

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
September 10, 1991 9:00 A.M.

MEMBERS PRESENT: Larry Evans, Chairman
Sidneye Henderson
William Holland
Benjamin Jaudon
Lee Kicklighter
Ira Moore

ABSENT: Carolyn Hill

STAFF PRESENT: Edward Stelle, Director
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.

Site Plan of Demere Village, Tract 2 Revision

128,727 Square Feet, located on the south side of
Demere Road, St. Simons Island;
A & J Investments, Owner/Developer

Mr. Larry Taylor stated that he received a letter from the applicant's attorney, Mr. Robert D. Miles, requesting that this item be deferred until the October 1, 1991 Planning Commission Meeting.

It was noted that no one was present to represent this request.

A motion was made by Mr. William Holland to defer action on this request until the October 1, 1991 Planning Commission Meeting. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Renewal of Site Plan for Walmart Shopping Center

18.23 Acres, located on Altama Connector;
Walmart Stores, Inc., Owner/Developer

Mr. Mike Ettington of Sain Associates was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is for site plan approval for a shopping center of 18.23 acres in Glynn Place Commercial Park. He stated that the site plan was approved in April of 1990 but has since expired. The developer has made no changes to the plan and the plan meets all the requirements for parking and building setbacks. The drainage has been approved by the Glynn County Engineer. Staff recommends approval subject to the following conditions. It was noted by Mr. Taylor that these are the same conditions previously submitted with the site plan in 1990.

- 1) The developer providing to the county, as per the County Attorney's approval, all the necessary legal documents and easement agreements to relocate the existing county drainage easement across the property;
- 2) The developer agrees to maintain the section of relocated drainage ditch for a period of one year after acceptance by the County Engineer for the purpose of obtaining a stand of grass on ditch slopes as well as maintain excessive wash-outs;
- 3) Developer to provide a secondary major entrance and exit to the shopping center on the proposed Scranton Connector and construction section of Scranton Connector from Altama Connector to this entrance, as per the Preliminary Plat approved on January 6, 1987 for Scranton Connector; and
- 4) Drainage structures between the proposed Scranton Connector and the shopping center receiving final approval by the Glynn County Engineer.

Mr. Lee Kicklighter asked when will the construction start. Mr. Ettington replied that construction of the shopping center is expected to begin next year.

Following review, a motion was made by Mr. Benjamin Jaudon to approve the site plan subject to the conditions stated by staff. Motion was seconded by Mr. William Holland and unanimously adopted.

Preliminary Subdivision Plat
Mungin Subdivision

9 Residential Lots, Zoned Forest Agricultural
11.75 Acres, located off Myers Hill Road;
Emerson Mungin, Owner/Developer

There was no one present to represent this request, therefore Chairman Larry Evans stated that this item would be discussed later in the meeting upon the arrival of the agent or representative.

GC-13-91

Request to Rezone from LI Limited Industrial to HC Highway Commercial, Tract 23 of Key Industrial Park, Section 2, Phase II, consisting of 1.006 Acres, fronting 265.13 feet on the north side of Community Road.

Property owned by 341, Inc.

Mr. Ralph Lackey, agent, was present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a vacant tract of land from industrial to commercial. The subject tract is a portion of the Key Industrial Park, Phase Two, located on the north side of New Community Road.

Ms. Chapman stated that two other tracts within Key Industrial Park, Phase Two have been previously rezoned to Highway Commercial. Tract 20, which lies approximately 439 feet west of the subject property, was rezoned in 1977 to allow the existing Town and Country Garden Center. Tract 14, which lies immediately east of the subject property, being the site of Arco Hardware, was rezoned in 1981.

Ms. Chapman explained that the properties fronting on the north side of New Community Road have mainly been developed with retail/wholesale businesses and offices. With the future improvements and widening of New Community Road, she stated that staff feels the property along this section of road is commercially oriented. Mr. Ray Richard, County Engineer, has stated that the right-of-way and curb cut designations have been approved on this parcel of land to allow the future widening.

Ms. Chapman further stated that the Comprehensive Land Use Plan shows the future development for this area to be commercial and industrial. She stated that staff feels this rezoning would be compatible with the surrounding properties and recommends approval of the request.

