

MINUTES

GLYNN COUNTY PLANNING COMMISSION
October 4, 1988 9:00 A.M.

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

ABSENT: William Holland

STAFF 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

 Jennifer Detloff, Planner
 Long-Range Planning Section

Chairman McCrary called the meeting to order and the invocation was given.

Cypress Point
Preliminary Subdivision Plat
Sea Palms West, Parcel #19
8.9 Acres; 41 Lots
Sea Palms Development Corp., Developer

Mr. Roger Steffens was present for discussion.

Mr. Larry Taylor stated that the plat has been reviewed by the County Departments and it is found that the plat meets the requirements of the Glynn County Subdivision Regulations.

Mr. Roger Steffens gave a brief explanation about the layout of the subdivision and the saving of trees on the site.

Following discussion, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat of Cypress Point. Motion was seconded by Mr. Mac Harden and unanimously adopted.

CC-23-88

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract containing 1.29 acres located on the northwest corner of U.S. Highway 17 (276.24 feet of frontage) and Joyce Drive (200 feet of frontage).

Property owned by Wayne W. Wilson, Sr.;
Ralph Lackey, Agent

Mr. Ralph Lackey was present for discussion.

Mr. Larry Taylor stated that the property is located on the west side of Highway 17 and on the northern corner of Joyce Drive and Highway 17. Located to the southeast of the property is a large tract zoned Highway Commercial which is the location of the Golden Isles Restaurant Equipment, Co., Hertz Car Rental and Emory Enterprises. To the south of the site is Brunswick Memorial Park Cemetery. The staff feels it could only recommend a rezoning to Highway Commercial if the property has DOT approved access to Highway 17 not access from Joyce Drive (residential road) as indicated on the concept plan. According to the Department of Transportation no access will be allowed off U.S. Highway 17 due to a document that was signed by the original owners conveying their rights to additional curb cuts when the overall tract was granted access points.

Chairman McCrary questioned what the staff's recommendation is. Mr. Taylor stated that due to access, the recommendation is denial.

Mr. Ralph Lackey stated that he has talked with the Department of Transportation and they have stated that no curb cut to this site will be granted. Mr. Lackey stated that commercial zoning is needed on this site and the applicant will compromise in order to receive a commercial zoning.

Mr. Dan Coty asked if they would be willing to change their request from Highway Commercial to Local Commercial?

Mr. Ralph Lackey stated that the proposed use is for a convenience store, which is allowed under Local Commercial so he feels sure Mr. Wilson would except that change in request.

Mr. Coty then asked if his client would be willing to limit his access to one drive on Joyce Drive instead of two as shown on the concept plan. Mr. Lackey stated that they would be willing to do anything necessary to seek a commercial zoning.

Mr. Lackey then asked if the Commission could give a tentative approval and let him get with Mr. Wilson to see if he will except these changes. Mr. Lackey pointed out that Mr. Wilson owns ten (10) of the lots along Joyce Drive.

Mr. John Rivers asked if the applicant was aware of the curb cut limitation when he purchased the property. Mr. Lackey stated that he doubted it.

Mr. Edward Stelle suggested that this request be deferred till the next meeting to see if buffers, access, lights, etc. can be worked out. He stated that he feels Local Commercial uses are needed in this area, but the Commission needs to see what impact there will be. Mr. Stelle stated that there will

be homes built along Joyce Drive and a school bus will serve the area. The property is also adjacent to a cemetery. He stated that he feels a landscaped buffer is needed along all property lines and this would be the opportunity to seek such buffers.

Mr. Mac Harden stated that he hates to hold this up but feels it should have more consideration. He stated that he does not feel it should be denied, but does feel buffers are needed. Thereupon, Mr. Harden made a motion for deferral till the next meeting. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-24-88

Request to Rezone from FA Forest Agricultural to PD-G Planned Development-General, approximately 42 acres located in the vicinity of the southwest quadrant of U.S. Highway 17 and Interstate 95; subject property fronting 2.124 feet on the south side of U.S. Highway 17, beginning approximately 690 ft. west of Truck Stops of America.

Property owned by Lands End Properties, Inc.;
Miles Loadholt and Robert Collins;
Ronnie Perry, Agent

Mr. Ronnie Perry and Attorney Bob Miles were present for discussion.

Mr. Larry Taylor stated that this request is to rezone a tract of land approximately 42 acres in size, from Forest Agricultural to Planned Development-General. This is the first phase of approximately 1,400 acres which will be developed in the area. County Mainland Water and Sewer Services are being constructed to serve this area by joint agreement between the developers and the County. The 42 acres front along Highway 17 and adjoins a large Freeway Commercial Zoning District. The proposed restrictions on this tract will be the same as the permitted uses in a Highway Commercial Zoning District. Mr. Taylor stated that the staff recommends approval of the rezoning request.

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

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

GC-25-88

Request to Rezone from CP Conservation Preservation to FA Forest Agricultural, Four Islands lying 893 feet southeast of Sutherland Drive, as follows:

Island 1 - 7.94 acres known as Palm Grove Islands
 Island 2 - 0.655 acres lying approx. 135 ft. east of Island 1
 Island 3 - 0.455 acres lying approx. 248 ft. east of Island 2
 Island 4 - 5.87 acres lying approx. 227 ft. east of Island 3

Property owned by Palm Grove Islands Development, Inc.
 F.R. Crews, Kathleen E. Crews, Donald J. Brunelle and
 Judith A. Brunelle;
 Ralph Lackey, Agent

Mr. Ralph Lackey was present for discussion.

