

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
OCTOBER 3, 1995 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Jerome Clark
Robert Fell
Glenda Jones
Lee Noel
Richard Parker
Iris Touw

STAFF PRESENT: Keith Flanagan, Community Dev. Director
Dan Reuter, Planning Official
Mark Schroeder, Planner III
Deborah Taylor, Zoning Administrator
Janet Loving, Administrative Secretary

Chairman Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

**Preliminary Plat
Howard Oaks Subdivision
Located off Highway 82 on Stafford Road,
66.183 acres, zoned Forest Agricultural**

Mr. Howard Waye, property owner/developer and Mr. David Dubberly, agent, were present for discussion.

Mr. Mark Schroeder presented the staff's report. He stated that the applicant is proposing to develop a 10 lot subdivision in the Brookman area. Each lot is in compliance with the Forest Agricultural (FA) zoning district, and they each meet the minimum lot area of 20,000 sq. ft. The smallest lot area is 5.383 acres.

Mr. Schroeder explained that Section 902. of the Glynn County Subdivision Regulations allows up to 10 residential lots to be served by a dirt road provided the following conditions are met:

1. Minimum lot size shall be 20,000 sq.ft. and lot width shall be 100 ft.;
2. The subdivision shall be restricted from further subdivision or extension until the street is paved in accordance with county design standards;
3. The paving of any street in the subdivision will be at the abutting property owners' expense; and
4. The road exempted under the provisions of this ordinance is no longer than 2,000 ft. including the cul-de-sac. (Section 602.2g further requires that a permanent dead-end street may not exceed 1,200 ft.)

Mr. Schroeder stated that the applicant is requesting a variance to the length limitation from 1,200 ft. to 2,500 ft. He pointed out that the Engineering Department is recommending approval of the variance request provided the road not be dedicated to Glynn County. As an alternative, Mr. Schroeder stated that the applicant may wish to provide a cul-de-sac at the 1,200 ft. distance. By providing an additional cul-de-sac, the applicant could dedicate the first 1,200 ft. of the road to the county and keep the remaining 1,300 ft. private.

Mr. Schroeder stated staff recommends approval of this request subject to the following conditions:

Engineering

1. Approval of variance to the length of the cul-de-sac subject to one of the following:
 - a) Recommend the entire length of the proposed road remain private, or
 - b) Recommend a cul-de-sac be installed at the 1,200 ft. delineation and the proposed road remain private from that point.

Community Development/Planning & Zoning Division

1. Proposed road to remain private as outlined under Engineering comments.
2. The road name must be changed on the plat from Howard Drive to Howard Oak Court (developer agrees to the name change).
3. Provide additional distance and bearing data for the right-of-way leading into the development from Stafford Road.
4. Wetland delineation must be approved by the Corps of Engineers prior to final plat submittal.

Public Works

1. Provide a "Dead-End" sign.

At this point, Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Mr. David Dubberly stated that Mr. Schroeder explained to him about the shorter length of the road being dedicated to the county; however, he is not sure the applicant is aware of this. Mr. Howard Waye stated if possible, he would like to dedicate the entire road to the county.

Mr. Keith Flanagan pointed out that the reason for the distance is to keep maintenance down to a minimum. Also, with the distance of the cul-de-sac being a dirt road and by not paving the roadway could cause access problems.

Following discussion, a motion was made by Mr. Richard Parker to approve this request with the provision that the entire road remains private and not dedicated to the county, and also, strike the following recommendation made by staff: "Wetland delineation must be approved by the Corps of Engineers prior to final plat submittal." The motion was seconded by Mr. Jerome Clark. Further discussion ensued. Mrs. Iris Touw asked if the ordinance requires that the wetland information be included in the files. Mr. Schroeder stated that wetlands is not clearly outlined in the Subdivision Regulations. He stated for the property owner's and developer's protection they need to contact the Corps of Engineers regarding wetlands. Mr. Reuter explained that in the past, staff has required the owner/developer to submit a letter stating they have contacted the Corps of Engineers about the wetlands.

