

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 1st, 1980 9:00 A.M.

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Present: Billy R. Ginson, Chairman  
S. Gerald Atkinson  
Johnie O. Boatright  
Margaret A. Brown  
W. W. Crosby  
Harry I. Driggers  
Andy Haman  
Bill Hicks

Also Present: Roy Dudark, Assistant Director  
Deborah B. Chapman, Administrative Assistant  
Edward H. Stelle, Special Projects/County

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

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GC - 20 - 80

Request to rezone from HC Highway Commercial to FA Forest Agricultural a tract of land containing 4.82 acres fronting approximately 235 feet on the east side of U.S. Highway 17 approximately 1,400 feet south of the intersection of Jetport Road and U.S. Highway 17, the former site of the Dawson Motor Court

Attorney Randy Jordon was present to represent the above request submitted by Clarence Hunter.

Attorney Jordon stated that the tract of land contained approximately 5 acres. He stated that the tract owned by Mr. Hunter has been divided into 2 tract - one being the subject 4.82 acres for which FA Forest Agricultural zoning is requested and the other to be left as HC Highway Commercial. He stated that the property being requested for rezoning to FA Forest Agricultural will permit Mr. Hunter to locate a single-family residence on the property.

It was noted that no one was present to object.

Mr. Dudark stated that the staff recommends approval of this request. He pointed out that should the property be subdivided in the future the eastern survey line appears to fall in the marsh and the actual marsh-upland line would have to be delineated and certified by the Coastal Marshlands Protection.

Motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted to recommend approval. It being noted that Mr. Boatright was not present for discussion or voting on this matter.

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GC - 21 - 80

Request to rezone from FA Forest Agricultural to GI General Industrial a 289.45 acre parcel of land being a portion of the Wright Tract, fronting 4,100 feet on the north side of Georgia Highway 99 and located approximately 1 mile east of Highway 341 at the Sterling Intersection

Mr. H. G. Dowdy was present for review of the above request submitted by property owners Mead Timber Co. & Scott Timber Co.

Mr. Dudark pointed out that the property is located approximately 1 mile east of the intersection of Highway 341 and 99. He further pointed out that the property borders Southern Railroad on the west and is bisected by Southern Natural Gas Pipeline.

Mr. Dudark stated that the requested rezoning is for approximately 290 acres. He explained that the submitted site plan only shows the utilization of the western portion or approximately 120 acres. He stated that the proposed use is for a sawmill consisting of the cutting mill, sorter, kiln sheds, storage buildings, planing mill, treating plant, and office.

Mr. Dudark then pointed out that there are other industrial uses within the area, Seaboard Construction which is zoned GI General Industrial is located to the west of the property and to the north is the Sterling Industrial Park.

Mr. Dudark then stated that he has talked with Mr. Dowdy and does not feel that the proposed use will have any environmental effects. He stated that the only question he feels is whether the entire 290 acres should be rezoned or just the portion, approximately 120 acres, that a site plan has been submitted showing the proposed use.

Mr. Dudark then stated that he recommends approval of the rezoning for the location of the proposed use in that he feels the use is compatible with the surrounding area. He then stated that he is not certain as to whether the entire 290 acres should be rezoned.

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

Motion was made by Mr. Driggers, seconded by Mr. Haman and unanimously adopted to recommend approval of this entire request in that the surrounding area is industrial and that the use will be compatible with the area. It being noted that Mr. Boatright was not present for discussion or voting on this matter.

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GC - 22 - 80

Request to rezone from HC Highway Commercial to GC General Commercial, approximately 11,300 feet of land fronting 74.50 feet on Ocean Boulevard on the northwest corner of the intersection of Ocean Boulevard and Union Street, Ocean Breezes Subdivision, St. Simons Island

Mr. William Downey, agent for the above request, was present for review.

Mr. Dudark pointed out that the subject property is the location of an existing gift shop at the intersection of Arnold Road and Ocean Boulevard on St. Simons Island.

Mr. Dudark explained that the property owners, Beth N. Downey and M.L. Pipkin, were seeking this rezoning request because the property does not meet the building setback requirements of the existing zoning classification of HC Highway Commercial, and thus are non-conforming. Mr. Dudark pointed out that the setback requirements in a HC Highway Commercial classification is 25 feet. He further stated that the requested rezoning is for GC General Commercial which requires no setbacks.

