EXHIBIT "B"
ILLUSTRATIVE CONCEPT PLAN
FOR
SINCLAIR
PREPARED FOR:
STRATFORDLAND
Glynn County, Georgia
JANUARY 2012

25' BUFFER, TYP.
VILLAGE LOT, TYP.
LOT 1 OATLAND PLANTATION
75' BUFFER, TYP.
MARSHSIDE AMENTIY SITE
VIEW
EXISTING LAKE
STANDARD LOT, TYP.
TRAIL CONNECTION TO LAWRENCE ROAD LINEAR TRAIL
SHARED EASEMENT
NORTHERN ENTRY
SALTMARSH
75' BUFFER, TYP.
OATLAND PLANTATION ACCESS EASEMENT
VILLAGE LOT, TYP.
LOT 2 OATLAND PLANTATION
ORIGINAL LOT LINE
EXISTING LIVE OAK CANOPY, TYP.
ESTATE LOT, TYP.
COMMUNITY TRAIL SYSTEM, TYP.
LOT 4 SINCLAIR TRACT
PROPOSED LAKE
SINCLAIR PLANTATION DRIVE ACCESS EASEMENT
GRAVE SITE
75' BUFFER, TYP.
LAWRENCE ROAD
STANDARD LOT, TYP.
TRAIL CONNECTION TO LAWRENCE ROAD LINEAR TRAIL
SOUTHERN ENTRY
SHARED EASEMENT
STANDARD LOT, TYP.
SALTMARSH
STANDARD LOT, TYP.
SPARTINA LANE ACCESS EASEMENT
ALEDRU WAY ACCESS EASEMENT
LOT 3 SINCLAIR TRACT
VIEW
VIEW
REMOVE EASEMENT
VILLAGE LOT, TYP.
ESTATE LOT, TYP.
LAKESIDE AMENTIY SITE
LOT 2 SINCLAIR TRACT
VIEW
EXISTING LAKE
WELL
LOT 1 SINCLAIR TRACT
CELL TOWER SITE
STANDARD LOT, TYP.
25' BUFFER, TYP.

DEVELOPMENT SUMMARY

LOT TYPE	COUNT
ESTATE LOT - 100' x 200'	29
STANDARD LOT - 80' x 150'	99
VILLAGE LOT - 60' x 120'	122
TOTAL LOTS	250

0 50 100 150 200 250 300 350 400

Scale ♦ 1 inch equals 100 feet

©COPYRIGHT WITMER JONES KEEFER LTD. 2011

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
14 Palmetto Way, Suite A ♦ Bluffton, South Carolina ♦ 29910 ♦ ph 843.757.7411

Note: Plan is conceptual in nature and subject to change

PLANNED DEVELOPMENT DISTRICT
ZONING AMENDMENT
FOR

SINCLAIR

SAINT SIMONS ISLAND, GEORGIA

January 20, 2012

Applicant

STRATFORD LAND, LLC

Prepared by:

Witmer Jones Keefer, Ltd.

&

Thomas and Hutton Engineering Co.

TABLE OF CONTENTS

Application for a PD District Written Zoning Text Requirements 4

I. General Property Description 6

II. Statement of Ownership and Legal Description 6

III. Proposed Land Uses and Development Standards 6

A. Illustrative Master Plan Concept 6

B. Permitted Uses 7

1. Residential Uses 7
2. Residential Dwellings 7
2.1 Other Requirements for Residential Uses 8
2.2 Accessory Uses 10
2.3 Other Requirements for Accessory Uses 11
3. Temporary Uses 12

C. Site Design and Development Standards 12

1. Application of Glynn County Zoning Ordinance Article V., Application of Regulations 12
2. Application of Glynn County Zoning Ordinance Article VI., General Provisions 13
3. Application of Glynn County Zoning Ordinance Article VIII, Signs 17

IV. Development Summary and Phasing 19

V. Exceptions or Variations from the Requirements of the Zoning Ordinance 20

A. Tree Protection 20

B. Bike Path 21

VI. Proposed Dedication of Land for Public Use 21

VII. Open Space Development 21

VIII. Utilities 21

IX. Vehicle Access 23

X. Buffers 23

XI. Signage 24

XII, Development Schedule 24

XIII. Statement of Assurance 24

Appendices

Appendix A Glynn County Zoning Ordinance Article V, Application of Regulations

Appendix B Glynn County Zoning Ordinance Article VI, General Provisions

Appendix C Glynn County Zoning Ordinance Article VIII, Signs

Exhibits

Exhibit "A" PD District Boundary Map

Exhibit "B" Illustrative Concept Plan

Exhibit "C" Preliminary Water and Wastewater Engineering Report

Exhibit "D" Minutes of the August 21, 2008 Glynn County Board of Commissioners Meeting Recording the Approval of the Original PD Document

Exhibit "E" PD District Boundary Comparison Map (Old PD Boundary vs. New PD Boundary)

APPLICATION FOR A PD DISTRICT
WRITTEN ZONING TEXT REQUIREMENTS

Sec. 723.3 (c) I:

(a) A general description of the proposal;
Refer to Section I.

(b) A statement of the present Ownership and a legal description of the property;
Refer to Section II.

(c) Proposed land uses and development standards, density and height limitations, yard requirements all of which shall be compatible with other nearby uses within or without the proposed district and in keeping with the intent of the Glynn County Comprehensive Plan.
Refer to Section III.

(d) A listing of permitted uses for each separate tract within a particular PD District. The uses permitted in the district shall be restricted to those listed, approved, and adopted by the Board of Commissioners.
Refer to Section III, B.

(e) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested;
Refer to Section V.

(f) Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
Refer to Section 1V

(g) Tabulations showing the maximum number, type and density of dwelling units proposed for each building site;
Refer to Section Ill.

(h) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites;
Refer to Section VI

(i) Proposed uses or development standards for open space, courts, walks and common areas;
Refer to Section VII.

(j) Information pertaining to the provision for utilities, including water, sewer and drainage facilities including projected demands;
Refer to Section VIII.

(k) Plans for parking, loading, access ways, signs, buffers and means of protecting adjacent areas from lighting and other potential adverse effects;
Refer to Sections III., X., XI.

(l) A development schedule indicating the approximate date when Construction of each site or phase of development can be expected to begin and be completed;
Refer to Section XII.

(m) A statement regarding landscaping and tree preservation.
Refer to Section V.

(n) A statement or restrictive covenants defining the manner in which the County Commission is to be assured that all improvements are to be installed and maintained including but not limited to:

(1) Recreation areas,
(2) Private streets and parking areas,
(3) Common open space,
(4) Lift stations,
(5) Buffers and landscaping,
(6) Site lighting,
(7) Drainage ponds,
(8) Signage, etc.

Refer to Section XIII.

I. GENERAL DESCRIPTION

The original PD district's boundary comprised 82 Acres. The Land purchased by Stratford Land includes 68.78 acres within this PD zoning. Lots 1 & 2 (see exhibit E) were not included in the land purchase. In addition 60.073 acres, currently zoned FA, was purchased by Stratford Land. The 60.073 acres is adjacent to the south of the 68.78 tract. These two pieces together comprise the Proposed Sinclair Tract Boundary (128.853 acres).

The Sinclair Planned Development District proposes to re-zone +/- 60.073 acres of the from FA, Forest Agriculture to PD Planned Development. Concurrently we proposed to revise the PD for the remaining +/- 68.78 acres based on current market conditions. The desired end result is a unified PD zoning for the entire 128.853 Sinclair Property.

The tract is located along the eastern side of Lawrence Road approximately 1.6 miles from its intersection with Frederica Road.

II. STATEMENT OF OWNERSHIP AND LEGAL DESCRIPTION

All property within the Sinclair PD District is solely owned by Stratford Land LLC.

III. PROPOSED LAND USES AND DEVELOPMENT STANDARDS

A. Development Plan Concept

The Sinclair Tract P.D. District is intended to be a planned mix of single family residential units, together with amenities which may include a clubhouse, swimming pool, tennis courts, parks, and dock. The dock will be subject to State and Federal permitting with the intent of providing community access to deep water. Community Dock parking shall be provided as required by standards established herein (See III., C.2, Section 611.6, page 11).

