

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 1, 1983 9:00 a.m.

Present: Margaret A. Brown, Chairwoman
Gerald Atkinson
Levern Carter
Harry I. Driggers
Mike Fairman

Absent: George Counts
Bill Hicks
Dennie McCrary

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

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

Request for the Location of a 320 Foot Tower to be located on the Georgia Ports Authority property at Colonels Island.

Section 617. Exceptions to Height Limits, Zoning Ordinance.

Mr. Mike Hasty of Hasty's Communication East, applicant, was present for discussion.

Mr. Mahlman stated that the above item is a land use concern not a zoning item. He explained that Hasty's Communication East desires to construct a 320 foot tower on the Georgia Ports Authority property at Colonels Island. He explained that the structure will be for the purpose of providing antenna spots for two-way radio communication systems for government use and private use.

Mr. Mahlman explained that a letter has been received from the Glynn County Airport Commission stating that they have no objections. Also a "Notice of Proposed Construction or Alteration" has been received.

It was explained by Mr. Mahlman stated under Section 617 of the Glynn County Zoning Ordinance, it is a requirement that a tower over 250 feet receive approval from the Planning Commission.

Thereupon, a motion was made by Mr. Atkinson, seconded by Mr. Fairman and unanimously adopted to grant approval.

SP - 10 - 83

Request for Site Plan Approval of Postell Park Condominiums, Phase I.

Subject property contains 0.81 acres, located on Oak Street (100 foot frontage), St. Simons Island.

Mr. Bubba Timbes, developer, was present for review.

Mr. Mahlman stated that the proposed development, Postell Park Condominiums, will be constructed in two phases. He stated that Phase I is being requested for approval today. This phase will contain 8 condominium units on 0.81 acres. He explained that Phase II will consist of 5 units, however the 9,000 square feet upon which Phase II will be built needs to be rezoned.

The site plan was then presented. Mr. Mahlman pointed out that the access will be via Oak Street with no access onto Ocean Boulevard. He stated that the site coverage is under 50% and that all other requirements have been met. Mr. Mahlman pointed out that a 25 foot buffer strip is being provided between Massingale Park and this development.

Ms. Phyllis Bufkin was present to express her concerns. She questioned the Commission as to whether Massingale Park could be abandoned due to the developments surrounding the property complaining of noise, etc. from the park. She was assured that Massingale will remain a County park.

A motion was then made by Mr. Driggers, seconded by Mr. Fairman and unanimously adopted to approve the site plan of Postell Park Condominiums, Phase I.

CUP - 9 - 83

Request for a Conditional Use Permit in a GC General Commercial Zoning District for a Combination Residential and Commercial useage on separate levels (Section 712.3 of the Glynn County Zoning Ordinance), 545 Ocean Boulevard.

Mrs. Joan Lewis was present to represent the above request submitted by Ms. Louise C. Stamps, property owner.

Mr. Mahlman pointed out the location of the subject property, northeast of Gambles Store and Service Station. He stated that this request is for a combination residential and commercial use on separate levels in a GC General Commercial district. He stated that the conditional use permit requires that the dwelling unit have direct access to the street or parking area. He then presented tha concept plan, showing the required parking (4 for the commercial use and 2 for the residential use), street access and floor plan with separate uses.

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

Motion was made by Mr. Fairman, seconded by Mr. Carter and unanimously adopted to approve the above conditional use permit at 545 Ocean Boulevard for a combination residential and commercial use.

GC - 43 - 83

Request to Rezone from R-12 One-Family Residential to M-20 One-Family Residential Manufactured Home, a tract of land containing 1.03 acres having access by a 25 foot private access easement on the west side of Lynch Road, approximately 650 feet south of Scranton Road.

Mr. Robert G. Boone was present to represent the above request submitted by William O. Tabers and John Brown, property owners.

Mr. Mahlman explained that the above request is for a rezoning to M-20 Manufactured Home. He then explained the definition of a manufactured home, as being double wide, skirting, siding of a material similar to a site built home and a pitched roof. He stated that a manufactured home is designed between a mobile home and site built home.

It was noted that no one was present to object.

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

Request to Rezone from R-6 One-Family Residential to M-20 One-Family Residential Manufactured Home, a tract of land containing 1 acre fronting 160 feet on the north side of North Harrington Road, 3,198 feet east of Frederica Road.

Mrs. Lillian W. Ramsey, applicant, was present for review.

Mr. Mahlman pointed out the location of the subject property. He stated that the property consists of 1 acre located within an area surrounded by single-family homes, one mobile home and several isolated commercial uses. He stated that presently a single-family structure is located on the property, however this structure will be demolished.

