

MINUTES

GLYNN COUNTY PLANNING COMMISSION
JUNE 3, 1997 9:00 A.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Lamar Cole
Robert Fell
Hal Hart
Glenda Jones
Jonathan Williams

ABSENT: Iris Touw

STAFF PRESENT: Keith Flanagan, Director
Ron Milburn, Planning Official
Dick Newbern, Planner
Deborah Taylor, Zoning Administrator
Andy Grzymski, Transportation Planner
Janet Loving, Administrative Secretary

Chairman Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

At this time, Mr. Keith Flanagan introduced two new staff members of Community Development Department (Planning & Zoning Division); Mr. Ron Milburn, Planning Official and Mr. Dick Newbern, Planner III. On behalf of the Glynn County Planning Commission, Chairman Stewart welcomed the two new staff members.

**Preliminary Plat
Rainwood Subdivision
Private road (paved located off
Canal Road, 6 lots, zoned General
Residential, additional lots to be
created in the future**

Wood & Company, Owner

Mr. Milton Wood was present for discussion.

Mr. Andy Grzymski presented the staff's report. He stated that the developer is proposing to build Rainwood Drive and subdivide 6 new lots. Rainwood Drive would also serve future lots to be subdivided as submitted.

Mr. Grzymski stated that the development would have access only to Canal Road by the subject road. As part of the County Commissioners conditions for rezoning, an acceleration and deceleration lane will be constructed at Rainwood Drive on Canal Road.

Mr. Grzymski pointed out that the 6 lots all exceed the minimum lot size of 9000 sq. ft. to allow one-family attached structures as proposed. A 10 ft. utility easement will be dedicated along the lot side of all road rights-of-way. The subdivision will be served by county water & sewer. Mr. Grzymski stated that Public Works and the Water & Sewer Department reviewed the plans and all requirements have been satisfied. He stated staff recommends approval of this request.

Following discussion, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Mr. Lamar Cole. Further discussion ensued. Mr. Fell wanted to know how the owners would get to the back of their property without walking through other units. Mr. Wood stated that he could present the floor plan which shows the back entrance of the property. Mrs. Taylor explained that when the property is subdivided and sold, the buyer would own the lot as well as the unit.

After discussion, the motion for approval was unanimously adopted.

Minor Plat

Webster Land, Lot Split

Subdivide a 39,668 sq. ft. lot into two parcels. Parcel 1: 19,668 sq.ft. and Parcel 2: 20,001 sq.ft., located on the corner of Frazier Road and Fraser Terrace. Hardship/Variance Exception for Parcel 1

Joe Williams on behalf of Carol Webster, Property Owner

Due to no one being present for discussion, this item was deferred pending arrival of a representative.

Site Plan

Exit 6 Mini Storage

Mini-warehouse storage facility, 2.999 acre tract located on South Port Parkway and Martin Palmer, South Port Subdivision, zoned Planned Development-General

Due to no one being present for discussion, this item was deferred pending arrival of a representative.

GC-18-97

Request to rezone from Freeway Commercial to Highway Commercial, a 2.95 acre tract of land fronting 60.86 ft. on the north side of Crispen Boulevard, located 1,300 ft. west of Highway 341 and 87 ft. east of Picric Street, known as portions of Lots 42, 35 and 34 Glyndale Subdivision, Section C.

Property owned by Joyce and Larry Barwick, Sr.

Mr. Larry Barwick was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a tract of land to permit the development of mini-warehouses. The property has 60 ft. of frontage on the south side of Crispen Boulevard, located between Highway 341 and Old Jesup Road. Mrs. Taylor stated the property has a configuration that creates only a 60 ft. lot width for a depth of 200 ft. before reaching the main portion of the property, which then continues for an additional 729 ft. in depth with a lot width of 151 ft. Due to this configuration, the type commercial activity for the property is limited. Lying immediately east of the property is additional land also owned by the applicant. 1.69 acres of that land cannot be developed due to the entire acreage consisting of Georgia Power and Gas line easements.

Mrs. Taylor explained that under the current zoning of Freeway Commercial, mini-warehouses are not permitted uses; however, under the Highway Commercial District, mini-warehouses would be permitted as a conditional use subject to meeting the following requirements:

- a) Lot size of 3 acres or less;
- b) Consisting of 10 units or more;
- c) Adequate buffers; and
- d) Direct access to a major street or controlled access highway.