The PD Zoning text contains two (2) exhibits: a Survey of the Sinclair Tract PD District and an Illustrative Concept Plan. The Survey of the Sinclair Tract PD District depicts the geographical limits of the Planned Development District Zoning Amendment for the Sinclair Tract. The Illustrative Master Plan is intended to depict potential or conceptual site improvements within the PD

District. Its purpose is to convey an image of future development. It is not intended to specifically fix future improvements such as buildings, roads, parking lots and amenity areas to specific locations. However, the overall density of the PD District shall not exceed 250 units with the 60.073 acre tract having a maximum density of 100 of these units. The applicant reserves the right to modify the pattern of improvements depicted on the Illustrative Master Plan consistent with detailed site and subdivision plans which shall be submitted for review by the Glynn County Island's Planning Commission in compliance with the development standards, as referenced herein.

B. Permitted Uses

The following land uses shall be permitted within the Sinclair PD District. The applicant is entitled, but not obligated, to develop these permitted uses within the PD District. Development of the Sinclair Tract PD will proceed on a phase by phase basis, driven by business strategies and market conditions. In addition, development may include any combination of uses permitted herein, provided that no allowed use shall exceed stated caps, as required herein.

The following uses shall be permitted within all areas of the PD District.

1. Residential Uses

Residential uses such as single family residential dwellings (attached and detached) are permitted. Residential units may include various types of ownership and operation, including fee simple lots, condominiums, leased land, long and short term rentals and incremental ownership. The following residential uses shall be permitted in all areas.

2. Residential Dwellings

(a) The maximum number of residential dwellings shall not exceed two hundred and fifty (250) within the overall Sinclair Tract PD Zoning District, with the southern 60.073 acre tract having a maximum density of 100 of these units.

(b) Residential dwellings shall be permitted on the following lot configurations:

(1) Single Family Residential Estate Lots which shall consist of fee simple parcels of the minimum size of 20,000 square feet upon which single family detached residential units may be constructed.

(2) Single Family Residential Standard Lots which shall consist of fee simple parcels of the minimum size of 13,500 square feet upon which single family detached residential units may be constructed.

(3) Single Family Residential Village Lots which shall consist of fee simple parcels of the minimum size of 5,000 square feet upon which single family detached residential units may be constructed.

(4) Single Family Residential Patio lots which shall consist of fee simple parcels of the minimum size of 3,600 square feet upon which single family detached residential units may be constructed. Patio lots may be designed such that the side wall of an adjacent structure may define an enclosed courtyard or patio space within the neighboring yard. Accordingly, side yard setbacks may be reduced to zero (0) feet.

(5) Single Family Residential Townhouse Lots which shall consist of fee simple parcels of the minimum size of 3,600 square feet upon which single family attached units may be constructed in pairs or in threes staggered at the front building line by at least four (4) feet, with no more than five (5) continuous townhouses built in a row.

2.1 Other Requirements for Residential Uses

(a) The following minimum lot sizes and setbacks apply by Residential Use type:

Lot Type	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard
(1) Estate	20,000 sf	90’	30’	30’	10’
(2) Standard	13,500 sf	80’	20’	20’	10’
(3) Village ***	5,000 sf	40’	10’	10’	5’
(4) Patio	3600 sf	40’	10’	10’	*0 and 10’
(5) Townhomes	3600 sf	20’	10’	10’	**5’

* There shall be a minimum separation of ten (10) between adjacent structures.

** Setbacks apply to end units only.

*** It is the intent of this PD to allow for creative alternatives to conventional development (hamlets, traditional neighborhood development, village clusters, etc.) thus with some styles / types of uses there shall be tight setbacks defined.

(b) Maximum building height for Single Family

Residential Estate and Standard Lots, Cottage Lots, Patio Lots, and Single Family Residential Townhouse Lots shall not exceed thirty-five (35) feet.

(c) Off-street parking:

Residential uses shall meet or exceed all standards for off-street parking, loading and other requirements as set forth in the Glynn County Zoning Ordinance, Article VI, Section 611, attached as an appendix to this document and modified herein. (See III, C.2. Section 611, pages 10, 11).

(d) Signs:

Residential uses shall meet or exceed all standards for signs, including conditions under which they may be located, as set forth in the Glynn County Zoning Ordinance, Article VIII, attached as an appendix to this document and modified herein. (See Section III, C. 3, pages 12, 13, 14).

(e) Site Plan Approval:

All Residential Lots shall require a building permit by Glynn County.

2.2 Accessory Uses

In addition to the principal uses which are permitted herein, certain other uses incidental or accessory, are also permitted throughout the PD District. Because it is not possible to fully anticipate all potential accessory uses, the following list is intended to be representative, but not all inclusive.

Allowed uses on individual lots

(a) Private swimming pools
(b) Play structures
(c) Gazebos
(d) Shed or tool room
(e) Detached garage

(f) Greenhouse

Allowed uses in common areas

(a) Open storage space or parking area for motor vehicles
(b) Swimming pools
(c) Tennis courts
(d) Lawn/field for sporting events
(e) Playgrounds
(f) Picnic areas
(g) Fishing piers
(h) Pedestrian trails and boardwalks
(i) Open spaces

(1) Landscape areas including plazas and promenades
(2) Lagoons and ponds
(3) Vegetative buffers
(4) Wildlife and nature preserves

(j) Multi-use recreational buildings
(k) Pool houses, restrooms and changing room
(l) Gazebos, cabanas and garden structures
(m) Shed or tool room for the storage of equipment uses on grounds or building maintenance
(n) Pumps and pump houses
(o) Garbage or trash enclosures

2.3 Other Requirements for Accessory Uses

(a) Accessory uses setback for individual lots shall be the setbacks listed in 2.1(a.)

(b) Maximum building height shall be limited to thirty-five (35) feet.

(c) Off-Street Parking:

All accessory uses shall meet all standards for off-street parking, loading, and other requirements as set forth in the Glynn County Zoning Ordinance, Article VI, Section 611, attached as an appendix to this document and modified herein. (See Section III, C. 2. Section 611, pages 10, 11).

(d) Signs:

All accessory uses shall meet all standards for signs, including conditions under which they may be located, as set forth in the Glynn County Zoning Ordinance, Article VIII, attached as an appendix to this document and modified herein. (See Section III, C. 3, pages 12, 13, 14).

(e) Site Plan Approval:

All accessory uses associated with Residential Lots shall require a building permit by Glynn County.

3. Temporary Uses

Temporary uses shall comply with Section 905, Temporary Uses of the Glynn County Zoning Ordinance.

C. Site Design and Development Standards

The development standards for the Sinclair Tract PD District shall meet the requirements of Article V, Application of Regulations, Article VI, General Provisions, Article VII, Signs of the Glynn County Zoning Ordinance as of the final approval date by the Glynn County Board of Commissioners of this PD District Zoning Amendment. Such requirements are attached as appendices to this document, together with certain modifications as indicated herein. The site design and development standards Included and modified herein shall supersede the development standards requirements of the Zoning Ordinance as referenced in the appendix of this document. The applicant reserves the right to Impose standards more restrictive than those stated herein, through the application of covenants and restrictions. Proposed variations are indicated by italics.

1. APPLICATION OF GLYNN COUNTY ZONING ORDINANCE

ARTICLE V, APPLICATION OF REGULATIONS

Section 501.	Use of Land or Building The Sinclair Tract PD District shall comply.
Section 502.,	Height of Building The Sinclair Tract PD District shall comply.
Section 503.	Density and Site Coverage The Sinclair Tract PD District shall comply.
Section 504.	Lot Occupancy The Sinclair Tract PD District shall comply.
Section 505.	Lot Reduction Prohibited The Sinclair Tract PD District shall comply.
Section 506.	Yard Use Limitation The Sinclair Tract PD District shall comply.
Section 507.	Use of Substandard Lots of Record The Sinclair Tract PD District shall comply.
Section 508.	Existing Structures The Sinclair Tract PD District shall comply.

