

## MINUTES

GLYNN COUNTY PLANNING COMMISSION  
December 6, 1988 9:00 A.M.

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PRESENT: Dennie McCrary, Chairman  
LaRon Bennett  
Dan Coty  
Mac Harden  
William Holland  
Benjamin Jaudon  
John Rivers

STAFF PRESENT: Edward Stelle, Director  
Community Development

Larry Taylor, Deputy Director  
Zoning and Development Review

Richard Anderson, Deputy Director  
Long-Range Planning

Deborah Chapman, Zoning Administrator  
Zoning and Development Review

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Notting Hill Subdivision, Phase Two  
Preliminary Plat  
Murray-Seckinger, Inc., Developer

18.96 Acres  
26 Single-Family Residential Lots,  
Zoning R-20 One-Family Residential  
Glynco Parkway

Mr. Malcolm Seckinger was present for discussion.

Mr. Larry Taylor explained that this plat was deferred at the Planning Commission's meeting of November 1, 1988, to receive comments from the Airport Commission. He pointed out that the following notation is noted on the preliminary plat - The Area Depicted On This Plat Generally Falls Under A Recorded (9-I/361) Avigation Easement Granted To The Airport And May, In The Future Fall Into An Airport Noise Zone.

Mr. Taylor stated that the staff recommends acceptance of the preliminary plat.

Following review of the plat, a motion was made by Mr. LaRon Bennett to approve the preliminary plat of Notting Hill Subdivision, Phase Two. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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Sandcastle Subdivision, Phase I  
Preliminary Plat  
The Hornsby Company, Developer

20 Acres  
78 Single-Family Residential Lots,  
Zoned R-6 One-Family Residential  
Skylane Drive, McKinnon Airport

Mr. David Hornsby was present for discussion.

Mr. Larry Taylor presented the preliminary plat. He stated that the plat meets all the requirements for approval with the exception of access. Mr. Taylor stated that if the plat is approved it should be subject to an easement agreement being provided for access across airport properties or an acceptable alternative.

Mr. David Hornsby pointed out that the entire development, Phase One and Phase Two, will consist of 106 lots. He stated that there are right-of-ways thru Kings Terrace Subdivision and Island South if needed but they do not desire to use these access points.

Mr. Hornsby stated that the homes constructed in this development will be medium priced housing.

Mr. Hornsby requested that the Planning Commission go ahead and approve the plat so he can work with the county on access across the county's property. He stated that he does not see any problem with the easement being granted for access to the subdivision.

Mr. Edward Stelle stated that during the rush and time period of review the staff has not been able to find if the 80 foot drainage, buffer area can be used. He stated that his main concern is approving a plat without access to the county approved road. Mr. Stelle also expressed concern as to only one access point to serve 106 lots.

Mr. Allen Herring, representing Island South, stated concern as to access into their development. It was pointed out that a 50 foot access easement was provided thru Island South to the subject property when Island South was recorded and developed.

Mr. Carter Ramsey was present to express his concerns as to access into Kings Terrace. He stated that Kings Terrace already has a traffic problem.

Mr. LaRon Bennett asked Mr. Hornsby if he has done any study as to traffic flow onto Demere Road. Mr. Hornsby stated that no study has been done. He stated that he has met with the county road department staff but no study has been done. Mr. Hornsby stated that he does not feel the development will create any problems of over loading Demere Road.

Mr. William Holland stated that traffic safety is of concern.

Mr. Edward Stelle stated that the section of Demere Road from Skylane Road north to East Beach Causeway has 4,370 cars per day, from Skylane Road south has 5,909 cars per day. This development should add approximately 800 cars per day on this section of Demere Road. Mr. Stelle stated that he does not feel this development will create a major impact on the road system. He stated that improvements will be needed where Skylane Road meets Demere Road. He stated that if the plat is approved it should also be subject to a condition that any necessary road or safety improvements required on public right-of-way be made at the expense of the developer.

Drainage and drainage easements were then discussed. Mr. Stelle stated that it needs to be recognized by the developer that a drainage easement will be required for the existing drainage ditch, in Phase Two, between the developer's property and Kings Terrace Subdivision. Mr. Stelle stated that he would like to see this as a condition of approval.

Mr. Dan Coty then asked why all access points can't be open? Mr. Hornsby stated that there is not as much control on traffic and safety when there are numerous access ways. Mr. Hornsby pointed out that the subdivision down Frederica Road only have one access point.

Mr. Edward Stelle suggested that the access right-of-way into Kings Terrace Subdivision be utilized as an emergency entrance. It could be cleared and gated.

Mr. David Hornsby stated that he does not desire to have more than one access. He recommended that his main entrance onto Skylane Road be enlarged to accommodate emergencies.

