

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**CALLED MEETING**  
**MARCH 16, 2000 - 1:00 P.M.**

-----

MEMBERS PRESENT:      Richard Altman, Chairman  
                                 Lamar Cole, Vice Chairman  
                                 Perry Fields  
                                 Hal Hart  
                                 Iris Touw  
                                 Jonathan Williams

STAFF PRESENT:         Chuck Taylor, Director  
                                 Cindy Olness, Planning Official  
                                 Deborah Taylor, Zoning Administrator  
                                 Janet Loving, Administrative Secretary

-----

Chairman Altman called the meeting to order.

-----

**GC-5-00**

**Request to rezone from Forest Agricultural to R-9 One-Family Residential, 85.17 acres fronting 2,682.93 ft. on the east side of South Port Parkway, and having an average depth of approximately 1,748 ft.; northern beginning point being located 411.36 ft. south of U.S. Highway 17, also located immediately west of Lots 1-7 South Port Subdivision & north of property owned by the Glynn County Board of Education.**

**South Port Group, Robert Collins, Miles Loadholt & Lands End Properties, Inc., Property Owners**

Mr. Terry Carter, agent, was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

This request is to rezone an 85 acre parcel of land located on the east side of South Port Parkway, beginning 411 ft. south of U.S. Highway 17. Immediately to the east of the subject property is South Port Subdivision, which is zoned Planned Development-General and designated for Highway Commercial land uses. To the west is vacant property zoned Forest Agricultural and to the southeast is a parcel of land owned by the Glynn County Board of Education, which is the site of Satilla Marsh Elementary.

This request is for an increase in density. The applicant proposes to subdivide the 85 acres and create a single-family residential subdivision for site-built homes, which could be developed under the current or proposed zoning classification.

The current zoning of Forest Agricultural allows a subdivision to be developed, which would allow mobile homes, manufactured homes and site-built homes. The Forest Agricultural requires a minimum lot size of 20,000 sq. ft. and a minimum lot width of 100 ft. The requested zoning, R-9 One-Family Residential, requires a minimum lot size of 9,000 sq. ft. and a minimum lot width of 70 ft.

As stated in application GC-6-00, based on the amount of land, proposed rezoning requests and developments along South Port Parkway, the maximum density for the entire area required that a DRI (Development of Regional Impact) be submitted to the Coastal Georgia Regional Development Center.

During the CGRDC's review process, organizations identified as potentially affected parties were invited to participate in the DRI review. Letters and/or verbal comments were received from the Georgia Department of Transportation, Georgia Department of Natural Resources (DNR) Environmental Protection Division, US Fish and Wildlife Service, and the US Army Corps of Engineers.

The proposed development would be served by public water and sewer. In 1987, by agreement between Glynn County, The 17-95 Trust and Lands End Properties, Inc., a water and sewer system was constructed.

A concept plan has been submitted for the subject property. The plan shows the 85 acres subdivided into 232 residential lots. Under the proposed zoning of R-9 One-Family Residential, the maximum density could be 411 lots; however, this does not take into consideration the deduction for road rights-of-way and other improvements.

The traffic impact of this request has been reviewed as follows:

**Trip Generation for Proposed 85 Acres**

Trips per day based on current zoning, FA		
2 units per acre, maximum lots allowed 42	-	405
Trips per day based on requested zoning, R-9		
4 units per acre, maximum lots allowed 411 lots	-	3,933
Trips per day based on requested zoning, R-9		
Concept Plan shows 232 lots	-	2,220

As recommended when considering rezoning request GC-6-00 (request to rezone to R-9 and then revised to request R-12), due to the amount of vacant land available along South Port Parkway, an R-12 One-Family Residential would be a more compatible zoning classification and density for single-family residential lots within this area.

In conformance with Section 1103. Glynn County Zoning Ordinance, the following findings of fact were considered in making the 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, the area known as South Port is proposed to be a mix of commercial and residential uses. The request is for an R-9 One-Family Residential. An R-12 One-Family Residential would be a more compatible zoning classification and density for single-family residential lots within this area. With water and sewer being available and a new elementary school being constructed in the area, it was anticipated that the area would be developed with mixed uses, including residential.

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

No, the adjacent properties could also be developed as residential at this time but under the current zoning would require larger lots.

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

Yes, a residential subdivision could be developed in Forest Agricultural.

- 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 an impact on the above. As stated in the staff's report, the traffic impact could generate 3,933 trips per day based on the maximum lots allowed (411 lots) or 2,220 trips per day based on the concept plan (232 lots).

