

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 3rd, 1980 9:00 A.M.

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- Present: Johnie O. Boatright, Vice Chairman
 S. Gerald Atkinson
 Margaret A. Brown
 Harry I. Driggers
 Bill Hicks
- Absent: Billy R. Gibson, Chairman
 W. W. Crosby
 Andy Haman
- Also Present: Edward H. Stelle, Executive Director
 Roy Dudark, Assistant Director
 Deborah B. Chapman, Administrative Assistant
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Vice Chairman Boatright called the meeting to order; Mrs. Brown gave the invocation.

GC - 56 - 79

Request for Site Plan Approval for the use of an Office Commercial facility on St. Simons Island, located on approximately 5 acres being a portion of the Freeman-Mazo portion of the Triangle Tract, located approximately 1,056 feet east of the intersection of Demere Road and Sea Island Road on the south side of Demere Road, St. Simons Island

Mr. Carroll Palmatary, one of the property owners of the subject property, was present for discussion of the above request.

Mr. Stelle pointed out that a revised site plan for the subject hospital facility has been submitted. He stated that a meeting was held with the County Department Heads and a number of deficiencies were noted. The following deficiencies were so stated and give to Mr. Palmatary, prior to this meeting:

- 1) The subject site plan does not contain sufficient information to evaluate as required by the Glynn County Zoning Ordinance, as to engineering, drainage, fire safety, traffic safety, water and sewer, lighting, structure, property location, surrounding property and natural features.
- 2) A signed survey was not submitted showing dimensions.
- 3) An area on the northwestern corner of the property being 50 X 150 in size is an approved access drive serving the subject property and the adjacent property and can not be used for parking as the site plan shows.
- 4) The Fire Chief noted that a sprinkler system would have to be installed and 1 fire hydrant will have to be provided on the rear of the property.

- 5) Topographic information will have to be submitted for evaluation at one (1) foot contour intervals.
- 6) Runoff computations are required to evaluate drainage.
- 7) An additional right-of-way of 25 feet along Demere Road will be required (as other property owners within the Triangle Tract have donated).
- 8) Access as shown is not feasible due to it being within 100 feet of the intersection of Hamilton and Demere Roads.
- 9) The entire property would need to be fenced or walled to provide security from abutting neighbors.
- 10) We require the consent of adjoining property owners as to the joint drive.
- 11) Signage information needs to be provided as to size and lighting, and will have to meet proper setback requirements.
- 12) Curb cuts will have to be designed, curb and gutter should be provided.
- 13) Wordage on the site plan stating the area contained in buildings and paving are in error.
- 14) Soil Erosion Permit application needs to be filed.
- 15) Information as to drainage structure size needs to be submitted.
- 16) Height of buildings is unknown and cannot be evaluated.
- 17) Need to know what areas drain through this property and how the runoff from the property will effect drainage to the river; internal drainage should be designed based on Rational Formula.
- 18) A design for acceleration and deceleration lanes should be provided for approval locally and by the State Department of Transportation.
- 19) A written report needs to be submitted as required for Planned Development Site Plan submissions.
- 20) Parking spaces will have to be provided within the proper setbacks and meeting the requirements of OC Office Commercial.
- 21) Site plan is not adequate to determine if lighting conforms with the requirements of the Zoning Ordinance.
- 22) Site plan should include minimum finished floor elevation greater than 9.5 feet MSL.
- 23) Approval of water and sewerage needs to be granted by Environmental Protection Division of State Department of Natural Resources; and EPA and EPD will have to have engineering plans to approve before any construction can begin.
- 24) Need more information on site plan to determine if utility easements are of sufficient width or properly located.
- 25) The on-site traffic circulation is inadequate and information on traffic signals and signs are insufficient to evaluate.

Mr. Stelle stated that a meeting was held yesterday with the applicants, Mr. Dudark and himself and the so stated deficiencies were discussed.

