

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 13, 1983 9:00 A.M.

Present: Margaret A. Brown, Chairwoman
Lavern Carter
George Counts
Harry I. Driggers
Bill Hicks
Dennie McCrary

Absent: Gerald Atkinson
Mike Fairman

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

Chairwoman Brown called the meeting to order. Thereupon the invocation was given.

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

It was pointed out by Mr. Mahlman than the above item was heard at the Planning Commission's Meeting of May 3, 1983, at which time a motion was unanimously adopted to defer approval until the site could be properly screened and a suitable access could be constructed.

Mr. Mahlman stated that the two conditions, screening and access, have been provided. He stated that the staff has made an on-site inspection and feels that the requirements are of satisfactory condition.

Thereupon, a motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to grant approval of the above conditional use permit.

Request to Rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing 0.816 acres located at the northwest corner of Ocean View and Ocean Boulevard, known as Lots 0, 1 and Southern 1/2 of Lot 2 of Ocean Vue Garden Subdivision and a parcel west of said Lots, address being 811 Ocean Boulevard

Mr. Kent Taylor was present for review of the above request.

Mr. Mahlman stated that the above item has been one of interest. The office has received various petitions, letters, etc. in favor of and in opposition to the rezoning request. As of last count there are 25 individuals in support of the request and 135 individuals objecting.

Mr. Mahlman pointed out that this request is to rezone to GR General Residential. He stated that the subject property is located at the intersection of Ocean Boulevard and Ocean View Avenue immediately adjacent to the St. Simons Island Elementary School. He stated that the property contains two single-family residential structures and the applicant proposes to construct eight multi-family condominium units, if the rezoning is granted.

Mr. Mahlman stated that the surrounding zoning is R-6 One-Family Residential to the west and north with predominately single-family useage in the area. The area to the west contains several duplex and multi-family uses all of which are non-conforming in the district. He stated that it is felt that Ocean Boulevard serves as the district boundary separating the single-family district from the multi-family district (RR Resort Residential) to the east. Mr. Mahlman explained that approximately three years ago a request was made for a commercial use at Myrtle Avenue and Ocean Boulevard. The homeowners and residents of the area clearly stated that they wish to maintain the single-family residential character of the neighborhood. He stated that this request would be an unwarranted intrusion in the neighborhood by introducing higher density development with increased traffic in the single-family area.

Mr. Kent Taylor stated that they desire to change the zoning to a GR General Residential classification. He then read the intent of the zoning district from the Zoning Ordinance. He stated that he feels this development would fit the intent of the district, mix dwellings.

Mr. Taylor stated that the present character of the area is a mixed residential neighborhood with single-family, duplex and multi-family. He then pointed out that there are other multi-family zonings within the area. He presented a map showing the areas he feels to be of a multi-family classification or useage.

The site plan was then submitted by Mr. Taylor. He stated that the 8 condominium units would be of a year-round nature. He stated that he feels the development would benefit the area. Thereupon, he requested that this request be granted.

There were a number of residents from the area to object to the rezoning request. Everyone present was given the opportunity to express their concerns.

Mr. Mike Fitzgerald was present to represent the Home-owners Association. He stated that they do not desire to have multi-family uses on the west side of Ocean Boulevard. He stated that the St. Simons Comprehensive Land Use Plan designates this area as a single-family area and it is felt that the master plan should be utilized. He stated that there are several non-conforming uses in the area, however the character of the area is mainly single-family residential and the non-conforming uses predate the Ordinance. He stated that he is unaware of any uses, other than single-family, that have come about since the Ordinance. He requested that the request be denied.

Mr. Richard Ludlow was present to represent the Citizens Coalition for Planned Growth. He stated that the proposed request would be in violation of the Master Plan and they do not support the request.

Mr. Mahlman stated that the staff can not find any merit in this request and recommends denial.

Thereupon, a motion was made by Mr. Hicks, seconded by Mr. McCrary and unanimously adopted to recommend denial of the request.

GC - 39 - 83

Request to Rezone from GI General Industrial to R-9 One-Family Residential, Lot 6 of Harlem Farms, subject property contains 16,910 square feet, located between Southern Road and Coast Line Railroad, with frontage of 75 feet on the east side of Southern Road approximately 645 feet south of Community Road.

Mr. Lucious James, applicant, was present for review of the above request.

Mr. Mahlman stated that this request is to rezone the property, which has no permanent structure, to allow a single-family residence. It was pointed out that there are several single-family homes within the GI General Industrial district due to a temporary residential zoning of the area in the 1970's.

No one was present to object to the above request.

