

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
OCTOBER 4, 1994 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Jerome Clark
Robert Fell
Glenda Jones
Jack Kite
Lee Noel
Richard Parker

STAFF PRESENT: Dan Reuter, Planning Official
Larry Taylor, Planning & Development
Deborah Taylor, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

ALSO PRESENT: Gary Moore, County Attorney
Ken Enney, SSI Water & Sewer

Chairman Wayne Stewart called the meeting to order, followed by the invocation and the Pledge of Allegiance.

Mr. Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Mr. Stewart explained that Attorney Gary Moore is present to discuss Item #3 on the agenda; however, due to a previous commitment, Mr. Moore has to leave early and therefore Item #3 will be discussed at this time.

The following was presented:

**Request to Amend Article IX, Section 907
Penalties of the Glynn County Zoning Ord.**

READS:

Section 907. Penalties -

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and shall be punished for each offense according to law.

Each day such violation continues shall be deemed a separate offense.

TO READ:

Section 907. Penalties -

Any person violating any provision of the Zoning Ordinance of Glynn County, Georgia shall be guilty of a misdemeanor and shall be punished for each offense according to law. Each day such violation continues shall be deemed a separate offense.

Attorney Moore explained that this change is necessary for clarification purposes and in response to a home occupation zoning violation.

Following review, a motion was made by Mr. Richard Parker to recommend approval to amend Article IX, Section 907 of the Glynn County Zoning Ordinance. The motion was seconded by Mr. Lee Noel and unanimously adopted.

GC-29-94

Request to Rezone from R-9 One-Family Residential to Freeway Commercial, Lots 3 and 4 of Section C Glyndale Subdivision, 6.35 acres fronting 290 feet on the south side of Glyndale Drive, beginning approximately 300 feet east of Highway 341.

Ms. Kyung Sun Lee, property owner, and Mr. Mike Murray, agent, were present to represent this request.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone two adjacent lots having a total frontage of 290 feet on Glyndale Drive. The property is located directly behind the parking area of Pizza Hut, which is located on the southeast corner of Highway 341 and Glyndale Drive. Mr. Taylor stated there are existing single-family structures located on the subject property. The applicant has submitted a concept plan showing a motel for the site.

Mr. Taylor explained that the same request was submitted by the property owner in 1993. At that time, staff felt the section of Glyndale Drive being requested for rezoning was residential in use and character. He stated in order to allow a zoning change to commercial, the entire area between the railroad tracks and the existing Freeway Commercial zoning district would have to be changed. Also, Glyndale Drive would need road improvements, turning lanes, signalization, etc. to meet the commercial needs generated by the change. Mr. Taylor stated that if such a plan were submitted for

the entire area, the extension of the Freeway Commercial district would be considered logical. He stated if one or two lots were rezoned without a plan for the entire area, the change would not conform to the Glynn County Comprehensive Plan. Therefore, at that time, staff and the Planning Commission recommended denial of the rezoning, and the County Commission denied the request on September 16, 1993.

Mr. Taylor stated a county paved road is located on the east side of Highway 341 with a 50 ft. right-of-way between Highway 341 and Old Jesup Road. The portion between the A.B.C. Railroad and Old Jesup Road is also known as Village Drive. He explained that the first 300 ft. along Glyndale Drive is zoned Freeway Commercial

and is the site of Pizza Hut. The next 290 ft. and 1,140 ft. of frontage is zoned residential and consists of 15 residences. Immediately east of the residential district is the Southern Railroad. Between these railroad tracks and the A.B.C. Railroad tracts is Limited Industrial zoning. He stated east along Glyndale Drive is Forest Agricultural zoning with 7 residences.

Mr. Taylor stated that the proposed plan submitted with this request does not address any improvements for traffic congestion and proposes only a 30 ft. buffer along the residential properties. He stated that due to the nature of development, at least a 50 ft. undisturbed buffer with solid fencing would be required to separate the residential property from any new commercial usage.

Mr. Taylor pointed out that the area along Highway 341 between I-95 and Yellow Bluff Creek has already experienced major traffic problems. He stated staff feels that further commercial encroachments into the residential area within the vicinity of Highway 341 and I-95 would only increase the congestion at the intersection, and should not be allowed until major traffic improvements are done in this area.

