

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
June 7, 1988 9:00 A.M.

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

ABSENT: Gary Strickland

ALSO PRESENT: Edward Stelle, Director Community
Development Department

Larry Taylor, Deputy Director of
Zoning and Development Review

Deborah Chapman, Zoning Administrator
of Zoning and Development Review

Richard Anderson, Deputy Director
Long-Range Planning Section

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

Chairman Dennie McCrary announced that Item #13, Mary House Ministries SUP-8-88, has been deferred. He stated that when them item comes up on the agenda if there is someone present to speak on the request, they may do so at that time.

Glen Meadows Subdivision
15.25 acres, Crispen Boulevard
Coastline Development Co., Developer

Mr. Harry Driggers was present for discussion of the subject plat.

Mr. Larry Taylor stated that this request is for a 41 lot residential subdivision off Crispen Boulevard southwest of U.S. Highway 17. The subdivision plat was then presented. Mr. Taylor stated that the subdivision plat meets all the requirements of the Glynn County Subdivision Regulations for preliminary plat approval with the exception of the length of the dead-end street. Under

Section 602.2(g) permanent dead-end streets shall not be longer than eight hundred (800) linear feet. Glen Meadows Circle exceeds twelve hundred (1200) linear feet. The Developer's agent has requested a variance to allow the 1200 ft. dead-end street as per Section 901 Variances for "peculiar shape, or the topography of a tract of land, or other unusual conditions makes it impractical for a subdivider to comply".

Mr. Taylor stated that the staff recommends approval of the preliminary plat subject to the Planning Commission granting a variance.

Mr. William Holland questioned why the street has to be a dead-end street and not a circle.

Mr. Ed Stelle stated that he has met with the Developer regarding this road being a circle instead of a dead-end street. If the road is a circle they would lose lots. However, it would be possible to take the road on through to Hyers Street. Mr. Stelle stated that the Developer feels the cul-de-sac is more desirable for security purposes. It was then explained by Mr. Stelle that Hyers Street is a County dedicated road but has not be maintained by the County for several years. If the subdivision opens onto Hyers Street the county would be required to bring Hyers up to standards.

Mr. Holland stated that he does not see basis to grant a variance in accordance with the Subdivision Regulations, it's beyond the requirements. Mr. Holland stated that the variance will allow the Developer to gain lots.

Following discussion, a motion was made by Mr. Dan Coty to approve the Preliminary Plat of Glen Meadows Subdivision as designed. Motion was seconded by Mr. Mac Harden. Voting Aye: Messrs. Dan Coty, Mac Harden, Benjamin Jaudon, Dennie McCrary and John Rivers. Voting Nay: Mr. William Holland.

Hampton Plantation, Phase I
41.5 acres, Butler Lake Drive
The Hampton Group, Developer

Mr. Marvin Bluestein and Attorney James Bishop were present for discussion.

Mr. Larry Taylor stated that this request is for the first phase of Hampton Plantation which will consist of 70 single-family lots and 18 patio lots. The total development will be approximately 183 single-family lots and 98 patio lots located around an 18 hole golf course. Access will be one control entrance off Butler Lake Drive near Driver Morris Street and all streets will remain private. All lots will be served by an extension of the St. Simons Island Water and Sewer System, provided by Developer. The Developer has shown a 50 ft. road right-of-way thru the development not the 80 ft. as approved at the time of

rezoning to Planned Development. The Developer has filed a request for an amendment to his planned development text to change this right-of-way requirement to 50 ft. rather than 80 ft. (Request #GC-11-88, Item #9 on agenda)

Mr. Taylor stated that the staff recommends approval of the preliminary plat subject to the amendment to the Planned Development Zoning Text being approved.

Attorney James Bishop stated that he represents the applicants of this request and would request that item #9 be discussed at this time, if there is no objection to this. There was no objection expressed by the Commission nor the public.

Thereupon Chairman McCrary stated that item #9 will now be heard prior to action on the preliminary plat.

GC-11-88

Request to Amend the GC-10-87 Hampton Plantation Planned Development Zoning Text and Master Plan. Subject amendment is to amend Section IX Access, parking and Buffer Areas, to allow a 50 foot right-of-way instead of an 80 foot right-of-way from Lawrence Road to the 292.03 acre Planned Development.