2. APPLICATION OF GLYNN COUNTY ZONING ORDINANCE ARTICLE VI, GENERAL PROVISIONS

Section 601.	Street Access The Sinclair Tract PD District shall comply.
Section 602.	Classification of Streets The Sinclair Tract PD District shall comply.

Section 603.	Location of Buildings on Zoning Lots and Residential Limitations The Sinclair Tract PD District shall comply.
Section 604.	Corner Lots The Sinclair Tract PD District shall comply.
Section 605.	Double Frontage Lots The Sinclair Tract PD District shall comply.
Section 606.	Front Yard Requirements The Sinclair Tract PD District shall comply.
Section 607.	Non Conforming Uses. *Upon the approval of the Sinclair Tract PD District, all existing uses shall be defined as permitted uses and shall not be classified as non-confirming.*
Section 608.	Home Occupations The Sinclair Tract PD District shall comply.
Section 609.	Accessory Uses *Delete this section in its entirety and replace with Section III., B., 2.2, 2.3, Accessory Uses, herein.*
Section 610.	Setback and Other Yard Requirements for Accessory Uses *Delete this section in its entirety and replace with Section III., B., 2.2, 2.3 Other Requirements for Accessory Uses, herein.*
Section 611.	Off-Street Automobile Parking Requirements *The Sindair Tract PD District shall meet with the modifications below.,*

611.1 Amount of Area Required for Each Parking Space

The Sinclair Tract PD District shall comply.

611.2 Combination of Uses on One Lot

The Sinclair Tract PD District shall comply.

611.3 Location of Off-Street Parking Area

The Sinclair Tract PD District shall comply.

611.4 Common Of Street Parking Areas

The Sinclair Tract PD District shall comply.

611.5 Use of Public Rights-of-Way for Maneuvering Incidentals to off Street Parking

Delete in its entirety and replace with the following:

Off-street parking shall be allowed within platted private rights-of-way or private access easements, subject to Site Plan Approval by the Glynn County Islands Planning Commission.

611.6 Number of Spaces Required

Delete in its entirety and replace with the following:

Number of Spaces Required Off-street automobile storage or parking space shall be provided with vehicular access to a street or alley and shall be equal to or may exceed the minimum requirements listed below.

Land Use	*Number of Spaces Required*
Single Family Residential Standard Lots, Single Family Residential Cottage Lots, Single Family Residential Patio Lots, Single Family Residential Townhouse Lots	*2 Spaces per dwelling unit*
Community Dock	*1 space for every 2 slips up to 10 slips and 1 space for every 4 slips, for greater than 10 slips*
Clubhouse	*1 space per 70 s.f. of patron area*

611.7 Permitting Reduction in the Number of Spaces Required

Section 612. Off Street Loading and Unloading Area Requirements
The Sinclair Tract PD District shall comply.

Section 613. Landscaped Buffer Strips
The Sinclair Tract PD District shall comply.

Section 614. Curb Cut and Access Points
The Sinclair Tract PD District shall comply.

Section 615. Vision Clearance at Street Intersections
The Sinclair Tract PD District shall comply.

Section 616. Vision Clearance at Private Roadway and Entrances Intersection with Public Streets.
The Sinclair Tract PD District shall comply.

Section 617. Exceptions to Height Limits
The Sinclair Tract PD District shall comply.

Section 618. Environmental Protection
The Sinclair Tract PD District shall comply.

Section 619.	Site Plan Approval *Delete this section in its entirety and replace with III.., B., 2.1 f), and III. B.,2.3, e)*
Section 620.	Drainage Easements The Sinclair Tract PD District shall comply.
Section 621.	House Moving Requirements The Sinclair Tract PD District shall comply.

3. APPLICATION OF GLYNN COUNTY ZONING ORDINANCE ARTICLE VIII, SIGNS

Signage shall conform to the latest revision of the Glynn County Sign Ordinance as it applies to R-12 Subdivisions on St, Simons Island, Georgia, including the following standards:

(a) Roof Signs

Roof signs are prohibited within the Sinclair Tract PD District.

(b) Wall Signs

Wall signs painted or attached to the exterior walls of a building shall be allowed within the Sinclair Tract PD District provided that they do not exceed twenty-four (24) square feet or ten percent (10%) of the wall surface, whichever is less. No wall sign shall extend more than six (6) inches from the wall surface.

(c) Projecting Signs

Projecting signs, fastened to or suspended from buildings, shall be allowed within the PD District, provided that they shall not extend outward from the building no more than five (5) feet and shall not exceed twenty-four (24) square feet. Projecting sings may be no closer than eighteen (18) inches, to the vertical plan of the street curb

fine and they shall not project into setback areas or beyond property lines The minimum height above grade or sidewalk level shall be no less than nine (9) feet.

(d) Awning Signs

Awning signs are prohibited within the Sinclair Tract PD District.

(e) Permanent Window Signs

Permanent window signs are prohibited within the Sinclair Tract PD District,

(f) Pylon Signs

Pylon signs are prohibited within the Sinclair Tract PD District

(g) Signs for Work Under Construction

Signs for work under construction are prohibited within the Sinclair Tract PD District

(h) Temporary Real Estate Signs

Temporary real estate signs shall be allowed within the PD District provided that they are limited to temporary non-illuminated sign advertising only the sale, lease or rental of the premises or property upon which said sign is located. Such sign shall not exceed three (3) square feet in sign area, shall be placed no closer than ten (10) feet from the street right-of-way fine and shall not be attached to the principal use structure.

(i) Temporary Political Advertisements

Temporary political advertisements are prohibited within the Sinclair Tract PD District:

(j) Development Entrance Sign

One (1) illuminated or non illuminated identification sign not exceeding twenty-four (24) square feet in area on either side of the sign shall be allowed at each entry to the PD District. Such sign shall be setback not less than ten (10) feet from any street right-of-way line and shall not exceed an overall height of six (6) feet.

(k) Fluttering Ribbons, Banners and Portable Signs

Fluttering ribbons, banners and portable signs shall be prohibited with the PD District.

(l) Subdivision Signs

To identify land use areas subdivision signs shall be allowed within the Sinclair Tract PD District provided that they shall not exceed twenty-four (24) square feet on either side of the sign, shall not exceed an overall height of four (4) feet and they shall not be located closer than three (3) feet to the vertical plane of a right-of-way.

IV. DEVELOPMENT SUMMARY AND PHASING

Development Summary

The Development Summary establishes overall development limitations. The charts indicate maximum allowed residential units for the PD District. The final built configuration will be determined on a phase by phase basis and submitted to Glynn County in compliance with Subdivision Regulations and Zoning Ordinances.

Areas shown within the tables below are based upon mapping that delineates the transitory boundaries adjacent marshes, and wetlands. The detailed development plans presented for Subdivision and Site Plan Approval shall contain accurately surveyed jurisdictional boundaries conforming to County, State and Federal requirements.

DEVELOPMENT SUMMARY	
Land Use Residential	Maximum Allowed 250 dwelling units (2.11 units per net acre)
Site Acreage	128.853 acres

V. EXCEPTIONS OR VARIATIONS FROM THE REQUIREMENTS OF THE ZONING ORDINANCE

The Sinclair Tract PD District requires several exceptions or variations from the Glynn County Zoning Ordinance as listed below:

Article VI General Provisions

Section 607.	*Non Conforming Uses*
Section 609.	*Accessory Uses*
Section 610.	*Setback and Other Yard Requirements for Accessory Uses*
Section 611.	*Of-Street Automobile Parking Requirements (various sub sections)*
Section 619.	*Site Plan Approval*

Article VIII Signs

In addition to the development standards itemized above, the Sinclair Tract PD District imposes the following additional standards not required by the Glynn County Zoning Ordinance. These standards are intended to control development quality.

A. Tree Protection

The Sinclair Tract is populated by numerous large Live Oak trees. Accordingly, all healthy, structurally sound (as determined by a licensed arborist) Live Oak (Quercus Virginiana) trees, 24" d.b.h. (diameter at breast height), or greater, shall be preserved and protected by the following methods:

1. All Site Plan Approval submissions as required herein for Single Family Lots, only, shall designate the location, caliper, and existing surface grade at the base of the tree, of all Live Oaks, 24" d.b.h., or larger.

