

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 12th, 1982

Present: Margaret A. Brown, Chairman
Gerald Atkinson
W. W. Crosby
Mike Fairman
Dennie McCrary

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

Chairman Brown called the meeting to order. The invocation was then given.

SP - 4 - 82

Request for Site Plan Approval of Brockinton Chase.
Colonial Holding Company, David Hornsby - Developer

Mr. David Hornsby was present for review.

It was pointed out that the subject property contains 4 acres within the Brockinton Tract.

Mr. Mahlman explained that the Planning Commission granted preliminary approval of Brockinton Drive several meetings ago. He stated that the proposed development of 34 condominium units will have access via Brockinton Drive with private drives within the development.

Mr. Mahlman explained that the zoning is MR Medium Residential which will allow 16 units per acre. He stated that the development will be 8.5 units per acre, 18 2-bedroom units and 16 3-bedroom units, with 40% site coverage.

During discussion Mr. Mahlman explained that Mr. Ralph Thurston, St. Simons Water and Sewer District, has requested that a utility easement be shown giving access from Brockinton Drive and that the water lines be 6 inch instead of the proposed 2 inch lines.

A motion was then made by Mr. Crosby, seconded by Mr. McCrary and unanimously adopted to approve the site plan subject to the above conditions being met.

CUP - 6 - 82

Request for a Conditional Use Permit for Outside Storage in a HC Highway Commercial Zoning District, subject property being a tract of land containing 1 acre with frontage of 108.9 feet on the west side of U.S. Highway 341 approximately 165 feet north of the Burgess Road and U.S. Highway 341 intersection, site of Boatright & Sons

Mr. Stan Boatright was present for discussion.

Mr. Mahlman explained that action on the above request was deferred until this meeting so that Mr. Boatright would have sufficient time to remove the junk from his property and establish a buffer at the rear of the property, frontage on Burgess Circle. Mr. Mahlman stated that he talked with Mr. Boatright yesterday and he stated that the fence has not been constructed in that he does not desire to construct the fence until he is assured a conditional use permit. Mr. Mahlman stated that the Planning Commission's action was to grant the conditional use permit after Mr. Boatright has but the fence/buffer in place.

Mr. Boatright stated that he has decided to construct a building for storage and that a conditional use permit is not needed. He stated that the outside of the structure would be vacant. He then withdrew his request.

CUP - 8 - 82

Request for a Conditional Use Permit for a Used Car Lot (H & R Motors) in a GC General Commercial Zoning District, subject property contains approximately 10,750 square feet being located on the southwest corner of 5th Street and Altama Avenue with frontage of 150 feet on Altama Avenue and 93 feet on 5th Street

Mr. Vaughn Rowland, applicant, was present for discussion.

Mr. Mahlman explained that this request is for the operation of a used car lot at a former service station located on Altama Avenue across the street from Brunswick Jr. College. He stated that the site will have access from Altama Avenue and 5th Street.

It was then explained by Mr. Mahlman that used car lots are conditional uses in the General Commercial Zoning District. He pointed out that the adjacent property is zoned commercial and therefore would not require any buffers or screens. He then stated that under General Commercial there are no yard requirements so the used car lot needs only to be confined within the property lines but can not encroach into the sidewalks or right-of-way.

Mr. Rowland stated that he proposes to have between 15 and 20 cars on the site.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to grant a conditional use permit.

CUP - 9 - 82

Request for a Conditional Use Permit for a Church in a GR General Residential Zoning District, subject property contains approximately 10,000 square feet, being Lots 74 and 100 of Carver Heights Subdivision, fronting 100 feet on the west side of Gordon Street approximately 135 feet north of the 4th Street and Gordon Street intersection

Mr. Charles Williams, applicant, was present for discussion.

Mr. Mahlman explained that the applicant intends to rehabilitate the existing vacant commercial building for use as a church. He stated that churches in residential districts require a conditional use permit to assure neighborhood compatibility and off-street parking.

Mr. Mahlman then presented a site plan for the subject property. He pointed out that at the present time there are three deteriorated structures on the site, with the proposal to remove two of the structures and renovate the concrete block building for the church. Mr. Mahlman pointed out that the site plan shows 12 off-street parking spaces, which shall be sufficient in that the church will possibly be utilized by neighborhood residents who will be within walking distance.

A motion was then made by Mr. McCrary, seconded by Mr. Crosby and unanimously adopted to grant a conditional use permit.

B - 8 - 82

Request to Rezone from GR General Residential to OC Office Commercial, portions of Lots 424 and 425 New Town Subdivision, City of Brunswick, with frontage of 54 feet on I Street with a depth of 90 feet, approximately 96 feet east of the Newcastle Street and I Street intersection

Mr. Perry James Fields, applicant, was present for review.

Mr. Mahlman explained that the property is presently occupied by a empty commercial structure which the applicant desires to rehabilitate into law offices. He stated that the applicant was unaware of the zoning and has started construction as an apartment building, which is a permitted use under General Residential, and will convert over to a commercial permit if and when the zoning change has been approved.

Mr. Mahlman pointed out that the zoning to the west and south of the property is Office Commercial and to the east and north is General Residential. He stated that approval of this request would result in a logical extension of the Office Commercial District to the east.