Mr. Lee Noel asked if there were any health or safety concerns pertaining to the length of the road. Mr. Flanagan stated some concerns would be mail delivery, school buses and other safety vehicles. He stated it would be up to the property owner to maintain the roadway. Mr. Noel pointed out that the property would be less marketable if the road remains private rather than being a county road; however, that is a risk the property owner takes.

After discussion, the motion was unanimously adopted.

GC-25-95

Request to Rezone from R-12 One-Family Residential to M-6 One-Family Residential Manufactured Home, an existing lot consisting of 6,612 sq. ft. fronting 68.53 ft. on the east side of Mill Road (located off of Scranton Road), lying immediately north of Halveston Oaks Subdivision.

Property owned by Deborah & Bobby M. Worth, Sr.

Mr. Bobby Worth was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone an existing lot consisting of 6,612 sq. ft., being the last lot on the north side of Mills Road. Mills Road is located off Scranton Road and is a dirt road with a 30 ft. right-of-way. A single-family residence was previously located on the subject property but was removed due to the condition of the structure.

Mrs. Taylor explained that earlier this year, an application was submitted by Mr. Worth to rezone this property to Mh-6 to allow a mobile home. At that time, staff recommended that the request be denied or the application be amended by the property owner to request a rezoning for a manufactured home (M-6); however, Mr. Worth did not want to amend his application. The Planning Commission reviewed the request as submitted and recommended denial. The request was then forwarded to the County Commission and the rezoning was denied. The applicant is now submitting a request to rezone to M-6 One-Family Residential to allow a manufactured home on the property.

Mrs. Taylor pointed out that the lots on the north and south side of Mills Road are zoned for site-built homes and manufactured homes. On the north side there are also non-conforming mobile homes and a mobile home approved as a special use permit which was approved for Mr. Worth in 1991 as a medical hardship with a 2-year extension granted October, 1994. Staff feels that with the uses and zoning in this area, a zoning change to allow a manufactured home would be compatible.

Mrs. Taylor stated that the Glynn County Zoning Ordinance describes a mobile home as a single-wide unit and a manufactured home as a double-wide unit, minimum 20 ft. width and meeting other requirements to be more compatible with areas containing site-built homes. She 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, the area consists of site-built homes and manufactured homes.

2. Whether the zoning proposal will adversely affect the existing use or useability of adjacent and nearby property;

No.

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

No.

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.

5. Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

Shown as residential; plan does not reflect the difference in type of residential structure.

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;

None that we are aware of except for other rezonings in the area to allow manufactured homes.

Mrs. Taylor stated staff recommends approval of this request.

Mr. Reuter stated he received a phone call from an adjacent property owner who is not opposed to this request.

Following discussion, a motion was made by Mr. Robert Fell to recommend approval of this request. The motion was seconded by Mrs. Iris Touw. Voting Aye: Mr. Jerome Clark, Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Wayne Stewart and Mrs. Iris Touw. Voting Nay: Mr. Richard Parker.

**Compliance with the St. Simons Village Preservation Ordinance -
Replace existing awning and change existing signage on awning -
119 Mallory Street; Zoned General Commercial-Core**

**Paul and Arlene Courtemache, Owner
Maggie Force, Tenant**

Maggie and Mike Force were present for discussion.

Mr. Schroeder presented the staff's report. He stated that the applicant is proposing to replace the existing awning and change the business name. The awning material will be identical to the existing material. Mr. Schroeder stated that the color of the awning will change from yellow to a cream color and the business name will change from "The Yogurt Shoppe-Frozen Yogurt" to "Frozen Yogurt-Ice Cream - **Rockets** - Pizza-Subs-Hot Dogs".

Mr. Schroeder pointed out that the existing building face is approximately 294.5 sq. ft. in area, which permits up to a maximum of 29.45 sq.ft. of signage area attached to the exterior of the building. He stated that in order to accommodate future sign modifications and changes, the applicant is proposing an awning sign of 20.45 sq.ft. He further stated that the proposed color changes to the awning and the new logo/business name appear to be in compliance with the St. Simons Village Preservation District. Mr. Schroeder stated staff recommends approval of the modifications. Color photos of the awning and sign were presented for the Planning Commission's review. Also presented was the plan depicting the 20.45 sq.ft. sign.

