

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
JANUARY 10, 1995 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Robert Fell
Glenda Jones
Jack Kite
Lee Noel

ABSENT: Jerome Clark
Richard Parker

STAFF PRESENT: Dan Reuter, Planning Official
Mark Schroeder, Planner III
Deborah Taylor, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

ALSO PRESENT: Mr. Milton Lynn, County Commissioner
Mr. Fred Tullos, County Commissioner

Chairman Wayne Stewart called the meeting to order and the invocation was given by Mr. Milton Lynn, Vice Chairman of the Glynn County Board of Commissioners, followed by the Pledge of Allegiance.

Due to this being the first Planning Commission meeting of 1995, Chairman Stewart gave a brief recap of the meeting procedures. He then introduced the Planning Commission members, and also, Mr. Milton Lynn and Mr. Fred Tullos of the Glynn County Board of Commissioners. Chairman Stewart welcomed everyone to the meeting.

**Preliminary Plat - Plott Subdivision
6.233 Acres, Zoned Planned Development
10 Single-Family Residential Lots,
Minimum Lot Size, 20,000 sq. ft., located
off Middleton Drive (which is located off
GA Highway 303).**

Mr. Charles Plott, property owner, was present for discussion.

Mr. Dan Reuter presented the staff's report. He stated the subject property is zoned Planned Development-General, which was approved in 1972 with allowed mixed uses. He stated that the

approval was subject to a 50 ft. buffer strip being provided around the entire perimeter of the property with the exception of frontage on Georgia Highway 303.

Mr. Reuter explained that this plat meets the requirements of the Planned Development Zoning Text, the Glynn County Zoning Ordinance and the Glynn County Subdivision Regulations for a single-family residential subdivision. He stated that the development will consist of 10 single-family residential lots, with a minimum lot size of 20,000 sq. ft. The road will be constructed to meet the requirements for unpaved county roads.

Mr. Reuter stated that according to the Subdivision Regulations, 10 is the maximum number of lots served by an unpaved road. He stated no further subdividing would be allowed unless the road is paved; however, the final plat would be required to contain a statement to this effect.

Mr. Reuter presented a letter from the County Engineer which states that the deficiencies previously noted on the subdivision have been addressed, and therefore the County Engineer has recommended approval. A letter was also submitted by the Glynn County Health Department stating they will re-evaluate the plan after drainage is complete.

Following discussion, a motion was made by Ms. Glenda Jones to approve this request. The motion was seconded by Mr. Jack Kite. Further discussion ensued. Mr. Lee Noel stated since the Health Department has said that fill-in or drainage will be required and they will re-evaluate upon completion of drainage, he wanted to know what happens next. Mr. Bobby Shupe explained that he spoke with the Corps of Engineers and they have confirmed that the fill-in will not be a problem. He stated he is expecting a letter from the Corps to this affect. Chairman Stewart assured Mr. Noel that the Health Department will examine this again to make sure all requirements are met. The motion for approval was unanimously adopted.

GC-34-94

Request to Amend the Planned Development Zoning Text and Master Plan for Demere Village GC-12-84 to create additional access points, drives to be located between Retreat Shopping Center and Tract 1 (known as Tract IV, Site B per survey), subject property is located west of Del-Taco and Retreat Shopping Center and east of McDonalds, fronting on the south side of Demere Road, St. Simons Island.

Property owned by Piedmont Petroleum Corporation.

Mr. Dave Johnson, Vice President of the Piedmont Petroleum Corporation, and Mr. Gene Caldwell were present for discussion.

Mr. Dan Reuter presented the staff's report. He stated that this request is to amend the Planned Development Zoning Text and Master Plan for Demere Village (GC-12-84) to create additional access points.

Mr. Reuter explained that according to the plan, two access drives are proposed to be located between Retreat Shopping Center and Tract 1 (known as Tract IV, Site B per survey) of Demere Village. The proposed drives would be additional access points to serve the 23,351 sq. ft. located west of Del-Taco and Retreat Shopping Center and east of McDonalds, fronting on the south side of Demere Road, St. Simons Island.

Mr. Reuter stated that the boundary line between the two developments/shopping centers is a total of 200.35 ft., with 180 ft. abutting the 30 ft. easement along the Del-Taco Property line and 20.35 ft. abutting the Retreat Shopping Center parking area. Within this area there is a 25 ft. drainage easement, 5 ft. on Retreat Village side and 20 ft. on Demere Village side, which would be piped and filled.

