

MINUTES

GLYNN COUNTY PLANNING COMMISSION
April 5, 1988 9:00 A.M.

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- PRESENT: Dennie McCrary, Chairman
 Dan Coty
 Mac Harden
 William Holland
 Benjamin Jaudon
 Gary Strickland
- ABSENT: John Rivers
- ALSO PRESENT: Edward Stelle, Dir. Community Development
 Larry Taylor, Deputy Director of Zoning
 and Development Review Section
 Deborah Chapman, Zoning Administrator of
 Zoning and Development Review Section
 Richard Anderson, Deputy Director of
 Long-Range Planning Section
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Chairman Dennie McCrary called the meeting to order. The invocation was given by Mr. Mac Harden.

Chairman McCrary stated that item 7 on the agenda, GC-9-88, has been deferred till the next Regular Planning Commission Meeting.

Vasser Point
Preliminary Plat
Edward, Thomas and Howard Egbert, Developer

This item was postponed till later in the meeting. due to

Community Commercial and Industrial Park - Road Approval
 Preliminary Plat
 Sound Investments, Inc., Developer

Due to no one being present to represent this item, it was postponed till later in the meeting.

Extension of Shoppers Way - Road Approval
 Preliminary Plat
 D. Scott Hudgens, Developer

Mr. Tom Wheeler was present for discussion.

Mr. Larry Taylor stated that the plat is for a small portion of a road which will be an extension of an existing road. He stated that technically the road is being constructed to be used as a drive-way for a commercial operation until the road can be fully constructed in the future.

Mr. Taylor stated that the land involved in this road development consist of 16,765 square feet. The road will be built to county standards. The original agreement dated December 9, 1987 between Glynn County and Scott Hudgens Company states that additional drainage improvements shall be installed at time of other developments in the area or the extension of Shoppers Way. Therefore, the staff recommends approval of this plat subject to the above agreement being met.

A motion was made by Mr. Benjamin Jaudon to grant Preliminary Plat approval of the Extension of Shoppers Way. Motion was seconded by Mr. William Holland and unanimously adopted.

SUP-5-88

Request for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of a mobile home as a hardship. Subject property being known as Lot 4 Community Subdivision, 156 Old Jesup Road.

Mr. and Mrs. Henry Porter were present for discussion.

Mr. Larry Taylor stated that this request is for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of one mobile home as a hardship. Under Sec-

Mr. Taylor stated that the staff finds this request to be a documented hardship and recommends that the request be approved.

It was noted that no one was present to object. Ms. Deborah Chapman stated that a letter has been received from the adjacent property owner supporting the request.

A motion was made by Mr. William Holland to recommend approval of this request. Motion was seconded by Mr. Dan Coty and unanimously adopted.

GC-4-88

Request to Rezone from MH Mobile Home Park to R-6 One-Family Residential, 34.7 acres (formerly known as the proposed Turtle Creek Park) having frontage and access of approximately 100 feet on the Golden Isles Parkway, and fronting approximately 1,700 feet on the east side of Cate Road.

Ms. Francis Browning and Ms. Jimmie Ann Abner were present for discussion of the above request submitted by The Ocean Group.

Mr. Larry Taylor stated that this property is a portion of a tract that was rezoned in 1987 from FA Forest Agricultural and FC Freeway Commercial to MH Mobile Home Park. The applicant now desires to construct a single-family residential development since water and sewer services will be available.

Mr. Taylor stated that the staff feels this rezoning would be an up-grading of the zoning and recommends approval of the request.

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. Benjamin Jaudon and unanimously adopted.

GC-8-88

Request to Rezone 12.57 acres to HC Highway Commercial, property being a portion of Brunswick Farms Subdivision and divided into tracts as follows:

Tract 5 - R-12 One-Family Residential to HC Highway
Commercial - 0.421 acres, Said tract lying south of Tract 4

Attorney Tom Dickey and Mr. Evan Mathis, Realtor, were present for discussion of the above request submitted by C. L. Chandler, Jr.

Mr. Larry Taylor stated that this request is to rezone 12.57 acres to Highway Commercial. The property is now vacant and made up of several zoning classifications. The property is located behind a 3.75 acre tract, rezoned to Highway Commercial in 1981 and owned by the applicant, and a 2.5 acre site zoned Local Commercial in 1966. Much of the property on both sides of Altama Ave. adjoining the property is Highway Commercial. The property is also located approximately 500 feet from Glynn Place Commercial Park property.

Mr. Taylor stated that the staff feels this request would be a logical extension of the Highway Commercial and recommends approval subject to the following conditions:

1. Landscape buffer strip to be provided at all property lines adjacent to residential zoning as per Section 613 of the Glynn County Zoning Ordinance.
2. Any commercial development of the property is required to meet all the requirements of Section 619 site plan approval, of the Glynn County Zoning Ordinance, before any building permits are issued.
3. Any road improvements or signalization needed on Altama Avenue as a result of this development will be the responsibility of the developer, not to exceed \$6,000 in cost.

Attorney Dickey stated his concerns as to condition number three. He stated that this is a \$6,000 obligation to the current property owner. Attorney Dickey stated that access and improvements should be addressed at plat or site plan approval not at rezoning.

Mr. Evan Mathis stated that with the existing curb cut and having as many traveling lanes as there are on Altama Avenue he feels only minor improvements will be needed. He stated that when site plan approval is requested that the developer will have sufficient time to solve any problems.