Following discussion of this request, a motion was made by Mr. William Holland to recommend approval. Motion was seconded by Ms. Sidneye Henderson. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Mr. William Holland, Mr. Benjamin Jaudon and Mr. Ira Moore. Mr. Lee Kicklighter abstained from voting.

SUP-3-91

Request for a Special Use Permit in an R-9 One-Family Residential Zoning District for the location of a mobile home as a medical hardship, on a tract of land consisting of 44,763.75 square feet, being a portion of Lot No. 106 Brunswick Farms Subdivision, and fronting 356.48 feet on the west side of East Third Street.

Property owned by Pauline Baker

Mr. Lloyd Jones, Jr., agent, 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-9 One-Family Residential District to allow the location of a mobile home as a medical hardship on a vacant parcel of land.

Ms. Chapman stated that the applicant, Mrs. Pauline Jones, owns and lives in the existing single-family site built home located on the lot immediately north of the subject property. She stated that Mrs. Jones desires to have her daughter, Carol Sizemore, move a mobile home on the subject property to provide needed care. A statement has been received from Dr. Moran stating that Mrs. Jones suffers from medical problems and she needs someone with or near her at all times.

Ms. Chapman explained that with this application, a statement has been submitted with the signatures of several of the property owners in the area stating that they do not object to a mobile home being placed on the subject property.

Under Section 701.4 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 exists. Ms. Chapman stated that staff feels that this is a documented medical hardship and recommends approval of this request.

Mr. and Mrs. Earnest Honaker, property owners in the area, were present to object. Mr. Honaker presented the following:

"When Mr. Jones came to our home, he explained to us that his wife was seriously ill and so weak she could not go out to their porch. Mr. Jones asked if I would object to their daughter moving a mobile home onto the property in order to be near her mother during her illness. He did not state exactly where the mobile home would go, but we assumed that if permission were granted, the home would be placed close to her mother's house.

Reluctantly, I told Mr. Jones I would not object; however, immediately after the emergency ended, the home would be removed. Upon checking with Mrs. Chapman, I was shown a diagram showing that the mobile home would be placed to the immediate left front of my home, which is right in my front door.

In view of the transactions, I withdraw my approval of placing a mobile home in this area or anywhere except an authorized mobile home park."

Mr. Honaker then asked the following questions:

1. If a mobile home is placed on property under hardship, what guarantee will I have that the home will be removed at the end of two years and not have a new request submitted that would revert to mobile home residential?
2. Why can't the mobile home be placed in mobile home park on Glynn Avenue which is within walking distance of the mother's home?
3. What are the distances from property line that a structure must conform to?
4. What distance must a septic tank and leaching field remain from property line?
5. If a mobile home is placed on the property next door, not only my property, but neighbors' property within the city limits will lose their value. If this should happen, will our property taxes be adjusted to reflect the devaluation of our property?

Mr. Stelle explained that a special use permit is good for a period of two years. The applicant may request renewal of the permit, which would involve a review by the Glynn County Board of Commissioners. He stated that once the medical hardship expires, the mobile home must be removed.

Mr. William Holland stated that this is a documented hardship; however, he feels that the mobile home should be placed closer to Mrs. Jones.

Ms. Chapman presented a map of the area for the Planning Commission's review.

Mr. Honaker again stressed that the location could adversely affect their property value and prove to be an eyesore in the neighborhood.

Chairman Larry Evans explained that just as the Planning Commission respects the medical hardship, the Commission must also respect the effects a mobile home will have on adjacent property owners.

Mr. Benjamin Jaudon agreed, stating that everyone's concerns must be addressed.

Mr. Ira Moore questioned the number of people living in the mobile home. Mr. Jones stated there would only be one person living in the two bedroom mobile home.

Following further discussion, a motion was made by Mr. William Holland to recommend approval of this request with the condition that the mobile home be placed within 100 feet of the existing dwelling. The motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Mr. Larry Evans, Ms. Sidneye Henderson, Mr. William Holland, Mr. Benjamin Jaudon and Mr. Lee Kicklighter. Voting Nay: Mr. Ira Moore.

