

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 1, 1982 9:00 A.M.

Present: Johnie O. Boatright, Chairman
 Gerald Atkinson
 Margaret A. Brown
 George Counts
 Bill Hicks
 Dennie McCrary

Absent: W. W. Crosby
 Harry I. Driggers

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

Chairman Boatright called the meeting to order. Invocation was then given by Mr. Counts.

Riverfront Plaza Subdivision - Final Plat

Developer - Riverfront Plaza Associates, David Hornsby
 Engineer - Lawrence C. Miller
 Surveyor - Patrick Garner

Mr. David Hornsby was present for review.

Mr. Mahlman pointed out that the subject property contains 2.46 acres located at Bay and F Streets in the City of Brunswick. He stated that the development is zoned GC-C General Commercial - Core and is divided into 18 commercial lots each containing a minimum of 2,500 square feet. He then stated that the development will be served by a private street, St. Andrews Court, and public water and sewer.

Mr. Mahlman then stated that the City has certified the curbs, streets, water and sewer. He stated that the staff recommends approval of the final plat. It being noted that preliminary plat approval was granted on December 1, 1981, being known as Dockside Downtown Subdivision.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Counts and unanimously adopted to approve the Final Plat of Riverfront Plaza Subdivision.

Lakewood Professional Center Subdivision - Preliminary Plat

Developer - Brazell Realty, Richard Brazell
Engineer - Mike Ledford
Surveyor - Jim Conine

Mr. James Conine was present for review.

Mr. Mahlman pointed out that the proposed subdivision will be located northeast of Carteret Road and Cypress Mill Road on a tract of land containing 21.37 acres. He stated that the proposed development is for a commercial subdivision with 41 lots fronting on public minor collector roads and served by City water and private septic tanks. It was noted that the zoning is OC Office Commercial. He then presented the subdivision plat. He pointed out that the minimum lot size will be 12,500 square feet.

Mr. Mahlman stated that the staff recommends preliminary plat approval subject to the following improvements being made prior to final plat submission: 1) Runoff calculations into lake based upon 80% site coverage; 2) Clarification of typical road cross section showing full right-of-way; 3) Installation of 8" water lines rather than 4" as shown; 4) Determine ownership of 30 foot drainage easement on northern boundary of the project; 5) Construction of drainage ditches to either the right or left of center for maintenance access; and 6) Any construction on Lots 5, 6, 7 and 8 will probably require a piling foundation.

Following review, a motion was made by Mr. Hicks, seconded by Mr. McCrary and unanimously adopted to approve the preliminary plat of Lakewood Professional Center subject to the above conditions being met.

GC - 20 - 82

Request to Amend the Sea Palms East Master Plan and Site Plan Approval for the development of a Real Estate/Administrative Office, on a tract of land containing 31,996 square feet being located on the southeast corner of Palm Drive and Frederica Road, with frontage of 226 feet on Frederica Road and frontage of 152 feet on Palm Drive

Messrs. Chuck Munn, Larry Phillips, Peter Boss, and John Dow were present for review of the above request.

Mr. Mahlman gave a brief background on the above request, outlined in the staff report as follows:

This request is to amend the Sea Palms East Master Plan for the construction of an administrative building and real estate office on 31,996 square feet located on the southeast corner of Palm Drive and Frederica Road, St. Simons Island.

An earlier request for this amendment was taken off the May 6th agenda because of an error in the application and survey on the size and ownership of the parcel (41,815 square feet). This error was based upon a request made by Bay Colony in 1971 to revise the boundary lines of the southeast corner of Palm Drive and Frederica Road. In doing so, a plat was approved and recorded incorrectly showing approximately 23 feet of Lot 34 as part of the Bay Colony property.

We were under the impression that the 1971 replat included an amendment to the Sea Palms Master Plan for a real estate office. However, further research revealed that even though the amendment was recommended for approval by the Planning Commission, the County Commission took no action on the amendment for a real estate office.

The property is now designated and used as open space and is immediately north of the 13th tee and immediately west of residential lot 34 owned by Bennie Gentile. The proposed use would be to construct two office buildings with 6,200 square feet of space and 31 parking spaces. This development would serve as the administrative and real estate offices for the entire Sea Palms Development, East and West. These offices are now located within the clubhouse complex in Sea Palms East.