Mr. Edward Stelle pointed out again that there are easement areas at Kings Terrace Subdivision and Island South. He recommended that one of the right-of-way easements be left as an emergency access.

Mr. David Hornsby stated that a portion of Lot 99, where the existing right-of-way is, can be left as a dirt, cleared area for an emergency entrance. It being noted that this will be shown on the Phase Two plat.

Mr. Dan Coty stated that if problems with traffic come about that this right-of-way may need to be opened in the future.

Mr. Dennie McCrary stated that the Planning Commission and County Commission would have to approve the opening of the right-of-way if they feel it is needed in the future.

It was then decided that the right-of-way easement into Kings Terrace would be proved for as an emergency access. The access will not be required to be left opened as a roadway but shall be cleared, grassed and fenced so as to be left as an emergency access only.

Mr. Edward Stelle stated that the plat has been sent to FAA for their review and approval and any conditions they state will have to be met.

Following discussion, a motion was made by Mr. William Holland to recommend preliminary plat approval of Sandcastle Subdivision, Phase One, subject to the following conditions:

- 1) An easement agreement being provided for access across airport properties (80 foot right-of-way easement) or an acceptable alternative.
- 2) Any necessary road or safety improvements required on public rights-of-way be made at the expense of the developer.
- 3) It being recognized by the developer that a drainage easement will be required for the existing drainage ditch between the developer's property and Kings Terrace Subdivision.
- 4) An emergency access easement be retained between Kings Terrace Subdivision and the Developer's property. The access will not be required to be left opened as a roadway but shall be cleared, grassed and fenced so as to be left as an emergency access only. Further, the emergency access shall not be opened as a roadway in the future without the approval of the Planning Commission and Glynn County Commission.

Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Messrs. LaRon Bennett, Dan Coty, Mac Harden, William Holland Benjamin Jaudon and John Rivers. Abstain From Voting: Mr. Dennie McCrary.

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Request from Sea Palms Development Corp. for a one-year extension on Site Plan Approval for Sea Palms Conference Center - SP-1-88 (Approved in January, 1988)  
Roger Steffens, Vice President - Planning, Agent

This item was deferred at this time due to no one being present to represent the request.

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SP-9-88  
Site Plan Approval for Outlets Ltd. Plaza Addition Company  
Stores Development Corporation, Developer;  
Buryl McClurg, Agent

This item was deferred at this time due to no one being present to represent the request.

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GC-27-88

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, the following described property:

25,739 square foot lot, located on the northeast corner of U.S. Highway 17 and Marsh Drive.

Property owned by A. L. Wooten.

Mr. Alton Wooten was present for discussion.

Mr. Larry Taylor presented the staff's report on this request. He stated that this request is to rezone a tract of land from residential to commercial. He pointed out that the property adjoins Highway Commercial properties to the north and south. The property immediately across U.S. Highway 17 from the site is also zoned Highway Commercial.

Mr. Taylor stated that the staff recommends approval of this request, subject to access being approved. If the access is from U.S. Highway 17, Department of Transportation approval will be needed. However, due to the shape of the property and it being a pre-existing lot, access may be from Marsh Drive.

Mr. Alton Wooten stated that he feels the only use for this property is for commercial. He stated that the FEMA requirements create a problem for the development of this property.

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

Following discussion, a motion was made by Mr. Mac Harden to recommend approval of this request. Motion was seconded by Mr. John Rivers and unanimously adopted.

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GC-28-88

Request to Rezone from R-9 One-Family Residential to Mh-20 One-Family Residential Mobile Home, the following described property:

34,273 square feet, being a portion of the Old Atlantic Coastline Railroad, located 74 feet southwest of Manning Street, property having access via a private easement from Manning Street.

Property owned by Donald E. and Joan R. Cobb;  
Susan Evors, Agent

Mr. Joan Cobb was present for discussion.

Mr. Larry Taylor stated that this request is to rezone a lot to allow one mobile home. The area is of mixed uses, single-family, mobile home, manufactured home and commercial.

Mr. Taylor stated that the staff feels this is a logical request and recommends approval.

It was noted that no one was present to object.

Following review, a motion was made by Mr. Ben Jaudon to recommend approval of this request. Motion was seconded by Mr. Dan Coty and unanimously adopted.

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Request from Sea Palms Development Corp. for a one-year extension on Site Plan Approval for Sea Palms Conference Center - SP-1-88 (Approved in January, 1988)

Mr. Edward Stelle stated that Mr. Roger Steffens, Vice President of Planning, has requested the above. Mr. Stelle stated that this is an administrative action and does not feel it requires Mr. Steffens to be present to be heard.