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

MINUTES

A motion was made by Mrs. Glenda Jones to approve the minutes of the September 12, 1995 Planning Commission meeting. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Robert Fell, Mrs. Glenda Jones, Mr. Lee Noel, Mr. Wayne Stewart and Mrs. Iris Touw. Mr. Jerome Clark and Mr. Richard Parker were absent for the September 12th meeting and therefore abstained from voting.

Chairman Stewart expressed concerns regarding site coverage for a particular multi-family development. He was under the impression that the developer, Mr. Jim Robertson, was asking for 58% site coverage for his project; however, Mrs. Taylor advised that site coverage was determined to be 70%. Mr. Robertson is currently working on the mechanism of the project without changing the design of the structure. Chairman Stewart stated perhaps this could be discussed further in a worksession. Mrs. Touw agreed that this is a worksession item. She also stated it is difficult to visualize a project that has not been formally presented. Mrs. Touw stated she feels strongly that every applicant should be treated equal and fair as long as all requirements of the ordinance are met. There was further discussion regarding parking as it relates to site coverage.

STAFF ITEMS

a) Status Report - Comprehensive Plan

Mr. Reuter gave a brief overview of the work and review schedule of the Comprehensive Plan. The three-step process of the plan includes 1) inventory and assessment; 2) statement of needs and goals; and 3) implementation strategy. Mr. Reuter stated he is continuing to work on the land use section and should have a draft of the inventory and assessment prepared in time for the members to review before the November Planning Commission meeting.

Chairman Stewart stated that in addition to the regular public hearing, the Board of Commissioners would like at least two public hearings conducted on the plan; one on the mainland and one on St. Simons.

Following discussion, a motion was made by Mr. Lee Noel to recommend that Mr. Dan Reuter provide to the Planning Commission, a copy of the inventory and assessment along with a work schedule for the remainder of the plan including recommended public hearing dates. The motion was seconded by Mr. Robert Fell and unanimously adopted.

b) Enhancement Plan

A copy of the Glynn County Enhancement Plan was included in the packages for the Planning Commission's review. Mr. Reuter gave a brief overview of the plan. He explained that a comprehensive bicycle and pedestrian program study was completed for Glynn County in 1994. The resulting plan contained an inventory of existing facilities and a prioritized list of potential new construction or improvement projects. Mr. Reuter stated that enhancement projects are funded through a portion of the Surface Transportation Program (STP) allocated to each state under the Intermodal Surface Transportation Efficiency Act (ISTEA). He pointed out that the Mary Ross Park Project is one of the enhancement projects in Glynn County.

Mr. Fell asked if the City of Brunswick received a copy of the Enhancement Plan. Mr. Reuter stated the plan will be presented to the City of Brunswick at a later date; however, he stated it has been presented to the Downtown Development Authority, Tourist/Visitor's Bureau, and various BATS committees for review. Chairman Stewart stated this document is included for informational purposes and requires no action from the Planning Commission at this time.

Also under Staff Items, Mr. Reuter advised that a consultant has been selected to conduct a historic research survey of Glynn County and this will be approved by the Board of Commissioners at their 6:00 meeting tonight.

COMMISSION ITEMS

Mr. Fell stated that he received a phone call from a citizen who is concerned that there is only one way in and one way out of Fancy Bluff. If there were a major hurricane, accident, fallen trees, etc. the residents would be stranded. This is also the case for St. Simons Island. Mr. Fell stated if large scale building projects are continuously approved, a second access should be considered for these areas. Mr. Flanagan explained that in case of a hurricane or severe storms the county has an early evacuation plan. He stated for accidents or fallen trees on the causeway, usually one lane is closed off and emergency vehicles, i.e., wrecker service vehicles, bulldozers, etc. are moved in. Mr. Flanagan agreed that from a transportation standpoint, a second route needs to be considered for several locations.

Chairman Stewart advised that there is an issue on the Board of Commissioners agenda to discuss closing South Palm Drive. He stated for safety reasons, this should be reconsidered. He urged interested members to attend the meeting and voice their concerns.

There being no further business to discuss, the meeting adjourned at 10:15 a.m.