

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 1st, 1981 9:00 A.M.

Present: Johnie O. Boatright, Chairman
 Gerald Atkinson
 Margaret A. Brown
 George Counts
 Harry I. Driggers
 Billy Gibson
 Bill Hicks

Absent: W. W. Crosby

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

Deerwood Estates Subdivision, Section Two
 Final Plat
Marshwood Estates, Ltd., Developers

Mr. John H. Ringeling, Engineer, was present for review of the above subdivision.

Mr. Mahlman stated that the above noted subdivision contains 7.75 acres with 15 lots zoned PD-R Planned Development - Residential for single-family development. He then pointed out the location of the property, being located off U.S. Highway 303 on Anchor Road near Tidewater Company.

Mr. Mahlman explained that the subdivision will be served by a central water system and individual septic tanks.

It was noted that the preliminary plat received approval on July 7th, 1981.

Mr. Mahlman stated that a check in the amount of \$774 has been received for the payment in lieu of open space/recreation area.

Following review of the plat, Mr. Mahlman stated that the staff recommends final plat approval subject to certification from EPD.

Motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to approve the Final Plat of Deerwood Estates Subdivision, Section Two, subject to certification from EPD.

Dockside Downtown Subdivision
Preliminary Plat

David Hornsby, Developer

Mr. Mahlman explained that the above subdivision consist of 2.46 acres which has recently been rezoned from LC Local Commercial to GC-C General Commercial - Core. He stated that the property is located on the waterfront off Bay Street next to the Coastal Area Planning and Development Commission building.

Mr. Mahlman explained that the developers propose to develop the subject subdivision, 18 lots each with approximately 2,500 square feet, as a commercial subdivision. He further explained that under GC-C General Commercial - Core it will allow for minimum off-street parking requirements.

The staff report was then discussed. Mr. Mahlman explained that at the time the staff report was sent to the members there was a different plat before the Commission for consideration, however since then a new plat has been submitted showing a different and more feasible parking arrangement with circulation within the property.

Mr. Mahlman then explained that prior to final plat approval the developers will have to submit a copy of the deed restrictions and covenants and a letter from the City assuring access to water and sewer. He then stated that the staff recommends preliminary approval.

Motion was made by Mrs. Brown, seconded by Mr. Hicks and unanimously adopted to approve the Preliminary Plat of Dockside Downtown Subdivision.

GC - 28 - 81 B

Request to rezone two tracts of land containing a total of 23.90 acres located immediately north of Belle Point Subdivision and east of the intersection of U.S. Highway 17 and Georgia 303, as follows:

Tract A - 13.64 acres - from R-12 One-Family Residential and HC Highway Commercial to PD-S Planned Development - Shopping Center

Tract B - 10.26 acres - from R-12 One-Family Residential to PD-R Planned Development - Residential

Mr. Pat Garner, agent, and Mr. Joe McDonough, developer, were present for review. It being noted that the property owners are Mr. Lamar Holloway and Mr. H. Burgay Staley.

Mr. Mahlman explained that this item was before the Planning Commission earlier this year. He stated that the original request was to rezone to HC Highway Commercial and GR General Residential, however, the Planning Commission's action was to recommend approval to PD-S Planned Development - Shopping Center and PD-R Planned Development - Residential. Mr. Mahlman stated that the applicants accepted this action. Thereupon, the Commission's recommendation was forwarded to the County Commission for action. However, the County Commission reviewed the request at a work session and questioned whether water and sewer were available and other matters. Therefore, they have sent the request back to the Commission for further information, including a zoning text.

Mr. Mahlman then explained that the developers have stated that they have met with the City and have been told that water and sewer will be available. Mr. Mahlman explained that the Department of Transportation approval will also have to be obtained for the intersection improvements.

The zoning text was then submitted to the Commission for their review. Mr. Mahlman stated that the staff has suggested two additions to the zoning text as follows: Site Coverage: Not to exceed sixty-five percent in the residential development.

Open Space: A minimum of twenty percent of the land not used for building space shall be maintained as grassed or landscaped areas in the shopping center development.

Mr. Garner stated that the developers accept these two additions. Mr. Garner then stated that the County Attorney has reviewed and approved the zoning text contents. Mr. Mahlman pointed out that all the conditions stated with the Commission's action on this request last time have been included in the zoning text.

Mr. Bill Phillips was present to represent the Belle Point Homeowners and state their objections to the above request. Mr. Phillips presented a petition stating they object and have always objected to the proposed development for the following reasons: devalue their property; increase crime; increase in traffic; sewer and drainage problems; no recreation facilities are being provided therefore the children will utilize Belle Point property for recreation; and the development will destroy the residential neighborhood.

Mr. Garner stated that the developers have tried to conform with all requirements. He stated that the residential part of the development will be 10 units per acre which is a low density and will be constructed as a single-family type unit to be sold. He stated that the water and sewer will not be a problem, the rezoning is needed prior to EPD approval.

Mr. McDonough stated that he feels the subject property is suited for this type development. He stated that they have considered developing it all as commercial however it is too large of a tract.