Mr. Fields then explained why the structure is already under construction. He stated that he had talked with the City Building Inspector prior to purchasing the property and that he was not informed with the zoning was inappropriate. He stated that he was not aware of the General Residential zoning until he was contacted by the Planning Commission staff. He stated that he had already invested monies and made commitments so at the present time it is being constructed under a permit for multi-family and will be changed over to a commercial permit when the zoning is approved.

Mr. Mahlman then presented the site plan. He pointed out that the total square feet within the structure will be approximately 2,500. He stated that the applicant will provide 12 to 13 off-street parking spaces with access being via the alley on the east side onto I Street.

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

GC - 37 - 82

Request to Rezone from R-9 One-Family Residential to GC General Commercial, a tract of land containing 8,954 square feet being located at the northeast corner of Scranton Road and Golden Isles Parkway/F-009 Spur, being portions of Lots 5 and 6 of L.M. Kinstle Subdivision Addition

Attorney Bob Miles was present as agent for the property owner Marty E. Landacker.

Mr. Mahlman explained that this request is for the rezoning of a parcel of land containing 8,954 square feet for the location of a branch banking office. He stated that the proposed site plan indicates a 1,600 square foot banking office and parking for eight (8) cars.

Mr. Mahlman pointed out that the property is at the northeast corner of the intersection of Scranton Road and F-009 Spur. He stated that the surrounding zoning is commercial with the most recent commercial rezoning being the nine (9) acre parcel to the northeast. He then pointed out that the regional shopping mall will be located across Scranton Road to the southeast.

Attorney Miles pointed out that the existing zoning is R-9 and that the lot only contains 8,954 square feet. He stated that the proposed site plan meets all the requirements of the Zoning Ordinance. Attorney Miles stated that he feels the lot is not suitable for residential purposes and feels a bank to be a good use for the site.

Mr. Mahlman explained that data is being collected for a land use plan for this area. He stated that a policy as to commercial zoning needs to be set for the area. Mr. McCrary stated that he feels some guidelines are needed.

Mr. Mahlman then explained that the next rezoning request on this agenda (GC-38-82) would be the area that would be recommended for the stopping of commercial zoning along Scranton Road, in that the area would be abutting the original Kinstle Subdivision.

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

GC - 38 - 82

Request to Rezone from R-9 One-Family Residential to GC General Commercial, a tract of land containing 1.15 acres fronting 256.61 feet on the north side of Scranton Road approximately 220 feet east of the Golden Isles Parkway/F-009 Spur and Scranton Road intersection, being Lots 1, 2 and 3 of L.M. Kinstle Subdivision Addition

Mr. Bob Miles, agent for the property owner Anthony Albenze.

Mr. Mahlman pointed out that this rezoning request is 100 feet to the east of the proposed bank rezoning in the previous request. He stated that the proposed site plan indicates 64 parking spaces with a minute market, clothing, gift, barber, insurance, beauty, photo, and radio/tv stores.

Mr. Mahlman pointed out that it is anticipated that the property to the west will be rezoned commercial at a later date. However, it is felt by the staff that this rezoning should be the eastern limit of commercial zoning in this quadrant.

Rowland Holmes was present to state the concerns of Mr. and Mrs. German, adjacent property owners, and the residents of Kinstle Subdivision.

Mr. Mahlman pointed out that there is a drainage ditch which crosses the property to which the County has an easement. He stated that this ditch will have to be adequately piped to allow the flow from the shopping center. Attorney Miles stated that they are aware of this matter and that the pipes, etc. will be provided.

It was then pointed out by Mr. Mahlman that a 6 foot fence or screen will have to be provided where the property adjoins residential. This was discussed at length. It was decided that the developer would provide a 10 foot natural buffer strip on the east side of the property.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. McCrary and unanimously adopted to recommend approval of the above rezoning request, with a further recommendation that the developer provide a 10 foot natural buffer strip on the east side of the property, adjacent to the residential properties owned by C.M. German, Sr., in addition to the 6 foot screen/buffer that is required in the Zoning Ordinance.

GC - 2 - 82 C

Amend Section 302. Definitions of the Glynn County Zoning Ordinance.

It being noted that the above subject amendments have been reviewed by the Planning Commission at a previous work session.

Motion was made by Mr. Crosby, seconded by Mr. McCrary and unanimously adopted to recommend approval of the above referenced amendment.

See file for further explanation.

GC - 2 - 82 D

Amend the following Sections of the Glynn County Zoning Ordinance regarding single-family, mobile homes and manufactured homes:

Section 701. R-20, R-12, M-20 and M-12 One-Family Residential Districts;

Section 702. R-9, R-6, M-9 and M-6 One-Family Residential Districts;

and Section 714. MH Mobile Home Park; and Add Section 721. RE One-Family Residential Estates District

It being noted that the above amendments have been reviewed in detail by the Planning Commission at a previous work session.

Motion was made by Mr. Crosby, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above amendments.

Upon a motion made by Mr. Atkinson and seconded by Mr. Crosby the Minutes of September 7th, 1982, were unanimously adopted.

October 26th, 1982, was sent as the next work session for the Planning Commission to review additional revisions to the Zoning Ordinance.

Meeting Adjourned at 10:30 a.m.

Deborah S. Chapman