

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 3rd, 1983 9:00 A.M.

Present: Margaret A. Brown, Chairwoman
Levern Carter
George Counts
Harry Driggers
Mike Fairman
Bill Hicks
Dennie McCrary

Absent: Gerald Atkinson

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

Chairwoman Brown called the meeting to order. The invocation was then given by Mr. McCrary.

Due to Vice Chairman Crosby's resignation from the Planning Commission an election was held for Vice Chairman.

Mr. Driggers nominated Mr. McCrary to serve as Vice Chairman for the remainder of 1983. The nomination was seconded by Mr. Counts. Thereupon, a motion was made by Mr. Hicks that nominations be closed. A vote was taken with Mr. McCrary unanimously being elected to serve as Vice Chairman for the remainder of 1983.

Mr. Levern Carter was welcomed as the new City-appointed Planning Commission Member.

Pinemeadows Subdivision - Final Plat

Sunbelt, Inc., Developers

Mr. Mahlman pointed out that the subject property is located on the west side of U.S. Highway 17 South, just north of Buck Swamp Road.

Mr. Mahlman stated that the preliminary plat of the subject property was approved in January of this year. He explained that the preliminary plat approval contained 4 conditions which have been met. He stated that the development will consist of 42.22 acres with 49 residential lots containing 20,000 square feet or larger. He stated that the zoning is FA Forest Agricultural which allows both mobile homes and site-built homes.

The plat was then presented. Mr. Mahlman pointed out that the development will be served by a 60 foot right-of-way to be dedicated to Glynn County. He explained that the apron off U.S. Highway 17 will be paved, however the roads within the development will be unpaved. It being noted that this is one of the three subdivisions to be grandfathered in under the paving requirements.

Mr. Mahlman stated that a Letter of Credit in the amount of \$35,000 from American National Bank has been submitted to guarantee that all improvements will be met. Also submitted is a check in the amount of \$1,204.35 for the recreation requirement.

After review a motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to approve the Final Plat of Pinemeadows Subdivision.

Brockinton Drive - Final Plat

Colonial Holding Company, Developers

Mr. Joe Biletzskov, surveyor, was present for review.

Mr. Mahlman stated that the above referenced plat is being processed as road approval only. He stated that Brockinton Drive will serve a 88 acre tract located off Demere Road across from the St. Simons Water Tower.

Mr. Mahlman explained that two site plans for multi-family development have been approved within the development, Barkentine Court and Brockinton Marsh.

It was then pointed out by Mr. Mahlman that this will be served by public water and sewer and the road will be paved, dedicated to Glynn County with a temporary cul-de-sac.

The plat was then presented. Mr. Mahlman pointed out that the developers have noted that an additional 15 foot right-of-way will be dedicated along Demere Road for the widening of Demere Road in the future.

Mr. Mahlman stated that a Letter of Credit in the amount of \$61,000 from American National Bank has been submitted.

Following review, a motion was made by Mr. Hicks, seconded by Mr. Carter and unanimously adopted to approve the Final Plat of Brockinton Drive.

CUP - 3 - 83

Request for a Conditional Use Permit in a HC Highway Commercial Zoning District for the location of an Above Ground L P Gas Storage Tank, on a tract of land containing 31,100 square feet fronting 125 feet on the north side of Old Jesup Highway approximately 750 feet east of the Old Jesup Highway and U.S. Highway 341 intersection

Mr. Rick Smith was present for discussion.

Mr. Mahlman explained that this request is for the location of an above ground storage tank for LP gas near the intersection of Old Jesup Highway and Highway 341. He pointed out that the zoning is HC Highway Commercial which requires a Conditional Use Permit for the open yard storage facility.

Mr. Mahlman stated that the surrounding zoning is FA Forest Agricultural. He stated that the storage tank area should be screened by shrubbery or an opaque fence and access from the highway to the tank should be paved or suitably surfaced to allow safe ingress and egress.

Mr. Smith stated that the tank will be 30,000 gallons for storage only. He explained that there will be trucks entering the area about 2 or 3 times a day.

Following discussion, a motion was made by Mr. Hicks and seconded by Mr. Counts that the site be properly screened and a suitable access be constructed and the applicant come back before the Commission at their next meeting. The applicant stated that he has no objection to the action and that the conditions will be met before the next hearing. Thereupon, the motion was unanimously adopted.

