

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
July 10, 1990 9:30 A.M.

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MEMBERS PRESENT: Dennie McCrary, Chairman  
Larry Evans  
Sidneye Henderson  
Carolyn Hill  
William Holland  
Benjamin Jaudon  
Lee Kicklighter

STAFF PRESENT: Edward Stelle, Director  
Deborah Chapman, Zoning Administrator  
Larry Taylor, Building Plans & Dev. Review  
Rick Anderson, County Planner  
Jennifer Detloff, Planner

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

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Chairman Dennie McCrary welcomed Ms. Sidneye Henderson, Ms. Carolyn Hill and Mr. Lee Kicklighter as the three (3) newly appointed Planning Commission Members.

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GC-12-90

Request to Rezone from FA Forest Agricultural and FC Freeway Commercial to MH Mobile Home Park, 11.83 acres fronting 400 feet on the east side of Cate Road, beginning 400 feet south of Perry Lane Road and lying immediately north of the Golden Isles Elementary School property.

Property owned by Coastline Development Company

Mr. Harry Driggers, owner, Mr. Ralph Lackey, surveyor and Mr. Sam Wilcox, proposed purchaser and developer, were present for discussion.

Mr. Edward Stelle presented the staff's report and concept plan. He stated that the staff recommends approval of this rezoning request to develop a mobile home park, subject to the ten (10) foot buffer requirement increased to twenty (20) feet along Cate Road. The buffer to either be natural or landscaped to screen the mobile home park from Cate Road.

Mr. Stelle pointed out that if this request is approved, a site plan would have to be approved at a later date. During site plan approval, street numbering, signage and numbering would be approved. Road entrance improvements onto Cate Road may also be required to be made by the developer.

It was then stated by Mr. Stelle that the mobile home park, to be served by public water and sewer, would be in character with the area and such have no adverse impact on the area.

It was noted that no one was present to object.

Following review, a motion was made by Mr. William Holland to recommend approval of this rezoning request subject to a twenty (20) foot buffer along Cate Road, either natural or landscaped, to screen the mobile home park from Cate Road. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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SUP-4-90

Request for a Special Use Permit in an M-12 One-Family Residential Manufactured Home Zoning District for the location of a mobile home as a Medical Hardship. Subject property consist of 16,577 square feet located on the corner of Cedar Avenue and Holly Street in Sterling Park Subdivision.

Property owned by Joyce Cruz.

Mrs. Joyce Cruz was present for discussion.

Mr. Edward Stelle stated that under Section 701.4 of the Glynn County Zoning Ordinance, a mobile home can be allowed as a special use on a two year basis at the discretion of the Glynn County Board of Commissioners when a documented hardship exist. A statement from Lana S. Skelton, M.D. has been submitted stating that Mr. and Mrs. Cruz both suffer medical problems that require them to have care and supervision.

As stated in the staff's report, the property has one mobile home located on the lot which is served by an individual well and septic tank. The Glynn County Health Department has stated that the existing septic system appears to be working properly and if the County approves the hardship they will allow another mobile home to use this system.

Mr. Stelle stated that the staff recommends that this request be granted subject to the mobile home being allowed for the length of time the medical hardship exist, maximum of two years.

It was noted that no one was present to object to this request.

Following review, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

The Hydric Soils Map for Glynn County was then presented and explained. Mr. Edward Stelle pointed out various development areas. He explained that the developers are currently finding tracts of land that a portion of their property lies within the wetlands. Mr. Harry Driggers, developer and Mr. Earl Lackey, surveyor, were present to express their concerns.

The map was then reviewed and discussed as to what constitutes a wetlands area. Mr. Stelle explained that additional work on this issue is still needed and the detailed map will be presented at a later date.

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Mr. Rick Anderson presented the Community Facilities Element of the Glynn County Comprehensive Plan.

Following review, it was the consensus of the Planning Commission that a joint meeting with the Planning Commission and County Long-Range Planning Committee needs to be held to discuss this element.

Mr. Anderson was instructed to set up a meeting with the two groups.

A meeting was also scheduled for July 18, 1990 at 2:00 p.m. for the Planning Commission to review the element prior to the joint meeting.

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Upon a motion made by Mr. Benjamin Jaudon and seconded by Mr. William Holland, the Minutes of June 12, 1990 were unanimously approved and adopted.

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Meeting Adjourned At 10:15 A.M.