Mr. Reuter stated the plan shows each drive to be 40 ft. in width, with an island between the drives. He stated that the County Engineer has reviewed the proposed plan and recommends the following modifications:

1. The proposed access drive nearest Demere Road should be reduced to 14 ft. in width and be signed and marked as one-way (entrance) only. Further, the drive should be allowed only if it can be shown to be critical to good circulation with respect to the proposed developed site.
2. The other proposed drive (furthest from Demere Road) shall be reduced to 35 ft. in width and can be both ingress and egress.

Mr. Reuter stated staff feels that in addition to the above modifications noted by the County Engineer, the proposed island between the two drives should be a landscaped area. He stated that if the proposed amendment to the Planned Development is approved, the exact location and design would be approved when the site plan is submitted for approval, and would have to meet the requirements of Section 618. of the Glynn County Zoning Ordinance.

Mr. Reuter stated staff recommends approval of this request subject to the modifications stated by the County Engineer and subject to the proposed island between the two drives being a landscaped area, with the detailed design to be approved during site plan approval.

Chairman Stewart asked if Mr. Johnson and Mr. Caldwell were aware of the additional concerns expressed by staff, and if not, he asked if they wanted to defer the request at this time. Mr. Caldwell replied no, they were not aware of the modifications but they are willing to continue discussion at this time. Mr. Johnson stated he discussed this with the corporate staff and they are concerned that there is only room enough for one car to come in and out, which would create a traffic hazard. He stated if the area is widened for two cars, there would not be a traffic problem. He stated perhaps the area could be designated as one-way to eliminate the problem. Mr. Reuter stated the County Engineer felt the area could be marked as one-way traffic, entrance only and designed so that it would be much more difficult to make egress out of the development.

Mr. Johnson stated they are in agreement with utilizing the 14 ft. for one-way traffic due to most of the traffic coming in from the other side of St. Simons. Mr. Noel asked what is proposed for the site. Mr. Johnson stated they are planning to put a Texaco Service Station on the site.

Mr. Caldwell pointed out that the 30 ft. easement was originally reserved by the developers of Demere Village Shopping Center to provide access to the rear of Winn Dixie and other stores in the shopping center for the use of garbage trucks and other large trucks. Therefore, there is evidence of other traffic in and out of the area, and not just Del-Taco patrons. Mr. Caldwell stated there have been no conflicts and they do not anticipate any parking problems with their service providers and Del-Taco customers.

Mr. Jim Bonds, the owner of Del-Taco, was present to oppose this request. He stated that additional access to Retreat Village would create more traffic congestion for his customers. He stated the drivers already have problems turning left out of Del-Taco onto Demere Road. Mr. Bonds also made reference to property boundaries. He stated that the easement is owned by Del-Taco; however, Chairman Stewart pointed out that determining property boundaries is a legal matter and should be addressed separately. He stated the Planning Commission is not qualified to address legal issues.

Mr. Bonds further stated that during the tourist season, traffic backs up from the Frederica Road intersection, which makes it dangerous for customers backing in and out on Demere Road. He also stated that connecting the two shopping areas would encourage people to take short cuts through the parking lots, causing more traffic problems.

Mr. Lee Noel stated he is very confused about how this property relates to the surrounding property. He stated a larger blueprint of the area is needed. Mrs. Deborah Taylor presented the zoning map of the area. She pointed out the boundary lines and elaborated on the easement and access to the property. Mr. Noel asked if there will be a deceleration lane or any other additions. Mr. Reuter explained that any additions to the plan will be discussed at site plan approval.

Mr. S. C. Anderson of 802 Sand Dollar Trace, St. Simons Island agreed with Mr. Bonds regarding short cuts and traffic problems. He stated people will "take the easy way around the traffic bottleneck." He further stated that paving over the ditch could cause drainage problems.

Mr. Dan McQuire of 619 Demere Way, St. Simons Island stated he thinks that it is senseless for the Planning Commission to say they cannot address legal questions. He stated the legal matters should be addressed before approval is given. In response, Chairman Stewart explained that the Planning Commission relies on county staff, and when an applicant goes through the procedure, the Planning Commission has to deal with the application. He stated the legal issues have to be worked out between the property owners and their attorneys.

Mr. Lee Noel stated he and Mr. McQuire are having the same difficulties. He stated this request is almost impossible for him to sort out. He stated he does not understand the way the site will be used and its relationship to surrounding property. Mr. Noel stated in his opinion, this is a situation that impinges on traffic flow, two busy areas and a busy road. He stated it would be misleading to recommend approval before everything is worked out. He further stated he is concerned about the impact traffic would have on this busy area, and he does not have enough confidence at this point to recommend approval.

