

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
OCTOBER 5, 1993 9:00 A.M.

PRESENT: Wayne Stewart, Chairman
Georgia DeSain
Glenda Jones
Jack Kite
Richard Parker

ABSENT: Ira Moore

ALSO PRESENT: Lee Gilmour, County Administrator

STAFF PRESENT: Larry Taylor, Acting Director
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

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

Site Plan Approval
McDonald's Restaurant
37,725 square foot lot located at the intersection
of Demere Road and Retreat Drive, being located in
the Demere Village Planned Development

Mr. Greg Minnis and Mrs. Virylene M. Miller were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated this plan meets all the requirements of the Planned Development Zoning for Demere Village Tract. Access and curb cuts have previously been approved and the adjoining vacant site, Ace Hardware, was approved on January 4, 1993. Mr. Taylor explained that Friendly Minit Market, a previous site plan, was approved on this site; however, it would no longer be valid after the site plan for McDonald's Restaurant is approved.

Mr. Taylor stated that after review by the County Engineer and the Traffic Safety Engineer, it was determined that acceleration and deceleration lanes are needed at the entrance on Demere Road. The applicants have agreed to this requirement and are preparing engineering plans for approval by the County Engineer.

Mr. Taylor stated staff recommends approval of this site plan subject to the following conditions:

1. Approval by the County Engineer and Traffic Safety Engineer for acceleration and deceleration lanes on Demere Road.
2. Existing trees to remain in the 10 ft. front buffer.
3. A 6 ft. high privacy fence to be constructed along the rear of the property in addition to the planting screen.
4. All signage to conform to the Glynn County Sign Ordinance for St. Simons Island, allowing only one free standing business identification sign.
5. Landscaping and plan schedule to be constructed as shown on site plan (SP-3). Area shown as "sod-landscaping to be at the owner's discretion" to include a minimum of not less than 4 large trees 12 to 15 feet in height of a variety indecorous[sic] to St. Simons Island (palm, oak, etc.) and no outside eating or playground would be allowed in this area.

Mrs. Virlene Miller made a brief presentation. She explained that an awning will be added on the building and also 3 or 4 additional concrete tables. Mr. Greg Minnis stated that construction is scheduled to begin on this project the middle of this month.

Following discussion, a motion was made by Mr. Richard Parker to approve the Site Plan for McDonald's Restaurant subject to the 4 concrete tables being added, the County Engineer's approval and approval of all conditions set forth. The motion was seconded by Ms. Georgia DeSain. Voting Aye: Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Jack Kite and Mr. Richard Parker. Abstained From Voting: Mr. Wayne Stewart.

GC-17-93

Request to Rezone from R-12 One-Family Residential to M-20 One-Family Residential, 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 White was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated this request is to rezone a vacant parcel of land to allow the location of a manufactured 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 prior to 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. The location of a manufactured home would be an upgrade from the existing mobile homes in the 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 uses in the area and zonings within the area that allow manufactured homes.

Mr. Taylor stated that staff recommends approval of this request subject to all requirements of the Glynn County Zoning Ordinance and the Glynn County Subdivision Regulations being met.

Chairman Wayne Stewart expressed concerned regarding spot zoning and the upkeep of rental property. He then asked if the mobile home would be utilized as rental property. Ms. Peggy White replied no. She explained that the property is a family lot for family members only and will never be utilized as rental property. She stated in fact, she will be living in the mobile home.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request subject to all requirements of the Glynn County Zoning Ordinance and the Glynn County Subdivision Regulations being met. The motion was seconded by Ms. Glenda Jones. Voting Aye: Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Jack Kite and Mr. Richard Parker. Abstained From Voting: Mr. Wayne Stewart

GC-18-93

Request to Rezone from OC Office Commercial to HC Highway Commercial, a lot containing approximately 26,000 square feet, fronting 164 feet on the south side of Cypress Mill Road, 1,051 feet west of the U. S. Highway 17.

Property owned by E & C Properties.

Mr. Larry Evans was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated this request is to rezone a lot containing a vacant structure to allow the location of a veterinary office. He further stated that the surrounding zoning and land use consists of a mixture of uses, i.e., Single-Family Residential, Office Commercial and Highway Commercial. The property is located east of the City/County line which is the site of Cypress Mill Plantation Apartments, located in the city and immediately west of Highway Commercial zoning.

Mr. Taylor stated that due to Cypress Mill Road being improved and recognizing the commercial nature of the property fronting on Cypress Mill Road, and the fact that the property is located between two Highway Commercial zoning districts, staff feels that this request would be compatible with the zoning and land uses in the area.

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.
- 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;

No, the property is already zoned commercial, this request to Highway Commercial would allow other commercial uses that are not presently permitted in Office Commercial.

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

Yes.

- 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;

No.

Mr. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Ms. Georgia DeSain to recommend approval of this request. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

Under Staff Items, Mr. Larry Taylor gave a brief update on the budget for Community Development. He presented a copy of a letter forwarded to the County Administrator addressing this issue. Chairman Wayne Stewart suggested an executive session be held (following today's meeting) with the Planning Commission members and Mr. Taylor to further discuss this issue.

Also under Staff Items, Mr. Taylor gave a brief update on the Glynn County E-911 Addressing System and a general discussion followed.

Under Commission Items, Mr. Lee Gilmour presented a proposed layout for data collection. He stated the concept is to divide Glynn County into 13 neighborhood districts for the purpose of efficiently collecting data. The districts are defined by easily identifiable boundaries, such as a river or railroad tracks. Mr. Gilmour explained that this plan will allow various local agencies to build a common data base. He then asked the Planning Commission for a favorable response.

Ms. Glenda Jones asked who would compile the data. Mr. Gilmour stated the initial collection would be from county operations and through census information.

Following discussion, a motion was made by Ms. Glenda Jones to approve the proposed concept for data collection. The motion was seconded by Mr. Richard Parker and unanimously adopted.

There being no further business to discuss, the meeting adjourned at 9:50 a.m. followed by an executive session with the Planning Commission members and Mr. Larry Taylor.