

## MINUTES

GLYNN COUNTY PLANNING COMMISSION  
 May 3, 1988 9:00 A.M.

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

ABSENT: Gary Strickland

ALSO PRESENT: Edward Stelle, Director of Community  
 Development Department

Larry Taylor, Deputy Director of  
 Zoning and Development Review

Deborah Chapman, Zoning Administrator  
 Zoning and Development Review

Richard Anderson, Deputy Director of  
 Long-Range Planning

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Chairman Dennie McCrary called the meeting to order and the invocation was given by Mr. Mac Harden.

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Sugarmill Subdivision  
 Preliminary Plat  
 Hornsby Co., Developer

Mr. James Conine, Surveyor, was present for discussion.

Mr. Larry Taylor stated that the subject property contains 7.11 acres located just north of St. Clair Subdivision on Frederica Road. There will be 20 residential lots, zoned R-12 One-Family Residential, served by two paved private roads.

It was then stated that the Developer has agreed to connect to the St. Simons Water & Sewer System by providing a lift station and all necessary gravity and force mains.

Mr. Taylor stated that the staff recommends approval of the subdivision plat subject to the Developer obtaining a Soil Erosion and Sedimentation Control Permit and the drainage being approved by the County Engineer.

Mr. James Conine pointed out that the proposed subdivision is located directly across Frederica Road from the Sea Palms Golf Course. He stated that he has done the survey work for this development and Mr. Lawrence Miller is the Engineer for the project.

Mr. Dick Ludlow, Consultant with the St. Simons Water & Sewer District, stated that the Developer has worked out arrangements for providing water and sewer to the site by tying into the St. Simons Water & Sewer System. Mr. Ludlow stated that he would like to see the Commission place this as a condition on preliminary plat approval.

Following review, Mr. Benjamin Jaudon made a motion to approve the preliminary plat subject to the Soil Erosion and Sedimentation Control Permit, on-site and off-site drainage being approved and water and sewer being provided and approved by the St. Simons Water & Sewer District. Motion was seconded by Mr. Dan Coty.

Mr. McCrary stated concern to the lots having frontage on Frederica Road. He stated that he feels these lots should be buffered from and have no access to Frederica Road. Mr. McCrary also expressed concern as to the off-site drainage. He stated that this would encroach on adjacent property owners and County Right-of-Way.

Mr. Taylor stated that a letter has been sent to the adjacent property owners explaining about this development and drainage. He stated that a ditch that was previously used has been filled and landscaped, this ditch will need to be opened back up. Mr. Taylor stated that the work would be within the County Right-of-Way.

Mr. David Hornsby and Mr. Chip Worthington, Developers, entered the meeting at this time.

Mr. McCrary once again expressed his concern about drainage, access and buffering.

Mr. Hornsby stated that he has one plan that calls for a five (5) foot wall to buffer the lots from Frederica Road. The wall would be right on the property line and

Mr. Jaudon stated that he would amend his motion to add the condition on buffering and limiting access for lots having frontage on Frederica Road. Mr. Dan Coty stated that he amends his second to include these conditions which involve Lots 20, 1, 2, 3 and 4.

Mr. Hornsby stated that he would be glad to come back before the Commission to have a landscape plan approved prior to final plat approval.

Mr. Ed Stelle stated that the Commission can defer the plat at this time until the landscape plan is submitted for approval, if they so desire.

Chairman McCrary then asked Ms. Deborah Chapman to read the motion with conditions. Ms. Chapman stated that a motion has been made and seconded to approve the Preliminary Plat of Sugarmill Subdivision subject to: 1) The Developer obtaining a Soil Erosion and Sedimentation Control Permit.; 2) On-site and off-site drainage being approved by the County Engineer.; 3) Water and sewer being provided and approved by the St. Simons Water and Sewer District.; 4) No access on to Frederica Road to be allowed for Lots 20, 1, 2, 3 and 4. Access to be from Currie Street or Currie Court.; and 5) The Developer submitting a landscape plan, showing Lots 20, 1, 2, 3 and 4 being visually buffered from Frederica Road, to the Planning Commission for their review and approval prior to the final plat being submitted for approval. A vote was then taken to unanimously approve the Preliminary Plat of Sugarmill Subdivision.

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Fancy Bluff Estates Subdivision  
Preliminary Plat  
Albert Crews, Developer

Mr. James Conine, Surveyor, was present for discussion.

Mr. Larry Taylor stated that the proposed subdivision is located in Fancy Bluff. The property is zoned Forest Agricultural, which requires a minimum lot size of 20,000 square feet.

Mr. Taylor stated that the subdivision will be 10 lots (3 lots previously platted and 7 now being platted) on a dirt road. He stated that a county dirt road requires a right-of-way of 60 feet. The Developer is requesting a variance for a 50 foot right-of-way rather than the required 60 foot right-of-way on the first 181 feet of the

Mr. James Conine stated that the variance on the 181 feet is being requested because the Developer does not have ownership of the two lots on each side of the proposed road.

