

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
November 5, 1991 9:00 A.M.

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MEMBERS PRESENT: Carolyn Hill  
William Holland  
Benjamin Jaudon  
Lee Kicklighter

ABSENT: Larry Evans, Chairman  
Sidneye Henderson  
Ira Moore

STAFF PRESENT: Edward Stelle, Director  
Deborah Chapman, Zoning Administrator  
Janet Loving, Administrative Secretary

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

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GC-14-91

Request to Rezone from R-9 One-Family Residential to GC General Commercial, a lot containing 18,062 square feet fronting 230 feet on the south side of Sylvan Drive and lying west of Block 1 of Glynn Haven Estates (known as the Frederica Road Commercial Strip)

Mrs. Catherine Fitzgerald/Estate of J.L. Fitzgerald,  
Property Owner; Attorney Donald Napier, Agent.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a parcel of land which is surrounded on three sides with commercial zoning. The subject property is located within Glynn Haven in an area that has been zoned and developed for commercial usage.

Ms. Chapman stated that the area immediately east of the property is a tract owned by the applicant. The remainder of the property should remain as single-family and will serve as a buffer between the commercial and residential property. She stated that the Future Land Use Map shows this area to be low density single-family.

Ms. Chapman stated that in reviewing the survey and concept plan, staff found several items that need to be addressed. She stated the survey indicates that a road right-of-way on the subject property has been abandoned. However, it has not been officially abandoned at this time. Also, there are drainage easements and/or ditches on the subject property that are not shown on the survey.

Ms. Chapman explained that under the General Commercial zoning classification, no setbacks are required. She stated that due to the dangerous curve on Sylvan Drive, staff feels that if this request is recommended for approval, a condition should be added to require the applicant/developer to provide a ten (10) foot setback from the property line along Sylvan Drive.

Due to the additional information being needed regarding the drainage and right-of-way abandonment, Ms. Chapman stated that staff recommends deferral of this request. It was noted by Ms. Chapman that the applicant concurs with staff's recommendation.

Following discussion, a motion was made by Mr. William Holland to recommend deferral of this request. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

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SUP-4-91

Request for a Special Use Permit in an R-20 One-Family Residential Zoning District for the location of a mobile home as a medical hardship, on a tract of land consisting of 0.36 acres, known as Lot 74 of The Village Subdivision Blythe Island, fronting 90.59 feet on the west side of Highway 303 beginning 73.60 feet north of Crossway Road (unopened portion).

John F. and Leona R. Cowan, property owners, were present to represent this request.

Ms. Deborah Chapman presented the staff's report. She stated that this request is for a Special Use Permit in an R-20 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 applicants, Mr. and Mrs. Cowan, own and live in the existing single-family site built home located on the lot immediately north of the subject property. She stated that the Cowan's would like for their granddaughter to move a mobile home on the subject property to provide needed care. A statement has been received from Dr. A. W. Strickland stating that Mr. and Mrs. Cowan suffer from heart disease and that a caretaker on the property is needed to assist them and to prevent nursing home placement.

Ms. Chapman pointed out that 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. She explained that 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. She stated staff feels that this is a documented medical hardship and recommends approval of this request.

Following review, a motion was made by Ms. Carolyn Hill to recommend approval of this request as a documented medical hardship. Motion was seconded by Mr. William Holland and unanimously adopted.

SUP-5-91

Request for a Special Use Permit in an R-6 One-Family Residential Zoning District for the location of a mobile home as a medical hardship, on a tract of land consisting of 33,547 square feet located on the southwest corner of Crispen Boulevard and Picric Street, known as a portion of Lot 45 - Section C, Addition 1, Glyndale Subdivision.

Herbert L. and Juanita Tyre, Property Owners;  
Attorney Fleming Martin, Agent.

Mrs. Sandy Tyre 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 tract of land containing a single-family site built home and manufactured home. She stated that the existing mobile home was first placed on the subject property as a temporary medical hardship in 1981. In 1984 and 1987 the applicants received approval from the County Commission to allow the extension of time for the mobile home. However, the mobile home was to be removed in April 1989.

After receiving a complaint from a property owner in the area, a letter was sent to Mr. and Mrs. Tyre notifying them to remove the mobile home or apply for a Special Use Permit.