Mr. Larry Taylor stated that this requested rezoning is for approximately 15 acres of high ground located on Four Islands off Sutherland Drive. The upland boundary has been established by the Department of Natural Resources and the owner is in the process of developing the property into residential lots. When the zoning boundaries were established in 1966 this area was not included in the Forest Agricultural District and was left in Conservation Preservation as if it was marshland (see zoning map). Mr. Taylor stated that the staff recommends approval of the rezoning to Forest Agricultural based on the fact that the property is high ground not marsh. The development of this property as residential will be in-keeping with the surrounding residential properties.

Mr. Edward Stelle stated that the Department of Natural Resources has approved the boundaries shown on the survey that was submitted with this application. Mr. Stelle stated that the map shows the dike, east side of Islands, when the property was used as a rice farm. He stated that the Islands are natural hammocks.

Mrs. Elise Permar asked how the Islands will have access? Mr. Stelle stated that each Island is served by existing causeways certified by the Department of Natural Resources.

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

SUP-11-88

Request for a Special Use Permit in an R-6 One-Family Residential Zoning District for the location of a Child Care Center for Mary House Ministries, subject property consist of approximately 13,770 square feet fronting 127 feet on the north side of Jardin Lane beginning 330 feet west of George Lotson Avenue.

Property owned by Josephine Porter and Earlene Holland;
 Gladys King, Mary House Ministries, Agent

Mrs. Gladys King was present for discussion.

Mr. Larry Taylor stated that this request is for a Special Use Permit for a Child Care Center to be operated by Mary House. A new facility will be built on the property to house the day care facility. Staff recommends approval of the Special Use Permit subject to all conditions of Section 701.4 Special Uses - 4) being met and that road improvements to Jardin Lane be made to meet the County Engineer's approval.

Mrs. King stated that Mary House Ministries has been looking for a site for about two years. She stated that access will be by Jordon Lane, the surveyor calls it Jardin Lane, which is a dirt lane. Mrs. King stated that she would like to see the county assist in upgrading the lane.

Mr. Edward Stelle stated that there is no indication that this is a county road or easement ever maintained by the county. He explained, that if the road has never been maintained then the county can't legally go on it to do improvements.

Chairman McCrary stated that all the Commission can consider is the special use permit not the road situation.

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-2-88C

Request to Amend Section 805.1 of the Glynn County Zoning Ordinance, regarding traffic, directional, warning or information signs.

Mr. Larry Taylor explained that presently all public agencies are exempt from obtaining a permit for signs. The Coast Guard has located several signs on St. Simons which have presented a problem. Under the proposed change only the State Highway Department and Glynn County would be exempt.

Political signs were then discussed. Mr. Stelle explained that no political signs are allowed in the right-of-way, all signs have to be on private property. If the county finds signs in the right-of-way they are removed by county staff.

A motion was then made by Mr. Mac Harden to recommend approval of this amendment, as follows. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Section 805. Signs For Which A Permit Is Not Required

Reads:

805.1 Traffic, directional, warning or information signs authorized by any public agency.

To Read:

805.1 Traffic, directional, warning or information signs authorized by the State Department of Transportation or Glynn County.

SR-3-88

Request to Amend Sections 703.2 and 704.2 of the Glynn County Subdivision Regulations, regarding submitting a house numbering system as supporting documentation with preliminary subdivision plats instead of final subdivision plats.

Mr. Larry Taylor stated that during the work on the E-911 Program and the Post Office doing their new system, problems have been found. The staff feels that when the numbering system is submitted with the final plat it does not give sufficient time to make necessary changes and get things worked out.

Ms. Jimmie Ann Abner stated concern about the numbering for Turtle Creek Park on the Golden Isles Parkway. She was informed to get with Mr. Richard Anderson and he could assist her with this matter.

Following discussion, a motion was made by Mr. Mac Harden to recommend approval of the proposed amendment, as follows. Motion was seconded by Mr. Dan Coty and unanimously adopted.

Reads:

Section 704. Final Plat704.2 Supporting Documentation

- a. A print of the final plat with the address numbering system as approved by the Glynn County Engineering Department.

To Read:

Section 703. Preliminary Plat703.2 Supporting Documentation

- j. A print of the preliminary plat with the address numbering system as approved by the Glynn County Engineering Department.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. Mac Harden the Minutes of September 13, 1988 were unanimously approved and adopted.

Under staff, items Mr. Richard Anderson presented a revised mobile home study. He stated that he would like to receive comments and feed back from the Commission on this report.

Mr. Edward Stelle stated that the Long-Range Planning Sub-Committee needs to be regenerated to study the report. Messrs. Dan Coty, William Holland and John Rivers were appointed by Chairman McCrary to serve on this Sub-Committee. Mr. Anderson stated that a meeting will be set up within the next two weeks.

Mr. Richard Anderson then gave a brief explanation about the recent transportation meeting. He explained that the various maps located on the meeting room walls shows 1987 accident counts in the City and County. They indicate areas that have capacity problems and will be over loaded by the Year 2010.

Mr. Edward Stelle stated that this is being presented as information, there is really nothing the Commission needs to do.

Mr. Edward Stelle explained that the Work Session yesterday was cancelled due to a recent conversation with the County Attorney as to whether they are legally advertised, etc. Mr. Stelle stated that a policy resolution needs to be adopted by the Commission stating that a Work Session will be held each Monday preceding a Planning Commission Scheduled Public Hearing, at 12:00 in Room 234 of the Office Park Building. At the Work Session no public input will be allowed, it will be for discussion by the Planning Commission and staff only. Motion was made by Mr. Benjamin Jaudon to adopt said resolution. Motion was seconded by Mr. John Rivers and unani- mously adopted.

Meeting Adjourned At 10:00 A.M.