Mr. Conine stated that the existing 20 foot drainage easement on the property has been increased to 30 foot. If additional easement is determined to be needed, additional land will be given.

Following discussion, a motion was made by Mr. William Holland to approve the Preliminary Plat of Fancy Acres Estates. Motion was seconded by Mr. Mac Harden and unanimously adopted.

A motion was made by Mr. Dan Coty to approve the variance as requested on the right-of-way. Motion was seconded by Mr. William Holland and unanimously adopted.

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GC-9-88

Request to Rezone from R-12 One-Family Residential to PD-S Planned Development-Shopping a tract of land containing 89.36 acres located approximately at the southwest corner of F-009 Spur and Scranton Road, having frontage of 2,222.67 feet on F-009 Spur, 723.31 feet on Scranton Road and 735.30 feet on Cypress Mill Road. Subject property to be incorporated into the existing PD-S Planned Development-Shopping Zoning Text for the Regional Shopping Mall and Related Commercial Development (GC-21-82).

Mr. Thomas Wheeler, Partridge Greene, Inc. and Mr. James Carter were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to amend the Glynn Place Planned Development Zoning Text to add a 89.3678 acre tract of land. The property is located across Golden Isles Parkway/F-009 Spur from Glynn Place Mall and is owned by the Developers of Glynn Place. The Developer plans to extend Altama Connector across the F-009 Spur and connect with Cypress Mill Road. The Developer plans to carry the same high quality development as Glynn Place onto this tract. The staff feels this is a logical request and the best use for the property.

Staff recommends approval subject to the following conditions:

1. For the tract to be rezoned Planned Development

development setback line. No buildings, parking, paving or structures will be allowed in the 50 ft. setback area. All easements to adjoining residential properties to be a minimum of 50 ft. and meet all Glynn County Standards.

3. The Developer obtains permission from the Department of Transportation for the access onto Golden Isles Parkway.
4. The Developer will be responsible for all cost of road improvements and signalization needed for Cypress Mill Road, Golden Isles Parkway and Scranton Road, as a result of the extension to Cypress Mill Road.
5. All of the property to have access to public water and sewer at the time of development.
6. All of the above items to be addressed as part of preliminary plat process, to be approved by the Glynn County Planning Commission.

Mr. Thomas Wheeler stated that he would be glad to answer any questions the Commission may have. He stated that he does agree with the six (6) items stipulated above.

Mr. Otto Cothran expressed concern as to the road design. He questioned whether the road would cross over his property. He stated that his review of the road design appears that the road could possibly encroach on his property. Mr. Ed Stelle assured Mr. Cothran that the road would only be constructed on the 89 acres, it will be an on-site road.

Mr. Sapp stated that he sits right in the middle of the proposed development. He stated that he does not object to the development, his concern is taxes on his property increasing. Mr. Sapp stated that he has already talked with the Developer and he has been assured that there will not be any interference with access to his property.

Mr. Dana Mason, property owner on Cypress Mill Road, expressed concern as to commercial intrusion into the residential area on Cypress Mill Road.

Mr. Taylor stated again that a 50 foot natural buffer is being recommended to protect the residents. During discussion of this, Mr. Wheeler stated that he will agree to no access onto Cypress Mill Road and that the lots abutting Cypress Mill Road will also maintain a 50 foot buffer with the exception of 100 feet in width for visibility of the intersection.

Mr. Clayton Lagger asked if the whole world is going

Mrs. W. C. Pittman was present to voice her concern as to access to her property, which is presently by Jacobs Road. Mr. Wheeler stated that she will be granted access to her property and the access will be just as good if not better than what is there now.

Mr. Dan Coty stated that he has personal interest in this request because his parents live in the area as well as he owns property adjacent to the property involved. Mr. Coty stated that drainage is a concern, as well as traffic.

Mr. Mac Harden expressed concern as to whether a 50 foot buffer is adequate on a tract of land of such a large size. He stated that he feels the buffer should be increased. There are a lot of residential homes that are adjacent to this property, they need to be protected. Mr. Harden stated that he would be unable to vote on this today, additional study is needed.

Mr. Taylor stated that the request will still go before the County Commission after the Planning Commission takes action. Mr. Coty then suggested that the property be zoned Planned Development but that it be down-zoned to multi-family in the Cypress Mill Road area.

Mr. Tom Wheeler stated that due to the cost of the construction of the road it would not be feasible to develop the property with a multi-family usage. Mr. Wheeler explained that their company will construct the road from F-009 Spur to Cypress Mill Road. Plans call for the County to extend the road on thru to Community Road.

Mr. Ed Stelle explained that in the past DOT has stated that if an access cut is granted off F-009 Spur that a road would have to be built to connect to Community Road. The access off F-009 Spur would be granted to the County not a Developer.