Chairman Stewart asked if perhaps the buffer could be removed at the entrance and re-route traffic as an alternative; however, Mr. Reuter explained that the problem with any roadway is the number of curb cuts. He stated removing the buffer or to have another access to Demere Road would be the least desirable alternative.

Commissioner Milton Lynn asked what would be the next step following the Planning Commission's decision. Chairman Stewart explained that if the Planning Commission recommends approval, the developers would have to re-submit a site plan subject to all conditions stated by staff. Mrs. Taylor further explained the procedure for submitting an amendment to a planned development request.

Mr. Frank Quinby, BATS Citizens Advisory Committee member, commented that it would be most helpful if the Planning Commission and the public had larger scale maps when examining planning matters.

Mr. Jerry Edwards was present to speak in favor of the request. He stated it is not the Planning Commission's responsibility to resolve legal problems. He further stated that off-road circulation between the shopping areas makes good planning sense. Mr. Edwards stated developers have a right to access their property.

There was further discussion regarding access rights. Mrs. Taylor explained that under the current regulations, the only access Piedmont has to Demere Road is through the McDonalds driveway. She stated the developers would have to go through the appeal process if they want to be granted another curb cut on Demere Road.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Robert Fell, Ms. Glenda Jones, Mr. Jack Kite and Mr. Wayne Stewart. Voting Nay: Mr. Lee Noel.

At this point, Chairman Stewart stated he had to confer with Commissioner Milton Lynn regarding county business. He asked to be excused for a moment and turned the meeting over to Vice-Chairman Jack Kite.

GC-3-95

Request to Rezone from Medium Residential to Office Commercial, a tract of land consisting of 1.53 acres, fronting 192 ft. on the south side of Scranton Connector, beginning 155 ft. west of Altama Avenue (building known as Small Strides).

Property owned by ABC Home Health Services, Inc.

Mr. Al Trogdon was present to represent this request.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone a 1.5 acre tract from Medium Residential to Office Commercial. The property is located at the temporary end of Scranton Connector which will be extended at a later date to connect to Scranton Connector and runs between Wendy's and Nalley Honda, located off Altama Connector. She pointed out that there is an existing vacant building on the property.

Mrs. Taylor stated that in 1986, the subject property and eight additional acres of vacant land were rezoned from Mobile Home Park to Medium Residential. In 1990, a special use permit was granted to allow the property to be used as a child care center, known as Small Strides Early Learning Center. The property is located directly across from Altama Storage, which is part of Glynn Place Commercial Park. The rear property line abuts Altama Elementary School.

Mrs. 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, the property to the north is a commercial and industrial type development (mini-warehouses) and vacant property to the east and west.

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

No, vacant property to the east may have limited market ability as multi-family residential property.

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

Yes; however, the existing building was built for office commercial use, not multi-family.

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;

Office commercial use should not create any greater traffic volume than the previous use (child care center) and would have a lesser impact than multi-family.

5. Whether the zoning proposal is in conformance 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;

None, except for the continuous development of Glynn Place Commercial Park.

Mrs. Taylor stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Lee Noel to recommend approval of this request. The motion was seconded by Mr. Robert Fell. Voting Aye: Mr. Robert Fell, Ms. Glenda Jones, Mr. Jack Kite and Mr. Lee Noel. (Chairman Stewart had excused himself from the room and was not available to vote.)

Chairman Stewart re-entered the room and the meeting was turned back over to him.

GC-4-95

Request to Rezone from LI Limited Industrial and FA Forest Agricultural to R-12 One-Family Residential, a tract of land containing a total of 18.12 acres, located on the north side of Crispin Blvd., beginning approximately 970 ft. west of U.S. Highway 341 as follows: Parcel A - from LI to R-12, 1.32 acres, 200 ft. of frontage; Parcel B - from FA to R-12, 16.80 acres, 90 ft. of frontage.

Property owned by Dynamic Investments, Inc.

Mr. Ralph Lackey and Mr. Harry Driggers were present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone the property to R-12 One-Family Residential to allow the development of a single-family residential subdivision. She stated that the property consists of a total of 18.12 acres, known as Parcels A and B, with the majority of the land being in Parcel B. Parcel B is currently zoned Forest Agricultural, which allows the development of a single-family residential subdivision for site-built homes or mobile homes, with a minimum lot size of 20,000 sq. ft. She stated that since the property can be served by public water, the developer would like to rezone the property to R-12 One-Family Residential to allow a minimum lot size of 12,000 sq. ft. with site-built homes only.

Mrs. Taylor stated that the developer has since met all conditions previously recommended by staff. (A list of those conditions were included in the packages for the Planning Commission's review.) 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;

Proposal is suitable to existing single-family development in area but less suitable to limited industrial uses to the south.

