

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
December 3, 1991 9:00 A.M.

MEMBERS PRESENT: Carolyn Hill
Sidneye Henderson
William Holland
Benjamin Jaudon
Ira Moore

ABSENT: Larry Evans, Chairman
Lee Kicklighter

STAFF PRESENT: Larry Taylor, Bldg. & Development Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

In the absence of the Chairman, Vice Chairman Benjamin Jaudon called the meeting to order and the invocation was given.

Pelican Place
Preliminary Plat With Variances
Located off Brockington Drive, St. Simons Island
2.011 Acres, Zoned Medium Residential

Resolution Trust Corporation

Attorney Foster Lindberg was present to represent this request.

Mr. Larry Taylor presented the staff's report. He stated that this is a request for a 22 lot subdivision as Row Houses, per Section 706.4 (9) of the Glynn County Zoning Ordinance. Eleven units are built and eleven remains to be built. In order to meet the requirements of the Glynn County Subdivision Regulations, Mr. Taylor stated that the following variances will be needed from the Planning Commission.

1. Minimum road right-of-way to be only 40 feet in all areas except between the existing units 19 and 8 which will only be 31.54 feet.
2. No turn-around will be required at street end.
3. The two areas shown as open space to meet the requirements of the Subdivision Regulations for private recreation area.

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

1. The streets and open area to remain private and will not be maintained now or anytime in the future by Glynn County. A statement of such shall be shown on the final plat.
2. Before the final plat is submitted to the County Commission for acceptance, all variances for building setbacks, number of units per building, off street parking requirements, etc. shall be approved by the Zoning Appeals Board. (Applicant has applied for variance)

Following review, a motion was made by Ms. Sidneye Henderson to recommend approval of this request subject to the conditions stated by staff. Motion was seconded by Mr. Ira Moore and unanimously adopted.

Request for a Variance from the Glynn County
Subdivision Regulations
Lots 16 and 20 Block C and Parcel A, Phase III
Windward Acres Subdivision
Located off Thornhill Drive

Mr. James Meadows was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this is to request a variance from the Glynn County Subdivision Regulations in connection with the property represented by the above referenced plat. He stated that the requested variance includes three (3) items as follows:

1. To eliminate specifications per Subdivision Regulations for a County street on that portion of Cooper Circle, running in a north/south direction for a distance of about 130 ft. between lots numbered 15 and 21 of Block "D" Phase Two of Windward Acres Subdivision.
2. To eliminate the requirement for a cul-de-sac or turn-around at the south end of that 130 ft. presently undeveloped street.
3. To eliminate the current requirement for 60 ft. easement extending from the south end of said 130 ft. undeveloped street, and accept a 25 ft. access easement extending south to Parcel "A". (See Attached Plat)

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

1. No more than three (3) building lots will be allowed until Subdivision Regulations are met.
2. The access to the lots across the unopened section of Cooper Circle to remain a private access, not to be maintained by Glynn County. The County will not provide services on this easement.

Mr. Taylor explained that due to the restrictions placed on this property by wetlands and the fact that Cooper Circle was never improved and therefore should not have been dedicated as part of Windward Acres, staff feels that this is a logical request.

Mr. Taylor pointed out that this plat is administratively approved and therefore does not have to go before the County Commission for final approval. He also stated that a letter from the property owner, a letter of approval from the adjoining property owner and a letter from the Glynn County Health Department have been submitted for the Planning Commission's review.

Mr. James Meadows made a brief presentation. He stated that the original plat shows an unopened road, and if he is required to open that road all vegetation would be destroyed.

Ms. Carolyn Hill asked why the error was not detected beforehand. Mr. Meadows explained that on the original plat the line which divided the built road from the unopened road was omitted, and at that time the surveyor did not notice the significance of that line.

Following further review of this request, a motion was made by Mr. William Holland for approval. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

GC-15-91

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, Lots 1 and 10 of Pineview Subdivision, consisting of 1.357 acres and having a total frontage of 199.84 feet on the east side of U.S. Highway 341, lying approximately 245 feet north of Community Road, south of Tuff Thom Trailers property and west of Southern Railroad.

341 Inc.; Harry I. Driggers

Mr. Ralph Lackey was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone an existing single-family structure to commercial. The subject property fronts 199.84 feet on the east side of Highway 341 and has one existing access drive.

Ms. Chapman stated that since 1971, there have been 22 commercial rezonings along Highway 341 between Highway 303 and 341 Intersection and Yellow Bluff Creek. She further stated that the area has a mixture of commercial uses such as retail/wholesale businesses, insurance offices, professional offices, automobile sales and repair garages, as well as two industrial businesses. One of the industrial businesses is located immediately north of the subject property, being the site of Tuff Thom Trailers.

Ms. Chapman explained that the Glynn County Comprehensive Future Land Use Map shows the subject property as commercial. She stated that staff feels this rezoning to Highway Commercial will be compatible with the surrounding area, and therefore recommends approval of this request.

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

GC-16-91

Request to Amend the Planned Development-Residential Zoning Text and Master Plan for GC-45-91, to allow the development of a Mobile Home Park on 12.01 acres located on the northeast corner of South Palm Drive and Carteret Road, beginning approximately 305 feet west of U.S. Highway 17.

John J. Hart Investments and Consultants, Inc.

Attorney Carroll Palmatary was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for an amendment to the Planned Development-Residential Zoning GC-45-79, which currently allows the development of multi-family residential at 11 units per acre. She stated that the applicant would like to amend the Planned Development to allow a Mobile Home Park or Mobile Home Subdivision.

Ms. Chapman explained that due to a revised Planned Development Zoning Text and Plan not being submitted by the applicant to allow the county staff adequate review, staff recommends deferral of this request.

Following discussion, it was the consensus of the Planning Commission to defer this request to allow staff adequate time to review the revised Planned Development Zoning Text and Plan.

Upon a motion made by Mr. William Holland and seconded by Ms. Carolyn Hill, the Minutes of November 5, 1991 Planning Commission Meeting were approved and unanimously adopted.

Meeting Adjourned At 9:25 A.M.