

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
OCTOBER 6, 1992 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Georgia DeSain
Sidneye Henderson
Carolyn Hill
Benjamin Jaudon
Jack Kite
Ira Moore

STAFF PRESENT: Edward Stelle, Community Dev. Director
Larry Taylor, Building & Dev. Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

Chairman Wayne Stewart called the meeting to order and the invocation was given.

In order to accommodate the vast number of citizens present for the Blythe Island request, it was the consensus of the Planning Commission to hear Item #12, GC-27-92, of the agenda first.

GC-27-92

Rezone from R-20 One-Family Residential to Planned Development-General (Mobile Home and Commercial Developments), 114.79 acres located between I-95 and Highway 303, having 1,784 feet of frontage on the north side of Highway 303; property known as Tract 4 of Union Camp Corporation (consisting of the unopened rights-of-way of Crossway Road, North Road, Hillery Trace, Cut-off Road and Charles Street), Blythe Island.

West Shore, Inc., Property Owner;
Mrs. Carol Highsmith, Trupp-Hodnett Enterprises, Agents

Mrs. Carol Highsmith, agent, and Mr. William Hooper

Mr. Stelle stated that in 1989 the property owner requested a rezoning to Planned Development to allow the following: R-20 One-Family Residential (with site built homes), General Residential (multi-family), General Residential and Mobile Home Park. He further stated that at the Planning Commission's meeting a large delegation of property owners from Blythe Island were present to object to this development. The Planning Commission took action to recommend denial of this request. Prior to the County Commission having a hearing on the request, the property owner submitted an amendment to the request. Mr. Stelle pointed out that the amendment eliminated 104 acres, which was for the mobile home park, multi-family and single-family. The request involved only 10 acres fronting on Highway 303 for commercial usage. However, the request was withdrawn by the applicant and was never heard by the County Commission.

Mr. Stelle stated that in order to evaluate this project the development must be put in its proper framework. He stated the proposal is to rezone 119 acres of land on Blythe Island between Highway 303 and I-95 from single-family residential 20,000 sq. ft. lots to Planned Development allowing the development of 255 lots, 9,000 sq. ft., for the purpose of renting spaces for mobile home locations.

Mr. Stelle explained that according to the Glynn County Zoning Ordinance, the definition of mobile home park is "an individual parcel of land under single management which is used or intended to be used for rental or lease of spaces or lots and the provision of services for two or more mobile homes".

Mr. Stelle stated it is staff's position that this application is to allow the commercial operation of a mobile home park albeit zoned Planned Development. The application, site plan and text generally meet the requirements for submission of a Planned Development zoning change. He stated the only deficiency is found in the provision of sewerage facilities. It is proposed to provide one septic tank for each two mobile home sites. The developer has retained a soils scientist and he states, "during extended rainy seasons water seeping into the surface and overloading the septic system may be observed". The developer has also provided a soils map which indicates the estimated elevation of the water table.

Mr. Stelle pointed out that these estimates were based upon State averages, not local conditions as confirmed by the local Soil Conservation Service staff. The State average will require between 20 and 32 inches of fill over drain fields while local conditions will require as much as 42 inches of fill. He explained that while this should not be considered a factor which would prevent the use of the property for residential, it certainly indicates that densities should not be lower than that of the current zoning, 20,000 sq. ft. lots.

The Glynn County Comprehensive Plan provides several guides to consider for new growth, i.e., a subdivision or development

pattern of a stable residential community. The introduction of a commercial mobile home park with a highly transient population could have a major impact on the island community, straining its recreational facilities, the provision of sanitation services, police and fire.

Mr. Stelle stated that the Comprehensive Plan did not contemplate any additional commercial development on Blythe Island which is only minutes away from major commercial centers. He stated this proposal requests approximately 9 acres of commercial development stretching approximately 1800 feet along U.S. 341 from Hillery Trace to Crossway Road. GA Highway 303, currently with a traffic count of 6,657 cars per day, is a three lane highway with a center passing lane. Intersections and curb cuts would have to meet GA DOT requirements.

Mr. Stelle stated that the property proposed to be developed in this proposal contains existing dedicated rights-of-way for five streets. Prior to any site plan or development review these streets would have to be abandoned by Glynn County and others who may have retained rights to the unopened streets.

