

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 2, 1983 9:00 A.M.

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

Absent: Lavern Carter

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

Hidden Pines Subdivision

Preliminary Plat

Mainland Development Corp., W. Steve Ellis

Mr. James Conine, Surveyor, was present for review.

Mr. Mahlman stated that this development consists of 8.18 acres with 34 single-family lots. He stated that the property is zoned R-6 One-Family Residential with the lots containing 7,600 square feet (rezoning application GC-3-83). The development will be Phase I of a two phase development and will be served by public water and sewer and paved roads. The roads were then discussed. Mr. Mahlman pointed out that the developer will provide a temporary cul-de-sac to serve Phase I and that when Phase II is developed a loop street will be constructed.

Mr. Mahlman stated that the plat meets the requirements of the Glynn County Subdivision Regulations however the following items need to be addressed: 1) Plat being revised to show 8" water lines instead of 6".; 2) The cul-de-sac paving radius to be 50 feet instead of 40 feet.; and 3) The Soil Erosion and Sedimentation Control Permit needs to be submitted (the Building Inspection Department has stated that the permit has been approved however the paper work has not been completed).

Thereupon, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Hidden Pines Subdivision subject to the above 3 items stated by Mr. Mahlman being met.

SP - 6 - 83

Request for Site Plan Approval of Island Square.

Mr. William P. Hooker, Architect, and Mr. Jack Baer were present for review.

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

Mr. Mahlman stated that the subject property is zoned PD-G Planned Development - General being a portion of the Triangular Tract. He then pointed out the 6.5 acres, which lies adjacent to Island Retreat Apartments. He stated that 15 structures with 104 rental units will be built in 2 phases, with access off Demere Road via Retreat Drive. It being noted that Retreat Drive is an existing road.

Mr. Mahlman stated that the zoning allows 16 units per acre and 50% site coverage. He stated that these requirements have been met as well as the other requirements outlined in the master plan for the Planned Development Zoning. He then explained that approval has been received for the fire, water and sewer.

Mr. Atkinson stated concern as to traffic. Mr. Mahlman explained that Retreat Drive was constructed to accommodate this traffic volume and that it will handle it without any problems.

A motion was then made by Mr. Hicks and seconded by Mr. Atkinson to grant Site Plan Approval of Island Square. Voting Aye: Messrs. Atkinson, Counts, Fairman, Hicks and McCrary. Abstain from Voting: Mr. Driggers. Motion carried for approval.

GC - 24 - 83

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a parcel of land containing approximately 20,600 square feet with frontage of 100 feet on U.S. Highway 341, approximately 834 feet north of the Highway 303 and Highway 341 intersection. Subject parcel being a portion of Lot 16 Pineview Subdivision.

Mr. R. M. Avra was present for review of the above request.

Mr. Mahlman stated that this request is to rezone from single-family residential to commercial. He stated that the applicant proposes to convert the existing single-family residence to a commercial use.

Mr. Mahlman then pointed out the property on the zoning map. He explained that the property has 100 foot frontage on U.S. Highway 341 with Highway Commercial zoning to the north, Limited Industrial zoning to the south with Single-Family Residential to the east and west.

Mr. Mahlman explained that the trend has been towards commercial rezonings along U.S. Highway 341. He stated that the staff recommends approval.

A motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to recommend approval of this rezoning request.

GC - 25 - 83 (amended)

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 1.35 acres being located at the southeast corner of Park Way and Highway 341, with frontage of 248 feet on Highway 341 and frontage of 373 feet on Park Way.

Attorney Joseph Ferrier and Mr. Tommy Short were present for discussion.

Mr. Driggers abstained from discussion and action due to conflict of interest.

Mr. Mahlman stated that the above item was deferred at the last Planning Commission Meeting so that the Department of Transportation plans could be reviewed. He stated that at the last meetin the Commission stated a desire for the applicants to restrict access to Park Way and provide a buffer on the Park Way frontage with the only access being via Highway 341 and Lot 12 be eliminated. He stated that the revised application eliminates Lot 12.

Attorney Ferrier presented a letter from the Department of Transportation showing the angle of the entrance onto Park Way being changed and Wages Road being eliminated. Attorney Ferrier then pointed out that a survey was made to identify commercial uses between the Highway 341 and Highway 303 intersection and the first bridge going north and he found 23 commercial uses. He stated that access will be via Highway 341 only and not Park Way.

Mr. Tommy Clark presented a petition with 40 signatures objecting to the rezoning. He stated that they object for the following reasons: 1) Safety.; 2) Traffic.; 3) Eyesore.; and 4) Devaluation of Property.

Mrs. Wells was also present to object. She stated that the trend might be to rezone property with frontage on Highway 341 to commercial, however, trends are not always good. She stated that the rezoning would make the area very unsafe.

