

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 4, 1983 9:00 A.M.

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

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

Chairwoman Brown called the meeting to order, thereupon the invocation was given.

GC - 37 - 83

Request to Amend the PD-G Planned Development - General Zoning Text and Master Plan GC - 45 - 72, from a residential useage to a commercial useage, to allow a commercial shopping center. Subject property contains 7.39 acres with frontage of 1,326 feet on the south side of Demere Road, 869 feet west of the Frederica Road and Demere Road intersection.

Messrs. William P. Hooker, Jack Baer and James Bishop were present for discussion.

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

Mr. Mahlman stated that this request is to change the designation from multi-family to recommercial. He pointed out that about one month ago a request was submitted for this parcel and another parcel containing 1½ acres (to be rezoned from FA Forest Agricultural to PD Planned Development), however at this time the 1½ acres has been removed and the existing Planned Development zoned property is involved at this time for an amendment. If approved the developers would come back at a later meeting and obtain site plan approval.

The concept plan was then submitted. Mr. Mahlman pointed out that features include landscaped buffer, construction of acceleration and deceleration lane, a setback of 40 feet in which no buildings will be permitted and controlled access (limited to 3 access drives). It was pointed out that the existing entrance into Island Retreat Apartments and Island Square was constructed and will be used to serve this parcel of land (it being included as one of the three access drives).

Mr. Mahlman stated that the property will remain in a Planned Development zoning classification. The Planned Development zoning gives the County more control and allows the Commission to mitigate any negative impact and to take advantage of the positive aspects of concentrated commercial development.

Mr. Mahlman stated that the staff supports the above request to amend the text and master plan, dated September 10, 1983, to allow commercial development along Demere Road frontage, as described in the previously, subject to all the conditions outlined are met.

Mr. William Hooker, agent for the property owners, stated that he would answer any questions the Commission or property owners of the area might have.

Attorney Orion Douglass stated that he and Attorney Bill Dismer are representing the people of the Jewtown Area. He stated that the Jewtown area is the only black settlement left since the Civil War. He stated that he has listened to the Director state why the staff feels this request should be approved, however, at no point did he mention the people living in the area. Forty property owners of Jewtown stood in objection to this request.

Attorney Douglass stated that the affect of this rezoning would be devastating to these people. He stated that they are urging the Commission to reject this due to traffic, congestion and that the black people will be forced to leave the Island. He then stated that as previously mentioned by Mr. Mahlman, the $1\frac{1}{2}$ acres has been deleted from the previous concept plan due to the fact that the owner feels this development would be raping the land. Please protect us and recommend denial.

Sevron Baisden, St. Paul Williams Church, stated that changes are needed but changes should be considered for the people. He asked that this request not be approved in that the development would endanger the worshipers lives.

Mrs. Bethenia Gibson was present to state her concerns. She stated that she is representing the citizens. She asked the Commission to please deny this request. She stated that the area has citizens between 90 years old and new born, they are hard working citizens who have to take off time from work to try to protect themselves. She stated that the change in zoning would change the area. A petition was then submitted with 65 signatures objecting to the request.

Mr. Richard Ludlow, Citizens Coalition for Planned Growth, was present. He stated that this amendment would be in violation of the St. Simons Island Master Plan. He stated that the plan provides for this area to be for residential and against strip commercial. He stated that the Coalition feels strongly that the residential area, Jewtown, should not be encroached upon.

Georgia Sullivan was also present to object. She stated that request would create a hazard and put people out of their homes. Please give us our rights, don't squeeze us out.

Attorney Bishop stated that they do not intent to have an adverse effect on the Jewtown residents. He stated that the best use of the property is an orderly use of the property. We feel we have a good development.

Mr. Hicks stated that taxes will keep rising in the area because of development like this. Attorney Bishop stated that maybe the County could get a tax district to protect the 3 black residential areas. Mr. Atkinson stated that promises for tax districts, etc. have already been promised before, it does not work.

Mr. Carter stated that the residential areas need to be protected. He stated that the Commission would be inconsistent to rezone this.

Thereupon, a motion was made by Mr. McCrary to recommend denial of the request. Motion was seconded by Mr. Carter. Voting Aye: Messrs. Atkinson, Carter, Fairman, Hicks and McCrary. Abstain from Voting: Mr. Counts and Mr. Driggers.

