

## M I N U T E S

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

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

ABSENT: Dennie McCrary, Chairman

STAFF PRESENT: Edward Stelle, Director  
Community Development Department

Larry Taylor, Deputy Director  
Zoning and Development Review

Deborah B. 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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Vice-Chairman William Holland called the meeting to order and the invocation was given.

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Winton Farm Subdivision  
Preliminary Plat  
Bill Portman, Jr., Developer/Owner  
26.52 acres located on U. S. Highway 17 North  
Zoned R-20 One-Family Residential

Mr. Bill Portman, Jr. and Mr. George Underwood, Surveyor, were present for review.

Mr. Larry Taylor presented the preliminary plat for review. He stated that this plat meets all the requirements for preliminary plat approval. Staff recommends approval of the preliminary plat, subject to the following conditions being required on the final plat: 1) Any area where road side ditches extend outside the proposed road right-of-way, drainage easements are to be provided. 2) A drainage easement of 20 to 30 feet (size determined by the County Engineer after construction) should be provided over the outfall ditch at the end of the cul-de-sac. 3) The road serving Lots 13, 14, 15 and 16 and Parcel A will remain a private road, not to be maintained by the County. The private road will be

built to the County's paving standards with two exceptions - The existing 15 ft. drainage structure to remain "as is" and not brought up to County standards. No cul-de-sac will be required at the end of the road due to it remaining private. 4) Engineering Plans of the private road being approved by the County Engineer.

Following review, a motion was made by Mr. Mac Harden to approve the Preliminary Plat of Winton Farm Subdivision with conditions stated by the staff. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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Dorchester Apartments  
 Site Plan  
 Dorchester Group, Inc., Developer  
 11.7 acres located on Cardinal Road  
 Zoned PD-G Planned Development-General  
 (General Residential)

Mr. Paul Massey was present for review.

Mr. Larry Taylor presented the site plan for the Commission's review. He pointed out that this development will consist of 106 units on 11.7 acres, having a density of 6 units per acre. There will be 266 parking spaces and open space. The site will have public water and sewer.

Mr. Taylor stated that the site plan meets all the requirements and staff recommends approval.

After review, a motion was made by Mr. Benjamin Jaudon to approve the Site Plan of Dorchester Apartments. Motion was seconded by Mr. Larry Evans and unanimously adopted.

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GC-3-90  
 Request to Rezone from FA Forest Agricultural to FC Freeway Commercial, 3.8 acres lying approximately 360 feet east of I-95 and 740 feet north of U.S. Highway 17, being located in the northeast quadrant of U.S. Highway 17 and I-95.

Property owned by Ronnie Perry, Miles Loadholt, Robert O. Collins, Glen Kinard and Don M. Houck.

Mr. Ronnie Perry was present for discussion.

Mr. Larry Taylor presented the staff report. He stated that the 3.8 acres being requested for rezoning is a portion of a 21 acre tract which has been purchased by the applicants to be developed commercially.

Mr. Taylor pointed out that the 3.8 acres has no frontage on the highway, it lies behind the remaining 17.25 acres which was rezoned from Forest Agricultural to Freeway Commercial in 1966.

It was then stated by Mr. Taylor that the requested zoning does not conform with the Land Use Map, however it does conform to the policy of the Comprehensive Land Use Plan.

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

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GC-4-90

Request to Rezone from R-20 One-Family Residential to M-20 One-Family Residential Manufactured Home, approximately 1.70 acres fronting 110 feet on Highway 84/82, known as Lot 25 of Jekyll Heights Subdivision and being the site of the Fancy Bluff Church of God.

Property owned by Fancy Bluff Church of God.

Rev. Raymond Drury was present for discussion.

Mr. Larry Taylor presented the staff report. He stated that the adjacent residential zoned property is for site-built homes, however, mobile homes do exist on the adjoining lots as pre-existing the Zoning Ordinance.

Mr. Taylor stated that a letter has been received from the Church stating that the mobile home would be for a parsonage to the Fancy Bluff Church of God.

