

## M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
 March 6, 1990 9:00 A.M.

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PRESENT: Dennie McCrary, Chairman  
 Dan Coty  
 Larry Evans  
 Mac Harden (arrived 9:35 a.m., item #8)  
 William Holland  
 Benjamin Jaudon  
 John Rivers

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

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Chairman Dennie McCrary announced that agenda items number 5 and 9 have been deferred.

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Ashley Marsh Subdivision, Phase I  
 Preliminary Plat

30 Acres, Zoned R-20 One-Family Residential  
 33 Residential Lots  
 Blythe Island Developers, Larry L. Bryson

Mr. Larry Bryson was present for discussion.

Mr. Larry Taylor presented the plat. He stated that the developer will provide a community water system to serve phase one, consisting of 33 residential lots on 30 acres, and future phases of the development. The developer will also be required to meet all the requirements of the Glynn County Health Department for on-site septic tanks.

It was pointed out by Mr. Taylor that if there are any wetlands involved in this development, all requirements of the Corps of Engineers will have to be met.

Mr. Taylor stated that the staff is recommending approval of the preliminary plat subject to the following conditions -  
 1) The developer to provide minor additions to drainage details, as required by the County Engineer.; 2) The developer will be responsible for abandonment, relocating and re-dedication of the County's 70 ft. deeded County drainage right-of-way thru the future phases of this development, including any legal requirements for this to be accomplished.; and 3) At no time will the developer be allowed to block public access to the easement to Camp Tolochee. If the request for the abandonment of the access road easement to Camp Tolochee is approved, it will not be in effect until such time as the developer provides a new relocated road right-of-way.

Mrs. Lisa Griner, representing the Blythe Island property owners, stated that there is concern about the water table on Blythe Island. She wanted to know if the water system proposed will cause any problems for the existing homes.

Mr. Larry Taylor stated that the water system should not create any problems, the system will have to be approved and permitted by EPA.

Following review, a motion was made by Mr. Larry Evans to approve the Preliminary Plat of Ashley Marsh Subdivision, Phase I subject to the conditions stated by the staff. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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Terrace Garden Subdivision  
 Preliminary Plat

18 Acres, Zoned Forest Agricultural  
 28 Residential Lots  
 Sarah A. Wildsmith, Owner/Developer

Mr. Larry Taylor presented the staff report. He stated that the plat meets all the requirements for preliminary plat approval.

Mr. Taylor presented the plat. He pointed out that the 28 residential lots will be served by on-site individual wells, individual septic tanks and paved roads.

It was then pointed out that the Glynn County Engineer has approved the engineering plans at this time.

Following review, a motion was made by Mr. Dan Coty to approve the Preliminary Plat of Terrace Garden Subdivision. Motion was seconded by Mr. William Holland. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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Preliminary Plat for the opening of a portion of Wilson Circle, an existing right-of-way

Alvin T. Elrod, developer, was present for discussion.

Mr. Larry Taylor presented the plat showing the opening of a portion of Wilson Circle for approximately 2,000 feet, to be paved to county standards on a 40 foot right-of-way. He stated that the subject road is to serve a General Commercial zoning lot which will be the site of Elrod's Garage.

Following review, a motion was made by Mr. William Holland to approve the preliminary plat. Motion was seconded by Mr. Benjamin Jaudon. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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Review of the Revised Preliminary Subdivision Plat for Oglethorpe Landing Subdivision

Mr. Bob Williams, developer, was present for discussion.

Mr. Larry Taylor presented a revised preliminary plat for Oglethorpe Landing Subdivision. He stated that due to the wetlands, as stated by Corps of Engineers, the road right-of-way has had to be relocated. The new revised plat reflects this change. However, the developer will still be required to submit revised engineering drawings to the County Engineer for his approval.

Following discussion, a motion was made by Mr. William Holland to approve the Revised Preliminary Plat of Oglethorpe Landing Subdivision. Motion was seconded by Mr. Larry Evans. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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Discussion of the Preliminary Plat of Oak Grove Island Plantation, Phase II

This item was deferred.

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Request from the Hampton Group to vacate the Final Plat of Hampton Plantation, Phase III

Attorney James Bishop was present for discussion.

Mr. Larry Taylor explained that the Final Plat of Hampton Plantation, Phase III was approved by the Glynn County Board of Commissioners on October 19, 1989. The final plat was approved with a bond in the amount of \$181,600.00 to cover cost of improvements to the subdivision.

Mr. Taylor stated that no improvements have been made at this time. The developer is requesting that the bond be released and the final plat vacated. He explained that the developer's request is being processed in accordance with Section 803 of the Glynn County Zoning Ordinance.

Attorney James Bishop stated that the developer wants the Letter of Credit to be released and defer development at this time.

It was pointed out under Section 803 of the Regulations, a Vacation of Plat shall be approved by the Planning Commission.