Mr. Dudark then went through the list of deficiencies. He stated that item 2 has been meet; item 3 has been found to be non-relevant in that the property's location is not adjoining the access drive to the Racquetball Club and the entrance is in the center of the project comprising the second entrance on Demere Road; item 4 will be required but as a condition of site plan approval;

a topographic map has been received as required in item 5; item 6 was discussed and the applicants feel that runoff will be natural with no new ditches or pipes and that an engineering study will be provided at a later date to determine this matter; item 7 has been acknowledged and will be provided; item 8 is no longer applicable; item 9 regarding fencing has now been shown on the new site plan, as received this morning, a wood fence will be built around the swimming pool and recreation area; item 10 is still applicable in that a deed restriction only allows two access points from the total tract on Demere Road; item 11, curb and gutter will be provided; item 12 regarding signage and lighting, both items will comply with the Zoning Ordinance; the building area and open space area has been re-calculated as so stated in item 13; item 14 regarding a Soil and Erosion Permit, said permit will be obtained prior to clearing of the property; drainage structure size still needs to be submitted as so stated in item 15; item 16 has been addressed, height of buildings will be 25 feet and will be single-story structures; revised site plan shows turning lanes as requested in item 18; item 19 regarding a written report was addressed in the original application but an addendum was then submitted; items 20, 21 and 22 will be met; water and sewer, item 23, will be approved by EPD prior to development; item 24 will be address properly regarding the utility easements; not sure whether item 25 has been met, architect states that the on-site traffic was determined by architectural standards for good practice.

Mr. Dudark further stated that he feels that deficiencies still exist with the site plan especially in regards to adequately manuverable parking, stormwater drainage, turning lane design, and lighting.

Mr. Lewis Nix, Architect for the project, was also present for discussion. Mr. Nix stated that he feels the parking requirements have been met, 50 spaces.

Mr. Carroll Palmatary stated that he feels the question regarding drainage is an item that should be reviewed by experts and asked that drainage be a condition upon approving the site plan. He stated that the drainage information will be presented to the County Hydrologist and Engineer. He stated that the data will be certified and furnished to the County prior to the County Commission reviewing the site plan.

Mr. Dick Ludlow from the Citizens Coalition for Planned Growth was present to state their opinion. Mr. Ludlow stated that they oppose this type use on the Island. He stated, however, since the Court ordered that a detailed site plan be reviewed that they recommend that the staff be given sufficient time to adequately review the plans since there are a number of items that are uncertain.

Mr. Stelle stated that the staff has further suggestions as to buffering in that the area behind the property is residential. He stated that he feels a 30 foot minimum buffer should be provided as called for by the Ordinance.

Mr. Stelle stated that if the Planning Commission so wishes that this site plan approval action can be deferred until such time as further review can be made and a special meeting could be held by the Planning Commission to take action. Mr. Stelle also pointed out that none of the County Department Heads have had the opportunity to review the revised site plan as submitted by the applicant yesterday afternoon and this morning.

Mr. Stelle then stated that the Planning Commission could instead recommend approval subject to all the requirements for site plan approval being met prior to delivery to the County Commission for their review. He further stated that this would, however, transfer the discretion of the Planning Commission to County personnel in regards to the conditional items.

Motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted that the Planning Commission recommend approval of this request and that the Planning Commission's recommendation for approval be sent to the County Commission only after the subject matters have been met and the site plan has been certified as complete by the Planning Commission Staff and County Department Heads.

GC - 16 - 80

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, an area containing 65,527 square feet, containing 2 tracts of land, fronting 240 feet on the east side of Frederica Road, in the approximate location of the intersection of River View Drive and Frederica Road, said property being formerly known as "Dog Patch"

Attorney James Tuten was present to represent the above request submitted by Mart and Delores Pierce.

Mr. Stelle pointed out that the property is located on the east side of Frederica Road at the intersection of River View Drive, across from Kentucky Fried Chicken on St. Simons Island. He further stated that the applicants propose no changes to the structure already existing on the subject property.

Mr. Stelle explained that in 1977 the Planning Commission rezoned the property immediately north to this property for the location of Tide Water Equipment Company. When the Commission rezoned the property it was stated that those properties to the south of Tide Water Company were commercially oriented. The Commission further stated that the area north of Tide Water should remain residential. Therefore, since this property is located to the south Mr. Stelle recommended approval of the subject rezoning.