Mr. Dennie McCrary stated that it is his understanding that this road, connecting Community Road with the F-009 Spur, is wanted by the County and State.

Mr. Ed Stelle stated that a Planned Development Zoning will give the County more protection for the development of the 89 acres.

Mr. Dan Coty stated that the Planned Development Text only requires site plan approval on 10 acres or greater. He stated once again that he feels this commercial development would be an intrusion on the Cypress Mill Road end.

SUP-6-88

Request for a Special Use Permit in an FA Forest Agricultural Zoning District for the location of an outdoor Shooting Range. Subject property consist of 23.87 acres located at the end of Stafford Road (located off Highway 84).

Mr. Gasper Defino, property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to allow a Public Outdoor Shooting Range on a 23.87 acre tract of land off Highway 84. The property is zoned Forest Agricultural. The Glynn County Zoning Ordinance does not specify a "shooting range", however, under Forest Agricultural places of large public assembly are allowed as a special use provided that such use is located on a site of not less than five (5) acres. The staff recommends approval of the special use permit subject to the following conditions:

1. The shooting range area is located 600 feet from any residential or occupied buildings or structures and 200 feet from any adjacent properties.; and
2. All the requirements of the NRS (National Rifleman's Association) suggested safety recommendations shall be met.

Mr. Defino stated that he has been designing ranges since 1951 and safety is his main concern. He explained that berms will be constructed to stop the bullets. The site will be supervised at all times.

Mr. Harold McDonald, Pastor of the adjacent church, was present to express opposition to this request. He stated that the church members do not want this type use in their community.

Also present to express opposition to this request were Mr. James Bell, Mr. Ronnie Newbern, Mr. Roy Swagg, and Mr. and Mrs. Jimmy Kitchen. Their objections are noise, safety and the intrusion into the residential area. A petition was submitted with 47 signatures opposing the firing range.

Mr. Defino stated that he wants to make peace with the neighborhood and that there will not be any shooting on Sunday mornings.

Mr. Calvin Way, Jr. was present to express his concerns on noise, safety and accidents. He stated that he is not totally objecting to this use but feels the churches

Mr. Defino requested that the Commission defer voting on this request till he can bring people supporting the request.

Mr. Mac Harden stated that he hopes Mr. Defino can find a site for this use but does not feel this area is adequate, it is a residential and church area.

Mr. Mac Harden then made a motion to recommend denial of this request. Motion was seconded by Mr. Ben Jaudon. Mr. John Rivers stated that he does not feel safety is a factor but does feel Forest Agricultural is not a proper zoning for this type use. He stated that he is in support of the motion for denial. Mr. Dan Coty stated that he feels we should amend the Ordinance and put in guidelines for this type use. A vote was then taken, vote was unanimous for denial.

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GC-2-88 A

Consider an Amendment to the Glynn County Zoning Ordinance regarding skirting requirements for mobile homes and manufactured homes, sections to be amended are Section 302. Definitions, Section 701. M-6, M-9, Mh-6 and Mh-9 One-Family Residential, Section 702. M-12, M-20, Mh-12 and Mh-20, Section 704. Forest Agricultural and Section 725. Mobile Home Park.

Mr. Larry Taylor explained that the Glynn County Building Official requested that the Ordinance be amended in order to better enforce skirting requirements for mobile homes and manufactured homes. Mr. Taylor stated that the requirements as proposed are not new, these requirements are being used.

The proposed amendment was then discussed. Mr. John Rivers suggested some minor word changes. Following discussion, a motion was made by Mr. William Holland to recommend approval of the amendment, with changes. Motion was seconded by Mr. Dan Coty and unanimously adopted.

The following definition is being recommended for adoption. Sections 701., 702., 704. and 725. of the Ordinance will also be amended to reference the definition as the requirements.

Section 302. Definitions

Add The Following:

78A) Skirting



materials not listed above requires prior approval by the Glynn County Building Inspection Department.

Skirting shall have ventilation and an access door, as per Building Code Requirements.

Skirting is required within thirty (30) days from date of electrical service and tie-down approval by the Glynn County Building Inspection Department.

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Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. William Holland, the Minutes of April 5, 1988 were unanimously approved and adopted.

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Mr. Richard Anderson gave a brief report on the Long-Range Planning projects. He presented the Commission with a table showing Glynn County Employment Projections 1990 - 2010 for use in the Brunswick Area Transportation Study and a table for Glynn County Population Projections 1990-2010.

Mr. Anderson informed the Commission that the Long-Range Planning Staff and Mr. Stelle will be meeting with the County Commission on Thursday, May 12, 1988 to present the status of the BATS Study, E-911 and Comprehensive Land Use Plan. The meeting will be at 4:00 p.m. in the County Commission Meeting Room, he invited the Planning Commission to attend.

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Adjourned At 11:30 A.M.