CUP - 4 - 83

Request for a Conditional Use Permit in an CP Conservation Preservation Zoning District for the location of a Cemetery and Chapel, subject property contains 8.6 acres bounded on the north and east by Frederica Road southwest of its intersection with Couper Road

Mr. Thomas Stroud was present for review.

Mr. Mahlman stated that the above request is for a conditional use permit for the construction and location of a chapel at the Oglethorpe Memorial Gardens Cemetery on St. Simons Island. He stated that the cemetery is an existing use and the applicant's desire to construct a chapel.

Motion was made by Mr. Driggers, seconded by Mr. McCrary and unanimously adopted to approve the Conditional Use Permit.

GC - 21 - 83

Request to Rezone from GC-C General Commercial - Core to RR Resort Residential, a tract of land containing 37,500 square feet being bound on the south by the Atlantic Ocean, on the west by Floyd Street (with 191 foot frontage) and on the east by Mallory Street (with frontage of 185 feet), being a portion of the King City Subdivision, Pier Section, St. Simons Island

Mr. William Hooker, Architect, was present to represent the above request submitted by Harry Driggers, James Bishop, Carlton Hicks and Mrs. Albert Brown.

Mr. Driggers abstained from discussion of the above matter due to a conflict of interest.

Mr. Mahlman stated that the subject property contains two tracts of land, one being the improved Maxwell tract and the other is the vacant Cofer tract. He pointed out that the property is bounded on the east by the Atlantic Ocean, on the west by a commercial building, on the north by Mallory Street and on the south by Floyd Street. Surrounding land use is commercial, multi-family residential and recreation (Neptune Park).

The concept plan was then presented. Mr. Mahlman stated that the proposed use is for the construction of thirteen (13) multi-family units at a density of 16 units per acre. According to the plan access will be from Floyd Street and twenty-three (23) off-street parking spaces will be provided.

Mr. Hooker stated that the structure will be three-stories with 16 2-bedroom units, with open gree areas.

Several individuals from the audience stated that they feel the proposed use is a great idea and an improvement for the area.

Mr. Mahlman pointed out that if the rezoning is approved by the County Commission a site plan will be processed through the Planning Commission.

Following discussion, a motion was made by Mr. Hicks and seconded by Mr. McCrary, to recommend approval. Voting Aye: Mr. Carter, Mr. Counts, Mr. Fairman, Mr. Hicks and Mr. McCrary. Abstaining from Voting: Mr. Driggers

Request to Revise Lots 16 and 17, Block 22 of East Beach Subdivision

Mr. Dennis Williams was present to represent the above request.

Mr. Mahlman presented aerial photos showing the subject property. He pointed out that the Shiphouse is located on Lots 16 and 17. He stated that the applicant desires to remove the Shiphouse and create three builable lots for single-family residences.

The proposed revised plan was then presented. Mr. Mahlman stated that the three lots contain 6,681 square feet, 7,620 square feet and the largest lot with 8,559 square feet.

Mr. Mahlman pointed out that the revised plat could have been signed administratively, however due to public interest he felt it should be heard by the Commission. He explained that the Shiphouse is a 6-unit multi-family structure which is non-conforming.

It was then pointed out by Mr. Mahlman that the applicant will be required to meet all the setbacks required in the Beach and Dune District. He then suggested that the setback on the ocean side be 20 feet to keep buildings back.

Mr. William Hooker stated objection to the setbacks being suggested. He stated that he feels a request for a variance would be in order.

Mr. Abe Glover, President of the East Beach Homeowners Association, stated that they support this lot split. He stated that they feel this is an opportunity to get rid of the Shiphouse which is non-conforming.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. McCrary and unanimously adopted to authorize Mr. Mahlman to sign the revised plat with a 20 foot setback on the ocean being noted on the plat.

Request that Glynn County abandon Butler Way in Belle Point Subdivision

Mr. Bert Flexer was present to represent Mrs. Gail Flexer, Mr. and Mrs. Allen Talley, Vivian Nail, Mr. and Mrs. Markham, and himself on the above matter. It being noted that the above individuals are the property owners adjacent to the easement involved.

Mr. Mahlman presented the plat of Belle Point Subdivision which was recorded in 1977 showing the unopened easement, Butler Way, which is located between Plantation Circle and Belle Point Parkway. He pointed out that there are utilities in the easement, however Glynn County should have no interest in the property as a street right-of-way.

It was pointed out that if this request is approved that the tax maps will show the County having an easement to the drainage ditch behind the subject lots owned by the above referenced individuals.

