

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 13th, 1981 9:00 A.M.

Present: Johnie O. Boatright, Chairman
S. Gerald Atkinson
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Billy R. Gibson
Bill Hicks

Absent: Andy Haman

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

Chairman Boatright called the meeting to order and invocation was given by Mr. Gibson.

Request for Lot Division in Belle Point Subdivision, Section 1, Area B

Mr. Wayne Pearce, property owner, was present for discussion of the above matter.

Mr. Mahlman explained that Mr. Pearce had submitted a request for a lot division in Belle Point Subdivision. He stated that he received the matter and felt that it did not meet the requirements of the Subdivision Regulations. He explained that according to the Subdivision Regulations that the applicant has a right to petition the Planning Commission to appeal the judgement of the Director.

Mr. Mahlman stated that he reviewed the zoning maps, tax maps, etc. and found two reasons to withhold certification, one being a matter of design and the other a technical deficiency.

Mr. Mahlman then presented a copy of the survey showing the lot division from the 1 acre lot into 2 lots, one being 13,500 square feet and the other 30,500 square feet thus creating a flag lot. He then stated that the proposed configuration of the lots is contrary to the pattern of the subdivision. Further that the Subdivision Regulations requires a minimum of 15,000 square feet for lots not served by both public water and sewer. In this area public sewerage is not available.

Mr. Pearce stated that when he first started working on this matter that he was told by several people that the size of the lots were sufficient. He stated that the Building Inspection Department and the Public Works even told him the size of the lots were adequate for services. He stated that he checked with the Planning Commission (staff) also and that they indicated that there would not be any problems. He explained that he then went and got a survey of the property and checked back with the Planning Commission and was informed that it could be worked with and that a lot line could be changed to meet the zoning requirements. Mr. Pearce then presented a copy of the proposed division. He stated that he does not wish to go along with the design proposed by the staff.

Further discussion was then held on this matter. Various points were brought out like deed restrictions within the subdivision, etc.

Mr. Mahlman explained that the whole thing is that the Subdivision Regulations require 15,000 square foot lots and that the lot containing 13,500 square feet can not meet these requirements as drawn.

It was noted that no one was present to object to this matter.

A motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to deny this request in that it is not compatible with the area and can not meet the requirements of the Subdivision Regulations.

Alternatives were then discussed. Mr. Gibson stated that Mr. Pearce purchased this lot knowing that it was one lot and he does not feel the Planning Commission should help in such a matter that would alter the pattern of an established subdivision such as Belle Point.

GC - 40 - 80

Request for Site Plan Approval within a PD-G Planned Development - General zoning district for the location of 14 Pedestal Homes, subject property containing 2.23 acres located adjacent to Sea Palms Inn, St. Simons Island.

Mr. Chuck Munn, BOS & Associates, was present for review of the above request.

Mr. Mahlman showed the location of the subject property. He stated that the site is 2.2 acres with 14 units proposed, which will be a density of 6.3 dwelling units per acre.

Mr. Mahlman then showed an example of several pedestal homes. He stated that the pedestal homes concept provides for the construction of detached units with built-up living area six (6) to eight (8) feet above the ground to minimize flood damage.

Mr. Mahlman then explained that the developers are requesting two variances. One being relief from the parking requirement of 2 spaces per unit to 1½ spaces per unit, the other being relief from the set-back from the right-of-way requirement on 3 units. He stated that the staff supports the variances in order to minimize paved surface and save trees and vegetation.

It was then explained by Mr. Mahlman that the site plan has been processed through the various County Departments and that it meets the requirements for drainage and construction.

A motion was then made by Mr. Hicks, seconded by Mr. Gibson and unanimously adopted to recommend approval of the site plan for the 14 pedestal homes with a variance on the required 2 parking spaces per unit to 1½ spaces per unit and a variance on the set-back from the right-of-way requirement on 3 units.

