

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
May 7, 1991 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Carolyn Hill
William Holland
Lee Kicklighter
Dennie McCrary

MEMBERS ABSENT: Sidneye Henderson
Benjamin Jaudon

STAFF PRESENT: Edward Stelle, Director
Rick Anderson, County Planner
Larry Taylor, Building and Dev. Review
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Bruce Elias, Clean and Beautiful
Janet Loving, Administrative Secretary

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

West Point Lake Subdivision
Preliminary Plat

23.55 Acres, 35 Residential Lots
Zoned R-12 One-Family Residential

Mimosa Drive and West Point Drive
West Point, St. Simons Island

John J. Hart, Owner/Developer

Attorney Carroll Palmatary was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements for Preliminary Plat Approval and has been approved by the County Engineer. He stated the developer will be responsible for any damage to West Point Drive and Mimosa Drive as a result of street construction for this project. He stated staff recommends approval of this request.

Mr. Lee Kicklighter had questions concerning damage to roads as a result of construction. Mr. Stelle explained that the County Engineer, along with the contractor, will closely monitor the construction.

Following review, a motion was made by Mr. Dennie McCrary to approve the Preliminary Plat of West Point Lake Subdivision. Motion was seconded by Mr. William Holland and unanimously adopted.

Sea Palms Clubhouse/Restaurant/Banquet Facility
4.5886 Acres, Zoned Planned Development-General
Sea Palms Corporation, Owner

Mr. Forest Henderson, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to replace the Sea Palms Clubhouse facility destroyed by fire over a year ago. He stated that the new structure will be in the same footprint as the original structure and will basically be the same design and size. All access, parking and utilities are existing. He stated staff recommends approval of this request.

Mr. George Jacobus, a resident of St. Simons Island, expressed concern for provisions being made regarding operable fire hydrants.

Mr. Larry Taylor stated that one incident of inoperable fire hydrants was mainly due to inclement weather conditions; however, one other incident occurred as a result of improperly installed equipment.

Mr. Ed Stelle explained that the County has a new system to inspect fire suppressing equipment. He stated that Chief Cavanaugh of the Glynn County Fire Department will inspect this project very carefully.

Following review, a motion was made by Mr. Dennie McCrary to approve this request. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

Sea Palms Conference Center
8.925 Acres, Zoned Planned Development-General
Sea Palms Corporation, Owner

Mr. Forest Henderson, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to renew a previously approved site plan (SP-1-88) which has expired. He stated that site plan approval for the Sea Palms Conference Center was granted by the Planning Commission at the regular meeting of January 5, 1988 and subsequently extended to December 1990.

Mr. Taylor stated that due to the new reconstruction of the destroyed clubhouse facility (SP-2-91) which originally was a part of this site plan, some alterations may be needed in site

locations of various parts of this requested plan. He stated that the request is to build in phases which includes the removal of the existing Inn and construction of the conference center which will include ballrooms, meeting room, recreation building and additional accommodations for guests.

Mr. Taylor stated that staff recommends approval of this site plan with the condition that any relocation of facilities is to be administratively approved by staff, and the density and parking ratio as proposed are met by any alteration to plan.

Mr. Forest Henderson stated that the plan is to rebuild the clubhouse in its existing location, then rework the site plan, moving the structures around and eventually build the development out.

Mr. Dennie McCrary stated that in his opinion, the Planning Commission should not recommend approval of a project that might take two to three years to work out.

Mr. Larry Evans stated that it seems the idea of the conference center is approved, but because of the changes, he feels the Planning Commission should see the site plan again.

Mr. Henderson stated that he would like to keep the site plan active and work out the changes. He further stated that he is willing to work with the staff.

Following review of the site plan, a motion was made by Mr. William Holland to approve this request with the condition that the final plan be brought back to the Planning Commission. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

SUP-2-91
Request for a Special Use Permit in an R-12 One-Family Residential District for the location of a mobile home as a medical hardship. Subject property consists of 27,408 square feet, fronting 100 feet on the east side of Mills Road.

