

M I N U T E S
GLYNN COUNTY PLANNING COMMISSION
August 6, 1991 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Carolyn Hill
Benjamin Jaudon
Lee Kicklighter
Ira Moore

ABSENT: Sidneye Henderson
William Holland

STAFF PRESENT: Edward Stelle, Community Development
Larry Taylor, Development 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. Mr. Evans then welcomed Mr. Ira Moore as the new Planning Commission Member.

Preliminary Subdivision Plat
Myers Hill Acres, Phase II

35.04 Acres, 7 Residential Lots
Zoned FA Forest Agricultural
Located off Maxwell Avenue

C.K. and P.H. Murray, Owner & Developer

Mr. Hugh Thomas, surveyor, 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 reviewed and approved by the County Engineer and the County Health Department. A wetland delineation has been established by a soil scientist.

Mr. Taylor stated that staff recommends approval subject to the wetlands delineation line and conditions required by the County Health Department, to be placed on the final plat before acceptance.

Following review, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat of Myers Hill Acres, Phase II subject to the wetlands delineation line and conditions required by the County Health Department, to be placed on the final plat before acceptance. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

GC-10-91

Request to Rezone from FA Forest Agricultural to R-12 One-Family Residential, 2.04 acres fronting 200.95 feet on the north side of Hickory Street and fronting 164.87 feet on the west side of Drawdy Drive, lying immediately northwest of Northwood Estates.

Property owned by Warren Mason;
Ralph Lackey, Agent

Mr. Warren Mason and Mr. Ralph Lackey were present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a 2.04 acre tract to R-12 One-Family Residential to allow the development of single family homes on a minimum lot size of 12,000 square feet. She explained that under the current zoning classification of FA Forest Agricultural, the owner would be required to have a minimum lot size of 20,000 square feet and would be permitted to locate mobile homes or site-built homes. However, if this request is approved the lots would be a minimum of 12,000 square feet with site-built homes only and served by public water.

Ms. Chapman further stated that the engineering plans for public water line extensions for Glynn County shows the subject property to be within two hundred (200) feet of an existing water line. She stated that staff feels that this rezoning would be compatible with the surrounding area and recommends approval.

Mr. Warren Mason gave a brief presentation.

Following discussion, a motion was made by Ms. Carolyn Hill to recommend approval of this request. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-11-91

Request to Rezone from R-6 One-Family Residential to GC General Commercial, Lots 3, 4, 15, 16 and 17 and a portion of Lots 2 and 14 Block 2 Island Retreat; subject property consisting of 37,942 square feet located between Ocean Boulevard (frontage of 172.50 feet) and Lord Avenue (frontage of 170 feet) and lying immediately west of Blanche's Courtyard, being the site of the existing Kings Way Apartments, St. Simons Island.

Property owned by Marie C. Edwards

Ms. Edwards was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone several lots in Island Retreat Subdivision, consisting of a total of 37,942 square feet, being the existing site of Kings Way Apartments. She stated that the apartments are currently grandfathered in as a non-conforming use in a single-family residential district. The requested rezoning is for a General Commercial zoning classification.

Ms. Chapman stated that a survey and concept plan has been presented showing the existing three (3) structures. These structures could be converted to commercial usage with the

applicant providing adequate off-street parking to accommodate the uses, thirty-six (36) spaces.

Ms. Chapman explained that in 1990 a draft of a proposed new district to be known as the St. Simons Village Preservation District was presented to the Planning Commission for their action. The Planning Commission recommended approval of the new district, subject to the County Attorney's review and approval. No final action has been taken on this matter due to a lack of response from the County Attorney.

Ms. Chapman stated that the last two rezoning requests that were submitted within this area, known as the Village Area, were deferred until such time as the proposed district could be considered for adoption.

Ms. Chapman further stated that staff feels that the subject property is suitable for commercial zoning inasmuch as it lies between two commercial districts fronting on Ocean Boulevard, General Commercial and Office Commercial. However, the Planning Commission might find it to be necessary to postpone action on this request until such time as the new district is reviewed and established. This would guarantee more design control as well as compatibility with the existing structures in the area.

Ms. Marie Edwards stated the reason she is requesting this rezoning is because much of the property surrounding her land is commercial and therefore the existing zoning is incompatible with the current use. She stated that all potential buyers are interested in commercial use.

Mr. Bob Fell, President of the Butler Mews Homeowners Association, was present to object to this request. He stated that there has to be a stopping point where the commercial property encroaches the residential property. He also stated that the residents and businesses are concerned about the noise emanating from certain establishments. He explained that a recently planted buffer on Lord Avenue was cut over, offering residents a view of garbage dumpsters.

Mr. Lewis Monte, property owner in the area, stated he is opposed to this request for the same reasons as stated by Mr. Fell. This rezoning could have an adverse affect on his property and the neighborhood. He added that if this rezoning is approved the parking lot would be immediately behind his house, which he strongly opposes.

Mr. Allen Miller and his daughter were also present to object to this request.

Ms. Valerie Harrison was present to speak in favor of this request.

Mr. Edward Stelle explained that the Village Overlay Plan proposes certain design guidelines that would control some of the incompatibilities between the residential areas and the commercial establishments which would include restrictions on building height, access, lighting, noise and provisions for planted or fenced buffers. Chairman Larry Evans added that the Plan basically encourages respect for surrounding property.

Following further discussion, a motion was made by Mr. Benjamin Jaudon to defer action on this request until a legal review of the Village Overlay Plan is obtained. Motion was seconded by Mr. Ira Moore. Voting Aye: Ms. Carolyn Hill, Mr. Benjamin Jaudon, Mr. Lee Kicklighter and Mr. Ira Moore. Mr. Larry Evans abstained due to potential conflict.

Chairman Larry Evans pointed out that in the Minutes of the July 9, 1991 Planning Commission Meeting, Item #1 - The Beach At Fourth Development, Ms. Gleaton's first name is misspelled as Linda, when in fact the correct spelling is Lynn. Thereupon, a Motion was made by Mr. Benjamin Jaudon approving the Minutes of July 9, 1991 with the correction. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

Under Staff Items, Mr. Stelle briefed the Planning Commission on the status of the work session held on July 23rd with the Outdoor Advertising Companies regarding the Sign Ordinance, and a general discussion followed. Mr. Stelle informed the members that he would prepare a draft Ordinance for their review at the next meeting. It was the consensus of the Planning Commission to have a work session on August 22, 1991 at 3:00 p.m. in Room 234 of the Office Park Building to further discuss the Sign Ordinance. Staff will notify the Outdoor Advertising Companies to attend this work session.

Meeting Adjourned At 9:42 A.M.