Attorney James Tuten was present to represent the property owners of Glenwood Subdivision. He stated that he does not feel the concessions are sufficient, withdrawing Lot 12 is not sufficient to lessen the impact the commercial use would have on the subdivision. He stated that the access being eliminated from Park Way could not permanently be upheld. He stated that the trend is there, but if you look at the situation you will find it not to be valid in this case. The other commercial rezonings did not have impact on residents like this one does. He stated that he feels the Commission should carefully consider that it be denied.

Attorney Tuten stated that Mr. Short purchased the property as residential, so it would not hurt him to develop it as such. He stated that the purpose of zoning and planning is promote desirable areas for living. He stated that neighborhoods and buildings need to be protected. He then stated that if this rezoning is approved it would be detrimental to the property values of Glenwood Subdivision. He stated that he does not feel denial will be of harm to Mr. Short and stated that he feels denial to be in order, he urged the Commission to consider the facts.

Attorney Ferrier stated that he does not feel that the development will be detrimental to the area and feels the rezoning to be appropriate with the applicant willing to limit access from Park Way and eliminating Lot 12.

Following discussion, a motion was made by Mr. McCrary and seconded by Mr. Atkinson to recommend denial of the above request. Voting Aye for Denial: Mr. Atkinson, Mr. McCrary and Mrs. Brown. Voting Nay for Denial: Mr. Counts and Mr. Fairman. Abstain from Voting: Mr. Driggers and Mr. Hicks. Motion carried for Denial.

Request to Rezone from MH Mobile Home Park and HC Highway Commercial, to FA Forest Agricultural, a tract of land containing 17.05 acres fronting 889.6 feet on the west side of U.S. Highway 17 South with a depth of 834.34 feet and lying 2,137.73 feet south of Buck Swamp Road.

Mr. R. L. Spaulding was present for review.

Mr. Mahlman stated that the above property was rezoned to Mobile Home Park in 1973 for the development of a park. At that time the approval stipulated that no permits could be issued until the site plan received approval from the Planning Commission. Reference rezoning file GC-25-73. He explained that a site plan was never approved although a few mobile home permits were issued over the past 10 years. He stated that the owner has been informed that no more permits can be issued for a mobile home without an approved park plan and improvements. Therefore, the applicant has decided to rezone to FA Forest Agricultural and create individual lots to allow mobile homes.

Mr. Mahlman pointed out that the property is surrounded on all sides by Forest Agricultural. He stated that the applicant will be required to meet all the requirements of the Glynn County Zoning Ordinance and Subdivision Regulations to allow the mobile homes in the Forest Agricultural zoning district.

Mr. Spaulding stated that he does not understand why his developing of his property has created such a problem. He stated that it was his understanding that all the requirements for a mobile home park, site plan, etc. were met 10 years ago. He stated that he will continue to process the above application for Forest Agricultural zoning in order that he may locate mobile homes.

Mr. Mahlman stated that the staff recommends approval of the rezoning to FA Forest Agricultural.

Thereupon, a motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to recommend approval of this rezoning request.

GC - 30 - 83

Request to Rezone from R-12 One-Family Residential to GR General Residential, a tract of land containing 3.82 acres fronting 278 feet on the east side of Cypress Mill Road, 264.50 feet south of Lake Circle Drive.

Mr. Buzzy Ramsey, Ramsey & Associates, was present for review.

Mr. Mahlman stated that the property involved is an undeveloped tract of land located on the east side of Cypress Mill Road adjacent to Lake Circle Subdivision.

The proposed layout plan was then submitted for review. Mr. Mahlman pointed out that the plan shows a dead-end road off of Cypress Mill Road with a thirteen (13) lot subdivision for duplexes. It was pointed out by Mr. Mahlman that the proposed development would be processed through the subdivision procedure once the appropriate zoning is obtained.

It was noted that no one was present to object.

Mr. Mahlman pointed out that the surrounding zoning is R-12 One-Family Residential to the north and east and GC General Commercial to the south, across the City Limits, with GR General Residential zoning to the west. Mr. Mahlman stated that the staff feels low-density two-family development would be appropriate for this area.

A motion was made by Mr. Fairman, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above request.

GC - 31 - 83

Request to Amend the PD-C Planned Development - Cultural Zoning Text and Master Plan for Christophers, 2.79 acres, application number GC-44-76.

Mr. Carroll Phillips, agent for the Christopher Edwards Foundation and Edwards Baking Company, was present for review.

Mr. Mahlman stated that this request is for an amendment to the Zoning Text for the Christopher Edwards Foundation on St. Simons Island. He explained that the property was rezoned in 1976 for the operation of a Christian Retreat. The original zoning text outlined and limited the use of the property for specific purposes, this amended text will update the document and provide of additional overnight sleeping accommodations.