Mrs. Taylor stated that a concept plan for zoning purposes has been submitted with this request. If the property is rezoned, this would enable the applicant to develop the property for any of the permitted uses outlined within the HC district. As previously stated, staff feels that due to the configuration of the property, the development potential is limited.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes.

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

No, with adequate ingress and egress being met.

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

Yes, with a limit as to use due to lot width and configuration.

- 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;

Will increase traffic movements within the area. As stated previously, with adequate ingress and egress there should be limited impact on the area. During site development review, if zoning is approved, the County Engineer would review and approve the access in conformance with the county requirements.

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

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval;

The area has been developed and continues to be developed commercially.

Mrs. Taylor pointed out that staff considers this request to be a down-zoning of the property, which would allow uses that would be compatible with the surrounding area. Therefore, staff recommends approval of this rezoning request.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Mr. Lamar Cole to recommend approval of this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

GC-19-97

Request to rezone from Highway Commercial to General Commercial, a 2.018 acre tract with access via 60 ft. private easement located between Jameson Inn, Inc. and Ryan's Family Steak House off of Scranton Road, subject property lies 332.44 ft. north of Scranton Road, having 91.56 ft. of frontage on said easement.

Property owned by Center Square Limited, Lynn Lightbody

Ms. Lynn Lightbody was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a parcel of land that is

located off Scranton Road with access to the property via 60 ft. private access easement located between Jameson Inn, Inc. and Ryan's Family Steak House. The developers of Center Square propose to upgrade the existing private easement to a private road, meeting the county requirements, and extend the road further to serve additional land in the future. However at this time, the access will remain private, which will only permit access to the four lots already created.

Mrs. Taylor explained that the property being requested for rezoning is proposed to be purchased by a company to open a child care center. The current zoning of Highway Commercial does not permit a child care center, therefore a zoning change is being requested to General Commercial, which permits a child care center as a conditional use.

The concept plan submitted with this request shows a structure consisting a 12,375 sq. ft. with a set-back of approximately 100 ft. from the access easement, a circular drive for pick-up and drop-off, a playground area consisting of 36,100 sq. ft. and 36 parking spaces.

Mrs. Taylor stated that this zoning change can be considered a down-zoning of the property; however, with the adjacent commercial uses, which serves the traveling public hotel, transportation/delivery trucks, furniture store, restaurant and local traffic, staff has reservations as to whether the proposed use is compatible with these existing uses and future uses within the development from a traffic safety standpoint. Scranton Road, which this property will have access from, also serves as a connector road between Old Jesup and the Spur/Regional Mall area. Therefore, during the hours that the day care center would be creating the most traffic (with arrivals and departures) there will also be increased traffic from those going to and from work.

According to the 1995 Edition of the ITE Trip Generation Manuel, the proposed 12,375 sq. ft. facility would generate the following number of trips:

Weekday	-	981 trips
Weekday, a.m. peak hour	-	188 trips
Weekday, p.m. peak hour	-	193 trips

The requested General Commercial zoning does not require setbacks, but staff feels that setbacks should be required if the property is rezoned. Rezoning this property would permit the proposed use and would also allow other potential land uses in the future.

Mrs. Taylor pointed out that within the last year, the Glynn County Board of Commissioners rezoned two parcels of land to allow day care centers. One parcel is located at the corner of Cypress Mill Road and Benedict Road, and the other parcel is located off Picric Street. The proposed facility, "kids R kids", is a franchise operation, privately owned and operated with the company's headquarters in Norcross, Georgia. The property owner has observed that another childcare center is needed in Glynn County and would like to open such a facility.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

If road and traffic circulation improvements are made to address traffic safety, staff feels the use could be compatible with the area.

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

A buffer will be required between the subject property and adjacent residential property. Also, General Commercial zoning does not require setbacks. Staff feels that setbacks should be a requirement in order for the development to be more compatible with the surrounding uses.

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

Yes.

- 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;

Yes, there will be an increase in traffic, which would need to be addressed during site plan review (if rezoning is approved).

The facility would be served by City of Brunswick Water and Sewer.

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

Yes, shown as commercial.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval;

This area is a growing commercial area for retail. Traffic safety is of concern and would need to be fully addressed during site plan review (if rezoning is granted).

