

CALLLED MEETING

GLYNN COUNTY PLANNING COMMISSION  
October 14, 1992 3:00 P.M.

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

ALSO PRESENT: Gary Moore, County Attorney

ABSENT: Carolyn Hill

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

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

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GC-27-92

Request to Rezone 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.

Mr. Stelle stated that at the October 6th Planning Commission Meeting, the Commission voted to defer action on the above request and to hold two public hearings on Blythe Island in order to allow everyone an opportunity to voice their concerns. He stated that it was the opinion of the Planning Commission that they have a full 30 days to make a report to the County Commission on their findings.

Mr. Stelle stated that since that time, it has been brought to staff's attention that due to certain ambiguities over conflicting sections of the Zoning Ordinance and on advice of

Mr. Stelle then introduced the County Attorney, Mr. Gary Moore.

Attorney Gary Moore explained that the application was filed with the Glynn County Zoning Administrator on September 15, 1992. The question is whether or not that date is the date from which the 30 days the Planning Commission has to act (vote) or is it some later date which is unspecified in the ordinance. If September 15th is the date and if the Planning Commission wishes to go on record as opposing this request they will need to issue their decision today. Section 1101 of the Glynn County Zoning Ordinance states that failure to issue a report within the 30 day period of time will result in an automatic approval.

Mr. Moore further stated that he has had conversations with several people concerning this and he is absolutely of the opinion that this ordinance is not clear. He stated that the only date mentioned is the date that the application is filed with the Zoning Administrator and if the 30 days run from the 15th, then the Planning Commission will have to render a decision today.

Mr. Moore explained that the time limitation was put in the ordinance to protect developers from "pocket vetoes", a method of delaying a decision by putting an application indefinitely on file and "forgetting about it".

Chairman Wayne Stewart stated that at a work session held on October 13th, it was the consensus of the Planning Commission to have a Public Hearing on October 20th at 7:00 p.m. at the Blythe Island Community Center to hear all public input. Mr. Stewart emphasized that regardless of the decision made today the Commission will still have the Public Hearing on the 20th. He also stated that the agent for West Shore, Inc., Mrs. Carol Highsmith, is invited to attend the public hearing.

Mr. Stewart pointed out that at the work session, the Planning Commission requested a written deferral from Mrs. Highsmith. After consulting with her client, Mrs. Highsmith stated no to the Planning Commission's request.

The floor was then open for discussion. Mr. Gene Leggett of Blythe Island had questions regarding responses from citizens of Blythe Island. Mr. Stewart stated the Planning Commission will take action today; however, the citizens will have an opportunity to respond at the October 20th public hearing and at the November Glynn County Board of Commissioners meeting.

Ms. Lisa Griner of Blythe Island asked if the Commission had enough information to take action today. Mr. Stewart's reply was yes. He also stated that the Planning Commission has requested a moratorium on rezoning requests until the language can be clarified.

Ms. Henderson stated her reason is as follows:

There is no indication that there is a need to increase commercial uses on Blythe Island, including the extensive strip commercial area requested in the proposal.

Following discussion, Mr. Ira Moore asked that the motion be amended to include the six points stated by staff. Thereby Mr. Jack Kite amended his motion to state that he recommends denial of this request due to the following reasons:

1. As was pointed out, the Comprehensive Plan indicates that this area is designated as "Low Density Residential". This would indicate a continued development of single family residential at the current zoning of R-20 single-family. There has been no land use change on the Island since the adoption of the Plan to warrant a major change such as is proposed.
2. The proposed project if allowed to be implemented could increase the population by approximately 65% as opposed to approximately 15% if developed as R-20 property (625 increase vs 142 increase). This is a significant change in the population and in the staff's opinion could have a significant adverse impact on the existing residential character of the Island.
3. An undivided parcel of land under single management which is used for the lease or rental of spaces or lots and provision of services for two or more mobile homes is defined under the Glynn County Zoning Ordinance as a Mobile Home Park. It is my opinion that a Mobile Home Park is commercial in character and would violate the Plan's designation of single family residential.
4. It does not appear that the proper utilities (water and sewer) are in place to support a development of this magnitude without potential environmental impacts such as overloaded septic systems as pointed out in the application.
5. The drainage plan, while workable in an engineering view point, however is designed to drain into the recreational area which appears to be primarily a wetland not suitable for the stated recreational purposes.
6. There is no indication that there is a need to increase commercial uses on Blythe Island, including the extensive strip commercial area requested in the proposal.

The motion was seconded by Ms. Sidneye Henderson and unanimously adopted.