

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 9th, 1982 9:00 a.m.

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

Absent: W. W. Crosby
 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 by Mr. Counts.

Dunbar Creek Plantation Subdivision, Phase II
 Final Plat
Lake Forest Estates, Erwin Mazo, Developer

Mr. Jerry McBride, Hussey, Gay and Bell Engineering, and Mr. Joe Biletzskov, surveyor, were present for discussion.

Mr. Mahlman explained that the preliminary plat was approved earlier this year. He then presented the final plat. He pointed out that the development will consist of approximately 14 acres with 20 single-family lots. Access will be via Dunbarton Drive, phase I, with paved roads with curb and gutter. Services will be public water and sewer.

Mr. Mahlman stated that a check in the amount of \$4,493.17 has been submitted as the payment in lieu of land dedication for recreation dedication. Also submitted is a maintenance bond in the amount of \$37,659 to guarantee that all improvements will be made.

Mr. Mahlman stated that the final plat is in order to be approved subject to three conditions being met, as follows: 1) Street signs being put in place.; 2) Status of existing 40 foot easement be resolved.; and 3) Drainage facilities to be in place and approved by the County Engineer.

Thereupon, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to approve the Final Plat of Dunbar Creek Plantation, Phase II, subject to the above three conditions being met.

CUP - 10 - 82

Request for a Conditional Use Permit for a Used Car Lot in a HC Highway Commercial Zoning District. Subject property contains approximately 1.96 acres fronting 123 feet on the north side of Highway 303 approximately 400 feet east of the Highway 84 and Highway 303 intersection.

Mr. Paul Warwick, Jr., agent, was present for discussion.

Mr. Mahlman pointed out that this request is for a used car lot, L - M Used Cars, in a Highway Commercial Zoning District located on the north side of Highway 303. He explained that the Zoning Ordinance requires a conditional use permit for open yard storage for the sale of cars. He then stated that the site is a former commercial operation and zoned commercial since 1977.

It was then pointed out by Mr. Mahlman that the surrounding zoning is Forest Agricultural on three sides and Highway Commercial to the west. He then stated that the staff recommends approval.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to approve a Conditional Use Permit for a Used Car Lot on the above described property.

GC - 39 - 82

Request to Rezone from R-9 One-Family Residential to M-12 One-Family Residential (mobile home) a parcel of land, located in the Mary Fraser Tract Pine Ridge Section, containing 12,588.97 square feet fronting 90 feet on Hickox Lane approximately 400 feet west of the Hickox Lane and Frazier Road intersection.

Mr. George Skarpalezos, agent, was present to represent the above request.

Mr. Mahlman pointed out that this is a request for a mobile home rezoning on a lot located on Hickox Lane. He stated that it was formally the site of a pre-1966 mobile home, but is vacant at the present time.

Mr. Mahlman then presented a map showing the subject property. He pointed out that the surrounding zoning is R-9 and M-12, with a mix of single-family and mobile home units in the general area.

It was pointed out that the applicant intends to locate a double-wide mobile home on the site. Mr. Skarpalezos questioned the Commission as to whether a double-wide has to be placed on the property. Mr. Mahlman explained that the amendments requiring double-wide units have not been adopted at this time, therefore the applicant can place a single-wide mobile home on the site if the rezoning is granted.

No one was present to object to the above request.

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

GC - 45 - 82

Request to Rezone from R-12 One-Family Residential and MR Medium Residential to GC General Commercial, and a Conditional Use Permit for Outside Storage, a tract of land containing approximately 5.5 acres fronting 683.19 feet on Hamilton Road, site of St. Simons Island Georgia Power Substation and additional lands to the north and west, St. Simons Island.

Mr. Jack Steele and Mr. Ray Acosta, Georgia Power Company, were present for discussion.

Mr. Mahlman presented the proposed site plan. He explained that site plan approval is not a requirement in GC General Commercial, but the Conditional Use Permit can require them to meet the requirements for buffering. Mr. Mahlman explained that the Georgia Power Company is requesting a rezoning to GC General Commercial for the location of a local office and line crew headquarters for St. Simons Island. He stated that the requested zoning change will permit the general office use and a conditional use permit will allow the storage and equipment area.

Mr. Acosta stated that the proposed site plan will require very few trees to be lost, that they will save as many as possible. He stated that they will provide a natural buffer on the west side.

Mr. Hicks stated that he is concerned about the buffering of the site. He stated that the substation on Arnold Road has not been buffered. Mr. Acosta stated that buffering would be provided around the proposed site and the site noted by Mr. Hicks.