Mrs. Taylor stated staff recommends approval of this request subject to the following:

- 1) A 25 ft. building setback from all property lines;
- 2) Traffic improvements (including ingress and egress) to meet the development's needs. Such improvements to be

approved by the Glynn County Traffic Safety Engineer and Glynn County Engineer; and

- 3) The 60 ft. private access easement to be upgraded to meet the requirements for a county paved road (can remain private).

Ms. Lightbody stated she understands the conditions and is prepared to move forward with the conditions outlined by staff.

Following discussion, a motion was made by Mr. Robert Fell to recommend approval of this request subject to the conditions stated. The motion was seconded by Mrs. Glenda Jones and unanimously adopted.

GC-20-97

Request to rezone from Forest Agricultural to Highway Commercial, 8.42 acres located on Highway 341 between Old Jesup Road and Burnett Creek and further described as being located on the southeast corner of Old Jesup Road and Highway 341 (1,290 ft. of frontage)

**Property owned by Cornelia B. McClurd;
George Skarpalezos, Agent**

Mr. Skarpalezos was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a vacant 8 acre tract fronting on the east side of New Jesup Highway/aka Highway 341. The property is located between Burnett Creek and Old Jesup Road, with 459 ft. of frontage on the south side of Old Jesup Road. Along the frontage of Old Jesup Road, the Assistant County Engineer has recommended that if the property is rezoned, 25 ft. of right-of-way should be granted along the applicant's property. This would enable Old Jesup Road, which is currently only a 50 ft. right-of-way, to be improved to accommodate the existing and future traffic generated by the proposed development. The applicant also owns the property to the east, which has an additional frontage of approximately 1,400 ft.

Mrs. Taylor explained that according to the survey and documentation submitted with this request, the applicant proposes to access the 8 acres with a maximum of three driveways off Highway 341. If the property is rezoned to commercial, the applicant/developer would be required to meet all road improvements, including acceleration and deceleration lanes, outlined by the Department of Transportation and the Glynn County Engineer.

Mrs. Taylor further stated that the subject property is located directly across Highway 341 from River Ridge Subdivision, which is zoned R-20 One-Family Residential and Highway Commercial, consisting of a mobile home sales lot and vacant land.

The survey shows that a 20 ft. buffer and a 6 ft. privacy fence will be provided along the eastern property line abutting the Forest Agricultural property, also owned by the applicant.

Mrs. Taylor stated that in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, with adequate access, road improvements and buffers.

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

There will be an impact on the traffic movement in this area. The commercial rezoning would have the most impact on the adjacent residential areas, but the applicant, who is aware of this impact, also owns the property to the east.

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

Yes, if developed internally with the residential land being buffered adequately. However, with the road improvements to Highway 341, the property fronting along the highway is more suitable for commercial use.

- 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;

Yes, will have impact on the traffic movements on Highway 341 but with road improvements there should not be a major impact.

No public water & sewer utilities are available in this area.

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

No, shown as low density urban.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval;

Recent improvements to Highway 341 have made the subject property more suitable for commercial development.

Mrs. Taylor stated that staff recommends approval of this rezoning request subject to the following:

- 1) 25 ft. of property to be granted for additional right-of-way along Old Jesup Road.
- 2) Road improvements being made to Highway 341 meeting the requirements of the Department of Transportation, Glynn County Engineer, and Glynn County Traffic Safety Engineer.
- 3) A 20 ft. buffer and a 6 ft. fence being provided along the east property line.
- 4) A setback of 25 ft. from Old Jesup Road being met (this would be in addition to the right-of-way dedication).

Mr. Skarpalezos stated he was not aware of these conditions. He was especially concerned about condition #1, and stated he could not agree with this until he confers with the landowner. He asked that if the landowner is opposed to these conditions, could he come back and address them. Chairman Stewart stated he would not have a problem with coming back to deal with the conditions.

Following discussion, a motion was made by Mrs. Glenda Jones to recommend approval of this request subject to the conditions. The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mr. Skarpalezos stated that it is not right for the county to just say, "give me 25 ft. or we won't approve your request." Mr. Flanagan pointed out that staff is not saying this will prohibit the development. He stated that as good planners looking for future developments, they are asking the applicant to consider granting the 25 ft. of property. Mr. Skarpalezos stated he would rather ask the landowner first.

Mrs. Jones stated perhaps the wording should be changed in condition #1 as follows: "The property owner to **consider** granting 25 ft. of property for additional right-of-way along Old Jesup Road." The developer concurred. Thereupon the motion was amended to reflect the changes in condition #1. The amendment was accepted and the motion was unanimously adopted. (The motion also includes conditions 2, 3 & 4)

It was noted that representatives for Agenda Items 2 and 3 were now present.