Mrs. Charlotte Brown, property owner in the area, stated that she owns the Highway Commercial property to the east of this property being requested for rezoning. She feels this zoning change would bring her property down.

It was pointed out that there is a 50 ft. strip with a ditch that is owned by the State between the subject property and Mrs. Brown's property.

Following discussion, a motion was made by Mr. Dan Coty to recommend approval of this rezoning request which will allow a mobile home to be used as a parsonage to the Church. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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CUP-1-84

Request to Amend Conditional Use Permit 9-84 to change the hours of operation of Mallory's Restaurant, address being 121 Mallory Street, St. Simons Village Area.

Mr. Tom Mitchell was present for discussion.

Mr. Larry Taylor stated that a letter has been received from Mr. Mitchell requesting an amendment to the restaurant's conditional use permit to allow the restaurant to be open either for breakfast or lunch as well as evening hours.

This request is to amend the existing Conditional Use Permit granted in June, 1984 for Mallory's Restaurant. The original CUP only allowed nighttime business. In 1987, Conditional Use Permits were changed in the Zoning Ordinance, not requiring Planning Commission approval. In 1987, Mallory's also started serving day time meals and continued until August, 1989. Even though Conditional Use Permits are not required to go before the Planning Commission, in General Commercial-Core the Planning Commission is required to make recommendations on restaurants.

In the past two years, it has been the policy of the Building Inspection Department to allow restaurants in the General Commercial-Core without any action by the Planning Commission.

Due to Mallory's history of operating for the last two years during the daytime, the staff recommends approval of an amendment to the Conditional Use Permit to allow daytime hours (either breakfast or lunch) as well as evening hours.

Following review, a motion was made by Mr. Mac Harden to approve the amendment as requested. Motion was seconded by Mr. Benjamin Jaudon.

Vice-Chairman William Holland stated that the Commission has discussed this matter at a work session and it was the consensus of the Commission that a stipulation be added that if the Ordinance is amended, as being considered by the Commission at the next meeting to change conditional uses to special uses, that this conditional use would become a special use with the same conditions. Mr. Holland stated that the Commission feels all restaurants in the General Commercial-Core District needs to be reviewed by the Planning Commission.

Mr. Mac Harden stated that he amends his motion to incorporate the above. Mr. Benjamin Jaudon amended his second.

Thereupon, a vote was then taken. Voting Aye: Messrs. Larry Evans, Mac Harden, Benjamin Jaudon, John Rivers and William Holland. Abstained From Voting: Mr. Dan Coty.

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GC-2-90 A

Consider Amending the Glynn County Zoning Ordinance to add a new Zoning District, to be known as Section 728 NC Residential Neighborhood Commercial District. Such district to be designed to serve areas in the County that are predominately residential in character but which require some neighborhood service establishments and shops with restrictions.

Mr. Rick Anderson explained that the proposed new Section 728 was included in the Commission's package for their review. He stated that the new zoning district could allow commercial uses in a residential neighborhood but the commercial use would have restrictions to protect the residential character.

During discussion, it was the consensus of the Planning Commission that Subsection 728.2 7) should outline further professional type offices, that hold a State License, that should be permitted.

Following review, a motion was made by Mr. Benjamin Jaudon to recommend approval of this amendment to the Zoning Ordinance with the minor changes noted above being incorporated. Motion was seconded by Mr. Dan Coty and unanimously adopted.

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Upon a motion made by Mr. Mac Harden and seconded by Mr. Larry Evans, the Minutes of December 5, 1989, were unanimously approved and adopted.

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Mr. Rick Anderson, Long-Range Planning, gave an up-date on a possible over-lay zoning and boundary line for the Village Area District.

Mr. Edward Stelle stated that the staff feels they know what the Planning Commission desires for the Village Area with over-lay zoning, restrictions, buffers, etc. and he feels it can be done. He stated that he will be getting with the County Attorney to see if it will be legal to have such a protective cover.

Mr. Dan Coty stated that the way he sees it, the Village Area would be like a Planned Development Zoning Text.

Mr. Stelle stated that this will be reviewed further at the next Planning Commission work session.

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Meeting Adjourned At 9:45 A.M.