Mrs. Onnie Worth, property owner, 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-12 One-Family Residential District to allow the location of a mobile home as a medical hardship. She further stated that the subject property currently has one existing mobile home which is occupied by Mrs. Onnie Worth. Mrs. Worth desires to have her son, Bobby Worth, move an additional mobile home on the property to enable her to look after him.

Ms. Chapman explained that a statement has been received from Dr. Lana Skelton stating that Bobby Worth suffers from multiple medical problems and it is advised that he should not live alone. Dr. Skelton feels it would be in the best interest for Mr. Worth to live on his mother's land so that she can help care for him.

It was stated by Ms. Chapman that under 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 exist. She stated staff feels that this is a documented medical hardship and recommends approval of this request.

Following discussion, a motion was made Mr. Dennie McCrary to recommend approval of this request. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

GC-7-91

Request to Rezone from GI General Industrial to M-20 One-Family Residential Manufactured Home, Lot 15 of Harlem Farms Subdivision; subject property consisting of 37,461 square feet fronting 100 feet on the east side of Southern Road, beginning approximately 800 feet south of Community Road.

Property owned by Magalene McKeller.
Carol Bunkley, Agent

Ms. Carol Bunkley was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for a zoning change to allow the location of a manufactured home on an existing vacant lot. She stated that the subject property is located within an area that contains residential uses that are non-conforming within the district due to a temporary residential zoning of the area during the 1970's. The rezoning to allow a manufactured home would be in keeping with the surrounding residentially developed area.

Ms. Chapman stated that the future land use designation of this area is Medium Density Residential. She stated that this rezoning would conform to the policy and intent of the Glynn County Comprehensive Land Use Plan.

Ms. Chapman explained that this entire area of Harlem Farms Subdivision should be considered for rezoning to a residential classification at a future date to bring the existing residential structures into conformance with the existing land use. She further explained that this area is in the same vicinity of the Dock Junction area where approximately 10 acres were rezoned from General Industrial to M-9 One-Family Residential in 1985. She stated that the rezoning was initiated by the Joint Planning Commission upon petition submitted by the property owners. This was done as a corrective rezoning to restore residential zoning to the area containing mixed uses of mobile homes, manufactured homes and site built homes.

Ms. Chapman stated staff recommends approval of this request.

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

GC-8-91

Request to Rezone from FA Forest Agricultural to NC Restricted Neighborhood Commercial, 3.538 Acres fronting 666.16 feet on the west side of Canal Road located between Glass Circle Drive and Haul Road Canal Easement.

Property owned by E. W. Merritt;
Milton Wood, Wood & Company, Applicant

Mr. Milton Wood was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated this request is for a zoning change to a new zoning district, Section 728. NC Restricted Neighborhood Commercial, that was adopted on February 15, 1990.

Ms. Chapman stated that under the Restricted Neighborhood Commercial, it is the intent that the district be designated to serve those areas in Glynn County that are predominately residential in character but require some neighborhood service establishments and shops. Such commercial uses permitted in this district shall be highly restrictive and designed to serve primarily the residents of the immediate neighborhood.

Ms. Chapman further stated that the applicant, Milton Wood, proposes to locate his landscape architect/contractor office on the subject property. In the future he proposes to subdivide the property to allow additional commercial uses.

Ms. Chapman explained that the concept plan submitted shows the subject property having a 10 foot buffer between the commercial area and the residential property to the west. However, the residential property to the west, 6.133 acres, is also being purchased by Mr. Wood to be developed as a residential subdivision. She stated that the surrounding area contains mixed uses, i.e. mobile home park, two-family dwellings/duplex, mobile homes, manufactured homes and site built homes on individual lots.

Ms. Chapman stated that the Glynn County Comprehensive Plan shows this area to have a future designation of low density residential.

Ms. Chapman stated that an informal traffic count for Canal Road, conducted by the applicant, was submitted with this application. It is felt that this proposed development should not create a heavy increase in traffic but would accomodate the existing traffic.

