

M I N U T E S

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

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

ABSENT: Wayne Stewart

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

Vice Chairman Ira Moore called the meeting to order and the invocation was given. Mr. Moore then introduced and welcomed Mr. Jerome Clark as the new Planning Commission Member.

Preliminary Plat
Hidden Lakes Subdivision
42.2 Acres Located off Cardinal Road,
Zoned Planned Development-General
87 Single-Family Residential Lots
City Water and Sewer

Property owned by Regional Investments, Inc.

Mr. Ralph Lackey was present for discussion.

Mr. Larry Taylor stated that the developer met with the County Engineer and worked out the minor drainage problems which were previously pointed out on this plat. However, the County Engineer has reserved the right to review the final drainage plan. Mr. Taylor explained that if approved, this plat would require a variance on the cul-de-sac and a variance for street alignment (being 16 feet less than required by the Ordinance). He stated staff recommends approval subject to the County Engineer's review of the final drainage plan.

Mr. Ira Moore presented the following recommendations from the Brunswick Area Transportation Study Citizens Advisory Committee:

Hidden Lakes Subdivision

"We recommend the installation of acceleration and deceleration lanes at Highway Route 17 so that traffic can turn into Cardinal Drive without obstructing through traffic on Route 17. The size and shape of the intersection should be determined by Ray Richard."

Valerie Subdivision, Phase II

Eventually the BATS Committee would like to see bike paths extended to this area. The Planning Commission should consider bike paths along Sarah Drive and Touchstone Parkway."

Mr. Moore asked had these recommendations been addressed. Mr. Taylor replied no, the correspondence from the Citizens Advisory Committee was submitted this morning before the meeting began. However, regarding the Hidden Lakes Subdivision recommendation, acceleration and deceleration lanes already exist at Carteret Road.

Ms. Elise Permar of the Islander stated that in her opinion, a personal inspection of the property is essential. She asked had anyone on the Planning Commission looked at the property. Ms. Glenda Jones and Mr. Richard Parker replied yes, they viewed the site.

Following review, a motion was made by Ms. Glenda Jones to approve the Preliminary Plat of Hidden Lakes Subdivision subject to the stipulation that the County Engineer be allowed to review the final drainage plan. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

Preliminary Plat

Valerie Subdivision, Phase II
39 Acres Located off Touchstone Ridge Parkway
and Sarah Drive, zoned Forest Agricultural
31 Single-Family Residential Lots
Individual Septic Tanks and Individual Wells

Property owned by Driggers Construction Company.

Mr. Ralph Lackey was present for discussion.

Mr. Larry Taylor stated that this plat meets all the requirements of the Glynn County Subdivision Regulations. He stated the County Engineer does not want to hold up development of the subdivision but has reserved the right to review the final drainage plan. Mr. Taylor stated staff recommends approval subject to the County Engineer's review of the final drainage plan.

Following review, a motion was made by Mr. Richard Parker to approve the Preliminary Plat of Valerie Subdivision, Phase II subject to the stipulation that the County Engineer be allowed to review the final drainage plan. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

GC-20-93

Request to Amend the PD-S Planned Development-Shopping Zoning Text for GC-21-82 (Glynn Place Regional Shopping Mall and Related Commercial Development) to allow Multi-Family, General Residential as a permitted use.

Property owned by Partridge Greene, Inc.

Mr. Steve Gaultney was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is for an amendment to the existing GC-21-82 Planned Development-Shopping Zoning Text for the Regional Shopping Mall and Related Commercial Development. He stated that the proposed amendment is to permit multi-family residential on approximately 85 acres of the 335 acres.

Mr. Taylor explained that the parcels involved are portions of Blocks G and H, fronting on Scranton Connector, Scranton Road, Georgia Highway 303 and Altama Avenue. The density would be 10 units per acre, maximum height of 35 feet and minimum net land area per dwelling unit to be 4,356 square feet, meeting the requirements of General Residential.

Mr. Taylor stated staff feels that multi-family development would be compatible with the surrounding area which consists of single-family residential, multi-family residential and commercial property. He pointed out that if this request is approved, the developer would be required to obtain site plan approval from the Planning Commission, prior to construction. Mr. Taylor stated staff recommends approval of this request.

