

## M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
 April 3, 1990 9:00 A.M.

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PRESENT: Dennie McCrary, Chairman  
 Dan Coty  
 Larry Evans  
 Mac Harden  
 William Holland  
 Benjamin Jaudon  
 John Rivers

STAFF PRESENT: Edward H. Stelle, Director  
 Community Development Department

Larry Taylor, Deputy Director  
 Zoning and Development Review

Deborah Chapman, Zoning Administrator  
 Zoning and Development Review

Richard Anderson, Deputy Director  
 Long-Range Planning Section

Jennifer Detloff, Planner  
 Long-Range Planning Section

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Chairman Dennie McCrary called the meeting to order and the invocation was given.

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Mr. Paul Sanders was present to discuss rezoning application GC-8-90. Mr. Sanders stated concern that his application was not placed on the Planning Commission's agenda as requested. He explained that he filed an application with the staff, paid his fee and meet all the requirements. The staff advertised the request and a sign was placed on the property. Mr. Sanders requested that the request be heard at this time.

Mr. Edward Stelle stated that County Attorney Tom Lee advised the staff to notify Mr. Sanders that due to litigation on the property the request could not be heard at this time, the request would need to be deferred. The staff send Mr. Sanders a letter notifying him that the request could not be heard today. Therefore, the rezoning request was not placed on the Planning Commission's agenda.

Mr. Stelle stated that he has consulted with Attorney Lee and that it is recommended that the Commission take action to defer this request until a later meeting in hopes that this matter can be resolved.

Mr. Sanders stated that he does not agree to a deferral.

Mr. Dennie McCrary asked the Commission what is their pleasure on the matter?

Mr. Benjamin Jaudon stated that if it meets the legal requirements to defer the request until the next meeting to allow time for resolution of action on the subject property, then he makes a motion for deferral. Motion was seconded by Mr. William Holland.

Mr. Dan Coty questioned whether action can be taken at all since the matter is not an agenda item. Mr. Stelle stated that this defer is at the advice of County Attorney Tom Lee.

Mr. Paul Sanders stated that his lawyer wrote a letter in response to the staff's letter, requesting the application to be heard. Mr. Sanders explained that the rezoning request submitted is not for the same thing as before, it's the same property but the requested zoning classification is different. The previous request for Local Commercial is a court matter and has been since 1988. The request submitted at this time is for a Planned Commercial. If the Planned Commercial request is approved then the lawsuit would be dropped.

Chairman McCrary suggested that the Planning Commission take the County Attorney's advice to defer the matter.

Thereupon, a vote was taken on the motion to defer Mr. Sanders' request. The motion was unanimously adopted.

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SP-1-90

Transvilla Mobile Home Park Addition  
1.39 Acres, 7 Mobile Home Lots Located  
off U.S. Highway 17 via existing 40 foot  
right-of-way serving existing mobile home  
park, also has access by Emanuel Farm Road

All Roads of Georgia, Inc., Owner/Developer

Mr. Quillie Kinard, Surveyor, was present for discussion.

Mr. Larry Taylor stated that the site plan for the mobile home extension needs the requirements for approval. The paved road will be constructed to serve 7 mobile home lots on 1.39 acres. They will be served by public water and sewer.

Following review of the plat a motion was made by Mr. Mac Harden to approve the Site Plan. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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Request from Wal-Mart for an extension of Site Plan  
Approval. Site Plan approved April 4, 1989.

Mr. Larry Taylor stated that the plans for the construction of Wal-Mart are the same as previously approved. Additional time is needed to obtain a building permit, therefore a one year extension is being requested.

A motion was made by Mr. Dan Coty to grant the extension. Motion was seconded by Mr. Larry Evans and unanimously adopted.

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GC-9-90

Request to Rezone from FA Forest Agricultural and FC Freeway Commercial to R-6 One-Family Residential, 26.016 acres having 100 feet of frontage on the east side of Cate Road (Lot 8 of East Point Sub. to be used as a road to serve a proposed residential subdivision) and lying behind Lots 5 - 13 East Point Subdivision, and immediately south of the access road to Golden Isles Elementary School.

Property owned by Diversified Investments, Inc.

Mr. Harry Driggers, applicant, and Mr. Joe Savage, Surveyor, were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this area surrounding the subject property is mixed with site-built homes and mobile homes in subdivisions. Mr. Taylor stated that with public water and sewer to serve the subject property an R-6 One-Family Residential would actually be an upgrade to the zoning of the area.

