

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
February 4, 1992 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Sidney Henderson
Carolyn Hill
Benjamin Jaudon
Ira Moore

ABSENT: William Holland

STAFF PRESENT: Larry Taylor, Building and Development
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

Chairman Larry Evans called the meeting to order and the invocation was given.

GC-16-91

Request to Amend the Planned Development-Residential Zoning Text and Master Plan for GC-45-79, to allow the development of a Mobile Home Subdivision on 12.01 acres located on the northeast corner of South Palm Drive and Carteret Road, beginning approximately 305 feet west of U.S. Highway 17.

Property owned by John J. Hart Investments & Consultants

Attorney Carroll Palmatary, Agent, was present for discussion.

Ms. Deborah Chapman explained that this request was heard at the January 7, 1992 Planning Commission Meeting. Property owners from the area were present to object to this request. She stated that the concerns expressed included development and control of the property, traffic, drainage and the effect a mobile home subdivision would have on the existing residential property values in the area. She stated that at the January meeting the Planning Commission adopted a motion to defer this request until the February meeting to allow the property owner/developer or agent, Attorney Carroll Palmatary, time to gather the necessary information to address these concerns. Ms. Chapman then asked Mr. Palmatary to make his presentation, after which, she would continue with staff's report.

Attorney Palmatary pointed out that at the January meeting, it was brought to his attention that the application listed this development as a mobile home park, when in fact it is a mobile home subdivision. He apologized and stated that the error has been corrected. He then gave a brief presentation, stating that the development is in compliance with the requirements of the Glynn County Subdivision Regulations.

Attorney Palmatary stated that this subdivision would not be available to young families with children, but would cater specifically to retirees. He stated that the development would be on a permanent foundation and not on wheels as in a mobile home park. Water and sewer will be provided by the City of Brunswick through the existing system on South Palm. He further stated that all sewage collection and water distribution facilities will be owned and operated by the City of Brunswick. The expense of installation shall be borne by the developer. Mr. Palmatary stressed that if this development is approved it will be an asset to the area.

Ms. Chapman continued with the staff's report. She stated that this request is for an amendment to the Planned Development Residential Zoning GC-45-79, which currently allows the development of multi-family residential at 11 units per acre. The applicant would like to amend the Planned Development to allow a Mobile Home Subdivision, to be known as Palm Trace, as well as multi-family development.

Ms. Chapman stated that the concept plan for the mobile home subdivision shows 61 lots having a minimum of 6,000 square feet and 50 foot lot width. This is a density of 5 units per acre which generally conforms with residential development densities in the surrounding area.

Ms. Chapman further stated that the Comprehensive Plan recommends this as Planned Development with medium density development. The existing Planned Development zoned area consists of duplex units and single-family site built homes. She stated that this proposed amendment would add mobile homes to the permitted uses. It also establishes a 10 foot buffer and a 6 foot high wood fence on the perimeter of the property except for the single entrance on South Palm Drive. She explained that this will restrict any access to South Palm Drive or Carteret Drive other than the entrance drive.

Inasmuch as the property's current Planned Development text allows a mixture of housing types, Ms. Chapman stated that mobile homes with site restrictions would not have an adverse impact on surrounding developments since there is an existing mixture of uses on all boundaries of the property to include mobile homes, duplexes, single-family and commercial.

Ms. Chapman stated staff recommends approval of the Planned Development Amendment with the following conditions:

- 1) The Zoning Text being revised to require a 60 foot lot width, instead of the 50 foot as currently stated;
- 2) The property to be buffered on all sides by a 10 foot buffer, consisting of natural vegetation, and a six foot high board fence with the exception of the entrance drive;
- 3) Only one single entrance drive off South Palm Drive shall be allowed, subject to approval by the Glynn County Engineer and Glynn County Traffic Safety Engineer; and
- 4) The Developer will be required to meet all requirements of the Glynn County Subdivision Regulations for development of the mobile home subdivision, including paved roads and adequate drainage.