Mr. Mahlman then pointed out that this location for an administrative/real estate office would provide improved convenience and visibility, however would also serve to further reduce open space in the development and along Frederica Road. He stated that the residential lots platted in the 1960's were sold on the basis of adequate open space and limited commercial development. He stated that the staff can not support this request.

Mr. Chuck Munn stated that Sea Palms has a total of 7,000 feet frontage on Frederica Road. He explained that they are only requesting 226 feet of the total frontage to be used as commercial. He then pointed out that there is 40 acres of open space and that this proposed use would only utilize 3/4 an acre.

Mr. Munn explained that they are not requesting a zoning change to commercial but that the property would remain Planned Development and that another commercial use could not be put there at a later date.

Mr. Munn then stated that an estimated 85%, 1,000 cars a day utilize this entrance. He stated that they feel this would be keeping traffic on Frederica Road and would eliminate traffic within the subdivision.

It was then pointed out by Mr. Munn that the Planning Commission recommended approval and the County Commission denied a request in 1981 for a real estate office at the intersection of Fendig Road and Frederica Road.

Attorney Edward B. Liles was present to represent the Sea Palms Homeowners Association. He stated that they object to the above request. He then presented petitions with over 3,000 names objecting to the open space being utilized for a real estate office and administrative office. It being noted that approximately 70 residents were present to object.

Attorney Liles stated that the original plat showed this area as open space. He stated that one of the owners, Bennie Gentile, owns the lot adjacent to this property. He stated that his lot was purchased with the understanding of having open space on two sides and purchased as a end lot with price based on this fact. He stated that the useage would be in violation of what the people purchased their lots as, it would create a spot zoning. He stated that the residents want to keep commercial out of this area, between Bennie's Red Barn and Estes Florist.

Attorney Liles closed his presentation by stating that the residents of Sea Palms who object have personal interest involved and express concern. He stated that they are looking to the Planning Commission and County Commission for protection and respectfully request that the application be denied.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Counts and unanimously adopted to recommend denial.

CUP - 5 - 82

Request for a Conditional Use Permit, for a Race Track (existing), on a tract of land zoned FA Forest Agricultural containing approximately 57.50 acres fronting 1,661.40 feet on the east side of Old Post Road approximately 650 feet east of the Highway 84 and Old Post Road intersection

Mr. Buddy Buchanan was present for discussion.

Mr. Mahlman pointed out that this request is for the approval of the operation of the existing race track on Old Post Road. He stated that the track has been in existence for several years, however, due to discontinuance of the use for the last 12 months and not being licensed by the County it is required to obtain a conditional use permit.

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Hicks and unanimously adopted to approve the above request.

GC - 5 - 82

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing 39,648 square feet being located approximately 267 feet east of the intersection of Crossway Road and Davenport Road with frontage of 179 feet on South Road, Blythe Island

Mr. Hal Sigman and Mr. Joseph Riccio were present for discussion.

Mr. Mahlman explained that the above request was discussed at a previous Planning Commission meeting however no action was taken. He further explained that it was the concensus that the item be deferred until the County Commission reviewed the mobile home situation on Blythe Island and stated their views. He stated that there was the understanding that there would be no objection to rezoning large lots with 20,000 square feet and over, M-20.

Mr. Mahlman stated that the staff has reviewed the area and recommends approval of the request.

Mrs. Erma Cupit was present to object. She stated that she had submitted a petition with 57 names at the previous meeting stating that they object to mobile homes on Blythe Island. Ms. Deborah Chapman, Zoning Administrator, stated that she has received several calls from the neighbors and they have stated that they do not object to individual ownership of lots and mobile homes and that they did not clearly understand the situation when they signed the petition.

Mr. Hal Sigman stated that Mr. Riccio proposes to build a single-family home on the adjoining property. He stated that he wishes to get the subject property rezoned to mobile home so he can locate a mobile home on the site while building his residence. He further explained that the size of property has been reduced since the Commission last reviewed it. He then pointed out that Mr. Riccio owns additional Highway Commercial property adjacent to this property.

Motion was then made by Mr. Hicks to recommend denial of the above request. Motion died due to a lack of a second.

