Lot size of three acres or less;
- Consisting of 10 units or more;
- Adequate buffers;
- Direct access to a major street or controlled access highway.

In conformance with Section 904.3 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for a special use permit. (Staff's comments are included in bold print.)

- 1) The effect the proposed activity will have on traffic flow along adjoining streets; **Southport Parkway provides adequate access. This site is also located in close proximity to Highway 82, Highway 17 and Interstate 95.**
- 2) The location of off-street parking facilities; **Not applicable.**

- 3) The number, size and types of signs proposed for the site;  
**Signs will be compliant with Article VIII of the Glynn County Zoning Ordinance.**
- 4) The amount and location of open space;  
**This zoning district does not have open space requirements. A grassed area is provided along the eastern side of the property, adjacent to Southport Parkway.**
- 5) Protective screening;  
**This area is zoned Planned Development for highway commercial uses. The adjacent properties are undeveloped, a mini-storage facility, and an RV park. Security fencing will be provided around the perimeter of the property. The front of the property will include multi-stem crepe myrtles for screening.**
- 6) Hours and manner of operation;  
**Hours of operation will be Monday through Friday, 9:00 a.m. to 6:00 p.m. and Saturday's 9 a.m. to noon.**
- 7) Outdoor lighting;  
**The applicant will submit a lighting plan with the building permit application and all lighting will comply with Glynn County Ordinances and Regulations.**
- 8) Ingress and egress to the property;  
**Access to the property will be provided through the adjacent mini-storage site. The existing fence will remain and a gate will be provided between the two properties.**
- 9) Compatibility with surrounding land use;  
**The proposed use is compatible with the surrounding land use.**

Ms. Thompson stated that staff has determined that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of application *CUP3452*.

Following a brief presentation by Mr. Peter Schoenauer, Mr. Jim Bonds, the owner of the property, elaborated on the purpose of this request. Afterward, the floor was opened for a public comments beginning with Mr. Julian Smith who was present to oppose this application.

There being no further discussion, a motion was made by Mr. Tim Murphy to recommend approval of application *CUP3452*. The motion was seconded by Ms. Mary Hunt and unanimously adopted.

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**SP3437 CKELJ Storage:** Consider site plan approval for enclosed RV storage and mini-storage. The property is zoned Planned Development (Southport) and is located at 216 Southport Property. The property contains 2.12 acres. CKELJ, LLC, applicant and owner. Peter Schoenauer, Tidewater Engineering, agent.

Mr. Schoenauer was present for discussion.

According to the staff's report, this property is part of the Southport Planned Development, which allows for the development of mini-storage as a conditional use, in accordance with the following standards:

- Lot size of three acres or less;
- Consisting of 10 units or more;
- Adequate buffers;
- Direct access to a major street or controlled access highway.

Under Section 619.4 (a) of the Glynn County Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria (staff's comments are included in bold print):

1) The application, site plan and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**

2) The proposed uses, buildings and structures are in accordance with the requirements of this ordinance and other ordinances of Glynn County. **Staff comment: The proposed use of mini-storage is consistent with the permitted uses within the PD-G Southport District.**

3) Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met.**  
**Ingress/Egress Point(s): Southport Parkway**  
**Parking Spaces Required/Provided: None**  
**Loading Spaces Required/Provided: None**

4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met.**  
**Proposed stormwater system: Sheet flow to open drainage swale**  
**Site coverage allowed: NA**  
**Site coverage proposed: 75.5%**

5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met.**  
**Tree to remain: No trees are currently located on the property**  
**Tree Credits Required/Provided: NA**

6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: This requirement has been met. The PD Text states that “adequate buffers” are required for mini-storage warehouses. The applicant is proposing to plant 10 crepe myrtles along the front property line to provide screening along Southport Parkway.**

7) Adequate provisions are made to control the location, intensity, and direction of outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: The applicant will submit a lighting plan with the building permit application and all lighting will comply with Glynn County ordinances and regulations.**

8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: This requirement has been met. The property does include a small wetland area, which will require a permit from the US Army Corps of Engineers prior to any impact. Open Space Required: None - Open Space Provided: 24.5 %.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: This requirement has been met. No water and sewer services are required.**

Ms. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Any remaining issues will be addressed during the permitting phase of the project. Staff’s recommendation is for approval of *SP3437* contingent upon the Board’s approval of the Conditional Use Permit application, *CUP3452*.

Mr. Schoenauer gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Mary Hunt, seconded by Mr. Gene Lee and unanimously adopted to approve application *SP3437* contingent upon the Board’s approval of the Conditional Use Permit application, *CUP3452*.

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**SP3445 Oak Grove Island Shed 2:** Consider site plan approval for facility storage for use of golf course, one shed is currently in construction plan phase. This site plan modification is to allow for second 2,100 sq. ft. storage building to house fertilizer and some bins to store sand for use in golf course maintenance. Heritage Oaks Golf Club, LLC, applicant and owner. Bert Ethridge, Roberts Engineering, agent.

