

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
FEBRUARY 2, 1993 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Georgia DeSain
Benjamin Jaudon
Jack Kite

ABSENT: Sidneye Henderson
Carolyn Hill
Ira Moore

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

Chairman Wayne Stewart called the meeting to order and the invocation was given. Mr. Stewart explained that due to illness, Mr. Edward Stelle has retired and as a result of his retirement, the Glynn County Board of Commissioners appointed Mr. Larry Taylor Acting Director of the Glynn County Community Development Department. Mr. Taylor and his staff reorganized their offices in an effort to improve efficiency and to better serve the public.

Preliminary Plat
Nottingham Subdivision, Phases IV & V
51.385 acres, located off Glynco Parkway, west
of Phase II (Bayswater Lake), 57 residential
lots, zoned R-20 One-Family Residential

Driggers Construction Company, Inc., Developer/Owner

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 for preliminary plat approval and has been approved by the Glynn County Engineer. He stated the subdivision will consist of paved streets dedicated to the county and will be on the Glynn County water system. Individual septic tanks have been approved by the Glynn County Health Department.

Mr. Taylor explained that the Water and Sewer Commission (per James Brewster) has requested an increase in line size and in accordance with Section 2-16-75(g) of the Glynn County Water and Sewer Ordinance, the Commission will bear the additional expenses for materials. Mr. Taylor stated that the developer is in agreement with this, providing the funds are made available by the Commission for the additional expenses. He stated staff recommends approval.

Following review, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat of Nottingham Subdivision, Phases IV & V. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

Request to erect a neon sign on the facade of a new business located at 115 Mallory Street to be known as Bluewater Grille, in accordance with the St. Simons Village Preservation District.

Mr. Charles Harris, applicant, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that according to the St. Simons Village Preservation Ordinance, all new signs in the village area must be reviewed by the Glynn County Planning Commission. He explained that this sign is not to exceed 24 square feet and will be no more than 4 feet by 6 feet on the front wall surface of the building. The sign will consist only of neon tubes for spelling out the name, will not move or flash, and will have no background material except the building itself. He stated that the color of the letters (when lit) will be lilac, similar to the sign at Roberta's (a nearby shop).

Mr. Taylor pointed out that even though Section 819.2 "General Provisions" of the Sign Ordinance states that no sign shall be illuminated by exposed neon lighted tubes, staff feels that this sign is appropriate as designed and would be compatible with the village area and therefore staff recommends approval.

Mr. Harris stated that the sign will be an attribute to the building and he doesn't anticipate any problems.

Following review, a motion was made by Mr. Benjamin Jaudon to approve this request. The motion was seconded by Mr. Jack Kite and unanimously adopted.

GC-3-93

Request to Rezone from R-9 One-Family Residential to Mh-9 One-Family Residential Mobile Home, 1.07 acres located on the corner of Old B & W Grade Road (190 feet of frontage) and Lambert Lane (249 feet of frontage).

Ms. Doris Thomas, Property Owner

Mr. Robert Strickland, agent, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated that this request is to rezone a vacant tract of land to be subdivided in order to allow the location of mobile homes on individual lots. She stated that the area contains a mixture of uses, i.e., site built homes, manufactured homes, mobile homes and a mobile home park.

Ms. Chapman explained that in 1992 the property owner was granted a rezoning to Mh-9 on a tract of land located immediately north of Lambert Lane. She stated that staff feels this rezoning would be compatible with the adjacent property and land uses and therefore recommends approval of this request.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request. The motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

GC-4-93

Request to Rezone from MR Medium Residential to PC Planned Commercial, 2.535 acres fronting on the south side of Demere Road, approximately 2,926 feet west of Retreat Road and approximately 500 feet east of Mary Wan Road.

Palm Coast Associates, Property Owner.

Mr. Jack Wilson, agent, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated this request is to rezone a 2.5 acre tract from Medium Residential to Planned Commercial. The property is located on the south side of Demere Road, approximately 850 feet west of Demere Village Shopping Center and approximately 50 feet east of Charter Medical Hospital. Directly across Demere Road is the entrance to Brockinton Plantation (multi-family developments).

