

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
January 8, 1991 9:00 A.M.

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

STAFF PRESENT: Edward Stelle, Director
Rick Anderson, County Planner
Larry Taylor, Building Plans & Dev. Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

Chairman Larry Evans called the meeting to order and the invocation was given.

GC-3-91

Request to Rezone from R-9 One-Family Residential to PD-G Planned Development-General, 11.827 acres fronting 311.50 feet on the east side of Frederica Road, beginning 155 feet north of Fourth Avenue; lying west of Forest Park Subdivision, north of St. Simons Heights Subdivision and south of Hanover Square and M. F. Martin Tract, St. Simons Island, Georgia.

Property owned by Jasper S. Barnes, Madeline J. Wilson and Araminta Palmer;

Gary Guyer, The Brazelton Group, Agent

Mr. Gary Guyer was present for discussion.

Mr. Edward Stelle presented the site plan and staff's report. He stated that the site is located directly across from the Longview and Dunbar Center Shopping area, and is the most concentrated commercial area on the Island. The front area of the property would be suitable for commercial zoning. The rear of the property extends approximately three blocks into a residential area on one side and abuts a residential area in the rear. He further stated that this Planned Development-General zoning will permit uses suitable for commercial development, only if significant natural undisturbed buffers with interior fencing, no lighting outward and controlled evening uses are required. Noise should not be allowed outside of the property.

Mr. Stelle stated that to avoid adverse impact on the existing road system, only one access or egress should be allowed on Frederica Road. The natural undisturbed buffer will screen the adjacent residential uses.

Mr. Stelle stated that it is staff's opinion that the rear of the property has a reasonable economic use as residential; however, the Frederica Road frontage is heavily impacted by existing commercial development. The rear portion of the property is possibly jurisdictional wetlands and the Corps of Engineers and various agencies would have to address the issue of wetlands before any permits would be issued.

Mr. Stelle stated that the project is located in the most concentrated commercial section of St. Simons Island. With proper design of the ingress and egress through additional signalization at the Food Lion intersection and turning lanes, impact will be minimal. He pointed out that he has talked with the County's consultant, Moreland-Altobelli of Atlanta, who has already presented a project proposal, which has been approved by the County Commission to be funded under the local option sales tax program, to essentially build a five lane section from Demere Road up to Riverside Drive to serve this commercial area. He stated that it is the consultant's opinion that this development, as proposed on the site plan, would not increase traffic in that section of Frederica Road as it is already the highest traveled section on St. Simons Island due to the shopping areas. He further stated that the developer should be required to participate in the cost of any necessary improvements.

Mr. Stelle stated that the Comprehensive Plan anticipates approximately 2/3 of the property being commercial and the rear 1/3 being residential. Combining undisturbed buffer strips and wetlands mitigation should accomplish the mix. He stated that the buffer could be dedicated to Glynn County to further accomplish the recommendation of the Plan.

Mr. Stelle stated that the property ownership of the one large tract and the existence of wetlands indicates that the property should be developed as a planned unit. The single access and ability to dedicate large buffers strengthens the grounds for approval with stringent conditions.

Mr. Stelle then stated that Mr. Gary Guyer, agent for the Brazelton Group which is developing the property, will make a presentation. After which, he will give the staff's recommendation.

It being noted that approximately 80 people were present for this item.

Mr. Gary Guyer presented the plans for the development. He stated that in the past, Mr. Barnes tried to develop this property but there were several concerns from adjacent property owners that had to be addressed. He stated that he has put together a package addressing these concerns. This package was delivered to the Planning Commission, County Commissioners and some of the property owners known to oppose this rezoning.

Mr. Guyer stated that the main concern is traffic. He is working with Moreland-Altobelli in getting the project designed in a way that would ease traffic congestion. He stated that in the site plans, he has put in a deceleration lane so that there would be one lane dedicated just to the entrance of the shopping center. There would be two lanes coming out that would go into Frederica Road, one that would go to the right, and one that would go over to Dunbar Plaza which would also be a left-hand turn lane.

Mr. Guyer stated that the next concern is the wetlands issue, which is a matter for the Corps of Engineers. He stated he would have to mitigate in the buffer zone but this would mean taking down some beautiful old oak trees, making the area less beautiful.

