

## GLYNN COUNTY PLANNING COMMISSION

AUGUST 6, 1985

9:00 A.M.

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PRESENT:           Dennie McCrary, Chairman  
                  George Counts  
                  Mac Harden  
                  William Holland  
                  Geraldine Kennedy  
                  Henry Shipherd  
                  Gary Strickland

ALSO PRESENT:    Thomas P. Brechko, Acting Director  
                  Deborah B. Chapman, Zoning Administrator

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Chairman McCrary called the meeting to order. The invocation was then given by Mr. Counts.

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County Commissioner Edward Nicholson was present to welcome the newly organized Glynn County Planning Commission. He stated that he feels the new Board will be an excellent Board, with cooperation and communication between the County Commission and Board.

County Administrator Charles Stewart stated that he is pleased with the new Board and feels that rezonings and planning items can be streamlined.

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#### Election of Chairman and Vice-Chairman

Mr. McCrary stated that nominations are open for Chairman.

Mr. Counts made a motion that Mr. McCrary serve as Chairman. Motion was seconded by Mr. Harden. Vote was unanimous.

Mr. McCrary then stated that nominations are open for Vice-Chairman.

Mr. Counts made a motion to elect Mrs. Kennedy to serve as Vice-Chairman. Mrs. Kennedy stated that since she has been on the Commission for such a short time she would like to decline. Motion was then made by Mrs. Kennedy to elect Mr. Counts to serve as Vice-Chairman. Motion was seconded by Mr. Holland. Vote was unanimous.

ABD675

Site Plan Approval of Sea Palms Clubhouse Facility  
Sea Palms Development Corporation, Developer

Mr. Brechko stated that this site plan is for the expansion of the Sea Palms Clubhouse located in Sea Palms East Development on Windward Drive.

Site plan was presented. Mr. Brechko pointed out that the expansion will add approximately 8,000 square feet to the existing clubhouse and includes additional area for meeting rooms, banquet rooms, lounge, office space, storage and restrooms.

Mr. Brechko explained that the total parking requirement for the clubhouse including the expansion is 234 spaces. He stated that the siteplan identifies 192 spaces being provided with an additional 44 spaces (for a total of 236 spaces) being added if it is deemed necessary by either Sea Palms Development Corporation or the Glynn County Building Official. Mr. Brechko stated that the applicant has requested that the expansion be approved with the 192 parking spaces and the condition that the additional 42 spaces be provided if necessary. Mr. Brechko stated that the property is zoned PD Planned Development and that the Commission has the authority to approve the reduction in parking.

Mr. Roger Steffens stated that they do not feel there will be any parking problems in that the renters of the Sea Marsh units will be utilizing the facility. He stated that the parking will be provided if the need arises.

Following review, motion was made by Mr. Shipherd, seconded by Mr. Counts and unanimously adopted to approve the Sea Palms Clubhouse Facility.

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B - 8 - 85

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 40.05 acres fronting approximately 1,900 feet on the west side of Community Road, approximately 157 feet north of Altama Avenue

Mr. Jack Hardman, Agent for Union Camp Corporation, was present for discussion.

Mr. Brechko stated that this is a 40.05 acre tract which is woodlands at the present time. He stated that the applicant proposes to sell the property for the development of highway oriented commercial uses. It was noted that the site would be served by public water and sewer.

The property was then pointed out on the zoning map. Mr. Brechko stated that the property is bordered on the north and west by LI Limited Industrial and PD-I Planned Development - Industrial zoning districts and is directly across New Community Road from HC Highway Commercial zoning. He stated that the southern property line borders the Wal-Mart and Harvey's shopping center for approximately 700 feet. The remaining 1,500 feet on the southern property line borders Magnolia Park Subdivision, which is separated from the property by a 20 foot drainage canal.

Mr. Brechko stated that the staff recommends approval of this request in that the nature of the surrounding properties are commercial and industrial, with this request being a logical extension.

Mr. Jack Hardman stated that the character of the area is commercial. He stated that he does not feel this rezoning would have an adverse effect on residents within a reasonable distance.