Thereupon, a motion was made by Mr. Benjamin Jaudon to grant approval of the vacating of the plat. Motion was seconded by Mr. John Rivers. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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GC-20-89

Request to Rezone from RR Resort Residential to GC General Commercial, Lots 1 and 2 Block C of St. Simons Park Subdivision, consisting of 11,060.72 square feet located on the northeast corner of Ocean Boulevard and Oak Street.

Property owned by Henry T. Smith

Mr. Henry T. Smith was present for discussion.

Mr. Larry Taylor stated that the staff feels that because of the Village Area character and quality of life, any expansion of the commercial district without any historical and architectural controls, without any consideration to the present parking and traffic circulation problems and without any ordinances which deal with this special area, this rezoning would be very destructive and have severe adverse affect on the area and there has not been a commercial zoning change in the Village Area for nine years. During this time, the Village Area has undergone substantial changes in commercial, residential and recreational uses as well as public historical interest and tourism. It is the staff's feeling that a zoning change to expand the commercial boundaries to the County's standard General Commercial would set a precedence for future changes without establishing the controls to preserve the quality of the Village Area.

One option open to the applicant is to withdraw his application for General Commercial and resubmit as a Planned Commercial. This would allow the applicant to propose certain controls on the zoning change that would allow commercial uses with conditions preventing adverse affect on the Village Area. This would also allow the Commission the ability to recommend additional controls and conditions that may be needed due to the property's location.

The staff's recommendation to the applicant is the same as previously discussed, to withdraw his application until the county staff has established an over-lay zone in the Village Area which would serve as an additional layer of regulations. An over-lay zone will provide additional controls on development, regulate inappropriate, haphazard, and inharmonious improvements and alterations to properties, set standards for transitional area zoning changes, to secure and maintain additional buffers, sign

regulations, set-back requirements, building heights, parking and access requirements and other regulations not present in the existing zoning regulations. The county staff has been working on an over-lay zone and establishing the area to be involved. It is the request of the staff that a committee of the Planning Commission be appointed to work with the county staff this month in order to propose such a regulation at the next Planning Commission Meeting. (The appointments to this committee will be discussed at this meeting under Staff Items.)

Mr. Taylor stated that the staff is recommending that the applicant defer this application until the over-lay zoning is established.

Mr. Henry Smith stated that he purchased this property 18 years ago as part of his future plans. He pointed out that his mother lives behind the property and he would not do anything to harm her home or the adjacent property values.

Mr. Smith stated that he wants to continue his request in that there is commercial property that lies in the area. However, he stated that he does not have any immediate plans and would be willing to go with a deferral at this time.

Mr. Dennie McCrary stated that he recommends the Commission defer the request for some amount of time to do an over-lay zone. He feels commercial should be allowed but not an open commercial, need control and standards.

Mr. Smith stated that he considers the deferral to be reasonable and asks the Commission to continue review of his request. He stated that he will accept the deferral for the amount of time it may take to accomplish an overlay zoning.

Mrs. Lyons, property owner in the area, stated that she feels the area this property lies in to be a very desirable residential area.

Mr. Jim Alexander stated that spot zoning needs to be stopped. Keep the residential and commercial boundaries as they are now.

Mr. Jim Harford stated that he owns property directly across Ocean Blvd. which he desires to develop as commercial in the future.

Mrs. Ruth Alexander stated that commercial needs to be stopped. The Island needs to be maintained as a beautiful resort.

Following discussion, a motion was made by Mr. William Holland to defer this request until such time as an over-lay zoning can be done. Motion was seconded by Mr. Larry Evans. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, Benjamin Jaudon, John Rivers and Dennie McCrary. Mr. Mac Harden was absent for this item.

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GC-6-90

Request to Rezone from R-12 One-Family Residential to OC Office Commercial, Lot 23 of Pine View Subdivision, containing 17,457 square feet fronting 90.70 feet on the north side of Pine Street, approximately 245 feet west of Cypress Mill Road.

Mr. Brantley O'Quinn, property owner, was present for discussion. Also present to speak on the request were gentlemen from the Disabled American Veterans Chapter No. 36.

Mr. Larry Taylor presented the staff report, stating that this area is a residential area with only one non-conforming commercial use located next to the subject property. The non-conforming commercial use is a milk distribution center which has been in existence since before 1966.

Mr. Taylor stated that the staff does not feel a commercial zoning change in this area should be allowed. It would be a spot zoning and an intrusion into an established residential area.

It was then pointed out by Mr. Taylor that the area is designated as low-density residential in the Comprehensive Land Use Plan.

Mr. Taylor stated that the staff recommends denial of this request for the reasons as stated. A rezoning to commercial would encourage other commercial intrusions into the established residential neighborhood.

Mr. Brantley O'Quinn stated that he wants this rezoning to commercial so that the Disabled American Veterans Chapter No. 36 can have an office and club facility.