2. All designated Live Oaks shall be preserved in as much as is reasonable and practical. Preserved Live Oaks shall be protected during construction by mulching, pruning, fertilization, and the installation of protective fencing and/or retaining walls.

3. Protected Live Oaks shall be maintained for a minimum of five years beyond construction, under the supervision of a licensed arborist. The Island's Planning Commission, or its assigned agent, shall review tree preservation plans for compliance at Site Plan Approval.

B. Bike Path

The Sinclair Tract PD District shall accommodate the construction of an island-wide pedestrian and/or bike path through the perimeter buffer along Lawrence Road. Easements shall be provided based upon approval by the landowner of the final design and alignment.

VI. PROPOSED DEDICATION OF LAND FOR PUBLIC USE

The Sinclair PD District proposes to dedicate easements as required by Glynn County.

VII. OPEN SPACE DEVELOPMENT

The Sinclair PD District proposes to improve, develop and maintain open space as may be identified on detailed plans submitted for approval.

VIII. UTILITIES

The proposed Sinclair Tract PD District addresses future expansion and/or improvements to potable water, wastewater, storm water management, electrical, telephone and data, natural gas, and cable television services.

1. Potable Water

Potable water will be furnished by Glynn County. The nearest

likely point of connection is located on Lawrence Road. All water distribution improvements required by the development of the Sinclair Tract shall be implemented at the developer's expense.

2. Wastewater

All wastewater generated by the Sinclair Tract PD District will be pumped to an existing pump station located on Lawrence Road. All of site improvements will be owned and operated by the Glynn County Sewer and Water District. All waste water collection system improvements required by the development of the Sinclair Tract shall be implemented at the developer's expense.

3. Storm Waste Management

Storm water improvements shall comply with County, State, and Federal law.

4. Electrical Service

All electrical service may be provided by Georgia Power Company, or as may be available from other providers.

5. Telephone and Data Service

Telephone and data service may be provided by AT&T, or as may be available from other providers.

6. Natural Gas Service

Natural Gas Service may be provided by Georgia Gas Light Company, or as may be available from other providers.

7. Cable Television Service

Cable television service may be provided by Comcast, or as may be available from other providers.

IX. VEHICLE ACCESS

Vehicular access to the Sinclair Tract PD District shall be limited to two points off of Lawrence Road. The final design of all roadways shall be subject to approval by Glynn County.

X. BUFFERS

The PD District shall require the following buffers. (See Exhibit "A": "Survey of PD District Boundary"). The geographic limits of all required buffers shall be indicated on all Subdivision and Site Plan Approval applications, as required herein.

Location	Minimum Width	Permitted Improvements
Sinclair Tract Lots 1 thru 6	Seventy five(75') See Exhibit "A"	The intent of this buffer is to provide a screen such to limit visibility from the development into the adjoining owners. The vegetated buffer may include fences, walls and or plants producing a dense screen within the 75-foot buffer. The Adjoining Owners may only clear the buffer to removed dead or diseased trees and debris except as necessary for the following permitted improvements. a. Temporary or permanent pedestrian and vehicular access ways to the adjoining owners b. Underground utilities, including irrigation for plantings c. Temporary or permanent fences, walls, or d.supplemental vegetation
South, West and North Boundaries of the PD District	Twenty five (25') See Exhibit "A"	The intent of this buffer is to provide veiled screening of buildings and improvements from Lawrence Road and to limit access to the PD District to two access points. Permitted improvements within the buffer shall include selective clearing vegetation, additional plantings, temporary or permanent irrigation and underground utilities. Two points of entry to the PD District shall be allowed through the buffer. In addition a public bike trail or pedestrian trail shall be allowed, subject to the design approval of the land owner.

XI. SIGNAGE

All signage shall comply with III. Proposed Land Uses and Development Standards, C., Site Design and Development Standards, 3., Application of Glynn County Zoning Ordinance, Article VIII, Signs, as modified herein.

XII. DEVELOPMENT SCHEDULE

The development of the Sinclair Tract PD District will be phased in response to market conditions. Site construction could begin within 12 months from the date of Site Plan Approval Issued by the Glynn County Islands Planning Commission.

XIII. STATEMENT OF ASSURANCE

At the applicant's expense, all roads, drainage systems, water distribution and wastewater collection systems will be designed by professionals registered in the State of Georgia to meet all local, state and federal requirements, including fire protection. After receiving approval from all permitting agencies, roads, drainage, water distribution and wastewater collection systems will be constructed at the expense of the developer. Subject to county and state approval, all water distribution and wastewater collection systems internal to the PD District will be owned and operated by Glynn County. The applicant may designate certain roads as private. Such roads may be subject to gating, and they may be owned and maintained (including associated storm drainage systems) by property owners associations or other entities. All permitting fees, tap fees and impact fees will be paid as required by Glynn County. All electric, telephone, gas and cablevision systems will be installed, owned and operated by the respective service providers.

Appendices

Appendix A Glynn County Zoning Ordinance Article V, Application of Regulations

Appendix B Glynn County Zoning Ordinance Article VI, General Provisions

Appendix C Glynn County Zoning Ordinance Article VIII, Signs

NOTE:

The above refers to sections of the Glynn County Zoning Ordinance, Revised as of the date (August 21, 2008) of approval of this PD Document by the Glynn Board of Commissioners. Such Ordinance section shall apply to the Planned Development District Zoning Amendment for the Sinclair Tract, St. Simons Island, Georgia, with the same force and intent as if they were bound with this PD Document.

EXHIBIT "A"

PD DISTRICT BOUNDARY MAP

EXHIBIT "B"

Conceptual Development Plan

EXHIBIT "C"

Preliminary Water and Wastewater Engineering Report

Exhibit "D"

Minutes of the August 21, 2008, Glynn County Board of Commissioners' Meeting
Recording the Approval of the
PD Document

MINUTES
REGULAR MEETING
GLYNN COUNTY BOARD OF COMMISSIONERS
HISTORIC GLYNN COUNTY COURTHOUSE
701 "G" STREET, 2ND FLOOR, COMMISSIONERS' MEETING CHAMBERS
THURSDAY, AUGUST 21, 2008 AT 6:00 PM

PRESENT: Don Hogan, Chairman
Uli Keller, Vice Chairman
Jerome Clark, Commissioner Cap Fendig, Commissioner Howard Lynn, Commissioner Tony Thaw, Commissioner Carl Johnson, Commissioner

ALSO PRESENT: Becky Rowell, Assistant County Administrator
Aaron Mumford, County Attorney
Cindee Overstreet, County Clerk

INVOCATION AND PLEDGE

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

Police Chief Matt Doering reported on Tropical Storm Fay, which was visiting Glynn County. He said the public schools would be closed on Friday, August 22, 2008. It was also announced that the Georgia Department of Transportation (GDOT) had temporarily closed the Sidney Lanier Bridge because of high winds.