To further evaluate this request, Mr. Stelle stated the following matters were considered in developing a recommendation:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Not suitable, creates possible nuisance, noise and light;

Introduction of large transient population, possible ground water pollution from septic tank "overload";

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Will create conditions that will hamper adjacent use due to noise, light, night activity, traffic or environment;

The existence of a large mobile home park could adversely effect the future development of Blythe Island properties for stable residential development;

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Has reasonable use - The property is zoned R-20 and has many attributes of similar property on Blythe Island that is now being developed;

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or school.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

No changing conditions supporting approval of this request.

Mr. Stelle stated the fact that the entire area proposed for development is in the 100 year flood plain and that the area is an island served only by a high speed highway does not lead towards increasing density for development. Staff recommends that this application be denied.

Mrs. Carol Highsmith made the following presentation:

"In accordance with the current Glynn County Zoning Ordinance, West Shore, Inc. submits this application to rezone 114.79 acres of property located between Georgia Highway 303 and Interstate I-95 from R-20 to PD Planned Development under the zoning laws of Glynn County.

West Shore, Inc. recognizes the wisdom in planned development zoning for large tracts of land for the establishment and continuance of large developments.

This rezoning will provide a very high quality mobile home development, as well as meeting the office and commercial needs of those families residing in this development. It is designed to meet the needs of families in providing an environment for the location of mobile homes that offers a level of service not found in mobile home parks or developments locally. In fact, the design offers amenities not found in many conventional subdivisions. We have designed extensive recreation space, including twelve (12) acre recreational area including a lake for fishing and boating, picnic areas for families surrounding the lake in a beautiful open area, and far greater buffer areas than required by the Glynn County Zoning Ordinance. Roads and drainage shall be built to county specifications, and bike paths shall be built throughout the development.

Underground utilities including telephone, electricity, gas, cable television and water will be constructed. The commercial and office development will be in clusters of buildings, landscaped and buffered.

Glynn County has long recognized the need for quality mobile home developments as a means of providing affordable housing in a community where more than half of all new residential permits on the mainland are for mobile homes. In the development of a comprehensive master plan for the mainland the need for quality mobile home developments was clearly addressed.

These exact concepts are part of the Glynn County Comprehensive Plan, page I-25. In discussing the wisdom of locating mobile homes in the county, Mr. Stelle and the Comprehensive Master Plan continued by saying, "therefore, it would seem that the best treatment of mobile homes would be to encourage their location in mobile home parks and mobile home subdivisions, effectively keeping mobile homes as a viable option in the housing stock of the county, while at the same time providing the densities that will permit a cost effective delivery of county services."

At that time Glynn County Planning Commission Chairman Dennie McCrary said, "we need to recognize the impact this has on the area. There is a definite need for nice mobile home parks in Glynn County." The Glynn County Zoning Ordinance encourages the use of planned development for large-scale compatible use developments. West Shore, Inc. agrees with the county that land use such as this should be planned and implemented not only with consideration of the highest and best use, but also with a sensitive understanding of the land the people who will inhabit it.

This amendment to the Glynn County Zoning Ordinance provides for rezoning to Planned Development. The rezoning includes mixed use for both residential and commercial uses.

The market demand for both uses exists. The property will provide planned commercial growth and planned mobile home development growth in phases. Site plans will be submitted for approval for each phase. This site is located halfway between the development at GA Highway 341 and development at I-95 and Highway 84. It offers a prime location for commercial and professional uses necessary for a community that is growing in the manner of Blythe Island.

This site offers a unique opportunity to build a quality mobile home development within a buffered area and to create supporting commercial and office property uses in an orderly and logical manner.

This proposal clearly outlines a plan that meets all Glynn County zoning requirements for the requested change to Planned Development. Not only does it meet the requirements, but the owner, West Shore, Inc., has committed to going far above the minimum standards required under the Zoning Ordinance. They also have a track record of developing and continuing to be involved in the growth and management of a quality mobile home development.

This plan envisions not only the minimum standards required under the county ordinance, but goes much further in both green space and recreational facilities as well as restrictive lease agreements regarding individual lots. The issuance for more than half of all residential permits for residential housing for mobile homes on the mainland without question points to the need for quality mobile home

in-depth presentation of the project in steps, outlining the different site plan data which shows how the infrastructure interrelates to the entire project, the perimeter boundary lines, buffers, soils information and drainage.

Mr. Hooker stated that the owner of the property retained a soils scientist, Mr. John Johnson, to do an extensive site survey per acre. Mr. Hooker explained the different soil types as they relate to this development. He stated Mr. Johnson reported that over 95% of the area is termed moderately severe. The Glynn County Health Department states that this area can be developed with individual sewage disposal systems with modifications.