Property owned by The Hampton Group;
Marvin Bluestein, Agent

Mr. Taylor stated that this request is to Amend the Planned Development Zoning Text for Hampton Plantation. The original zoning text and concept plan showed the primary access to be an 80 foot right-of-way with a center median. The Developer now proposes a 50 foot right-of-way with curb and gutter. The 50 foot right-of-way will meet the minimum design standards of the Glynn county Subdivision Regulations.

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

Mr. Marvin Bluestein stated that the original plan called for a development of 800 homes, the new plan will only have about 400 homes. The beauty of the trees will be preserved if the right-of-way is 50 feet instead of 80 feet. He then presented an over-all master plan for the Commission's review.

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

A motion was then made by Mr. Mac Harden to approve the Preliminary Plat of Hampton Plantation, Phase I, subject to the amendment being approved by the County Commission. Motion was seconded by Mr. William Holland and unanimously adopted.

Mariners Cove Subdivision
2.89 acres, Demere Road
Cove Development Co., Developer

Mr. Paul Carter, Mr. James Conine and Mr. Joe Hemingway were present for discussion.

Mr. Larry Taylor stated that the preliminary subdivision plat is for 15 residential lots located on the east side of Demere Road just north of Arnold Road. The subdivision will be served by the St. Simons Island Water and Sewer System. The street is to be paved and dedicated to the County. This plat meets all the requirements of the Glynn County Subdivision Regulations for preliminary plat approval.

Mr. Taylor stated that the staff recommends approval of the plat subject to the Developer providing drainage easements through adjoining properties to the rear of the subdivision and to the specifications of the County Engineer.

Mr. Conine, surveyor, stated that they are working with the adjacent property owners on the drainage.

Mr. Ed Stelle stated that Mr. Brogdon, County Engineer, concurs with the drainage being subject to approval.

A motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat of Mariners Cove Subdivision subject to the condition as stated. Motion was seconded by Mr. William Holland and unanimously adopted.

Palmetto Place
38.60 acres, Cate Road
Palmetto Point, Inc., Developer

Mr. Harry Driggers was present for discussion.

Mr. Taylor presented the preliminary plat and staff report for this development. He stated that the plat meets all the requirements of the Glynn county Subdivision Regulations for preliminary plat approval for a 65 lot residential subdivision with the exception of the minimum lot width requirement on Lots 17, 18, 19, 28 and 29. The minimum lot width on these lots range from 40 ft. to 60 ft. when the allowable lot width is 80 ft. (The lots are on a curb in the street allowing a 20% reduction for the 100 ft. required by FA Zoning making the requirements 80 ft.) The Developer's agent has requested a variance as per Article IX, Section 901 of the Glynn County Subdivision Regulations for a reduction in minimum lot width on a curb.

Mr. Taylor stated that the staff recommends approval of the plat subject to the Planning Commission's action on granting the variance.

Mr. Ed Stelle stated that he has met with Mr. Driggers and Mr. Lackey, surveyor, and expressed concern to the curve and lot widths. They have stated that they can flatten the curve in and pick up additional lot width.

A motion was made by Mr. Benjamin Jaudon to grant approval of the plat with variances for lot widths to be no less than forty (40) feet. Motion was seconded by Mr. William Holland and unanimously adopted.

SP-6-88

Turtle Point Townhouses
Sea Palms West, Frederica Road
Sea Palms Development Corp., Developer

Mr. Roger Steffens, Sea Palms Development, was present for discussion.

Mr. Larry Taylor stated that this request is for site plan approval of a 14 unit townhouse development on 2.2 acres of land. The development is located on Sea Palms West Drive in Sea Palms West, Sea Palms Planned Development Zoning. The development density is 6.4 homes per acre and has a proposed drive of 50 ft. right-of-way serving only this development. Any further development by the extension of Sea Palms West Drive will require some consideration for traffic congestion caused by the length of the dead-end street.

Mr. Taylor stated that the staff recommends approval of the site plan.

Mr. Steffens stated that the 2.2 acre tract is Parcel 10 of Sea Palms West. The 14 units will be 1,800 to 2,200 square feet with a 2-car garage.

Mr. Stelle expressed concern as to the main road. He stated that the master plan road system needs to be reviewed prior to any other parcels being developed. Mr. Steffens stated that he would meet with the Community Development Staff on this matter.

