

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
MARCH 1, 1994 9:00 A.M.

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MEMBERS PRESENT: Wayne Stewart, Chairman  
Jerome Clark  
Georgia DeSain  
Glenda Jones  
Jack Kite  
Ira Moore  
Richard Parker

STAFF PRESENT: Larry Taylor, Acting Director  
Deborah Taylor, Zoning Administrator  
Jennifer Detloff, Planner

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Chairman Wayne Stewart called the meeting to order and the invocation was given.

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Chairman Stewart explained that due to the lengthy agenda, Item #10, "Consider amending the Glynn County Commissioner as a voting member", will be deferred; however, Mr. Stewart stated the Planning

Mr. David Newton, president of the local chapter of the American Institute of Architects, stated his organization unanimously opposes the appointment of a County Commissioner to the Planning Commission. Mr. Newton stated that the appointee would inevitably dominate the opinions of the other Commissioners when a planning item is put to a vote before the Board of Commissioners. He stated "this appointment would be a violation of due process".

Mr. Bill Taylor, a Brunswick resident, asked if the Planning Commission requested this appointment, and he also wanted to know the purpose of this hearing. Chairman Stewart replied that Mr. Taylor had a right to ask questions and state his concerns; however, the matter would not be discussed at this time. Mr. Taylor stated that he wanted everyone to know that "he is standing before a commission that has no credibility".

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**Preliminary Plat  
Hickory Hill Subdivision  
Located off River Ridge Road  
5.742 Acres, 10 Residential Lots  
Zoned R-20 One-Family Residential**

**Seaside Construction, Inc., Developer**

Mr. George Skarpalezos, property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements for preliminary plat approval and it has been approved by the County Engineer and the Glynn County Health Department. He stated staff recommends approval.

Following review, a motion was made by Mr. Richard Parker to approve the Preliminary Plat of Hickory Hill Subdivision. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

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**Preliminary Plat  
Musgrove Place  
Located off North Harrington Road and Frederica road  
2.99 Acres 16 Residential Lots  
Zoned R-6 One-Family Residential**

**Musgrove Place, Inc., Property Owner/Developer**

Mr. Carl Bystrom, vice-president of the corporation and Mr. Roger Purcell, were present for discussion.

Mr. Larry Taylor presented a letter dated February 28, 1994 from the Glynn County Water and Sewer Commission addressing minor deficiencies. The letter states that the Water and Sewer Commission has reviewed the revised plans for Musgrove Place Subdivision and finds the plans to be in general conformance with the water and sewer requirements with the exception of several minor changes as follows:

1. Manhole A-2 should have a traffic cover;
2. Water service to lots 7 and 8 to be removed from below the concrete spillway;
3. Water Notes: #7 - remove reference to water meters - these are furnished by the Water & Sewer Commission.  
#12 - Remove this note.  
Sewer Notes: #5 - Remove this note - bedding is covered in Standard Practices for Water & Sewer Improvement.  
#8 - Add reference for manhole cover at manhole #A-2.
4. All easements and equipment dedicated to Glynn County;
5. Replace 2 inch water line on North Harrington Road with an 8 inch diameter water main;
6. Provide 12'-0" double gate and chain link fence with all weather access road to lift station, revise valve box elevation; and
7. Should the Planning Commission approve this preliminary plat, the owner/engineer must contact the water and sewer office to coordinate necessary information required to prepare submittal packages to Georgia EPD.

Mr. Taylor stated staff recommends approval subject to the seven revisions being met, with the exception of item #5. He explained that if the two inch water line is increased to an eight inch line at the Water and Sewer Commission's request, the expense of the increase should be paid by County Water and Sewer. Mr. Carl Bystrom stated that the County Water and Sewer Department has agreed to cover the cost of the line replacement in accordance with the Ordinance. Mr. Taylor pointed out that the eight inch water line would not affect the water pressure.