Mr. Stelle had questions regarding the number of systems used per household. Mr. Hooker stated that the developer proposes to use one 1500 gallon septic tank and drainfield per two residential units. Mrs. Highsmith stated there are 252 fields available, one per 2 units with additional fields available if necessary.

Mr. Hooker continued by stating that natural and undisturbed buffers of 100 ft. will be maintained along Hillery Trace, a 50 ft. buffer will be maintained between commercial and residential uses and a minimum buffer of 50 ft. will be maintained along the marsh frontage of the property. A 6 ft. planted screen will separate the property from other adjacent property owners.

Mr. Hooker explained that the streets are private access easements and would be designed to county standards. A 5 ft. bike path adjacent to and part of the roadway in designated areas will provide for recreational bike riding and as a running track for residents. He stated that plans for street, drainage and utilities have been reviewed by the County Engineer. According to the Glynn County Design Standards, a cul-de-sac is not allowed in excess of 800 feet. However, the County Engineer felt that the layout was sufficient to carry the traffic load.

Mr. Hooker then addressed street lighting in the area. He stated that street lights will be placed at each intersection for safety precautions. He pointed out that the layout of the street pattern reflects the neighborhood concept.

In summary, Mr. Hooker stated there is a total of 105.9 acres involved in the residential development and a total of 255 residential units. The area consists of 5.8 acres of undisturbed natural buffers, 13.0 acres of recreational area, and services consisting of 1.2 acres which includes the office, the well and fenced storage for vehicles. The access easements are slightly less than 1/5 at 20.3 acres. The net parcel acreage available is 65.6 with a gross unit of 2.4 parcels per acre or an average of 3.9 residential units per netting. Mr. Hooker stated this is far below what the Comprehensive Plan indicates for a Low-Density Urban District.

In response to staff's recommendation for denial

over zoning regulations. These regulations are clearly under the legal authority of the Glynn County Board of Health. The health department official charged with this responsibility has stated in a recent letter that this property can be permitted following the requirements of the Glynn County Board of Health. They would look at each single parcel and decide whether or not it is permissible. We do not wish to argue with Mr. Stelle over the County Plan which is a generalization of county soils and not a site specific study. However, our copy was studied within the past month on an acre by acre process by a certified soil scientist and the soils were found to be 95% usable for septic tank systems. I repeat however, that this is not a zoning question but an environmental health question.

The county staff's recommendation for denial describes Blythe Island as a "self contained community". We question this description. It has no schools, little commercial development and no health care facilities. Blythe Island, according to the 1990 census figures provided by Glynn County, has 929 white residents. It has no African Americans and no ethnic people. Rather than being "self contained", it is a community that is extremely exclusive with respect to social and demographic characteristics.

Glynn County staff's recommendation refers to a highly transient population but offers no figures to prove this very inflammatory claim. The evidence shows that the Meadows, a similar development by West Shore, Inc. in Atlanta, has a very stable population. For example, the Meadows opened in 1971. They have eighteen residents that have been there for more than 20 years, twenty-four residents for 16 to 20 years, twelve residents for 15 years, thirty-seven residents for 10 to 12 years, thirty-nine residents for 7 to 9 years and thirty-eight residents for 5 years. The Meadows also has fifty-two residents that have been there for 3 years and six residents for 1 to 3 years.

We believe that this track record clearly shows a pattern of management which without any doubt belies the staff's assumption of transient people. We agree that intersections and curb cuts would have to meet Georgia DOT standards and we have designed them to do so. We also believe that the questions raised regarding noise, night activity, traffic and environment are without merit because this development, just like any other development in Glynn County, would meet, and in many instances, exceed county ordinances in this regard. The proposed use meets the density requirements of the Comprehensive Land Use Plan which recommends 7 units per acre for this low urban density area; however, this development averages 4 or less units per acre.

The Glynn County Comprehensive Plan does not exclude those people who lease or rent property. They are not second class citizens. These are single-family homes placed on leased property. The same arrangement exists on Jekyll Island where the residents own their homes but lease the land. The Comprehensive Plan does not limit residential units only to those people who can afford to own their property. There have been no denials for any rezonings in Glynn County based on the property line of the 100 year

Chairman Wayne Stewart then opened the floor to citizens who are opposed to this request. At this point, Mrs. Highsmith requested that persons speaking in opposition of this request give their full name, address and the distance of their residence to the proposed site of the development. Some of the residents agreed to her request; however, others insisted that Mrs. Highsmith provide the names, addresses and the distance of the developers residence to the proposed site of the development.