Minor Plat

Webster Land, Lot Split

Subdivide a 39,668 sq. ft. lot into two parcels. Parcel 1: 19,668 sq.ft. and Parcel 2: 20,001 sq.ft., located on the corner of Frazier Road and Fraser Terrace. Hardship/Variance Exception for Parcel 1

Joe Williams on behalf of Carol Webster, Owner

Mr. Norman Blood, representing Mrs. Webster on behalf of Mr. Williams, was present for discussion.

Mrs. Taylor stated she received a letter from Mr. Joe Williams explaining that his mother is disabled and can no longer care for herself or pay her own living expenses. A copy of the letter was included in the packages for the Planning Commission's review. Mr. Williams would like to subdivide the property (105 Frazier Road) and possibly sell the land to help repair his mother's home and pay her expenses.

Mrs. Taylor pointed out that this property is 300 sq. ft. short of meeting the 20,000 sq. ft. requirement in accordance with the ordinance. She stated the Health Department has indicated that they would not have a problem granting a septic tank for this property.

Mr. Norman Blood stressed that Mr. Williams is caring for his elderly mother and he is hoping that this request will be approved.

Mr. Flanagan stated that due to the property being a corner lot with natural separation from two sides, staff feels that a variance can be granted.

Following discussion, a motion was made by Mr. Lamar Cole to approve this request. The motion was seconded by Mr. Hal Hart and unanimously adopted.

Site Plan

Exit 6 Mini Storage

**Mini-warehouse storage facility,
2.999 acre tract located on South
Port Parkway and Martin Palmer,
South Port Subdivision, zoned
Planned Development-General**

Exit 6 Mini Storage, Inc., Owner

Ms. Laura Bonds was present for discussion.

Mr. Grzynski presented the staff's report. He stated that the applicant is proposing to build a self-storage warehouse facility on a 2.999 acre lot on South Port

Parkway. The proposed use is allowed under the Planned Development-General zoning.

Mr. Grzymski stated that the entrance to the facility will be from South Port Parkway with the exit being on Martin Palmer Drive. A temporary office will serve the facility until the owner decides that a permanent office will be necessary. The temporary office will become storage space at that time. Mr. Grzymski pointed out that due to the temporary office not having bathroom facilities, sewer will not be extended to the property until the permanent office is built. Water to the site will only be used for irrigation purposes. Mr. Grzymski further stated that the County Water & Sewer Department **strongly** recommends using a shallow well for this purpose; however, this is at the discretion of the owner.

Mr. Grzymski stated that the buildings meet all setback requirements of the Planned Development text. He stated staff recommends approval of this site plan subject to the following:

Building Inspections:

1. A Sedimentation and Erosion Control Permit shall be obtained from the Building Inspections Office prior to any construction/clearing.

Chairman Stewart wanted to know why a Sedimentation Control Permit is needed. Mr. Grzymski replied for drainage purposes.

Following discussion, a motion was made by Mr. Robert Fell to approve this request with the additional recommendation that a shallow well be used for irrigation purposes. The motion was seconded by Mr. Jonathan Williams. Discussion continued.

Mr. Richard pointed out that staff is asking that a shallow well be used due to the uncertainty of the kind of landscaping proposed for the site. However, Ms. Bonds stated there would not be much water required because only a small portion of the area will be landscaped. She stated she would like for this to be a consideration rather than a requirement. The Planning Commission concurred.

After discussion, Mr. Fell withdrew the additional requirement (the use of a shallow well for irrigation purposes) from his motion. The motion was unanimously adopted.

GC-2-97

Consider amending Section 302. Definitions, to add the following: "Productive Marsh" & "Estuarine Area"

Mr. Flanagan stated that staff and the Planning Commission had problems with the interpretation of this amendment and therefore solicited the County Attorney's assistance.

Attorney Gary Moore submitted a response to the Planning Commission's request regarding whether marshland should be included in the minimum area requirement for subdivision lots. Mr. Moore is in agreement with staff's recommendations concerning Section 302. The exclusion of "productive marsh" from the definition of "development area" would prevent applicants from being allowed to count marshland as part of the area requirement for each proposed lot in the plat.

