

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
DECEMBER 7, 1993 9:00 A.M.

PRESENT: Wayne Stewart, Chairman
Jerome Clark
Georgia DeSain
Glenda Jones
Jack Kite
Ira Moore
Richard Parker

STAFF PRESENT: Larry Taylor, Acting Director
Deborah Taylor, Zoning Admin.
Jennifer Detloff, Planner
Janet Loving, Admin. Secretary

Chairman Wayne Stewart called the meeting to order and the invocation was given.

Preliminary Plat
Cameron Place Subdivision
Located off Blythe Island Drive, 121.35 Acres,
139 Single-Family Residential Lots, Zoned R-20
One-Family Residential
Palmetto Point, Inc., Owner/Developer

Mr. Harry Driggers and Mr. Ralph Lackey were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements of the Glynn County Subdivision Regulations for preliminary plat approval. The County Engineer has reviewed and approved the plat and drainage concept. Mr. Taylor stated staff recommends approval of this preliminary plat subject to the final drainage design specifications being approved by the County Engineer.

Following review, a motion was made by Mr. Jack Kite to approve the Preliminary Plat of Cameron Place Subdivision. The motion was seconded by Mr. Jerome Clark. Voting Aye: Mr. Jerome Clark, Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Jack Kite, Mr. Ira Moore and Mr. Richard Parker. Abstained From Voting: Mr. Wayne Stewart.

Preliminary Plat
Notting Hill Subdivision, Phase V
Located off Charing Cross between Phases III and IV
30.88 Acres, 29 Single-Family Residential Lots, Zoned
R-20 One-Family Residential
Murray-Seckinger, Inc., Owner/Developer

Mr. Dixie Murray was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all the requirements of the Glynn County Subdivision Regulations, and the County Engineer has granted his approval.

Mr. Taylor explained that the Glynn County Water and Sewer Department has requested that provisions be made in this design to allow future extension to the Ridgewood System under I-95. The developer is willing to work with the Water and Sewer Department to provide the easements and necessary design changes. Mr. Taylor stated that staff recommends approval of this preliminary plat.

Mr. Dixie Murray pointed out that the 20 ft. easement would not affect the zoning or the commercial property. He stressed that he will work with the county to provide the necessary easements.

Chairman Wayne Stewart suggested either a deferral until Mr. Murray confers with the Water and Sewer Department or approval subject to a 20 ft. easement. Mr. Murray stated he would rather have the Planning Commission's approval subject to the 20 ft. easement. Thereupon a motion was made by Mr. Ira Moore to approve the Preliminary Plat of Notting Hill Subdivision, Phase V subject to a 20 ft. easement for water and sewer. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

GC-17-93

Request to Rezone from R-12 One-Family Residential to Mh-20 One-Family Residential Mobile Home, approximately 55,600 square feet located on the north side of Carters Drive, 578.39 feet west of Altama Avenue.

Property owned by Ernest and Sylvia Carter.

Ms. Peggy Carter White, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a vacant parcel of land to allow the location of a mobile home with future plans to subdivide the property to locate an additional mobile home. He stated the property has access from a 30 ft. right-of-way known as Carters Drive, located off Altama Avenue. The existing dirt road which serves this property currently ends before reaching the subject property. He explained that the road would need to be extended to serve this lot.

Mr. Taylor stated that this lot and additional property located on the north side of Carters Drive are parcels that were subdivided in 1970 and are owned by family members. In 1971, two of these lots were zoned to a temporary mobile home zoning classification. Mr. Taylor explained that when the temporary classification expired in the late 1970's, these lots reverted back to residential (site built home) but the uses were allowed to remain. He stated as of this date, mobile homes are still located on these lots. In 1985, approximately 200 ft. east of the subject property, a lot was rezoned to allow the location of a manufactured home.

Mr. Taylor stated that located on the south side of Carters Drive is an existing mobile home park known as Glynco Mobile Home Park, which is non-conforming. He stated that Carters Drive also serves property owned by the City of Brunswick and is the site of an abandoned oxidation pond.

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, there are mobile homes and manufactured homes located within this area.

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No, should not have any adverse affect.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Yes.

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

As stated above, the road will need to be extended, as shown on the 1970 plat, to open this road to the existing dirt road standards.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan;

Yes, shown as low-density residential.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Yes, existing non-conforming mobile homes.

Mr. Taylor stated that this request was heard at the October 5th Planning Commission Meeting. At that time, the applicant requested a rezoning to M-20 One-Family Residential

Manufactured Home. The Planning Commission adopted a motion to recommend approval of that request subject to all requirements of the Glynn County Zoning Ordinance and Subdivision Regulations being met.