Mr. Danny Harvey, a Blythe Island resident, stated he is opposed to this request. He stated the developers have spent a lot of time on this project but in his opinion, this development is a "smoke screen". Mr. Harvey then introduced Mr. Dan Parshley who gave a brief presentation. Mr. Parshley stated that the residents of Blythe Island have heard extensively about the extended recreation. He presented photographs of the residential area which he stated were taken after a long dry period. He then discussed the water table. He stated that septic tanks will not operate if the water table is 0. The information provided by the developers indicates that 51 of the 260 proposed lots could very well be wetlands.

Mr. Parshley read the following quote from the soil survey conducted by the United States Department of Agriculture Soils Conservation Service for Camden County and Glynn County: "This soil has poor potential for most urban uses and wetlands is the major limitation. The limitations could be overcome if the soil is adequately drained. The pelum soil has poor potential for most urban uses. Wetness and flooding are major management problems that are difficult to overcome."

In conclusion, Mr. Parshley stated that this development is a master plan for maximum profit. He stated the land is not suitable for this type of development.

Mr. Danny Harvey presented a handout to the Planning Commission of a 1979 mid-month study of Blythe Island. He stated this study does not recommend a mobile home park. He then thanked the Planning Commission for their patience and understanding.

At this point in the meeting, it was the consensus of the Planning Commission to take a 10 minute recess. The meeting resumed at 10:45 a.m.

NOTE: Ms. Carolyn Hill left the meeting to attend a previous engagement.

Mr. Ira Moore stated that during the recess several citizens expressed that they wanted to respond to this request. Thereby a motion was made by Mr. Moore that the Planning Commission defer

There being no further discussion, the motion was unanimously adopted to defer action and conduct two public hearings on Blythe Island.

West Shore Landing, Phase Two
Preliminary Plat
56.76 acres, located off West Shore Drive, Blythe Island
29 Residential Lots, R-20 One-Family Residential

R & R Development, Property Owner/Developer.

Mr. Roger Calaway and Mr. Randy Spaulding were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements for a 29 lot subdivision on county standard paved streets, to be dedicated to Glynn County. He stated the subdivision meets the requirements of the Glynn County Health Department and the Glynn County Engineer. Mr. Taylor stated staff recommends approval of this request.

Mr. Stelle reiterated that this is an R-20 single-family commercial development on Blythe Island.

Following discussion, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat of West Shore Landing, Phase Two. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Request from George Skarpalezos for a two year extension of the Preliminary Plat approval for Oak Grove Island Plantation, Phases 3 thru 6.

Mr. George Skarpalezos was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated substantial roadwork is still under construction but no changes are being anticipated on the original approval. He stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Ira Moore to approve the two year extension of the Preliminary Plat approval for Oak Grove Island Plantation, Phases 3 thru 6. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

land located in Resort Residential Zoning District. He stated that under this zoning the property could be developed as a four unit residential condo. The developer would like to develop the property as two single-family lots, not as multi-family, as allowed in Resort Residential.

Mr. Taylor stated that in order to meet the lot width required for single-family lots in Resort Residential, one lot would front on 4th Street and one on Beachview Drive.

Mr. Taylor explained that under Section 901. Variance, the Planning Commission may grant subdivider variances if the intent and the purpose of the ordinance are not violated. He stated that staff recommends that the property be subdivided into two single-family lots, both fronting on Beachview Drive, for the following reasons:

1. This would allow a reduction in density from four unit condos to two single-family lots which is in character with surrounding properties.
2. The lot size and width would be the same as when the subdivision was first plated (50 ft. wide and 6000+ sq. ft.).
3. Part of 4th Street has been closed and used for pedestrian access to beach; it would not be ideal for access to a single-family house.

Mr. Taylor stated that staff recommends approval of this request with the condition that both houses have driveway access onto Beachview Drive only.

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

CUP-3-92

Request for a Conditional Use Permit in the GC-Core General Commercial-Core Zoning District, for the location of a restaurant at the corner of Ocean Boulevard and 15th Street, St. Simons Island Village Area, St. Simons Island.

Property owned by William Downey and Beth Downey.

Mr. Steve Jackson, agent and Mr. Larry Evans, architect, were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is for a conditional use permit for a

this or any particular business. He stated the applicant has also contracted with the owners of the two office buildings nearby to use their parking lots at night for his customer parking.

Mr. Taylor explained that in reviewing the proposed building designs, the designs would meet all the requirements of the St. Simons Village Preservation Ordinance if the ordinance were in effect. He stated staff recommends approval of this Conditional Use Permit subject to street improvements being made, as proposed by the applicant, for the additional 27 public parking spaces in accordance with Glynn County Specifications. He stated these improvements would have to be completed before a Certificate of Occupancy is issued on the building.