As stated in the comments in the CGRDC letter, the Georgia Department of Transportation regional office requests that Glynn County monitor traffic during the development of the residential areas, if the rezoning is approved.

Water and sewer is available to serve the subject property.

A new elementary school has been constructed within this area to serve proposed residential developments, and is nearing full capacity. A representative from the Board of Education has stated that with continued growth in the Exit 6 area additional schools will be needed.

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

No, shown as Forest Agricultural on the Future Land Use Map.

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

Additional requests for density increases will continue to be made in the future for this area, all of which are currently zoned for low-density use. The cumulative impact of these rezonings, if granted, would have a large affect on the infrastructure in the area.

Ms. Olness stated that staff's original recommendation was for denial of the request as submitted to rezone to R-9 One-Family Residential. Staff could support an R-12 One-Family Residential zoning which would be a more compatible zoning classification and density for the area. However, since developing this recommendation, staff has spoken with the agent, Terry Carter, and he is willing to have a condition placed on the R-9 approval to eliminate to 238 lots. She stated that staff is in agreement with this condition.

Mr. Terry Carter gave a brief presentation. He stated that he is willing to go down to 238 lots to stay within the R-9 zoning classification. Also, there were some original concerns about the impact on the school, but he has since met with the school officials and they are now very pleased with the development. Mr. Carter stated that he is proposing to put a walkway from the subject property over to the school so that there won't be a busing issue relative to children going to and from the school. Mr. Perry Fields wanted to know where the proposed walkway would be located. Mr. Carter stated that the walkway would be in the rear of the school.

Mr. Ronnie Perry, representing the current property owners, was present to speak in favor of this request.

Mr. Fields had further questions about the PD-G zoning. Mrs. Taylor explained that the Planned Development-General is the South Port commercial area containing commercial lots. Mr. Fields wanted to know what type of buffer would be utilized between the northeasterly boundary of the proposed rezoning with the South Port property. Mr. Carter stated that there would be a 40 ft. natural buffer in that particular area.

Following discussion, a motion was made by Mrs. Iris Touw to recommend approval of this request with the condition that there would be a maximum of 238 lots developed. The motion was seconded by Mr. Perry Fields with an added condition that there be a 40 ft. undisturbed buffer between the proposed development and the PD-G commercial lots. Mrs. Touw agreed to the condition and the motion was unanimously adopted.

-----

### **GC-7-00**

**Request to rezone from Forest Agricultural to General Residential, 20 acres having frontage of 795.06 ft. on the southeast side of South Port Parkway, having a northerly beginning point of 2,458 ft. south of Palisade Drive, and frontage of 106.61 ft. on the west side of Interstate 95 right-of-way. Further being described as lying immediately west and south of the Glynn County sewer 40 ft. access easement and facility.**

**South Port Group, Robert Collins, Miles Loadholt & Lands End Properties, Inc., Property Owners**

Mr. Ronnie Perry and Mr. Ron Guffey were present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

This request is to rezone a 20 acre parcel of land located on South Port Parkway, lying west of the Glynn County Sewer Facility, and 60 ft. north of the 35 acre parcel involved in rezoning application GC-6-00 (FA to R-12). Located across South Port Road to the north is property owned by the Glynn County Board of Education and the site of Satilla Marsh Elementary.

As stated in applications GC-5-00 and GC-6-00, based on the amount of land and proposed rezoning requests and developments along South Port Parkway, the maximum density for the entire area required that a DRI (Development of Regional Impact) be submitted to the Coastal Georgia Regional Development Center.

During the CGRDC's review process, organizations identified as potentially affected parties were invited to participate in the DRI review. Letters and/or verbal comments were received from the Georgia Department of Transportation, Georgia Department of Natural Resources (DNR) Environmental Protection Division, US Fish and Wildlife Service, and the US Army Corps of Engineers.

The proposed development would be served by public water and sewer and is available to serve the subject property. In 1987, by agreement between Glynn County, The 17-95 Trust and Lands End Properties, Inc., a water and sewer system was constructed.

The zoning classification that the applicant is seeking is General Residential. General Residential allows for the development of single-family residential, two-family residential and multi-family residential at a maximum density of 10 units per acre. If the subject property (20 acres) is rezoned to General Residential, this would allow for a maximum of 200 units. This does not take into consideration the deduction for driveways, open space and other improvements or requirements.