Mr. Taylor explained that prior to the request being heard by the Glynn County Board of Commissioners, the applicant requested that the application be amended to request a rezoning to Mh-20 One-Family Residential Mobile Home instead of Manufactured Home. Therefore, this request has to be heard by the Planning Commission for a recommendation prior to the County Commission taking action.

Mr. Richard Parker stated the existing uses in the area are non-conforming and zoned for site built homes. He stated in his opinion, "the existing mobile home park is a slum". Mr. Parker stated he does not approve of this request, but he would not have a problem with granting approval on a temporary basis.

Ms. White explained that the mobile home is for her sister. Due to financial difficulties, her sister cannot afford a double-wide mobile home at this time, therefore she is requesting the property be rezoned to allow a single-wide mobile home. Ms. White stated that she understands the Planning Commission's position; however, this is the only solution for her sister. She assured the Planning Commission that the single-wide would be replaced with a double-wide mobile home when her sister is financially stable.

Chairman Wayne Stewart expressed concern for Ms. White's family situation; however, he stated the Planning Commission reluctantly recommended approval of Ms. White's previous request for an M-20 One-Family Residential zoning change, and now the Planning Commission is skeptical of this request due to spot zoning and other potential problems. Ms. White stated she would have submitted this request (Mh-20 One-Family Residential Mobile Home) at the October 5th meeting but she was told the Planning Commission would not approve it. She reiterated that this is the only solution for her sister. Ms. White further stated she discussed this situation with her County Commissioner and was advised to proceed with clearing the land.

Mr. Stewart asked if the mobile home would be utilized as rental property in the future. Ms. White replied no. She explained that the property is a family lot for family members only and will never be utilized as rental property.

Mr. Stewart had questions regarding hardship cases. Mr. Taylor explained that in the past, staff submitted a request to add Family Hardship in the Glynn County Zoning Ordinance; however, that request was denied by the Board of Commissioners. The only hardship listed in the Ordinance is Medical Hardship.

Mr. Ira Moore had questions regarding deed restrictions and a timetable. Mrs. Deborah Taylor explained that the county does not enforce deed restrictions. A deed restriction would only be for the family's control of the property. She further explained that there is a two year time period that applies to a medical hardship.

Mr. Ira Moore stated that at the October 5th Planning Commission Meeting the M-20 One-Family Residential zoning request was recommended for approval subject to all requirements of the Glynn County Zoning Ordinance and the Glynn County Subdivision Regulations being met. He stated this request, Mh-20 One-Family Residential Mobile Home, goes against the Ordinance.

Mr. Stewart asked Ms. White if she would be willing to consider a possible two year hardship request. Ms. White stated the financial debts would not be settled in two years. It was explained to Ms. White that if the hardship still exists she could come back to the Planning Commission and request an extension. Ms. White stated she would have to discuss this with her family. Thereupon a motion was made by Mr. Jerome Clark to recommend deferral of this request. The motion was seconded by Mr. Richard Parker. Voting Aye: Mr. Jerome Clark, Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Jack Kite and Mr. Richard Parker. Voting Nay: Mr. Ira Moore. Abstained From Voting: Mr. Wayne Stewart.

SUP-2-93

Request for a Special Use Permit to allow the location of a Restaurant in the General Commercial-Core Zoning District, St. Simons Village Area in conformance with the Village Preservation Ordinance. Address known as 321 Mallory Street, former site of Vic's Corner (grocery and deli).

Property owned by Mashe Waanounou.

Mr. John A. Jones, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that at the Glynn County Planning Commission's August Meeting, Mr. Victor Bohbot requested a special use permit to allow the existing Vic's Corner Grocery and Deli to be converted to a restaurant. At that time, the Planning Commission recommended denial of the request due to parking and traffic problems in the area. Mr. Taylor pointed out that the Planning Commission's recommendation was forwarded to the County Commission. However, prior to the request being heard by the County Commission, the operation went out of business.

Mr. Taylor stated that a new special use permit application has been submitted by Mr. John A. Jones, to allow a restaurant and bakery, to be known as "Somethin's Cookin". He stated the concept is to specialize in buffet style meals, wedding and birthday cakes, and other bakery items.

Mr. Taylor stated a building layout plan addressing the seating capacity, 50 for interior and 24 for exterior, has been submitted. Also submitted is a concept plan showing the location of the building and 12 parking spaces which are not totally located on the subject property. He pointed out that there are no exterior changes except a name change.