Mr. Dudark then stated that while the preferred zoning for this area is LC Local Commercial, he finds no real problem with GC General Commercial zoning in that the building is already located on the property and any future expansion would be constrained by parking.

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

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GC - 40 - 79 B

Request to rezone from FA Forest Agricultural to PD-G Planned Development - General, 15.01 acres being a portion of the Turkey Farm Tract, located on the north side of Highway 341 approximately 700 feet northwest of Crispin Boulevard and Highway 341

Messrs. Thomas Dickey and Leotis were present for review of the above request.

Mr. Dudark stated that he felt that the Commission was familiar with the subject area due to prior action. However, he pointed out that the property is located on U.S. 341 adjacent to the shopping center. Mr. Dudark stated that in August the County Commission took action on 30.4 acres for the location of a bank and other office park uses. He stated that the subject 15 acres were not included at that time. He stated that the developers are seeking this request in that the subject 15 acres can be integrated with the other property. He stated that the proposed use of the property will be for office park and commercial uses, such as a soft drink bottling plant.

Mr. Leotis stated that no definite plans have been made at this time.

Mr. Dudark then pointed out that a power easement is located on the north with Glyndale School located behind the property. He stated that he feels that the proposed uses for the subject property will be compatible with the surrounding area.

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

Motion was made by Mr. Haman, seconded by Mr. Boatright and unanimously adopted to recommend approval of the above request.

GC - 26 - 79 B

Request for Amendment to Sea Palms East, a PD-G Planned Development - General District, and simultaneous site plan approval for a 25 unit patio home development, said property being a 4.71 acre triangle tract of land located 3,007 feet west of the intersection of Windward Drive and Palm Drive, bounded by North Golf Villas to the east, No. 2 fairway to the south and Harrington Subdivision on the north, St. Simons Island

and

Linkside Patio Homes - Preliminary Subdivision Plat  
Bay Colony Properties, Inc. - BOS & Associates, Inc.  
Patrick Garner & Associates - Surveyor  
Hussey, Gay & Bell - Engineer

Attorney Larry Phillips and Messrs. Chuck Munn and Roger Steffens of BOS & Associations were present for review.

Mr. Dudark stated that the above request is an amendment to the PD-G Planned Development - General District of Sea Palms and site plan approval for patio homes. He also stated that preliminary plat approval is to be considered.

Mr. Dudark stated that the subject property is the former site of the location of Tall Pines Townhouses. He stated that in 1979 R. L. Boone and Associates received an amendment to change the location of the maintenance shelter facility and build townhouses on the 4.7 acre site.

Mr. Dudark explained that the present developers of the property, BOS & Associates are proposing to construct patio homes. He stated that patio homes are individual single-family homes on small lots which have smaller side and rear yards. Mr. Dudark then presented the site plan pointing out that the development will consist of 25 units instead of the 29 units proposed for Tall Pines. The patio home project will have a density of 5 units per acre instead of 8 units as previously approved for Tall Pines.

Mr. Dudark then stated that the applicants are requesting a variance on setbacks. He stated that the required side and rear setback is 7 feet and the applicants are requesting a setback of 5 feet and that the required front yard setback is 20 feet and 10 feet is requested. Mr. Dudark stated that the staff has no objection to this because the streets are to be privately owned and will not carry through traffic and that no dedications will be offered to the County except water and sewer.

Mr. Dudark then stated that he recommends the approval of the zoning amendment, site plan approval with a variance, and preliminary plat approval, in that the plat meets all the requirements for preliminary plat approval.

Mr. Atkinson stated that he does not wish to go against the staff's recommendation but he does feel that everyone who asks for a variance should be granted a variance. He stated that he feels variances can create problems.

Mr. Dudark explained that the property is zoned PD Planned Development and that within a Planned Development area the Planning Commission has the flexibility as to variances and the like. Mr. Dudark stated that variances should not be automatic but that he feels that the front yard setback of 10 feet to be acceptable in this instance. This should not be considered as precedent setting.

Mr. Tom Mann, President of Sea Palms Association, was present to state the Association's comments. He stated that they feel the proposed development to be an upgrading of the property.

Mr. Dudark stated that he thought this development of patio homes would also be an upgrading with less density, less traffic, with more open space area which will be privately owned.

Mr. Hicks stated that he feels it to be a downgrading as far as setbacks are concerned.

Mrs. Brown then stated that the subject property is within an area of condominium development and that condominium developments have flexible setback requirements.