1. Presented a plaque and $100 to Mr. Michael Roberson, Maintenance Worker, with the Glynn County Parks & Recreation

Department. Mr. Roberson was the Glynn County Employee of the Month for August, 2008. (W. Davis)

2. Presented a proclamation honoring Mr. Dan Coty and Mr. Buck Crosby as the recipients of the 2008 Emory Dawson Humanitarian award. (D. Hogan)

2008 EMORYDAWSON HUMANITARIAN
AWARD RECIPIENT MR. DAN COTY

WHEREAS, the late Emory Dawson was a *member of many community service organizations, including Brunswick Elks Lodge 691; and,*
WHEREAS, each year the Brunswick Elks Lodge 691 honors *a* member *of the community who exhibits Mr. Dawson's spirit and* commitment *to improving* the *condition* of their *fellow man, while providing educational scholarship opportunities to disabled or handicapped students; and,*
WHEREAS, this year's *recipient of the* Emo*ry Dawson Humanitarian* Award is *a person who* shares the same vision *and dedication* as *Mr. Dawson,* that *of building a* better *community through* ser*v*ice *and leadership; and,*
WHEREAS, Mr. Dan Coty was *nominated* because *of his cheerful* service to his church, *community, and nation; and, WHEREAS, Mr. Coly is a member of First Presbyterian Church, where* he serves as *Elder and* has served as *Treasurer for two* years; *and, WHEREAS, Mr.* Coty has served as Secreta*ry and* Vice *Chairman* of Coastal *Georgia Regional Development* Committee (CGRDC) *Board and* as *Chairman* of the *CGRDC Budget and* Finance *Committees. Dan Is also a member of the Board of Directors* of the *Brunswick-Golden* Isles *Chamber of Commerce* and has *served on the Glynn* County *Planning Commission; and,*
WHEREAS, Mr. Coty has also *served* as *scout master of Troop 202 for* St. *Mark's Episcopal Church and* has *achieved* the *honor of Eagle Scout.*
NOW, THEREFORE, BE IT PROCLAIMED, by the *Glynn County Board of Commissioners, in conjunction with* the *Brunswick Elks Lodge 691, that it honors Mr. Dan Coty* as the *2008 recipient of the Emory Dawson Humanitarian Award in recognition of his* ser*v*ice *and leadership* to *Glynn County, and the unselfish giving of time, talent and* love to *his community.*
IN WITNESS WHEREOF, we set our hands *this* 21st *day* of August *2008.*

Board of Commissioners
Glynn County, Georgia

2008 EMORY DAWSON HUMANITARIAN
AWARD RECIPIENT WILLIAM `BUCK" *CROSBY*

WHEREAS, the late *Emory* Dawson was a *member of many community service organizations, including Brunswick Elks* Lodge 691; and,
WHEREAS, each *year* the *Brunswick Elks Lodge 691 honors a member* of the *community who exhibits Mr.* Dawson's *spirit and* commitment to *improving the condition of their fellow man, while providing educational scholarship opportunities to disabled or handicapped students; and,*
WHEREAS, this year's *recipient of* the *Emory Dawson Humanitarian Award is a person who shares the* same *vision and dedication* as *Mr. Dawson,* that *of building a better community through service and leadership; and,*
WHEREAS, Buck Crosby was nominated because of his cheerful service to his *church, community, and nation; and, WHEREAS, Mr. Crosby is a member of St. Athanasius Episcopal Church, where* he *serves* as *Senior Warden and Special Projects Chairman; and,*
WHEREAS, *Mr. Crosby has* served as *Chapter Bacillus and is a Charter and Life Member of the Lambda Tau Chapter,* Omega *Psi Phi Fraternity. Mr. Crosby* also *worked for* 38 *years In the Glynn County* School *System where he served* as a *teacher and* coach at *Risley High* School, *Assistant Principal* at *Glynn Academy and eventually Interim Superintendent* of Schools; and,
WHEREAS, Mr. Crosby has served as *Chairman* of the *Glynn County Democratic Party* and is *involved in local,* state, *and n* national *politics.*
*NOW, THEREFORE, BE IT PROCLAIMED, by the Glynn County Board of Commissioners, in conjunction with the Brunswick Elks Lodge 691, th*at It

honors William "Buck" Crosby as the *2008 recipient of* the *Emory* Dawson *Humanitarian Award in recognition of his* service *and leadership to Glynn County, and the unselfish giving of* time, talent *and love* to *his community.*
IN WITNESS WHEREOF, we set *our hands this 21st day of August 2008.*

Board of Commissioners
Glynn County, Georgia

A motion was made by Commissioner Johnson and seconded by Commissioner Keller to approve the proclamation. The motion carried unanimously.

3. Presented a proclamation honoring Ms. Pauline Troupe Stokes on her 90th birthday and declared Friday, August 22, 2008, as Pauline Stokes Day in Glynn County. (C. Fendig)

A PROCLAMATION
DESIGNATING FRIDAY,
AUGUST 22, 2008
AS*'PAULINE TROUPE*
STOKES *DAY"IN GLYNN*
COUNTY

WHEREAS, Mrs. Pauline Troupe Stokes was born in Wilcox County, Abbeville, Georgia on August 22, *1918 and married Mr.* Lewis F. *Stokes on May* 26, *1943 in Glynn County, Georgia; and,*
WHEREAS, dedicated *her entire adult life to being a homemaker and caregiver to her family; and,*
WHEREAS, her commitment to the disabled veterans *of this country and her commitment to serving her many friends in our community; and,*
WHEREAS, God gives *us so many wonderful people for which* to be *thankful and Pauline* stands *among the tallest with her love,* kindness *and thoughtfulness.*
NOW, THEREFORE, BE IT PROCLAIMED BY the Glynn County Board *of Commissioners, in recognition of her commitment and dedication and hereby designate Friday, August, 22, 2008,* as *"Pauline Troupe* Stokes *Day" in Glynn County. We wish Ms.* Stokes a *very Happy 90th Birthday*
IN WITNESS WHEREOF, WE SET OUR HANDS this *21st day of August, 2008.*

Board of Commissioners
Glynn County, Georgia

A motion was made by Commissioner Fendig and seconded by Commissioner Johnson to approve the proclamation. The motion carried unanimously.

4. Recognized Glynn County's receipt of the Government Financial Officers Association's Certificate and Award of Financial Reporting Achievement for FY 07. (C. Stewart)

5. Presented a proclamation declaring the week of August 31 through September 6, 2008, as "Glynn County Firefighter Appreciation Week", recognizing the Glynn County Fire Department

for its efforts and dedication to the Muscular Dystrophy Association. (D. Hogan)

A PROCLAMATION *DESIGNATING THE WEEK OF AUGUST 31-SEPTEMBER 6,* 2008 AS *FIRE FIGHTER APPRECIATION WEEK IN GLYNN COUNTY*

WHEREAS, fighting fires is one of the most hazardous *professions, requiring physical strength,* stamina, *extensive training, courage,* selfless *concern* for the *welfare of our citizens; and*

WHEREAS, in addition to their daily service *to communities, Fire Fighters throughout the* state *and* across *the* nation *have joined the Muscular Dystrophy* Association *for the past* 53 *years in the fight against neuromuscular* diseases; *and*

WHEREAS, *the Muscular Dystrophy* Association *Is extremely grateful to the Fire Fighters of Glynn County* whose *"Fill the Boot" campaign will* assist *MDA In providing medical* services at *local clinics, summer* camps, *research grants, support groups, and public education seminars at no cost* to *local children and families; and*

WHEREAS, *In honor of the efforts of the Fire Fighters of Glynn County, the MDA is sponsoring Glynn* County *Fire Fighter Appreciation Week for the week of August 31 through* September 6, *2008; and*

WHEREAS, it is appropriate for all Glynn County citizens to *join the Muscular Dystrophy Association in this tribute* to *our Fire* Fighters.

NOW, THEREFORE, be *it proclaimed by* the *Glynn County Board of Commissioners that the week* of August 31 *through September 6,* 2008 be *proclaimed* as *GLYNN COUNTY FIRE FIGHTER APPRECIATION WEEK and we commend the Fire Fighters of Glynn County for* their efforts on behalf *of the Muscular Dystrophy* Association.

IN WITNESS WHEREOF, we set *our hands this* 21st *day of August,* 2008.

Board of Commissioners
Glynn County, Georgia

The Board approved this proclamation by unanimous consent.

6. Presented Certificates of Appreciation to St. Simons Land Trust, Sea Island Company, and the Live Oaks Garden Club for their contributions toward the landscaping of the Frederica/Demere Roundabout. (U. Keller)

Point of privilege

A motion was made by Commissioner Johnson and seconded by Commissioner Clark to add an item to the Board's agenda. The motion carried unanimously.

A) Approve an exchange of easements between Glynn County and Southport Group, LLC, wherein Glynn County will acquire

an easement needed for the expansion of the Exit 29 Wastewater Treatment Plant in exchange for an access easement and temporary construction easement to Southport Group, LLC; and further, authorize the Chairman to execute the easement deeds and Temporary Construction Easement Agreement necessary to complete the exchange.