Mr. Guyer then addressed the drainage problem. He stated that Thomas and Hutton, an engineering firm very familiar with Glynn County, would create a design so that the water would either run into the existing ditch which would go straight into the river, or on-site drainage. He stated another option would be to use a retention pond.

Mr. Guyer stated that more than adequate buffer zones were planned for the site - 50 ft. of undisturbed buffer, 20 ft. of natural enhanced buffer and another 20 ft. setback line. He further stated that the developers would listen to and consider any recommendations regarding noise control and lighting requirements.

Everyone present was given the opportunity to express their concerns.

Ms. Doris Eagan, property owner, had questions concerning the type of materials to be used in the construction, the traffic system, and the side buffer area.

Mr. Guyer stated that on the construction of the site the materials will include a tabby exterior and red Louisiana tile top. He stated that he will utilize the existing traffic light. The side buffer will include a 30 foot undisturbed buffer with a 20 foot setback line which will be a total of 50 feet from the property line to the setback line.

Ms. Eagan then asked if the natural vegetation would remain on the site.

Mr. Guyer stated the vegetation would not be disturbed.

Mr. Fleming Martin, adjacent property owner, had questions concerning drainage.

Mr. Guyer stated that he would have on-site drainage and in order to make the project level he would go up to 13 feet throughout the entire project.

Mr. Martin then asked how many acres of pavement would this project include and where would the mitigations be.

Mr. Guyer stated that he would guess there would be 6 to 7 acres of pavement of the entire project. He further stated he would not mitigate on the Island. He would mitigate in Glynn County but on another site.

Mr. Martin stated that the whole concept of mitigation is to leave wetlands in place for the benefit of the community. If Mr. Guyer mitigates on the mainland this would not help St. Simons Heights. He stated he would do everything he could to see that this project does not drain to the north, which is the location of his property.

Mr. John Deer, resident of St. Clair Subdivision, expressed his concerns regarding drainage and traffic. He also stated concerns regarding deliveries, trash removal, and deciduous trees in the area. He pointed out that these problems need to be addressed and looked at very carefully before a decision is made.

Ms. Jean Farrant, resident of Alabama Street, had questions concerning the 404 Permit.

Mr. Edward Stelle explained that a 404 Permit is a Corps of Engineers Permit to alter wetlands.

Ms. Farrant then asked if the developers of this property have such a permit.

Mr. Stelle stated that the developers may have to obtain this permit or a waiver prior to the development. He explained that there are some questions about Corps jurisdiction that would have to be answered.

Ms. Farrant stated that noise from delivery trucks at 5:00 in the morning could be very disturbing.

Mr. Guyer stated the hours of operation for the shopping center would be from 6:00 a.m. until 6:00 p.m.

Ms. Sharon Bartkovich, spokesperson for residents of Alabama Street, stated that they are unhappy with the drainage, wetlands issue and the buffer zone. She stated that there has to be a drainage problem when you blacktop that much of an area. As for the wetlands, she stated this issue cannot be resolved today. She then suggested a compromise regarding the buffer zone. Move the development forward and give the residents at least a 150 foot undisturbed buffer.

Ms. Winifred Dellaro agreed that the neighborhood desires a 150 foot undisturbed buffer.

Mr. Bob Williams, a former resident of the area, stated the matter boils down to a planning issue and whether the future development of St. Simons is best served by concentrating development along Frederica Road. He stated the development would mean the majority of traffic from the north end of the Island would come down Frederica Road. He stated that if the Planning Commission chooses to approve this development then he strongly encouraged that the neighborhood concerns be addressed. He then stated that he personally opposed this development.

Mr. Pat McCombie, resident of Forest Park Road, stressed that his biggest concern is the drainage. He stated that the existing drainage ditch runs along three sides of his property and when it rains, even if just for an hour, the drainage ditch fills up and the front of his driveway goes under water. He stated that if this development is approved the drainage problem will worsen. He also expressed concerns for possible decreases in property value in the area.

Mr. Sam Cofer was present to speak in favor of this development. He also spoke highly of Mr. Barnes and his efforts to develop his property.

Mr. George Skarpelozos was present to state his support of this zoning and development.

