

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 5th, 1981 9:00 A.M.

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

Absent: W. W. Crosby
 Harry I. Driggers

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. Gibson.

Brentwood Subdivision - Preliminary and Final Plat
James Conine, Developer

Mr. James Conine was present for review of the above subdivision plat. Mr. Conine pointed out that the subject property is located at the northeast quadrant of Highway 99 and Highway 341 in Sterling. He stated that the subject property contains approximately 10 acres and is divided into 7 lots with an approximate size of 1 to 1½ acres in each lot.

Mr. Mahlman explained that the subject plat is being considered for preliminary and final plat approval at this time. He stated that this plat is being processed in this manner in that the road, Chris Road, is an existing approved County road.

Mr. Mahlman then presented the subject plat. He pointed out that the total acreage is 9.64 acres zoned FA Forest Agricultural. He then stated that there is one noted feature on the subject plat, as follows: "As of 4/15/81 the Glynn County Health Department has not approved Lots 2 - 7 pending modifications". Mr. Mahlman stated that this is in accordance with Section 704.3 of the Glynn County Subdivision Regulations. He then explained that the lots would have to satisfy the County Health Department prior to permits being obtained.

Mr. Conine stated that work is being done at the present time on the ditches and that he does not foresee any problems.

Mr. Mahlman then stated that the staff recommends approval of the preliminary and final plat, subject to Section 704.3 being met.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary and Final Plat of Brentwood Subdivision, subject to Section 704.3 of the Glynn County Subdivision Regulations being met.

CUP - 2 - 81

Request for a Conditional Use Permit for the location of a pet shop in an LC Local Commercial Zoning District, subject property located in the Frederica Plaza Shopping Center on Altama Avenue, known as Stall 3, 25 ft. X 40 ft., of Building A

Mr. Robert G. Boone, applicant, was present for review of the above request. Mr. Boone pointed out that the subject property is located in the Frederica Plaza Shopping Center and that at the present time he has a tenant that wishes to locate a pet shop in stall 3 of building A.

Mrs. Brown abstained from discussion and action on the above matter due to a conflict of interest.

Mr. Mahlman stated that the subject property is zoned LC Local Commercial which allows a pet shop as a conditional use. He stated that he feels a pet shop to be a typical and acceptable use within a shopping center. Mr. Mahlman then stated that the staff recommends approval of the above request.

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

Motion was made by Mr. Gibson and seconded by Mr. Counts to approve the above conditional use permit. Voting Aye: Mr. Atkinson, Mr. Counts, Mr. Gibson and Mr. Hicks. Abstaining from Voting: Mrs. Brown.

CUP - 3 - 81

Request for a Conditional Use Permit for the location of a junk yard with open yard storage in a BI Basic Industrial Zoning District, subject property containing approximately 29 acres, being bound on the south by A.C.L. Railroad and on the north by the Georgia Power Easement, just off Perry Lane Road, adjacent to Automotive Wrecking Company

Mr. David Owen, Applicant, was present for review of the above request. Mr. Owen stated that he is seeking the above request in order to locate a junk yard on 29 acres off Perry Lane Road. He pointed out that there are two other wrecking yards located within the area, one being Metal Products and the other Automotive Wrecking Company, which is located adjacent to the subject property. He then presented photos of the property.

Mr. Mahlman pointed out that the subject property contains 29 acres zoned BI Basic Industrial. He pointed out that the zoning surrounding the property is BI Basic Industrial and PD-I Planned Development - Industrial.

Mr. Mahlman then stated that open yard use for junk materials is allowed as a conditional use in BI Basic Industrial, "provided that: 1) such uses are separated from adjoining properties by a suitable planting screen, fence or wall at least six (6) feet in height for purposes of improving the aesthetic values of said adjoining properties; and 2) no burning of materials or products is conducted on the premises except by means provided by the Glynn County Engineer".

Mr. Mahlman then stated that the staff recommends approval of the above request. He further stated that he feels that a buffer, condition #1, should not have to be met in that the surrounding properties are of the same useage.

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

Motion was made by Mr. Counts, seconded by Mr. Gibson and unanimously adopted to approve the above request, with a recommendation to the Building Inspector that condition #1 (Section 710.3 g) be waived in that the surrounding area is of industrial useage.

