

MINUTES

GLYNN COUNTY PLANNING COMMISSION
September 13, 1988 9:00 A.M.

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

ALSO PRESENT: Edward Stelle, Director
Community Development Department

Larry Taylor, Deputy Director
Zoning and Development Review

Deborah Chapman, Zoning Administrator
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.

Glynn Haven, Revision, Block 31
Preliminary Subdivision Plat
Atlantic Drive and Palmetto Street
2.5 Acres
Dru B. Doyal, Developer

Mr. Dru Doyal was present for discussion of the above noted plat.

The subdivision plat was presented. Mr. Larry Taylor stated that this is a revision to 13 existing lots in Glynn Haven Subdivision. Mr. Taylor stated that the lake shown has been determined to be a man-made salt pond under the jurisdiction of the Department of Natural Resources. He then pointed out that the Glynn County Zoning Ordinance requires a 15 foot setback from the pond, which will involve Lots 5, 6 and 7. One of the problems with the plat is that Lots 5, 6 and 7 do not meet the requirement for development area.

Mr. Taylor stated that the staff is recommending at this time that Lots 5, 6 and 7 be taken off the plat until the Department of Natural Resources can establish the buildable area for these lots.

Mr. Dru Doyal stated that he is requesting a variance to allow a 10 foot setback instead of the required 15 foot.

Chairman Dennie McCrary stated that he feels Mr. Doyal should get everything straightened out with the Department of Natural Resources prior to action by the Planning Commission.

Mr. Doyal stated that he does not have a letter from the Department of Natural Resources that he has only talked with Dr. Bozeman on the matter. Dr. Bozeman is requesting a plat establishing the bounds of the pond, a survey is being prepared at this time.

Mr. Mac Harden asked Mr. Doyal if the plat was approved subject to Lots 5, 6 and 7 if it would help him. Mr. Doyal stated that it would help him get started.

Thereupon, a motion was made to approve the preliminary plat subject to Lots 5, 6 and 7 being removed from the plat and a new plat being submitted and subject to a variance being granted by the Board of Appeals on setback requirements on the lots. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Palm Grove Island
Preliminary Subdivision Plat
Sutherland Drive
7.94 Acres
Palm Grove Island Development, Inc., Developer

Mr. Bud Crews, Palm Grove Island Development, was present for discussion.

Mr. Larry Taylor stated that the subdivision consist of 11 lots on paved roads. The Island has access via paved easement off Sutherland Drive. The plat depicting a location map was then presented. Mr. Taylor stated that the plat meets all the requirements for preliminary plat approval.

Following review, a motion was made by Mr. Dan Coty to approve the preliminary plat. Motion was seconded by Mr. William Holland and unanimously adopted.

South Oak Ridge
Preliminary Subdivision Plat
Sutherland Drive
32.618 Acres
Driggers Construction Co., Inc., Developer

Mr. Harry Driggers was present for discussion.

Mr. Larry Taylor presented the plat. He stated that the subdivision will consist of 44 lots, zoned Forest Agricultural served by individual wells and septic tanks. The plat meets all the requirements of the subdivision regulations for a preliminary plat. Mr. Taylor stated that the County Engineer, Roy Brogdon, has approved the road system and drainage.

Following review, a motion was made by Mr. Ben Jaudon to approve the plat. Motion was seconded by Mr. Dan Coty and unanimously adopted.

Sugarmill
Landscape Plan Approval
Preliminary Plat Approved May 3, 1988
Frederica Road
7 Acres
The Hornsby Company, Developer

Mr. David Hornsby and Mr. Chip Worthington were present for discussion.

Mr. Larry Taylor explained that the preliminary plat for Sugarmill Subdivision was approved by the Planning Commission on May 3, 1988. The approval was subject to five (5) conditions being met. One of the conditions was as follows:

The developer submitting a landscape plan, showing Lots 20, 1, 2, 3 and 4 being visibly buffered from Frederica Road, to the Planning Commission for their review and approval prior to the final plat being submitted for approval.

Mr. Taylor stated that a landscape plan and a final plat have been submitted. The plan was then presented. He pointed out that a stucco fence will be constructed.

Mr. Hornsby stated that a french designed wall will be constructed on the lots fronting Frederica Road. There will be a 55 foot buffer between the Frederica Road right-of-way line and the fence.