Mr. Mahlman pointed out that the site plan indicates landscaped buffers around the existing substation and proposed uses.

It was pointed out by Mr. Mahlman that access will be to Hamilton Road which is a one-way street to Sea Island Causeway.

No one was present to object to the above request.

Mr. Mahlman stated that the staff recommends approval based on the proposed site plan.

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

GC - 46 - 82

Request to Rezone from LC Local Commercial to LI Limited Industrial, 2.477 acres, being Lot 11 and a portion of Lot 13 of the Key Industrial Park, with frontage of 250 feet on the south side of New Community Road and 200 foot frontage on the east side of Habersham Street.

Attorney Jack Lissner was present for review.

Mr. Mahlman stated that this request is for a rezoning to allow the expansion of High Performance Tube, Inc. He stated that the property, part of the Key Industrial Park was rezoned from LI Limited Industrial to LC Local Commercial in 1973. He stated that this request is to rezone the major part of the property back to LI Limited Industrial for industrial useage, with the corner remaining LC Local Commercial. Staff recommends approval.

It was noted that no one was present to object to the above request.

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

GC - 40 - 82

Request to Rezone from R-12 One-Family Residential to PD-G Planned Development - General, to be included in the Sea Palms West Master Plan and Zoning Text, a tract of land containing 43,888 square feet fronting 115 feet on Frederica Road approximately 1,411 feet north of General Oglethorpe Road.

and

GC - 41 - 82

Request to Amend the Sea Palms West Planned Development Master Plan and Zoning Text to allow a change in traffic circulation, entrances from Fendig Road (south) and the unnamed middle entrance to a major entrance at Oglethorpe Road, the north entrance at Stevens Road is unchanged. The 44 parcels outlined in the Master Plan will be reduced to 40 parcels.

and

GC - 43 - 82

Request for Site Plan Approval in the Sea Palms West Planned Development, Parcels 12 - 19, totaling 30.48 acres, for the development of 230 condominium units and racquet club, proposed entrance being Oglethorpe Road.

and

GC - 44 - 82

Request for Amendment and Site Plan Approval for the location of an Administrative Building on a parcel of land containing 1.552 acres being located at the northwest corner of Fendig Road and Frederica Road with frontage of 299.99 feet on Fendig Road and 325.01 feet on Frederica Road, Sea Palms West Planned Development Tract.

Messrs. David Francis, John Dow, Chuck Munn, Mike Biletzskov, and Attorney Larry Phillips were present for discussion. Attorney Phillips requested the Planning Commission to hear all four of the above items at one time (GC-40-82, GC-41-82, GC-43-82, and GC-44-82).

Several property owners from the surrounding area were present to state their concerns. The main concern is traffic on Frederica Road.

Mr. Richard Rogers stated that he has no objection to Oglethorpe Road being paved and utilized, however he feels the traffic should be shared by another access road also, possibly the unnamed middle entrance. He then requested that this be deferred until a traffic study can be made.

It was pointed out that a traffic study was made in 1979 by Wilbur Smith and Associates. The subject study indicated that 55% of Sea Palms West development will utilize Stevens Road.

Mr. Mahlman stated that the staff feels Oglethorpe Road to be a desirable entrance. He stated that the road will be brought up to County standards by the developer, 60 foot right-of-way and 22 feet of paving.

Mr. Ludlow stated that the Citizens Coalition for Planned Growth feels Oglethorpe Road to be the best solution.

The proposed administrative building at Fendig and Frederica Roads was then discussed. Mr. Mahlman pointed out the subject site and the surrounding zoning and land uses.

Mr. Mahlman stated that the staff recommends denial of the administrative building due to the size of the structure, the area is designated as open space, and the use would be an introduction of commercial into the area.

Attorney Phillips stated that originally there were objectors from the surrounding residents (request #GC-39-81). He stated that they are willing to give open space somewhere else within Sea Palms West in order to utilize this open area. He stated that it would be used as a real estate/administrative building not for retail and this site is felt to be the best location for such use.

Mr. Ludlow stated that the Citizens Coalition for Planned Growth recognizes that Sea Palms does have a problem. He stated that they have received assurances for confining commercial along Frederica Road. He explained that Sea Palms has stated that the office would convert to a residential use if not utilized as an administrative building in the future and that they are willing to place deed restrictions stating this. Mr. Ludlow pointed out that Deer Run is aware of this and they have no objections either.