Discussion was then held as to how the petition submitted was circulated. There were expressions of concern as to whether the property owners were given the appropriate information to make a decision to support or object to the request.

Mrs. Shirley Rice, President of the Belle Point Homeowners Association, stated that her main objection is to the shopping center. She stated that commercial uses are not needed in the area. She stated that if this development is constructed that other commercial uses in the area will be needed and there is not sufficient land.

Mr. Staley, property owner, stated that there is commercial and multi-family residential across the highway from this property. He stated that he lives in the residential development and does not object to having commercial land around him. He stated that he feels the County is growing to the north and that such a development is needed.

It was noted that Mr. and Mrs. Robert Ross supports the above request. They stated that this is a much needed addition to north Glynn County.

Following lengthy discussion Mr. Gibson stated that the Planning Commission votes on what is right by law for a man to use his land for the highest and best use. He stated that the proposed development would not be a health or safety hazard to the community, thereupon Mr. Gibson made a motion to recommend approval of the Zoning Text and Zoning Map. Motion was seconded by Mr. Atkinson. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Counts, Mr. Driggers and Mr. Gibson. Voting Nay: Mr. Hicks.

GC - 39 - 81

Request for an Amendment and Site Plan Approval for the location of a Real Estate Office on a tract of land containing 2.063 acres located at the northwest intersection of Fendig Road and Frederica Road, with frontage of 325 feet on Frederica Road and 680 feet on Fendig Road, located within the 293.5 acre Sea Palms West Planned Development Tract, St. Simons Island

Mr. Chuck Munn, Mr. John Dow and Attorney Larry Phillips were present for review of the above request.

Mr. Mahlman pointed out that the original request for 2.063 acres was deferred at the last Planning Commission meeting. He stated that the size of the tract to be considered at this time is 1.552 acres. Mr. Mahlman then suggested the following: 1) the site be reduced in size not to exceed 1 acre; 2) the use be only for sales and land development of the 293 acres known as Sea Palms West; 3) the use connect with the public sewer system; 4) a commitment be made on the schedule for the improvement of the intersection of Windward Drive and Fendig Road; and 5) a comparable area of acreage be reserved for open space.

Mr. Phillips stated that item #4 would be taken care of when 400 units have been constructed in Sea Palms West. He stated that they agree with items 1, 3, and 5 however they feel item 2 to be unreasonable.

Mr. Bob Zuckerman stated that he feels a real estate office at this intersection would create a traffic hazard.

Mrs. Nancy Vaughn stated that she objects to commercial encroachment.

Mrs. Peg Jones pointed out that a real estate office is already located on the east side of Sea Palms. She stated that it could be enlarged to accommodate their needs. She expressed strong objection to Sea Palms continuing to receive variances, she stated that she feels the request should not be supported.

Following discussion, motion was made by Mr. Gibson and seconded by Mr. Driggers to recommend approval of the above request subject to - 1) The site being reduced to 1 acre; 2) The use connect with the public sewer system; 3) The intersection at Windward Drive and Fendig Road be improved as scheduled, when 400 units have been constructed in Sea Palms West (with building permits being the controlling factor); and 4) A comparable highground area of 1 acre be reserved for open space.

Mr. Counts stated that if this request is granted it will be allowing commercial forever. He stated that he feels the real estate office should be located elsewhere within Sea Palms.

A vote was then taken on the motion for recommended approval with conditions. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Driggers, Mr. Gibson and Mr. Hicks. Voting Nay: Mr. Counts.

GC - 42 - 81

Request for an Amendment and Site Plan Approval for the development of 60 Townhomes on Parcel 11 of the 293.5 acre Planned Development Sea Palms West Tract, said parcel contains 10.43 acres lying to the north of Deer Run Villas, St. Simons Island

Mr. Chuck Munn, Mr. John Dow, and Attorney Larry Phillips were present for discussion.

Mr. Mahlman presented the site plan for review. He pointed out that the plan shows access to the subject property, parcel 11, via South Orange Grove Road which is Deer Run property. He explained that according to the Sea Palms West Master Plan access to parcel 11 should be from the north end not as indicated on the site plan.

Mr. Mahlman explained that the proposed development for 60 townhomes on 10.43 acres would be an increase in density in that the master plan only allows for 20 units. He stated that the staff has no objection to the proposed density increase but does feel the access to be unacceptable.

The Master Plan Map was then presented by Mr. Mahlman. He pointed out that access is shown via Oglethorpe Road to serve the property involved.

Attorney Phillips stated that there has not been a legal opinion obtained as to the legal easement/access. Mr. Mahlman stated that there is a difference in the legal and zoning requirement for access, that if access is via South Orange Grove Road that an amendment would be required and that it has not been justified to allow access.

Attorney Phillips explained that the issue is a legal access question. Mr. Phillips stated they propose to use South Orange Grove Road to get to parcel 11 only. He stated that it would not change any other access on the master plan. He stated that once parcel 11 is developed then they can obtain a different access. Attorney Phillips then stated that he does not feel that the Deer Run Association can deny them access.