Ms. Chapman stated that the Tyre's have filed an application in accordance with Section 701.4 of the Glynn County Zoning Ordinance, to allow a mobile home/manufactured home in a residential area when a documented hardship exists and all requirements can be met. She pointed out that a statement has been received from Dr. William F. Austin stating that the Tyre's require continuous daily assistance in the management of their home and health problems. The Tyre's live in the site built home and their son and his family lives in the mobile home to provide the needed care.

Ms. Chapman stated that staff has visited the site and feels that the mobile home is compatible with the existing structures in the area on a temporary basis. She stated staff recommends approval of this request.

Following review, a motion was made by Mr. William Holland to recommend approval of this request as a documented medical hardship. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

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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

Attorney Robert D. Miles was present to represent this request.

Mr. Edward Stelle stated that this site plan was submitted at the September Planning Commission Meeting. At that time the plan did not meet the requirements of the Planned Development Zoning

Text and staff recommended deferral. However, the new site plan submitted clears up the concerns of staff regarding parking and the open space requirements on the site. In order to meet the requirements the developer has revised the plan and added several green areas that had been subtracted before. He stated that staff recommends approval of this request.

Attorney Robert Miles gave a brief presentation. He explained that more area is needed for an increased economic base in order to maintain Demere Village as an attractive show place for St. Simons Island.

Mr. Stelle pointed out for the record that the original plan submitted was approved subject to a landscaped buffer. However, since that time most of the landscaping has been removed. He stated that in his opinion this is in violation of the area. He suggested that perhaps the developer should concentrate on the landscaped buffer. Mr. Miles stated he would take Mr. Stelle's suggestion under consideration.

Following further review, a motion was made by Mr. William Holland to approve the Site Plan of Demere Village, Tract Two. Motion was seconded by Ms. Carolyn Hill and unanimously adopted.

Upon a motion made by Mr. Lee Kicklighter and seconded by Ms. Carolyn Hill, the 1992 Planning Commission Meeting Schedule was approved and adopted, as follows -

<u>MEETING DATE</u>	<u>DEADLINE DATES</u>		
	<u>Site Plan Pre. Plat</u>	<u>Rezoning</u>	<u>Special Use</u>
January 7th	December 10th	December 17th	December 24th
February 4th	January 7th	January 14th	January 21st
March 3rd	February 4th	February 11th	February 18th
April 7th	March 10th	March 17th	March 24th
May 5th	April 7th	April 14th	April 21st
June 2nd	May 5th	May 12th	May 19th
July 7th	June 9th	June 16th	June 23rd
August 4th	July 7th	July 14th	July 21st
September 1st	August 4th	August 11th	August 18th
October 6th	September 8th	September 15th	September 22nd
November 3rd	October 6th	October 13th	October 20th
December 1st	November 3rd	November 10th	November 17th

Upon a motion made by Mr. William Holland and seconded by Ms. Carolyn Hill, the Minutes of October 1, 1991 Planning Commission Meeting were approved and unanimously adopted.

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Under Staff Items, Mr. Stelle gave a presentation on the 1990 Urbanized Area Population Projections. He stated that Brunswick and parts of Glynn County have been named an urbanized area by the Bureau of Census, U.S. Department of Commerce.

Mr. Stelle explained that in order to qualify as an urbanized area, a central area or city and densely-settled areas near it must have a combined population of at least 50,000, and have at least 1,000 people per square mile. He further explained that the Brunswick Urbanized Area has a population of 50,066 which includes the central portion of Glynn County bounded to the west by Parland Avenue on Blythe Island and the Turtle River, and bordered to the north by U.S. Highway 341, Cate Road, GA Spur 25 and the Federal Law Enforcement Training Center. The southern portion of St. Simons Island is also included in the urbanized area.

Mr. Stelle stated that as an urbanized area, Brunswick and Glynn County are now eligible for federal funds for a variety of projects, including transportation. He stated that because planning for certain projects such as transportation improvements have now taken on a mandatory status, citizens will have a better opportunity to get directly involved in local government planning. He further stated that in order to facilitate the mandatory planning and to help educate the public, the county will be required to establish three committees: 1) A technical committee consisting of county staff; 2) A policy committee made up of city and county elected officials; and 3) A committee of citizens.

Mr. Stelle presented the Planning Commission with a map of the new Brunswick Urbanized Area and further discussion entailed.

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Under Commission Items, Mr. William Holland accepted the nomination (October 1st Planning Commission Meeting) to serve as a representative on the Water and Sewer Commission.

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Meeting Adjourned At 9:35 A.M.