Mr. Larry Phillips, Attorney for the applicants, stated that at the time Tall Pines was approved variances were granted. He stated that the reason for the variance request is due to the visual impact. He stated that the buildings will be 1-story beneath the trees.

Mr. Roger Steffens then stated that if the variance is granted it would allow for the leaving of the existing trees. He stated that each patio home would have one blank wall so each unit will have privacy.

Mr. Haman then requested Mr. Dudark to explain about the variance on the setbacks. Mr. Dudark stated that the Planning Commission has never granted a variance as to front yard setback. He stated that Mr. Vernon Lewis, County Building Official which cautious does not feel that some relaxation will create any problems. Mr. Dudark stated that if the area were not Planned Development that he would be hesitant to recommend a variance on the front yard setback. Mr. Haman then stated that his concern is that he does not want to set any precedence.

Mr. Dudark stated that there will be a 30 foot drainage easement and natural vegetation between this development and the Harrington Development.

Mr. Dudark further stated that he does not feel that such a variance should be given if the subject street were a public street but in that it is a private street he recommends the front yard setback variance be granted. He further pointed out that the subject street will also be a turn-around street with no through traffic.

Mr. Dudark once again stated that he recommends approval of the zoning amendment, site plan approval with variances and preliminary plat approval.

Motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted to recommend approval of the zoning amendment, site plan approval with variance (10 feet front yard and 5 feet on side and rear yard) and preliminary subdivision plat approval of Linkside Patien Homes, Sea Palms.

GC - 3 - 80

Amendment to the Glynn County Zoning Ordinance to Allow Windmills

Each of the members were given a copy of an amendment to the Glynn County Zoning Ordinance to allow windmills.

During discussion of the amendment Mr. Driggers stated that he feels that the amendment's language should be changed in regards to the setback requirements when located adjacent to marshland, rivers, and the like.

Motion was made by Mr. Hicks and seconded by Mr. Driggers to recommend the amendment to the Glynn County Zoning Ordinance allowing windmills with the above noted change being made. The following amendment was unanimously adopted:

Section 617. Exceptions to Height Limitations

The height limitations in this Ordinance shall not apply to spires, bell-towers, cupolas, domes, monuments, roof signs, water towers, observation towers, electrical transmission towers, silos, chimneys, smokestacks, elevators, conveyors, flag poles, masts, steeples, and windmills (subject to provisions of Section 609) provided such structures are not used for human occupancy. All structures which exceed a height of 150 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" (FA 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.

Section 609. Accessory Uses

609.1 (k) Windmills, provided that the windmill is setback from the front, rear and side boundaries of the property by a distance equal to the respective minimum yard depths plus one (1) foot for each foot the windmill extends above the maximum building height for that district.

609.2 (d) Same as above in 609.1 (k)

609.3 (e) Same as above in 609.1 (k)

609.4 Uses Customarily Accessory to Industrial Uses

609.4 (a) Same as wording of 609.1 (k)

Section 709.2 Permitted Uses (LI Limited Industrial District)

709.2 (1) Accessory use in compliance with the provisions of Section 609.

Section 710.2 Permitted Uses (BI Basic Industrial District)

710.2 (n) Accessory use in compliance with the provisions of Section 609.

Continued Discussion of John Laws Tract Subdivision

Mr. Edward H. Stelle was present to present the above matter. Also present were Mr. Powell McDonald, Mrs. Sally Gray and Attorney Tom Dennard.

Mr. Stelle stated that the problem of the John Laws Tract still existed with no resolution having been found. He stated that the property owners wishing to sell their land or build a home have a real problem in that they cannot obtain a building permit.

Mr. Stelle pointed out that at one time the Planning Commission had recommended that each property owner give 5 feet on each side of the 40 foot right-of-way to make the necessary 50 foot required. He stated that the Planning Commission had felt that if the 50 foot right-of-way was given then it could be requested that the County Commission give a variance as to paving. However, he stated that the other land owners were not willing to dedicate 5 feet.

Mr. Stelle pointed out that the road is a shell road in pretty good shape for a rural road.

Mr. Stelle explained that the Planning Commission could decide that each individual should donate enough right-of-way for the 50 foot width and make road improvements in front of their property.

Mr. Driggers stated that he feels that the property owners have a right to have a private street that is not paved.