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

- 1) Since parking is mostly on county right-of-way, parking spaces must always remain public with no control of use, such as limiting parking to applicant, customers or employees only;
- 2) The owner being required to put in curbing and a sidewalk along Ocean Boulevard to limit access to the street at any point. The paved parking area to be extended into the twenty foot alley along the property, creating a paved ingress and egress with arrows to indicate the traffic flow. Also, a planter area to be provided between the access points and the parking area. All traffic improvements would be subject to approval by the Traffic Safety Engineer and the County Engineer;
- 3) Dumpsters or parking shall not, at any time, limit or block access to the twenty foot alley along the property. Dumpsters will be required to be covered at all times and no outside storage;
- 4) Outside seating will be limited only to area shown on plan with no additional seating allowed;
- 5) Hours of operation to be limited to 6:00 a.m. until 10:00 p.m., with no outside sound system or music; and
- 6) Signage must conform to the St. Simons Village Preservation requirements.

Mr. Lee Noel, Chairman of the BATS Citizens Advisory Committee, had questions regarding alcoholic beverages. Mr. Taylor explained that the applicant would have to apply for a liquor license separately and then go before the Board of Commissioners; however, the applicant does not intend to serve alcoholic beverages. Mr. Noel disagreed. He stated alcohol is probably not far behind, and he is opposed to this request.

Mr. Bob Fell stated that when the St. Simons Village Preservation Ordinance was established it was agreed that there would be no more restaurants allowed. He stated the area is already congested, and therefore he is opposed to this request.

Mr. John Jones stated this plan organizes the parking lot for additional parking spaces. Mr. Ira Moore agreed that the plan does organize the parking lot; however, it also adds to the congestion and creates a bigger problem. He stated he is opposed to this request.

Mr. Richard Parker commented that he has a problem with limiting competition, and he does not object to this request.

Following discussion, a motion was made by Mr. Ira Moore to recommend denial of this request due to parking and traffic problems. The motion was seconded by Mr. Wayne Stewart.

Voting Aye: Mr. Jerome Clark, Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Ira Moore and Mr. Wayne Stewart. Voting Nay: Mr. Jack Kite and Mr. Richard Parker.

Request for approval of a sign for C J's Italian Restaurant, take-out and delivery only, located within the St. Simons Village Preservation District. Subject property located on Ocean Boulevard and zoned General Commercial.

Ms. Terry Horne was present for discussion.

Mr. Larry Taylor explained that the owner is replacing the Corks Fabricare sign with the restaurant sign. He stated the sign has no fluorescent colors and it is compatible with the village area. He stated staff recommends approval.

Following discussion, a motion was made by Mr. Richard Parker to approve this request. The motion was seconded by Mr. Ira Moore and unanimously adopted.

Request for Site Plan Approval in accordance with the St. Simons Village Preservation District, for additions to the Saint Simons United Methodist Church. The property is zoned Resort Residential and located on the south side of Ocean Boulevard, running south to Beachview Drive. The property is divided by Oglethorpe Avenue, between Demere Road and 12th Street. The address is known as 748 Ocean Boulevard, St. Simons Island.

Mr. Taylor stated that the church is a pre-existing non-conforming use. Site plan and elevation information are included in the packages for the Planning Commission's review. Mr. Taylor stated this request is compatible with the village area, and therefore staff recommends approval.

Following review, a motion was made by Mr. Ira Moore for approval of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

Consider adopting the Regional River Corridor Protection Plan as a part of the Glynn County Comprehensive Plan

Mr. Larry Taylor presented the final draft of the Regional River Corridor Protection Plan. Page 1 of the document explains that the river corridors are strips of land that flank major rivers in Georgia. These corridors are vitally important in that they help preserve those qualities that make a river

suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, and help control erosion and river sedimentation.

Mr. Taylor stated that in order for Glynn County to retain its qualified local government status, the county will need to adopt the Regional River Corridor Protection Plan or another suitable plan as an amendment to the Glynn County Comprehensive Plan before December 31, 1993.

Chairman Wayne Stewart stated this document contains a lot of information and the members have not had enough time to carefully review it. Mr. Ira Moore agreed stating that three days is not enough time to review a document of this size. He stated he will not vote for approval. Ms. Georgia DeSain stated there are only three acres of land involved and she would not have a problem with making a recommendation.

Mr. Taylor explained that if the document is not approved Glynn County will not be eligible for state funds. He stated the Coastal Georgia Regional Development Center has scheduled a meeting for December 8th to adopt the plan. However, the majority of the Planning Commission members were adamant in their decision to not make a recommendation on a document that they haven't had enough time to review. Therefore, a motion was made by Mr. Richard Parker to defer this document until a public hearing is conducted within 90 days. The motion was seconded by Mr. Ira Moore. Voting Aye: Mr. Jerome Clark, Ms. Glenda Jones, Mr. Jack Kite, Mr. Ira Moore, Mr. Richard Parker and Mr. Wayne Stewart. Voting Nay: Ms. Georgia DeSain.

At this point, a 10 minute recess was called. The meeting resumed at 10:40 a.m.