B) Direct staff to work with Southport Group, LLC, on an agreement or easement for the provision of electricity and bring any such agreement or easement before the Board of Commissioners for consideration. (C. Stewart)

A motion was made by Commissioner Johnson and seconded by Commissioner Lynn to approve items A and B. The motion carried 6-0-1 with Commissioner Fendia abstaining.

PUBLIC HEARING Alcoholic Beverage License

7. Consider the issuance of a 2008 alcoholic beverage license transfer for Racetrac #675, 450 Canal Road, Brunswick, Ga. The license is to sell malt beverages and wine not for consumption on premises; No Sunday sales permitted. Christopher Ginn, licensee. (Occupation Tax/Chief Doering) Link

Christopher Ginn, licensee, was present at the meeting as required by ordinance. Police Chief Matt Doering said the applicant met the requirements for consideration of issuance of the license.

The Board heard from the following person(s):

In Favor	Opposed
None	None

A motion was made by Commissioner Johnson and seconded by Commissioner Clark to approve the

issuance of an Alcoholic Beverage License transfer for
Racetrac #675. 450 Canal Road. Brunswick. Ga. The license is to sell malt
beverages and wine not for consumption on premises: no Sunday sales permitted. The motion carried with a vote of 6-1 with Commissioner Lynn
opposed.

PUBLIC HEARING Land Use

8. ZM1199 ZM-2008-015 (M) Dover Hall Consider a request to rezone from
Forest Agriculture (FA) to Planned Development (PD), including approval of a Planned Development Master Plan and Planned Development Text for property located on the south side of SR 99, generally between Buffalo Creek and Green Creek and north of the Turtle River. The property consists of 5,245.06 acres.
The purpose of this request is to allow a development of up to 9,051 residential units and up to 1.16 million s.f. of commercial development. Parcel numbers: 03-18593 and 03-21136. Thomas and Hutton, agent for Dover Hall Plantation, LLC,
owner. (K. Wright) Link *This item was deferred from* the *August 7, 2008, meeting.*

As to the proposed use of the land, the applicant states that: *"The Dover Hall PD will be a mixed use residential community that will offer various residential housing opportunities, civic* uses, *shopping avenues, recreational activities, and other amenities. The project will develop over a period of twenty*
(20) to thirty (30) years."
The Master Plan for this development proposes a maximum of 9,051 dwelling units within three (3) residential districts: Creekside (814.08 acres), Marshside (1043.95 acres) and Riverside (442.51 acres).

York Phillips, Planning & Zoning Manager, reported that staff and the Mainland Planning Commission recommended approval of the rezoning request and acceptance of the Master Plan for ZM1199 Dover Hall from FA (Forest Agricultural) to PD (Planned Development), subject to the following conditions:

1. The developer and staff shall work together with the Glynn County School
Board.
2. A recommendation is required from the Water and Sanitary Sewer Master Plan from ATM, consultants of the Brunswick-Glynn County Joint Water and Sewer
Commission (JWSC).

The Board heard from the following person(s):

In Favor	Opposed
Jeff Halliburton, agent	None

Mr. Halliburton, speaking on behalf of the developer, agreed to provide the land needed for the widening of Highway 99.

A motion was made by Commissioner Johnson and seconded by Commissioner Lynn to approve ZM1199 ZM-2008-015 (M) to rezone from Forest Agriculture (FA) to Planned Development (PD) including approval of a Planned
Development Master Plan and Planned Development Text for property located on the south side of SR 99, generally between Buffalo Creek and Green Creek and north of the Turtle River, subject to 1) the developer and staff shall work
together with the Glynn County Board of Education 2) a recommendation is
required for the Water and Sanitary Sewer Master Plan from ATM consultants of the JWSC, and 3) to the extent allowed under state and federal laws any right-of-way needed for widening State Route 99 shall be taken from the developer's side of the road. The motion carried unanimously. Known as Resolution #R-60-08

9. ZM1250 ZM-2008-009 (M) Rosewood Drive Consider a request to rezone from
FA (Forest Agricultural) to HC (Highway Commercial) property consisting of approximately 1.45 acres at the southeast intersection of Gateway
Center/Rosewood Drive and Canal Road. Parcel ID: 03-03610, 03-03597, 03-
03598. P&A Engineering, agent for Callaway Land Holding Company, owner. Y.
Phillips) Link *This item was deferred from the August 7, 2008, meeting.*

Mr. Phillips reported the Mainland Planning Commission and staff recommended approval subject to dedication of additional right-of-way for Canal Road based on seventy-five feet from the existing centerline and subject to improving Rosewood Drive.

Commissioner-Lynn said the developer should be responsible for providing water and sewer to this development. He asked the Commission to require developers to provide water and sewer systems to new developments in Glynn County.

The Board heard from the following person(s):

In Favor

Chris Amos, P&A Engineering

Mr. Amos said they would be running water and sewer down Canal Road. He said they plan to dedicate Canal Road's right-of-way to the County for future widening. The project won't be built until these have been completed.

Opposed

Sharon Lovin, resident

Ms. Lovin said it had not been determined whether or not Rosewood Drive was a private road. She asked that the item be deferred until ownership could be determined.

A motion was made by Commissioner Thaw and seconded by Commissioner Johnson to defer this item to the September 18, 2008 meeting The motion carried unanimously.

10. ZM1265 Southport Consider a request to rezone from CP (Conservation Preservation) to PD (Planned Development) property consisting of 28 acres located on the west side of Interstate 95, approximately 5,000 feet south of the I-95/US 17 interchange (Interchange 29). The address of the property is 4351 Highway 17. This is a portion of a parcel which contains 458.8 acres. The 28-acre portion involved in the rezoning has 3,300 feet of frontage along Interstate 95. The purpose of the request is to continue to allow

conservation preservation
uses while adding uses including three billboard signs. Parcel ID: Portion of 03-16494. Joe Fendig, agent for Ken Tollison of Southport Group LLC, owner. (I. Scheff) Link *This item was deferred from the August 7,* 2008, *meeting.*

This applicant proposes to use low land that has very limited access parallel to Interstate 95 for advertising billboards. The 28 acres proposed for rezoning is only a small portion of the total 458.8-acre parcel identified. For clarity, a survey and a legal description of the 28 acres derived from a survey of the property proposed to be rezoned should be submitted. Also, since access to the parcel is very limited, the legal description and survey of the property proposed to be rezoned should specify and depict the proposed access or accesses.

The Mainland Planning Commission and staff recommended approval of the application.

The Board heard from the following person(s):

In Favor	Opposed
None	None

A motion was made by Commissioner Johnson and seconded by Commissioner Clark to approve application ZM1265 from CP to PD. The motion carried 6-0-1 with Commissioner Fendig abstaining. Known as Resolution #R-81-08

11. ZM1196 Sinclair Tract Consider a request to rezone from FA (Forest Agricultural) to PD (Planned Development) property consisting of 82 acres located on the east side of Lawrence Road, approximately 1.8 miles north of its intersection with Frederica Road, and with approximately 1,900 feet of frontage on Lawrence Road. Parcel ID: 04-00206, 04-00207, 04-11033, and 04-12008. Sea Island Company, agent for A.W. Jones II 1, James Jones, and Sea Island Company, owners. (Y. Phillips) Link

The proposed land use for this property is residential development, including one-family

residences and row houses, with varying lot sizes. The maximum number of dwelling units is 181. Also proposed are accessory uses such as recreational facilities, clubhouses, and support buildings and activities. The proposed PD text allows dwelling units to be used as interval ownership and/or short term rentals (such as hotel units). The overall density of the project will be 2.25 units per upland acre (overall site is 82 acres, with 1.77 of wetland and 80.23 acres or upland.) The proposed use is consistent with recent development In the area.

The site Is served by public water and sewer at Lawrence Road.

