

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
JULY 7, 1992 9:00 A.M.

MEMBERS PRESENT: Benjamin Jaudon, Vice Chairman
Georgia DeSain
Jack Kite
Ira Moore
Wayne Stewart

ABSENT: Sidneye Henderson
Carolyn Hill

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

Vice Chairman Benjamin Jaudon called the meeting to order and the invocation was given. Mr. Jaudon then welcomed Ms. Georgia DeSain and Mr. Jack Kite as the new Planning Commission Members.

Election Of Chairman To Serve
The Remaining 1992 Year

Mr. Ira Moore made a motion that nominations be open and thereupon nominated Mr. Wayne Stewart to serve as Chairman for the remainder of 1992. Motion was seconded by Mr. Jack Kite. Motion was then made and seconded that nominations be closed. Mr. Wayne Stewart will serve as Chairman of the Glynn County Planning Commission for the remainder of 1992.

Consider Renaming West Shore Drive, Portion Located
Between Highway 303 and I-95, to Hillary Trace

Mr. Edward Stelle explained that due to the E-911 Emergency System, several residents in this area have requested that West Shore Drive be renamed. He stated that staff consulted authorities on this matter and there were no objections. However, some property owners are opposed to this request.

Ms. Pam Corson of West Shore Drive was present to speak in favor of this request. She stated that on two separate occasions she needed the assistance of the Glynn County Fire Department and because of the confusion created from having three West Shore Drives located in the county, it took the fire department approximately 45 minutes to respond. She stated that the name change will aid emergency vehicles in responding to life or death situations.

It was pointed out by Ms. Corson that the proposed name change is misspelled on the agenda. The correct spelling is Hillery.

Mr. Frank Scott, property owner, was present to represent himself and Mr. Oscar Davis who recently purchased property in the area. He stated that if this request is approved it would cost a considerable amount of money to have their deeds changed. He also stated other expenditures involved. In order to differentiate the roads, Mr. Scott suggested that the name be changed to West Shore Drive North and West Shore Drive South rather than Hillery Trace. He stated this would be less confusing and less expensive. However, Ms. Corson disagreed. She stated there is still a lot of land in the area to be sold which will affect others in the future and by adding north and south to West Shore Drive would only create more confusion.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of the request to rename West Shore Drive to Hillery Trace. Motion was seconded by Ms. Georgia DeSain. Voting Aye: Ms. Georgia DeSain, Mr. Benjamin Jaudon, Mr. Jack Kite and Mr. Wayne Stewart. Voting Nay: Mr. Ira Moore.

GC-9-92

Request to Rezone from FA Forest Agricultural to LC Local Commercial, a parcel of land consisting of 12,278 square feet located on the northwest corner of the Altamaha Park Road and Savannah Avenue, being a portion of the Dutch Smith Property in Everett City.

Mr. Leroy Tindall, property owner, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a parcel of land in Everett City to commercial in order to allow a convenience store. She stated the property has an existing structure which has been used as a community store in previous years. However, the store has been closed for over one year and is therefore no longer grandfathered in as a pre-existing use.

Ms. Chapman stated there is a parcel of land directly across the railroad right-of-way that is zoned HC Highway Commercial but at this time the property is not being used as commercial. Approximately 200 feet to the northeast is a parcel of land which was rezoned in 1985 to LC Local Commercial for the location of a store. Since that time the structure located on the property has burned down.

Ms. Chapman further stated because the surrounding area is zoned commercial and with the prior history of the property being commercial, staff recommends approval of this request subject to

off-street parking and signage requirements being met in accordance with the Glynn County Zoning Ordinance.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request subject to off-street parking and signage requirements being met. Motion was seconded by Mr. Ira Moore and unanimously adopted.

GC-10-92

Request to Rezone from R-6 One-Family Residential to GC General Commercial, Lot 24 of Washington Square Subdivision, consisting of 2,850 square feet fronting 30 feet on the south side of Sixth Street, beginning 310 feet east of Habersham Street.

Property owned by John A. Jones.

Attorney Donald B. Napier, agent, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a lot on Sixth Street to commercial to allow the construction of an automotive garage. The subject lot is located off Altama Avenue and is a paved county road. She further stated that the lot is surrounded on three sides by commercially zoned businesses.

