

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 7th, 1981 9:00 A.M.

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

Absent: W. W. Crosby

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

Chairman Boatright called the meeting to order. Invocation was then given by Mr. Atkinson.

B - 3 - 81

Request to rezone from HC Highway Commercial to GR General Residential, a tract of land containing approximately 11 acres, being a portion of a 38.71 acre tract known as Brunswick Penninsular Tract H, subject property lying approximately 800 feet east of Altama Avenue being located behind Gibsons in the City of Brunswick

Mr. John H. Ringeling was present to represent the above request submitted by First Federal Savings and Loan, property owners.

Mr. Mahlman pointed out that the subject property is located on the edge of the City/County line. He stated that the property is presently zoned HC Highway Commercial and lies adjacent to Gibsons Department Store to the west. He further pointed out that to the east is Beverly Shores Subdivision, a single-family residential subdivision, to the north is OC Office Commercial and R-12 One-Family Residential zoning, with GR General Residential zoning to the south and to the southwest is HC Highway Commercial property which is presently vacant land.

Mr. Mahlman explained that the request is for a rezoning to GR General Residential. He stated that the applicant proposes to construct 112 Section 8 multi-family housing units, which will be 10 units per acre.

The concept plan was then submitted. It was pointed out that the main access road will be an extension of Cornwall Street which is a County street. Mr. Mahlman stated that the developer should be aware that the development of the proposed access road will cross over two separate drainage ditches on the northside of the property and will be property located within the County.

Mr. Mahlman pointed out that the developer of the proposed multi-family housing project is Mr. W. E. Hamby. He explained that Mr. Hamby had previously requested site plan approval on property located on Cypress Mill Road for the same type development, however, the plan was never given approval.

Mr. Ringeling stated that the developer will provide all improvements as to access roads.

It was noted that no one was present to object to the above rezoning request.

Mr. Mahlman then pointed out that there are two other proposed access drives shown on the concept plan. He stated that the proposed entrance onto Carteret Road does not seem to be very desirable due to traffic going through a single-family residential area. Mr. Mahlman stated that the staff feels the concept and use to be proper for the area, however, access to the subject property needs to be controlled.

After review, a motion was made by Mr. Gibson, seconded by Mr. Hicks and unanimously adopted to recommend approval of the above request, encouraging controlling additional access other than Cornwall Street in order to limit any potential adverse effects on adjacent properties.

B - 4 - 81

Request to rezone from R-9 One-Family Residential to OC Office Commercial, a tract of land containing approximately 42,716 feet being the site of the First Free Will Baptist Church, fronting 210 feet on the west side of Altama Avenue, approximately 75 feet from the intersection of Tara Lane and Altama Avenue

Mr. Tom Clune, Parker-Kaufman Realtors, was present to represent the above request submitted by First Free Will Baptist Church, property owners. Mr. Clune stated that the proposed use of the subject property will be for a chiropractor's clinic, Ms. Elise Mankosa, and other professional offices.

Mr. Mahlman then presented a site plan showing the proposed use of the property. He stated that the request is for a rezoning change to OC Office Commercial to allow such a proposed use, however site plan approval is not required. Mr. Mahlman stated that the subject property has a 4,600 square foot building located on the property with sufficient room to provide the required 17 paved off-street parking spaces.

Mr. Mahlman explained that access to the subject property will be via Altama Avenue at a break already provided in the highway median. He stated that this is the fourth rezoning request that has been sought on Altama Avenue recently with 2 of them being church property which is a residential zoning classification. He stated that it is not desirable to have single-family residential property on Altama Avenue due to its development of commercial uses.

Mr. Mahlman then pointed out the surrounding zoning and uses in the area. He stated that the subject property is immediately north of Jane Macon Junior High School, to the north is HC Highway Commercial zoning with offices and Magnolia Park Subdivision, a single-family residential subdivision, to the west. He stated that due to its location the staff recommends approval of the rezoning request to OC Office Commercial.

It was noted that no one was present to object to this rezoning request.

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

GC - 10 - 81

Request for a Hardship Permit for the location of a mobile home in a R-6 One-Family Residential Zoning District, on a tract of land containing approximately 36,650 square feet, fronting approximately 115 feet on Crispin Boulevard, located at the southwest side of the intersection of Crispin Boulevard and Picnic Street

Attorney Fleming Martin was present to represent Mr. and Mrs. Herbert Tyre. Mr. Martin stated that this request was deferred from the last Planning Commission meeting in order that additional information could be obtained. He then presented a letter from Mr. and Mrs. Tyre stating the answers to the Commission's concerns that were expressed at the last meeting, as follows:

1) That this is of a temporary nature and will only last for a period of two years, with renewal rights under the Ordinance; and 2) Assurance that under no circumstances will any commercial use ever be made of the workshop behind the house.

