

## MINUTES

GLYNN COUNTY PLANNING COMMISSION  
August 2, 1988 9:00 A.M.

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PRESENT: Mac Harden, Vice-Chairman  
Dan Coty  
William Holland  
Benjamin Jaudon  
John Rivers

ABSENT: Dennie McCrary  
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  
Long-Range Planning Section

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Due to Chairman Dennie McCrary's absence, Vice-Chairman Mac Harden chaired the meeting. Vice-Chairman Harden called the meeting to order and the invocation was given.

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South Port Subdivision  
Preliminary Plat  
South Port Group, Developer

Mr. Ronnie Perry, Agent for the South Port Group, was present for discussion.

Mr. Larry Taylor stated that the plat consist of 54.6 acres just south of the I-95/U.S. Highway 17 Intersection, adjacent to Truck Stops of America.

The plat was presented. It was stated by Mr. Taylor that the plat meets all the requirements of the Glynn County Subdivision Regulations for a commercial subdivision. He stated that the staff recommends approval of the subdivision plat subject to all conditions being met on the agreement of 1987 between the Developer and Glynn County concerning water and sewer services.

Following review of the plat, a motion was made by Mr. William Holland to approve the Preliminary Plat of South Port. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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GC-19-88

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract containing approximately 85,000 square feet fronting 60 feet on GA Highway 99 just east of Jamaica Road.

Mr. David C. Lyons was present for discussion.

Mr. Larry Taylor stated that this request is to rezone a tract of land of nearly 2 acres in size from Forest Agricultural to Highway Commercial for the purpose of a Trucking Company/Repair Garage. The tract is located on the rear portion of a 10 acre tract which is owned by the applicant and is the applicant's place of residence. Being in the trucking business, the applicant has been doing necessary repairs to his trucks at his residence. The applicant's activities have been cited by the Glynn County Building Inspection Department as a zoning violation.

Mr. Taylor stated the staff recommends that the application be revised to relocate the business on a centralized site, with a minimum of 150 ft. distance from all adjoining property lines, on the applicant's 10 acre tract (only 85,000 square feet is currently being requested to be rezoned). Further, that the site not to exceed 2 acres in area, including the 60 foot lot width/frontage on Highway 99, and fenced with a solid fence or planted screen 6 feet in height.

Mr. David Lyons stated that he is in the trucking business and that he wants to have the right to work on his own trucks on his own property.

Mr. Handy Jernagan, adjacent property owner, stated that the area Mr. Lyons wishes to rezone is located in a community which is Forest Agricultural not for commercial. A commercial use in the community will bring the property values down. Also the use is currently being conducted on Mr. Lyons property and it has created noise and pollution from burning materials as well as being an eyesore. Mr. Jernagan stated that he objects to this rezoning in the community on Highway 99.

A petition, with 36 signatures from property owners located on Highway 99 west, was submitted stating objection to the proposed change in zoning.

Mr. Jonathan McDonald stated that he sent each of the Planning Commission Members a letter in the mail. He explained that the letter gave a background of the residential area along Highway 99 West. Families have lived in the area as long as 37 years. Mr. McDonald stated he objects to this request. He stated he still objects even if the location is changed per request of staff. He stated that he seeks protection from the Ordinance to leave the area Forest Agricultural.

Also present to object were Randy Nazzrie, Ann Keene, Hollis Keene, Glenn Michael, Carl Hutchins, Jackie McDonald Carol Smith, Kenneth Reynolds and David McDonald. Everyone was given the opportunity to express their concerns and objections.

Mr. David Lyons stated that he feels everyone is getting the wrong impression. He stated there will only be about 5 or 6 trucks, not a large operation, that will be worked on by himself and his sons.

Mr. David McDonald stated that the nearest commercial zoning from this site is approximately 5 miles. He stated that a commercial operation would be totally incompatible with the area. Mr. McDonald stated that this request would be a spot-zoning as well as a split zoning, as designed.

Mr. Ed Stelle stated that this type request creates a problem. Mr. Lyons wants to work on his truck but doesn't really want a commercial zoning. If he was in the pulp wood business or running a farm he would be allowed to work on his equipment. But he's not, he's in the trucking business and he can't work on his trucks.

Mr. Stelle explained that the Ordinance does not allow special activity of this type as a special use in an agricultural district. He stated that personal rights are dwindling as government grows bigger, but we're just trying to accommodate an individual to have the right to use his own property.

Mr. Dan Coty suggested that the Ordinance be amended to allow these type situations.

Mr. Mac Harden stated that he feels the people would still object from what he's hearing.