A motion was made by Mr. William Holland to approve the site plan subject to any future development by the extension of Sea Palms West Drive will require consideration for traffic congestion caused by the length of the dead-end street.

SP-7-88

Charter-By-The-Sea Hospital Addition
Demere Road
Charter Medical Corp., Developer

Mr. Brent Conway and Monty Korb were present for discussion.

Mr. Larry Taylor stated that this request is for an addition of 5,010 sq. ft. to Charter-By-The-Sea Hospital. The addition will be a 9 bed addition to the existing hospital. No additional parking will be required. The existing parking and access drives will not be changed. Site coverage with the addition will be 28%.

Mr. Taylor stated that the staff recommends approval of this site plan.

Following review, a motion was made by Mr. Ben Jaudon, seconded by Mr. William Holland and unanimously adopted to approve the site plan.

SP-8-88
101 Unit Motel Complex
Frederica Road and Riverview Drive
Longview Development Corp., Developer

Mr. John Kern was present for discussion.

Mr. Larry Taylor presented the plan for review. He then presented the staff report, he explained that a motel has been permitted as part of the Planned Development Zoning of the area.

Mr. Taylor stated that the following conditions were placed on the development of a motel under the Planned Development Zoning Text.

Land Use/Development Standards/Exceptions/Variances - All of these shall remain consistent with prior PD-GC text and current zoning, except that the major traffic entrance shown on Riverview be moved approximately 160 ft. eastward towards Frederica and the thru traffic way shown between "out" parcels on Frederica be omitted. The building and parking configuration for all of the PD-GC property will be accomplished in full compliance with governing standards at such time as site plan approvals therefore are sought.

Special Development Conditions to Rezoning -

- A. The motel wall parallel to and nearest to Riverview Drive shall be located no nearer the right-of-way than shown on attached revised Preliminary Site Plan dated September 25, 1984... and shall have "offset" as shown to save live oaks shown.
- B. The parking and building configuration shall be such so as to save all trees as noted on the afore referenced attached "plan".
- C. The earth wall/planter noted on attached "plan" shall be constructed along with initial site work so as to screen the construction and allow for plant growth during construction.
- D. The sidewalk shown just inside the right-of-way of Riverview Drive shall be constructed immediately after the earth wall and along with the first concrete work (footings) during construction... subject to approval of the County Engineer.

- E. The relocation and grading and paving of Longview Drive from Riverview Drive/Wassaw Street intersection to easternmost Longview Drive lot shall be accomplished during initial site work so as to provide uninterrupted access for residents, prior to issuance of occupancy permits.

Mr. Taylor stated that the new plan reflects these conditions, as follows -

- 1) The site plan shows the driveway moved towards Frederica Road approximately 130 ft. eastward not 160 ft. in order to save several large trees.
- 2) The motel wall setback parallel to Riverview Drive was 87 ft. originally, it is now approximately 120 ft. No offset is required due to live oaks now shown outside of building line.
- 3) Only one tree that was shown to remain on the original Preliminary Site Plan is now being removed, but a larger tree is to remain as a result of the new plan.
- 4) The earth wall/planter has now been replaced by a 7 ft. high stucco and wood fence in order to screen the adjacent residential subdivision.
- 5) A sidewalk is shown on the new site plan along Riverview Drive.
- 6) Relocation of Longview Drive has already been completed to County Standards.

It was stated by Mr. Taylor that the staff recommends approval of the site plan for the 101 unit motel subject to the following conditions -

- 1) The Developer being required to replace the earth wall/planter with a 7 ft. high stucco and wood fence, as shown on the site plan. Construction of the fence to be completed within 30 days of the issuance of the building permit for the project. The residential side of the fence will require a continuous planted buffer strip of healthy plants which possess growth characteristics of such a nature as to produce a dense planting screen of at least 3 ft. in height (at time of planting). Planted screen to be completed before the Certificate of Occupancy is issued on the project.
- 2) Developer to pay the cost of relocation of signalization on Frederica Road, which occurs when the Developer corrects the entrance to Dunbar Center. Developer's share of the cost will not exceed two thousand dollars (\$2000).
- 3) A directional sign can be placed at each entrance to the motel site, provided the sign meets the following requirements:
 - a) Sign to be low profile type, not to exceed 30 inches above ground level.
 - b) Sign area not to exceed 10 sq. ft. per side.
 - c) The sign can only contain the name or logo of motel and must also serve a "directional purpose" for motel site.