Mr. Hicks pointed out that one of the Planning Commission's agenda items is discussion of hardship permits within the City and County. He then asked for the report.

Mr. Mahlman stated that staff recommends that hardship permits be deleted entirely from the Zoning Ordinance. He stated that hardship permits for the location of a mobile home in a residential district should be treated as a rezoning request. Mr. Mahlman then stated that he feels that the above request should be dealt with independently.

Mr. Martin stated that he feels that the situation involved with this request is indeed a hardship case. He stated that the mobile home that they have placed on the property is a nice mobile home that fits in with the surrounding structures. He stated that traveling under the existing Ordinance that it is understood that the permit is only for 2 years, if granted.

Mr. Hicks expressed his concerns on this matter. He stated that he feels a mobile home lowers the value of the surrounding properties. He further stated that he feels allowing mobile homes under a hardship permit is discriminatory.

Mr. Mahlman stated that from a technical standpoint, there is sufficient space for the location of the mobile home. He stated that he feels that it is within an area that could possibly be rezoned to a mobile home zoning classification if requested. He then stated that the staff supports the request.

Following discussion a motion was made by Mr. Driggers and seconded by Mr. Counts that the above request be recommended for approval in that it is felt a mobile home located on the subject property will not be detrimental to the surrounding properties. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Counts, Mr. Driggers and Mr. Gibson. Voting Nay: Mr. Hicks.

GC - 13 - 81

Request to rezone from GC General Commercial to GC Core General Commercial Core, Lot 190 of St. Simons Beach Subdivision, divided into 2 separate parcels, containing a total of 7,500 feet, subject property fronting 150 feet on the west side of 15th Street running from Beach View to Oglethorpe Avenue, St. Simons Island

Mr. Don Battle was present to represent the applicants, Linda Battle, Shirley Vinyard and Atwood Clifton, on the above request. Mr. Battle stated that the above request is being sought in order that the subject properties can be included in the GC Core District. He stated that the line was placed splitting the block. He stated that with these two parcels being included that the entire block would then be included in the Core District.

Mr. Mahlman pointed out that the property involved contains a total of 7,500 feet. He explained that a structure is located on each parcel of land.

Mr. Mahlman explained that the GC Core District boundary line was established in November 1979 to encourage an economically healthy environment for the village business with the elimination of off-street parking requirements. He stated that at the time the boundary line was established that the subject properties were excluded for some reason. However he stated that it appears that this property should have been included in the original core. Mr. Mahlman then explained that the structure located on parcel 1 has recently been converted from a residential use to a business which brought about this request.

Mr. Mahlman stated that the staff feels this change to be a logical extension of the Core boundary line and supports the request.

It was noted that no one was present to state opposition to this request.

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

GC - 14 - 81

Request to rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 0.77 acres fronting 282 feet on the east side of Highway 341 North, lying adjacently south of the Georgia Power Easement.

Mr. J. P. Williams was present to represent the above request submitted by Mr. Otis White. Mr. Williams stated that the applicant wishes to get the subject property rezoned to HC Highway Commercial for the location of an inside flea market.

Mr. Mahlman stated that the proposed use, inside flea market, will require a total of 34 paved off-street parking spaces which has been provided on the concept plan. He then pointed out that access to the subject property will be via Highway 341.

It was noted that no one was present to object to the above request.

Mr. Mahlman stated that the staff supports the above rezoning request.

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

GC - 16 - 81

Request to rezone from PD-G Planned Development - General to PD-R Planned Development - Residential, a tract of land containing 8.5 acres fronting approximately 1,600 feet on the west side of Anchor Drive, which is located approximately 3,000 feet off Georgia Highway 303, lying adjacent to Deerwood Estates Subdivision.

Mr. John H. Ringeling was present to represent the above request submitted by Marsh Wood Estates, Ltd. Mr. Ringeling stated that the subject property is located on an already existing 50 foot unpaved County road off Highway 303.