Mr. O.C. Griffin, Deer Run Association, was present. He stated that the association is aware that Sea Palms does have a problem. He stated that Sea Palms has made assurances. He stated that the Deer Run Board is not enthusiastic but that the board is not objecting to the administrative building or the whole package.

Following lengthy discussion, the following actions were taken:

GC - 40 - 82 Motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the subject request.

GC - 41 - 82 Motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the subject request subject to the following conditions -

- 1) No access to be permitted via Dodge Road or Orange Grove Road.;
- 2) Oglethorpe Road to be a paved surface meeting the County standards for a collector road.;
- 3) Left turn lane on Frederica Road to be added at intersection with Oglethorpe.;
- 4) Deeds to be dedicated by the developer to Glynn County for right-of-way on Frederica Road to create a 100 foot right-of-way.;
- and
- 5) No Certificates of Occupancy to be issued within Sea Palms West until Oglethorpe Road has been approved and accepted by Glynn County.

GC - 43 - 82 Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the subject request subject to the following conditions -

- 1) Deeds to be dedicated by the developer to Glynn County for right-of-way on Frederica Road to create a 100 foot right-of-way.;
- and
- 2) No Certificates of Occupancy to be issued within this development until Oglethorpe Road has been approved and accepted by Glynn County.

GC - 44 - 82 Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the subject request subject to the following conditions -

- 1) Deeds to be dedicated by the developer to Glynn County for right-of-way on Frederica Road to create a 100 foot right-of-way.;
- 2) Deed restrictions be adopted to restrict the subject property for useage as office and/or residential now and in the future, not for retail commercial.;
- 3) Design of buildings (exterior) to be more conventional and harmonious with character of Island.;
- 4) No parking area adjacent to Frederica Road, minimize on north and south sides at east ends and screen from sides and rear.;
- and
- 5) The request (GC-20-82) at South Palm Drive for an administrative building be withdrawn.

GC - 42 - 82

Request to Amend the Sea Palms East Master Plan and Zoning Text and Site Plan Approval to allow the relocation of the Maintenance Building to a vacant tract of land containing 1.62 acres located behind the Cemetery approximately 245 feet north of Windward Drive.

Attorney Phillips stated that they are requesting that the subject site be granted for the location of Sea Palms maintenance facility. He stated that it is felt that this is the best location to serve the needs of Sea Palms East and West.

Mrs. Gloria Sullivan was present to object to the facility being located behind the cemetery. Also present to object was Mike Cavallon. He stated that he owns the property closest to this site and the proposed real estate/administrative building. He stated that he has strong objections to this request. He then presented photos of the existing maintenance facility and the proposed site.

Mr. Richard Rogers pointed out that this facility would have access onto onto Frederica Road, he then encouraged the Commission to require a traffic study.

It was pointed out that the Sea Palms Homeowners Association has reservations regarding this request.

Mrs. C.E. Nicholson stated that she feels this request needs further study.

Attorney Phillips then requested deferral.

Planning Commission Member Fairman stated that he feels a vote should be taken at this time, thereupon he made a motion for denial. Motion died due to a lack of a second. Thereupon, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to defer this request till the next Planning Commission meeting. Mr. Driggers stated that he feels Sea Palms should be looking into another location for the facility.

GC - 2 - 82 E

Request to Amend the following Articles of the Glynn County Zoning Ordinance:

Article V. Application of Regulations;

Article VI. General Provisions;

Article VIII. Signs; and

Article IX. Enforcement, Permits, Penalties and Fees

Following review of the above amendments several minor changes were made to Section 609 and 614 regarding political signs.

A motion was then made by Mr. Atkinson, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above four articles. See file for further details.

Upon a motion made by Mr. Driggers and seconded by Mr. Fairman the following schedule was adopted for 1983 Joint Planning Commission Meetings:

January 11th, 1983
February 1st, 1983
March 1st, 1983
April 5th, 1983
May 3rd, 1983
June 7th, 1983
July 12th, 1983
August 2nd, 1983
September 13th, 1983
October 4th, 1983
November 1st, 1983
December 6th, 1983

A motion was made by Mr. Atkinson, seconded by Mr. Driggers and unanimously adopted that the Minutes of October 12th, 1982 be approved and adopted.

Mr. Mahlman presented each member with a copy of the annual update of the Comprehensive Plan for St. Simons Island.

It was noted that each member had received a copy previously for their review. Thereupon, a motion was made by Mr. Atkinson, seconded by Mr. Counts and unanimously adopted to recommend approval to the County Commission.

Meeting Adjourned at 11:30 a.m.


Deborah B. Chapman