Ms. Chapman explained that in 1992 the property to the east was rezoned to Planned Commercial to allow a retail nursery. She stated the property is zoned Planned Development-General to the west. There are several parcels within this area along the south side of Demere Road that are zoned Forest Agricultural. She stated this property was rezoned from Forest Agricultural to Medium Residential in 1990.

Ms. Chapman pointed out that the Glynn County Comprehensive Plan designates this area as medium density residential; however, the plan, in anticipation of a changing environment and needs, contains a policy that directs any change in zoning classification on Demere Road from residential to commercial to be done under a Planned Commercial classification. Planned Commercial allows commercial development to proceed but minimizes adverse impacts to the existing residential neighborhood. She stated that the zoning text outlines the following as permitted uses:

1. Business involving the rendering of a personal service;
2. Retail and wholesale business;
3. Public utility installation or other essential service;
4. Office building or office for governmental, business, professional or general purposes; and
5. Accessory use in compliance with the provisions of Section 609.3.

Ms. Chapman explained that staff feels the permitted uses should be limited. The allowed uses would increase traffic on Demere Road, thereby risking the public's health, safety and general welfare. She also explained that the residential area could be adversely affected by certain commercial uses. It is staff's opinion that the following uses should be excluded: 1) bar; 2) liquor store; 3) restaurant; 4) gas station; 5) grocery store; and 6) movie theatre.

Ms. Chapman stated that the zoning text and project site plan addresses setbacks and states the following: a 50 ft. landscaped setback along Demere Road; a 25 ft. building; and 10 ft. parking setback with adequate buffers along other perimeter property lines. She stated that a 50 ft. setback is required where the property abuts the PD-G zoning district on the east side.

Ms. Chapman stated that the project site plan does not show the location of proposed building sites for Phase II and it does not show the proposed internal traffic circulation system, off-street parking and loading facilities, or refuse collection areas as required in Section 717.4 1.

It was noted by Ms. Chapman that after conveying this information to the applicant, the applicant concurred with staff and submitted a new zoning text and project site plan, thereby meeting all the above requirements. She stated staff feels that the zoning text and project site plan meet the requirements for a Planned Commercial zoning. The permitted uses, as outlined, should be compatible with the surrounding area.

Ms. Chapman stated that staff recommends that the Planned Commercial rezoning request, zoning text dated January 8, 1993 and the project site plan dated January 28, 1993, be approved subject to the following:

1. The development meeting all the requirements for setbacks and buffering;
- 2) Access drive to be constructed to minimize the effect on traffic movements and safety on Demere Road; and
- 3) Prior to any construction, site plan approval by the Glynn County Planning Commission and the Glynn County Board of Commissioners is required.

It was noted that approximately 15 residents and property owners were present to oppose this request. Everyone was given an opportunity to state their concerns.

Mr. Jack Wilson gave a brief presentation. He explained that the property will be developed in two phases. Construction of Phase One will begin upon approval of the rezoning. He stated he does not anticipate any development in Phase Two for at least two years. Mr. Wilson pointed out that Ace Hardware, which borders his property to the west, was granted a rezoning from Forest Agricultural to Planned Commercial and he is requesting the same consideration for his property.

Ms. Ruthie Cobb, a resident of Jewtown, stated she is not opposed to development but she objects to commercialization into a residential neighborhood. She also expressed concern for increased traffic problems if this request is approved.

Mr. David Vogelmann of 108 Brockinton Drive stated that Demere Road is a fragile piece of land and the Planning Commission should carefully consider this request. He stated that the Commissioners should enforce the master plan and that Commissioners are stewards of the land and as such, are responsible for its protection. Mr. Vogelmann asked that consideration be given to the intrusion of commercial development into an historical neighborhood. He pointed out that he strongly supports the Jewtown community.

Mr. Johnathan Chubb stated this area should remain residential due to the historical value. He is opposed to this request. Mr. Chubb also had questions regarding the rezoning sign. He asked who posted the sign and when. Ms. Deborah Chapman stated that the sign was posted 15 days prior to the public hearing. She stated this procedure is a policy and not a requirement. Mr. Larry Taylor stated that he posted the sign on the morning of the 15th, which was Dr. Martin Luther King Day. However, Mr. Chubb disagreed, stating that the sign was not posted 15 days prior to the meeting. Mr. Jack Wilson confirmed that the sign was up.