Mr. Jasper Barnes, co-owner of the property, stated that he has a right to develop his property and that his rights are being overlooked. He stated that since 1987 three major developments have been constructed in the area, a grocery store, a bank and a hotel; however, he stated no one has complained about the drainage or the traffic these commercial establishments generate. He further expressed that he would like to be treated fairly in his efforts to develop his property.

Mr. William Holland stated that although he respects Mr. Barnes' right to develop his property, drainage has always been a problem in this area. He stated that at one time the County Engineer suggested putting in tidal gates and possibly a pump for pumping stormwater drainage. He stated such improvements could become extremely costly and that the County should not be responsible for the total cost. He further stated that if this development is approved then the cost should be divided among the people who will benefit. He also expressed that traffic on Frederica Road will continue to be a problem until designs and construction are completed.

Mr. Lee Kicklighter stated that he had several questions regarding this development and that these questions are not a reflection of his opinion, but for information purposes only. He then asked how many acres on St. Simons Island are already zoned commercial.

Mr. Stelle stated he did not have that information available at this time, but there is commercial zoned property on St. Simons that is currently undeveloped.

Mr. Kicklighter then asked if there was enough zoned property to support a development of this size.

Mr. Stelle stated that the main tract that would be available would be at the corner of Frederica Road and Sea Island Road. He stated that he was not sure of the depth but that there is about 10 acres of property involved.

Mr. Kicklighter had questions concerning how a development is controlled during construction.

Mr. Stelle explained that there are ordinances and laws pertaining to development. He stated that this project is being proposed as a Planned Development whereby the County and the developer can establish a text and a specific ordinance towards the development in question. He stated the questions of buffer and drainage can be firmly addressed in that ordinance, which is called a blank Planned Development Text. The drainage can be stipulated in such manner that plans would have to be approved prior to any development permits, any clearance permits or any fill permits. He stated stipulations can be made as to the extent of the drainage improvements that have to be made, how they are made, who is responsible and what the long-term maintenance would be on the improvements. He explained that the buffers can be established in the text and that the undisturbed buffer can be administered through the text. He stated that procedures could be set up whereby if there are violations the building permits can be withdrawn.

Mr. Stelle explained that he could address the buffers and the drainage more in the staff's recommendations. He stated that he has discussed the drainage problem with the County Engineer and the development of St. Simons Heights was done prior to the Soil Erosion and Sedimentation Ordinance and was not developed in accordance with good drainage practices. He stressed again that the drainage is a physical matter but with certain mechanisms and means, it can be accommodated.

Mr. John Marshall expressed his concerns regarding the drainage problem. He stated he would like to finally see this problem resolved.

Mr. Lee Kicklighter then asked what if there is a problem after development is completed.

Mr. Stelle explained that the design or construction of a development is guaranteed by a Performance Bond. He stated that a Performance Bond is sometimes required for 12 to 24 months after the improvements have been made to insure that the improvements work.

Mr. Stelle then presented the staff's recommendations, as follows -

- 1) Prior to granting a construction permit, final site plan approval must be granted by the County Commission. Approval will be granted if all conditions and the specifications in the Barnes Plantation Project description dated 12/18/90 are met. The conditions or changes contained in this recommendation can be deemed to be a part of that description and must be met in final site approval.
- 2) Section 6 of the Zoning Text, Buffers and Restrictions, be amended to reflect the following:

East Side of Property (Rear) - There will be a 100 foot wide undisturbed natural buffer at the property line. This may be dedicated as permanent open space. Adjacent to the 100 foot buffer will be a 20 foot wide landscaped buffer with a 6 foot high wooden fence on the interior line. The building setback will be 10 feet further for a total of a 130 foot setback from the current property line.

South Side of Property (along Forest Park) - There will be a 50 foot wide undisturbed natural buffer at the property line with a six foot high wooden fence on the interior side. This may be dedicated as permanent open space. Note this buffer combined with the existing unopened right-of-way of Forest Park will provide a 100 foot buffer. There will be an additional 20 foot setback area from the fence creating a 120 foot setback from the nearest residential property line.

West Side of Property (front property line, Frederica Road) - There will be a 20 foot landscaped development setback.

Mr. Fleming Martin then read from the Zoning Text submitted by Mr. Gary Guyer pertaining to buffers. "...The developer shall then plant a 3 foot wide area of bamboo which will grow tall and thick. A 6 foot wooden fence will be built along the east side of the property..." Mr. Martin suggested that a cement fence be built, for fear that a wooden fence would not hold the water back.

