

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

OCTOBER 16, 1979
9:00 A.M.

Present: Billy R. Gibson, Chairman
S. Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby

Absent: Harry I. Driggers
Andy Haman
Bill Hicks

Also Present: Edward H. Stelle, Executive Director
Roy Dudark, Assistant Director
Frank Kuchinski, Planner
Deborah B. Chapman, Administrative Assistant

Chairman Gibson called the meeting to order and the invocation was given.

Sea Palms West Subdivision, Phase I, II and III,
Preliminary Plat

Those present to represent Bay Colony, Developers, on the above matter were Messrs. Robert L. Boone, F. B. McBride, John A. Bailey Jr., David Armbruster, Richard A. Day, Dr. Joe Edmisten and Attorney Larry Phillips.

Mr. Stelle pointed out that the main question regarding Sea Palms West is whether it meets the zoning requirements of the area. He stated that the proposed subdivisions contain 4 tracts of land, two areas which the Planning Commission determines to be zoned R-12 One-Family Residential and the others zoned PD-G Planned Development - General.

Mr. Gibson stated that from the information the Planning Commission has reviewed it has been the decision of the Commission that a portion of the subject property reverted back to R-12 One-Family Residential. Mr. Stelle pointed out that the subdivisions were reviewed as being zoned R-12 and that they meet the requirements for such zoning classification. He then stated however that it is the applicants opinion that the subdivisions should be reviewed as the zoning classification of PD-G Planned Development - General. He stated that the major change from the original plan is the road system.

Mr. Boone then presented a composite map of the area. He stated that the map was drawn from the information obtained from the Joint Planning Commission records. Mr. Boone stated that the 4 tracts of land were purchased separately subject to PD-G Planned Development - General zoning. He then stated that upon approval the 4 tracts were assembled to be developed as 1 tract of land. Mr. Boone stated that the subdivision plats were drawn in accordance with a Planned Development zoning classification.

It was noted that objectors were present to express their opinions. Each one present was given the opportunity to state their concerns.

Following lengthy discussion on this matter as to whether the subject property is zoned PD-G Planned Development - General or reverted back to the original zoning, due to the 1977 amendment to the Zoning Ordinance stating that \$500 worth of development has to take affect within 2 years, the Chairman suggested that the above matter be deferred until such time as a legal opinion could be obtained.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted that review of the above subdivision plats be deferred until such time as a legal opinion can be obtained.

GC - 47 - 79

Request to amend the Glynn County Zoning Ordinance to add a GC General Core District classification to the area described as a four (4) block area running along Mallory Street from Magnolia Street to the St. Simons Pier and varying in depth to the east and west from 90 feet to 200 feet, commonly known as the "Village Area" on St. Simons Island

Mr. Stelle pointed out that about 3 years ago, property owners requested by petition that this be a new district to eliminate off-street parking so buildings can be redeveloped and vacant parcels can be developed within the area.

Mr. Stelle explained that this would be an amendment to the Zoning Ordinance. He stated that the request has been reviewed by the St. Simons Citizens Advisory Committee and they recommend approval.

Motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted that the above request be granted and the following GC General Core District be an amendment to the Glynn County Zoning Ordinance:

Section 720. GC General Core

720.1 Intent of District. It is the intent of this section that the GC General Core Zoning District be developed and reserved for downtown business purposes. The regulations which apply within this district are designed to encourage the formulation and continuation of a compatible and economically healthy environment for locally oriented business and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by uses considered capable of adversely affecting the basic commercial character of the district.

720.2 Permitted Uses. The following uses shall be permitted in any GC General Core Zoning District:

- a) Retail business involving the sale of merchandise on the premises specifically including:
 - 1) Antique store
 - 2) Small appliance, radio, and/or television store
 - 3) Art Supply store
 - 4) Baker goods store
 - 5) Book, magazine, newspaper, and/or cigar shop
 - 6) Bait and/or fishing tackle supply store
 - 7) Candy store
 - 8) Clothing store
 - 9) Florist shop
 - 10) Fruit, nut, and/or vegetable store
 - 11) Grocery store
 - 12) Gift and/or curio shop
 - 13) Hardware store
 - 14) Hobby and/or toy shop
 - 15) Ice cream parlor
 - 16) Millinery and/or hat store
 - 17) Notion, 5 and 10 cent, general and/or variety store
 - 18) Office supply and/or equipment store
 - 19) Package liquor store
 - 20) Paint store
 - 21) Photographic, camera supply, and/or service store
 - 22) Shoe store
 - 23) Sporting goods store
 - 24) Marina
 - 25) Dressmaker, seamstress, and/or tailer
 - 26) Music store and/or record shop