Ms. Berthinia Gibson, a resident of Jewtown, stated that the sign was partially obstructed, very small and was not the usual color. She then gave a brief history of the Jewtown area. She stated that this development would destroy the residential community. Ms. Gibson then asked how many times must the residents come before this Board to appeal commercial development. She pointed out that she told the Planning Commission when the County Commission approved the rezoning request for the Ace Hardware property that it would set a precedent and give Palm Coast and others leverage for their request. She asked that the Planning Commission deny this request.

Ms. Deborah Chapman addressed the sign issue. She stated that white is the designated color for the Planning Commission signs and bright orange is used by the County Commission. She pointed out that due to budget restraints in the department, staff had to order smaller signs. Ms. Chapman reiterated that as a policy, signs are posted 15 days prior to the public hearing.

Mr. Robert Fell of St. Simons Island stated that after an area is rezoned buffers seem to disappear over the years, leaving eyesores such as trash dumpsters. He also stated that business owners should replace dead trees and shrubberies.

Chairman Wayne Stewart assured Mr. Fell that the Planning Commission has established a committee who will examine rules surrounding buffers and will see that those rules are enforced.

Ms. Lois Brewster of 373 Brockinton Drive had questions regarding Phases II and III of the development. She also expressed concern for the safety of the children in the area. Ms. Chapman stated that Phase II of the plan shows retail businesses. Mr. Stewart explained that the developer would have to come back to this Board for approval before starting any other phases.

Mr. Vogelmann asked that the Planning Commission stop the domino effect of commercial intrusion and protect the land.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend denial of this request. The Motion was seconded by Mr. Jack Kite. Voting Aye: Ms. Georgia DeSain, Mr. Benjamin Jaudon and Mr. Jack Kite. Abstained From Voting: Mr. Wayne Stewart.

GC-5-93

Request to Rezone from R-6 One-Family Residential to GC General Commercial, 1.057 acres fronting 113.34 feet on the west side of Demere Road, beginning approximately 116 feet south of Wilson Circle, known as a portion of the J. S. Paterson tract.

Mr. Alvin Elrod, property owner, was present to request a deferral of this item until the next Planning Commission meeting. Chairman Wayne Stewart explained that at the County Commission's request, in cases of deferral, the opposition should be allowed to state their concerns. Mr. Larry Taylor stated that according to procedure, the deferral was not requested in time to remove the item from the agenda, therefore, the Planning Commission would have to vote on the deferral.

Mr. Johnathan Chubb stated he is opposed to this request. He stated further commercial development would be detrimental to the neighborhood. He stated he had in his possession a letter of opposition; however, he was advised to hold on to the letter and present it at the next meeting.

Mr. Benjamin Jaudon stated in his opinion, if a deferral is being requested there is no need for discussion on the item.

Mr. Elrod stated he was not informed of the meeting in time to submit his deferral in writing. Ms. Chapman explained that the Mr. Elrod's agent was notified of the date, time and place of the meeting. She stated she phoned Mr. Elrod to remind him of the meeting. The meeting notice was also advertised in the Brunswick News. Mr. Stewart asked Mr. Elrod to submit his request for deferral in writing to staff. Mr. Elrod acknowledged that he would.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend deferral of this item until the next Planning Commission meeting. The motion was seconded by Mr. Jack Kite and unanimously adopted.

Upon a motion made by Ms. Georgia DeSain and seconded by Mr. Jack Kite, the Minutes of the January 5, 1993 Planning Commission meeting were approved and unanimously adopted.

Under Staff Items, Ms. Deborah Chapman suggested that the deferral process be addressed by the Planning Procedures Committee.

Also under Staff Items, Mr. Larry Taylor presented a handout containing information and costs of manuals that would be beneficial to the Planning Commission. Mr. Taylor suggested ordering "The Zoning Board Manual" for each member. Mr. Stewart advised Mr. Taylor to compile all of the necessary information in writing and he (Mr. Stewart) will request that the manual is ordered.

Under Commission Items, Ms. Georgia DeSain and Mr. Jack Kite gave a brief update on their committees. Mr. Wayne Stewart stated that he will chair the Buffers and Landfill Committee. He stated he will appeal to citizens to join this committee and also urged the Planning Commission Members to participate.

The Meeting Adjourned At 10:00 A.M.