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

GC-21-93

Request to Rezone from R-20 One-Family Residential to HC Highway Commercial, approximately 2.69 acres (being a portion of Lot 2 of the Beasley Farms Tract), fronting 207 feet on the east side of U.S. Highway 17, beginning 170 feet northeast of Honeybee Lane.

Dr. Richard W. Stobaeus, Jr., DVM, Agent

Ms. Evelyn H. Cunningham, property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a parcel of land, containing a single-family residential structure, to commercial. He stated the buyer would like to convert the structure to a veterinary office.

Mr. Taylor stated that this area consists of mixed uses, i.e., a single-family residential subdivision (Honeybee Subd.), a mobile home park and commercial property. There have been several rezonings to Highway Commercial in this area along U.S. Highway 17.

Mr. Taylor pointed out that the property located immediately south was rezoned in 1992, and is the site of a landscape business. The property located to the north is also zoned Highway Commercial, creating a commercial zoning strip of approximately 1,200 feet along the east side of U.S. Highway 17.

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.

- 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. If the driveway needs improvements, converting it from a residential access to commercial, the property owner would be required to meet all the requirements of DOT.

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

No, shows the future land use to be single-family 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, the rezoning located immediately south of the subject property to Highway Commercial.

Mr. Taylor stated that staff feels a commercial zoning on the subject property would be compatible with the surrounding zoning and uses, and therefore, 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 Mr. Jerome Clark and unanimously adopted.

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, formerly the site of Vic's Corner (grocery and deli).

Property owned by Mashe Waanounou;
John A. Jones, Agent.

Due to no one being present to represent this request, it was the consensus of the Planning Commission to discuss this item later in the meeting pending the arrival of a representative.

Mr. Jack Kite commented that he was unfamiliar with the word "indecorous" used in the October 15th Planning Commission minutes, page 2, item #5, and that perhaps it was used in the wrong context. Ms. Loving pointed out that she was aware of the possible error; however, that was the term used by Mr. Taylor in the staff's report.

Upon a motion made by Mr. Jack Kite and seconded by Ms. Georgia DeSain, the July 13th and the October 5, 1993 Planning Commission minutes were approved and unanimously adopted.

Adoption of the 1994 Meeting Schedule:

Upon a motion made by Mr. Jerome Clark and seconded by Mr. Jack Kite the 1994 Planning Commission Meeting Schedule was approved and unanimously adopted as follows:

**1994 MEETING SCHEDULE
GLYNN COUNTY PLANNING COMMISSION**

January 4th	July 12th
February 1st	August 2nd
March 1st	September 13th
April 5th	October 4th
May 3rd	November 1st
June 7th	December 6th

Under Staff Items, Mr. Larry Taylor presented a handout regarding the Savannah Metropolitan Planning Commission, and a set of by-laws taken from the Glynn County Code of Ordinances

for information purposes only. He also presented correspondence concerning amending the Glynn County Comprehensive Plan. Mr. Ira Moore explained that additional staff is needed to conduct a more detailed study of the Comprehensive Plan.

There was further discussion regarding long-range planning as it relates to the Comprehensive Plan. Mr. Taylor pointed out that previously, he spoke with Chairman Wayne Stewart via telephone, and Mr. Stewart suggested having a worksession to discuss this matter more specifically. At this point, approximately 9:35 a.m., Chairman Wayne Stewart joined the meeting and apologized for being late; however, Mr. Ira Moore continued to Chair the meeting. It was the consensus of the Planning Commission to have a worksession on Wednesday, November 3, 1993 at 12:00 in Room 234 of the Office Park Building.

Under Commission Items, a motion was made by Mr. Wayne Stewart to recommend that the Planning Commission forward a letter to the County Administrator endorsing Larry Taylor for the new position of Planning Official. The motion was seconded by Mr. Richard Parker and unanimously adopted.

It was noted that no one was present to represent Application Number SUP-2-93, therefore, this item was deferred until the December 7th Planning Commission Meeting.

The meeting adjourned at 9:55 a.m.