

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
October 2, 1990 9:00 A.M.

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

ABSENT: Benjamin Jaudon

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

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

Notting Hill, Phase III
Preliminary Subdivision Plat

23.96 Acres, 27 Residential Lots

Zoned R-20 One-Family Residential
Located off Glynco Parkway

Murray-Seckinger, Inc., Developer

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

Mr. Edward Stelle presented the staff's report. He stated that this property consists of 23.96 acres with 27 lots. He stated that the property is served by public water and individual septic tanks. He further stated that the roads are paved and dedicated to the public.

Mr. Stelle stated that staff recommends approval of this subdivision.

Mr. William Holland had questions concerning the sewer line. Mr. Stelle stated that the county has applied for GRFA funds to put in a sewer line to run down to the Glynco Parkway, but at the moment the county does not have the funds.

Following review, a motion was made by Mr. William Holland to approve the Preliminary Subdivision Plat of Notting Hill, Phase III. Motion was seconded by Mr. Larry Evans and unanimously adopted.

GC-16-90

Request to Rezone from R-12 One-Family Residential to M-12 One-Family Residential Manufactured Home, Lot 4 of Community Subdivision consisting of 17,380 square feet fronting 79 feet on the east side of Old Jesup Road (156 Old Jesup Road)

Property owned by Marie S. Porter

Ms. Marie S. Porter was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this area is a mix of residential and commercial. She stated that directly across the street of this property is the Ballard Fire Station. She further stated that Ballard Elementary School, a flea market and a convenience store is also in the area with a few residential homes located between the commercial uses.

Ms. Chapman stated that this zoning should not have an adverse effect on the area. She stated that due to the land and structure having a low elevation, the house floods during heavy rains. She further stated that drainage in this area has been improved but it does not seem to correct the major problems for this property. She also stated that the house is in such condition that major repairs are needed and the applicant feels that financially the structure would not be worth repairing and removal of the house would be more feasible. She stated that the applicant desires to locate a manufactured home on the back portion of the property where the land is higher.

It was further stated by Ms. Chapman that the future land use plan shows this area as commercial.

Ms. Chapman stated that this property is located 110 feet from the Old Jesup Road and Community Road intersection. She stated that when the widening of Community Road is completed, this property may be more desirable for commercial usage. The southeast corner is the only remaining corner that remains zoned residential. Ms. Chapman stated that staff recommends approval of this request.

Mrs. Margaret Wilkerson, adjacent property owner, was present to speak in favor of this request.

Ms. Carolyn Hill asked in what period of time would it be before the single-family house is removed.

Ms. Porter stated that she still had to go before the County Commission and get permission, then the home would be brought in. She stated that she has already contracted with someone to remove the house and utilize the lumber.

Following discussion, a motion was made by Mr. Larry Evans to recommend approval of this request. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

SUP-5-90

Request for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of a mobile home as a medical hardship. Subject property, known as Lot 5 of Community Subdivision, consisting of approximately 23,762 square feet located on the southeast corner of Old Jesup Road and Community Road (158 Old Jesup Road)

Property owned by James A. Wilkerson, Sr.;
James Zinker, Agent

Ms. Margaret Wilkerson and Mr. James Zinker, agent, were present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of a mobile home as a medical hardship. She stated that under Section 702.4 of the Glynn County Zoning Ordinance, a mobile home may be allowed as a special use for a two (2) year period when a documented hardship exists. She further stated that a statement from Philip R. Saleeby, M.D. has been received stating that due to medical problems, Mr. Wilkerson requires outside help for his care. She stated that Mr. Wilkerson lives in the single-family home located on the property and plans to have his grandson live in the mobile home to provide necessary help.

It was further stated by Ms. Chapman that a letter has been received from the County Health Department stating that they would approve a mobile home to be tied into the existing septic system as a medical hardship.

Ms. Chapman stated that staff recommends approval of this request.

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

Under staff items, Mr. Rick Anderson presented the overlay of the Future Land Use Map. He stated that the intent is to reproduce all the maps from the plan onto a mylar. He stated that the mylar could also be used as an overlay. He further stated that he contacted the Water and Sewer Engineer and the Engineer informed him that they are in the process of mapping the 5-Year Capital Improvements Plan for water and sewer.

There was further discussion on the water and sewer as it pertains to the Future Land Use Map.

A draft of the Water and Sewer Ordinance was presented to the Commission for their review. Mr. Stelle stated that this draft is for information purposes at this time. He further stated that copies would be delivered to the County Commission, Attorney Tom Lee and Jim Todd of Water and Sewer, for their information and comments.

Mr. Stelle stated that this Ordinance does conform to the State Law involving impact fees.

Mr. William Holland had questions concerning definitions. He stated that some of the terms in the Ordinance are not clear.

Mr. Stelle suggested that Mr. Holland and all of the Planning Commissioners read through this draft and note their questions and comments.

Mr. Holland asked if this Ordinance is consistent with the Comprehensive Plan. Mr. Stelle stated that the language in this draft makes the Ordinance consistent with the Comprehensive Plan.

Following further discussion, it was the consensus of the Planning Commission to have a work session on October 30, 1990 at 2:30 p.m., Room 234 of the Office Park Building, to further discuss the Water and Sewer Ordinance.

Mr. Stelle gave a brief update on the wetlands. He stated that there has been a new determination from the Corps that will exempt croplands from Jurisdiction with the cropland described as any area under cultivation, whether it has been tilled prior to 1985 or once since 1985. He stated that this excludes 60 million acres of cropland in relation to the Swampbuster Bill of 1985 and going into the Soil Conservation description of what wetland is, excluding the tilled lands. He further stated that the Soil Conservation states once the land has been altered by tilling, the hydrology is altered and it is no longer a wetland.

Upon a motion made by Ms. Carolyn Hill and seconded by Mr. William Holland, the Minutes of September 11, 1990 were approved and unanimously adopted.

Meeting Adjourned At 9:30 A.M.