GC - 3 - 81

Request to rezone from R-12 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 25,000 square feet located at the northwest intersection of Altama Avenue and Community Road (Benedict Road), with frontage of 120 feet on Altama Avenue

Mr. Kent Taylor and Mr. Jerry Emerson was present for review of the above request submitted by the Lutheran Church.

Mr. Taylor pointed out that the Lutheran Church owns the subject property which has been vacant for awhile. He stated that the entire property consists of 4 acres, however only 25,000 square feet is being requested for rezoning at this time. He stated that due to the value of property along Altama Avenue that the subject property is not feasible for church useage. He stated that the area is HC Highway Commercial and that they hope to sell the remaining property to in the future to commercial users.

Mr. Emerson then showed a picture of the type building they propose to build. He stated that the building would be of steel. He stated that off-street parking will be provided. He explained that the type operation they propose is an engineering business. He then stated that his company has been in operation for approximately 1 year at their present location in the First Federal Building on Altama Avenue. He stated that his company, Emerson, Permar and Associates, Inc., has a proposal before the Lutheran Church at the present time for the purchase of the subject property.

During discussion it was pointed out that there are various commercial uses up and down Altama Avenue.

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Gibson, seconded by Mr. Aktinson and unanimously adopted to recommend approval of the above request.

GC - 4 - 81

Request to rezone from R-6 One-Family Residential to GC General Commercial, a parcel of land containing approximately 18,560 square feet, fronting 106.5 feet on Community Road approximately 78 feet east of the intersection of Flanders Drive and Community Road, lying adjacent to the Atlantic Coast Line Railroad right-of-way

Mr. Warren Dixon was present for review of the above request submitted by Johnny Dixon and Mabell Dixon.

Mr. Mahlman pointed out that a single-family residence is located on the subject property. It was stated that the area is in transition anticipating eventual commercial development.

Mr. Mahlman stated that his concern is rezoning one-half a block. He stated that the petitioner had stated that the property next door had been considered for inclusion in this proposal for a commercial rezoning. He further explained that in the future the staff should encourage joint or consolidated applications in areas where land use is in transition so as to avoid piecemeal rezonings.

Mrs. Brown stated that she feels this property should be commercial.

Mr. Mahlman pointed out that the proposed used car lot is allowed under conditional uses and that a 6 foot buffer between the commercial and residential would have to be provided if the zoning and conditional use permit is approved.

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above rezoning to GC General Commercial. An additional motion was then made by Mr. Gibson, seconded by Mr. Hicks and unanimously adopted to approve the conditional use permit for the location of a used car lot within the GC General Commercial zoning classification.

Linkside Patio Homes - Final Plat
Bay Colony Properties, Developer
Pat Garner & Associates, Surveyor

Mr. Chuck Munn, BOS & Associates, was present for discussion.

Mr. Mahlman pointed out that the subject plat consists of 4.71 acres with 25 lots in Sea Palms East. He stated that all lots are public water and sewer.

Mr. Mahlman stated that this plat has been processed through the County Departments and the following comments were received; 1) A house numbering system is needed; and 2) Two keep right signs were recommended by the County Traffic Safety Engineer.

Motion was made by Mr. Gibson, seconded by Mr. Driggers and unani-
mously adopted to approve the Final Plat of Linkside Patio Homes subject
to the following conditions being meet:

- 1) House numbering system; and
- 2) Two keep right signs being installed as recommended by the
Traffic Safety Engineer.

Hampton Point, Phase 3 - Preliminary Plat
Harry I. Driggers, Developer
Pat Garner & Associates, Surveyor

Mr. Driggers abstained from discussion of the above plat, due to a con-
flict of interest.

Attorney James Bishop was present to represent Hampton Point Plantation,
Inc.

Mr. Mahlman pointed out that the subject property contains 167.5 acres
with 157 lots, located at the northend of St. Simons, adjacent to phases 1
and 2 with future development proposed to the north.

It was noted that the lots would be served by private water and sewer.