Mr. Counts stated that he feels a buffer should be provided between this property and Magnolia Park Subdivision. He then made a motion to recommend approval of this request with a 50 foot buffer, including the 20 foot drainage ditch, be provided between the subject property and Magnolia Park Subdivision. Motion was seconded by Mrs. Kennedy and unanimously adopted.

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CUP - 6 - 85

Request for a Conditional Use Permit for a Child Care Center in an R-9 One-Family Residential Zoning District, subject property contains 39,240 square feet with frontage of 120 feet on Cypress Mill Road, approximately 1,123 feet west of U.S. Highway 17

Mr. Bob Katoski, agent for Connie A. Colvin, was present for review of the above request.

Mr. Brechko stated that this property is the present location of an existing single-family residence. He stated that the proposed use is for a pre-school child care center.

ABD675

The site layout plan was then presented. Mr. Brechko pointed out that the plan identifies a circular drive for the drop-off/pick-up and a parking area with approximately six (6) spaces. The proposed hours of operation are 7:15 a.m. until 5:30 p.m. in the Fall and 7:40 a.m. until 5:30 p.m. in the Summer.

Mr. Brechko stated that the Glynn County Fire Chief has given his approval of the use of the single-family residence for the child care center.

Ms. Betzy Tiaberia, proposed purchaser, stated that the pre-school will meet all Glynn County and State requirements.

Motion was made by Mr. Harden, seconded by Mr. Strickland and unanimously adopted to grant approval of the Conditional Use Permit.

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GC - 44 - 85

Request to Rezone from R-6 One-Family Residential to HC Highway Commercial, a tract of land containing 1.06 acres fronting 113.34 feet on the west side of Demere Road with an average depth of 407 feet, approximately 285 feet north of Proctor Lane

Mr. W. P. Clifton, agent for John A. Kent and Ferol Ann Armitage, was present for review.

Mr. Brechko stated that the subject property is vacant at the present time and the applicant proposes to locate a car wash on the property, if the rezoning is granted.

Mr. Brechko stated that the property is surrounded on three sides (north, east and west) by an R-6 One-Family Residential Zoning District. The southern property line borders a 1.6 acre tract which is zoned GC General Commercial.

It was then explained by Mr. Brechko that there are two commercial zonings along Demere Road in this area, one being adjacent to the property (zoned GC General Commercial) and a HC Highway Commercial zoning approximately 1,100 feet south on Demere Road. These changes were in 1976 and 1978, they were for non-conforming commercial uses that had existed prior to the adoption of the Glynn County Zoning Ordinance in 1966.

Mr. Brechko stated that the predominate land use and zoning in this area along Demere Road is single-family and multi-family residential. He then referred to the St. Simons Island Comprehensive Plan. He stated that the plan identifies this property

and the surrounding area as low density residential development with the only commercial uses being the existing property that is zoned commercial.

Mr. Clifton stated that he has tried for about 1 year to sell the property for residential, which he has not been successful. He stated that the only prospects is for commercial. He pointed out that the property is adjacent to the newly constructed minute market and feels that this property would be adequate for commercial use.

It was noted that no one was present to object to this request.

Mr. Brechko stated that the staff feels that this proposed rezoning would be an encroachment into an established residential area and recommends denial.

Mr. Shipherd stated that it would be unfortunate to put any more commercial on this section of Demere Road. He then made a motion to recommend denial of this request. Motion was seconded by Mr. Counts and unanimously adopted.

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GC - 45 - 85

Request to Rezone from OC Office Commercial to GC General Commercial, 5.8 acres fronting 200 feet on the east side of Altama Avenue with an average depth of approximately 1,200 feet, 150 feet south of Bristle Drive

Mrs. Doris Harris was present to represent the above request submitted by John Hart and herself.

Mr. Brechko stated that the subject property is vacant at the time and the applicant proposes a retail commercial use. he stated that the site is served by public water and sewer.

It was then pointed out by Mr. Brechko that the property is bordered on the south and west by a HC Highway Commercial District and on the north and east by single-family and multi-family zoning districts. He stated that the proposed rezoning to GC General Commercial, for retail use, would not be an intensive commercial use. Mr. Brechko stated that the Ordinance would require the commercial use to be separated from adjoining residential districts by a continuous planted buffer strip or a minimum six foot high wall or fence.

It was noted that no one was present to object to this request.