Ms. Sidneye Henderson had questions regarding the parking agreement. Mr. Jackson stated he does not have a parking agreement in writing. However, he stated it's possible he could obtain one but he would not want to make the action of the Commission contingent upon his obtaining a written agreement.

Mr. Jackson stated the hours of operation will be from 11:00 a.m. until 2:00 a.m. He stated this will be a lunch and night restaurant, not a bar; however, he stated he will apply for a liquor license.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Ms. Georgia DeSain. Voting Aye: Ms. Georgia DeSain, Mr. Benjamin Jaudon, Mr. Jack Kite, Mr. Ira Moore and Mr. Wayne Stewart. Voting Nay: Ms. Sidneye Henderson.

Post Court Subdivision
Preliminary Plat
10 Acres, located off Post Road
12 Residential Lots, Forest Agricultural

Mr. Donald Thomas, property owner/developer, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements for a 10 lot subdivision on a county standard dirt road, to be dedicated to Glynn County. Two lots front on the existing road. He stated the subdivision also meets the requirements of the Glynn County Health Department and the County Engineer, and therefore staff recommends approval of this request.

Ms. Sidneye Henderson had questions regarding road maintenance. Mr. Taylor explained that the county would maintain the road.

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

GC-25-92

Rezone from R-12 One-Family Residential to Planned Development-Commercial, 3.63 acres, known as a portion of Lot 1, all of Lots 2, 3 & 4, and a 50 foot strip revised Black Banks Subdivision No. 1, fronting 523.15 feet on the east side of Frederica Road and lying immediately south of the Glynn County Fire Department.

Property owned by HILL-LEW.

Mr. Glenn Lewis, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone 3.63 acres from residential to Planned Development Commercial to allow a commercial development. This property has been requested for rezoning to commercial in the past years but has never been granted approval.

Ms. Chapman stated the surrounding area consists of a mixture of uses and zoning classifications; residential to the south and east, commercial to the west and a county fire station to the north. She stated commercial use of this tract appears to be in character with the area, provided it is adequately buffered from the residential subdivision located to the east.

Ms. Chapman further stated that the Glynn County Comprehensive Plan designates this tract as Planned Development for commercial usage, which makes this request consistent with Policy I-3.8 of the Comprehensive Plan. A Master Plan and a Zoning Text have been submitted in accordance with the Planned Development requirements, Section 723. of the Glynn County Zoning Ordinance. The Zoning Text outlines the permitted uses in General Commercial, Section 712. of the Glynn County Zoning Ordinance.

Ms. Chapman explained that in the Planned Development Zoning Text, the applicant is requesting a variance to the 50 ft. rear buffer which is adjacent to the residential area. The variance states the following:

It is respectfully requested that a variance in the Planned Development text which requires a 50 ft. buffer to adjoining residential areas be granted.

Ms. Chapman stated that staff does not support the variance on the 50 ft. buffer on the east side (rear) which adjoins the residential development. She stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Suitable.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Should have not adverse affect with adequate buffers and setbacks being met.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, due to frontage only being on Frederica Road.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Yes, could increase the traffic.

All access points and road improvements will require the approval of the Glynn County Engineer and Glynn County Traffic Safety Engineer.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Shown as Planned Development.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Surrounding area has numerous commercial uses.

Ms. Chapman stated that staff recommends approval of this request for Planned Development subject to all requirements for buffering and setbacks being met.

Mr. Glenn Lewis gave a brief presentation. He stated that he would withdraw his request for a variance and would accept staff's recommendations. He stated he deferred this request previously in an effort to work with the Black Banks homeowners.

Approximately 20 residents and property owners were present to oppose this request. Everyone was given an opportunity to voice their concerns.

Mr. Lewis stated he was aware of the deed restrictions. He stated, "the county giveth deed restrictions and can taketh away". He explained that the property would be developed with a cluster of small office and commercial buildings. He stated by constructing several small buildings rather than one large building on the tract, it would be possible to save several medium to large size trees. He pointed out that the 50 ft. area would not be used as part of the development area, but for access only. Mr. Lewis stated it is not the county's intent to landlock the property. He stated he is just asking that the Commission adhere to the Comprehensive Land Use Plan which designates the area as Planned Development. He further stated that he is not asking for anything unreasonable and that he will work within the buffers.