Following discussion, a motion was then made by Mr. Counts and seconded by Mr. McCrary to recommend approval. It was pointed out that there are 19 mobile homes in violation and 5 mobile homes with mobile home zonings in the area. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Counts and Mr. McCrary. Voting Nay: Mr. Hicks

GC - 6 - 82

Request to rezone from R-20 One-Family Residential to R-12 One-Family Residential, a tract of land containing 0.344 acres fronting 100 feet on the north side of Parland Road, approximately 200 feet west of the Sharon Drive and Parland Road intersection, being Lot 7 of Blythe Lake Subdivision, Blythe Island

Mr. George Skarpalezos was present for review.

Mr. Mahlman pointed out the location of the subject property. He stated that the applicant is requesting a rezoning from R-20 to R-12 in order to allow for the construction of a single-family home on the subject property. It was pointed out that the lot only contains 15,000 square feet and that the rezoning would be necessary to construct a home.

Mr. Mahlman explained that several of the lots located on the north side of Parland Road are 15,000 square foot lots and are zoned R-20.

In that the subject rezoning would be in keeping with the adjacent properties, the staff recommended approval.

Following discussion, a motion was made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above rezoning request.

GC - 21 - 82

Request to rezone two parcels of land for the development of a Regional Mall Development:

Parcel A - Rezone from R-12 One-Family Residential to GC General Commercial, a tract of land containing 100 acres being located at the southeast corner of Spur 25/F-009 and Scranton Road, with frontage of approximately 2,104.16 feet on Spur 25/F-009 and approximately 374.16 foot frontage on Scranton Road.

Parcel B - Rezone from R-12 One-Family Residential and GC General Commercial to PD-S Planned Development - Shopping and Commercial Center, a tract of land containing 228.17 acres with frontage on Scranton Road (2,148.05 feet), Highway 303 (2,105.80 feet), Altama Avenue (2,852.44 feet), and Spur 25/F-009 (1,143.98 feet)

Messrs. Scott Hudgens, Tom Wheeler and Lane Brown were present for review.

Mr. Mahlman explained that the applicant has filed the above application on 328 acres of land for General Commercial and Planned Development - Shopping zoning to construct a regional shopping mall on 100 acres and a planned development commercial center on 228 acres. He pointed out that the tract is bound generally by the F-009 Spur on the west, Altama Avenue on the east, Georgia Highway 303 on the north and vacant land on the south.

Mr. Mahlman stated that the planned development phase (228 acres) will be developed over a 5 to 15 year period. He stated that the applicant has provided a marketing analysis and traffic plan supporting this concept. Mr. Mahlman then suggested that the following items from the traffic study be included as conditions, if granted approval: 1) Signalization will be required at the Golden Isles Parkway intersection with the new access road. Intersection design will require dual left turn lanes from the north on Golden Isles Parkway.; 2) Georgia 303 will require some widening at the access locations to provide safe turning situations at these intersections.; 3) Signalization will be required at the intersection of Altama Avenue and the four-lane access road. A left turn lane will be required for north bound traffic turning into the site.; and 4) A system of access roads throughout the site is planned to provide access for the mall and peripheral development. This system consists of a four-lane east-west connection between Altama Avenue and Golden Isles Parkway. This road will require a signalized intersection with Golden Isles Parkway about a half mile south of Georgia 303.

It was noted that the applicant has submitted a proposed development plan for the entire project indicating a 100 acre mall site, periphery commercial lots, and smaller commercial complexes, paved public roads throughout the tract and buffers and landscaping. Mr. Mahlman stated that the applicant is aware of the need for an approved drainage plan (to be approved by the County Engineer), compliance with the subdivision regulations for roads and subdividing parcels.

Mr. Mahlman pointed out that the zoning text dated May 24, 1982, includes the standards for development on both the mall and planned development area. He stated that the staff recommends that the following requirements be attached to any approval: 1) Along Georgia Highway 303 (Scranton and Chapel Crossing Roads) the landscaping buffer area be 30 feet rather than 15 feet along the proposed commercial frontage. This is necessary to give residents across the road some additional buffer from commercial development which will have a negative impact on existing residential properties.; 2) The applicant has requested an exemption from the site plan requirements on any planned development parcel on less than 15 acres. We recommend that an exemption be granted only on those less than 5 acres. These parcels would be smaller shopping centers or strip centers outside the mall area, as indicated on the development plan. We feel that under 5 acres is more than reasonable considering that anything larger would exempt most of the development and not be in keeping with the intent of the district.; and 3) The applicant has also requested that the review criteria listed in Section 619 Site Plan Review, of the Glynn County Zoning Ordinance, not totally apply. Staff feels that Section 619 is a fair and equitable procedure and should not be waived considering the unprecedented scale of this commercial development.

