

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
December 4, 1990 9:00 A.M.

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

STAFF PRESENT: Edward Stelle, Director
Richard Anderson, County Planner
Larry Taylor, Building Plans & 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.

Oak Grove Island Plantation, Phases 3 thru 6
Preliminary Subdivision Plat

313.49 Acres, 425 Lots
Zoned Planned Development-General

Skarpalezos Realty, Co., Inc., Developer

Mr. Harlan Skarpalezos and Attorney Carroll Palmatary were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this property consists of 313.49 acres with 425 lots. He stated that this plat and engineering meets all the requirements for a county standard subdivision on a private water system and private road system.

Mr. Taylor stated that construction in some areas of this project may impact wetlands. A 404 Permit may be required from the U.S. Army Corps of Engineers. He stated that the developer will be required to provide to the County a hold harmless agreement on any construction in wetlands as a result of this plat. He then stated that staff recommends approval.

Following review, a motion was made by Mr. Lee Kicklighter to approve the Preliminary Subdivision Plat of Oak Grove Island Plantation, Phases 3 thru 6. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

SUP-6-90

Request for a Special Use Permit in an R-9 One-Family Residential Zoning District for the location of a mobile home as a medical hardship; subject property being a portion of Lot 58 Pine Ridge Subdivision, located at the intersection of Old Jesup and B & W Grade Road, address known as 259 Old Jesup Road.

Property owned by Mattie L. and Harold S. Fraser;
Attorney Alan B. Smith, Agent

Attorney Alan B. Smith was 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-9 One-Family Residential Zoning District for the location of a mobile home as a medical hardship. She stated that according to 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.

Ms. Chapman continued that a letter from Dr. A. W. Strickland has been received stating that Mr. and Mrs. Fraser are an elderly couple with multiple health problems. It is his opinion that it would be to their advantage to have a family member living close by to look out for them and offer assistance when necessary.

It was explained by Ms. Chapman that Mr. and Mrs. Fraser live in the existing single-family structure. They plan to have their nephew live in the mobile home to provide necessary help. She stated that a letter has been received from the Health Department stating their approval.

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

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

CUP-1-90

Request for a Conditional Use Permit for the expansion of an existing drinking establishment (Danny's), to add 1,560 square feet for restaurant facilities, to be known as Danny's Cafe, in the General Commercial-Core Zoning District, 303 Mallory Street, St. Simons Island.

Mr. Danny L. Camp, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report and zoning map showing the Core District. She stated that the plan submitted shows an area of approximately 988 square feet of patron space.

Based on the standard parking requirements for a restaurant, 1 space for each 70 square feet of patron space and 1 space for every 2 employees, approximately 17 spaces would be needed. She stated that the applicant desires to open for breakfast, lunch and dinner.

Ms. Chapman stated that at this time staff did not make a recommendation. She stated that the Planning Commission is required to make a recommendation to the building official on whether or not to grant a conditional use.

Ms. Chapman explained that there has been a study in the area regarding the parking in a Core District. This study went to the Planning Commission and was then sent to the County Commission and it is now being reviewed by the new County Attorney.

Mr. Larry Evans then asked for the status of the report.

Mr. Edward Stelle explained that there is no status. At this time the report needs to be revised.

Mr. Dennie McCrary had questions concerning parking requirements and the number of parking spaces required.

Ms. Chapman stated that there is no designated parking at this time.

Mr. McCrary stated that there was a document that explained two things; one was an ordinance for the Core District overall and another dealt specifically with restaurants.

Ms. Chapman stated that the document passed at the Planning Commission Meeting. It then went to the County Commission and the County Commission deferred it for Tom Lee's review.

Mr. Camp explained that this is only an expansion under the same roof.

Mr. Paul Carter, general contractor, was present to speak for this request. He stated that Mr. Camp already has a food service permit and all he wants to do is expand into this area. He stated that he spoke with the Village Merchants and they are in favor of this request.

Ms. Rebecca Pate was present to speak on behalf of the Village Association and other merchants in the area. She stated that the Village Association and the merchants are in favor of this expansion if the parking can be resolved.

Mr. Stelle stated that looking at the square footage of this building, if it were to become a retail area, which does not require a conditional use, the square footage would be 1 space for every 200 square feet which would require 7 to 8 parking spaces. He further stated that in considering the difference between the use of the property as a retail outlet versus an expansion of the business as a restaurant would possibly require 8 additional parking spaces under the proposed ordinance.

Mr. Stelle then explained that the pond in the area is proposed to be sold by the County. He stated that there will be several additional spaces along the alleyway for service parking. He stated that the pond will remain as a retention pond and not for additional parking.

Mr. McCrary suggested that this item be deferred for 30 days or until the ordinance is passed.

Mr. Camp stated that to defer this would put him 30 days behind and cause a financial strain.

Mr. Lee Kicklighter stated that to defer this item would not be fair to the applicant or to the public.

Following discussion of this request, a motion was made by Mr. William Holland to defer this item for 30 days. Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Messrs. Evans, Holland, Jaudon and McCrary. Voting Nay: Ms. Henderson, Ms. Hill and Mr. Kicklighter.

Further discussion ensued which led to the consensus of the Planning Commission to have a Called Meeting on Friday, December 7th at 10:00 a.m., Room 234, to further discuss this item and take action.

CUP-2-90

Request for a Conditional Use Permit for the location of a 384 square foot restaurant/sandwich shop in the General Commercial-Core Zoning District, 208 Mallory Street, St. Simons Island.

Mr. Gary Walker, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated the plan submitted shows an area of approximately 164 square feet of patron space. She stated that based on the standard parking requirements, 1 space for each 70 square feet of patron space and 1 space for every 2 employees, approximately 4 spaces would be needed. She further stated that the applicant desires to open during lunch hours only.