Mr. Flanagan stated there are still problems with this interpretation. Chairman Stewart stated he thinks that the marsh should be counted as part of the property. Mr. Hal Hart pointed out that he is having trouble understanding the term "mean tide" and could this be the same as "mean high" or "mean low." Chairman Stewart stated perhaps this amendment should be deferred until the County Attorney and a DNR representative is present for discussion. Thereupon, a motion was made by Mrs. Glenda Jones for deferral until the next meeting. The motion was seconded by Mr. Lamar Cole and unanimously adopted. Mr. Flanagan advised that he would try to arrange a work session before the July 1st meeting and invite the general public to attend. He stated he would report back to the Planning Commission with the date and time.

MINUTES

Upon a motion made by Mr. Lamar Cole and seconded by Mrs. Glenda Jones, the Minutes of the May 6, 1997 Planning Commission meeting were approved and unanimously adopted.

COMMISSION ITEMS

Members of the Planning Commission thanked Mr. Flanagan for the May 27th tour of the site at Exit 6, I-95/U.S.17 Interchange. The field trip was very educational and beneficial to the members.

Also under Commission Items, Mr. Hart advised that traffic control at the Golden Isles Marina was discussed at the last Coastal Marsh Protection Committee meeting. In an effort to alleviate traffic problems at the entrance/exit of the Marina, the committee discussed routing traffic from the Marina entrance through the parking lot, under the McKay River Bridge, turning back east and up on the northern side of the causeway. Mr. Hart stated that the Planning Commission needs to send a recommendation to the County Commissioners endorsing this plan. Mr. A. C. Anderson, St. Simons resident, asked that this plan be moved from long-term to short-term.

Following discussion, a motion was made by Mr. Hal Hart recommending that the Glynn County Board of Commissioners empower Community Development and the County Engineer to move forward with this plan. The motion was seconded by Mr. Robert Fell and unanimously adopted.

STAFF ITEMS

a) Resignation

Mr. Flanagan announced that Andy Grzymiski recently resigned as Glynn County Transportation Planner and has accepted a position in High Point, North Carolina. Mr. Grzymiski has done an outstanding job for Glynn County and he will be missed. On behalf of the Planning Commission, Chairman Stewart wished Mr. Grzymiski continued success in his career.

b) Executive Session

Mr. Flanagan stated that an Executive Session needs to be held in order to address several personnel items. A motion was unanimously adopted to have an Executive Session immediately following this meeting.

c) Rafters

Mr. Flanagan stated staff had received complaints that the owners of Rafters were not complying with the ordinance. The complaints include violation of the noise ordinance and not serving food. He also referred to the May 13th letter sent to Mr. Jeffrey Irwin regarding the entry stairs to the establishment and parking violations. (A copy of the letter was included in the packages for the Planning Commission's review.)

Mr. Flanagan stated he has not been contacted by any representative of Rafters. He will continue to pursue the matter with Chief Nazzrie of the Police Department and report back to the Planning Commission. Chairman Stewart stated he was informed that Mr. Irwin is no longer affiliated with Rafters, which is perhaps why there was no response. Mrs. Taylor explained that according to the ordinance, if ownership changes, the Special Use Permit is no longer valid.

d) German Village

Mr. Flanagan stated that several meetings were held to discuss potential development in the German Village area. A report has been compiled and will be forwarded to the planning members. He stated staff is continuing to get requests for building permits in German Village.

Mr. Flanagan explained that due to the small lots, there is a problem with separation of wells and septic tanks, and also adjoining property owners. Chairman Stewart stated he is concerned that someone will end up with undevelopable lots. An accurate survey outlining the boundaries of the area is needed. Mr. Flanagan stated he

recently received two more requests for building permits. This will be discussed further at the site plan review meeting.

e) Palm Coast

Mr. Flanagan advised that the Palm Coast request will not be included on the County Commissioners agenda for Thursday night. Mrs. Taylor stated she would confer with the applicant to determine if this request is being deferred or withdrawn.

f) SSI Medical Clinic

Mr. Flanagan stated that due to being exempt from zoning requirements, the proposed medical clinic for St. Simons Island was not presented to the Planning Commission. The plans may be reviewed by staff.

Also under Staff Items, Chairman Stewart pointed out that clarification is still needed on height restrictions. He stated perhaps staff could advertise this item for discussion at the next meeting.

At 10:20 a.m. the Executive Session began. At 10:30 a.m. the Executive Session ended and the meeting was adjourned.