

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 14th, 1982 9:00 a.m.

Present: Margaret A. Brown, Chairman
Gerald Atkinson
Harry I. Driggers
Mike Fairman
Bill Hicks
Dennie McCrary

Also Present: Deborah B. Chapman, Zoning Administrator
Craig B. Mahlman, Executive Director

CUP - 11 - 82

Request for a Conditional Use Permit in a PD-G Planned Development - General Zoning District, allowed uses within LC Local Commercial, for the location of a Restaurant, subject site being Building A Unit 4 Frederica North Shopping Center, St. Simons Island

Mr. Kenneth Traylor, applicant, was present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property. He stated that the applicant proposes to operate a restaurant in Frederica North Shopping Center. The restaurant will have a capacity to seat 40 persons with the proposed hours of operation being noontime and evening.

Mr. Mahlman explained that the applicant has obtained a petition of support signed by all the other tenants in the shopping center.

Mr. Dick Ludlow, CCPG, stated that the CCPG has no objection to the above request, however they would like to be assured that the parking will not create any problems.

The site plan of Frederica North Shopping Center was then submitted. Mr. Mahlman pointed out that the existing 95 parking spaces should accommodate the restaurant and other tenants.

It was then explained by Mr. Mahlman that the zoning of the property is Planned Development with the allowed uses being those outlined in LC Local Commercial, therefore restaurants are permitted only as a conditional use.

Following discussion, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to approve the conditional use permit.

GC - 47 - 82

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a parcel of land containing 8,400 square feet fronting 60 feet on the west side of U.S. Highway 17 North, approximately 500 feet north of the Brunswick Memorial Park

Mrs. Margaret Knight, applicant, was present for review of the above request.

Mr. Mahlman pointed out that the subject property is located on the west side of U.S. Highway 17 North. He pointed out that the parcel fronts 60 feet on U.S. Highway 17 and is now used as access for four (4) residential structures. He stated that the applicant proposes to rezone the property to commercial to operate a business selling and displaying burial monuments and use the existing driveway for the commercial operation as well as for access to the residential uses in the rear. Mr. Mahlman stated that the mixing of commercial and residential traffic on a common access is not desirable.

Mr. Mahlman pointed out that the surrounding zoning and land uses are residential. It being noted that the subject property was rezoned from R-20 Residential to FA Forest Agricultural in 1971.

Mr. Mahlman then stated that the applicant has already located the monument business on the site, however at the present time the monuments are placed in the right-of-way and need to be removed.

A motion was then made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to defer the above request until such time as the applicant and get with the Planning Commission staff to work something out on the access.

The following sections of the Glynn County Zoning Ordinance were then reviewed and discussed in detail: Section 703. RR Resort Residential District; Section 704. GR General Residential District; Section 721. MR Medium Residential District; Section 722. MR Medium Residential District; and Section 712. CP Conservation Preservation District.

Upon a motion made by Mr. Atkinson and seconded by Mr. Fairman the Minutes of November 9th, 1982, were unanimously adopted.

Each of the Members were presented a copy of the Executive Summary for the Community Facilities and Services Plan for Glynn County and the City of Brunswick. Mr. Mahlman stated that those interested in the entire report may obtain a copy upon request.

The Commission authorized the staff to advertise and hold a public hearing to consider rezoning Blythe Island County Park from BI Basic Industrial to CP Conservation Preservation in order to bring the zoning in conformance with the proposed recreational use.

Meeting Adjourned at 11:00 a.m.


Deborah B. Chapman