It was further stated by Ms. Chapman that the applicant received a letter from the Health Department saying that these plans and specifications are approved for restrictive food service.

Ms. Sidneye Henderson asked Mr. Walker to explain the phrase "restrictive food service".

Mr. Walker explained that "restrictive food service" means that he will be serving sandwiches.

Mr. McCrary had questions concerning service delivery and trash pick-up.

Mr. Walker stated that there is a dumpster in the back and a service road.

Mr. Stelle explained that the dumpster is privately owned by another establishment and Mr. Walker would have to make arrangements with the owner in order to use the dumpster.

Mr. Larry Evans stated that he feels the Planning Commission needs to be updated on the Village Area Master Plan before taking action on this item. Thereupon, a motion was made by Mr. Larry Evans to defer this item until the Called Meeting on Friday, December 7th at 10:00 a.m., Room 234. Motion was seconded by Ms. Carolyn Hill. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Ms. Carolyn Hill, Mr. William Holland, Mr. Benjamin Jaudon and Mr. Dennie McCrary. Voting Nay: Mr. Lee Kicklighter.

GC-2-90 D

Amend the Glynn County Zoning Ordinance -
Section 704. FA Forest Agricultural, to change minimum lot area, minimum lot width and height requirements

Mr. Rick Anderson presented the amendments as follows:

- Minimum lot areas are to be 20,000 square feet on central water and sewer systems; 30,000 square feet on central water system and individual septic system; and one (1) acre (43,560 square feet) without central water and sewer systems.
- Minimum land area per dwelling unit is to be 20,000 square feet on central water and sewer; 30,000 square feet on central water and individual septic tank; and one (1) acre without central water and sewer systems.
- Minimum lot width is 100 feet on central water and sewer; 150 feet on central water and individual septic tank; and 200 feet without central water and sewer systems.
- Maximum building height is not to exceed 35 feet.

Mr. Jimmy Poston, property owner, stated that he could accept the 1 acre lot but he feels the County is using up too much road frontage by going to 200 feet. He further stated that the County should have one guideline to go by as opposed to different standards for the urban and rural service districts. He stated that service people who live and work in the urban district cannot afford the extra costs. He also expressed concerns about the wetlands issue.

Mr. McCrary stated that the 200 feet is for road pavement.

It was stated again by Mr. Poston that the service people cannot afford the paving costs.

Mr. Hal Hart stated he understands the intent of the law and thinks that it is a good law, but if this is passed, under the FA District, how many non-conforming sites will be developed and further, the sites in the district now that do not conform, how do you address these people if they want an addition onto their homes.

Mr. Stelle stated these sites will become lawfully existing and the owners will be allowed to expand under the current Zoning Ordinance, as it reads now. He further stated that in Glynn County, we do not have a time limit on non-conforming uses.

Mr. Lee Kicklighter stated concerns about good land planning and good land ownership rights. He further stated that he is not convinced that a 1/2 acre lot is too small.

Mr. Rick Anderson then explained Urban Zoning District vs Rural Zoning District. He stated that he has studied other counties and found that Glynn County is the most liberal as far as minimum lot sizes in the FA Zoning District.

Mr. Kicklighter stated that he has mixed feelings about the FA Zoning.

Following review, a motion was made by Mr. William Holland to recommend approval of this amendment as written. Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Mr. Larry Evans, Ms. Carolyn Hill, Ms. Sidneye Henderson, Mr. William Holland, Mr. Benjamin Jaudon and Mr. Dennie McCrary. Voting Nay: Mr. Lee Kicklighter.

Mr. Rick Anderson presented the map showing proposed areas to be rezoned from FA Forest Agricultural to one of the following residential classifications:

R-20 One-Family Residential (site-built home)

M-20 One-Family Residential (site-built home or manufactured home)

Mh-20 One-Family Residential (site-built home, manufactured home or mobile home)

Mr. Anderson explained that this map is presented to the Planning Commission for discussion purposes only. He stated that preliminary research has been done on the developed areas of the County and subdivisions that are zoned Forest Agricultural. He stated that once the FA Zoning is approved by the County Commission, then the Planning Commission can come back and make recommendations to rezone individual subdivisions to the appropriate zoning category for the particular type of development in that subdivision.

Mr. McCrary stated that there needs to be more public input.

Mr. Stelle agreed that the public should be aware of the changes. He stated that the public should understand what changing from FA to R-20 would mean to them. Currently, deed restrictions in some areas have lapsed. He stated that some subdivisions might want to be allowed to keep animals. They might want to remain Forest Agricultural.

Ms. Carolyn Hill stated that some areas need these changes because of junk cars and dilapidated houses and mobile homes.

There was further discussion regarding Lots of Record, Nuisance Ordinance, mobile homes and subdividing lots.

Mr. Lee Kicklighter expressed more concern about notifying the public of these changes. He suggested posting signs and newspaper advertisements.

Mr. Stelle stated that staff could advertise and select five subdivisions to work on for the January Planning Commission Meeting.

It was suggested by Mr. Anderson and agreed by all that staff should wait until the County Commission take action on the amendment at their meeting of January 17th.

Election of Chairman for 1991

Mr. Benjamin Jaudon made a motion that nominations be open and nominated Mr. Larry Evans to serve as Chairman. Motion was seconded by Ms. Sidneye Henderson. Motion was made and seconded that nominations be closed. Mr. Larry Evans will serve as Chairman for 1991.

NOTE: Election of Vice-Chairman will take place at the Called Meeting on Friday, December 7th at 10:00 a.m., Room 234.

Meeting Adjourned At 10:20 A.M.