- b) Business involving the rendering of a personal service or the repair and servicing of small equipment, specifically including:
 - 1) Advertising agency
 - 2) Appliance, radio, television repair shop
 - 3) Bank, savings and loan association, personal loan agency, and/or branches
 - 4) Barber shop, beauty shop, or combination thereof
 - 5) Bicycle repair, rental, and/or sales shop
 - 6) Dry cleaning and/or laundry self-service facility
 - 7) Furniture repair, upholstering shop
 - 8) Insurance agency
 - 9) Jewelry and/or watch repair shop
 - 10) Locksmith and/or gunsmith
 - 11) Office for governmental, business, professional or general purposes, other than medical, dental, or chiro-practic office or other medically oriented office, clinic and/or laboratory
 - 12) Pharmacy, apothcary, and/or drug store

- 13) Public utility business office
 - 14) Real estate agency
 - 15) School offering instruction in art, music, dancing, drama, or similar cultural activity
 - 16) Secretarial and/or telephone answering service
 - 17) Shoe repair shop
 - 18) Telegraph office
 - 19) Telephone exchange
 - 20) Photographic studio
- c) Eating or drinking establishment lawfully existing (except the provision of off-street parking) within the district at the time of adoption of this Ordinance.
 - d) Residential use lawfully existing (excepting the provision of off-street parking) within the district at the time of adoption of this Ordinance.
 - e) Private or semi-private club, lodge, union hall, or social center
 - f) Church
 - g) Off-street commercial parking lot
 - h) Publicly owned and operated building, facility or land
 - i) Commercial recreation facility, specifically including:
 - 1) Bowling alley
 - 2) Billiard parlor
 - 3) Roller or ice skating rink
 - 4) Amusement center
 - 5) Theatre, but not including drive-in type of facility
 - j) Radio and/or television station
 - k) Public utility installation or sub-installation, including water towers

720.3 Conditional Uses. The following uses shall be permitted on a conditional basis in any GC General Core Zoning District, subject to the conditions set forth in Section 904:

- a) Auto accessory store provided there is no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises.
- b) Combination of a residential structure with any use permitted herein provided that the dwelling unit has direct access to the street and there is one parking space on the property per separate living unit.
- c) Eating and/or drinking establishment, excluding drive-in or curbside service, providing one (1) parking space on the property per 140 square feet of customer service area.

720.4 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in GC General Core Districts shall be required to meet all the standards set forth in this Ordinance for uses permitted in GC General Commercial Zoning Districts, except that the maximum building height shall be thirty-five (35) feet and off-street parking and loading requirements shall be as follows:

- a) Off-street parking and loading requirements for any use other than in 720.3 above utilizing a structure consisting of two levels or less shall be waived.
- b) Off-street parking and loading requirements for any use utilizing a structure consisting of three levels shall conform to fifty percent (50%) of the requirements for that use located on the third level as specified in Subsection 611 and 612.

GC - 48 - 79

Request to rezone, from HC Highway Commercial to GI General Industrial, a tract of land containing 1,307 acres located in the northwest section of the intersection of U.S. 341 and Burgess Road, across from the Georgia Highway Patrol Station

Mr. Stelle pointed out that the proposed use of the subject property is for the location of mini-warehouses. Mr. Stelle stated that mini-warehouses are only allowed within an industrial district not a commercial district.

Mr. J. L. Johns, applicant, stated that he would build the facilities in keeping with the surrounding area.

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

Mrs. Brown stated that she feels such a use as mini-warehouses should be allowed within a commercial district. Mr. Kurchinski stated that the staff also feels such a use as mini-warehouses should be allowed within a commercial district.

Mr. Stelle stated that a 5 foot buffer will be provided.

Motion was made by Mr. Boatright, seconded by Mr. Crosby to recommend approval of the above request subject to a 5 foot buffer being provided.

Further, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted that Mr. Stelle review an amendment to the Zoning Ordinance to allow mini-warehouses within a commercial district.

GC - 40 - 79

Request to rezone, from FA Forest - Agricultural to PD-G Planned Development General, a tract of land containing 23.85 acres located approximately 800 feet north of the intersection of U.S. 341 and Crispin Boulevard commonly known as the "Turkey Farm Property"

Mr. P. Leotis was present for review of the above request.

Mr. Stelle pointed out that the property is located next to the shopping center on Highway 341.

Mr. Kurchinski stated that the original request was for a rezoning to GC General Commercial, however, following review and discussion between the staff and applicants the proposed request has been changed to PD-G Planned Development - General. Mr. Kurchinski pointed out that the owners have a sales contract with a bank to purchase and develop a portion of the subject property.