Review the building design for Waffle House for conformance with condition #3 of rezoning application GC-27-87, which states: "The commercial development to be placed on this property will adhere to an Island Style of Architecture." Subject property consisting of 1.957 acres fronting on the north side of Demere Road, approximately 600 feet west of the Demere Road and Frederica Road intersection.

Property owned by First Georgia Bank;
Waffle House, Inc., Robert L. Moody, Agent

Mr. Moody was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that Application GC-27-87 was heard by the Glynn County Planning Commission and Glynn County Board of Commissioners in

1987. The request was to rezone from Medium Residential and Conservation Preservation to Local Commercial, the following described property:

A tract of land containing 1.957 acres fronting 236.84 feet on the north side of Demere Road approximately 600 feet west of the Demere Road and Frederica Road intersection.

Mr. Taylor explained that at the Glynn County Planning Commission's Meeting of October 6, 1987, the Commission recommended denial of the request. He stated that at the Glynn County Board of Commissioners Meeting of December 17, 1987, the Commission approved the request subject to the following conditions:

1. The owners convey a .2 acre tract on the western boundary of said property to Glynn County to be used as a park for observing the marsh and serve as a demarcation line between commercial and residential properties on the north side of Demere Road, while reserving an easement for a lift station.
2. The owners will landscape the park area and construct a six-foot high wall to shield the park area from the commercial development.
3. The commercial development to be placed on this property will adhere to an Island Style of Architecture.
4. Access onto Demere Road will be limited to one curb cut.
5. The owners will construct a turning lane into said property on Demere Road.
6. The owners will dedicate 25 feet of additional right-of-way for the future widening of Demere Road.

Mr. Taylor stated that Waffle House has a contract with First Georgia Bank to purchase the subject property at this time. Waffle House has submitted an application for Architectural Review, as stated in condition #3 of the rezoning. He stated a photo copy of the existing Waffle House is included in the packages for the Planning Commission's review. Also included in the packages is a copy of the survey showing the building layout.

Mr. Taylor pointed out that of the six conditions, five are being met. He stated there are no specifications addressing condition #3, the architecture of the building, and therefore staff recommends that this request be sent to the County Commission for determination of what is considered "Island Style of Architecture".

Chairman Wayne Stewart stated that this design doesn't seem to be compatible with the Island; however, due to the uncertainty of the definition for "Island Style of Architecture", he is not sure what the design should be. Mr. Ira Moore commented that "Island Style of Architecture" could mean different things to different people. Mr. Richard Parker suggested forming a subcommittee to study this matter and possibly develop some guidelines of village architecture for future references.

Following discussion, it was the consensus of the Planning Commission to forward this request to the Glynn County Board of Commissioners for the definition of "Island Style of

Architecture" Once the County Commission has determined the definition and a building design is done, the Planning Commission will review the approved plan.

Election of Chairman and Vice Chairman for 1994

Ms. Georgia DeSain made a motion that nominations for Chairman and Vice Chairman be open and thereupon nominated Mr. Wayne Stewart to continue as Chairman and Mr. Ira Moore to continue as Vice Chairman. The motion was seconded by Mr. Richard Parker and unanimously adopted. A motion was made by Mr. Jack Kite and seconded by Ms. Glenda Jones that nominations be closed. Mr. Wayne Stewart will serve as Chairman and Mr. Ira Moore will serve as Vice Chairman of the Glynn County Planning Commission for 1994.

Upon a motion made by Mr. Jack Kite and seconded by Ms. Glenda Jones, the Minutes of the November 2, 1993 Planning Commission Meeting were approved and unanimously adopted.

Under Commission Items, Mr. Richard Parker reiterated his thoughts on forming a subcommittee to study the "Island Style of Architecture" and possibly develop some guidelines for future references. Mr. Ira Moore stated it might be a good idea to make a list of different items for discussion and schedule a joint meeting between the Planning Commission and the Board of Commissioners to get some direction on each item. Chairman Wayne Stewart pointed out that the Board of Commissioners is in the process of electing a new chairman. After the election, Mr. Stewart stated he will get with the new chairman and schedule a worksession for February between the Planning Commission and the Board of Commissioners.

Mr. Matthew Permar of the Islander informed the Planning Commission that the Chamber of Commerce is meeting with a concerned citizen today regarding the definition for "Island Style of Architecture".

Under Staff Items, Mr. Taylor gave a brief update on the Subdivision Regulations Committee.

Also under Staff Items, Ms. Jennifer Detloff gave a brief update on the Brunswick Area Transportation Study. She stated that there will be a joint meeting between the Technical Coordinating Committee and the Citizens Advisory Committee on Thursday, December 9th at 2:30 p.m. in Room 234 of the Office Park Building, to review and discuss the Draft FY 95 Unified Planning Work Program.

The meeting adjourned at 11:10 a.m.