There were approximately 25 residents and property owners present to oppose this request. Everyone was given the opportunity to express their concerns.

Mr. Gerald McPike stated he owns Lot 108 and Lot 110. He asked if the developer plans to rent or sell the lots in the area. Attorney Palmatary replied that the owner will not sell the lots but will rent the units. Mr. McPike further stated that the area is already congested and by adding a mobile home park or a mobile home subdivision would only create more traffic and devalue existing properties in the area. He strongly opposes this development.

Mr. Jim Taylor had several questions regarding the increase in property taxes. Chairman Larry Evans explained that these questions should be directed to the Glynn County Tax Assessor's Office.

Attorney Jerry Ramsey stated that in his opinion, there is not much difference between a mobile home park and a mobile home subdivision. He stated that either one will have an adverse impact on surrounding properties. He is also opposed to this development.

Mr. John Rouse stated a mobile home subdivision will not improve the neighborhood or Glynn County. "This would only be a stepping stone to a junk neighborhood". He added that he deeply disapproves of this development due to traffic and drainage problems, which are the same reasons he stated at the January Planning Commission Meeting.

Mrs. Carmouche of 132 South Palm Drive stated that in her opinion, rental property is often neglected. She stated she is opposed to this development due to skepticism of the long-term maintenance.

Ms. Park, a resident in the area, stated that this development may look nice for a while, but how will it look in the future. She stated her disbelief in the developer being able to maintain the mobile home subdivision. "A mobile home cannot be improved". Ms. Park also expressed that there are not enough lights in the area, and many of the elderly citizens living alone are afraid that by adding a mobile home subdivision under these conditions would encourage criminal activities.

Mr. Palmatary explained that a homeowners's association is contemplated in the plans to provide full time security guards. Several of the residents argued that a homeowners's association is merely speculative.

Mrs. Lorraine Johnson of 405 Carteret Road stated she would rather see duplexes in the area. She is opposed to a mobile home subdivision.

Mr. Edward Hall agreed that he would like to see permanent housing units developed in the area rather than mobile homes.

Chairman Larry Evans stated that there are still some uncertainties regarding control of property, property value and traffic congestion. Mr. Ira Moore agreed and added that this development is not conducive with the master plan.

Ms. Carolyn Hill stated the residents concerns are valid. They have no assurance of what will happen in the future regarding this development.

Ms. Sidneye Henderson stated that it appears the residents are not opposed to the area being developed; however, they are opposed to the type of development requested. She stated the residents simply do not want to see a mobile home subdivision in the middle of a residential neighborhood. She also stated that their concerns have not been fully addressed. Thereupon a motion was made by Ms. Sidneye Henderson to recommend denial of this request. Motion was seconded by Mr. Ira Moore. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Ms. Carolyn Hill and Mr. Ira Moore. Abstained from Voting: Mr. Benjamin Jaudon.

GC-19-91

Request to Rezone from R-20 One-Family Residential to Mh-20 One-Family Residential Mobile Home, 2.94 Acres fronting 300 feet on Highway 82 (formally known as Highway 84), being Lots 19, 20 and 21 of Jekyll Heights Subdivision.

Property owned by Libbie Shannon; Tom Rentz, Agent

Ms. Libbie Shannon was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone Lots 19, 20 and 21 of Jekyll Heights Subdivision to allow mobile homes. She stated that the three lots have a total frontage of 300 feet on Highway 82. There is one existing single-family structure on the property.

Ms. Chapman explained that in 1987, the applicant requested that the subject property be rezoned to Forest Agricultural in order to fill a pit area. She stated the rezoning was approved by the County Commission subject to three conditions. One condition was that any building permits issued on the property during the time the property is zoned Forest Agricultural can only be for permitted uses as stated in R-20 One-Family Residential, with the exception of filling the pit area, and that at the end of two years, the applicant agrees to initiate a rezoning of the property back to R-20 One-Family Residential. However, due to the necessary permits for the filling operation not being issued and the conditions not being met, this rezoning was rescinded in 1988.