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

GC - 40 - 83

Request to Rezone from FA Forest Agricultural to M-12 One-Family Residential (manufactured home), two parcels (lot split) containing a total of 30,222 square feet located on the southeast side of New Sterling Road. Each parcel contains 15,111 square feet, Parcel A has frontage of 105 feet on New Sterling Road, Parcel B is located behind Parcel A to the southeast, with access via a 25 foot easement across Parcel A and adjacent property owned by Owen Rowell

Mr. William C. Cook, applicant, was present for discussion.

Mr. Mahlman pointed out the location of the subject property. He stated that this rezoning is being sought in order to locate two residences on the property. He stated that the property now contains one residence. If the rezoning is granted the property would be split and a manufactured home located on the rear lot, which will be served by a 25 foot easement.

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

Motion was made by Mr. Driggers, seconded by Mr. Carter and unanimously adopted to recommend approval of the above request.

GC - 41 - 83

Request to Rezone from FA Forest Agricultural to R-9 One-Family Residential, two parcels of land totaling 4.95 acres, being a portion of the J. J. Anderson Tract, as follows:

Parcel A - 1.03 acres fronting 43.6 feet (easement) on the northeast side of Highway 341 and fronting 144.83 feet on the Gibson Creek (also known as Yellow Bluff Creek).

Parcel B - 3.92 acres of highland fronting 673.84 feet on the A. C. L. Railroad Right-of-Way and lying immediately northeast of Parcel A.

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

Attorney W. Eugene Caldwell was present to represent the request.

Mr. Mahlman stated that this request is to rezone the above tract of land, which was rezoned to FC Freeway Commercial in 1972, to R-9 Residential. He stated that the property now contains one single-family residence on Parcel A.

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

A motion was made by Mr. Hicks and seconded by Mr. Carter to recommend approval of the above request. Voting Aye: Mr. Carter, Mr. Counts, Mr. Hicks and Mr. McCrary. Abstain from Voting: Mr. Driggers. Motion carried for approval.

GC - 34 - 83

Request for an Amendment and Site Plan Approval in a PD-G Planned Development - General Zoning District GC - 35 - 80 to allow a Highway Commercial retail use (Webster Tile Company). Subject property contains 24,681.33 square feet and fronts 125 feet on Benedict Road, approximately 44.90 feet east of the Community Road and Benedict Road intersection

Attorney W. Eugene Caldwell was present to represent Elmer Dean Webster and Willie Alice Webster.

Mr. Mahlman stated that this request is to amend the PD-G Zoning Text and Master Plan from LI Limited Industrial useage to a HC Highway Commercial useage, for a retail-wholesale business.

It was pointed out by Mr. Mahlman that the property was zoned to Planned Development - General in 1980 and pointed out the location on the zoning map, site being at the intersection of Benedict Road and Community Road. He then pointed out that Benedict Road is a 45 foot right-of-way and was privately constructed in 1981. He stated that an additional 5 feet of right-of-way will be required in order to meet the 50 foot minimum requirement.

Attorney Caldwell stated that he has not talked with the Websters regarding the 5 feet, however he does not feel they would object to dedicating the additional footage needed.

Mr. Mahlman stated that there is some additional information that would be needed on the site plan, however if the Commission so desires he could get the information from the applicant and grant the site plan approval administratively if the amendment is approved.

Following discussion, a motion was made by Mr. Counts that the above request be recommended for approval subject to an additional 5 feet of right-of-way being obtained. Motion was seconded by Mr. McCrary and unanimously adopted.

Upon a motion made by Mr. Driggers and seconded by Mr. Counts the Minutes of August 2, 1983, were unanimously approved and adopted.

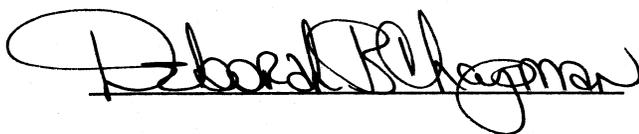
Mr. Mahlman stated that he has had several requests and concerns expressed regarding the height requirements when the flood requirements go into effect.

Mr. Mike Sterling, owner of King and Prince, and Mr. Ken O'Keefe were present to explain their project to the Commission. They stated that they are not asking for an exception that they feel a study should be made so that the requirements will be fair to everyone.

Mr. Mahlman stated he does not have a recommendation as to whether the Ordinance should be changed. He stated that he feels a study should be made and see what is feasible.

It was the concensus of the Commission that a study be made and a report be given at the next Planning Commission meeting.

Meeting Adjourned

A handwritten signature in black ink, appearing to read "Robert R. Chapman". The signature is written in a cursive style with a large, looping initial "R".