Mr. Dan Coty questioned the requirement for a buffer between commercial and residential. Mr. Stelle stated that the Ordinance addresses this matter by requiring a 6 foot high fence or planter screen, however these are minimum requirements. If the Planning Commission desires they can request additional buffering at site plan approval.

No one was present to object.

Following discussion a motion was made by Mr. Wm. Holland

GC-9-88

Request to Rezone from R-12 One-Family Residential to HC Highway commercial, a tract of land containing 85.42 acres located on the southwest corner of F-009 Spur and Scranton Road, having frontage of 2,222.67 feet on F-009 Spur, 732.31 feet on Scranton Road and 735.30 feet on Cypress Mill Road.

Chairman McCrary stated that this item has been deferred till next months meeting. He stated that if anyone is present for discussion of the matter that they can speak. However, the request will probably be changed and the concerns they may have now may be addressed with the new request.

Mr. and Mrs. W. C. Pittman expressed concern as to access to their property. Mrs. Pittman stated that currently there is a right-of-way easement, known as Jacobs Road, on the property which gives them access to their property. She stated that they want to be assured that the access will not be cut off.

Mr. Stelle advised the Pittmans to get with Larry Taylor to see what information is available on this matter.

Mr. McCrary stated that the Pittmans concern should be considered with the new submission if it already hasn't been included.

GC-10-88

Request to Rezone from HC Highway Commercial to LI Limited Industrial, a tract of land containing 1.72 acres located off U.S. Highway 17 North, having 157 feet of frontage on Glynn Park Road (a 50 foot private road lying on the west side of and parallel to U.S. Highway 17) and lying immediately north of The Space Place Mini-Warehouses.

Mr. Ralph Lackey, agent for Glynn Services, Inc., was present for discussion.

Mr. Larry Taylor explained that the 1.72 acres requested for rezoning are a portion of a larger tract that was rezoned from FA Forest Agricultural to HC Highway Commercial in 1986 (GC-34-86). This development appears to be consistent with the character of the surrounding land use (mini-warehouse).

Mr. Taylor stated that the staff recommends approval of this request with the condition that a site plan be submitted.

Mr. Gary Strickland abstained from discussion and voting on this request due to his interest in this property.

A motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Mr. Dan Coty
 Voting Aye: Messrs. Dan Coty, Mac Harden, William Holland, Benjamin Jaudon and Dennie McCrary. Abstained from voting: Mr. Gary Strickland.

Vasser Point
 Preliminary Subdivision Plat
 Edward, Thomas and Howard Egbert, Developer

Mr. Robert Ussery was present for discussion.

Mr. Larry Taylor stated that the subject subdivision is 21.5 acres, with 39 single-family lots.

Mr. Taylor stated that the county staff has reviewed the plat and finds that it meets the requirements of the Glynn County Subdivision Regulations. The County Engineer has approved the drainage plan for the development.

Mr. Edward Stelle pointed out that the subject property is located on Frederica Road just north of Oglethorpe Park Subdivision. He stated that the property is zoned R-12 One-Family Residential. Mr. Stelle explained that several years ago the property owners requested a zoning change from R-12 One-Family Residential to multi-family which was denied. He stated that this is a case that with the zoning change being denied that the property can still be developed in accordance with the St. Simons Island Master Plan to be in-keeping with the surrounding area.

Mr. Stelle stated that the subdivision plat is a very good marketable plan as a marsh front development. The development will be served by St. Simons Water and Sewer and the roads will be paved and dedicated to the county.

Following review of the plat, a motion was made by Mr. William Holland to recommend approval of the Preliminary Plat for Vasser Point Subdivision. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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

Consider Amending the Glynn County Soil
Erosion and Sedimentation Control Ordinance

Mr. Larry Taylor explained that The Georgia General Assembly amended Georgia's Erosion and Sedimentation Act in the 1985 session. The Georgia Department of Natural Resources has instructed local units of government to amend their locally adopted Soil Erosion and Sedimentation Control Ordinance in order to incorporate the changes in the Act and submit a copy of the Ordinance to the Division for review, approval and issuance of continuation of certification.

The proposed amendment reflecting the current language and the proposed changes of the Soil Erosion and Sedimentation Control Ordinance was then discussed.

Mr. Taylor stated that there are no major changes, only clarification, definition changes and explanation to make the Ordinance easier to understand.

Following review, a motion was made by Mr. Benjamin Jaudon to recommend approval of the proposed amendment to the Glynn County Soil Erosion and Sedimentation Control Ordinance. Motion was seconded by Mr. William Holland and unanimously adopted.

Mr. Richard Anderson gave a brief update on the projects that Long-Range Planning have been working on. He stated that the social economic data for the BATS Study has been submitted to the Department of Transportation as scheduled. The master street address guide for the 911 System has been submitted to Southern Bell. There is additional information on this program that is being worked on at this time.

Mr. Anderson then stated that the proposed Master Plan for Glynn County is going well and if he can continue to work as scheduled, this time next year he should have a document to submit for review.

Mr. Dan Coty expressed concern as to the Health Department's requirements on approval of septic tanks. He stated that it is his feeling that this matter still needs to be looked

Thereupon, a motion was made by Mr. Dan Coty that a letter be sent to the County Commission expressing that the Planning Commission recommends that the Glynn County Commission meet with the Glynn County Health Department Board and Staff to review the requirements on septic tanks. Motion was seconded by Mr. Gary Strickland and unanimously adopted.

Upon a motion made by Mr. Mac Harden and seconded by Mr. William Holland the Minutes of March 1, 1988 were unanimously adopted and approved.

Meeting Adjourned at 9:45 A.M.