Following review, a motion was made by Mr. Jack Kite to approve the Preliminary Plat of Musgrove Place. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**GC-3-94**

Request to Rezone from Mh-12 One-Family Residential Mobile Home to R-12 One-Family Residential, 125.576 acres fronting 3,701.26 feet on the west side of Cate Road and fronting 1,705.18 feet on the south side of Canal Road.

Property owned by Diversified Investments, Inc.

Mr. Harry Driggers and Mr. Ralph Lackey were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 125 acres on Cate Road and Canal Road, located approximately 0.6 miles from the Golden Isles Parkway/Spur 25. He stated that in October, 1992, the tract was rezoned from R-12 One-Family Residential and Forest Agricultural to Mh-12 One-Family Residential Mobile Home to allow the development of mobile homes on individual lots.

Mr. Taylor explained that a portion of the property has been developed as a residential subdivision known as Timber Ridge, with site-built homes served by paved roads, individual septic tanks and county water. He stated the developer feels that residential subdivisions with site-built homes instead of mobile homes would be more desirable for the property. Therefore, the developer is requesting a zoning change to R-12 One-Family Residential to permit site-built homes on individual lots with a minimum lot size of 12,000 square feet.

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;

Yes.

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

No.

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

Yes.

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;

No, whether the zoning remains to allow mobile homes or the rezoning is approved to allow site-built homes the density will remain the same.

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

Yes, shown as residential.

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;

None that staff is aware of.

Mr. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Ira Moore to recommend approval of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**GC-5-94**

Request to Rezone from FA Forest Agricultural to Mh-12 One-Family Residential Mobile Home, 125.14 acres fronting 4,811.38 feet on the south side of the Touchstone Parkway.

Property owned by Driggers Construction Company.

Mr. Harry Driggers and Mr. Ralph Lackey were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 125.14 acres fronting on Touchstone Parkway to Mh-12 One-family Residential Mobile Home

to allow the development of mobile homes on individual lots. He stated that the development would be served by public water and individual septic tanks. The property has 4,811 feet of frontage on Touchstone Parkway with varying depths.

Mr. Taylor explained that the current zoning allows mobile homes, manufactured homes and site-built homes on individual lots with a minimum lot size of 20,000 square feet. He stated that staff feels subdivision developments for mobile homes or site-built homes on individual lots to be served by public utilities and paved roads should be encouraged in the urban service 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;

Yes.

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

No.

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

Yes.

- 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;

No.

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

Yes, shown as residential.

- 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;

Public utilities being available in the area which will permit a higher density, allowing a minimum lot size to be 12,000 square feet (with one public service, sewerage or water) instead of 20,000 square feet (no public service).

Mr. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Ms. Glenda Jones to recommend approval of this request. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

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**GC-6-94**

Request to Rezone from R-9 One-Family Residential to M-9 One-Family Residential Manufactured Home, a lot containing approximately 24,000 square feet fronting 160 feet on Frazier Lane.

Property owned by Robert S. and Debra J. Cox.

Mr. Richard Brunegraff was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a 24,000 square foot lot containing a vacant mobile home which will be removed to allow the location of a manufactured home.

Mr. Taylor pointed out that the surrounding area consists of a mixture of uses and zoning classifications, such as site-built homes, manufactured homes, mobile homes and a mobile home park. He stated that staff feels this rezoning would be compatible with the surrounding land uses.

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;

Suitable.

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

Should have no adverse affect.

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

Yes.

- 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;

No.

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

Yes, shown as residential.

- 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, an existing mobile home park, mobile homes and manufactured homes on individual lots located in the area, and the recent zoning changes.

Mr. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Ms. Georgia DeSain to recommend approval of this request. The motion was seconded by Mr. Jack Kite and unanimously adopted.

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**GC-7-94**

Request to Rezone from R-9 One-Family Residential to Highway Commercial, 3.654 acres located between 4th Street (frontage of 390.92 feet) and 3rd Street (frontage of 220.51 feet), beginning approximately 265.36 feet west of U.S. Highway 17.