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

Mr. Tuten stated that the applicants have no plans for the development of the property at the present time.

Mr. Stelle pointed out that all uses allowed under the HC Highway Commercial zoning classification could be located on the subject property once rezoned.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend approval of the subject request.

B - 5 - 80

Request to rezone, from GR General Residential to GC General Commercial, 2 lots containing 6,000 square feet at the northeast quadrant of the intersection of Pine Street and Lee Street, Lots 15 and 16 of Washington Heights Subdivision, City of Brunswick

Mr. and Mrs. Earl Dart were present for discussion of the above matter.

Mr. Stelle pointed out that the property is located on the southeast corner of Lee and Pine Streets across from Brunswick Manufactory's receiving and shipping entrance. He stated that local commercial, general residential, industrial and single-family zoning classifications are within the surrounding area.

Mr. Stelle stated that the proposed use of the subject property is for the use of a portion of their residence as a walk-up sandwich shop to serve primarily the workers from Brunswick Manufacturing. He stated that the required parking for this use would be one parking space, which will be provided.

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

Mr. Stelle pointed out that inasmuch as the property is located within a residential neighborhood this could be a spot zoning. However, the staff recommends approval of the subject rezoning.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend to the City Commission that this request be approved.

GC - 2 - 80

Review an Amendment to the Glynn County Zoning Ordinance, Section 617. Exceptions to Height Limitations

Mr. Dudark pointed out that each of the Members were sent a copy of a proposed amendment to the Glynn County Zoning Ordinance. He stated that this amendment would allow windmills as an exception to the height limitations and place certain controls on transmission towers.

Mr. Stelle stated that such an exemption would not be allowed near an airport. He then pointed out that this subject amendment would also require transmission towers to receive approval by the Planning Commission prior to receiving approval from FAA. He stated that this amendment was requested by the Glynco Airport Manager.

Mr. John Klinowski stated that he does not feel windmills should be allowed within residential areas in that they could create a noise problem.

Mr. Stelle suggested that windmills be allowed within FA Forest Agricultural districts only and that all other zoning districts be allowed as a conditional use.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted that this matter be tabled till the next Joint Planning Commission Meeting.

Later during the meeting this matter was discussed further.

Mr. Stelle stated that action regarding transmission towers is needed. He stated that t.v. towers, etc. have begun to be a problem and the County and Airport Manager have requested that this matter be reviewed.

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted that the following amendment be recommended to the County Commission for their review. It being noted that windmills are not included and would be considered at a later date.

Section 617. Exceptions to Height Limits

The height limitations in this Ordinance shall not apply to spires, belfries, cupolas, domes, monuments, roof signs, water towers, observation towers, electrical transmission towers, silos, chimneys, smokestacks, elevators, conveyors, flag poles, masts and steeples provided such structures are not used for human occupancy. All structures which exceed a height of 150 MSL shall be reviewed and approved by the Planning Commission prior to the issuance of a building permit. Structures in excess of 250 feet MSL shall be reviewed and approved by the Planning Commission prior to the issuance of a building permit. Structures in excess of 250 feet MSL shall be approved by the Planning Commission prior to submitting the "Notice of Proposed Construction or Alteration" (FAA Form 7460-1). The Planning Commission before hearing the request shall afford the Glynn County Airport Manager an opportunity to comment in writing as to the effect such structures may have on airport approach zones and flight patterns. Further, it may also be necessary to obtain approval of the structure from the Federal Aviation Administration, which shall be the responsibility of the applicant.

GC - 17 - 80

Request for Site Plan Approval for the location of 34 apartment units on a tract of land containing 2.57 acres located on the southeast corner of the intersection of Glynn Marsh Drive and Altama Avenue fronting 244.80 feet on said Altama Avenue

Mr. William Campbell was present for review of the above site plan submitted by property owners Erwin Friedmand and LeRoy Moore.

Mr. Stelle pointed out that the property is located on Altama Avenue between Heritage Apartments and Spanish Villa Apartments. He stated that this would allow the addition of 34 units to the existing Glynn Pines Apartments. It was noted that this would be HUD housing for the elderly and would remain under the requirements for elderly use only for 20 years.