Mr. Jonathan Chubb of 128 Ledbetter Avenue, St. Simons stated he is opposed to this request due to traffic problems. Another commercial development on Frederica Road would only add to the congestion along the crowded roadway.

Mr. Mike Martelli of Black Banks stated he is also opposed to this request due to traffic problems.

Mr. Ira Moore had questions regarding a more detailed plan. Mr. Stelle explained that a master plan does not require more details. However, if the applicant requests any other proposals he would be required to submit a more detailed site plan to the Planning Commission for approval.

Chairman Wayne Stewart suggested a deferral so that Mr. Lewis could add more details to the preliminary plan for the development. Mr. Lewis stated he does not want a deferral and would like for the Commission to take action. He again stated he will withdraw his request for a variance and will work with the homeowners of Black Banks Subdivision.

Following discussion, a motion was made by Mr. Jack Kite to recommend denial of this request due to the development being an encroachment into an historical area and a residential area. Motion was seconded by Ms. Sidneye Henderson. Voting Aye: Ms. Sidneye Henderson, Mr. Jack Kite, Mr. Ira Moore and Mr. Wayne Stewart. Abstained From Voting: Ms. Georgia DeSain and Mr. Benjamin Jaudon. (NOTE: PLEASE SEE NOVEMBER 3, 1992 MINUTES FOR CORRECTION TO THIS MOTION)

GC-18-92

Request to Rezone from LC Local Commercial to M-20 One-Family Residential Manufactured Home, a parcel of land containing 20,002 square feet fronting 223.77 feet on the north side of Fancy Bluff Road, beginning 584.22 feet east of Georgia Highway 303.

Ms. Chapman stated that the surrounding area contains a mixture of uses and zoning classifications, i.e., commercial, mobile homes, manufactured homes and site built homes.

Ms. Chapman explained that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Suitable.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

No adverse affect.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Has reasonable economic use as zoned, Local Commercial, if the entire 3.854 acre tract was developed with frontage and access on Highway 303.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Shows the property as commercial, this being based on the current zoning at time of the adoption of the Plan.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Unaware of any changing conditions affecting this property.

Ms. Chapman stated that staff feels a rezoning to allow the location of a manufactured home would be compatible with the area and therefore recommends approval of this request.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request. Motion was seconded by Ms. Georgia DeSain and unanimously approved.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for a Special Use Permit in an FA Forest Agricultural Zoning District, for the location of a 600 yard rifle range for the Coastal Georgia Gun Club. She stated that in 1981 a permit was granted by the Commission for the location of the club off Pyles Marsh Road. However, since that time the area has become more residentially populated, making the location less suitable for this type use.

Ms. Chapman stated the applicant would like to relocate the club to a more isolated area. Most of the properties surrounding the subject property are leased to hunting clubs with no residences located nearby. She stated the concept plan shows the entire perimeter of the property having a 4 ft. high fence with warning signs. A 100 ft. buffer around the entire property will be retained and the owner will provide berms for additional protection.

Ms. Chapman pointed out that there will be minimum changes made to the existing property. The only structure proposed is a safety and range building with a parking area. She stated staff recommends approval of this request.

Ms. Chapman explained that this request was reviewed at the August 4th Planning Commission meeting. Following discussion, a motion was unanimously adopted by the Commission to recommend approval of this request contingent upon a statement from Georgia Pacific confirming they have no problems with this request regarding the safety of their employees. Ms. Chapman stated that on August 31, 1992, staff received a letter from Georgia Pacific expressing their concerns and opposition. She stated the applicants requested a continuance for the October 6th Planning Commission meeting.

Mr. Faulk stated the only complaint received was for noise and not safety. He then presented new photographs of the area.

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

At this point, (12:00) the meeting was adjourned for lunch.

Note: Due to a previous commitment, Mr. Benjamin Jaudon did not return to the meeting.

The meeting resumed at 1:00 p.m.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a 2.5 acre tract of land which contains an existing single-family home and a manufactured home. She stated that the manufactured home was allowed due to a hardship and until such time as final action can be taken on this request. She stated that if the request is approved, the tract will be subdivided into two (2) parcels to allow the residential structures.

Ms. Chapman stated that a single-family subdivision, known as Honey Bee Subdivision, is located to the north of the property and a mobile home park is located to the south of the property. She explained that a mixture of uses and zoning districts, i.e., R-20 One-Family Residential, Highway Commercial, General Residential (multi-family) and M-20 Manufactured Homes are located across U.S. Highway 17.