Property owned by Loewen Group dba Edo Miller and Sons.

Mr. Ronnie Perry and Mr. Arlie McNeil were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 3.654 acres from residential to Highway Commercial. He explained that the applicant owns a total of 8.668 acres, of which 3.644 acres is being requested to be rezoned; 3.068 acres (located immediately east) are already zoned Highway Commercial, and 1.406 acres is marshland. The applicant is requesting the rezoning on the 3.644 acres to commercial to allow the development of a funeral home on the entire tract.

Mr. Taylor stated that the concept plan shows access drives off 4th Street and 3rd Street. He stated in staff's opinion, both access drives should be constructed; however, staff encourages the applicant to control the traffic in such a manner to have the access drive off 4th Street as the primary access. Mr. Taylor stated that due to the frontage on U.S. Highway 17 being marsh, no access point could be provided from there. He also pointed out that since 3rd Street only has a 30 ft. right-of-way, the applicant has agreed to grant additional right-of-way if required in the future due to the impact of the commercial development.

Mr. Taylor stated that the concept plan does not show a buffer between the proposed commercial and the residential district. He explained that the Glynn County Zoning Ordinance requires the following:

When situated adjacent to a residential district or residential property, all institutional, commercial and industrial uses, off-street loading and unloading areas, or off-street parking areas, or open yard storage areas shall be separated from the adjoining residential district or property line by a continuous planted buffer strip or a solid brick, concrete block, stone wall or a uniformly painted board fence. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than 3 ft. in width, 3 ft. above ground, and 6 ft. in height, or if wood, stone, block or brick shall be not less than 6 ft. high.

Mr. Taylor stated staff recommends that the buffer, (if planted or if left in a natural state), be increased from the required 3 ft. to 15 ft. along the west side of the property line.

Mr. Taylor explained that the property directly across 4th Street is located in the City of Brunswick and was rezoned to Highway Commercial in 1971 and in 1984. This property has access drives onto 4th Street and it is being developed as medical offices and other type offices.

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;

Yes, due to the commercial developments to the north, south and east of the property.

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

No.

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

No, due to the surrounding commercial developments.

- 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;

No, if the access drive onto 3rd Street is not the primary access point.

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

Yes.

- 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, recent rezoning changes and developments of commercial in the immediate area.

Mr. Taylor stated that staff recommends approval of this request subject to the access drives being approved by the Glynn County Traffic Safety Engineer and a 15 ft. buffer being provided along the western property line.

Following discussion, a motion was made by Mr. Richard Parker to recommend approval of this request subject to staff's recommendations. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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Chairman Wayne Stewart stated that due to anticipation of a lengthy discussion on Item #7, GC-8-94, this item will be presented later in the meeting.

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**GC-9-94**

Request to Rezone from R-9 One-Family residential to Highway Commercial, a 13,950 square foot lot located on the northwest corner of Gardenia Avenue and Cypress Mill Road (80 ft. of frontage).

Property owned by Annie Pauline Smith

Mr. Jessie Smith was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone two existing lots containing residential structures from residential to commercial. He stated that the property is surrounded on all sides by commercial zoning.

Mr. Taylor pointed out that over the past years, there have been several rezonings to commercial along Cypress Mill Road between U.S. Highway 17 and Carteret Road. He stated that due to the road improvements to Cypress Mill Road, commercial zoning is more desirable for 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;

Yes, the property is completely surrounded by commercial zoning.

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

No.

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

No, due to commercial developments surrounding the 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;

No.

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

Yes.

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, commercial zoning changes and developments within the area and the recent road improvements to Cypress Mill Rd.

Mr. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Jerome Clark to recommend approval of this request. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

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Request for approval of the construction of a new single-family residence in conformance with the St. Simons Village Preservation District. The property is located on the corner of Neptune and Magnolia Ave.

Mr. and Mrs. Alfred A. Battey, property owners, were present for discussion.