Mr. Mahlman stated that the property involved is a part of a 76 acre tract that was zoned PD-G (GC-49-72) for a mobile home development. He explained that in 1974 a portion of the tract was converted to PD-R Planned Development - Residential for single-family development, known as Deerwood Estates Subdivision. He further explained that the above request will allow the applicants to develop the remaining portion of the tract as single-family residential. It being noted that a preliminary and final plat will have to be approved prior to development.

It was noted that no one was present to object to the above request.

Motion was made by Mr. Gibson, seconded by Mr. Counts and unanimously adopted to recommend approval of the above request to PD-R Planned Development - Residential.

Linkside Patio Homes, Phase II
Preliminary Plat

Bay Colony Properties
BOS & Associates, Agent

Mr. Chuck Munn was present for discussion of the above subdivision plat.

Mr. Mahlman explained that this is a preliminary plat for a 5.4 acre tract containing 32 units at a density of 6.1 units per acre. He then explained that Phase I was approved in February 1981.

Mr. Mahlman then presented the subject plat. He stated that the lots will be serviced by paved private streets and public water and sewer. Mr. Mahlman then stated that the applicants are requesting a variance on the front yard, side yard and rear yard setbacks in order to have a clustering of the units. It was noted that the variance would reduce the front yard setback from 20 feet to 10 feet, the side yard from 7 feet to 5 feet and the rear yard from 7 feet to 5 feet. He further stated that Phase I was granted the same variance as requested in this phase.

Mr. Mahlman pointed out that the street name markers and traffic control signs must be shown on the plat and further that the street name Marsh Oaks will have to be renamed. Mr. Munn stated that this would be taken care of.

Mr. Mahlman then stated that staff recommends approval of the above plat with variances.

It was noted that no one was present to object to the above request.

Motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to approve the Preliminary Plat of Linkside Patio Homes, Phase II with variances on the front, side and rear setbacks.

St. Simons Island Club, Phase III
Final Plat Approval
Sea Island Properties

Messrs. Atkinson and Gibson abstained from discussion and action on the above matter due to a conflict of interest.

Present for review of the above plat were Messrs. Dewey Benefield, Bill Smith and George Underwood.

Mr. Mahlman explained that the subject tract of land contains 11.7 acres with 19 single-family lots zoned PD-G Planned Development - General. He stated that when the preliminary plat was approved in November 1980 that there were 20 lots, however since that time one lot has been removed and is now a part of Phase IV.

Mr. Mahlman stated that the lots will be serviced by paved private streets and public water and sewer.

Mr. Mahlman stated that the staff recommends approval of the above plat in that it meets all the requirements of the Glynn County Subdivision Regulations.

Motion was made by Mr. Hicks and seconded by Mrs. Brown to approve the Final Plat of St. Simons Island Club, Phase III.

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

Hardship Permits - City and County

Mr. Mahlman explained that as stated previously, the staff feels that hardship permits for the location of mobile homes should be treated as a rezoning.

It was the concensus of the Planning Commission that an amendment to the Glynn County Zoning Ordinance and City of Brunswick Zoning Ordinance, eliminating hardship permits, be drafted and advertised to be heard at the Joint Planning Commission's next meeting.

Subdivision Fees

Mr. Mahlman explained that presently the Subdivision Regulations address fees for preliminary and final plat submissions and revisions to a recorded plat, however, at the present time there is no charge established for submissions of the following - Lot Line Relocation, Waiver of Paving, Final Plat Approval Only (Exemption from the Subdivision Regulations, Section 801) or Modifications of Right-of-Way. He stated that administrative time and supplies are involved in the processing of the above and that it is felt that a fee needs to be established. The amount of \$25.00 was suggested.

Motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to establish the fee amount of \$25.00 to cover the above mentioned items.

St. Simons Island Plan

Mr. Mahlman stated that he has made necessary revisions to Chapters 1 and 2 of the Plan for the Planning Commission's review and approval. He stated that if the Planning Commission so wishes a meeting is in order to be scheduled. Thereupon, Tuesday, April 21, 1981, at 9:00 a.m. was set as a work session to review Chapters 1 and 2 of the Plan.

During Commission items, Mr. Hicks expressed concern regarding downtown Brunswick and the present zoning ordinance for the City. He then gave a brief explanation as to the problems and possible solutions.

Chairman Boatright stated that the Executive Director would meet with the Mayor of Brunswick regarding their needs and desires and make a report back to the Commission at a later date.

Meeting Adjourned at 9:50 A.M.


Deborah B. Chapman