Mr. Hollis Keene asked Mr. Dan Coty if he had any personal dealings with Mr. Lyons. Mr. Coty stated that Mr. Lyons has done business with him for years, he sells him diesel fuel. Mr. Coty stated that he would abstain from voting if he desires.

Mr. John Rivers asked Mr. Lyons if he was aware of the zoning and what was his intended use when he purchased the property. Mr. Lyons stated that he had trucks and that he thought they would be allowed, however he did not make an inquiry before hand.

Mr. Mac Harden stated that for the 5 years he has served on the Commission he has always voted against spot-zoning. He stated that he feels this is a spot-zoning and the neighborhood should be protected, as well as the use is an eyesore to the area.

Mr. John Rivers stated that he feels Mr. Lyons should have checked the zoning before purchasing the property and utilizing it as commercial. He stated that he also objects to spot-zoning.

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

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SUP-10-88

Request for a Special Use Permit in an MR Medium Residential Zoning District for the location of a Child Care Center. Subject property consist of 0.849 acres fronting 144.45 feet on the north side of Demere Road, lying immediately west of St. Paul Baptist Church.

Mrs. Sue Williamson, Agent for Consolidated Investments and Development, was present for discussion.

Mr. Larry Taylor stated that the subject property would have access off Demere Road which would not be adequate for safe ingress and egress. The hours of drop-off and pick-up would be during the heaviest traffic times on the already loaded Demere Road.

The site plan was presented. Mr. Taylor stated that due to the unsafe conditions which could occur, the staff feels the site is not suitable for this type use.

Ms. Berthenia Gibson, property owner in the area, stated that she does not object to the school, however she does object to the school on this site. She stated that this section of Demere Road is very dangerous. Ms. Gibson explained that she objects to the special use permit allowing the child care facility due to the increase in traffic the facility would create, it would be too hazardous.

Mrs. Ruthie Cobb, adjoining property owner, stated that she also objects because of traffic problems. She also objects to the noise that would be created by a school serving 120 children. The area is a quiet residential area and she wishes for it to remain as residential.

Mrs. Sue Williamson stated that the facility will be for a Montessori Guidance Center. She pointed out that the adjacent church has no objection to the school. Mrs. Williamson stated that they will do whatever they can to stagger the hours, do stack parking, etc. to help with the traffic problem and not disrupt the neighborhood. There would be a maximum of 75 students at a time. The children would be inside from opening until 10:30 a.m., outside from 10:30 a.m. till 12:00, back inside from 12:00 till 3:00 p.m. and then back outside from 3:00 p.m. till 5:30 p.m.

Mr. William Hooker, Architect, stated that this use would not be a spot-zoning. He also stated that staggered time frames would prevent undue traffic problems.

Mr. Edward Stelle stated that the staff's concern is traffic and safety on Demere Road. He stated that he has worked with Mr. Hooker regarding acceleration and deceleration lanes to try to eliminate problems and he has also worked with Jimmy Horton, County Traffic Safety Engineer, and it is still a bad situation.

Mr. Stelle stated that a child care center is a needed use on St. Simons, however he is very frightened to put a concentration of pre-school children in the area due to safety. Mr. Stelle suggested a deferral on this request so the matter could be reviewed further.

Mrs. Gibson stated that traffic is the problem and a deferral will not change anything.

Mr. Mac Harden asked if the property owners were willing to spend the money, approximately \$40,000 to build acceleration and deceleration lanes. Mrs. Williamson stated that the lot width will not accommodate such improvements.

Mr. William Holland stated that we cannot overload our road system.

Mr. Stelle stated once again that safety of the children is the major concern and Demere Road does have traffic problems, therefore he does not feel this site would be suitable for a child care center.

Following discussion, a motion was made by Mr. William Holland to recommend denial of this request. Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Messrs. Mac Harden, William Holland and Benjamin Jaudon. Voting Nay: Messrs. Dan Coty and John Rivers.

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Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. William Holland the Minutes of July 12, 1988 were unanimously approved and adopted.

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Mr. Richard Anderson presented the Commission with proposed amendments to the Glynn County Utilities Ordinance on Water and Sewer. He also presented a map of the 20 year concept plan on water and sewer services.

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Under staff items the Commission was presented a draft of a proposed amendment to the Glynn County Subdivision Regulations. Mr. Taylor stated that this amendment, Subdivision of Property Along State Highways, as well as an amendment on the length of cul-de-sacs will be advertised for the Planning Commission's Meeting in September for their review.

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Meeting Adjourned At 10:45 A.M.