Ms. Chapman explained that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Suitable.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
No adverse affect.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Has reasonable economic use, current zoning and proposed zoning both residential.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No, levels same as if used as currently zoned.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Yes, residential.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no changing conditions affecting this property.

hardship permit. Ms. Chapman explained that the property is already surrounded by mobile homes and the property cannot be subdivided due to limited space. Mr. Pennington stated he does not want to go through the process of applying for a hardship permit every two years.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request. Motion was seconded by Ms. Georgia DeSain. Voting Aye: Ms. Georgia DeSain, Mr. Jack Kite, Mr. Ira Moore and Mr. Wayne Stewart. Abstained From Voting: Ms. Sidneye Henderson.

GC-24-92

Request to Rezone from R-6 One-Family Residential to LC Local Commercial, 2.21 acres fronting 421.5 feet on the west side of Frederica Road, lying immediately north of the entrance to Harrison Pointe Subdivision and beginning 380.42 feet south of Sea Island Road.

Property owned by Harrison Pointe Development Company.

Mr. Frank Deloach, III was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a vacant 2 acre parcel from residential to commercial. The subject property is a portion of a thirty-six (36) acre tract that was rezoned from R-12 One-Family Residential to R-6 One-Family Residential, earlier this year.

Ms. Chapman stated that the property owner would like to rezone 2 acres to Local Commercial to allow offices and light commercial uses. She pointed out that the application states that the property would not be used as a night club, bar or package store.

Ms. Chapman explained that immediately north of this property is a tract owned by Sea Island Company. At the Planning Commission's September meeting, the Commission recommended approval of a zoning change of this twenty (20) acre tract to General Commercial based on the Glynn County Comprehensive Land Use Plan which designates this property for commercial usage. The proposed development included buffers of twenty feet (20') on the south side, which lies adjacent to Harrison Pointe Subdivision, and a one hundred foot (100') buffer on Frederica Road.

Ms. Chapman further stated that the Glynn County Comprehensive Future Land Use Map, which was adopted in 1980

Ms. Chapman explained that since the adoption of the Comprehensive Plan, a new zoning district has been adopted in the Glynn County Zoning Ordinance - Section 728. Restricted Neighborhood Commercial. She stated that based on these policies, staff feels that a rezoning to Restricted Neighborhood Commercial should be considered for this property. This classification will permit professional offices and neighborhood oriented type commercial uses. This district would also require adequate buffers and landscaping.

Ms. Chapman stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Suitable for light commercial uses that would be compatible with the residential subdivisions in the area.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Could have an adverse affect, with night activity, noise, lights, environmental and traffic problems for the residential in the area.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Has reasonable economic use.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Yes, could create a traffic problem.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

No, shows the future land use to be residential.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The current proposal by Sea Island Company to develop their 20 acre tract for commercial.

Ms. Chapman stated staff recommends that the property be rezoned to Restricted Neighborhood Commercial, not Local Commercial, subject to the following:

A twenty foot (20') buffer on the west side of the property, which abuts Harrison Pointe Subdivision.

Mr. Jonathan Chubb was present to object to this request.

Mr. Deloach gave a brief presentation. He stated he has done everything upfront and the residents in the area feel confident that he will produce a good development.

Mr. Wayne Stewart expressed concern regarding traffic generated by this development. Mr. Deloach stated he is willing to cooperate in anyway to reduce the traffic in the area.

Mr. Stelle explained that staff is guided by the Glynn County Comprehensive Plan and the Comprehensive Plan shows the area as residential. Mr. Stewart asked if the developer would be willing to accept a Planned Commercial Zoning. Mr. Deloach stated that he has two acres of land and Planned Development requires three acres; however, he stated he would reapply for a Planned Commercial Zoning and therefore requested a deferral until the November Planning Commission Meeting.

GC-26-92

Request to Rezone from FA Forest Agricultural to Planned Commercial, 2.01 acres fronting 189.15 feet on the south side of Demere Road, beginning approximately 929.27 feet east of Mary Wan Road; being the site Ace's horticultural nursery at 2807 Demere Road, St. Simons Island.

Mr. Hal Hart, property owner, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that the subject property is located on the south side of Demere Road, approximately 850 feet west of Demere Village Shopping Center and approximately 750 feet east of Charter Medical. Directly across from the property is the entrance to Brockinton Plantation. She stated that the property is currently being used as a nursery for Ace Hardware and contains one existing greenhouse.

Ms. Chapman explained that in 1988, Mr. Hart filed an application for a rezoning of this property to Local Commercial. At that time, Community Development staff and the Planning Commission recommended approval of the request subject to four (4) conditions. She stated that when the request went before the County Commission, the applicant's attorney requested a deferral, which was granted by the County Commission. The applicant requested a deferral to allow adequate time for the County Commission to come up with something in the nature of a planned development for small commercial developments with 3 acres or less.