The concept plan submitted only shows development of approximately 14 acres of the 20 acres of the property involved in this rezoning request. The 14 acres are shown to be subdivided into 53 lots. These lots are proposed to be developed for two-family dwellings (duplex). Under the General Residential zoning classification, the minimum lot size for a lot, whether for single-family residential or two-family residential, is 6,000 square feet. The remaining 6 acres, which is shown having access via 60 ft. access road,

and noted as “future development” could be developed as multi-family at a maximum density of 10 units per acre if the rezoning is approved.

The traffic impact of this request has been reviewed as follows:

**Trip Generation for 20 Acres**

Trips per day based on current zoning (FA) 2 units per acre, 40 lots:	382
Trips per day based on proposed zoning (GR) Maximum density 10 units per acre, 200 units:	1,914
Trips per day based on concept plan Only a portion of the property (14 acres) shows proposed development, 53 duplex lots (106 units); remaining acreage (6 acres) calculated at 10 units per acre:	1,588

In conformance with Section 1103. Glynn County Zoning Ordinance, the following findings of fact were considered in making the 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, the area known as South Port is a mixture of commercial and residential zoning. As outlined in the Zoning Ordinance, it is the intent of the General Residential District to be developed and reserved for low-to-medium density residential purposes. The regulations that apply within GR are designed to encourage the formation and continuance of a stable, healthy environment for various types of dwellings on zoning lots of 6,000 sq. ft. or more, and to prohibit unwarranted encroachment of high density residential, commercial, industrial and other uses which would detract from the less intensive residential character of the area.

With water and sewer being available and a new elementary school being constructed within the area, it was anticipated that the area would be developed with mixed uses, including residential.

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

No, the adjacent properties could also be developed as residential at this time but under the current zoning would require larger lots.

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

Yes, a residential development could be developed in Forest Agricultural.

- 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 an impact on the above. As stated in the staff's report, the traffic impact could generate 1,914 trips per day based on the maximum density allowed or 1,014 trips per day based on the concept plan (53 duplex lots = 106 dwelling units).

As stated in the comments in the CGRDC letter, the Georgia Department of Transportation regional office requests that Glynn County monitor traffic during the development of the residential areas, if the rezoning is approved. Water and sewer is available to the serve the subject property.

A new elementary school has been constructed within this area to serve proposed residential developments, and is nearing full capacity. A representative from the Board of Education has stated that with continued growth in the Exit 6 area additional schools will be needed.

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

No, shown as Forest Agricultural on the Future Land Use Map.

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

Additional requests for density increases will continue to be made in the future for this area, all of which are currently zoned for low-density use. The cumulative impact of these rezonings, if granted, would have a large affect on the infrastructure in the area.

Ms. Olness stated that staff is recommending denial of this request. General Residential is not a compatible zoning classification and density for the area.

Mr. Ronnie Perry, representing the potential owner and the current owner, gave a brief presentation. He stated that duplexes are located in every area of Glynn County. This project would act as a buffer between the Sewage Treatment Plant and the upscale residential developments. Mr. Perry stated that the development is an effort to create affordable housing in this area of Glynn County and Mr. Guffey is proposing to build a nice aesthetic community. He is willing to set aside 12.5 percent of his property as a buffer with a 25 ft. buffer completely around the property. He stated that Mr. Guffey set the 6 acres aside for future development. In the future, he would probably propose a condominium development. Mr. Perry stated that this property is marsh frontage and there isn't anything wrong with having condominiums on the mainland. He stated that he doesn't understand the reasoning for not allowing the property to be rezoned for General Residential.

Mr. Ron Guffey, developer, explained that this is his first time developing a piece of property. He stated that he is planning an excellent development similar to, or one that would exceed what Ron Sawyer has done on Cypress Mill Road. Mr. Guffey stated that he feels that he has a good plan for this area and it should work well. He then presented the concept plan showing the 6 acres that he is holding back, and a general discussion followed.

Mr. Perry Fields wanted to know how the 5 acres in the back of the property would be accessed. Mr. Guffey stated that a separate road would access the 5 acres. He pointed this out on the concept plan. There was also a brief discussion regarding the entrance to the school in comparison with the Sewage Treatment Plant.

Mr. Ken Tollison stated that with the exception of the school system, he is probably the only adjacent property owner within a mile of the development. He stated that he likes Ron Sawyer's development on Cypress Mill Road and he likes Mr. Guffey's proposal. Mr. Guffey is doing the same type of development and he doesn't have a problem with it. As an adjacent property owner, Mr. Tollison stated that he is in favor of this request.