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

No, this area is residential and should remain residential until the entire area is changed and improvements are made to accommodate traffic.

2. Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;

Yes, noise and light intrusion and excessive traffic on a street not designed for such.

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

Yes, there are single-family homes with marsh frontage located on the subject property.

4. Whether the zoning proposal will result in a use which will or could cause

an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Yes, would have an excessive impact on Glyndale Drive and Highway 341.

5. Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

No, shown as residential and would go against the plan for zoning changes to commercial.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Yes, road improvements along Highway 341 between I-95 and Yellow Bluff Creek are proposed.

Mr. Taylor stated staff recommends denial of this request for the same reasons stated in 1993. The request is premature for the area and represents only a small portion of the area. At this time, it would be an encroachment into a stable residential area without proper buffering and traffic improvements.

Mr. Murray gave a brief presentation and elaborated on the plans. He stated that the request would not cause an increase of traffic problems. He then had questions regarding the Department of Transportation plans for the area.

Miss Jennifer Detloff explained that Georgia DOT scheduled improvements for that area in FY 95. Currently, DOT and the church on Butler Drive are negotiating a property settlement. She stated the road improvements do not address Glyndale Drive.

Mr. Lee Bledsoe, adjacent property owner, explained that he was opposed to the request last September and he is still opposed due to the request being an encroachment into the residential neighborhood. Mr. James Drake, Sr., property owner, was also present to oppose. He stated he has lived in the area for approximately 50 years and 95% of the residences are against changes on Glyndale Drive.

Following discussion, a motion was made by Mr. Richard Parker to recommend denial of this request. The motion was seconded by Mr. Jerome Clark. Further discussion ensued. Mr. Parker stated he believes Glyndale Drive will be developed commercially in the future; however, the road structure is not set for these changes yet, the timing is not right. The vote for denial was unanimously adopted.

**Request to Amend Article VIII Signs,
Section 803.4 Sign Illumination,**

**Subsection 803.4.3 of the Glynn County
Zoning Ordinance.**

Mr. Larry Taylor explained that the County Attorney recommended that this section of the ordinance be amended to not include billboard signs. He then presented the following:

READS:

803.4.3: No illuminated signs shall be constructed or maintained within 50 ft. of any dwelling or a residential district.

TO READ:

803.4.3: No illuminated signs shall be constructed or maintained within 50 ft. of any dwelling or a residential district except that any sign located adjacent to and visible from any Interstate Highway may be illuminated provided that such sign, if illuminated, shall use base-mounted fluorescent or mercury vapor lights that shall be activated by photo-electric cells. Further, provided that no other lighting, including but not limited to neon, running lights or animation shall be permitted on such Interstate signs.

Mr. Lee Bledsoe stated he served on the former Glynn County Sign Committee and he thinks this was an oversight and should be amended. Mr. Neal Fendig and Mr. Joe Fendig of Fendig Outdoor Advertising Company also agreed that this was an oversight.

Following discussion, a motion was made by Mr. Robert Fell to recommend approval of this amendment. The motion was seconded by Mr. Jack Kite. Further discussion ensued. Chairman Stewart pointed out that the phrase "visible from any Interstate Highway" is a very broad statement and perhaps the wording should be changed to state that it only pertains to I-95 billboards. Mr. Taylor stated the wording could be reflected in the minutes; however, the Planning Commission needs to vote on the amendment. Thereupon the motion recommending approval of the amendment was unanimously adopted. A motion was then made by Mr. Lee Noel that the minutes should reflect that "no illuminated signs shall be constructed or maintained within 50 ft. of any dwelling or a residential district" pertains only to the I-95 interstate system. The motion was seconded by Mr. Robert Fell and unanimously adopted.

Request from Jerry Bacon for variance to the Glynn County Subdivision Regulations for width of private access easement from 60 ft. to 40 ft.; subject property being a portion of Lot 23, Harrington Tract, located off North Harrington Road, St. Simons Island.

Mr. Jerry Bacon, property owner, was present to represent this request. Mr. Robert Fell stated he would abstain from voting on this item due to living in close proximity of the applicant.