- c. Drive-in Restaurant
- d. Gas Station

- 3. Office building or office for business, professional or general purposes.
- 4. Accessory uses.

Ms. Chapman stated that the Zoning Text also addresses the setback and buffer requirements for this development. She stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Suitable.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Should have no adverse affect with adequate buffers and setbacks being meet.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, is currently being utilized as a nursery.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Yes, will increase traffic and create additional turning movements.

Improvements to the existing access drive will be done in accordance with the requirements stated by the Glynn County Engineer and Glynn County Traffic Safety Engineer.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Shown as Medium Residential.

The Plan states that if there are future rezonings on Demere Road between Sea Island Road and Frederica Road they should be limited to Planned Development or Planned Commercial.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Due to traffic on Demere Road a residential development

- 2) Necessary improvements made to the access drive to minimize the effect on traffic safety.

Mr. Hal Hart, property owner, gave a brief presentation. He stated that he has operated the property as a nursery since 1986, buying, growing and selling plants. He stated his nursery, Ace Garden Center, is inspected and licensed by the Georgia Department of Agriculture and he has maintained a Glynn County Business License since 1986.

Mr. Hart stated he proposes to develop the 2.01 acre tract in compliance with the Glynn County Comprehensive Plan under the Planned Commercial Zoning Classification. He stated the proposed expansion is a logical extension of an existing nursery conducting retail and wholesale sales for the previous six years.

Mr. Hart explained that it is his intention to further develop the Ace Garden Center tract in an attractive, orderly and prudently planned fashion in order to be compatible with surrounding land area. He stated to fulfill existing needs for related goods and services, he proposes to develop this garden center initially with an existing 3000 sq. ft. greenhouse with a phased-in expansion of up to 10,000 sq. ft. incorporating integral greenhouses and outdoor living section. He stated that it is evident that a greenhouse facade which is built to commercial standards, as is the existing structure, is difficult at best to be made aesthetically attractive, it is proposed that this expansion incorporate a masonry building.

Mr. Hart stated that regulations which apply within this district are imposed for the protection or benefit of adjoining residential areas.

Chairman Wayne Stewart read a written statement from Lt. Col. John McEvoy who is in favor of this proposal.

Mrs. Berthenia Gibson, 2316 Demere Road, was present to oppose this request. Her objections were commercial encroachment into a residential area and traffic congestion. She also gave a brief history of the Jewtown Community.

Mrs. Ruthie Cobb of 114 LaCosta Lane also expressed objections to this request.

Ms. Lois Brewster was present to oppose this request on behalf of the Brockinton Marsh Association. She asked Mr. Hart if this development was for a hardware store. Mr. Hart replied that this development is for a garden center, not a hardware store at this time.

Following discussion, a motion was made by Mr. Jack Kite to recommend denial of this request. Motion was seconded by Mr. Inc

Mr. Stelle explained that Section 1102.6 of the Glynn County Zoning Ordinance states, "Upon withdrawal of an application after the Planning Commission has taken formal action at a public hearing, an application shall not be initiated for an amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of six months."

There being no further discussion, the motion was unanimously adopted for denial.

Consider Amending the Glynn County Zoning Ordinance, Add a New Section to be known as St. Simons Village Preservation District.

A motion was made by Mr. Ira Moore and seconded by Ms. Sidneye Henderson to add a new section, St. Simons Village Preservation District, to the Glynn County Zoning Ordinance, to be presented to the Glynn County Board of Commissioners. The motion was unanimously adopted.

Chairman Wayne Stewart gave a status report on the Glynn County Sign Ordinance. A motion was made by Ms. Sidneye Henderson and seconded by Mr. Jack Kite to recommend a 90 day extension on the Billboard Moratorium. The Motion was unanimously adopted.

Under Staff and Commission Items, it was the consensus that staff would furnish background information of applications and a tentative agenda to the Planning Commission within 3 days and a complete package with staff's recommendations by 12:00 Thursday prior to the meeting.

A work session was scheduled for Tuesday, October 13th at 3:00 p.m. in Room 234 of the Office Park Building to discuss the Glynn County Comprehensive Plan and mobile home regulations.

The Blythe Island Public Hearing was scheduled for Tuesday, October 20th at 7:00 p.m. at the Blythe Island Community Center.

Upon a motion made by Mr. Ira Moore and seconded by