Mr. Bert Ethridge was present for discussion.

According to the staff's report, this site plan modification is to allow for a second 2,100 sq. ft. storage building to house fertilizer and bins to store sand for use in golf course maintenance.

Under Section 619.4 (a) of the Glynn County Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria (staff's comments in detail are included in the application file):

- 1) The application, site plan and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this ordinance and other ordinances of Glynn County. **Staff comment: The proposed use of golf course accessory building is consistent with the permitted uses within the Oak Grove Island Plantation PDG-Text.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met.**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: As a condition of site plan approval for the initial storage building, the applicant added vegetative screening which consists of oleander, crepe myrtles and live oak trees. In addition, Washington palm trees were also planted along the entry drive.**
- 7) Adequate provisions are made to control the location, intensity, and direction of outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: The applicant will submit a lighting plan with the building permit application and all lighting will comply with Glynn County Ordinances and Regulations.**

8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: This requirement has been met.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: This requirement has been met. No water and sewer services are required.**

Ms. Thompson stated that staff has reviewed this request and determined that it satisfactorily complies with all applicable codes and ordinances. Any remaining issues will be addressed during the permitting stage of this project. Therefore, staff's recommendation is for approval of application *SP3445*.

Mr. Ethridge gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Bill Edgy, seconded by Mr. Tim Murphy and unanimously adopted to approve application *SP3445*.

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**TA3479 St. Simons Island Tree Canopy Preservation:** An Amendment to amend and replace Section 624 of the Zoning Ordinance of Glynn County, Georgia; to provide for the preservation, planting, and replacement of trees; to protect and preserve the tree canopy of St. Simons Island; and for other purposes.

Senior Assistant County Attorney Will Worley presented the text amendment and explained that the purpose of the proposed amendment is to protect the tree canopy of St. Simons Island. A Tree Ordinance Committee was formed in 2015 and was tentatively tasked with re-writing the Tree Ordinance. This Committee consisted of the following citizens:

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|------------------|----------------------------------|
| Tim Murphy       | Mainland Planning Commission     |
| Joel Willis      | Islands Planning Commission      |
| Stan Humphries   | Islands Planning Commission      |
| Miriam Lancaster | Golden Isles Fund for Trees      |
| Charles Taylor   | Chairman, Tree Advisory Board    |
| Cesar Rodriguez  | Tree Advisory Board Member       |
| Brad Brumbach    | Golden Isles Custom Homes        |
| David Hainley    | Community Development Director   |
| Will Worley      | Senior Assistant County Attorney |
| Dr. Don Gardner  | Advisor/UGA Extension Service    |

Mr. Worley explained that although the provisions of this ordinance only apply to St. Simons Island, the ordinance has to be reviewed by both the Mainland and Islands Planning Commissions. He expounded on alternative compliance methods stating that if

a property owner cannot meet the canopy requirements then they may meet the requirement by planting trees at another site on St. Simons Island. He briefly discussed the approval process which would be conducted in three steps: 1) tree plan must be submitted to county's arborist, 2) the tree plan then goes to the Tree Advisory Board for a recommendation, 3) the tree plan is considered by the Islands Planning Commission. Only after approval of the tree plan may a property owner apply for a site plan, building permit, preliminary plat, expedited subdivision, or land disturbance permit.

Mr. Worley discussed the penalty process including fines for misdemeanor violations, stop work orders until a property is brought into compliance with the tree plan, exemptions and other provisions of the proposal.

Ms. Miriam Lancaster was present to support this proposal. She stated that this amendment met halfway, being strong enough to keep the canopy on St. Simons from dropping below 50% coverage, but as prohibitive as ordinances in other communities such as Hilton Head, SC. She also elaborated on the tree plan approval process and she stressed the importance of preserving the tree canopy as well as protecting heritage trees. Ms. Lancaster urged the Mainland Planning Commission to recommend approval of this proposal.

As a member of the Tree Ordinance Committee, Mr. Tim Murphy attested to the dedicated effort that went into trying to establish a tree plan that works. He commended Mr. Worley and the entire group of diverse citizens who served on the committee and he feels confident that they have developed a plan that would benefit all of Glynn County.

At this time, the floor was opened for public comments beginning with Mr. Julian Smith who was generally in favor of this proposal. Mr. Peter Schoenauer expressed concerns about the proposal possibly being too subjective. Also during discussion, Chairman Nevill expressed concerns about individual property rights in relation to removing trees, violations and penalties.

Dr. Gardner, who is also a Certified Arborist, stated that the objective is to make trees that are saved, safe for the community.

At the end of discussion, a motion was made by Mr. Gene Lee to recommend approval of ***TA3479 St. Simons Island Tree Canopy Preservation***. The motion was seconded by Mr. John Williams. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Mr. Gene Lee, Mr. Tim Murphy and Mr. John Williams. Voting Nay: Ms. Mary Hunt and Mr. Gary Nevill.

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There being no further business to discuss, the meeting was adjourned at 8:00 p.m.