

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
September 11, 1990 9:00 A.M.

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

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

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

Cains Crossing, Phases I and II
Preliminary Subdivision Plat

29.291 Acres, 32 Residential Lots
Highway 82 and Livingston Road

J. C. Souter, III, Developer

Mr. Ralph Lackey, surveyor, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this property consists of 29.291 acres with 32 lots. He stated that the property is served by individual wells and individual septic tanks. He further stated that the roads are paved and dedicated to the county.

Mr. Taylor stated that staff recommends approval of this subdivision subject to the following conditions:

- 1) At time of final plat approval, additional right-of-way may be needed along Emanuel Church Road to bring Emanuel Church Road (existing) to a county standard road right-of-way.
- 2) Developer will be required to obtain all necessary permits from DOT for drainage run-off on Highway 82.
- 3) The final plat will be required to state that Lots 1 thru 7 will not be allowed to have driveway access onto Highway 82.

4) The following statement to be placed on the final plat -

Construction in some areas of this project may impact wetlands. A 404 Permit may be required from U.S. Army Corps of Engineers. Developer will be required to provide to the county a hold harmless agreement on any construction in wetlands as a result of this plat.

Mr. Ralph Lackey stated that the developer has an application before the Corps for them to come out and delineate their jurisdiction and that he is waiting for a response. He stated that since this area is less than 1 acre of land, there should not be a problem with wetlands.

Mr. Taylor explained the wetlands statement further.

Mr. William Holland asked if an access wall or fence been considered on the double frontage. Mr. Taylor stated that the statement on the plat would be sufficient, and that the developer would have to get DOT approval.

Following review, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Subdivision Plat of Cains Crossing, Phases I and II, subject to the conditions stated by staff. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

Sandalwood
Preliminary Subdivision Plat
23.885 Acres, 100 Residential Lots
Cate Road, south of access drive into
Golden Isles Elementary School
Diversified Investments, Inc.

Mr. Harry Driggers, developer, and Mr. Ralph Lackey, surveyor were present for discussion.

Mr. Larry Taylor stated that this property consists of 23.885 acres divided into 100 lots. He stated that the present zoning of the property is FA. However, a zoning change to R-6 is requested for the October 6, 1990 Board of Commissioners Meeting.

Mr. Taylor stated that the property is being served by county water and City of Brunswick sewer, and paved roads to be dedicated to the county. He stated staff recommends approval subject to the following conditions:

- 1) Approval of zoning change to R-6 One Family Residential, by the Board of Commissioners.
- 2) The following statement to be placed on the final plat -

Construction in some areas of this project may impact wetlands. A 404 Permit may be required from U.S. Army Corps of Engineers. Developer will be required to provide to the county a hold harmless agreement on any construction in wetlands as a result of this plat.

Following review, a motion was made by Mr. Larry Evans to approve the Preliminary Subdivision Plat of Sandalwood, subject to the two conditions stated by staff. Motion was seconded by Ms. Carolyn Hill. Abstained From Voting: Mr. Lee Kicklighter. Voting Aye: Mr. Dennie McCrary, Mr. Larry Evans, Ms. Sidneye Henderson, Ms. Carolyn Hill, Mr. William Holland and Mr. Benjamin Jaudon. Motion carried for approval.

GC-15-90

Request to Rezone from HC Highway Commercial to LI Limited Industrial, 1.509 Acres known as Lot 3 Glynnwood Commercial Park, fronting 100 feet on the west side of Glynn Park Road, approximately 700 feet northwest of the Yacht Road and U. S. Highway 17 intersection.

Property owned by Ronald A. Foulke and Michael S. Way;

Mr. Ronald A. Foulke was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this property is part of Glynnwood Commercial Park which is being developed for commercial and industrial usage. She stated that one hundred (100) feet south of this property is Lot 1, consisting of 1.80 acres that was rezoned to Limited Industrial in 1988. She further stated that two hundred (200) feet south of this property a conditional use permit was granted in 1986 to allow mini-warehouses in Highway Commercial, Space Place Mini Storage.

It was pointed out by Ms. Chapman that the area along U.S. Highway 17 North is currently being developed as commercial and industrial. She stated staff recommends approval of this request.

Mr. Lee Kicklighter asked what type of warehouse this would be. It was explained by Mr. Foulke that this would be a warehouse condominium divided into four sections.

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

SR-4-90

Consider Amending the Glynn County Subdivision Regulations - Sections 801. Minor Subdivisions, 602.6 Private Easements and 902. Exemptions from Paving Requirements.

Mr. Larry Taylor stated that the proposed amendment was included in the Commissioners package for their review. He stated that these amendments were discussed in previous work sessions.

Mr. Taylor stated that Minor Subdivisions are processed administratively and will basically remain the same.

It was further stated by Mr. Taylor that access shall be opened and improved according to the design standards for unpaved minor streets. He further stated that drainage and constructed roadbeds will have to be approved by the Glynn County Engineer prior to the plat being signed.

Mr. Ed Stelle explained that access shall be named and a private identification marker placed at the entrance meeting the requirements of the Uniform Highway Traffic Safety Manual.

It was also explained by Mr. Stelle that in Section 902. subdivisions containing not more than four (4) residential lots may be exempt from the paving requirements in accordance with Section 602.6 Private Access.

Mr. Jim Conine, surveyor, stated concerns for individuals living in the rural areas who could not afford these changes. He expressed strong objections to the Subdivision Regulations.

Mr. Jimmy Poston stated concerns for the general public.

Everyone present to speak on this amendment was given the opportunity to voice their concerns.

It was discussed and recommended that additional language be added to the proposed amendment as follows -

Section 903. Variance may be granted for division of property for special family circumstances, by the Glynn County Planning Commission.

Following review, a motion was made by Mr. William Holland to recommend approval of the amendment with the additional Section 903. being added. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Under staff items, a revised draft of Section 704. FA Forest Agricultural was presented to the Planning Commission for their review. It was the consensus of the Planning Commission to have a work session on September 25, 1990 at 9:00 a.m., Room 234 of the Office Park Building, to further discuss the FA Forest Agricultural Zoning District.

Jennifer Detloff gave a brief update on the Community Facilities Element of the Glynn County Comprehensive Plan.

Meeting Adjourned At 10:40 A.M.

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