CUP - 4 - 81

Request for a Conditional Use Permit in an RR Resort Residential Zoning District to permit a private club and commercial services, on a tract of land containing 6.69 acres, with frontage of 175 feet on Ocean Boulevard approximately 950 feet from the intersection of Ocean Boulevard and Olive Way, subject property being the site of the Sea Palms Beach Club and additional land to the east.

Messrs. Chuck Munn, John Dow, Roger Steffens from BOS & Associates and Attorney Larry Phillips were present for review of the above request. Mr. Munn pointed out that the subject property is located 175 feet on Ocean Boulevard with the existing beach club being located on a portion of the subject property.

Mr. Gibson questioned as to whether the property is located within the Shore Assistance. Mr. Mahlman stated that it is located behind the line, however if necessary that the applicant would be required to meet the additional requirements of the Beach and Dune District at a later meeting.

Mr. Munn then presented the site plan. He stated that at the present time they are uncertain as to the number of condominiums that would be built, approximately 120 to 185. He stated that the height limit is 45 feet with parking being provided underneath. He then stated that 2 parking spaces per unit are being provided.

Mr. Mahlman stated that at the present time that the only consideration before the Planning Commission is for a conditional use permit for the location of commercial services and a private club. He stated that the Beach and Dune issue would be addressed later by the Planning Commission and County Commission.

Mr. Mahlman then explained that the property owners have an existing conditional use permit which was granted in 1979, with approximately 10 conditions, for a private club on a portion of the subject property, 2.34 acres. He stated that if this request is approved it will replace the existing conditional use permit.

Mr. Mahlman then stated that the staff recommends approval of the above request with one condition, that no outdoor entertainment, amplified sound or music be permitted after sunset. The applicants agreed to this condition.

Mr. Mahlman stressed that this conditional use permit would apply only to the uses of a private club and commercial services, and further, that this was in no way acceptance or approval of the site plan. Mr. Mahlman once again stated that the applicant would be required to meet the requirements of the Beach and Dune District.

Mr. Rick Pariani, Department of Natural Resources - Marshland Protection Agency, was present to state DNR's concerns as to their jurisdiction. He stated that this property has been studied based on the subject site plan and that they are very interested in this project and would be looking at the project through the entire process.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the conditional use permit for the uses of a private beach club and commercial services on the subject property.

GC - 17 - 81

Request to rezone a tract of land containing a total of 3.88 acres divided into two areas:

- Area 1 - Request to rezone from FA Forest Agricultural to GI General Industrial and a Conditional Use Permit for the location of a junk yard with open yard storage, property containing 2.83 acres. Subject property fronting 100 feet on U.S. Highway 341, just north of the A.C.L. Right-of-Way.
- Area 2 - Request to rezone from FA Forest Agricultural to HC Highway Commercial, property containing 1.05 acres. Subject property fronting 314.94 feet on U.S. Highway 341, approximately 3,877 feet south of State Road 99.

Mr. Robert G. Boone, applicant was present for review of the above request. Mr. Boone stated that the proposed use of the subject property is for a junk yard with open storage in Area 1 and retail stores in Area 2. He stated that the adjacent property owners have no objection to the subject request.

Mr. Mahlman pointed out that the entire tract of land consist of 4.4 acres, however, only 3.88 acres is being requested for rezoning. He stated that Area 3 is being left as FA Forest Agricultural zoning in order that a mobile home may be possibly located on the property at a later date.

Mr. Mahlman stated that under the Zoning Ordinance requirements for a conditional use permit for the location of a junk yard, Area 1, that the property must be screened from adjacent properties. Mr. Mahlman suggested that the natural vegetation be maintained.

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

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

GC - 18 - 81

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential, property containing 20,000 square feet fronting 100 feet on Picric Street, being a portion of Lot 62 Section C of Glyndale Gardens Addition.

Mr. John M. Pafford, was present to represent the above request submitted by his mother, Mrs. Aleph Pafford. Mr. Pafford stated that the subject property is located near I-95. He stated that his mother owns the subject property and the surrounding property with her house located on the adjacent property.

Mr. Pafford stated that he has obtained a petition from the adjacent property owners stating that they do not have any objection to the rezoning to allow a mobile home on the subject property.

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

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

B - 2 - 81 A

Request to amend Section 701.3 g) of the City of Brunswick Zoning Ordinance. Subject amendment will eliminate mobile homes being located within single-family residential zoning districts as a conditional use permit/hardship permit.

