

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 3rd, 1981 9:00 A.M.

Present: Chairman Johnie O. Boatright
Gerald Atkinson
Margaret A. Brown
W. W. Crosby
Bill Hicks

Absent: Harry I. Driggers
Billy R. Gibson

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. Crosby.

GC - 5 - 81

Request to rezone from FA Forest Agricultural to GR General Residential, a tract of land containing 71.2 acres located at the north end of St. Simons Island just north of Hampton Point, Phase III Subdivision

Mr. Pat Garner and Mr. Bill Hooker, agents for the project, were present to represent the above request submitted by the property owners, Hampton Plantation, Inc. Also present was Mr. Larry Miller, engineer for the project.

Mr. Garner explained that at the present time the subject property is zoned FA Forest Agricultural and that the applicants are seeking a rezoning change to GR General Residential for multi-family development. He pointed out that the subject property contains 71 acres with approximately 21 acres of it being roads, buffers, utility area and open space.

Mr. Garner explained that the proposed development is not the ordinary type multi-family development. He explained that there are 12 key areas in the development, each area being adjacent to a natural area which will be left heavily wooded. He stated that the purpose of leaving the natural areas is for natural drainage and visual concurrence. He stated that they do not wish to have multi-family units one after the other, they want to stagger the units with the natural areas.

Mr. Garner pointed out on the site plan that there will be a park located adjacent to the river which contains 4 ruins. He then pointed out the utility area which will accommodate a package plant and water tower. He stated that the package plant could serve Phase III of Hampton Point as well as the proposed development. He stated that there will be fire hydrants for fire protection.

It was then explained by Mr. Garner that Mr. Larry Miller is the engineer for the project and that he has done a preliminary study of the package plant and feels the proposed concept to be adequate to operate but that EPD approval will have to be obtained. He then stated that EPD will not make any commitments prior to the applicant obtaining a zoning change. Mr. Garner explained that if EPD's approval is not granted on the package plant then the subject property would not be developed for multi-family, they would seek a different useage or go back to the single-family zoning, if zoning change is granted.

Mr. Garner pointed out that there will be a 25 foot buffer between the proposed development and Hampton Point Phase III. He stated that there will also be a buffer on the marsh side of the development.

Mr. Garner explained that the development for the area has been in the works for several years. He stated that when Phases I, II and III were developed that the transportation was considered for this project. He stated that the traffic flow will be easily accommodated by 60 foot and 80 foot roads not the standard required 50 foot road. He stated that their intensions are to upgrade the requirements.

Mr. Garner explained that they have talked with Chief Cavanaugh about the project and that developers have considered possibly giving the County some property to build a station in the area.

It was then explained by Mr. Garner that the proposed development is not an over-night development that it will take approximately 10 to 20 years, depending on the market and demand, to complete the development.

Mrs. Dusenbery then asked who would be responsible for the maintenance, etc. on the package plant if built. Mr. Garner explained that once the plant is built and is in operation that the plant would be turned over to the County. He stated that the people using the plant would then be responsible for paying for it. He stated that the planning is not really that far yet, EPD approval has to still be obtained, but that this is what is proposed.

Mr. Jack Caldwell was present to state his concerns on the project. He stated that at the present time the zoning FA Forest Agricultural allows for the development of 1 unit for every 20,000 square feet. He stated that Hampton Point Phase I, II and III allows for 1 unit on a 3/4 acre lot, and that now the applicant is asking for a zoning which would allow 8 units per acre, with heavy density and traffic through the low density area. Mr. Caldwell explained that there is no commercial services on the north end so people will have to travel through the single-family development to obtain commercial services. He stated that the project will allow for 561 units which will be approximately 1,000 to 1,5000 people. He then stated that the development will need police and fire protection and possible school bus service. He pointed out that the development will be located approximately 8 miles from the nearest fire station.

