

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
March 3, 1992 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Sidney Henderson
William Holland
Ira Moore
Wayne Stewart

ABSENT: Carolyn Hill
Benjamin Jaudon

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.

Preliminary Plat
Harrison Pointe, Phase I
Portion of Gould Estate

7.214 Acres, 32 Residential Lots
Zoned R-6 One-Family Residential
Located off Frederica Road,
St. Simons Island

Mr. Frank Deloach, III, developer, was present for discussion.

Due to a conflict of interest, Chairman Larry Evans removed himself from the chair of this item. Mr. William Holland presided.

Mr. Larry Taylor presented the staff's report. He stated that the County Engineer has approved the subdivision engineering but requested the concept of planted circle intersections and the Frederica Road entrance be reviewed. He stated the engineer has recommended that an acceleration and deceleration lane of 100 ft. long with a 50 ft. taper be placed on both sides of the entrance. The engineer also suggested that a by-pass lane be placed on the east side of Frederica Road.

Mr. Taylor stated that staff reviewed these items and recommends that the circle intersections have signage in accordance with the Traffic Safety Engineer's recommendation for safe traffic movement, and only require a deceleration lane as suggested. Acceleration lanes and by-pass lane would be deferred to future phases due to the trees that would be impacted on Frederica Road, and until the "One Percent Sales Tax Frederica Road Improvements" are completely studied.

Mr. Taylor stated that staff recommends approval of this preliminary plat subject to the conditions stated above.

Mr. Ira Moore had questions regarding additional entrances and exits. Mr. Taylor explained that when the development is completed there will only be one entrance and one exit.

Mr. William Holland expressed concern regarding planning and maintenance of the entrance. Mr. Taylor pointed out that a condition could be added to future developments to state that landscaping at the entrance will be maintained by a Homeowners Association or by the developer.

Following review, a motion was made by Ms. Sidneye Henderson to approve the Preliminary Plat of Harrison Pointe, Phase I. Motion was seconded by Mr. Ira Moore. Voting Aye: Ms. Sidneye Henderson, Mr. William Holland, Mr. Ira Moore, and Mr. Wayne Stewart. Abstained From Voting: Mr. Larry Evans.

Preliminary Plat
Glynn Haven Estates Subdivision
Resubdivision of Lots 1, 2, 3, 4, 21,
22 and 24 Block 54 and Additional Land

1.109 Acres, 6 Residential Lots
Zoned R-6 One-Family Residential
Located off Cedar Street, St. Simons Island

Lynwood G. Collins, III, Developer

Mr. Larry Taylor stated that the representative for this item is not present. He pointed out however, that as of this date the plat does not meet all the requirements for preliminary plat approval.

Due to no one being present to represent this request, a motion was made by Mr. Ira Moore to recommend deferral at this time. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Site Plan
Wal-Mart Shopping Center
Wal-Mart Store and 2 Out Parcels
Zoned PD-G Planned Development-General
Located on Altama Connector

Preliminary Plat
Altama/Scranton Road Intersection

Wal-Mart Store, Inc., Developer

A representative from Saine and Associates was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that the site plan has been reviewed and approved by the County

Engineer and staff. He stated staff recommends approval subject to the following conditions:

1. No additional curb cut will be allowed for out parcels A and B.
2. The owner/developer of Glynn Place Commercial Park will remain responsible for maintenance of the relocated drainage ditch thru the site.
3. When the vacant tract between Wal-Mart and Publix is developed, the extension to Scranton Connector may be required to be completed thru to Altama Avenue according to the original plan for Glynn Place Commercial Park.
4. The road improvements on Altama Connector are to be completed as designed for the median. Vegetation to be 30 inches in height for the entire length of the turn lane.

Mr. William Holland had questions concerning the road extension. Mr. Taylor stated that future development may not require a road extension; however, if there is such a requirement, Wal-Mart and Publix will be notified.

Chairman Larry Evans expressed concern as to who will be responsible for maintaining the vegetation. Mr. Taylor replied that the developer will be responsible for the landscaping and maintenance of vegetation.

Following review, a motion was made by Mr. William Holland to approve the Site Plan of Wal-Mart Shopping Center. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

At this point of the meeting, Chairman Larry Evans apologized for the delay in introducing Mr. Wayne Stewart. He then welcomed Mr. Stewart as the new Planning Commission Member.

Site Plan
The Village At Glynn Place
12.607 Acres, Publix and 2 Out Parcels
Zoned PD-G Planned Development-General
Located at Altama Avenue and Altama Connector
Scott Hudgens Company, Developer

Mark Hudgens and Steve Gaultney were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that staff recommends approval of the site plan subject to the following conditions:

1. When the vacant tract between Wal Mart site and this site is developed, the extension to Scranton Connector may be required to be completed thru to Altama Avenue according to the original plan for Glynn Place Commercial Park.

2. No additional curb cuts will be allowed for out parcels A or B.
3. Deceleration lanes should be designed for both entrances on Altama Connector of 150 ft. length with a 50 ft. taper.
4. In the future, if the drainage impact of this site should require an increase in the size of the box culverts under Altama Avenue, this will be at the developer's expense.

Chairman Larry Evans expressed concern regarding drainage impact. Mr. Taylor explained that in the past, the County Engineer has always reviewed and monitored drainage in Glynn County and will continue this practice.