The Mainland Planning Commission and staff recommended approval of application ZM1196 for PD (Planned Development), including the PD Text and the PD Master Plan, subject to (1) the patio homes and townhouse units in the development will be designed to back up to open space; (2) language referring to docks is to be modified to uniformly reference "community docks;" and (3) the section and item numbers in the PD Text will be corrected and all internal cross-references will be modified.

The Board heard from the following person(s):

In Favor	Opposed
Jim Gilbert, Sea Island Co.	None

A motion was made by Commissioner Keller and seconded by Commissioner Thaw to approve application ZM1196 to rezone from FA (Forest Agriculture) to PD (Planned Development), including the PD Text and the PD Master Plan subject to (1) the patio homes and townhouse units in the development will be designed to back up to open space; (2) language referring to docks is to be modified to uniformly reference "community docks:" and (3) the section and item numbers in the PD Text must be corrected and all internal cross-references must be modified. The motion carried unanimously. Note: the PD Text was corrected as required in item 3. Known as Resolution #R-82-08

12. ZM1222 St. Simons Island, North End This is a request to amend the Planned Development Master Plan and Text for property located west of Lawrence Road, generally north of the intersection of Lawrence and Frederica Roads. The

property consists of 3,543 +/- acres. The purpose of the request is to relocate the
public park on the approved planned development master plan, and incorporate an existing out parcel. The approved planned development text is to be amended to allow selective thinning of the Lawrence Road buffer to allow views and to
allow encroachment by a proposed public bike trail. The property is zoned PD (Planned Development). Parcel IDs: 04-00206 and 04-00218. Sea Island
Company, owner. (I. Scheff) Link

This amendment is being requested to allow the relocation of a public park, the annexation of an existing out parcel of land into the Planned Development, and to allow bike paths to be installed that "encroach" on the property. The request will not change the impacts of the previously approved Planned Development.

The Mainland Planning Commission and staff recommended approval of the amendment.

The Board heard from the following person(s):

In Favor	Opposed
Jim Gilbert, Sea Island Co.	None

A motion was made by Commissioner Thaw and seconded by Commissioner
Johnson to approve application ZM1122 to amend the Planned Development
Master Plan and Text for the St. Simons North End Planned Development. The motion carried unanimously. Known as Resolution #R-83-08

13. SUP1274 Mallery Street Cafe Consider a request for a special use permit to
allow a restaurant within the GC-Core (General Commercial Core) Zoning
District. The property is located at 408 Mallery Street, south of Magnolia Avenue and to the north of Ocean Boulevard on the east side of Mallery Street. The property is zoned GC-Core (General Commercial Core). Parcel ID: 04-04466. Lance Williams, agent for Wells Investments LLC, owner. (K. Wright) Link

This property is currently zoned GC-Core (General Commercial Core),
which allows a restaurant by special use permit once

heard before and approved by the Planning Commission and the Board of Commissioners.

The Islands Planning Commission and staff recommended approval of the special use permit subject to 1) a maximum of 40 seats, 2) no refuse collection in the rear, and 3) subject to all the stipulations in the application.

The Board heard from the following person(s):

In Favor:

George Ferrier, said Mr. Williams would be a good neighbor and show consideration to the neighborhood

Opposed:

Mary Wilson, adjacent homeowner, was concerned about parking in the area and the noise level created by the restaurant

RC Johnson, president of nearby homeowner's association, was also concerned about parking in the area

Mr. Williams said he had an agreement with the adjacent Parker's convenience store to allow for parking. He added that the business would be open from 7:00 a.m. to 2:30 p.m.

A motion was made by Commissioner Keller and seconded by Commissioner Thaw to approve application SUP1274 for a Special Use Permit to allow a restaurant within the GC-Core Zoning District subject to the followin 1) the allowance of a maximum of forty (401 seats. 2) no refuse collection in the rear of the building. 3) subject to all stipulations outlined in the Special Use Permit application, and 4) operating hours limited to 7:00 a.m. to 3:00 p m The motion carried unanimously. Known as Resolution # R-84-08

CONSENT AGENDA General Business

14. Approve the minutes of the regular meeting held Thursday, August 7, 2008, subject to any necessary corrections. (C. Overstreet) *This item* was removed *from the* Consent *Agenda at the request of Commissioner Keller.*

15. Approve the minutes of the special called meetings of

June 12, 2008, and July 31, 2008, subject to any necessary corrections. (C. Overstreet)

4& Approve the reappointment of Tim Hutchens to serve on the Gateway Behavioral Health Services Board. This term begins immediately and ends July 31, 2011. *This item was removed from the agenda prior* to *the meeting and will be considered at the Board's September 4, 2008, meeting.*

17. Approve the reappointment of John Lane to serve on the Glynn County Forestry Board. This term begins immediately and ends June 30, 2013.

18. Approve Commissioner Uli Keller's nomination of Charles Taylor to serve on the Glynn County Tree Advisory Board representing District 2. The term expires June 30, 2009. (U. Keller) *This item was removed from the Consent Agenda at the* request of *Commissioner Keller.*

19. Approve Commissioner Cap Fendig's nomination of Meredith Trawick to serve on the Glynn County Tree Advisory Board representing the At Large Post 1. The term expires June 30, 2009. (C. Fendig) This item was removed from the ConsentAgenda at *the request of Commissioner Keller.*

20. Authorize the Chairman to send a letter supporting the efforts of the Brunswick-Glynn County Development Authority in securing a bond to finance the acquisition of land and the construction of a new building for Gateway Behavior Health Services in Glynn County. (H. Lynn) *This item was removed from the Consent Agenda* at the *request* of Commissioner *Lynn.*

21. Approve the installation of speed humps on Ellis Point Way per the Speed Hump Policy. (J. Carter) Link

22. Approve Moss Creek Homeowner's Association and Clear Water Homeowner's Association's participation in the County's Street Lighting Program. (J. Carter) Link

23. Authorize the Chairman to sign the draft Army Corps of Engineers Permit
Number 200700003, which authorizes Glynn County to impact waters of the
United States for construction of two connector roads as part of the St. Simons Island Gateway Project. (J. Bruner)

24. Approve the list of roads suggested for resurfacing under the Georgia
Department of Transportation Local Assistance Road Program (LARP). (J.
Bruner) Link

SUGGESTED 2008 LARP RESURFACING

Street Name	Begin	End	Miles	District
Andy Tostenson Dr	U.S. Hwy 17			
Bunting Road	-Burgess Circle			
Burgess Circle	Burgess Road			
-Burgess Road	U.S. Hwy 341			
-Kingfisher Road	Burgess Circle			
McKenzie Road	U.S. H 341			
Osprey Road	Burgess Circle			
Pelican Road	Burgess Circle			
Sandpiper Road	Burgess Circle	District I Total		
Bartow Street	Park Ave.			
Butler Avenue	Fairway Dr.			
Delegal Street	Kings Way			
Kings Way	New Sea Island Rd			
Leake Street	Mallery St.			
Wilder Street	Dele al St.	District 2 Total		
Apache Road	Choctaw Rd.			
Brailsford Place	St. Clair Dr.			
Buck Trace	N. Deerfield Dr.			
Cannon Court	St. Clair Drive			
Couper Avenue	St. Clair Dr.			
Culligan Way	U.S. Hwy 17			
Deerfield Drive	N. Deerfield Dr.			
Dunbar Drive	St. Clair Dr.			
Fawn Circle	N. Deerfield Dr.			
East Fancy Bluff Rd			0.461	
End	0.08		1	

Burgess Road		0.921	
Burgess Circle		0.08	1
End	0.09		1
End	0.59		1
Cul-de-sac		0.141	
Cul-de-sac		0.101	
Cul-de-sac		0.241	
2.70			1
Leake St.	0.50		2
Gould St.	0.17		2
Leake St.	0.42		2
Frederica	Joint	1.33	2
Ashantilly	0.16		2
Bartow St.	0.04		2
2.62			2
Navajo Rd.		0.27	3
Dead end	0.08		3
Cul-de-sac		0.09	3
End	0.12		3
St. Clair Dr.		0.26	3
End	0.28		3
Paving	Joint	0.22	3
Dead end	0.11		3
N. Deerfield Dr.		0.20	3

Hampton Avenue	St Clair Drive	St Clair Drive	0.25	3
Inverness Court	St. Clair Dr..	Dead end	0.09	3
Nava 'o Road	S.R. 99	Apache Rd.	0.25	3
Pine Street	Sylvan Drive	5th Ave	0.26	3
Retreat Place	St. Clair Dr.	Cul-de-sac	0.04	3
Woodland Circle	Culligan Dr.	Culligan Dr.	0.21	3
District 3 Total			2.73	3
Burnett Road	U.S. Hwy 341	Highland Park Dr.	0.20	4
Colonial Way	Old Cypress Mill	Colony Terrace	0.23	4
Hornet Drive	Chapel Crossing	Kensington Drive	0.44	4
Old Cypress Mill	Community Rd.	Old Jesup Rd.	1.10	4
Scranton Conn.	Scranton Rd.	Altama Conn.	0.65	4
District 4 Total			2.62	4
Total Miles			10.67	

This list was submitted to GDOTfor consideration.