Mr. and Mrs. Honaker questioned why they were not notified in advance of this request. Ms. Chapman stated that the Glynn County Zoning Ordinance does not require notification to property owners of a Special Use Permit. She explained that a public notice sign was placed on the property advertising this request and the request was also advertised in the Brunswick News.

Preliminary Subdivision Plat
Mungin Subdivision

9 Residential Lots, Zoned Forest Agricultural
11.75 Acres, located off Myers Hill Road;
Emerson Mungin, Owner/Developer

Mr. Jim Conine, agent, 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 for a dirt road subdivision of 10 lots or less. The plan has been reviewed and approved by the County Engineer and the Glynn County Health Department.

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

- 1) No construction will be allowed for this project until owner/developer obtains a Soil Erosion Permit.
- 2) Any drainage improvements required at Myers Hill Road intersection to be constructed by developer to the specification of the County Engineer.

Mr. Jim Conine presented a map for the Planning Commission's review. He stated that the owner had intended to sell all of the property but could not do so because of the wetlands policy.

Commissioner Karen Moore explained that the Corps reverted back to the 1987 Corps of Engineers Wetland Delineation Manual, which will not affect this property.

Mr. William Holland had questions concerning the Capital Improvements Plan as it pertains to this request.

Mr. Stelle explained that due to the current 1991 budget restraints, the Capital Improvements Coordinating Committee meetings and activities have been postponed.

Following review, a motion was made by Mr. Lee Kicklighter to approve this request subject to the conditions stated by staff. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

Upon a motion made by Mr. Benjamin Jaudon and seconded by Ms. Sidneye Henderson, the Minutes of the August 6, 1991 Regular Meeting and August 22, 1991 Called Meeting were approved and adopted.

Under Staff Items, Mr. Larry Taylor presented the second draft of the proposed Sign Ordinance with the suggested changes discussed at the Called Meeting of August 22, 1991.

Ms. Sidneye Henderson stated her concerns regarding a public hearing on the Sign Ordinance. She stated she is not comfortable with some of the items on the draft, more specifically, billboards. She suggested the Planning Commission have two separate hearings; one for On-Premise Signs and another for Outdoor Advertising. She stated she would like more input from the public on their feelings regarding On-Premise Signs.

Mr. William Holland stated that the public needs to be aware of the difference between On-Premise Signs and Outdoor Advertising and they should know which is being discussed.

Chairman Larry Evans stated that he was under the impression that the two items would be treated separately. He feels that the Commission is not fully prepared to discuss the On-Premise Signs at a public hearing.

Mr. Stelle elaborated on the two issues. He stated that the first issue brought to the Commission's attention was the size and location of Outdoor Advertising Signs. The community was very upset about the new signs being put up. The second issue was sign pollution regarding the On-Premise Signs. Instead of having a public hearing on the proposed Ordinance, Mr. Stelle suggested the Planning Commission have a public hearing on the proposed concept of the Ordinance as it relates to distance, height and size of signs. This way the Commission would gain more input from the public.

It was the consensus of the Planning Commission that staff would check the County Commissioners meeting schedule and set a date for the public hearing at the October 1, 1991 Planning Commission meeting.

Also under Staff Items, Mr. Stelle briefed the Commission on the status of the wetlands policy. He stated that due to revisions in the 1992 Energy and Water Development Appropriations Act, the Corps of Engineers reverted back to the 1987 Wetlands Manual which was primarily using the Fish and Wildlife National Survey of Wetlands. He informed the Commission that the Corps has published the revised Manual in the Federal Register. However, copies are not yet available.

There was further discussion regarding the wetlands as it relates to the Urban Service District.

Under Commission Items there was a brief discussion regarding the Water and Sewer Commission. During the course of this discussion a motion was made by Mr. Benjamin Jaudon that the Planning Commission adopt a resolution requesting that a designated member serve as a voting member on the new Water and Sewer Commission. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted. Mr. William Holland was asked to consider this appointment.

Meeting Adjourned At 9:55 A.M.