The existing right-of-way and the proposed right-of-way of Frederica was then discussed. The Commission expressed concern as to whether the fence would interfere with the widening of Frederica Road. Mr. Hornsby assured the Commission that the fence will be located inside the lots fronting on Frederica Road. Mr. Hornsby stated that the fence will be sixty-two (62) feet from the existing right-of-way.

Mr. Stelle stated that if the Commission desires, they could make a condition of approval that the County Engineer survey the situation to assure no encroachment into the desired ninety (90) foot right-of-way of Frederica Road.

Following discussion, Mr. William Holland made a motion to approve the landscape plan subject to the fence being located within the ten (10) foot easement shown on the plan and further that the fence will not encroach into the future ninety (90) foot right-of-way of Frederica Road. Motion was seconded by Mr. Mac Harden and unanimously adopted.

Request from Richard Ludlow for a variance to the Glynn County Subdivision Regulations, involving Lots 31 and 32 and a fifty foot (50 foot) access strip in Black Banks Subdivision.

Mr. Dick Ludlow was present for discussion.

Mr. Larry Taylor explained that the variance is being requested due to the square footage requirement in the subject subdivision. Black Banks Subdivision is zoned RE Residential Estates which requires a lot size of 25,000 square feet. The lot that has been created contains 26,624 square feet, however some of the square footage is an easement and under the Ordinance can't be calculated into the development area.

Mr. Ludlow stated that he has no intent to violate the existing easement, the existing can be used, no structure will be placed on the easement.

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

Following review, a motion was made by Mr. Wm. Holland to approve the variance as requested. Motion was seconded by Mr. Dan Coty and unanimously adopted

GC-20-88

Request to Rezone from FA Forest Agricultural to LC Local Commercial, 2.01 acres fronting 189.15 feet on the south side of Demere Road, approximately 3,174 feet west of Retreat Road and approximately 300 feet east of Mary Wan Road.

Property owned by H. H. Hart, III.

Mr. Hal Hart was present for discussion.

Mr. Larry Taylor presented the staff report. He stated that this request is to rezone a tract of land from Forest to Local Commercial. The property is located on Demere Road approximately 750 feet east of Charter Medical Hospital. Directly across from the site is the entrance to Brockinton Plantation.

The property is located on the south side of Demere Road which has increasingly been devoted to limited commercial purposes. While there are other smaller parcels on the south side of Demere which retain Forest Agricultural zoning or Residential zoning, located within a short distance is the maintenance shop for the Island Club Golf Course, Charter-by-the-Sea Hospital, Charter Clubhouse, a Glynn County water tank, Demere Village Shopping Center and Retreat Village.

The property is located outside the historical and present day boundaries of Jewtown Community, therefore posing no threat to the Jewtown Community.

The St. Simons Island Comprehensive Plan shows the proposed zoning to be Low Density Residential (1-7 unit/acre).

It also states that as a guideline that commercial establishments should be developed in compact clusters or in planned shopping centers and should not be allowed to penetrate residential areas or strip out along roadways.

When analyzing the request for rezoning it seems that the property is consistent with existing use and zoning of nearby properties, that property values are diminished by the present zoning classification, and that commercial use of the property logically follows the present and anticipated growth of St. Simons Island.

The principal agreement in opposition to the proposed use of the property is that it would be inconsistent with the Master Plan of St. Simons Island, and that commercial use of the property would increase traffic on Demere Road, which is presently overloaded. Demere Road is fourth on a priority list of road improvements scheduled by the 1% sales tax option.

At this time the staff recommends a zoning change to Local Commercial with the following conditions:

1. This site and the adjoining site, which has requested a zoning change to Local Commercial, be served by only one common entrance and exit driveway with traffic lane improvements on Demere Road as recommended by the Glynn County Traffic Safety Engineer and the County Engineer.
2. That an additional 25 foot of right-of-way be dedicated to County to widen Demere Road.
3. A 25 foot undisturbed buffer be left in its natural state along Demere Road, outside of the 25 foot of additional right-of-way dedication, to provide a green belt in consistence with other commercial development along Demere Road.
4. Before any building permits are issued, site plan review be required in accordance with Section 619 of the Glynn County Zoning Ordinance.

Mrs. Ruthie Cobb, Jewtown Homeowners Association, was present to express opposition. She stated that this property is located within the Jewtown area, she does not understand how the staff can say it isn't.