Ms. Chapman explained that the Glynn County Comprehensive Plan shows the proposed land use for this area to be commercial and therefore this zoning change would be compatible with the surrounding uses. She stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Mr. Ira Moore and unanimously adopted.

GC-11-92

Request to Rezone from R-9 One-Family Residential to Mh-9 One-Family Residential Mobile Home, a lot containing approximately 31,699 square feet, located on the northwest corner of Lambert Lane and Old B & W Grade Road (204 feet of frontage).

Ms. Doris L. Thomas, property owner, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a lot containing two existing single-family residential structures. She stated that the property owner would like to remove the two (2) site-built homes which need extensive repairs, and replace them with two (2) mobile homes.

Ms. Chapman pointed out that the area contains a mixture of uses, i.e., site built homes, manufactured homes, mobile homes and a mobile home park. She stated staff feels this rezoning would be compatible with the surrounding uses and therefore recommends approval of this request.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Mr. Jack Kite and unanimously adopted.

GC-12-92

Request to Rezone from R-9 One-Family Residential to OC Office Commercial, 1.427 acres known as a portion of Lot 156 Brunswick Farms Subdivision, having frontage of 208 feet on the north side of Cypress Mill Road, beginning 1,314 feet west of U.S. Highway 17.

Property owned by Cecil S. Little.

Ms. Winifred Capps, agent, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a 1.427 acre lot which contains an existing single-family residential structure. If the property is rezoned, the prospective buyer would like to locate a real estate office in the existing structure.

Ms. Chapman stated that the area contains a mixture of uses, i.e., single-family residential, office commercial and highway commercial. She stated that the property is located immediately west of commercially zoned property which was rezoned in 1985, and across Cypress Mill Road from Highway Commercial and Office Commercial Zoning Districts.

Ms. Chapman pointed out that the Glynn County Comprehensive Plan shows the future land use for this property to be commercial. She explained that due to the improvements to Cypress Mill Road and in recognizing the commercial nature of other properties fronting on Cypress Mill Road, a rezoning to office commercial would be a logical extension of the existing commercial developments. She further explained that if this rezoning is approved, the property owner will be required to convert the existing residential driveway to an approved commercial driveway. She stated staff recommends approval of this request.

Ms. Winifred Capps announced that she recently purchased the subject property from Mr. Cecil Little.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Ms. Georgia DeSain and unanimously adopted.

GC-14-92

Request to Rezone from LM Limited Medical to MH Mobile Home Park, a 23,088 square feet parcel of land fronting 246.55 feet on the north side of Emanuel Farm Road, beginning 405.90 feet west of U.S. Highway 17 and located immediately east of Transvilla Mobile Home Park.

Property owned by Robert G. Boone.

Attorney Jameson Gregg, agent, and Mr. Boone were present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated this request is to rezone a portion of a parcel of land that was rezoned to limited medical in 1989. She stated when the property was rezoned at that time, the owner had a prospective buyer but the sale did not go through. The property owner feels that the property is not suitable for medical use and therefore requests that the zoning be changed back to mobile home park.

Ms. Chapman explained that the property has been zoned mobile home park since 1967, with the exception of the rezoning change in 1989. She stated that the concept plan shows the proposed development of a mobile home subdivision and additional property already zoned.

Ms. Chapman stated that staff recommends approval of this request to revert the zoning back to mobile home park.

Approximately 15 residents and property owners were present to object to this request.

Attorney Jameson Gregg gave a presentation and pointed out that Mr. Boone has filed two rezoning requests. He then elaborated on the history of the property. He explained that the property is approximately three-quarters of a mile north of the intersection of Golden Isles Parkway and Highway 17. Prior to 1989, the property was zoned mobile home park. In 1989 Mr. Boone applied for a rezoning based on a pending sale to an artificial limb company. The zoning needed for this company's operation was limited medical. As a result, the County Commission rezoned a portion of the property to limited medical and left the remainder zoned mobile home park. However, the transaction fell through and the limited medical zoning is no longer necessary. Mr. Boone now feels a mobile home park is the best use for that property and would like to have the property returned to its original rezoning.