Mr. Larry Taylor stated that a letter and a sketch describing the subject property are included in the packages for the Planning Commission's review. He stated that the applicants have met all requirements of the St. Simons Village Preservation Ordinance. The applicants have also designed the residence around the large oak tree. No trees in the area will be removed. Mr. Taylor stated that the request is compatible with the village area and therefore staff recommends approval.

It was noted that this is the first home constructed under the St. Simons Village Preservation Ordinance.

Following discussion, a motion was made by Mr. Ira Moore to approve this request. The motion was seconded by Mr. Jack Kite and unanimously adopted.

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**GC-8-94**

Request to Rezone from Freeway Commercial and Forest Agricultural to Planned Development-General (Residential, Commercial, Industrial and Timber Management), 7,824 acres extending for approximately 5 miles along both the east and west sides of I-95 from Exit 8 and Exit 9.

Property owned by Union Camp Corporation, U.C. Realty Corp. and Transtates Properties, Inc.

Mr. Bill Christian and Mr. Cameron Bland were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 7,824 acres extending for approximately 5 miles along the east and west sides of I-95 from Exit 8 and Exit 9. He stated that east of I-95 the property is bounded on the north by Georgia Highway 99. The property is bounded on the east and north by U.S. Highway 17, on the east by Glynco Parkway and on the south by the Golden Isles Parkway. He stated that west of I-95, Georgia Highway 99 splits the property in the northern portion. The southern portion of the property is bounded by Spur 25, Cate Road and Canal Road, to be known as the Golden Isles Parkway Tract.

Mr. Taylor pointed out that the Planned Development Zoning Text and Master Plan are included in the packages for the Planning Commission's review.

Mr. Taylor stated staff recommends that the Planning Commission defer taking action on this request until after the Georgia RDC regional analysis of the project and the regional impacts are completed on March 11, 1994. He explained that due to the Glynn County Water & Sewer Director resigning, the Water and Sewer Commission has requested additional time to review this request. He further stated staff recommends that a joint worksession be scheduled for March 15th or 16th between the Glynn County Water and Sewer Commission, the Planning Commission, the Union Camp representatives and others to further discuss this request, and recommends that action be taken at the April 5th Planning Commission meeting. Mr. Taylor stated that the application would remain on the April 21, 1994 Board of Commissioners agenda for final action. He pointed out that a deferral at this time would not delay action taken by the Board of Commissioners.

Mr. Bill Christian stated that Union Camp has agreed to give everyone enough time to review this request. He also stated he would provide seven enlarged copies of the colored map of the project for the Planning Commission members at the chairman's request. Mr. Stewart suggested that Ms. Cynthia Williams of the Recreation Department and a representative from the Airport Commission be notified to attend this worksession. Ms. Glenda Jones stated perhaps it would be a good idea to notify utilities representatives also.

Following discussion, it was the consensus of the Planning Commission to defer this item for further discussion at a joint worksession between the Planning Commission, the Water and Sewer Commission, Recreation Department and the Airport Commission on March 16, 1994 at 2:00 p.m. in Room 234 of the Office Park Building.

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**MINUTES**

Upon a motion made by Mr. Ira Moore and seconded by Mr. Jerome Clark, the Minutes of the February 1, 1994 regular meeting and the Minutes of the February 16th called meeting were approved and unanimously adopted.

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**COMMISSION ITEMS**

Under Commission Items, Chairman Stewart stated that there has been discussion regarding the possibility of having some Planning Commission meetings at night due to some citizens being unable to attend day meetings. He stated that perhaps the April 5th Planning Commission meeting could be held at night; however, Mrs. Deborah Taylor pointed out that the by-laws of the Ordinance state that the Planning Commission meetings are to be conducted on the first Tuesday of the month at 9:00 a.m. She explained that worksessions may be scheduled at anytime, day or night. Mr. Stewart suggested that Mr. Larry Taylor confer with the County Attorney to see if the time schedule in the by-laws could be modified to include having night meetings periodically.

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The meeting adjourned at 10:00 a.m.