Mrs. Cobb stated that she objects to the request because it will create a traffic hazard, it's a spot zoning in a residential area and it would increase taxes in the area.

Also present to object were Mr. C. Buchanan, Mrs. Buchanan, and two residents of Brockinton Plantation. Their concerns are traffic and commercial encroachment.

Mr. Hart stated that the property will be used as a garden center. It will be low profile with most of the trees being saved. There will be plants utilized to buffer the site from Demere Road. He stated that the sue will have a minimum impact on the area and would not be detrimental to the surrounding area. Mr. Hart stated that the garden center would be compatible with the uses along Demere Road.

Mr. Mac Harden stated that he feels this area is one on St. Simons that could be rezoned and not have an impact. He stated that he feels this is a good area for commercial. Mr. Harden stated that he supports the one entrance condition as well as the buffers and additional right-of-way. He stated that he feels commercial zoning for the subject property is the highest and best use and supports the rezoning.

Mr. William Holland expressed concern about Demere Road being an overloaded road and with additional commercial uses it would be compounding the problems. He stated that there is a need for a plan to straighten out the traffic on Demere Road and very soon. Mr. Holland stated that he feels we should hold up on this request until a plan can be done.

Mr. Edward Stelle explained that about one year ago a preliminary Demere Road Study was turned over to the County Commission. The County put Demere Road on the sales tax program for improvements. However, Demere Road improvements will probably not be done for approximately four (4) years. There is talk of a 4-lane road with a center land and turning lanes. He explained that the right-of-way is a problem

Mr. Hart stated that he has thought about the four (4) conditions stated by the staff and feels one entrance is a good idea to help with traffic on Demere Road. He stated that the natural buffer wording is of concern, can it be cleaned out. Mr. Hart stated that he basically agrees from just looking at it but wording needs explaining but the concept is acceptable.

Mr. Dennie McCrary stated that he is torn because he knows the Harts but he does not see how we can deal with requests one at a time, a plan is needed. It's not fair to put the Hart's off but the rezoning would be compounding the problem.

Mr. Mac Harden stated that with the conditions he feels we are being as restrictive as we can. He stated that if Demere Road were a state road each property owner would be granted a curb cut. Mr. Harden agreed a study is needed but he does not feel these requests should be held up.

Mrs. Ruthie Cobb stated that the Commission is talking about the rights of Mr. Hart, who has just purchased the property but what about the residents of Jewtown rights, who have lived there for years.

Following discussion, a motion was made by Mr. Mac Harden to follow the staff's recommendation and recommend approval of the rezoning, subject to the following conditions -

1. The site and the adjoining site, which has requested a zoning change to Local Commercial, be served by only one common entrance and exit driveway with traffic lane improvements on Demere Road as recommended by the Glynn County Traffic Safety Engineer and the County Engineer.
2. That an additional 25 foot right-of-way be dedicated to the County to widen Demere Road.
3. A 25 foot undisturbed buffer be left in its natural state along Demere Road, outside of the 25 foot of additional right-of-way dedication, to provide a green belt in consistence with other commercial development along Demere Road.

4. Before any building permits are issued, site plan review be required in accordance with Section 619 of the Glynn County Zoning Ordinance.

Motion was seconded by Mr. Dan Coty. Voting aye: Messrs. Dan Coty, Mac Harden and John Rivers. Voting nay: Messrs. William Holland and Benjamin Jaudon. Abstained from voting: Mr. Dennie McCrary.

GC-21-88

Request to Rezone from FA Forest Agricultural to LC Local Commercial, 2.535 acres fronting 248.81 feet on the south side of Demere Road, approximately 2,926 feet west of Retreat Road and approximately 500 feet east of Mary Wan Road.

Property owned by Wilma L. Castellio;
Paul Sanders, Agent

Mr. Paul Sanders was present for discussion.

Mr. Larry Taylor stated that the staff report and conditions on this request are the same as the previous request (GC-20-88).

Mr. Paul Sanders stated that the proposed use for the property is for an Exxon Service Station. The business is currently located between Hardees and Del Taco, it would be a relocation of a needed neighborhood service.

Mrs. Ruthie Cobb stated that she is standing against this request. The property is located between two residential areas. She stated that she feels her comments are being ignored.