Mr. Martin requested that the same setback requirements be met on the north side as stated for the south side. Mr. Stelle stated that the setbacks should also be included on the north side adjacent to the residential property (Martin Tract.)

Mr. Stelle explained that a detailed site plan has not been submitted but that there will be an embankment in the area which will be covered in the 20 foot landscaped setback. He then continued with staff's recommendations, as follows -

- 3) Section 17 of the Zoning Text, Traffic, be amended to reflect the following:

A 25 foot right-of-way will be granted to Glynn County to allow for road widening and turning lanes to allow for the lessening of impact to traffic resulting from the project.

Construction of turning lanes and bike paths will meet specifications approved by Moreland Altobelli Associates.

A \$6,000 contribution to the cost of upgrading traffic signalization will be made by the developer.

- 4) Section 18 of the Zoning Text, Drainage and Storm Water Management, be amended to reflect the following:

The drainage will be designed to meet the requirements of the Glynn County Soil Erosion and Sedimentation Control Ordinance and state law and allow no runoff increase or backup for a 50 year flood. The developer will cooperate and participate in drainage improvements in the area with Glynn County. The drainage plan will be approved by the Glynn County Engineer and the County Commission.

- 5) Section 19 of the Zoning Text, Wetlands, be amended to reflect that Corps of Engineers permits will be obtained or waived prior to a request for final site approval and or any requests for construction or clearance permits.

- 6) Section 13 of the Zoning Text, Signage, be amended to reflect that locating the 24 square foot business ID sign in the entrance arc will require a special exception to the sign requirement at the time of final site plan approval by the County Commission.

- 7) Section 8 of the Zoning Text, Parking, be amended that 20 live oak trees with a planted height of 20 feet shall be located at the ends of the parking bays as shown on the site plan. Fill of the site required by FEMA flood elevations will most likely eliminate most vegetation outside the buffer areas.

- 8) Section 5 Site Plan, be amended to reflect the above changes in setbacks and right-of-way, tree placement, elevation, location of refuge collection sites, loading spaces and reflect that no individual lease space will be greater than 54,000 square feet.

Mr. Stelle stated that it is the staff's position that if the buffer and setback requirements cannot be agreed upon, then the project is not in accordance with the Comprehensive Plan and constitutes an intrusion into an existing stable neighborhood and could introduce elements of noise, light, visual pollution, and crime causing a loss of value and effect a reduction in the health, safety and general welfare of the residents. He stated that the staff would then recommend denial due to the above.

Following a lengthy discussion and hearing objections and support from the audience, a motion was made by Mr. Dennie McCrary to recommend approval of this request subject to the eight (8) conditions being met, as stated by staff. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-4-91

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 3.976 acres fronting 480.88 feet on the south side of Perry Lane Road, beginning 400.10 feet east of Cate Road and lying immediately west of the Calvary Tabernacle Church property.

Property owned by Coastline Development Co.;
Ralph Lackey, Agent

Mr. Ralph Lackey was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that the area consists of mixed zoning classifications and proposed

uses, i.e. commercial, a church and proposed mobile home park. She stated that the property is located on Perry Lane Road Extension, which was constructed last year, and land development is beginning to take place on the south side of the road.

Ms. Chapman stated that the Calvary Tabernacle Church property, which lies immediately east of the subject property with frontage of approximately 170 feet, has been developed and is located between the subject property and the FC Freeway Commercial Zoning District. She stated that to the west of the subject property is a tract that was rezoned to LC Local Commercial in 1987 but has not been developed at this time.

It was further stated by Ms. Chapman that the property could be developed under the current zoning classification FA Forest Agricultural. However, due to this section of Perry Lane Road having thru traffic from Spur 25 to Highway 341, it would appear to be more economically feasible to be developed as commercial. She stated that the Comprehensive Land Use Plan shows this area to be medium density residential.

Ms. Chapman stated that the south side of Perry Lane Road Extension, distance of 2,450 feet, has commercial zoning on currently 1,700 feet, with the subject property and church property the only remaining FA Forest Agricultural in the area.