Mr. Phillips stated that a letter was received from Mr. Vernon Lewis, County Building Official, stating that they were in violation of the Zoning Text in that a parking lot had been provided on land designated for R-12 and the status of the carriage house being utilized for residential purposes instead of administrative offices. He stated that the parking use has ceased and that when filing for the status change of the carriage house it was brought to his attention by Ms. Deborah Chapman, Zoning Administrator, that the other uses designated on the Master Plan needed to be changed to reflect the useage. He stated that they limit the overnight accommodations to 40 guests.

Mr. Phillips then presented the revised Zoning Text and explained the changes to the Commission.

Mr. Neal Fendig stated that he is an adjacent property owner to Christophers. He stated at great length that he supports and has always supported the Christian Retreat. In addition to Mr. Fendig being present to support the facility 30 other individuals were present.

Mrs. Megan Caldwell, adjacent property owner, was present to object to the activities that the Retreat has on Sunday nights known as the Gathering Place. Also present to object were Ms. Karen Hutchenson, Mr. Walter Caldwell and Mr. Arthur True. Their objections were to parking, noise and trash. Mr. Caldwell stated that approximately 700 people, with 300 cars, gather on Sunday nights at Christophers to approximately 11:00 p.m.

Mr. Phillips stated that they have young adults that try to help with the parking problems. He stated that they direct the cars to be parked away from the residential homes. Mr. Phillips stated that they are before the Planning Commission at this time to address the violations stated by Mr. Lewis in his letter, not the Sunday night activities.

Mr. Mahlman stated that this request does not address the Sunday night activities, however they need to consider locating elsewhere to have Sunday night activities due to the large number of participants.

Mr. McCrary stated that the traffic, noise and trash are matters that need to be dealt with, however, these issues are not really before the Commission at this time. Thereupon, he made a motion to recommend approval of the request. Motion was seconded by Mr. Atkinson. Mr. Hicks suggested that this item be delayed until such time as a parking plan can be provided, in that there is sufficient room to accommodate an off-street parking lot. Mr. Driggers then called for the question and a vote

was taken. Voting Aye: Messrs. Atkinson, Counts, Driggers, Fairman, and McCrary. Voting Nay: Mr. Hicks. Motion carried for recommending approval.

GC - 32 - 83

Request to Rezone from FA Forest Agricultural to R-12 One-Family Residential, 2 parcels of land containing a total of 1 acre, as follows: Parcel A, 0.31 acres fronting 90 feet on the west side of Highway 341, 287.7 feet north of the Seaboard Coast Line Railroad; Parcel B, 0.69 acres fronting 118.71 feet on the west side of Highway 341 just north of Parcel A.

Ms. Delores Stephens was present for review of the above rezoning request.

Mr. Mahlman stated that this request is to rezone an acre of land from FA Forest Agricultural to R-12 One-Family Residential, which contains 2 single-family structures. He pointed out that the property is situated on the west side of U.S. Highway 341 north of the Seaboard Coastline Railroad with a total of 108.71 feet. He explained that the property owner wishes to split the property and convey one house and the lot to his daughter and due to the location of the two houses the property has to be split into two different size parcels and rezoned to meet the lot width requirements.

It was noted that no one was present to object.

Mr. Mahlman stated that the staff recommends approval of the request.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. McCrary and unanimously adopted to recommend approval of this rezoning request.

Request to Close Lynn Street in Bel-Air Estates Subdivision

It was pointed out that Lynn Street is located between Todd Drive and Avis Drive in Bel-Air Estates.

Mr. Earl D. Buckner was present to represent this request which was submitted by Mr. Winston L. McClain and himself.

Mr. Mahlman stated that Messrs. McClain and Buckner have been trying to resolve this situation for approximately 1 year. He stated that the area has a problem of flooding and that it

is felt that if the right-of-way can be quit-claimed to them and that they can fill the property to force the water to drain into the ditches.

Mr. Mahlman stated that there are no utilities located in the right-of-way and that he feels the right-of-way serves no purpose for access, etc. and recommends that the unopened right-of-way be closed and split down the middle to give Mr. Buckner 25 feet and Mr. Winston 25 feet, in that they are the only property owners with frontage on the subject right-of-way.

It was noted that no one was present to object.

A motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to recommend that Lynn Street located between Avis Drive and Todd Drive be closed.

Request to Close a 20 foot alley located between 4th and 5th Streets, East Beach Subdivision.

Mrs. Betty Ellis was present to represent Mr. Ed Mecchella, Roy Hodnett, Gibbon C. McNeely and Mrs. Clark Harrison, property owners with frontage on the 20 foot alley.

Mr. Mahlman stated that the alley in question is an unopen alley that is non-existing, has no utilities in the right-of-way and serves no public need. He then showed pictures of the subject alley, pointing out that there is a gate across the alley right-of-way and that the alley is being utilized as a part of the adjacent property owners land.

It was pointed out that no one was present to object.

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

Upon a motion made by Mr. McCrary and seconded by Mr. Fairman, the Minutes of July 12, 1983, were unanimously approved and adopted.

Meeting Adjourned at 11:30 a.m.

Deborah B. Chapman