Mr. James Longshore of 118 Emanuel Farm Road presented a petition with the names of 16 residents and property owners of Emanuel Farm Road who are opposed to this request. Mr. Longshore stated that the rezoning of this property offers no positive growth potential for the neighborhood. He further stated that congested traffic in the area would be adversely impacted by the development. Mr. Longshore stated he was not aware of the second request; however, the petition covers both proposals.

Ms. Wynell Logue of 182 Nottingham Drive presented a petition with the names of 47 residents and property owners of Beverly Shores Subdivision who are opposed to this request. Ms. Logue stated existing homes would be devalued by the mobile home park.

Ms. Alice Reeves of 116 Emanuel Farm Road stated that the road is not large enough to accommodate mobile homes to be moved in and out of the proposed mobile home park. She also added that

there should be areas within Brunswick that are free of mobile homes. Attorney Gregg explained that many people cannot afford traditional housing; therefore, mobile home housing serves a need in the community.

Mr. Longshore had questions regarding water and sewer in the area. Mr. Stelle explained that City of Brunswick water and sewer systems would be available to the mobile home park.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-15-92

Request to Rezone from LM Limited Medical, MH Mobile Home Park and R-9 One-Family Residential to HC Highway Commercial, 3.244 acres located on the northwest corner of U.S. Highway 17 and Emanuel Farm Road.

Property owned by Mr. Robert G. Boone.

Attorney Jameson Gregg, agent, and Mr. Boone were present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a 3.24 acre tract of land consisting of three (3) different zoning classifications. She explained that the mobile home park zoning has been in effect since 1967, the R-9 One-Family Residential zoning since 1966 and the limited medical zoning since 1989.

Ms. Chapman stated that the property owner would like to develop the property for commercial use. The application states that the possible uses for the property are retail business, convenience store, automobile sales or other commercial uses.

Ms. Chapman explained that a portion of this property was requested to be rezoned to highway commercial in 1985. However, the County Commission took action to rezone only a portion of the property to limited medical to allow the proposed use of an artificial limb establishment. She stated the Glynn County Comprehensive Plan shows the future use of this property to be residential and conservation preservation/marsh.

In reviewing the concept plan, staff feels that a planned development or planned commercial zoning should be considered. A planned development or planned commercial zoning would specify the permitted uses for the property as well as require sufficient buffers to protect the surrounding residential neighborhood. Ms. Chapman stated that the property owner was advised of this suggestion; however, the owner prefers to obtain a highway commercial zoning.

Ms. Chapman stated that with the recent four-laning of Highway 17 and due to the traffic count at this site, staff feels that commercial is a logical use for the property. She stated staff recommends approval subject to a landscaped buffer twenty-five feet (25') in width being provided along the residential sides of the property with sufficient visual openings for the drive off of Emanuel Farm Road.

Mr. Ira Moore had questions regarding staff's reason for recommending approval of this request. Ms. Chapman explained that staff recommends approval due to the area being adequate for commercial zoning and because of other commercial uses in the area.

Ms. Wynell Logue expressed that the Beverly Shores Homeowners are opposed to the mobile home park, but are not opposed to the highway commercial zoning. However, Mr. James Longshore stated the Emanuel Farm Road residents are opposed to this request.

Attorney Jameson Gregg stressed that highway commercial is logical for this area.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request subject to a landscaped buffer twenty-five feet (25') in width being provided along the residential sides of the property with sufficient visual openings for the drive off of Emanuel Farm Road. Motion was seconded by Mr. Jack Kite. Voting Aye: Ms. Georgia DeSain, Mr. Benjamin Jaudon, Mr. Jack Kite and Mr. Wayne Stewart. Abstained From Voting: Mr. Ira Moore.

SUP-2-92

Request for a Special Use Permit for the location of a church in an R-9 One-Family Residential Zoning District. Subject property known as Lot 4 of Suburban Estates Subdivision, consisting of 0.6123 acres located on the southwest corner of Suburban Drive and Altama Avenue.

Property owned by Mary J. Blanchard.

Mr. David G. Stradtman, agent, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for a Special Use Permit in a residential zoning district to allow the location of a church, Jehovah's Witnesses.

Ms. Chapman explained that the concept plan shows the use of Lot 4 for off-street parking and one entrance drive onto Suburban Drive North. Two additional lots, known as Lots 2 and 3, located immediately south of this lot are also zoned R-9. However, they are located within the city limits and the City of Brunswick Zoning Ordinance allows a church as a conditional use, which only requires the approval of the Building Official.