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

Request for Closing a Portion of Lucian Street, Glynn Heights Subdivision

Attorney Donald Sullivan was present to represent J.A. Patel Group, Inc.

Mr. Mahlman presented an aerial photo showing the subject property. He stated that the Best Western Motel which is owned by J.A. Patel Group, Inc. is located on both sides of the Lucian Street right-of-way. He stated that the right-of-way

is paved and has the appearance of being a part of the parking lot. He suggested that if this request is not approved that the right-of-way be identified by markings.

Attorney Sullivan stated that they desire to only close the portion of Lucian Street upon which they have frontage.

Mr. Mahlman stated that he has talked with Mrs. King, who lives at the end of Lucian Street and Mr. Raymond Mock who owns the IGA at the intersection of Lucian Street and Crispen Boulevard and both property owners have stated that they really don't know what affect the closing would have on them.

Following discussion, Mr. Mahlman stated that the staff recommends that the closing of Lucian Street be recommended for denial.

Mr. Hicks stated that he feels a request to close a right-of-way should be advertised for public input, thereupon he made a motion to delay this matter until the next Planning Commission meeting. Motion was seconded by Mr. Counts and unanimously adopted.

GC - 2 - 83

Request to Amend the Glynn County Zoning Ordinance by adding the following Section: Section 621. House Moving Requirements

Mr. Mahlman pointed out that the above matter is being considered upon request by a County Commissioner and the East Beach Homeowners Association. He stated that recently 3 lots on East Beach were purchased and duplex units cut in half were placed upon the lots, this has created concerns from the homeowners of East Beach. He also stated that a home several months ago was moved into Waverly Pines which also has created a problem for adjacent property owners.

Mr. Mahlman stated that he feels the Zoning Ordinance has no control over this type of action.

Mr. William Hooker stated that the building code is sufficient to cover house moving, through the Building Inspection Department. He then presented a copy of the requirements.

It being noted that the following proposed amendment is the one being reviewed:

Section 621. House Moving Requirements

Any person, firm or corporation desiring to move any house or structure over the roads of Glynn County shall be required to receive approval from the Planning Commission. The application procedure and conditions outlined in Section 904.2 and 904.3, respectively, shall be applicable.

In addition, the following provisions shall apply:

- a) The property shall be posted at least ten (10) days before the scheduled public meeting.
- b) Upon completion of the move and of the proposed renovation, the structure or house shall be equal to or higher in value and condition to those structures in the proposed area or neighborhood.
- c) If renovations are necessary a performance bond may be required to insure satisfactory compliance.
- d) Upon receiving approval from the Planning Commission, the applicant shall be required to obtain a permit from the Building Official to relocate the house of structure.

Following discussion, Mr. Carter stated that he feels that control over house moving is met through the building code.

Thereupon, a motion was made by Mr. Counts that no action be taken on the above amendment. Motion was seconded by Mr. Carter and unanimously adopted.

SR - 1 - 83

Request to Amend Sections 602. and 802. of the Glynn County Subdivision Regulations Requiring Paved Streets in Subdivisions with Exemptions.

Mr. Hicks made a motion to recommend approval of the amendments to the Glynn County Subdivision Regulations as follows. Motion was seconded by Mr. Carter and unanimously adopted. It being noted that the Members had received the necessary information and the sub-committee's recommendation prior to this meeting.

Amend - Section 602.3 Design Standards for Unpaved Minor Streets, by adding the following sentence: As provided in Section 802. Exemptions from Paving Requirements, ...

Add - Section 802. Exemptions from Paving Requirements, as follows -

Section 802. Exemptions from Paving Requirements.

Subdivisions containing not more than 10 residential lots or units may be exempt from the paving requirements of this Ordinance provided the following conditions are met:

- 1) Minimum lot size shall be 20,000 square feet and lot width shall be 100 feet.;
- 2) The development shall be restricted from further subdividing or extension until the street is paved in accordance with County design standards.; and
- 3) The paving of any roadway in the development will be at the abutting property owner or owner's expense.

Upon a motion made by Mr. Hicks and seconded by Mr. Driggers the Minutes of March 1st, 1983, were unanimously adopted.

Mrs. Brown requested that a resolution be prepared for Mr. W. W. Crosby and Mr. Johnie Boatright commending them for service while serving on the Planning Commission.

Meeting Adjourned at 10:30 a.m.