If this request is approved, Ms. Chapman explained that a detailed site plan meeting the requirements of Section 619, would have to be approved prior to development. She stated staff feels that the Restricted Neighborhood Commercial District was created to provide commercial service in areas that are currently residential in use and located on a major connecting road. Therefore, staff recommends approval of this request.

A copy of the Ordinance stating the permitted uses and additional requirements was included in the packages for the Planning Commission's review.

Mr. Milton Wood stated that he plans to put in a use that is compatible with the area.

Mr. Dennie McCrary had questions concerning heavy equipment being utilized in the area. Mr. Wood stated that there would be no heavy equipment and that he intends to stay within the bounds of the Ordinance.

Following further discussion, a motion was made by Mr. Lee Kicklighter to recommend approval of this request. Motion was seconded by Mr. William Holland and unanimously adopted.

Presentation of Proposed Tree Ordinance

Mr. Ed Stelle stated that the purpose and intent of the Tree Ordinance is to provide public policies and plans for planting, maintenance, replacement, preservation and removal of trees. He then introduced Mr. Bruce Elias, Director of Glynn Clean and Beautiful.

Mr. Elias presented the Planning Commission with a draft of the Proposed Tree Ordinance. He then introduced the following members of the Tree Ordinance Study Committee -

Ms. Billy Propst, Cassina Garden Club
Ms. Jean Smith, SSI Beautification Council
Mr. Skip Adamson, Glynn County Board of Realtors
Mr. George Jacobus, Glynn Clean and Beautiful
Ms. Carolyn Sartor, Glynn Clean and Beautiful
Ms. Mindy Hogg, County Extension Services
Mr. John Bryson, County Extension Services

Mr. Elias stated that the main point of having an Ordinance in place is to establish a County Tree Board and to develop and administer planning. The Board in turn would develop plans and policies for planning along public areas in the County. He stressed that the Ordinance will pertain mainly to trees planted along public easements and rights-of-way. The only time the Ordinance would apply to a tree on private property would be, for example, if that tree were diseased and posed a threat to other nearby trees.

Ms. Carolyn Sartor of the Glynn Clean and Beautiful Advisory Board gave a brief presentation. She expressed the importance of preserving trees in Glynn County and solicits the Planning Commission's support.

Ms. Mindy Hogg explained that the criteria for a community to be established as a Tree City USA include having a community urban forestry program and an Arbor Day proclamation from local governments. She then issued a handout on urban trees and a fact sheet explaining the value of urban forestry for the Planning Commission's review.

Ms. Karen Moore, Glynn County Commissioner, had several questions concerning the proposed Tree Ordinance. She stated that the intent of the Ordinance is clear, but that the mechanics, such as the by-laws, language and definitions need to be clarified before the Ordinance is presented to the Glynn County Board of Commissioners.

Mr. Dennie McCrary stated that it is unclear to him as to what the Planning Commission is approving. Mr. Stelle explained that the Planning Commission is asked to endorse the concept of the proposed ordinance.

Following further discussion, a motion was made by Ms. Carolyn Hill to approve the concept of the Proposed Tree Ordinance. Motion was seconded by Mr. William Holland and unanimously adopted.

Upon a motion made by Mr. William Holland and seconded by Ms. Carolyn Hill, the Minutes of April 2, 1991 Planning Commission Meeting were approved and unanimously adopted.

Under Staff Items, Mr. Rick Anderson briefed the Planning Commission on the status of the Capital Improvements Plan.

Under Commission Items, Mr. Dennie McCrary had questions concerning the status of the Sign Ordinance. Mr. Stelle stated that he received a letter from Fendig Outdoor Advertising Company, Patrick Media Group and Atlantic Outdoor Advertising Company requesting a 60 day extension due to the changes in the Ordinance.

Following further discussion, it was the consensus of the Planning Commission to have a work session on Tuesday, May 21st at 3:00 p.m. in Room 234 of the Office Park Building to further discuss the outdoor advertising signage. Mr. Stelle stated that staff would notify the various sign companies of the work session and ask them to attend.

Meeting Adjourned At 10:07 A.M.