Mr. Mahlman then pointed out the following comments which were received
from the County Departments:

- 1) A Soil Erosion Permit is needed prior to final plat.
- 2) Require house numbering system prior to final plat.
- 3) Require signs with reflective sheeting (street markers and traffic
control signs and posts as indicated).
- 4) Some minor changes regarding slopes on ditches 1, 2, 3, 4, 5, 6, and
7, on ditch 8 a 30 foot drainage easement and some additional surface
and sub-surface drainage in the area of the lake.

Attorney Bishop addressed the above comments. He stated that the Soil
Erosion Permit has been applied for and that the applicant understands and
agrees to items 2, 3 and 4 above.

Mr. Mahlman then stated that the staff recommends approval of the preli-
minary plat subject to the above being met prior to final plat submission.

Motion was then made by Mr. Gibson and seconded by Mr. Hicks to approve
the Preliminary Plat of Hampton Point, Phase 3. Voting Aye: Mr. Atkinson,
Mrs. Brown, Mr. Crosby, Mr. Gibson and Mr. Hicks. Abstaining from Voting:
Mr. Driggers.

Upon a motion made by Mr. Hicks and seconded by Mr. Crosby the Minutes of December 2nd, 1980, were unanimously adopted.

During Director's items the St. Simons Island Plan was discussed. Mr. Mahlman stated that he had spoke with Chairman Boatright on this matter and feels that future action needs to be taken for plan adoption. Mr. Mahlman stated that he has had time to study the plan and feels comfortable with it now.

Mr. Mahlman then pointed out that he has 3 options which the Planning Commission may wish to choose one: 1) Send plan to County Commission as it is now. 2) Get written comments from all parties by placing an advertisement in the Brunswick News and mailouts. 3) Another public hearing. Mr. Mahlman then explained option number 2 in detail. He stated that this is a procedure that was done in Sarasota which seemed to work very well. He stated that the Planning Commission could advertise in the paper and send mailouts. Then we would receive written comments suggesting revisions, additions or deletions. After the comments are received, the staff would then respond to each comment. A work shop would be held by the Planning Commission to consider the written comments and the staff response. Any changes to be made would be made part of the plan. All other comments would be appended to the plan and sent to the County Commission. He stated then the revised plan would be considered by the County Commission during their work shops or public meetings.

Mr. Hicks expressed concern regarding the legal aspects of the plan. Mr. Mahlman explained that he does not feel the Planning Commission should get involved with the legal aspects. He stated that the plan is not a legal document. He stated that he feels the County should be responsible for the legal elements. He stated that the Planning Commission could propose it as a technical document and the County Commission could adopt it, then when changes to maps, etc. are made then it would become a legal document.

Chairman Boatright asked what was the process of letting the County Commission know of changes, etc. Mr. Mahlman stated that the County Commission could receive comments when the Planning Commission does.

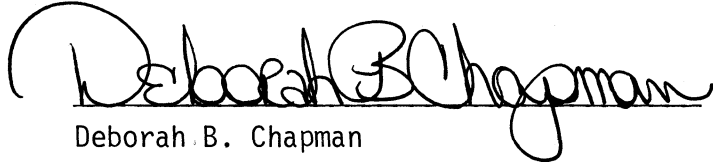
Mr. Gibson stated that he feels the County Commission wants the Planning Commission to send them a plan that has been worked out. He stated that the County Commission has limited time also and doesn't have time to work out little problems.

Mr. Atkinson stated that he wants the public to know that the Planning Commission is working in good faith.

It was the concurrence of the Planning Commission that maps should be provided on the Island and to developers who so wish to have them showing the proposed land use.

Motion was made by Mr. Hicks, seconded by Mr. Gibson and unanimously adopted that February 18th, 1981, be the deadline date for receiving written comments and further that maps be provided showing the proposed land uses.

Meeting Adjourned at 10:15 A.M.


Deborah B. Chapman