Mr. Caldwell then referred to the Island plan. He stated that the plan would call for a reduction of units per acre, even less than the FA zoning allows. He stated that he feels such a zoning change as this would be precedent setting. He stated that he feels the development to be out of keeping with what is planned for the Island. He stated that the public safety and welfare of the County can not be overlooked. He stated that the development proposed may be appropriate for 1990 but at the present time he finds it to be undesirable.

Mr. Garner stated that the developers have put many years of planning into this project. He stated that the impact will not be immediate, it will be a 10 to 20 year development. He stated that he feels the objections are general.

Mr. Richard Brazell was present to express support for the proposed development and zoning change.

Mrs. Avery stated concern as to the fact that the master plan should be considered in such a decision as the proposed development. She stated that a master plan is needed.

Chairman Boatright informed Mrs. Avery that the plan is being worked on by the Planning Commission. He stated that at the present time the Planning Commission is requesting written comments from interested parties.

Mr. Dick Ludlow was present to express concern regarding the water and sewer. He stated that he has talked with the St. Simons Water and Sewer Director and that he stated that he was not formally involved in this proposed development. Mr. Ludlow stated that he feels that the St. Simons Water and Sewer Department's inputs are needed on the matter.

Mr. Garner addressed Mr. Ludlow's concerns. He stated that final plans have not been made yet. He stated that EPD will not go any further until the zoning change has been sought. Once the zoning is granted then they will move forward with EPD and other appropriate agencies.

Mrs. Dusenbery stated concern as to the distance for emergency vehicles.

Mr. Crosby then asked that the Commission hear from the Director.

Mr. Mahlman stated that because of the magnitude and density, 561 units, a development of this size should be looked at carefully. He stated that he has looked at the request as a county wide development and with it being on St. Simons it is more critical. He stated that it's an urban type development at this density. Concerns expressed were regarding the emergency services, solid waste pick-up, potable water, adequate water pressure and discharge of sewerage. He stated that the nearest largest development of this type is Sea Palms.

Mr. Mahlman then quoted the following statement from a letter from the EPD dated September 25, 1980 - "if your plans require a sewerage system, you will have to treat the sewage and dispose of it by spray irrigation on a suitable piece of land". Mr. Mahlman explained that if the developers had to go with a spray irrigation that there would not be adequate land area to meet EPD's requirement on the proposed site.

Mr. Mahlman stated that another concern is transportation. He stated that he is not totally satisfied with the design. He stated that most developments are built with the high density on the outside, to protect the low density development from excessive traffic.

Mr. Mahlman stated that there are several matters that he feels should be answered prior to recommending any type of approval. He stated that at the present time he feels FA Forest Agricultural zoning to be satisfactory and that this rezoning request can not be supported.

Chairman Boatright then stated that there are several places on the mainland, the development around Boys Estates for example, that the people feel a desirable area to live even though it is several miles away. He stated that the County has provided services for these developments. He stated that he feels that if the people wish to live away from services that they have the right.

Mr. Garner stated that the property owners in Phase I and II have signed statements at the time they purchased their property, stating that they are aware of this type useage. He stated that it was not a matter that has been kept under the table, it has been in the works approximately 2½ to 3 years.

Mr. Garner stated that when the development is fully developed that it will bring approximately \$500,000 in revenues. He stated that it would pay for the protection and other services that will be provided to the development.

It was noted that a letter was received from Carl R. Hartrampf, Jr., M.D. property owner at Hampton Point, registering strong opposition to the proposed rezoning.

Mr. Henry Shiperd stated that he does not see how a development of this type could be approved for the Island when a master plan is in the works. He stated that he feels the plan should be considered first. He stated that he feels this request if granted would be spot zoning.

Mr. Hicks stated that he feels a package plant to be good. He stated that the developers have stated that EPD would have to grant approval or the development could not be built. Mr. Hicks then made a motion to recommend approval of the above request for multi-family development subject to EPD approval.

Motion was seconded by Mr. Crosby and unanimously adopted.

Meeting Adjourned at 10:00 A. M.


Deborah B. Chapman