Mr. Larry Taylor explained that originally, staff felt the applicant

could obtain the 40 ft. easement; however, staff thinks that a 32 ft. easement would be sufficient. The applicant would like to keep the existing house and subdivide the property in the rear. Mr. Taylor pointed out that a 60 ft. easement exists with 20 ft. of travel surface to be paved subject to the County Engineer's approval for drainage.

Mr. Bacon gave a brief presentation. He explained that the house is approximately 100 years old and is an integral part of the neighborhood. He stated the request would not impede traffic or change the existing width of any driveway needed for the rear lots. Mr. Bacon stated he would like to save and restore the house.

Chairman Stewart suggested this request be deferred until additional information is obtained regarding drainage and water and sewer. Thereupon, a motion was made by Mr. Richard Parker to defer this request until additional information is obtained from the County Engineer and other County Departments. The motion was seconded by Mr. Lee Noel. Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Jack Kite, Mr. Lee Noel, Mr. Richard Parker and Mr. Wayne Stewart. Abstained From Voting: Mr. Robert Fell.

Review the Master Plan of Glynco Jetport and Malcolm B. McKinnon Airport to provide a recommendation for the Glynn County Comprehensive Plan.

Mr. Dan Reuter stated that Mr. Gary Moore, Managing Director of the Glynn County Airport Commission, is present to give an overview of the master plan report to be incorporated into the Glynn County Comprehensive Plan. He explained that according to the Comprehensive Plan, the airport master plan is recommended to be reviewed by the Planning Commission. He pointed out that copies of the Airport Executive Summary and the GA Statewide Aviation System Plan are included in the packages for the Planning Commission's review. Mr. Reuter then introduced Mr. Gary Moore.

Mr. Moore explained that when the Glynn County Comprehensive Plan was approved, the Board of Commissioners included a section on the master plan of the Glynco-McKinnon Airport. He gave a brief overview of how the plan was developed and gave a brief background of the Airport Commission. In 1988 the original Airport Commission was placed under the Brunswick/Golden Isles Development Authority, and one goal of the Commission is to utilize the airport property so as to provide self sufficiency. Mr. Moore then discussed the lease agreement of the two airports. He stated that the county obtained 320 acres at McKinnon as federal surplus in the 1940's and 1800 acres at Glynco in 1975. The lease agreement will terminate on both airports in 2038. He stated that land use at both airports is divided into aeronautical and no-aeronautical uses. The 320 acres at McKinnon are bordered by buffer zones varying from 100 ft. in width on Demere Road to 50 ft. in some other areas.

Economic impacts were then discussed. Mr. Moore stated that Georgia DOT conducted an economic impact assessment as part of the state aviation system plan. This plan included an economic impact valuation of the state's 101 public use general aviation airports. Mr. Moore explained that the

airport provides important general service to area residents and businesses, i.e., aviation fuel sales, aircraft maintenance and repair, aircraft storage, and employment. He stated that the many visitors arriving via the airport contribute significantly to the airport's economic value and the value of the state's coastal tourism industry.

Airport traffic was also discussed. Mr. Moore stated that the 8,000 ft. runway at Glynco is capable of handling any aircraft now in existence. In 1991, the traffic count at Glynco was 24,784. This will increase to approximately 31,402 by the year 2000. The traffic count at McKinnon in 1991 was 39,000 and in the year 2000 this is estimated to increase to 57,934. These

figures confirm McKinnon as the primary aviation facility in Glynn County. At this point, Mr. Moore stated he would be glad to answer any questions regarding the master plan.

Mr. Lee Noel stated he had several questions. His first question was regarding noise control. Mr. Moore stated that noise at Glynco is within the approved decibel level within the boundaries of the airport. He stated the master plan reflects that restrictions on jet engines will gradually cause a shrinkage of noise. Mr. Noel's next question was hours of operation. Mr. Moore explained that curfews at public airports are not permitted. He stated curfews could result in a loss of federal funds. Corporate jets normally leave before 6:00 a.m. and they have been asked to restrict their hours from between 11:00 p.m. to 6:00 a.m.