Mr. Stelle stated that he feels that if the Planning Commission wishes they can take the stand that the property was developed prior to the Glynn County Subdivision Regulations. He stated that the Planning Commission can recommend that the County issue permits in that the area is a prior situation.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to recommend to the County Commission that this subject tract be recognized as existing prior to the Subdivision Regulations which became grandfather upon the adoption of the Regulations in 1976. Further, that it be noted that on their deeds that Osprey Road is a private street.

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Opening and Exceptance of Deed for Navajo Road in Heritage Estates

Mr. Edward H. Stelle was present to represent Glynn County on the above matter. Mr. Stelle stated that the County has been requested to open Navajo Road in Heritage Estates. He stated that this would open the subject road onto Highway 99. He stated that the County would open the road approximately 20 feet and do all grading, etc.

Mr. Stelle stated that the County Commission has been requested to take action on this item at their meeting Thursday night and would like the Planning Commission to make a recommendation on the matter.

Mr. Stelle pointed out that there is some opposition on this matter. He stated that a tree would have to be cut from the right-of-way, however, the tree is dying anyway. He stated that he feels the opening of the road would benefit far more people.

Motion was made by Mrs. Brown and seconded by Mr. Atkinson to recommend the opening of Navajo Road for accessibility to Georgia Highway 99 and accept the deed to this property for maintenance as a public street. Voting Aye: Mrs. Brown, and Messrs. Atkinson, Boatright, Crosby, Haman and Hicks. Abstaining: Mr. Driggers.

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Glynn County Subdivision Regulation Amendment - Paved Streets

Each of the Members were sent a copy of a proposal for street paving in Glynn County.

Mr. Dudark addressed the questions regarding the existing regulations which provide for exceptions to paving, the cost of paving to the developer and the homebuyer, the cost to the general taxpayer, the surrounding County practices and the new proposal on the waiver of paving requirements.

Mr. Hicks stated that he feels the whole County should be the same, paved streets.

Mr. Driggers stated that the only change he sees with the new proposal and the existing exceptions is the 3 acres or less. He stated that he feels that a public hearing should be held on the matter for public input.

Mrs. Brown stated that she feels the subject matter should be sent to the Subdivision Regulation Review Committee for their recommendation to the Planning Commission in that they prepared all other amendments to the Subdivision Regulations.

Motion was made by Mrs. Brown and seconded by Mr. Driggers that this matter be sent to the Subdivision Regulation Review Committee for their review and recommendation.

Mr. Haman stated that he feels there is a problem of communication between the County Commission and the Planning Commission. He stated that he is uncertain as to what the County is requesting from the Planning Commission.

Mr. Stelle stated that the County Commission is wanting the Planning Commission to review the paving requirements as to possible variances. He stated that the County Commission still feels paved roads to be the best. The County Commission, however, has not specifically sent a request in writing.

A vote was taken on the above motion, vote was unanimous.

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Consultant Contract - St. Simons Historic Resources Survey

Mr. Dudark pointed out that about one month ago the Planning Commission received a grant for \$3,000 to do a Historic Resources Survey for St. Simons Island. He stated that an individual from Savannah has made a proposal to do the subject survey.

Mr. Dudark stated that the survey would register the property and that tax advantages would be available to the property owners. He stated that at the present time that only a survey is being done to see what could qualify for the National Register of Historic Places.

Mr. Dudark stated that we have already accepted this money from Department of Natural Resources saying that we would conduct the project. He stated that he feels it to be in the best interest of St. Simons Island.

Motion was made by Mr. Haman, seconded by Mr. Hicks and unanimously adopted to enter into contract for the Historic Resources Survey of St. Simons Island.

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Upon a motion made by Mrs. Brown and seconded by Mr. Crosby the Minutes of June 3rd, 1980, were unanimously adopted.

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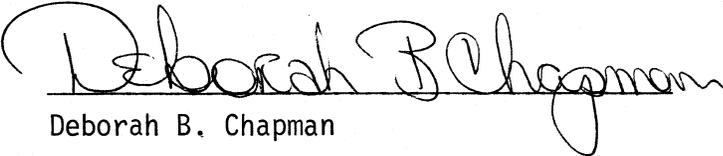
Motion was made by Mr. Haman, seconded by Mr. Boatright and unanimously adopted to approve the May Expense Report.

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Mr. Gibson stated for the information of the press, Mr. Edward H. Stelle is on a 60-day leave of absence from the Joint Planning Commission to take a position at the County Commission. Following the 60-day period further action will take place by the Planning Commission concerning the position of Executive Director.

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Meeting Adjourned at 10:30 A.M.

  
Deborah B. Chapman