Mr. Stelle pointed out that only a portion of the 23.85 acre tract should be rezoned at this time to allow the location of the bank site. He then stated that the proposed rezoning for the bank site will be a 300 X 300 foot tract. He then stated that the remainder of the tract should be deferred until such time as the applicants can submit a site plan and development standards.

It was noted that no one was present to object.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend to the Glynn County Board of Commissioners the rezoning of a 300 X 300 foot tract to PD-G Planned Development - General to allow the siting of a bank, and further that action on the remainder of the 23.85 acre tract be deferred until such time as the development standards can be submitted.

It was noted that the site plan for the proposed bank will have to be submitted to the Planning Commission for approval prior to development.

Countryside Estates Annex Subdivision
Preliminary Plat

Mr. Robert E. Boone, developer, was present for review of the above subdivision.

Mr. Stelle pointed out that the subject subdivision is located in Sterling and contains 11.9 acres to be subdivided into 19 lots.

Mr. Stelle stated that there are three (3) lots on the plat that need redesigning. He stated that these lots are Lots # 1, 16 and 17. He explained that these lots contain a portion of the Georgia Power Right-of-Way and do not have the required 20,000 square feet. He stated that this is not a major problem and should be worked out prior to final plat submission.

Mr. John McEvoy, County Hydrologist, stated that he does not recommend approval of the drainage. He stated that he has reviewed the plat and finds drainage problems within the area.

Mr. Stelle stated that the open space requirement will have to be met. Mr. Stelle further stated that the staff recommends approval of this preliminary plat subject to Lot #1 being redesigned to have 20,000 square feet, that Lots 16 and 17 be checked thoroughly, and drainage plan be revised to meet County specifications. Mr. Stelle then pointed out that approval has been obtained from the Glynn County Health Department.

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted to approve the preliminary plat of Countryside Estates Annex Subdivision.

Oak Ridge Subdivision, Phase I
Final Approval
Driggers Construction Company, Developers
Biletskov and Associates, Surveyor and Engineer

Mr. Stelle pointed out that the above subdivision is located adjacent to Oglethorpe Manor and Marshes of McKay Subdivisions off of U.S. 17 North.

Mr. Stelle then stated that the proposed subdivision is located on an existing public road, Southerland Drive, and so is therefore exempt from the procedural requirements of the Glynn County Subdivision Regulations. He then stated that the above plat is being submitted just for the records.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Final Plat of Oak Ridge Subdivision, Phase I.

Site Plan Approval for Entrance into Phase I, Island Club Subdivision

Mr. Stelle pointed out that the site plan for the proposed entrance into Phase I of the Island Club Subdivision is being submitted in that it is a design change from the original entrance plan. He recommends approval in that the change is in landscaping and the gateway, with no change in the actual roadway.

Motion was made by Mr. Hicks and seconded by Mr. Crosby to approve the above request. Voting Aye: Mr. Boatright, Mrs. Borwn, and Mr. Crosby.
Abstain from Voting: Mr. Atkinson

Each of the Members were given a copy of the Executive Summary of A Development Plan for the Port and Waterfront Area of Brunswick. Also presented to the Members were the Waterfront Development Policies.

Mr. Kyler, staff planner for the project, explained the Planning Commission staff's working process regarding this matter. Mr. Kyler then presented a reso-

lution to the Commission requesting that they review the resolution and recommended adoption.

Upon a motion made by Mr. Crosby and scoded by Mr. Atkinson the following resolution was unanimously adopted:

RESOLUTION

WHEREAS, A Development Plan for the Port and Waterfront Area of Brunswick has been completed under the direction of a Steering Committee with staff membership from The Brunswick Port Authority, The City of Brunswick, Georgia Department of Natural Resources, Brunswick - Golden Isles Chamber of Commerce, Coastal Area Planning & Development Commission, Georgia Ports Authority, University of Georgia Marine Extension Service, and the Brunswick - Glynn County Joint Planning Commission; and


WHEREAS, the Plan has been based on thorough analysis of existing waterfront resources and activities, waterfront land available for development, and the potential for development of Brunswick's Waterfront areas considering social, economic, and environmental benefits for the community; and

WHEREAS, the Plan has received unanimous support of the Waterfront Steering Committee as referenced above;

NOW, THEREFORE BE IT RESOLVED that the Brunswick - Glynn County Joint Planning Commission hereby recommends that the City of Brunswick officially adopt the Plan as public policy, and expresses its full support for the Plan and its future implementation thru the Waterfront Development Policies.

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted to approve the September Expense Report.

Meeting Adjourned at 11:00 A.M.


Deborah B. Chapman
Administrative Assistant

October 16th, 1979