Request to Rezone from MH Mobile Home Park to GR General Residential, a tract of land containing 24.32 acres just north of Azelia Gardens Subdivision, with a total frontage of 666.36 feet on the east side of Carteret Road and 625.46 feet frontage on the south side of Emanuel Farm Road.

Mr. Richard Brazell was present for review.

Mr. Mahlman stated that this request is to rezone the 24 acre tract to GR General Residential to allow a duplex development. He explained that the property was formerly zoned R-9 One-Family Residential and rezoned to MH Mobile Home Park in 1973, which was never developed.

It was pointed out by Mr. Mahlman that the property is bounded by two roads, Carteret Road with a 60 foot right-of-way and Emanuel Farm Road with a 30 foot right-of-way. He stated that Mr. Brazell desires to front the development on the existing roads, however additional right-of-way and road improvements will be needed on Emanuel Farm Road prior to either site plan approval or subdivision approval.

Mr. James Conine, surveyor, stated that he feels that there is a 50 foot right-of-way, maybe even a 60 foot right-of-way. on Emanuel Farm Road. Mr. Mahlman stated that the Commission would need to obtain all the information and documentation regarding the right-of-way width prior to development.

Ownership of the lake, which is located in the middle of the property, was then discussed. Mr. Brazell stated that he would hold ownership. The Commission expressed concern as to the spillway and drainage around the area.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Carter and unanimously adopted to recommend approval of the above request and that the drainage and status of Emanuel Farm Road be work-out prior to action by the County Commission or development.

Tupelo Subdivision
Preliminary Plat
Driggers Construction Company

Mr. James Conine was present for review.

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

Mr. Mahlman presented the plat of Tupelo Subdivision. He pointed out that the 32.26 acre tract is located on the east side of U.S. Highway 17 North just south of MacKay Drive. The zoning is FA Forest Agricultural which requires a minimum of 20,000 square foot lots. He stated that the preliminary plat provides for 45 lots in excess of 20,000 square feet, with paved roads and private wells and septic tanks.

Mr. Mahlman stated that a letter has been received from the Glynn County Health Department stating that the soils are suitable for septic tanks with minor modifications.

It was stated by Mr. Mahlman that the plat meets all the requirements for preliminary plat approval.

Motion was made by Mr. Atkinson and seconded by Mr. Fairman to grant preliminary plat approval of Tupelo Subdivision.

River Ridge Subdivision, Phase III
Preliminary Plat
George Skarpalezos, Developer

Mr. George Skarpalezos and Mr. James Conine were present for review.

Mr. Mahlman presented the plat of River Ridge Subdivision, Phase III. He pointed out that the property is located off U.S. Highway 341, just north of River Ridge, Phase II. The property contains 20.29 acres with 25 single-family lots in excess of 20,000 square feet. The zoning is GR General Residential and R-20 One-Family Residential. The development will be served by paved roads and individual wells and septic tanks. Mr. Mahlman stated that a letter has been received from the Glynn County Health Department stating that there are severe limitations on the soils. It was recommended that Mr. Skarpalezos contact the Soil Conservation District for a soils analysis.

Mr. Mahlman stated that the plat is in order to obtain preliminary plat approval.

A motion was made by Mr. McCrary, seconded by Mr. Fairman and unanimously adopted to grant preliminary plat approval of River Ridge Subdivision, Phase III.

Glynn Place Mall

Preliminary Plat for Roads and Drainage
Scott Hudgens Companies, Developer

Mr. Tom Wheeler, Scott Hudgens Companies, were present for review.

Mr. Mahlman pointed out that the subject property has frontage on Altama Avenue, Spur F-009, Scranton Road and Highway 303. The plat was then presented. It was pointed out that the applicants are requesting from the Georgia Department of Transportation a permit to have an access cut onto the Golden Isles Parkway (Spur F-009) but at this time a permit has not be approved. This road would be known as Altama Connector. Other access roads would be two from Scranton Road, to be known as Trade Street and Scranton Connector. Scranton Connector would interest with Altama Connector. Roads going ott of the Scranton Connector will be Shopper's Way and Commercial Drive. The mall will have a circular road to be named Mall Boulevard. The only other road will be Merchant's Way which will connect Mall Boulevard with Altama Connector. Road cuts still need to be obtained from the Georgia Department of Transporation and Glynn County.

Mr. Mahlman stated that all roads will be paved and the development will be served by City water and sewer.

Mr. Mahlman stated that the drainage plan has been approved by the County Engineer, Roy Brogdon. Mr. Wheeler stated that the runoff would not be increased.