ABD675

Mr. Brechko stated that the staff feels this proposed rezoning should not have an adverse effect on adjoining properties and recommends approval.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Strickland and unanimously adopted to recommend approval of this rezoning request to GC General Commercial.

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GC - 46 - 85

Request to Rezone from R-6 One-Family Residential to M-12 One-Family Residential (Manufactured Home), a lot containing 27,000 square feet fronting 120 feet on the north side of 7th Street and having a depth of 225 feet, approximately 120 feet east of Atlantic Avenue

Mrs. Lorena Dubose was present for discussion.

Mr. Brechko stated that this property presently contains a single-family home and the applicant proposes to locate an additional manufactured home. He stated that the applicant proposes to process a lot split and place a double-wide manufactured home on the rear lot. He stated that the structure would be served by a private septic tank and public water.

It was noted that no one was present to express their concerns.

Mr. Brechko stated that the staff recommends approval of this request.

Motion was made by Mrs. Kennedy, seconded by Mr. Harden and unanimously adopted to recommend approval of this rezoning request.

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GC - 47 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 6.42 acres located at Highway 341 and Old Jesup Highway, with frontage of 161.43 feet on Highway 341 and 343.20 feet on Old Jesup Road in Sterling

Attorney E. Scott Coulter, agent for Annette Scott Von Gartzon, was present for discussion.

Mr. Brechko stated that this property is vacant at the present time and the applicant proposes to locate an automobile sales business.

The concept plan and zoning map was then presented. Mr. Brechko stated that the properties on the west side of Highway 341 from Brian Drive to the north extending south a distance of 4,300 feet were rezoned to HC Highway Commercial in 1972, 1974 and 1984. He stated that additional HC Highway Commercial zoning exist on the east side of Highway 341 north of the property approximately 900 and 1,600 feet, rezoned in 1981 and 1983.

It was noted that no one was present to object.

Attorney Coulter stated that they are working with the Department of Transportation on the ingress and egress.

Mr. Brechko stated that the staff feels this proposed rezoning appears to be a logical extension of HC Highway Commercial on Highway 341 and does not feel the request would have an adverse effect upon surrounding properties. Staff recommended approval of this rezoning request.

Motion was made by Mr. Counts to recommend approval of this rezoning request. Motion was seconded by Mrs. Kennedy and unanimously adopted.

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GC - 48 - 85

Request to Rezone from R-9 One-Family Residential to M-20 One-Family Residential (Manufactured Home), a lot containing approximately 21,047 square feet fronting 132.5 feet on Riverside Drive, approximately 592 feet south of Glyndale Drive (located behind Lots 8 & 9 of Glyndale Subdivision, Section C)

Mrs. Evelyn Johnson, agent for Otto Johnson, III, was present for discussion.

Mr. Brechko stated that the property is presently vacant and the applicant proposes to obtain the rezoning to M-20 One-Family Residential (manufactured home) to allow the placement of a double-wide manufactured home on the site. He stated that the home would be served by private well and septic tank.

It was explained by Mr. Brechko that there are mobile homes and site-built homes currently located on Riverside Drive.

Mrs. Johnson presented photographs of the manufactured home that would be placed on the property.

It was noted that no one was present to object.

ABD675

Mr. Brechko stated that the staff recommends approval of this request.

Motion was made by Mr. Counts to recommend approval of this request. Motion was seconded by Mr. Strickland and unanimously adopted.

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Upon a motion made by Mr. Harden and seconded by Mr. Shipherd the Minutes of May 14, 1985 were unanimously approved and adopted.

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Chairman McCrary stated that two sub-committees are needed to review proposed amendments to the Glynn County Zoning Ordinance and Glynn County Subdivision Regulations and the Planning Department Work Program.

Thereupon, he appointed Mr. Counts, Mr. Strickland and Mr. Shipherd to serve on the sub-committee to review the proposed amendments. He then appointed Mr. Harden, Mrs. Kennedy and Mr. Holland to serve on the sub-committee to review the work program.

Mr. Brechko stated that the Members will be contacted as soon as arrangements can be made to hold a sub-committee meeting.

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Meeting Adjourned at 9:45 A.M.

  
Robert R. Chapman