Mr. Dennie McCrary questioned whether any changes have been made to the site plan. Mr. Stelle stated that no changes will be made to the original site plan which was approved in January.

Mr. Larry Taylor stated that this request is for a one-year extension for the site plan for the Sea Palms Conference Center, which consist of a ballroom and pavilion addition and clubhouse redevelopment.

Mr. Taylor stated that the staff recommends approval of the one-year extension.

Thereupon, a motion was made by Mr. LaRon Bennett to grant a one-year extension for the above reference site plan approval. Motion was seconded by Mr. William Holland and unanimously adopted.

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SP-9-88

Site Plan Approval for Outlets Ltd. Plaza Addition  
Company Stores Development Corporation, Developer  
Buryl McClurg, Agent

Mr. Dennie McCrary expressed concern on hearing this request without the applicant being present.

Mr. Edward Stelle stated that this request is a little different than the usual site plan request. He stated that the property is zoned Forest Agricultural which does not require site plan approval, however, when the zoning was approved it was stipulated the future development, other than the existing Outlet Mall, until another road access is opened. Mr. Stelle explained that he has worked with the developers in the area and a road has been worked out with costs being shared by the developers, county and State Department of Transportation. He pointed out that the road will be from the Outlet Mall to Glyndale Drive (right-of-way obtained and will be dedicated by Mr. Harry Driggers). This will give an additional access point, eliminating all traffic being let off onto U.S. Highway 341.

Mr. Stelle further explained that the county has been working with the Department of Transportation for years on the major traffic problems on U.S. Highway 341. The county is very concerned about reducing traffic accidents in this area.

A copy of the letter from Mr. Buryl McClurg, stating that Company Stores Development Corporation agrees to be responsible for \$32,618 for road improvements, was then presented to the Commission. Mr. Stelle stated that based on this commitment he feels the construction of the addition to Outlet Mall Ltd. should be allowed to continue subject to getting the funds in hand.

Mr. Larry Taylor stated that the detailed site plan will be approved by the Building Inspection Department.

Mr. Stelle stated that this request is not a normal agenda item, it is being heard only to meet a previous requirement, therefore he did not inform the applicant that he needed to attend the meeting. Mr. John Rivers stated that he does not see anywhere in the Ordinance that requires the applicant to attend. Mrs. Deborah Chapman stated that the Board has adopted a policy to require the applicants to be present for rezoning requests but as Mr. Stelle has stated this is not a standard request.

Mr. Stelle explained that Mr. Roy Brogdon, County Engineer, is ready to write the specifications on the new road so construction can be done within a 6 month time frame. He stated that he feels sure the Outlet Mall addition will be completed prior to the road being completed.

Following review, a motion was made by Mr. Wm. Holland to recommend acceptance of the road access agreement and permit Outlet Mall Ltd. to start their development once all agreements have been finalized. Motion was seconded by Mr. LaRon Bennett. Voting Aye: Messrs. LaRon Bennett, William Holland, Benjamin Jaudon, Dennie McCrary and John Rivers. Abstained From Voting: Messrs. Dan Coty and Mac Harden.

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Upon a motion made by Mr. William Holland and seconded by Mr. Benjamin Jaudon, the following 1989 Meeting Schedule was unanimously approved and adopted.

#### 1989 MEETING SCHEDULE

January 10  
 February 7  
 March 7  
 April 4  
 May 2  
 June 6  
 July 11  
 August 1  
 September 12  
 October 3  
 November 7  
 December 5

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Upon a motion being made by Mr. Benjamin Jaudon and seconded by Mr. Dan Coty, the Minutes of November 1, 1988 were unanimously approved and adopted.

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During staff items Mr. Richard Anderson gave a brief status report on Long-Range Planning activities.

Mr. Anderson stated that the Transportation Study is on its way to the Department of Transportation. He explained that he is in the process of doing work on the update of the land use plan. He stated that he hopes to present to the county four elements for the county-wide plan which include conservation element, water and sewer, traffic circulation and land use.

Mr. Anderson stated that he hopes to set up meetings in February to hear public input and then have the Planning Commission to hold a public hearing in May and present their findings and recommendations to the County Commission in June.

Mr. Anderson explained that other elements to be reviewed will be solid waste and recreation. He explained that these blanks can be filled in later.

It was then pointed out by Mr. Anderson that due to the county's main concern on the St. Simons Master Plan that things on the county-wide plan have changed because there is more concentration toward St. Simons Island.

Mr. Dennie McCrary asked for the staff's comments on the new classifications for St. Simons commercial. Mr. Anderson stated that the staff is working on this information at this time. Mr. Stelle pointed out that the road study for Demere Road and Frederica Road has become a high priority project.

Discussion on this continued with comments made by the public.

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Meeting Adjourned At 10:00 A.M.