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- 4) The earth wall/planter has now been replaced by a 7 ft. high stucco and wood fence in order to screen the adjacent residential subdivision.
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- 3) A directional sign can be placed at each entrance to the motel site, provided the sign meets the following requirements:
 - a) Signs to be low profile type, not to exceed 30 inches above ground.;
 - b) Sign area not to exceed 10 square feet per side.; and
 - c) The sign can only contain the name or logo of the motel and must also serve a directional purpose for the motel site.
- 4) The Developer will be required to pave a turn lane along Frederica Road from the entrance to Dunbar Center to Riverview Drive and along Riverview Drive to the entrance of the motel development to the County Engineer's specifications.
- 5) Only two (2) curbed exit drives will be allowed for traffic exiting from the out parcel adjacent to the Dunbar Center's main entrance.
- 6) The intersection of Food Lion, Frederica Bank, Motel and main entrance to Dunbar Center will need to be reviewed by the County Traffic Safety Engineer and County Engineer for signage to crate safe traffic flow, and necessary improvements will need to be made by the Developer.

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 GC-21-82 Planned Development-Shopping Zoning Text for the Regional Shopping Mall and Related Commercial Development.

Property owned by Partridge Greene, Inc.

Mr. Thomas Wheeler was present for discussion.

Mr. Dan Coty stated that he is abstaining from voting on this issue and will participate in the audience discussion.

Mr. Larry Taylor stated that this item has been discussed at two previous meetings. He stated that the staff report from the previous meeting has the information that is still being considered. Mr. Taylor stated that the

staff recommends approval of this request subject to the following six (6) conditions -

- 1) For the tract to be rezoned Planned Development, it would require an agreement between the Developers and Glynn County Board of Commissioners for a major arterial street to be constructed from Golden Isles Parkway to Community Road.
- 2) The Planned Development Zoning Text to be amended to reflect the following requirements for all properties south of Golden Isles Parkway - All commercial property lines adjoining residential zoning would require the standard landscaped buffer as required in Section 613 of the Glynn County Zoning Ordinance, as well as a 50 ft. development setback line. No buildings, parking, paving or structures will be allowed in the 50 ft. setback area.
- 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 needs 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 economics is a concern in developing this property. It will require developing the entire property as commercial.

Mr. Wheeler stated that a 50 foot buffer will be provided, with a 25 foot buffer to be left undisturbed. He stated that he feels this is good for the neighbors and it should address their concerns.

Mr. Wheeler stated that the commercial structures that are to be built will not be over 35 feet in height and dumpsters will be located in enclosed areas.

Mr. William Holland stated that the site plan shows a 250 foot commercial window on Cypress Mill Road, which opens up commercial into the residential area.

Mr. Clayton Lager stated that he objects to this request, it is a commercial impact on the residential neighborhood. Also present to object to the rezoning were Mr. Frank Cross, Mr. Alvin Beckham, Mr. Otto Cothran, Mr. G. Coty, Mr. Jack McCollum, Mr. Dana Mason and Mrs. Lillie Smith. Their objections are traffic impact, visual impact, commercial encroachment into the residential area, buffering and drainage. It was pointed out that the 50 foot natural buffer will contain a drainage ditch and therefore will not be a natural buffer.

Mr. Dan Coty stated that as a citizen and property owner in the area he feels this rezoning would truly be an intrusion into a residential area. He stated that he feels this Planned Development should contain a separate zoning text with a highway commercial usage along the Spur and Scranton then an office commercial use then a multi-family residential use along Cypress Road.

Mr. Wheeler stated that the road to serve the property is of concern, the road needs to be constructed by his company from the Spur to Cypress Mill Road and the county to construct the road from Cypress Mill Road to Community Road. The roads need to go all the way through in order for them to get a curb cut off the F-009 Spur.

Mr. Stelle stated that the county has not obligated themselves at this time to construct the road from Cypress Mill to Community Road. He explained that Mr. Moreland from the Department of Transportation has stated in previous years that DOT would not allow another cut onto the Spur until the road is constructed from the Spur to Community Road.

