

# MINUTES

GLYNN COUNTY PLANNING COMMISSION  
APRIL 1, 1997 9:00 A.M.

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PRESENT: Wayne Stewart, Chairman  
Lamar Cole  
Hal Hart  
Iris Touw  
Jonathan Williams

ABSENT: Glenda Jones

STAFF PRESENT: Keith Flanagan, Director  
Deborah Taylor, Zoning Administrator  
Janet Loving, Administrative Secretary

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Chairman Stewart called the meeting to order and announced that due to possible pending litigations, it is necessary for the Planning Commission to hold an executive session. At this time, the Planning Board members, along with Mr. Flanagan and Mrs. Loving, were excused.

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The meeting resumed at 9:15 a.m. The invocation was given, followed by the Pledge of Allegiance. Chairman Stewart gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items. He then advised that agenda item #9 (GC-16-97) has been deferred. Also, the Heritage Inn proposed amendment request has been withdrawn by the applicant.

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**Preliminary Plan  
Leeswoods Subdivision  
Located on the north side of Emanuel  
Farm road, 9.334 acres, zoned Medium  
Residential**

**Driggers Construction Co., Owner/Developer**

Mr. Jim Todd was present for discussion.

Mr. Andy Grzynski presented the staff's report. He stated that the developer is proposing a 47 lot duplex subdivision on the north side of Emanuel Farm Road between U.S. 17 and Carteret Road. The property is zoned Medium Residential which permits a minimum lot size of 6,000 square feet for this type of development.

Mr. Grzynski stated there is an area consisting of 14,970 sq. ft. located between the subdivision and Beverly Shores which will be dedicated to the county for drainage purposes. A drainage ditch presently runs through this area.

Mr. Grzymski explained that all lot access would be provided from Leeswoods Circle, a new road being constructed as part of this subdivision. A non-access easement has been placed on lots 1,27,28 and 47 to restrict access to only Leeswoods Circle, therefore no lots will be permitted to have access to Emanuel Farm Road.

Mr. Grzymski stated staff recommends approval of this preliminary plat subject to the following:

**Building Inspections:**

1. Prior to any construction/clearing, a Sedimentation and Erosion Control Permit must be obtained. (Mr. Grzymski stated that a permit has been obtained.)

**Planning & Zoning:**

1. Due to water and sewer being provided by the City of Brunswick, approval is contingent on the Glynn County Commission granting permission for the city to expand its services into the county. (This item is on the April 3, 1997 Board of Commissioners agenda.)

Following discussion, a motion was made by Mrs. Iris Touw to recommend approval of this preliminary plat. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

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**Preliminary Plat  
South Port Parkway Extension  
Located off Highway 17 South,  
Southport Subdivision**

**Southport Group, Owner/Developer**

Mr. Bobby Shupe, County Surveyor, was present for discussion.

Mr. Grzymski presented the staff's report. He stated that the developer is proposing an extension of the South Port Parkway from its current terminus at Martin Palmer Drive to U.S. 17. The property is zoned Planned Development-General.

Mr. Grzymski stated staff recommends approval of this extension. It was noted that this request was approved as submitted by all reviewing departments.

Mrs. Iris Touw had questions about this item being a Planned Development. Mr. Grzymski stated it is a Planned Development; however, the preliminary plat is for the road only.

Following discussion, a motion was made by Mr. Robert Fell to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Island Retreat Subdivision  
Extension, No.1, Block 12  
Redivision of Lots 1 & 2**

Robert and Carole Chaput, owners, were present for discussion.

Mrs. Taylor stated that the property is located on the southeast corner of Timmons Street and Magnolia Avenue. A survey outlining the property was included in the packages for the Planning Commission's review. Mrs. Taylor stated staff recommends approval of this request.

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

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**Sea Island Subdivision, No.1  
Redivision of Lots 1, 2, & 3,  
Block 84**

**Estate of Catherine S.Nunnally**

Mr. Bobby Shupe was present for discussion.

Mrs. Taylor stated that the property is located on the southeast corner of Butler Avenue and Sea Island Road. A map outlining the property was included in the packages for the Planning Commission's review. Mrs. Taylor stated staff recommends approval of this request.

Following review, a motion was made by Mr. Jonathan Williams to approve this request. The motion was seconded by Mr. Robert Fell and unanimously adopted.

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**Hamilton Island - Vacate Plat  
Plat approved by the Glynn  
County Board of Commissioners  
on December 19, 1996**

**Sea Island Company, Owner**

Mr. Bobby Shupe was present for discussion. Also present were Mr. Bill Edenfield and Mr. Bill Smith.

Mrs. Taylor stated that the Sea Island Company decided to reconfigure the lots to a lesser number. The road and utilities will remain more or less the same, and a new plat will be resubmitted as soon as possible. Mrs. Taylor stated staff recommends approval of this request.

Following review, a motion was made by Mr. Robert Fell to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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GC-12-97

Request to rezone from R-12 One-Family Residential to M-12 One-Family Residential Manufactured Home, 1.567 acres located off Jacobs Road via 25 ft. access easement across properties owned by John and Bridget Carlino. Subject property's beginning point is approximately 930 ft. south of the Scranton Road and Jacobs Road intersection, approximately 700 ft. east of Lynch Road.