Mrs. Elise Permar stated that she can't believe the Board is doing what they are doing. She stated that people have been turned down for zoning changes on Demere Road over the years to stop commercial encroachment into the Jewtown area. She stated that it is difficult to understand what is happening.

Two residents from Brockinton Plantation spoke again in objection to the request. Their concern is destroying a residential area with commercial, the Commission needs to take a stand and stop commercial.

Mr. and Mrs. C. Buchanan both stated objection.

Mr. Paul Sanders presented photographs of the property and the adjacent properties. He then presented a petition of support with approximately 200 names from Island residents.

Mr. Mac Harden questioned about the architectural design. He stated that the Commission should have a say as to the architectural design so that it will conform with the area.

Mr. John Rivers stated that the traffic problem has not been created by the Planning Commission. The County Commission has to do something to alleviate the road problem. He stated that he feels the people in the area have the right to use their property to the best use. The people have to make decisions to develop their property to the highest and best. Mr. Rivers stated that he is in support of the request.

Mr. Dennie McCrary suggested that this be put off for 90 days to get the road studied. He stated that a study of road should be done before any of these requests are dealt with. A long-term road plan is needed to deal with curb-cuts and traffic flow.

Mrs. Permar asked that the permitted uses of Local Commercial be read. Mr. Taylor read the permitted uses as stated in the Zoning Ordinance.

Mr. William Holland stated that his comments are the same as previously, nothing should be done on these requests till a road plan is done on the road structure.

Mr. Dennie McCrary stated that his comments are also the same as stated in the previous request.

Mr. Benjamin Jaudon stated that if these requests are approved it will compound the road problem.

Mr. Mac Harden stated that it's not easy but feels the property owners have the right to use the property to the highest use which is commercial. He stated he truly feels this is a good spot for commercial.

Mr. William Holland stated that safety is a mandate. The Commission shouldn't keep creating more traffic problems.

Following discussion, a motion was made by Mr. Dan Coty to follow the staff's recommendation and recommend approval of the rezoning, subject to the following conditions -

1. The site and the adjoining site, which has requested a zoning change to Local Commercial, be served by only one common entrance and exit driveway with traffic lane improvements on Demere Road as recommended by the Glynn County Traffic Safety Engineer and the County Engineer.
2. That an additional 25 foot right-of-way be dedicated to the County to widen Demere Road.
3. A 25 foot undisturbed buffer be left in its natural state along Demere Road, outside of the 25 foot of additional right-of-way dedication, to provide a green belt in consistence with other commercial development along Demere Road.
4. Before any building permits are issued, site plan review be required in accordance with Section 619 of the Glynn County Zoning Ordinance.
5. The structure being of an architectural design to be compatible with the area and such design being approved by the Planning Commission.

Motion was seconded by Mr. John Rivers. Voting aye: Messrs. Dan Coty, Mac Harden and John Rivers. Voting nay: Messrs. William Holland and Benjamin Jaudon. Abstained from voting: Mr. Dennie McCrary.

GC-22-88

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 3.09 acres fronting 335 feet on the east side of U.S. Highway 341, located between Highway 341 and Old Jesup Highway (frontage of 405.7 feet), approximately 973 feet north of Pyles Marsh Road.

Property owned by Stewart T. Daniel.

Mr. Stewart Daniel was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a 3 acre tract on the east side of Highway 341 approximately 1000 feet north of Pyles Marsh Road. The site has 400 feet of frontage on Highway 341 and is bound by Old Jesup Highway on the rear. The proposed use of the property is for a Video Rental Business. Much of the area adjoining the site is zoned Forest Agricultural and is used as Residential. The property on Highway 341 between I-95 and Sterling is or has been rezoned in the last several years to Highway Commercial. Highway Commercial zoning is located within 600 feet south of the site and 1400 feet north of the site. Due to the four laning of Highway 341, the traffic volume in this area and the surrounding zonings of Highway Commercial, the staff feels this request is logical subject to the following conditions:

1. A minimum building setback of 25 ft. be required on all rear, front and side yards. Further, that a landscape buffer strip, in accordance with Section 619 of the Glynn County Zoning Ordinance, be provided on the sides and rear (along Old Jesup Highway).; and
2. Driveway access being approved by the Department of Transportation.

Mr. Daniel stated that he plans to construct a 5,000 square foot building in the middle of the property with paved parking.