Mr. Wheeler stated that Commissioner Moreland is now retired. He stated that he does not feel it is an impossible task to get the cut.

Mr. Dennie McCrary stated that the Planning Commission may desire to consider rezoning just a portion of the property if they have concerns. The portion towards Cypress Mill Road could remain as zoned until a future date and the 2/3 towards F-009 Spur and Scranton Road could be considered for rezoning.

Mr. Stelle stated that this reduction can be done if the Planning Commission desires.

Mr. Wheeler stated that it excepts the 2/3 being considered to be incorporated into the zoning text.

Thereupon, Mr. Stelle and Mr. Wheeler left the room to amend the survey to show the reduction, which will consist of approximately 60 acres fronting only on Scranton Road and the F-009 Spur. Mr. Stelle and Mr. Wheeler entered the room several minutes later. During their absence the next item on the agenda was discussed and action was taken. Mr. Stelle presented the survey showing the line reduction.

Mr. Wheeler stated that he feels the road will go all the way through the property one day. He stated that he does not feel he will be able to get the cut onto the Spur without the road going through the property.

Mr. McCrary stated that the 60 acres would give them a commercial inventory and would not cause a zoning change that would encroach into the residential area.

Mr. Wheeler stated that he has the option to withdraw between now and the County Commission Meeting.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of rezoning approximately 60 acres fronting on Scranton Road and F-009 Spur to Planned Development-Shopping. Motion was seconded by Mr. Mac Harden. Voting Aye: Messrs. Mac Harden, William Holland, Benjamin Jaudon, Dennie McCrary and John Rivers. Abstained From Voting: Mr. Dan Coty.

GC-12-88

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a lot containing 25,264 square feet, known as Lot 4 Sherwood Subdivision, located on the north-east corner of Cypress Mill Road and Carteret Road.

Property owned by Kenneth E. and Mary C. Leppard;

Mr. Ralph Lackey, agent, was present for discussion.

Mr. Mac Harden abstained from voting on this matter due to a conflict of interest.

Mr. Larry Taylor stated that this request is to rezone to a commercial classification a lot at the corner of Cypress Mill Road and Carteret Road. Based on the surrounding properties zoning and use as well as traffic counts on Cypress Mill, commercial would be the best use of the property.

Mr. Taylor stated that the staff recommends approval of the rezoning request.

Mrs. Evelyn Ricks, adjacent property owner, asked if all the trees would be removed from the property. She stated that it would be nice to have a natural buffer between this property and her property.

Mr. Mac Harden stated that if a buffer is provided that there would not be adequate room to put the structure, due to the size of the lot.

It was pointed out that Mrs. Ricks' property is already zoned Highway Commercial but used as residential. There is no requirement in the Ordinance to buffer a commercial use from adjacent property zoned commercial.

Mrs. Ricks stated that she is not objecting just asking questions.

Following review, a motion was made by Mr. Dan Coty to recommend approval of this request. Motion was seconded by Mr. William Holland. Voting Aye: Messrs. Dan Coty, William Holland, Benjamin Jaudon, Dennie McCrary and John Rivers. Abstained From Voting: Mr. Mac Harden.

GC-13-88

Request to Amend the GC-13-86 Hurricane Plantation Planned Development Zoning Text to allow 10 residential lots instead of 3 residential lots on the 23.24 acre tract, located just north of Frederica National Monument.

Property owned by Sarah Plemmons and Mary Plemmons.

Mr. Norman Reu, agent, and Ms. Sarah Plemmons were present for discussion.

Mr. Larry Taylor stated that this request is to amend the Hurricane Plantation Planned Development Zoning Text and Master Plan located in the West Point area of St. Simons Island. The property was zoned to Planned Development in 1986 in order to preserve the natural integrity of the property. Only three (3) one-family residential zoning lots were to be allowed on the 23 acres. The owner would now like to increase this number to ten (10) residential lots. This would be a density of one lot for every two acres and staff feels it would be compatible with the surrounding area.

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

SUP-7-88

Request for a Special Use Permit in an R-9 One-Family Residential Zoning District for the location of temporary mobile home to be used as a church facility. Subject property being the site of Lord of Life Luther Lutheran Church, corner of Frederica Road and Menendez Avenue.

Property owned by The Board of American Missions of The Lutheran Church of America.