Mr. Noel had questions regarding non-airport related uses and he expressed concern about double operations of take-offs and landings near residential areas. Mr. Moore stated that 60% of the revenue at McKinnon comes from non-airport use and the airport cannot be self supporting without these uses. In response to doubling of operations, Mr. Moore pointed out that the airport existed before the residential areas were developed and corporate people continue to utilize facilities due to the convenience of McKinnon. Mr. Noel asked when the plan would be updated again. Mr. Moore replied that the plan would be updated in intervals of 5 to 7 years.

Mr. Robert Fell had questions regarding fire protection. Mr. Moore stated there has been some consideration to put a fire station on airport property; however, presently there is a good existing response location. He stated if another location or more protection becomes necessary, a recommendation would be required from the Fire Department and Glynn County. Mr. Fell stated he had heard talk of a motel possibly being located near the airport in the future. He asked if a motel would be viable for the area. Mr. Moore stated that his office had received inquiries from motels, restaurants and a company offering to put in a driving range for golf. He explained that the property in the section along Demere Road is valued at \$100,000 per acre and the airport has 15 acres; however, until the access road issue is settled, these inquiries are speculative and will not be considered at this time. He stated his office is looking into specific guidelines as to what will be developed on the property.

Mr. Reuter thanked Mr. Moore for his presentation. He stated that the Airport Commission had done a good job on the master plan and he suggested the plan be incorporated in the Glynn County Comprehensive Plan.

Following discussion, a motion was made by Mr. Jack Kite to recommend that the Airport Master Plan be incorporated in the Glynn County Comprehensive Plan. The motion was seconded by Ms. Glenda Jones. Further discussion ensued. Mr. Lee Noel stated the Planning Commission

has not received enough comments on the plan and does not have enough knowledge to know its shortcomings to endorse it at this time. Mr. Reuter explained that the Planning Commission is only making a recommendation that the plan be incorporated into the Comprehensive Plan. He stated the Board of Commissioners would have to adopt the plan. Following further discussion, the vote was taken. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Ms. Glenda Jones, Mr. Jack Kite, Mr. Richard Parker and Mr. Wayne Stewart. Abstained From Voting: Mr. Lee Noel.

At this point, the Planning Commission took a 15 minute recess. The meeting resumed at 10:45 a.m.

Chairman Wayne Stewart pointed out that the Planning Commission was inadvertently omitted from the agenda of the joint worksession scheduled for 5:00 tonight; however, all members are invited to attend.

MINUTES

Upon a motion made by Mr. Lee Noel and seconded by Mr. Jack Kite, the Minutes of the September 13, 1994 Planning Commission meeting were approved and unanimously adopted with minor corrections. (Misspelled Names)

STAFF ITEMS

Discuss Existing Appointed Committees -

- 1. Comprehensive Land Use Plan**
- 2. Subdivision Regulation Amendments**
- 3. Buffers and Landfills**

Mr. Reuter explained that seven public meetings have been scheduled in the area to get public comments on the Comprehensive Plan. The meetings will be held at 7:00 p.m., staff will attend all meetings, and each Planning Commission member is assigned to attend as follows:

Mon., Oct. 7th - SSI Casino (Mr. Lee Noel)
Mon., Oct. 24th - SSI Oglethorpe Elementary (Mr. Jack Kite)
Tue., Oct. 25th - Rm. 234, Office Park Bldg. (Mr. Jerome Clark)
Wed., Oct. 26th - Blythe Island Community (Mr. Wayne Stewart)

Wed., Nov. 9th - Altama Elementary (Ms. Glenda Jones)
Mon., Nov. 14th - Golden Isles Elementary (Mr. Richard Parker)
Mon., Nov. 21st - Brunswick City Hall (Mr. Robert Fell)

Mr. Reuter stated that a sub-committee is needed to study the Subdivision Regulations and make necessary changes. Mr. Larry Taylor stated he has a list of recommendations that he will submit at the next Planning Commission meeting.

Chairman Stewart stated he continues to hear that buffers are disappearing. Mr. Fell read Section 717.6 of the Ordinance pertaining to buffers. Mr. Reuter explained that the Board of Commissioners requested that he develop recommendations for a Buffer Ordinance. A copy of the recommendations was included in

the packages for the Planning Commission's review. Mr. Reuter suggested that the Commission form a sub-committee to meet and review the recommendations and perhaps submit additional recommendations for improvements.