There were several gentlemen present from the Disabled American Veterans Chapter No. 36 to speak in support of this request. They expressed that there is a need for them to have a facility. Everyone present was given the opportunity to speak.

Mr. Louis Brown, property owner in Pine View Subdivision, was present to object. He stated that the property owners in the residential area object to commercial in the area, which would be spot zoning. He presented a petition with 25 signatures objecting to this request and a request submitted by William Dominey which has been deferred at this time.

There were several other property owners from the area present to object to the rezoning request. Mr. Harris stated that he is a veteran and the organization has helped him but he still feels the area to be residential and commercial needs to be kept out of the residential area he lives in.

Mr. Brantley O'Quinn stated that this lot proposed for rezoning could be zoned to commercial with restrictions and then it could serve as a buffer between the milk distribution company and the residential lots.

Mr. Benjamin Jaudon stated that he is also a veteran and therefore he will abstain from voting because he can't go against other veterans nor can he go against the property owners in the area.

A motion was made by Mr. Dan Coty to recommend denial of this request. Motion was seconded by Mr. William Holland. Voting aye - Messrs. Dan Coty, Larry Evans, William Holland, John Rivers and Dennie McCrary. Abstained from voting - Messrs. Mac Harden and Benjamin Jaudon.

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GC-7-90

Request to Rezone from R-12 One-Family Residential to GI General Industrial, 5.52 acres located on the northeast corner of Habersham Street Extension (417.92 feet of frontage) and Poplar Street (706.88 feet of frontage).

Property owned by William J. Dominey

This item was deferred. However, due to the property owners in the area being present to object to the previous item, they requested that a video tape showing the area be shown. Chairman McCrary gave Mr. Brown the opportunity to do so with the understanding that it could not be shown at a later meeting.

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SUP-2-90

Request for a Special Use Permit in an R-9 One-Family Residential Zoning District for the location of a Mobile Home as a Documented Medical Hardship, on a lot containing 1.3 acres fronting 86 feet on the east side of Old Jesup Highway, approximately 612 feet north of Community Road (address known as 188 Old Jesup Highway).

Mrs. Leigh Wilder, agent for property owner Mr. Floyd King, was present for discussion.

Mr. Larry Taylor explained that we have received a letter from William A. Hitt, M.D. stating the following - Mr. Floyd King is totally and permanently disabled, unable to care for himself without assistance. He needs his daughter close by to help care for him.

Mr. Taylor stated that the staff recommends approval of the special use permit subject to all requirements of the Glynn County Health Department being met for a septic tank.

It was then noted that a letter has been received from Mrs. Cora Roberson stating objection to this request.

Following review, a motion was made by Mr. Dan Coty to recommend approval of this special use permit for the location of one mobile home as a medical hardship. Motion was seconded by Mr. Mac Harden and unanimously adopted.

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GC-2-90 B

Consider Amending the Glynn County Zoning Ordinance, Section 715. GC-Core General Commercial-Core, to change restaurants and drinking establishments from a conditional use to a special use.

Mr. Larry Taylor stated that this request has been reviewed by the Planning Commission at a previous meeting. He stated that the staff is recommending that the amendment be reviewed and considered for recommendation of approval at this time.

A motion was made by Mr. William Holland to recommend approval of the request. Motion was seconded by Mr. Dan Coty and unanimously adopted.

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Request from Coastal Utilities, Inc. to construct a tower 420 feet in height on .638 acres located on Newman Drive.

Mr. George Rogers was present for discussion.

Mr. Larry Taylor stated that this request is a request to construct a tower 420 feet in height on .638 acres on Newman Drive. In accordance with Section 617 of the Glynn County Zoning Ordinance, it is a requirement to obtain approval from the Planning Commission for all structures of this type which exceed a height of 150 feet.

Mr. Rogers stated that the tower is for cellular telephones. It will serve as one of the sub-systems which is part of a total system providing cellular telephone service which will connect with the Savannah and Jacksonville, Florida systems.

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

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During staff items, the proposed amendment, Section 606. Utilities, to the Glynn County Subdivision Regulations was reviewed. The Planning Commission requested that this item be advertised for public hearing in April.

A report and brief explanation was given by Mr. Rick Anderson, Long-Range Planning, on the Housing Element of the Glynn County Comprehensive Plan. A work session was scheduled to be held on Tuesday, March 13th at 2:30 p.m. to discuss this element of the Plan.

Mr. Rick Anderson invited everyone to attend the Transportation Planning Coordinating Committee/Brunswick Area Transportation Study Meeting to be held Friday, March 16th at 10:00 a.m.

Also during staff items, Mr. Larry Taylor presented a draft of the proposed St. Simons Village Preservation District to serve as an over-layer zoning and showed a map of the proposed boundary lines. A work session was set up to be held on Monday, March 12th at 2:30 to discuss the Village Area.

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Meeting Adjourned At 11:00 A.M.