Mr. Eric Streed, agent, and Mr. William Hooker were present for discussion.

Mr. Larry Taylor stated that this request is for a special use permit to locate a new church facility on the existing church property. The facility would temporarily be a mobile home to be used as a Sunday School Classroom. The mobile home is only being asked to be used for an 18 month permit.

Mr. Taylor stated that the staff recommends approval subject to the mobile home only being allowed for a period not to exceed 18 months.

Mr. Eric Streed stated that the temporary structure would only be used until an educational building can be constructed.

Mr. Bill Hooker presented the concept plan showing the structure, parking, etc. He stated that they are trying not to encroach into the adjacent residential area.

Mrs. Nancy Rivers was present to ask questions regarding the structure. She questioned whether the eighteen (18) months would be the maximum time allowed.

Mr. Rick Gibry, property owner on Menendez Avenue, was present to object to this request. Mr. Gibry presented a petition signed by nine (9) residents on Menendez Avenue. The petition stated that they are in agreement to a maximum time of ninety (90) days. He stated that they feel eighteen (18) months would really put an impact on the neighborhood and decrease the values of the homes for sale during the eighteen (18) month time period.

Mrs. Karen Moore questioned whether the structure would be used during the week or just on Sundays. Mr. Streed stated that the plans are to use it only on Sundays for a Sunday School Classroom for children.

The location of the temporary structure was then discussed. It was the consensus of the neighbors and Commission that the structure should be placed in a less visible location with adequate landscaped screening.

Mr. Gibry stated that he is still concerned about the eighteen (18) months. Mr. Stelle suggested that the temporary use be approved for a twelve (12) month period with a possible extension if construction has commenced on the permanent structure.

Following discussion, a motion was made by Mr. Dan Coty to recommend approval of the request subject to the site plan being amended to relocate the temporary structure to be placed in a location that will be less visible to the residential area and be screened with landscaping. Further, that the temporary structure be approved for a twelve (12) month period with an option for renewal, if necessary. Motion was seconded by Mr. Mac Harden and unanimously adopted.

Upon a motion made by Mr. Mac Harden and seconded by Mr. John Rivers, the Minutes of May 2, 1988 were unanimously approved and adopted.

Mr. Stelle informed the Commission there will be a Transportation Planning Coordinating Committee Meeting on Thursday at 10:00 a.m. and everyone is invited to attend.

The Commission requested the staff to look into the possibility of advertising when site plans and subdivision plats are to be heard by the Commission.

Meeting Adjourned At 11:30 A.M.

MINUTES

GLYNN COUNTY PLANNING COMMISSION
July 12, 1988 9:00 A.M.

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

ABSENT: Benjamin Jaudon
Gary Strickland

ALSO PRESENT: Edward Stelle, Director of
Community Development Department

Larry Taylor, Deputy Director of
Zoning and Development Review

Deborah Chapman, Zoning Administrator
of Zoning and Development Review

Richard Anderson, Deputy Director of
Long-Range Planning Section

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

GC-14-88

Request to Rezone from R-6 One-Family Residential to GC General Commercial, Lots 19 and 20 of Arco Subdivision consisting of 10,000 square feet, located on the northwest corner of Emanuel Avenue and Seventh Street.

Mr. Steve E. Pello, property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a tract of land located on the corner of Emanuel and Seventh Streets. The property to the west is zoned Highway Commercial and the property to the north is zoned Local Commercial. This property is presently a non-conforming use which has been used as an auto body shop for several years.

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

It was noted that on one was present to object to this request.

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

GC-15-88

Request to Rezone from GI General Industrial to Mh-12 One-Family Residential Mobile Home, a lot containing 12,000 square feet fronting 100 feet on the north side of Kingsland Avenue, approximately 200 feet east of the intersection with Whitlock Street.

Mr. Demetris Crosby and Mrs. Marion Crosby, property owners, were present for discussion.

Mr. Larry Taylor stated that this request is to rezone a lot 12,000 square feet from General Industrial to a One-Family Residential Mobile Home lot. Located on the property is a mobile home as a non-conforming use which has been on the property for many years. The area is of mix uses, with mobile homes, manufactured homes, site built homes and some industrial and commercial uses.

Mr. Taylor stated that the staff feels that this request is logical and would be an improvement to the present conditions. Therefore, the staff recommends approval of the request.