Mr. Mahlman then explained about the manufactured home use. He stated that the manufactured home was added to the Glynn County Zoning Ordinance to allow an alternative to mobile homes and site built homes. He stated that mobile homes are allowed only in rural areas and parks and mobile home subdivisions.

It was then pointed out that the staff feels the request to be appropriate.

Mr. Neptune Whing was present to express concern. He stated that he was speaking for the people of the Harrington area. He stated that they desire to leave the area as single-family residential, if the rezoning is granted it would create problems in the future.

Mr. Dick Ludlow, Citizen Coalition for Planned Growth, stated that the manufactured home designation is better than a mobile home classification however the majority of the residents are opposed to the zoning change. He stated that the Coalition does not feel manufactured home zoning to be appropriate for St. Simons Island. He stated that this would create a spot zoning in an old existing area.

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

Request to Rezone from PD-G Planned Development - General (General Residential) to MR Medium Residential, a tract of land containing 2,956 acres known as Phase III of Mallory Villa Condominiums, located at the end of the Lincoln Place Right-of-Way.

Mr. Lee Kicklighter was present to represent the above request submitted by Driggers Construction Company, property owners.

Planning Commission Member Driggers abstained from discussion and action on the above item due to a conflict of interest.

Mr. Mahlman explained that in 1973 the subject property was rezoned to PD-G Planned Development - General to allow up to 35 units per acre. He stated that this 2.956 acre tract was Phase III of a total development containing 10 acres. In the last 10 years 41 units have been built in Phase I and II, the first two phases has been purchased by Marion Davis and he proposes to develop 50 units, creating a total of 91 units in Phase I and II.

Mr. Mahlman then explained that under the Planned Development - General zoning, it would allow for the development of 10 units per acre, General Residential. This zoning change to MR Medium Residential would allow for the construction of units at a density in keeping with nearby multi-family development, 16 units per acre.

Ms. Helen Smith was present to express her concerns. She stated that there is a traffic problem with the existing 41 units and that additional units will increase this problem. She stated that additional right-of-way is needed to help the traffic situation. Also of concern to her is noise that will be created from this development and the development of Phases I and II. She stated that she was unaware of the approval of Phase I and II until this date.

Mr. Kicklighter stated that this development will be served by Lincoln Place and that Phase I and II will be utilizing the existing street. He stated that the opening of Lincoln Place should help the traffic situation.

Also present to object was Mr. Al Robin. He stated that he is also concern about the traffic in the area.

Mr. Richard Ludlow stated that he feels a traffic study needs to be made. Mr. Mahlman stated that he is aware that there is a traffic problem and that he would contact Mr. Jimmy Horton, Traffic Safety Engineer, regarding possible improvements.

Following discussion, a motion was made by Mr. Fairman, and seconded by Mr. Atkinson to recommend approval of the above request and that Mr. Mahlman contact Mr. Horton and request that a traffic study be made.

B - 6 - 83

Request to Rezone from GC General Commercial to GI General Industrial, an L-shaped tract of land in Dixville Subdivision, City of Brunswick, fronting approximately 45 feet on the east side of Cochran Avenue, 210 feet on the south side of George Street, and 162.5 feet on the west side of Stonewall Street, the southerly 117.5 feet portion of the Stonewall Street frontage having a depth of 90 feet.

Mr. Melvin Johnson and Valerie Johnson, applicants, were present for discussion.

Mr. Mahlman stated that this request is to rezone property located in the City of Brunswick from GC General Commercial to GI General Industrial. He stated that the property contains 16,950 square feet and is the site of the former Coastal Produce and Crate Company. He explained that the property was rezoned from R-6 One-Family Residential to GC General Commercial in 1973. He then pointed out that previous request in 1968 to rezone to LI Limited Industrial was denied, however, the industrial operation was allowed to operate as a non-conforming use until its cessation.

Mr. Johnson stated that he desires to operate a welding and fabricating shop. He stated that there are some small houses located behind the property which are rental. He then presented a statement from the owners stating they have no objection. He stated that he does not feel the operation will bother anyone.

Mr. Mahlman pointed out that the area is zoned R-6 Residential with single-family homes with the exception of LI Limited Industrial zoning across the street which was the former ice house. The ice house at the present time is abandoned.

Following discussion, a motion was made by Mr. Atkinson to recommend approval of the above request with hopes that the use will not create any noise. Motion was seconded by Mr. Fairman and unanimously adopted.

