

SPECIAL MEETING

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 13th, 1980 9:00 AM

Present: Billy R. Gibson, Chairman
Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
Harry I. Driggers
Andy Haman

Also Present: W. W. Crosby
Bill Hicks

Also Present: Roy Dudark, Acting Planning Director
Deborah B. Chapman, Administrative Secretary
James Horton, County Traffic Safety Engineer
John McEvoy, County Hydrologist

Chairman Gibson called the meeting to order.

GC - 27 - 80

Continue discussion for site plan approval of a tract containing 10.26 acres zoned PD-R Planned Development - Residential, fronting 1,747.37 feet on the south side of Cypress Mill Road approximately 900 feet north of the intersection of New Community Road and Cypress Mill Road

Mr. Dudark pointed out that the above subject matter was deferred at the last JPC Meeting until such time as problems of drainage and landscaping could be worked out.

Mr. Dudark stated that the applicants, developer and his attorney, the JPC staff, County Hydrologist, and property owners of Lake Circle Subdivision represented by Attorney Baer, met Monday, August 12th in an informal meeting to discuss drainage and landscaping.

Mr. Dudark then presented the landscaping plan sent by Mr. Hamby, the developer of the project. It showed a variable buffer from 15 to 35 feet on the front of the project and the type trees, bushes, etc. that would be planted and the natural vegetation that would be left.

Mr. John McEvoy, County Hydrologist, then addressed the question in regards to drainage in the area. He explained how the subject property and the surrounding property would be properly drained running under Cypress Mill Road and then towards Altama Avenue.

Attorney Baer, representing property owners of Lake Circle Subdivision, stated that the drainage easement involved is not a formal easement. He stated that in 1973 the property owners of Lake Circle Subdivision gave the County verbal permission to place the easement on their property in order only their property and Cypress Mill Road could be drained and not the entire area.

Chairman Gibson then asked Mr. McEvoy if he felt that this subject property has a drainage problem. Mr. McEvoy stated that he does not feel that this particular property does but that the adjacent Key Industrial Park area may. Mr. McEvoy further stated that he does not feel that the property in Lake Circle Subdivision will have any problem with storm water runoff from this project.

Mr. James Horton, Traffic Safety Engineer, was also present to address the question in regards to traffic safety in the area. He stated that he does not see any major problems that will be created by this project. He stated further that an intersection study would be done which may call for improvements once the project is built.

Attorney Baer then asked Mr. Horton how many access ways he felt the subject property should provide onto Cypress Mill Road. Mr. Horton stated that this is a matter that is addressed by the Ordinance. Mr. Dudark stated that the Ordinance states two entrances, however, the applicant is requesting that 4 entrances be granted due to the length of the property and in order that the traffic will not have to go in front of other units for safety reasons.

Mr. Haman stated that he has two concerns regarding this request. He stated that one is putting traffic out in front of the single-family residential area, Lake Circle Subdivision, across the street and the other being the deed restriction of a 50 foot buffer. He stated that when the Commission is asked to approve a site plan that he feels the Commission is called upon to consider the effect the development will have on the surrounding area. He stated that when restrictions on zoning are involved that everything possible should be done to meet the requirements.

Mr. Haman further stated that if access drives are to be on Cypress Mill Road he feels that they should be placed where they are not directly adjacent to the residential development across the street. Eliminating the southern entrance was then discussed. Mr. Haman stated that he feels that a buffer should be provided along the front of Lake Circle Subdivision. Mr. Sorrow, property owner within the subdivision, suggested that 2 entrances be placed on Cypress Mill Road and 2 entrances be via the Key Industrial Park.

Attorney Bob Killian was present to represent Mr. Hamby. He stated that he does not feel there to be any problem with what the developer has presented. He stated that the requirements have been met for site plan approval within a Planned Development District as stated in the Ordinance. He stated that a performance bond would be given or any other requirement so stated in the Ordinance.