2. Whether the zoning proposal will adversely affect the existing use 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;

Property would be served by city water, approval would have to be granted during preliminary plat process.

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

Parcel A shown as Industrial, Parcel B 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;

No.

Following discussion, a motion was made by Mr. Lee Noel to recommend approval of this request. The motion was seconded by Mr. Robert Fell and unanimously adopted.

GC-5-95

Request to Rezone from R-9 One-Family Residential to Medium Residential, 23.55 acres fronting 695.60 feet on the east side of Cypress Mill Road, lying immediately south of Benedict Road.

Property owned by KEGLAPP Partnership.

Mr. Ron Sawyer was present for discussion.

Mrs. Deborah Taylor presented the staff's report. She stated that this request is to rezone a 23.55 acre tract, fronting on Cypress Mill Road with a rear property line abutting F-009 Spur/Spur 25, from single-family residential to Medium Residential in order to allow multi-family at a maximum density of 16 units per acre.

Mrs. Taylor explained that the property is located between vacant tracts of land. The tract located immediately south is zoned single-family residential. The developer intends to purchase that tract of land, and the zoning will remain the same.

Mrs. Taylor pointed out that several tracts of land in this area have been rezoned in the last twenty years to allow multi-family residential but there have been no developments at this time. In 1973, a 10.26 acre tract located across Cypress Mill Road was rezoned to PD-R to allow multi-family. In 1985, a 20.05 acre tract located 300 ft. northwest of the subject property was rezoned to General Residential (10 units per acre) and a 9 acre tract, 900 ft. to the north of the subject property, was rezoned to Medium Residential (16 units per acre).

Mrs. Taylor stated if the property is rezoned to Medium Residential, a site plan meeting all the requirements of the Glynn County Zoning Ordinance would have to be approved by the Planning Commission prior to any construction. 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, nearby existing uses are single-family residential, limited industrial and commercial.

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

No, with proper site planning.

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;

Property has good access to Cypress Mill and Benedict Roads. Development would be served by city water, approval would have to be obtained prior to site plan approval.

5. Whether the zoning proposal is in conformance 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;

Yes, other rezonings within the area that have been rezoned to multi-family.

Mrs. Taylor stated staff recommends approval of this request.

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

MINUTES

Mr. Lee Noel stated that at the December 6th meeting, he made a statement and a motion regarding GC-35-94 (Request to Amend the Planned Development Zoning Text for McKinnon Commercial Park); however, his entire statement was not included in the Minutes. Mr. Noel provided a typed copy of his entire statement to be attached to the December 6th Minutes. Following discussion, a motion was made by Mr. Lee Noel to approve the Minutes of the December 6, 1994 Planning Commission meeting with Mr. Noel's statement attached. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

In an effort to maintain more accurate records, Mr. Reuter advised that the county is considering the possibility of installing a new recording system, i.e., a podium or some type of microphone on or near the podium to ensure that everyone in the meeting room is clearly heard when addressing zoning matters, etc.

STAFF ITEMS

It was the consensus of the Planning Commission to have a worksession on Thursday, January 19, 1995 at 9:00 a.m. in Room 234 of the Office Park Building to discuss the status report of the Glynn County Comprehensive Plan and the proposed amendments to the Glynn County Subdivision Regulations.

At this point, Mr. Reuter introduced and welcomed the new staff member of the Planning and Zoning Department, Mr. Mark Schroeder, Planner III. Mr. Schroeder stated he looks forward to working with everyone.

Also under Staff Items, Mr. Reuter pointed out that the GIS equipment has recently been installed in the mapping section of the Planning & Zoning Department, and also, the county is in the process of hiring a GIS Coordinator. He stated larger scale maps could possibly be printed through the use of the GIS equipment. Mr. Noel suggested perhaps the applicants could provide larger maps when submitting an application; however, Chairman Stewart stated that according to the Ordinance, the applicants are not required to provide maps. Mr. Reuter stated staff will continue to work on alleviating this problem.

COMMISSION ITEMS

Mr. Lee Noel expressed concern regarding the motion made at the December 6th meeting to amend the Planned Development Zoning Text for McKinnon Commercial Park (GC-35-94). He stated he feels strongly that the motion made to approve this request is incorrect and he intends to express opposition at the County Commissioners meeting as a citizen, and not as a member of the Planning Commission. Chairman Stewart stated that as a citizen of Glynn County, Mr. Noel has a right to voice his opinions.

There being no further business to discuss, the meeting adjourned at 10:20 a.m.