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

Following review, a motion was made by Mr. Wm. Holland to recommend approval of this request. Motion was seconded by Mr. John Rivers and unanimously adopted.

GC-17-88

Request to Rezone from R-12 One-Family Residential to GC General Commercial, portion of Lot 10 of Community Subdivision, consisting of 27,500 square feet, fronting 100 feet on the south side of Community Road approximately 418 feet east of Old Jesup Highway.

Mrs. Elise Prescott, Agent and Mrs. Berta Neto, property owner, were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this is a request to rezone a 27,500 square foot lot with a single family residence to General Commercial to be used as a wholesale nursery. The property is located on Community Road 100 feet west of a tract rezoned to General Commercial in 1983. Due to the mix uses in the area, the close proximity to commercial and the traffic and future widening of Community Road, the staff recommends approval.

No one was present to object to this request.

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

GC-18-88

Request to Amend the Sea Palms West Planned Development Zoning Text and Master Plan, involving Parcels 36, 37, 38, 39 and 40 lying east of the Frederica River and south of Fort Frederica National Monument, having frontage on Stevens Road.

Mr. Roger Steffens, Sea Palms Development Corporation and Mr. Jim Crews from Trust For Public Lands, were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to amend the Sea Palms West Planned Development Zoning Text and Master Plan on original Parcels 36, 37, 38, 39 and 40. The parcels will be revised to consist of Parcels 37, 38 and 39 with proposed development standards being a water oriented mixed use resort village. Permitted uses would be single and multi-family residential, motel or inn, yacht club and marina with wet and dry storage facilities, restaurant and lounge, commercial shopping village and office complex.

Mr. Taylor stated that Mr. Steffens will explain the total concept.

Mr. Steffens then presented an original Sea Palms West Master Plan showing the subject property.

Mr. Steffens introduced Mr. Jim Crews, Trust For Public Lands. Mr. Crews explained that he has been working with Fort Frederica and Sea Palms regarding the transferring of a portion of the Frederica River frontage contiguous to Fort Frederica. This transfer would be to the Department of the Interior and Fort Frederica. He stated that historically this parcel contained the southwest bastion of the Fort.

Mr. Steffens stated that the parcel involved has recently been the site of the Frederica Yacht Club. He then gave a brief history of the 293 acre tract, known as Sea Palms West, proposed to be developed at a density of 1,062.

Mr. Steffens explained that if the transfer is made the remaining tract subdivided into several parcels makes it difficult to do rational land planning in that the parcel boundaries will not follow any physiographic, man made or natural features or defined lines. Therefore the proposed amendment, as requested, is needed to give more flexibility with planning.

Chairman McCrary asked if there would be an increase in density. Mr. Taylor stated that it would really be a decrease in density.

Mr. Steffens stated that he has talked with the adjacent property owners and has not received any objections.

It was noted that no one was present to object.

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

SUP-9-88

Request for a Special Use Permit in an FA Forest Agricultural Zoning District for the location of a Paint Ball Park. Subject property contains 102.90 acres located off Bladen Road (access via a 50 foot easement), approximately 7,000 feet west of Georgia Highway 99.

Mr. Mark Dunlap, Agent for Jack and Peggy Dunlap, was present for discussion.

Mr. Larry Taylor stated that this request is for a Special Use Permit to allow a place of large public assembly for recreational purposes in a Forest Agricultural Zoning District. The proposed use of the property is for a Paint Ball Park.

Mr. Taylor stated that the staff recommends approval of this request, subject to proper signage being placed at the entrance and along all property lines designating the activities on the property to the adjoining property owners and lessee.

Mr. Mark Dunlap explained that this recreational sport is known as National Survival Game or Paint Ball Park, created in 1982. He referred to the proposal he has submitted stating the purpose, materials used in the activity, operating schedule, description of property, environment and personal information about himself.

Mr. Dunlap stated that the property has a three-strand barbed wire fence around all sides of the property.

The site plan for the property was then submitted showing the playing fields and other uses for the site.

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.

The Minutes of June 7, 1988 were adopted.

The Planning Commission Meeting of September 6, 1988 was changed to September 13, 1988, due to the Labor Day Holiday.

Meeting Adjourned At 9:30 A.M.