Property Maintenance Ordinance

Mr. Mahlman stated that Mayor Holtzendorff had requested that the Planning Commission staff research and draft a property maintenance ordinance for the City of Brunswick. He stated that the purpose of this ordinance is to assure that property (structures and grounds) do not become substandard because of inadequate care and maintenance.

Mr. Mahlman explained that the ordinance was placed in the Commission's package for their review and comment. He stated that this is not a zoning item and does not require approval from the Commission, however if they desire they could recommend the approval of such ordinance to the City Commission. He stated that he plans to deliver the draft ordinance to the City Commission at their meeting tomorrow, November 2, 1983.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. Fairman and unanimously adopted that the proposed property maintenance ordinance be presented to the City Commission with the Planning Commission's recommendation of approval.

Upon a motion made by Mr. Atkinson and seconded by Mr. Carter the Minutes of October 4, 1983, were unanimously approved and adopted.

A motion was made by Mr. Atkinson, seconded by Mr. Carter and unanimously adopted to approve the following 1984 Meeting Schedule:

January 10, 1984
February 7, 1984
March 6, 1984
April 3, 1984
May 1, 1984
June 5, 1984
July 3, 1984
August 7, 1984
September 11, 1984
October 2, 1984
November 6, 1984
December 4, 1984

The St. Simons Island Comprehensive Plan Update was presented. Mr. Mahlman stated that the plan has been revised and updated and several items added. He stated that additional information on the wetlands and marshlands has been included.

Mr. Richard Ludlow, Citizens Coalition for Planned Growth, stated that they feel there are some areas that need revisions, such as population, traffic, etc. He requested that additional work be done and that the plan be polished up prior to the Planning Commission's approval.

Mr. Mahlman stated that he has no problem with the matter being deferred if the Commission so wishes. Thereupon, a motion was made by Mr. Fairman and seconded by Mr. Carter that this item be deferred for further review and possible revisions.

Mr. Mahlman stated that Mr. Ken O'Keefe, King & Prince, is present to discuss the building height requirements. Mr. Mahlman stated that as the Commission is aware there is concern about the building height due to the new FEMA requirements. He recommended that the 45 foot requirement remain. He stated that the maximum building height of 45 feet on St. Simons Island has been in effect for ten years. He stated that it is one of the contributing factors to the residential and recreational appeal and attractiveness of the Island. Mr. Mahlman stated that only a few developments have chosen to build to 45 feet even under the present regulations, this indicates that the 45 foot requirements works well. He stated that no change be made to the Ordinance that the developer go before the Board of Adjustments for variance if needed.

Mr. Ken O'Keefe, King & Prince, requested that the Commission please help by bringing this item up as a voting item at a later meeting. He stated that the King & Prince roof would have to be flat if the height requirement is not increased.

Mrs. Dusenbery, Coastal Audubon, stated that the 45 foot requirement was adopted due to oak tree heights. She stated that there could be a real problem if changed to allow the height over 45 feet.

Mr. Driggers stated that he feels the County should have some authority to allow some increase in the roof structure.

Mr. Mahlman then gave a brief up-date on the FIRM. He stated that the County has received a letter from FEMA, Washington Office, stating that they have till November 11, 1983, to adopt the 14 foot first floor requirement. He stated that it

is the understanding that the 14 foot requirement will go into effect this Thursday at the County Commission's Regular Meeting. He stated that the County is going to appeal the V zones, however they have till November 18 to do so.

Mr. Driggers stated that he feels that we should leave the height requirement as is another month.

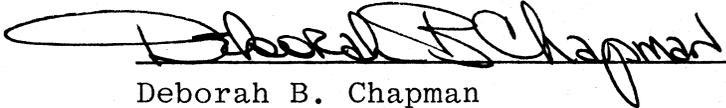
Mr. Mahlman was then authorized to advertise the height requirement as an exception instead of a variance for the next Planning Commission Meeting.

Mr. Mahlman explained that there has been interest in a possible amendment to the Glynn County Zoning Ordinance to allow for single-family attached housing in a GR General Residential zoning district on a minimum 9,000 square foot lot, allowing for a lot split with 4,500 square feet each, in an area served by public utilities.

Mr. Buzzy Ramsey stated that his property is zoned GR General Residential on Cypress Mill Road. He stated that he had propose to create 6,000 square foot lots and split them into 3,000 square foot lots. He stated that he was informed that this would not be allowed. Therefore, presently the only use suitable for the land would be row house, which he does not desire to construct. He stated that he is in favor or the above described amendment.

Thereupon, Mr. Mahlman was authorized to advertise the proposed amendment for the Planning Commission's next monthly meeting.

Meeting Adjourned at 11:00 a.m.



Deborah B. Chapman
Zoning Administrator