Following review, a motion was made by Mr. William Holland to approve the site plan. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

GC-4-92

Request to Rezone from R-20 One-Family Residential to HC Highway Commercial, a lot containing approximately 35,880 square feet (known as a portion of Lots 2 and 3 Beasley Farm Subdivision), fronting 120 feet on the east side of U.S. Highway 17 North beginning approximately 50 feet northeast of Honeybee Lane and approximately 600 feet south of Peek Road.

Property owned by John P. Hellstrom;
Robert Small, Agent

There was no one present to represent this request. Therefore, a motion was made by Ms. Sidneye Henderson to recommend deferral until the April Planning Commission Meeting. Motion was seconded by Mr. Wayne Stewart and unanimously adopted.

Review Draft -
St. Simons Village Preservation District

Mr. Kirk Schlemmer, Senior Comprehensive Planner of the Coastal Georgia Regional Development Center, gave a brief presentation. He stated that he has reviewed the proposed St. Simons Village Preservation District and believe it will be effective in preserving the character of the village area. He stated his comments are included in the packages for the Planning Commission's review.

Chairman Larry Evans stated that the Planning Commission has held two public hearings and numerous work sessions regarding the St. Simons Village Preservation District and still have no response from the County Attorney's Office.

Ms. Sidneye Henderson suggested that since the Planning Commission has asked time and time again for a legal review from the County Attorney, the Commission should incorporate Mr. Schlemmer's comments and pass the St. Simons Village Preservation District on to the County Commission for their approval. She stated that copies of all advertisements and previous correspondence requesting a legal review should also be forwarded to the County Commission.

Mr. Larry Taylor stated that homeowners at the King and Prince Hotel are interested and are willing to support the ordinance.

Ms. Deborah Chapman stated that there is one rezoning pending as a result of the delay in getting a legal opinion from the County Attorney.

Mr. Ira Moore suggested that perhaps each Planning Commissioner should contact the County Attorney on an individual basis.

It was the consensus of the Planning Commission to notify the County Attorney and advertise the St. Simons Village Preservation District for the April 7th Planning Commission Meeting.

Mr. William Holland pointed out that the February 4th Planning Commission Minutes state that "he did not accept the position of Ex-Officio Member on the Glynn County Tree Board." Mr. Holland stated that he was not aware of being nominated. Ms. Jennifer Detloff explained that perhaps this was an oversight.

It was noted that the Planning Commission did not vote on who the Ex-Officio Member on the Glynn County Tree Board would be; however, Mr. Wayne Stewart, the new Planning Commission Member, was considered for the position.

Upon a motion made by Mr. Ira Moore and seconded by Mr. William Holland, the Minutes of the February 4, 1992 Planning Commission Meeting were approved and unanimously adopted.

Under Commission Items, there was a lengthy discussion regarding the Glynn County Sign Ordinance. Ms. Sidneye Henderson stated that due to businesses abusing the current Sign Ordinance, she feels that there is a need for stricter enforcement of the sign regulations.

Ms. Deborah Chapman explained that violators are cited only after a complaint is filed.

Ms. Henderson stated the biggest problem is with banners and sandwich board signs. She further stated that the lingering recession is prompting some shop owners to attempt to attract business with illegal signs.

Mr. Ira Moore stated, in his opinion, signs are not necessary to attract business. He stated people know where they are going to eat. "Tourists will ask at their hotel where to shop or where to eat".

Chairman Larry Evans stated that the Planning Commission will have to do something about enforcing the sign regulations before the start of tourism season. He also stated that

on-premise signs and billboards should be dealt with separately. Ms. Henderson agreed, stating that the ordinance would be easier to comprehend if the two issues were handled separately.

Mr. William Holland stated that because the two overlap, separating them will be a difficult job.

Ms. Chapman stated she would confer with the Building Inspection Department on violations and enforcement procedures and report back to the Planning Commission at the April meeting.

It was the consensus of the Planning Commission to have a work session on March 17, 1992 at 3:00 p.m. in Room 215 of the Office Park Building to further discuss the sign ordinance and mobile home regulations.

Under Staff Items, Ms. Jennifer Detloff gave a brief update on the Comprehensive Plan and a general discussion followed. Ms. Detloff also gave a presentation on the Technical Coordinating Committee (TCC). She stated that this committee is composed of key staff members of participating governmental jurisdictions. The committee is responsible for conducting studies, listens to suggested changes to the Brunswick Area Transportation Study from within the committee and from the Citizens Advisory Committee, and makes recommendations to the Policy Committee. The Policy Committee is composed of officials and participating governmental jurisdictions and is responsible for review and approval of the Brunswick Area Transportation Study and all aspects including goals and objectives, plans and programs developed by the Study.

Ms. Detloff advised that the TCC will hold its first meeting on March 4th. She stated she will have additional information to report at the next Planning Commission Meeting.

Also under Staff Items, Mr. Larry Taylor invited members of the Planning Commission to attend the St. Simons Transportation Study Committee Meeting on March 9th, 8:30 a.m. at the Demere Annex. Ms. Sidneye Henderson and Mr. William Holland acknowledged that they would attend.

Meeting Adjourned At 10:40 A.M.