Mr. Driggers stated that he would like to see the County Attorney's opinion on this matter. Thereupon, a motion was made by Mr. Gibson, seconded by Mr. Atkinson and unanimously adopted to table this matter till the January meeting in order that a legal opinion can be obtained from the County Attorney as to access rights, and further what the ownership of Fendig Road is.

GC - 44 - 81

Request to rezone from FA Forest Agricultural to R-9 One-Family Residential a tract of land containing approximately 31,590 square feet fronting 129 feet on Old Jesup Highway, approximately 430 feet northeast of the Old Jesup Highway and Lillie Way Street intersection and approximately 450 feet south of the Old Jesup Highway and Floravilla Road intersection

Mr. Lane Baker, applicant, was present for review of the above rezoning request.

Mr. Mahlman stated that the above request is for the dividing of a lot containing a total of 31,590 square feet zoned FA Forest Agricultural (which requires 20,000 square feet for each single-family structure) to R-9 One-Family Residential (which requires 9,000 square feet for each single-family structure) which will permit the location of 2 single-family homes.

It was noted that no one was present to express opposition of the above request.

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

GC - 45 - 81

Request to rezone from LI Limited Industrial to HC Highway Commercial, a tract of land containing 1.279 acres located at the intersection of New Community Road and Key Circle with frontage of 197.16 feet on New Community Road, lying 55 feet north of Ellis Marine, known as Tract 14 of the Key Industrial Park, Phase 2, Section 2;

and

A Conditional Use Permit to allow Open Yard Storage for the proposed use of a Hardware Store and Building Supply

Ms. Mary Bryan Fields, agent, and Mr. Howard Seymour from Arco Hardware, proposed developer, were present for review. It being noted that the present property owners are Mr. Elliott Robinson and Persons Brothers.

The site plan for the proposed development of a hardware store and building supply store was submitted for review.

It was noted that no one was present to object.

Following review, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above rezoning and that a Conditional Use Permit be approved for open yard storage, subject to the property being rezoned.

GC - 46 - 81

Request to rezone from R-12 One-Family Residential to FC Freeway Commercial, a tract of land containing approximately 1.9 acres fronting approximately 232 feet on Glyndale Circle approximately 380 feet west of the U.S. Highway 341 and Glyndale Circle intersection

Attorney Thomas Dickey was present to represent United Budget Luxury, Inns, Inc. on the above request.

Mr. Mahlman pointed out that the subject property is the existing Days Inn on U.S. Highway 341. He stated that Days Inn proposes to add a 36 unit addition. He explained that when they tried to obtain a building permit it was determined that a portion of their existing operation is improperly zoned as R-12 One-Family Residential. He stated that this rezoning would bring the existing use into conformity and allow for the expansion.

Mr. and Mrs. Fred Spaulding, adjacent property owners, were present for discussion. Mrs. Spaulding stated that they do not object to the request if the property involved is the property within the existing fenced in area.

Attorney Thomas Dickey stated that he feels sure the property involved is just the area presently fenced in. He stated that they do not wish to expand further into the residential area.

Mrs. Spaulding stated that they do not object to the request if there is no access onto Glyndale Circle and if additional residential land is not involved.

Following discussion, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request with the assurance that the entire property will be fenced, there will not be any access onto Glyndale Circle, and that the lots fronting on Glyndale Circle located between Howard Drive and the 50 foot reserved area (property included in this request) zoned R-12 are not included in this request.

Upon a motion made by Mr. Hicks and seconded by Mrs. Brown the Minutes of November 3rd, 1981, were unanimously adopted.

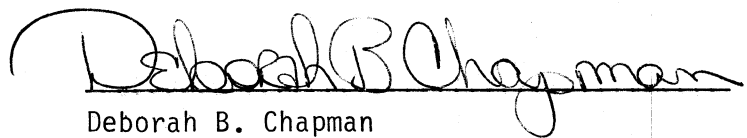
Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the following meeting schedule for 1982:

- | | |
|------------------|-------------------|
| January 12, 1982 | July 13, 1982 |
| February 2, 1982 | August 3, 1982 |
| March 2, 1982 | September 7, 1982 |
| April 6, 1982 | October 2, 1982 |
| May 4, 1982 | November 7, 1982 |
| June 1, 1982 | December 7, 1982 |

The following deferral procedure was then approved by the Commission:

The applicant wishing to defer the hearing and any subsequent action on his petition by the Planning Commission must - 1) Submit a signed letter to the Planning Commission office at least 24 hours prior to the scheduled meeting. The Zoning Administrator shall contact the Planning Commission Chairman for authorization to defer the hearing. If deferral is granted, then staff will notify the newspaper and all interested parties, if known; or 2) The applicant may appear at the meeting to state his reasons and request a deferral. The Chairman may pool the audience and the Planning Commission members prior to granting a deferral. Item 1 can only be requested once.

Meeting Adjourned at 11:15 A.M.



Deborah B. Chapman