Mr. Hudgens stated that the drainage plan will be completed and approved by the County. He stated that retention ponds will be provided and that there will not be any problems with the drainage.

Mr. Joe Isenberg was present to express his concerns. He stated that he is the oldest merchant in Brunswick. He stated that he feels that this development will be a disaster to the merchants and such a development can not be justified in this community.

Mr. Bob Bileski stated that the development will employ 1,200 to 1,500 people and feels that the community should support it.

Mr. Rowland Holmes presented a petition with 46 signatures from Kinstle Subdivision stating that they object, however if approved they are requesting a 50 foot buffer zone, existing trees, shrubbery, and plants, be established along the east side of Scranton Road. Also present to express concern was Mr. Bob Herrin, Tom Crankshaw, and Francis German. They stated that traffic and access ways will create problems in the area.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request subject to the following recommendations:

1. Along Georgia Highway 303 (Scranton Road and Chapel Crossing Road) the landscaping buffer area be 30 feet rather than 15 feet along the proposed commercial frontage. This is necessary to give residents across the road some additional buffer from commercial development which will have a negative impact on existing residential properties. It being noted that the applicant may be willing to give a 50 foot buffer, as requested by the adjoining single-family property owners.
2. The applicant has requested an exemption from the site plan requirements on any planned development parcel of less than 15 acres. The Planning Commission recommends that an exemption be granted only on those parcels less than 5 acres. These parcels would be smaller shopping centers or strip centers outside the mall area, as indicated on the development plan. It being felt that under 5 acres is more than reasonable considering that anything larger would exempt most of the development and not be in keeping with the intent of the district.
3. The applicant has also requested that the review criteria listed in Section 619 Site Plan Review of the Glynn County Zoning Ordinance not totally apply. It is felt that Section 619 review criteria is a fair and equitable procedure and should not be waived considering the unprecedented scale of this commercial development.
4. Include the following items in the Zoning Text (dated May 24, 1982) as outlined in the Traffic Impact Study (dated April 1982):
 - a. Signalization will be required at the Golden Isles Parkway intersection with the new access road. Intersection design will require dual left turn lanes from the north on Golden Isles Parkway.

- b. Georgia Route 303 will require some widening at the access locations to provide safe turning situations at these intersections.
- c. Signalization will be required at the intersection of Altama Avenue and the four-lane access road. A left turn lane will be required for north bound traffic turning into the site.
- d. A system of access roads throughout the site is planned to provide access for the mall and peripheral development. This system consists of a four-lane east-west connection between Altama Avenue and Golden Isles Parkway. This road will require a signalized intersection with Golden Isles Parkway about a half mile south of Georgia 303.

GC - 22 - 82

Request to rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 18,800 square feet being located approximately 450 feet south of the Marsh Road and U.S. Highway 17 intersection, with frontage of 94.46 feet on the eastside of U.S. Highway 17, being Lot 2 - A of Demere Hammock Subdivision

Ms. Mary Bryan Fields was present for review of the above request submitted by the property owners Messrs. David McKinley, Hans Trupp and Bill Meeler, Jr.

Mr. Mahlman pointed out the subject property. He stated that the intended use is for a retail and office construction in conjunction with adjacent property to the north zoned HC Highway Commercial in 1976.

Mr. Mahlman stated that the request follows the pattern of the last several years to rezone U.S. Highway 17 frontage to Highway Commercial. He then stated that the staff recommends approval of the above request.

It was noted that no one was present to object.

Following review, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

GC - 23 - 82

Request to rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 1.478 acres being located at the northeast corner of Canal Road and Spur 25/F-009 with frontage of approximately 419.65 feet on Spur 25/F-009 and approximately 150 foot frontage on Canal Road

Mr. Al Holland, agent, was present for discussion.

Mr. Mahlman pointed out the location of the subject property. He explained that the property is presently zoned FA Forest Agricultural and contains a single-family residence which is to be converted to a commercial trophy shop if the rezoning is granted.

It was noted that this is the third request for commercial or industrial zoning at the intersection of Spur 25/F-009 and Canal Road. Mr. Mahlman pointed out that the southeast corner of this intersection is zoned HC Highway Commercial and the southwest corner is LI Limited Industrial, the site of the Pepsi Cola Plant.