Upon a motion made by Mr. Hicks and seconded by Mr. Gibson, the following amendment was unanimously recommended for approval:

Amendment to the City of Brunswick Zoning Ordinance -
Delete the Following:

Section 701. R-9 One-Family Residential

701.3 Conditional Use

- g) Mobile home on a one (1) year basis, at the discretion of the City Commission, when a documented hardship exists, provided such use meets all other requirements of Section 701. Application procedures shall be the same as that for amendments to the Ordinance. Renewals may be obtained for an additional one (1) year period, at the discretion of the Building Official, if the hardship continues to exist.

GC - 2 - 81 A

Request to amend Section 702.3 2) and Section 702.3 5) of the Glynn County Zoning Ordinance. Subject amendment will eliminate mobile homes in single-family residential zoning districts as a conditional use permit/hardship permit.

Upon a motion made by Mr. Hicks and seconded by Mr. Atkinson, the following amendment was unanimously adopted to be recommended to the County Commission:

Section 701. R-20, R-12, M-20 and M-12 One-Family Residential Districts
Delete the Following:

701.3 Conditional Use

- 2) Mobile home on a two (2) year basis, at the discretion of the County Commission, when a documented hardship exists, provided such use meets all other requirements of Section 701. Application procedures shall be the same as that for amendments to the Ordinance.

Renewals may be obtained for an additional two (2) year period, at the discretion of the County Commission.

Section 702. R-9, R-6, M-9 and M-6 One-Family Residential Districts
Delete the Following:

702.3 Conditional Use

- 5) Mobile home on a two (2) year basis, at the discretion of the County Commission, when a documented hardship exists, provided such use meets all other requirements of Section 702. Application procedure shall be the same as that for amendments to the Ordinance. Renewal may be obtained for an additional two (2) year period at the discretion of the County Commission, if the hardship continues to exist.

During discussion of this matter, Mr. Wayne Hutchinson, County Commissioner, was present to express his concerns on the matter. He stated strong opposition to the amendments. He stated that such amendments would be taking the citizens property rights away.

It was then discussed at length. Mr. Mahlman explained what a hardship permit is and that property owners can still seek a rezoning to allow mobile homes on individual lots. He then presented a list of the permits which have been issued in the past and stated that none of the mobile homes have been removed even though they have expired.

SR - 1 - 81

Request to amend Section 801 of the Glynn County Subdivision Regulations. Subject amendment will create a submission fee of \$25.00 to cover administrative cost on plats that are exempt from the Subdivision Regulations.

Amend Section 801. Exemptions, Paragraph 4, by adding the following language - "accompanied by a fee in the amount of \$25.00".

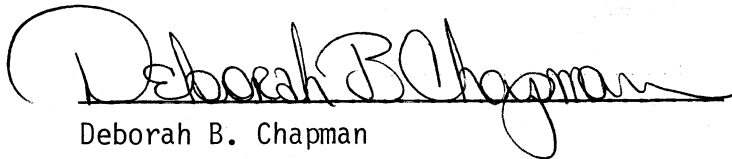
The paragraph shall then read:

Such exemptions shall be permitted under the following procedures: 1) an accurate survey, prepared by a registered land surveyor, depicting the tract and/or lots and the proposed division thereof shall be submitted to the staff of the Planning Commission, accompanied by a fee in the amount of \$25.00; and 2) Planning Commission staff shall within three (3) working days review the proposed division of property for compliance with the design and improvement standards required by these regulations. If such standards are met, the survey shall be certified by the signature of the secretary of the Planning Commission. If the secretary determines that the standards are not satisfied by the proposed division of property, the survey shall not be certified and the reasons shall be stated in writing and the applicant, if he so desires, shall be given the opportunity for a hearing at the next regular meeting of the Planning Commission. Wherever a deviation is required from the standards required herein or a street or other improvements are to be dedicated, the action of the Planning Commission shall be forwarded to the County Commission for its approval and acceptance of dedications. For all other types of land divisions classified as exemptions, the action of the Planning Commission shall be final, except for access to the Superior Court.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Minutes of April 7th, 1981.

Mr. Mahlman reminded the Planning Commission of the Work Session on May 19th, 1981, at 9:00 a.m. to review Chapters 4 and 5 of the St. Simons Island Plan.

Meeting Adjourned at 10:30 a.m.


Deborah B. Chapman