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

The minister from the adjacent church was present to ask what impact this rezoning would have on the church's property if they desire to expand. He also questioned what uses would be located on the property.

Ms. Chapman stated that it would not affect future expanding of the church facilities. She explained that a proposed use is for mini-warehouses on possibly 3 acres.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. 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. Abstained From Voting: Mr. Lee Kicklighter.

GC-5-91

Request to Rezone from FC Freeway Commercial to FA Forest Agricultural, approximately 41 acres fronting 1,527.75 feet on the west side of Interstate 95, beginning approximately 700 feet east of Cate Road, being a portion of a 64.892 acre tract owned by Horizon-Glynn Properties, Inc., located between Cate Road and Interstate 95.

Property owned by Horizon-Glynn Properties, Inc.;
Ralph Lackey, Agent

Mr. Ralph Lackey was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that the adjacent property to the west is a portion of the same tract of land owned by the applicant, containing a total of 64.892 acres. She stated that the entire tract lies between Cate Road and I-95 and would have access from Cate Road when developed.

Ms. Chapman stated that the area is zoned FA Forest Agricultural, with the exception of North Wood Estates which is zoned R-12 One-Family Residential, and two tracts fronting on Cate Road which are zoned commercial. She stated that the 64.892 acres only has a total of 568 feet of frontage on Cate Road. Portions of the property lies behind property owned by John Hunter, zoned HC Highway Commercial, or existing lots in East Point Subdivision.

Due to access, Ms. Chapman stated that it would not be feasible for the property to be developed as commercial. She stated that the Comprehensive Land Use Plan shows the property as commercial and medium density residential.

Ms. Chapman stated that 23 acres of the 64 acre tract owned by the applicant is already zoned FA Forest Agricultural. She further stated that this rezoning of the 41 acres would enable the developer to develop the entire tract as residential.

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

Mr. William Holland asked what type of proposed residential use would be allowed. It was explained by Mr. Stelle that this area has been determined to be jurisdictional wetlands and the zoning will allow holding of property at its current forested use with a potential for residential in the future, if the wetland requirements should change.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. 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. Abstained From Voting: Mr. Lee Kicklighter.

GC-6-91

Request to Rezone from FC Freeway Commercial to FA Forest Agricultural, 24.456 acres fronting 632.90 feet on Interstate 95, beginning approximately 900 feet east of Cate Road, being a portion of a 39.335 acre tract owned by Diversified Investments, Inc., which lies immediately behind Lots 13 - 20 of East Point Subdivision.

Property owned by Diversified Investments, Inc.;
Ralph Lackey, Agent

Mr. Ralph Lackey was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that the adjacent property to the west is a portion of the same tract of land owned by the applicant, containing a total of 39.446 acres. She stated that the entire tract lies between Cate road and I-95. She further stated that a portion of the property that lies immediately north of this property, 25 acres to be developed as a single-family residential subdivision, is also owned by the applicant. She pointed out that the property involved in rezoning application GC-5-91 lies immediately south of this property.

Ms. Chapman stated that this area is zoned FA Forest Agricultural, with the exception of North Wood Estates which is zoned R-12 One-Family Residential, the proposed R-6 single-family residential subdivision (to be known as Sandlewood and owned by the applicant) and two tracts southwest of this property fronting on Cate Road which are zoned commercial. She stated that due to access, it would not be feasible to be developed as zoned, FC Freeway Commercial.

It was pointed out by Ms. Chapman that the Comprehensive Land Use Plan shows this property as commercial and medium residential. She stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Dennie McCrary to recommend approval of this request. Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Ms. Carolyn Hill, Mr. William Holland, Mr. Benjamin Jaudon and Mr. Dennie McCrary. Abstained From Voting: Mr. Lee Kicklighter.

Upon a motion made by Mr. Lee Kicklighter and seconded by Mr. William Holland, the Minutes of November 6th, December 4th and December 7th, 1990 Meetings were approved and unanimously adopted.

Under Staff Items, Mr. Rick Anderson presented a status report to the Planning Commission. He explained that this report includes the major implementing activities of the Comprehensive Plan.

Also discussed under Staff Items was the summary report of the latest 1990 U. S. Census review.

Under Commission Items, there was a brief discussion regarding the draft Water and Sewer Ordinance.

Meeting Adjourned At 11:30 A.M.