Mr. Dudark then stated that the Planning Commission's role is to look at the Planned Development requirements as stated in the Ordinance and determine whether the site plan meets the requirements. Mr. Dudark further stated that he feels the 50 foot buffer restriction is a private legal matter relating to deed restrictions.

Following additional discussion, a motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted to recommend approval of the subject site plan subject to the following conditions: 1) No more than 3 entrances shall be permitted from Cypress Mill Road and the southern most entrance shall be located not further south than the north property line of Lake Circle Subdivision; 2) Said entrances shall not exceed 40 feet cleared right-of-way width (with landscaping outside the paved areas) and a naturally vegetated strip of 20 foot minimum width shall be provided between the entrances for the entire length of the property along Cypress Mill Road; and 3) The developer and/or landowners shall guarantee the installation of proposed landscaping and drainage improvements as reasonably required by the County.

CUP - 3 - 80

Request for Conditional Use Permit for dredging tidal creek in a CP Conservation Preservation zoning district on a tract of land consisting of 17,000 square feet located in the West Point Tract fronting 129 feet on Mimosa Road at Pink Chapel Drive intersection, St. Simons Island

Mr. Dudark pointed out that this subject request was also deferred at the last JPC Meeting. He further explained that Mr. Larry Smith, applicant, Mr. Edward Stelle, Assistant County Administrator, JPC staff and adjacent property owners met Monday to discuss this matter in an informal meeting.

Mr. Dudark stated that at the meeting an agreement between Mr. Smith and the County was discussed. He stated that at the conclusion of the meeting the applicant chose to do only phase I of the request (tidal creek dredging) and amended his application for such. Mr. Dudark stated that the boat basin would not be constructed at this time and that the dirt from the dredging of the tidal creek would be placed on the lot, with no materials leaving the site.

Mr. Dudark stated that the applicant will still have to seek approval from the Marshland Protection Agency and Corps of Engineers.

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to recommend approval of the dredging of the tidal creek. It being noted that Mr. Haman was not present for discussion and action on this matter.

Executive Session

Chairman Gibson then called an Executive Session to discuss placing the Joint Planning Commission staff on the County Pay Plan. Mr. Stewart, County Finance Director, was present to present this matter to the Commission.

Following discussion, a motion was made by Mr. Haman and seconded by Mr. Driggers that the JPC staff, with the exception of the Executive Director, be placed on the County Pay Plan and further that Mrs. Chapman's grade be reviewed and increased in accordance with her duties and responsibilities.

A very brief discussion was held regarding the St. Simons Comprehensive Master Plan. Mr. Dudark stated that he felt public hearings should be scheduled to discuss the plan and that the Commission allow him to begin preparations as to locations and a schedule. Mr. Driggers stated that he feels the Commission should review the Plan first in order that they might determine if the Plan needs to be sent back to the St. Simons Advisory Committee for further review. He stated that he feels each part should be considered separately. Chairman Gibson stated that this item should be postponed until the next meeting.

Mr. Dudark then explained about the request approved by the Planning Commission at their last meeting submitted by Mr. Robert L. Boone, CUP - 2 - 80. He stated that the issue involved site coverage for combination residential and commercial uses. He stated that at the meeting he had suggested a policy regarding mixed uses in that the Ordinance does not provide for such. However, the Building Official, Vernon Lewis, has concluded that the policy the Commission set is in conflict with the Zoning Ordinance. Mr. Dudark then read from Section 503.2 of the Zoning Ordinance. He stated that Mr. Lewis has concluded that this section applies to the subject request. Thereupon, Mr. Dudark recommended that an amendment be advertised and adopted to amend this section of the Glynn County Zoning Ordinance.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted that this amendment be advertised to be heard by the Planning Commission on September 9th, 1980.

Mr. Dudark stated that Mr. Lewis has talked with Mr. Boone and informed him that he can appeal his decision to the Board of Appeals if he so wishes.

Meeting Adjourned at 10:30 a.m.

Deborah B. Chapman