No one was present to object.

Following discussion, a motion was made by Mr. McCrary, seconded by Mr. Counts and unanimously adopted to recommend approval of the above request.

GC - 24 - 82

Request for a Temporary Hardship Permit for the location of a mobile home in an R-9 One-Family Residential Zoning District, subject property contains 2.11 acres with frontage of 200 feet on the east side of Oak Bluff Road approximately 550 feet north of the Harwell Street and Oak Bluff Road intersection

Mrs. Mary Lane was present for review.

Mr. Mahlman pointed out that this is a request for a temporary hardship permit for the location of a mobile home on 2.11 acres located on Oak Bluff Road. He stated that the parcel is located between property owned by family.

It was noted that a signed licensed medical doctor's affidavit, dated April 20, 1982, certifying a medical hardship has been received.

Mr. Mahlman stated that he feels that if this request is recommended for approval that the Planning Commission should have the applicant sign a letter stating that she is aware that this permit is for only a 2-year period with extensions not a permanent mobile home zoning.

No objectors were present.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request subject to a letter being signed by the applicant, as stated by Mr. Mahlman.

GC - 25 - 82

Request to rezone from GC General Commercial to PD-R Planned Development - Residential and Site Plan Approval on a tract of land containing 5 acres being bound on the north by Edwards Properties, on the east by Longview Shopping Center, on the south by Redfern Village, and on the west by Dunbar Creek

Mr. Tom Davis was present for review.

Mr. Mahlman pointed out that the applicant wishes to change General Commercial zoned property to Planned Development - Residential on 5 acres located behind Longview Shopping Center and Redfern Village. He stated that the development is for 64 multi-family units with access through Redfern Village on Landing Field Road, a publicly dedicated County road. He stated that the proposed development will conform to the requirements of the MR zoning district and have a maximum density of 12.8 units per acre.

Mr. Mahlman explained that this 5 acre parcel is relatively landlocked, the applicant will gain access via a platted lot in adjacent Redfern Village. He stated that the applicant has been asked to provide either a deed for the Redfern Village Lot 11, or an easement document granting him perpetual access over the lot.

It was pointed out that the applicant needs to obtain a letter from the St. Simons Water and Sewer District certifying the availability of water and sewer to this development.

Mr. Mahlman stated that the staff has reviewed the site plan, dated May 26, 1982, and will require the following information prior to forwarding to the County Commission, upon action taken by the Planning Commission:

- 1) Recalculation of site coverage to include patios, walkways, and incidental structures.;
- 2) Site plan should show adjacent land use and zoning, as well as the zoning for this project.;
- 3) Two refuse containers are required for a development of this size (one for every 30 units).;
- 4) The following statement should be added to the plan - "Review of the Department of Housing and Urban Development Flood Hazard Boundary Map H-01-31 for Glynn County, Georgia, indicates that this development lies within the 100 year Flood Hazard Area".;
- 5) Letter certifying water and sewer, and easement over or ownership of Lot 11 in Redfern Village and commitment to improve entrance to Redfern Village.

Mr. Tom Davis stated that he would address the above concerns and conditions. He stated that he will not do the development without access thru Redfern Village.

Mr. Bob Woolridge, property owner in Redfern Village, was present to state his concerns. He stated that this proposal would create too much traffic in Redfern Village which already has traffic problems.

Mr. Tom Davis stated that he would hate to have his development held up due to traffic problems that he has no control over.

Mr. McCrary stated that he feels that the traffic and access should be worked out prior to approval. He stated that he has no objection to the site plan but does feel access should be worked out.

Mr. Mahlman pointed out that the existing zoning is General Commercial. He stated that if the property were to be developed as commercial that it would create more of a traffic hazard than the proposed multi-family development.

Following discussion, a motion was made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above request subject to access being provided through Redfern Village and the other conditions stated above by the Executive Director being met.

The following meeting schedule changes were unanimously adopted upon a motion made by Mr. Hicks and seconded by Mr. Counts:

<u>As Presently Scheduled</u>	<u>New Schedule</u>
October 5, 1982	October 12, 1982
November 2, 1982	November 9, 1982
December 7, 1982	December 14, 1982

The Minutes of May 4, 1982, were adopted.

An Executive Session was then held.

Meeting Adjourned at 11:45 a.m.



Deborah B. Gayman