Mr. Jonathan Williams asked staff's reason for recommending denial of this request. Ms. Olness stated that as with the previous applications, GC-5-00 and GC-6-00, staff feels that the cumulative impact would largely affect the infrastructure in the area. Also, the land use map, adopted by the Board of Commissioners, designates that area as Forest Agricultural, which is why staff supports lessening the density on the previous requests.

For clarification, Mrs. Iris Touw pointed out that the Planning Commission is being asked to vote on a rezoning, not a concept plan. They often run into difficulties in this area because the motion for approval is often based on concept.

Mr. Hart wanted to know how staff would feel about holding the applicant to the concept plan. Ms. Olness stated that the concept plan doesn't show anything for the other 6 acres. She then requested a few moments to confer with Mrs. Taylor. Meanwhile, Mr. Ronnie Perry stated that Mr. Guffey would agree to impact no more than 166 units, assuming he did 10 per acre on the remaining 5 acres, but he would not exceed 166 units and 12.5 percent of the whole project would be an undisturbed buffer. Of the 12.5 percent, there would be a 25 ft. undisturbed buffer all the way around the property. Mrs. Deborah Taylor stated that staff would recommend the 25 ft. undisturbed buffer rather than using percentages.

For further clarification, Chairman Altman stated that if the Planning Commission were to recommend approval of the request with a 25 ft. undisturbed buffer all the way around the property and a maximum of 166 units, would staff feel comfortable with the recommendation. Ms. Olness and Mrs. Taylor replied yes.

Following discussion, a motion was made by Mr. Lamar Cole to recommend approval of this request subject to a maximum of 166 units with a 25 ft. buffer on all sides. The motion was seconded by Mr. Mr. Jonathan Williams. Discussion continued on defining the buffer for the property. The motion was amended to state that the buffer would be 25 ft. undisturbed or landscaped all the way around the property. The amendment was accepted and the motion was unanimously adopted. (It was noted that Mr. Guffey was in agreement with this motion.)

-----

**Site Plan-SSVP/Beachview Place  
17,777 sq. ft., Located at Beachview Drive, Demere Road  
and Oglethorpe Avenue, Zoned Resort Residential,  
High Tide Properties, LLC/Tommy Stewart, Owner/Developer**

Mr. Tommy Stewart and Mr. Larry Evans, agent, were present for discussion.

Ms. Olness explained that the staff's report for this request was presented at the March 7<sup>th</sup> Planning Commission meeting and is included in the packages today for review. She stated that she was still unable to figure out the square footage on the Methodist church property, but has it listed at approximately 20,000 sq. ft. Ms. Olness pointed out that the proposed footprint is less than that. She stated that staff is recommending approval of this request.

Mrs. Touw expressed concerns about setbacks. She stated that the building would sit 15 ft. from Demere Road, which is very close to the curb. Also, a 45 ft. high building is not in-keeping with houses in the Village. Mrs. Touw stated that this is not an appropriate building for the Village.

Mr. Perry Fields stated that he's concerned about parking on Demere Road and on Beachview Drive. He suggested adding a stipulation that there shall be no parking on Demere Road side and the Beachview side. Mr. Evans stated that they can agree to no parking on any of their property, but they have no control over the county's right-of-way. He stated that they are in fact proposing enough landscaping to deter parking in that area.

Following discussion, a motion was made by Mr. Perry Fields to approve this project. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields, Mr. Hal Hart and Mr. Jonathan Williams. Voting Nay: Mrs. Iris Touw.

-----

**OTHER**

Brenda Pittman, Code Enforcement

- a) St. Simons Village Preservation District/Painting of Buildings and Outside Sales
- b) Banners, Fees, Warning, etc.

Mr. Chuck Taylor explained that Brenda Pittman placed the above items on the agenda at the request of Mrs. Touw, but she did not intend for her name to appear on the agenda. He stated that he is prepared to address the issues. However, Mrs. Deborah Taylor advised that Mrs. Pittman submitted a memo to her and asked that she be placed on the agenda. Mrs. Taylor stated she in turn discussed this with the Chairman.

At this time, Mrs. Iris Touw explained the conversation that transpired between she and Mrs. Pittman, which lead Mrs. Touw to believe that Mrs. Pittman would be present at today's meeting to give a report.

Chairman Altman stated that Mrs. Pittman is the Code Enforcement Supervisor and should be in attendance to address these items to the Planning Commission, and in view of her absence; discussion of these items should be postponed. Thereupon, a motion was made by Mr. Jonathan Williams to table these items. The motion was seconded by Mr. Hal Hart and unanimously adopted.

-----

There being no further business to discuss, the meeting adjourned at 2:08 p.m.