

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
MAY 4, 1993 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Georgia DeSain
Jack Kite
Ira Moore

ABSENT: Sidneye Henderson
Carolyn Hill
Benjamin Jaudon

STAFF PRESENT: Larry Taylor, Building & Development
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

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

Site Plan Approval
Sunshine Acres
(Senior Citizen Multi-Family Community)
6.38 acres, located off Buckingham Place
Zoned Medium Residential
The Buckingham Corp., Property Owners/Developers

Mr. Don Hutchinson and Mr. Wayne Hutcheson were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that the subject property is zoned Medium Residential which allows the development of multi-family residential. The development will be served by City of Brunswick Water and Sewer. He explained that the property currently has a right-of-way known as Cornwall Street; however, the property owners have filed an application with the County Engineer requesting abandonment of the 60 ft. right-of-way.

Mr. Taylor stated that the site plan meets all the requirements for multi-family in a Medium Residential zoning district. He explained that the drainage plan and improvements have been approved by the County Engineer.

Mr. Taylor stated staff recommends approval of the site plan subject to the developers providing all necessary easements to the City of Brunswick for existing utilities, and the road abandonment being approved by the Glynn County Board of Commissioners.

Following review, a motion was made by Mr. Jack Kite to approve the site plan subject to the conditions stated by staff. The motion was seconded by Mr. Ira Moore and unanimously adopted.

GC-12-93

Request to Rezone from Forest Agricultural to Resort Residential (private golf course, clubhouse, residential and commercial services in connection with and incidental to the operation of the resort activity), 386.10 acres located on the north end of Sea Island, having frontage on Sea Island Drive and Oglethorpe Drive.

Property owned by Sea Island Company.

Mr. William Edenfield, agent and Attorney Jim Gilbert were present for discussion. Approximately 25 residents and property owners were also present in support of this request.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 368.10 acres from Forest Agricultural to Resort Residential to allow the development of a private golf course, clubhouse, residential and commercial services in connection with and incidental to the operation of a resort activity. He stated that the plan submitted shows the acreage to be used as follows:

Residential Area	57.5 Acres
One-Family, Two-Family and/or Multi-Family	16.6 Acres
One-Family, Two-Family and/or Multi-Family	
Golf Course and Open Area	302.1 Acres
Service Area	3.4 Acres
Club Area	7.5 Acres

Mr. Taylor explained that the entry road to the property, as shown on the concept plan, is proposed to be at the northern end of the existing Sea Island Drive at Oglethorpe Drive. He stated that a topographical survey and a plan for the water and sewer were submitted along with other detailed documents for the proposed development, to be known as Ocean Forest Tract.

Mr. Taylor pointed out that the south end of Sea Island is currently zoned Resort Residential with resort type activities and uses. The property located to the north and the property to the south is zoned and developed as R-12 One-Family Residential.

Mr. Taylor stated that according to the Glynn County Zoning Ordinance, if the property is rezoned to Resort Residential, the site plan will have to be approved by the Planning Commission prior to any construction. He stated 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, staff feels the proposed rezoning to Resort Residential would be compatible with the existing resort activities on the south end of Sea Island.

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

With the 302.1 open area and golf course, which is the main use involved in this development, staff does not feel it will have any adverse affect on the residential area, but will serve as a recreation area for the property owners.

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

The property is currently zoned Forest Agricultural. The intent of the FA district is to be utilized and reserved for general farming and tree growing purposes as well as certain specialized recreational and other public purposes. However, the FA district does allow a golf course and residential zoning.

- 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;

This proposal will create additional traffic on Sea Island Drive, which currently ends at the subject property.

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

Shown as Low Density Urban.

- 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;

The south end of Sea Island is already zoned Resort Residential with resort activities and uses.

Mr. Taylor stated staff recommends approval of this request.

Attorney Jim Gilbert gave a brief presentation. He then introduced Mr. Bill Jones, Sea Island Co.; Mr. Rhodes Robinson, Environmentalist; Mr. Dennie McCrary, Sea Island Company; Mr. Bill Foster, Sr., Engineer; and Mr. William Edenfield, Planner, and stated they were all present to answer any questions the Planning Commission may have regarding this request.

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

Request for a Variance to the Glynn County Subdivision Regulations on 2.30 acres redivision of a portion of Lots 18 and 19, Section D, Harrington Subdivision. Subject property fronting 138.29 feet on the south side of North Harrington Road.

Ms. Carrie Bell Matthews, et al, Property Owners.

Ms. Carrie Bell Matthews, Ms. Frances Prince and Ms. Annie Jenkins were present for discussion.

Mr. Larry Taylor explained that the property owners would like to provide a building site to put a house on the property, and in order to do this, the property has to be transferred to one person's name. Mr. Taylor stated that due to the family situation, and the inability to enlarge the easement, staff recommended the property owners apply for a variance. He stated the owners have received written statements from other family members in support of this request.

Mr. Taylor explained that the property owners are requesting two variances: 1) to allow subdividing on an existing easement which has a width of 25 ft. rather than the required 60 ft. width; and 2) to acquire a new additional 40 ft. easement through the other lots. The 40 ft. easement would allow a lot size for a septic tank.

Mr. Taylor stated staff recommends approval of this request.

Mr. Ira Moore asked if the property was ever put on the market for sale. Ms. Jenkins replied no. She stated they would rather build on the lot.

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

Request to amend Article XI Amendments of the Glynn County Zoning Ordinance, to add a new section.

Mr. Larry Taylor stated that the Glynn County Board of Commissioners has requested the Planning Commission to add the following new section to the Glynn County Zoning Ordinance:

1107. Final Action By The County Commission

Upon final action by the County Commission, an application shall not be initiated for an amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of one (1) year.

Mr. Taylor explained that currently there is no waiting period for re-applying after final action by the County Commission. He stated that in 1988 due to legal questions, the former County Attorney removed the section of the Ordinance which addressed waiting periods.

Mr. Hal Hart asked if this amendment would have any affect on site plan approvals. Ms. Chapman explained that this amendment would only affect zoning changes, and would not have any affect on site plans.

Mr. Ira Moore suggested changing the wording in the amendment. He stated the term "denial" should be added. Thereby the amendment would read as follows:

Upon action of denial by the County Commission, an application shall not be initiated for an amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of one (1) year.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this amendment subject to the term "denial" being added. The motion was seconded by Mr. Ira Moore and unanimously adopted.

Upon a motion made by Ms. Georgia DeSain and seconded by Mr. Jack Kite, the Minutes of the April 6, 1993 Planning Commission Meeting were approved and unanimously adopted.

Under Staff Items, Mr. Larry Taylor gave a brief status report on the three subcommittees; Subdivision Regulations, Policy & Procedures, and Buffer & Landfills.

Mr. Taylor also reported that staff received a manual and video for the Planning Commission training session. Copies of the manual will be prepared for the members.

Under Commission Items, Chairman Wayne Stewart gave an update on the condition of Mr. Benjamin Jaudon. Everyone expressed their concerns for Mr. Jaudon's speedy recovery.

The meeting adjourned at 9:40 a.m.