COMMISSION ITEMS

Chairman Stewart stated he spoke with a representative from GA Pacific who expressed an interest in having a wetdeck installed. He stated this issue would have to be addressed by the County Attorney and the Building Official.

Mr. Robert Fell stated he had attended a meeting sponsored by the Coastal Georgia RDC on September 9th at Fort Frederica. He stated Ms. Beth Gibson of the State Historic Preservation Office gave a very informative presentation on island architecture.

Chairman Stewart advised that he spoke with Mr. Ken Enney, Mr. Robert Benson and Mr. Howard Taylor of the SSI Water & Sewer Commission regarding water conservation. Mr. Stewart then introduced Mr. Ken Enney, Chairman of the SSI Water and Sewer Commission.

Mr. Enney gave an overview of the current water problems on St. Simons Island. He explained that there is an allocation problem and a distribution problem. He stated the problems were pointed out in 1991; however, no action was taken at that time. He stated a request to the Environmental Protection Division for an increase was denied. In order to obtain an increase, a detailed conservation plan would have to be submitted. Mr. Enney described the plans that are underway and explained that bids are out to examine the entire system for leaks and to determine if there are instances of "pirating."

Mr. Enney stated that another problem with the current situation is the lack of communication from the Planning Commission to the Water and Sewer Commission regarding development plans. He stated in order to plan, the Water and Sewer Commission needs to know what is proposed. He stressed that the Water & Sewer Commission is not interested in interfering in the administration of the Planning Commission and would like the Planning

Commission to extend the same courtesy. He stated he would like to see a free flow of information. Mr. Enney stated, "when you act as experts in a field you're not familiar with you only hurt yourself." Chairman Stewart explained that his attempt to work on water conservation was done in the "spirit of cooperation." He stated the Planning Commission does not intend to overstep its bounds. Mr. Lee Noel stated that Chairman Stewart asked him to draft a letter of recommendations regarding conservation. He stated he was reluctant to do so because he felt the main focus should come from the Water and Sewer Commission; however, he did prepare a draft. Mr. Noel then presented a draft list of recommendations for review.

Mr. Enney stated the Planning Commission should not waste time writing letters on water conservation. He stated the conservation plan is based on a study prepared in 1986 by Jordan, Jones and Goulding Engineering Consultants. Mr. Noel stressed that the letter is a draft for discussion only and perhaps should be considered his opinions and suggestions, and not Chairman Stewart's. Chairman Stewart apologized to Mr. Noel, stating he was unaware that Mr. Noel was reluctant to draft the recommendations. He reiterated that his concerns were expressed only in the "spirit of cooperation." He stated he would like to point out that he disagrees with some contents of the draft. Chairman Stewart stated that the Planning Commission is willing to cooperate and assist the Water and Sewer Commission in any way possible. Mr. Enney stated for the record, "I think we have made some progress."

Ms. Glenda Jones pointed out that there are water problems in other areas of Glynn County as well as St. Simons, more specifically, Cate Road. Mr. Robert Fell had questions regarding hook-ups. Mr. Enney stated that hook-ups for water on St. Simons have been limited to 500 in the foreseeable future. He stated Glynn County would benefit from this action when requesting a permit increase.

Also under Commission Items, Mr. Robert Fell asked if he could request an executive session at this time. Chairman Stewart explained that an executive session is conducted when there are litigation issues or personnel matters. At this point, regular discussion continued. Mr. Fell stated he was concerned about Chairman Stewart making comments on the radio and to the press on issues before getting a consensus from other members of the Commission. He stated Mr. Stewart's opinion does not necessarily reflect the entire Commission and all members should be canvassed. Mr. Stewart stated he is a private citizen and his remarks were his opinion. He stated he was not representing the Planning Commission and he cannot control what the newspapers print. He stated he is in the radio business and will continue to speak on the radio. Mr. Fell suggested when speaking to the press perhaps Mr. Stewart should be prefaced as a private citizen.

In closing, Chairman Stewart pointed out that Larry Taylor submitted his resignation effective October 17th. Mr. Stewart expressed his regrets in losing Mr. Taylor as a member of staff for seven years, and he stated a presentation will be made at a later date.

There being no further business to discuss, the meeting adjourned at 12:10 p.m.