**Property owned by Randy C. Young**

Mr. Young was present for discussion.

Mrs. Taylor presented the staff's report. She stated that this request is to rezone a 1.5 acre tract to allow the placement of a manufactured home. The subject property has access via 25 ft. private access easement to Jacobs Lane. Jacobs Lane is an existing unpaved road with an unknown right-of-way width maintained by the county. The subject property is located behind the proposed commercial development to be located at Scranton Road and the new access road off F009 Spur/Spur 25. If the commercial area is developed, the developer proposes to relocate the road as part of the overall development.

Mrs. Taylor pointed out that the surrounding area consists of a mixture of zonings and land uses, i.e., commercial, mobile homes, manufactured homes and site built homes. She 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.

- 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;

No.

- 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 property located immediately to the north (the lot that the private access easement crosses), has recently been developed as residential. The owner of the subject property feels the desirable use for his property at this time is residential. Staff feels that in the future, if the property located to the east and north is developed commercially as proposed, the subject property could possibly be developed as commercial (if a rezoning is requested and adequate access is provided.)

Mrs. Taylor stated that staff recommends approval of this request.

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

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**GC-14-97**

**Request to rezone from M-20 One-Family Residential Manufactured Home to R-12 One-Family Residential, a 41,532 square foot lot (proposed to be subdivided) fronting 183.17 feet on the south side of Emanuel Farm Road, beginning 827.55 feet east of Carteret Road known as "The Florence Harris Jones Estate."**

**Property owned by Billy E. and Jerilyn J. Cribbs.**

Mr. Charles Johnson was present for discussion.

Mrs. Taylor presented the staff's report. She stated that the property was rezoned from R-9 One-Family Residential to M-20 One-Family Residential in 1978. The request at this time is to rezone the parcel of land from a minimum square footage requirement of 20,000 to R-12 which only requires a minimum lot size of 12,000 sq. ft. The classification being requested would be an upgrade of the zoning, allowing only a site-built home. A single-family site-built home already exists on the property.

Mrs. Taylor explained that this rezoning would enable the owner to subdivide the lot to accommodate another site-built home. The property consists of adequate square footage to accomplish what is desired. Mrs. Taylor pointed out that due to county water being available to serve the subject property, staff feels that this is a reasonable and desirable zoning change. The site-built home would be more compatible with the surrounding area. The north side of Emanuel Road is proposed to be constructed and consists of single-family residential and two-family residential dwellings.

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.

- 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;

No

- 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;

Yes, new residential development in the area.

Mrs. Taylor stated that staff recommends approval of this request.

Following discussion, a motion was made by Mr. Jonathan Williams to recommend approval of this request. The motion was seconded by Mrs. Iris Touw. Voting Aye: Mr. Lamar Cole, Mr. Robert Fell, Mr. Hal Hart, Mrs. Iris Touw, and Mr. Jonathan Williams. Abstained From Voting: Mr. Wayne Stewart.

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**GC-15-97**

**Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential Manufactured Home, a 39,723 sq. ft. lot fronting 147.50 ft. on the north side of a 20 ft. county road, located 147.43 ft. east of Frazier Road, known as a portion of the Old Vinson Tract.**

**Property owned by John G. Miller**

Chairman Stewart stated that due to a representative not being present, this request would be deferred.

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## MINUTES

Upon a motion made by Mr. Robert Fell and seconded by Mrs. Iris Touw, the Minutes of the March 4, 1997 Planning Commission meeting were approved and unanimously adopted.

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## STAFF ITEMS

### a) Recommendation for Planning Commission Changes

Staff was advised to re-advertise the proposed changes for discussion at the May 6<sup>th</sup> meeting. Mrs. Touw asked if she could get copies of the suggestions previously distributed. Staff will provide copies for Mrs. Touw and other members. Also, antenna/transmission towers will be discussed under Staff Items at the May 6<sup>th</sup> meeting.

### b) Sign Committee

Chairman Stewart advised that a work session will be scheduled in June to further discuss the "balloon" issue and other related sign items.

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## COMMISSION ITEMS

Mrs. Touw stated she believes there needs to be a committee to study issues concerning "Exceptions to Height Limitations." Chairman Stewart stated he is not opposed to the idea, but he is not ready to appoint a committee at this time.

Mrs. Touw further stated that when decisions are made regarding changes that affect the community, the Planning & Zoning staff should be made aware of these changes. She stated staff is not being properly advised of the changes at the hospital site. Mr. Fell agreed. He stated that the Planning Commission also has very little knowledge of the hospital site/medical clinic.

Regarding height limitations, Mr. Fell stated that until the issue is settled, anything exceeding the height limitations should be deferred. He stressed that a moratorium should be imposed; however, Chairman Stewart explained that a moratorium should not be imposed until the ordinance is changed. Mr. Hart pointed out that definitions still need to be clarified, i.e., "observation towers."

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Ms. Pam Shierling of the Islander had questions regarding the steps installed at the entrance of "Rafters" which was discussed at the March 4<sup>th</sup> meeting. Ms. Shierling was advised that Mr. Ellis Carter of the Building Inspections Division is currently working with the

owner/developer and will report back to the Planning Commission with an update.

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There being no further business to discuss, the meeting adjourned at 10:00 a.m.