25. Consider acceptance of a temporary Driveway Easement, and a permanent

Utility and Drainage Easement needed to support the Altama/ Altama Connector Intersection Improvements project from Camelia Apartments, LLC and approve a Memorandum of Understanding for re-landscaping work. (J. Bruner) Link

26. FP1276 Paradise Revisited Phase II Consider approval of a final plat for

property consisting of 5.185 acres located on the south side of Emanuel Church Road approximately 3,700 feet west of its intersection with Ratcliffe Road. The project consists of eight lots served by public water and street, and by individual septic systems. Approval is subject to approval of the plat and deeds by the County Attorney and posting of a bond in an amount determined by the County Engineer to ensure completion of improvements. The property is zoned FA
(Forest Agricultural). Parcel ID: 02-01102. Atlantic Survey Professionals, agent for Morrison Waye, owner. (Y. Phillips) Link

CONSENT AGENDA Finance Committee

27. Deny a request from Mrs. Jill Reeves that $386.31 paid in penalties and interest on

2007 property taxes for parcel #01-07031 be refunded. (FC Vote: 3-0)

28. Approve the list of FY08 budgeted items be carried forward to FY09.(FC Vote: 3-0) Link

29. Amend the FY08 budget ending June 30, 2008 for the health claims in the amount of

$725,254 and the workers' compensation claims in the amount of $ 211,179 with

funding to be provided by the FY08 budget in each fund except the Fire Fund which would be provided by the Fire fund balance as follows:

Fund	Health Insurance	Workers' Compensation	Total
General Fund	$637,470	$171,798	$809,269
Administrative Services Fund	8,225	339	8,564
Emergency 911 Fund	7,955	415	8,370
Fire Fund	63,096	32,399	95,495

Sea Island Fund	2,127	918	3,045
Solid Waste Fund	6,381	5,310	11,691
	$725,254	$211,179	$936,433

(FC Vote: 3-0) Link

CONSENT AGENDA Personnel Committee

30. Approve a request from Airport Manager Steve Brian to add one position and reclassify one position. (PC Vote: 3-0) Link

31. Approve a request from Human Resources Director Orah Reed to amend the Employee Safety and Loss Control Manual. (PC Vote: 3-0) Link

CONSENT AGENDA Pension Committee

32. Approve an amendment to the Glynn County Defined Benefit Plan regarding notice requirements for eligible rollover distributions (Pen Comm Vote: 6-0, 3 absent) Known as Pension Plan Amendment No. 45 Link

33. Approve an amendment to the Glynn County Defined Benefit Plan regarding the latest date of the commencement of benefits. (Pen Comm Vote: 6-0, 3 absent) Known as Pension Plan Amendment No. 44 Link

A motion was made by Commissioner Keller and seconded by Commissioner Johnson to approve the consent agenda with the exception of items 14. 15, 16, 18, 19 and 20. The motion carried unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION

14. Approve the minutes of the regular meeting held Thursday, August 7, 2008, subject to any necessary corrections. (C. Overstreet) *This item* was removed *from the Consent Agenda* at the *request of Commissioner Keller.*

This item was removed from the consent agenda to allow several commissioners to abstain as they were not present for the meeting.

A motion was made by Commissioner Johnson and seconded by Commissioner Lynn to approve the August 7, 2008, meeting minutes. The motion carried 4-0-3 with Commissioners Johnson, Lynn, and Thaw abstaining.

15. Approve the minutes of the special called meetings of June 12, 2008, and July 31, 2008, subject to any necessary corrections. (C. Overstreet)

This item was removed from the consent agenda to allow several commissioners to abstain as they were not present for the meetings.

A motion was made by Commissioner Keller and seconded by Commissioner Johnson to approve the subject minutes. The motion carried 4-0-3 with Commissioners Fendig, Lynn, and Thaw abstaining.

18. Approve Commissioner Uli Keller's nomination of Charles Taylor to serve on the Glynn County Tree Advisory Board representing District 2. The term expires June 30, 2009. (U. Keller) *This item was removed from the Consent Agenda at the request of Commissioner Keller.*

Deferred with item 18.

19. Approve Commissioner Cap Fendig's nomination of Meredith Trawick to serve on the Glynn County Tree Advisory Board representing the At-Large Post 1. The term expires June 30, 2009. (C. Fendig) This item was removed from the Consent Agenda at *the request* of Commissioner *Keller.*

A motion was made by Commissioner Keller and seconded by Commissioner Thaw to defer items 18 and 19 to allow the upcoming Commissioners to make the appointments. The motion carried 6-1 with Commissioner Fendiq opposed.

20. Authorize the Chairman to send a letter supporting the efforts of the Brunswick-

Glynn County Development Authority in securing a bond to finance the
acquisition of land and the construction of a new building for Gateway Behavior
Health Services in Glynn County. (H. Lynn) This item was removed from the Consent Agenda at the *request* of Commissioner *Lynn.*

Commissioner Lynn said Glynn County would no longer be involved in the
bonds for the Gateway building.

A motion was made by Commissioner Lynn and seconded by Commissioner Keller to authorize the Chairman to send the letter. The motion carried
unanimously.

GENERAL BUSINESS

34. Consider award of the village alley rehab project to B&B Builders for $391,286
with funding to be provided by Programs 4360, 4622, and 8132. (J. Bruner) Link

County Engineer Jim Bruner reported five bids were received on this
project; B&B Builders was the lowest qualified bidder. This is the same contractor that built the pavilion and bathroom at Gascoigne Bluff Park and the Blythe Island Highway/Hwy 303 intersection improvements.

Mr. Bruner said this project would begin in mid September, 2008 and
should be complete within 120 days. He added this timeframe was chosen by the village merchants because it was their slowest time of the year.

A motion was made by Commissioner Keller and seconded by Commissioner Lynn to award the contract for construction of the Village Alley Rehabilitation Project to B&B Builders in the amount of $391.286 with funding provided by programs 4360, 4622, and 8132. The motion carried 6-0-1 with Commissioner Hoaan abstaining.

EXECUTIVE SESSION

A motion was made by Commissioner Keller and seconded by Commissioner Johnson to adjoum to Executive Session to

discuss pending litigation, personnel matters and property acquisition matters. The motion carried unanimously.

Back in Session

A motion was made by Commissioner Keller and seconded by Commissioner Johnson to approve the County Attorney's recommendations regarding litigation. The motion carried unanimously.

A motion was made by Commissioner Keller and seconded by Commissioner Clark to
-approve the employment contracts and merit increases for the Police Chief County Administrator, and County Attorney, effective July 1. 2008. The motion carried unanimously.

A motion was made by Commissioner Johnson and seconded by Commissioner Thaw to approve the minutes of the Board's July 17, 2008 and July 31. 2008, Executive Sessions. The motion carried unanimously.

Being no further business, the meeting was adjourned at 7:45 p.m.

Don Hogan,
Chairman
Board of

Commissioners

Glynn

County, Georgia
Attest:

Cindee Overstreet, County Clerk
Board of Commissioners

EXHIBIT "E"

PD District Boundary Map Comparison Map