It was then pointed out by Mr. Taylor that R-6 Zoning in this area would be in conformity with the Comprehensive Land Use Plan. He stated that the staff feels subdivision development such as this should be encouraged in the urban service area.

Mr. Taylor stated that the staff recommends approval of this request.

A motion was made by Mr. Mac Harden to recommend approval of this request. Motion was seconded by Mr. Dan Coty and unanimously adopted.

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SUP-3-90

Request for a Special Use Permit in an R-6 One-Family Residential Zoning District for a child care center to be located on the northwest corner of Fifth Street and Madison Avenue (Lots 428, 429 and 430 of Lawrenville Subdivision)

Mrs. Bessie Scott, agent for Ms. Majorie M. Barron, was present for discussion.

Mr. Larry Taylor stated that the proposed purchaser desires to locate a child care center on the 13,500 square foot lot located across from Greer Elementary School. He pointed out that the property is located adjacent to commercial usage, however does not lie on a major street. Therefore, the staff feels this location would be suitable for a child care center meeting all local and state requirements.

The concept plan was then presented. Mr. Taylor stated that the facility will have to provide adequate off-street parking and a drop-off and pick-up area shall be provided to accommodate a safe traffic flow for the center and adjacent properties.

Mr. Leroy Tindall, property owner of rental property in the area, was present to object. His concern is traffic and parking. He stated that currently there are cars parked along the street. Mr. Tindall stated that this use would be a commercial use infringing into a residential area. HE also expressed concern regarding water and sewer.

Ms. Deborah Chapman read a letter from the City of Brunswick stating that city sewer is available to serve the site at a cost of approximately \$1,500.

Mr. Dennie McCrary stated that child care centers are needed in the community.

The number of children and hours of operation were then discussed. Ms. Deborah Chapman stated that under state requirements the structure can accommodate a maximum of 32 children, ages 2 1/2 years and older. Proposed hours of operation would be 7:00 a.m. to 6:00 p.m., Monday thru Friday.

Following discussion, a motion was made by Mr. Dan Coty to recommend approval of this request subject to the facility having a maximum of 32 children ages 2 1/2 years and older. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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SR-2-90

Request to Amend the Glynn County Subdivision Regulations, Section 606. Utilities, Subsections 606.1 Public Water and Public Sewerage, and 606.2 Private or Individual Water and Sewer Systems.

Mr. Larry Taylor presented the proposed amendment to the Subdivision Regulations.

The proposed amendment was reviewed and comments were made.

Mr. Bill Kirby, developer, was present to express concern about the proposed amendment. He stated that the amendment is not tight enough as written. He stated that the Water and Sewer Ordinance should be noted as a reference to put a time limit on the decisions. Mr. Kirby stated that everyone wants water and sewer everywhere but not everybody can afford it. It puts everything into the political hands with no time being defined.

Mr. Harry Driggers stated that he feels this needs more study.

Chairman McCrary suggested that this proposed amendment be deferred for one month to give the staff time to review the ordinances and review comments which have been made today.

Mr. Edward Stelle stated that this matter can also be reviewed at the April 16th meeting between the Planning Commission and Long-Range Planning Committee (5 County Commissioners).

Thereupon, a motion was made by Mr. William Holland to defer this matter until the next Planning Commission Meeting. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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Upon a motion made by Mr. William Holland and seconded by Mr. Benjamin Jaudon, the Minutes of March 6, 1990 were unanimously approved and adopted.

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Mr. Richard Anderson gave a brief presentation on Long-Range Planning activities. He presented the Commission with a draft of the Historic Resources/Conservation Element of the Comprehensive Plan and a section labeled Parks and Recreation, for their review.

A meeting to discuss these sections was set for Monday, April 23, 1990 at 2:00 p.m. for detailed review.

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The Planning Commission's meeting date of July 3, 1990 was unanimously voted to change to July 10, 1990, as requested by the staff.

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A brief discussion was then held about the Public Meeting which was held on March 26, 1990 at the Casino regarding the Village Area. Everyone felt the meeting was a good informative meeting and the Commission and staff should proceed with trying to protect the Village Area.

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Meeting Adjourned At 10:30 A.M.