The site plan was then reviewed. Mr. Stelle stated that the applicants are requesting a variance as to parking in that the residents (elderly) do not have the cars as younger residents would. He stated that they wish to provide only 1½ spaces per unit instead of the required 2 spaces. Mr. Stelle pointed out that Phase I was granted a variance of 1½ spaces for the same reason and he does not feel that there is any type of parking problems within that area.

Mr. Stelle pointed out that access would be via Glynn Marsh Drive. He stated that buffers, sidewalks, etc. would be provided as required by the ordinance and shown on the site plan. He stated that with the parking variance

there would be more open space for the elderly. He then recommended approval of the site plan in that it meets the requirements of the ordinance and was approved by the Department Heads.

Motion was made by Mr. Driggers, seconded by Mr. Hicks and unanimously adopted to recommend approval of the site plan to be known as Glynn Pines, Phase II.

GC - 19 - 80

Request to rezone, from R-20 One-Family Residential to M-20 One-Family Residential, a lot containing approximately 24,800 square feet located at the southeast intersection of Manoe Road and Blythe Island Drive, Lot 36 of The Village Subdivision, Blythe Island

Mr. and Mrs. Luther Smith were present for review.

Mr. Stelle pointed out the location of the subject property. He stated that the surrounding area is mixed mobile home uses and single-family residences. He stated that the lot is of sufficient size for the location of a mobile home as proposed.

Mr. Stelle stated that the Blythe Island study made by the Planning Commission pointed out this area to be an area with a mobile home pattern and should be allowed to continue.

It was noted that no one was present to object.

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to recommend approval.

Upon a motion made by Mr. Driggers and seconded by Mr. Atkinson the Minutes of May 6th, 1980, were unanimously adopted.

CEIP Brochure

Mr. Stelle explained that at the last JPC Meeting it was pointed out that the County would be receiving \$10,000 for a CEIP Contract with State Office of Planning and Budget to finalize the Brunswick Waterfront Study. He stated that \$2,500 of this \$10,000 would be used for publishing a small brochure showing the waterfront development concepts. He stated that the brochure would be sent to various real estate firms, commercial developers, etc. to promote the development of the property on the waterfront.

Mr. Stelle stated that a request was sent to local advertising businesses for bid on publishing such a brochure. He stated that 3 quotes were received, Morrison/Parks, Islander, and Sig Kaufman. He stated that a decision needs to be made on one of the firms.

Mr. Dudark stated that he has looked at other brochures done by the three firms and feels Morrison/Parks to be the best firm. Mr. Dudark further stated that there is a time limit of 30 days on the publishing of the brochure.

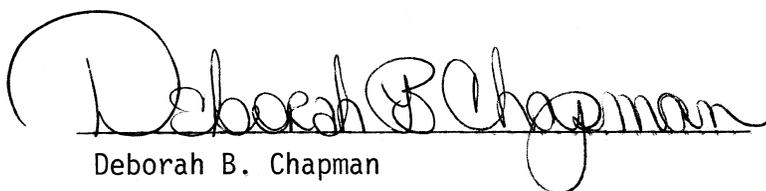
Motion was made by Mr. Hicks and seconded by Mr. Driggers that the Islander be the firm to publish the waterfront brochure. Voting Aye: Mr. Driggers and Mr. Hicks. Voting Nay; Mrs. Brown, Mr. Atkinson and Mr. Boatright. Motion failed to carry.

A motion was then made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted that the staff study the three quotes received and select the best firm for the work. Mr. Stelle stated that upon selecting the firm most appropriate for the work on the brochure, each Member would be contacted to receive their approval.

For the Planning Commission's information Mr. Stelle presented a map showing the urban service districts for sanitation and trash service. He explained that the County Commission requested the JPC Staff to work on this matter. He stated that Mr. Dudark has worked with the Fire Chief and John Carter and others on the matter to determine the most fair service districts.

Mr. Stelle then explained the map showing the various service areas.

Meeting Adjourned at 10:45 A.M.


Deborah B. Chapman