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.

SR-2-88

Request to Amend the Glynn County Subdivision Regulations, Section 606.2 General Provisions, as follows: Add a provision for the Subdivision of Property Along State Highways and Amend the provision on Permanent Dead-End Streets from a maximum length of 800 feet to 1,200 feet.

Mr. Larry Taylor stated that the amendment for providing provisions for subdividing on State Highways is a state law which needs to be added to the Glynn County Zoning Ordinance. The amendment reads as follows:

602.2 General Provisions

Add:

- t) Subdivision of Property Along State Highways:
The Department of Transportation must approve all access roads or drives for property fronting on a State Highway, when the property is subdivided for any reason whatsoever. Two (2) copies of the proposed subdivision plat shall be subdivided, by the applicant, to the Department of Transportation prior to the plat being submitted to the Planning Commission. No action shall be taken by the Planning Commission until the Department of Transportation has granted approval of the access and has submitted such approval in writing to the Planning Commission.

Mr. Taylor stated that the other amendment is to allow the length of a cul-de-sac to be 1,200 feet instead of 800 feet. He stated that two current subdivisions that were approved had to be granted a variance to allow a road longer than 800 feet and the staff is finding other situations and feels this is a needed amendment. The amendment reads as follows:

602.2 General Provisions

Reads:

- g) Permanent Dead-End Streets: Dead-end streets, designed to be permanent cul-de-sacs shall not be longer than eight hundred (800) linear feet measured from the centerline of the nearest intersecting thru street to the center of the turnaround. Dead-end streets shall be provided at the outside paving edge radius of not less than forty (40) feet and an inside paving edge radius of not less than twelve (12) feet and not greater than twenty-eight (28) feet, and a right-of-way radius of not less than fifty (50) feet, except where such street serves two (2) lots or less. The paving edge equivalent for unpaved streets is eleven (11) feet right and left of the roadbed centerline.

To Read:

- g) Permanent Dead-End Streets: Dead-end streets, designed to be permanent cul-de-sacs shall not be longer than one thousand two hundred (1,200) linear feet measured from the centerline of the nearest intersecting thru street to the center of the turnaround. Dead-end streets shall be provided at the outside paving edge radius of not less than forty (40) feet and an inside paving edge radius of not less than twelve (12) feet and not greater than twenty-eight (28) feet, and a right-of-way radius of not less than fifty (50) feet, except where such street serves two (2) lots or less. The paving edge equivalent for unpaved streets is eleven (11) feet right and left of the roadbed centerline.

Following review, a motion was made by Mr. Wm. Holland to recommend approval of both amendments to the Glynn County Subdivision Regulations. Motion was seconded by Mr. Mac Harden and unanimously adopted.

Upon a motion made by Mr. William Holland and seconded by Mr. John Rivers the Minutes of August 2, 1988 were unanimously approved and adopted.

Mr. Edward Stelle stated that at the last Planning Commission Meeting a request was received for a Montessori School on Demere Road. The Special Use Permit was recommended for denial because of traffic problems. Mr. Stelle stated that he would bring this request up again but no action will be taken. It will be for information only.

Mr. Stelle pointed out that some changes have taken place since the Planning Commission Meeting. A new plan has been submitted showing a turn lane. The County Traffic Safety Engineer has reviewed the plan and feels it would eliminate some of the fears of traffic. Mr. Stelle stated that traffic on Demere Road is still a fear, the traffic problems are not going to go away, it is a heavy traveled roadway. Mr. Stelle explained that the information on the Planning Commission's action as well as the additional information on acceleration and deceleration lanes has been passed on to the County Commission.

Mr. Dennie McCrary stated that he would like to see the County go beyond just saying a study is needed and say that we are going to limit access curb cuts on Demere Road. Mr. McCrary stated that he is going to take a position that requests on Demere Road should be deferred until a study can be done.

Mr. Dan Coty suggested that the staff meet with property owners on Demere Road to see what their plans are for development.

Mr. Stelle stated that such a survey will be done but it will be contracted out. It has to be done within the law.

Mr. Edward Stelle stated that a mobile home study has been mailed to the Commission. Mr. Richard Anderson gave a brief explanation of the study and stated that it would be reviewed at a later date if there are any comments.

Meeting Adjourned At 11:00 A.M.