Ms. Chapman stated the church has a seating capacity of 225 and is located on Lot 3 with off-street parking and an exit drive onto Suburban Drive South from Lot 2. There will not be any access drives onto Altama Avenue. Since there is only one median cut on Altama Avenue which grants access to Suburban Drive South, staff feels that the access drives, traffic flow and off-street parking should be redesigned in such a manner to eliminate traffic flow from the church thru Suburban Subdivision.

Ms. Chapman stated that the plan shows a 30 ft. Georgia Power utility easement and grassy area on the portion of the property fronting Altama Avenue. She stated the proposed facility will be served by city water and sewer. A 7 ft. drainage easement is shown on the west side of this property which should provide adequate drainage. She stated staff feels that in addition to this drainage easement, a 25 ft. natural vegetation buffer should be provided between the subject property and the residential property to the west (Lots 19 and 21 of Suburban Subdivision).

Ms. Chapman stated that a church facility would be compatible with the surrounding area. She stated staff recommends approval of this request subject to a 25 ft. buffer on the west side being provided, the access drives and traffic flow being redesigned and approved by the Glynn County Traffic Safety Engineer.

Approximately 20 residents and property owners were present to object to this request.

Mr. David Stradtman, agent, gave a brief presentation. He stated he is willing to provide the buffer and work with the residents in the area.

Mr. Wayne Anderson of 207 Suburban Drive stated that approximately 14 residents and property owners are opposed to this request. There are other locations around town that could be used for a church. He presented a restricted covenant and stated the residents assumed they were protected from non-residential encroachment. Ms. Chapman explained that deed restrictions are not handled by Glynn County but involve the property owners within the subdivision.

Ms. Kay Jones of 203 Suburban Drive stated if this request is approved it would create traffic problems in the area. She is opposed to this request.

Chairman Wayne Stewart stated he believes that a church would not go where it is not welcomed. He suggested the church leaders meet with the property owners and residents, review the plans and try to come to an agreeable solution.

Mr. Glenn Howard of Lot 21 Suburban Drive asked if the zoning would be changed on other lots. Mr. Stelle explained that the other two lots are in the City of Brunswick and are already zoned for an allowable use.

Ms. Verma Shurling of 204 Suburban Drive expressed concern regarding drainage. Mr. Eddie Winn explained that according to the Glynn County Engineer, drainage will be at the culvert and not into the property.

Following discussion, a motion was made by Mr. Ira Moore to defer this request until the agent, church congregation, property owners and residents have had a chance to meet, review the plans and discuss a solution. Motion was seconded by Ms. Georgia DeSain and unanimously adopted.

At this point, the Planning Commission took a 10 minute recess. The meeting resumed at 10:20 a.m.

Discussion Of Moratorium
On Billboard Signs

Mr. Edward Stelle stated that the Glynn County Board of Commissioners requested that the Planning Commission recommend a 90 day extension on the billboard moratorium. He explained that a newly organized committee will continue to study the issues surrounding the Glynn County Sign Ordinance and will report back to the Planning Commission with recommendations. It was noted that two members of the committee, Ms. Connie Fox and Mr. Frank Fletcher, were present for discussion.

Following discussion, a motion was made by Mr. Ira Moore to recommend a 90 day extension on the billboard moratorium. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

A motion was made and seconded that the Minutes of the June 2, 1992 Planning Commission Meeting be approved. The motion was unanimously adopted.

Under Staff Items, Mr. Edward Stelle gave a brief status report on the St. Simons Village Preservation District. He explained that the intent of the ordinance is to protect the historical and original architectural character of the area. The plan will create an overlay zone of rules and regulations for redevelopment or new development in the village area. Two public hearings were held at the Casino on St. Simons Island regarding this issue. Mr. Stelle stated perhaps the next public hearing should be held on the mainland. Two rezonings have been deferred pending the results of the ordinance.

It was the consensus of the Planning Commission to have a work session on Monday, July 27, 1992 at 3:00 p.m. in Room 215 of the Office Park Building to further discuss the St. Simons Village Preservation District and to discuss mobile home regulations.

Meeting Adjourned At 10:30 A.M.