Ms. Chapman stated that the major concern expressed by staff, the Planning Commission and the County Commission was that a Forest Agricultural zoning would allow the placement of mobile homes. She stated conditions were necessary to prevent this from occurring.

Ms. Chapman further stated that in 1990, the County Commission approved a rezoning for Lot 25 to allow the placement of a manufactured home with the stipulation that the manufactured home be used as a parsonage for the existing church, and that the structure be located behind the church rather than in front of the church.

Ms. Chapman stated that the staff recommends denial of the rezoning request to Mh-20 One-Family Residential to allow mobile homes, but recommends approval of a zoning change to M-20 One-Family Residential to allow manufactured homes, which will be compatible with the existing site built homes.

Ms. Libbie Shannon gave a brief presentation. She explained that she would rather have the rezoning for Mh-20 due to single wide mobile homes being easier to maneuver, however she will comply with staff's recommendation for M-20 zoning.

Rev. Raymond Drury, Pastor of the Fancy Bluff Church of God, was present to speak in favor of this request.

Mr. and Mrs. Pegram stated they are opposed to this request. It is their feeling that mobile homes in the area would devalue their property.

Ms. Carolyn Hill stated that there is still some confusion regarding mobile homes and manufactured homes. She stated the Planning Commission needs to study this issue so that everyone is fully aware of the difference in the two.

Following discussion, a motion was made by Mr. Ira Moore to recommend denial of the rezoning request for Mh-20 One-Family Residential to allow mobile homes. Further discussion ensued which led to Ms. Libbie Shannon amending her request from Mh-20 to M-20 One Family Residential to allow manufactured homes. Thereupon Mr. Ira Moore withdrew his motion. Following further discussion, a motion was made by Ms. Sidneye Henderson to recommend approval of the rezoning request for M-20 One Family Residential to allow manufactured homes. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-3-92

Request to Rezone from R-20 One-Family Residential to M-20 One-Family Residential Manufactured Home, a parcel of land consisting of 25,729 square feet fronting 150 feet on the west side of Old Belle Point Road.

Property owned by Edmond V. and Sadie Poppell

Edmond and Sadie Poppell were present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a tract of land to allow the location of a manufactured home. She stated that the subject property is located at the very end of Old Belle Point Road and lies immediately north of the applicant's other property, which contains a single family site built home.

Ms. Chapman further stated that the area to the south is developed residentially with a mixture of single-family site built homes and mobile homes. The applicant has submitted a petition consisting of 11 signatures of residents stating they have no objection to this rezoning.

Ms. Chapman stated that staff feels the location of a manufactured home on the subject property would not have an adverse effect on the surrounding property and therefore recommends approval of this rezoning request.

Following discussion, a motion was made by Ms. Carolyn Hill to recommend approval of this request. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Upon a motion made by Ms. Sidneye Henderson and seconded by Ms. Carolyn Hill, the Minutes of January 7, 1992 Planning Commission Meeting were approved and unanimously adopted.

It was the consensus of the Planning Commission to have a work session on February 11, 1992 at 3:00 p.m. in Room 234 of the Office Park Building to discuss the St. Simons Village Plan, mobile homes and manufactured homes. Chairman Larry Evans asked that Mr. Burt Manning attend this work session to address the property taxes regarding mobile homes.

Under Staff Items, Ms. Jennifer Detloff reported that Mr. William Holland expressed his decision not to accept the position of Ex-Officio Member on the Glynn County Tree Board. It was the consensus of the Planning Commission to delay appointment at this time.

Under Commission Items, Mr. Benjamin Jaudon advised that Judge Ronald Adams recently appointed him to serve on the Keep Glynn Beautiful Committee. Mr. Jaudon expressed deep concern for keeping the community clean and solicits the Planning Commission's support.

Mr. Kirk Schlemmer was present and introduced himself as the new Senior Comprehensive Planner for the Coastal GA Regional Development Center. He stated that he is looking forward to working with the Planning Commission in any capacity.

Meeting Adjourned At 10:30 A.M.