Motion was made by Mr. Counts, seconded by Mr. McCrary and unanimously adopted to grant preliminary approval of Glynn Place Mall roads.

SP - 9 - 83

Site Plan Approval of Mallory
Villa Condominiums, Phase I and II

Marion Davis, Jr., Developer

Mr. Marion Davis, Jr., was present for review.

Mr. Mahlman pointed out the location of the proposed development, being 4.26 acres located on Mallory Street, St. Simons Island. He explained that several months ago the County Commission approved a request from PD-GR Planned Development - General Residential to PD-MR Planned Development - Medium Residential to allow the proposed development.

The site plan was then submitted. Mr. Mahlman pointed out that the new construction, not the existing 41 units, is being considered. However the off-street parking, drives, etc. are already existing and will be utilized as is. Total units in the overall development, including the 41 units, will be 97. An area has been reserved for recreation and will be constructed at a later date by the Condominium Association. Mr. Mahlman explained that the overall site coverage will be reduced as a result of the revised site plan.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to grant Site Plan Approval of Mallory Villa Condominiums, Phase I and II.

SP - 10 - 83

Site Plan Approval of Postell Park Condominiums

Bubba Timbes, Developer

The above item was deferred until the next Planning Commission Meeting in that no one was present to represent the plan.

Site Plan Approval of Golden Isles Marina

Golden Isles Marina, Inc., Developer

Messrs. James Gilbert and Dick Pipe were present for review.

Mr. Mahlman explained that this plan is the total plan for the development of the 1 acre site located on Lanier Island. He explained that the applicants obtained an amendment for a retail and office area of 24,000 square feet, 33 unit boatel and parking which is included in this overall site plan. He explained that the boatel will be oriented towards the water and not the causeway.

Mr. Mahlman stated that a restriction for a maximum of 6 months occupancy has been drawn-up by Attorney Gilbert in order that the boatel can be utilized as a transient marina oriented use not a permanent residential use.

Attorney Gilbert stated that nothing has been changed that the site plan today reflects the overall detailed plan. He stated that there is sufficient parking without the additional parking but they are putting the parking in to accommodate the people. He pointed out that the height is 40 feet. Department of Natural Resources, regarding the marsh line, approval has been obtained.

Following discussion, a motion was made by Mr. Fairman, seconded by Mr. Atkinson and unanimously adopted to approve the Site Plan for the Golden Isles Marina.

Amendment to the Glynn County Zoning Ordinance -
Section 1103.2 Inititiation of Amendments

Mr. Mahlman presented the Commission with a proposed amendment to the Glynn County Zoning Ordinance. He explained that presently the Ordinance states that a rezoning which has been approved or denied by the County Commission cannot re-submit for a zoning change on the same parcel or portion thereof for 12 months. He stated that the staff had intended to say 12 months for denial and 6 months for approval.

Following review, a motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to recommend approval of the following amendment:

1103.2 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Zoning Administrator of the Planning Commission by the owner(s) of property proposed to be changed, provided however, that action shall not be initiated for a rezoning amendment affecting the same parcel of parcels of property, or any part thereof, by a property owner or owners within twelve (12) months after formal action of denial, or six (6) months after a formal action of approval is taken by the County Commission at a duly advertised public hearing.

Upon a motion made by Mr. Driggers and seconded by Mr. Hicks the Minutes of September 13, 1983, were unanimously approved and adopted.

Mr. Mahlman presented the Commission with an annual up-date of the St. Simons Island Master Plan for their review and comments. He stated that this item will be placed on the Planning Commission's agenda next month for their action.

Mr. Mahlman stated that there is a lot of interest regarding the building height requirements due to the new flood regulations going into effect in the near future. He stated that he met with 3 architects to get their impressions as to how they will work with the new regulations. He presented a draft showing the 45 maximum building height from the average grade to ceiling, then a 8 foot maximum height above the 45 feet for the roof structure, which would be for no habitable space. This would encourage individuals not to construct flat roof structures.

Mr. Mahlman stated that he does not feel a blanket increase should be added that it be on an individual exception basis. He stated that the Planning Commission could consider the increase in that they will be reviewing the site plan.

This matter was discussed by the Planning Commission briefly. It was the concensus of the Commission that this matter be given further study and presented back to the Commission at their next meeting.

Meeting Adjourned at 11:00 a.m.

Edward B. Chapman