

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

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

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

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

GC - 2 - 81 B

Request to Amend the following Sections of the Glynn County Zoning Ordinance:

Section 302. Definitions
Section 611. Off-Street Automobile Parking Requirements
Section 703. RR Resort Residential
Section 704. GR General Residential
Section 1103. Procedure for Amendments

and Add the following Sections:

Section 619. Site Plan Approval
Section 721. MR Medium Residential
Section 722. HR High Residential

Mr. Mahlman explained that two public hearings have been held to discuss the proposed amendments, June 16th and July 28th. He stated that since the July 28th meeting that the maps have been changed to accommodate existing developments and proposed developments. He stated that the intent of the amendments is not to downzone anyone's property.

Mr. Mahlman then gave a brief explanation of each of the proposed changes.

Everyone present was given the opportunity to express their concerns. Mr. Joe McDonough stated strong opposition to the proposed changes. Mr. Dick Ludlow was present to represent the Citizens Coalition, he stated that they are in favor of the subject amendments with the exception of some minor changes.

Mr. Driggers pointed out that these amendments are not just for St. Simons Island that they are for all of Glynn County. He then stated that there are a number of changes that need to be made. Mr. Driggers then suggested that the Planning Commission hold a work session and address the questions and each item individually.

Motion was made by Mr. Crosby, seconded by Mrs. Brown and unani-
mously adopted that a work session be scheduled within 20 days to
explore the amendments and come back at a future meeting to take final
action.

B - 2 - 81 B

Request to Amend the City of Brunswick Zoning Ordinance by Creating
the following Section: Section 717. GR General Residential Zoning
District

Mr. Mahlman explained that the subject amendment has been requested
by the City Commissioners and the Downtown Development Authority. He
stated that their concern is the redevelopment of the downtown area. He
then presented a map showing the downtown area, being bound on the north
by H Street, to the south by George Street, to the east by Carpenter
and Egmont Streets and to the west by the River.

Mr. Mahlman explained that presently the Ordinance only allows
multi-family development in an GR General Residential Zoning District
which is inadequate for urban developments. He stated that the GR
General Residential Core District will provide a reduction in parking
and setbacks and increase the density to 35 units per acre.

Following review of the amendment, a motion was made by Mr. Hicks,
seconded by Mr. Gibson and unanimously adopted to recommend approval
of the new zoning district, as follows:

Section 717. GR General Residential Core District

717.1 Intent of District. It is the intent of this district
that the General Residential Core District be reserved
for primarily multi-family residential development in
the area described and delineated by resolution as
the Downtown Development Area. The regulations which
apply within this district are designed to encourage
medium and high density multi-family development
within the downtown area in an effort to provide
suitable and affordable housing in immediate proximity
to the Central Business District.

717.2 Permitted Uses. The following uses shall be permitted
in any GR Core Zoning District:
a) Multi-family dwellings.
b) Townhouse dwellings, subject to the requirements
of Subsection 717.4.

717.3 Conditional Uses. The following uses shall be permitted
on a conditional basis in any GR Core Zoning District:
a) Public or private care homes.

717.4 Townhouse - Special Requirements:
a) The regulations as contained in this section shall
be applied to townhouses where permitted outright in
any district.
b) Site Plan and Design Criteria, General.
Townhouses, in areas where they are or may be per-
mitted:
1) May be appropriately intermingled with other
types of housing;

2) The front shall not form long, unbroken lines of row housing but shall be staggered at the front building line, singly, in pairs or in threes, by at least ten (10) feet.

c) Site Plan and Design Criteria, Details.

- 1) Not more than ten (10) contiguous townhouses nor fewer than three (3) shall be built in a row with front line conforming to the requirements of 714.7 b) 2) above.
- 2) Minimum width for the portion of the lot on which the townhouse is to be constructed shall be sixteen (16) feet.
- 3) Minimum lot area shall be 1,244 square feet.
- 4) Separation Requirements. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twenty (20) feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area.
- 5) Yards. No front, side or rear yard as such is required in connection with any townhouse, except that the nearest point of each building shall be at least five (5) feet from the nearest right-of-way line of abutting streets. Each townhouse shall have on its own lot one rear or side yard, private and reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for any accessory building.
- 6) Grouped Parking Facilities. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks.

717.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in GC Core Zoning Districts shall require to conform to the following standards.

a) Minimum Lot Area:

- Townhouse Dwelling: In compliance with the provisions of Subsection 717.4
- Multi-family: 10,000 square feet
- Care Home: One (1) acre

b) Minimum Land Area Per Dwelling Unit:

- Townhouse Dwelling: In compliance with the provisions of Subsection 717.4
- Multi-family: 1,244 square feet
- Care Home: Not Applicable

c) Maximum Dwelling Units Per Acre:

- Townhouse Dwelling: In compliance with the provisions of Subsection 717.4
- Multi-family: 35 Dwelling Units
- Care Home: Not Applicable

d) Minimum Lot Width Measured at the Building Line:

- Townhouse Dwelling: In compliance with the provisions of Subsection 703.4
- Multi-family: Seventy-five (75) feet
- Care Home: One hundred (100) feet

e) Minimum Yards for Permitted and Conditional Uses:

A minimum of five (5) feet on all yards and a maximum not to exceed that required for the same uses in Subsection 703.5. Yards are to be determined during site plan review by the Planning Commission based upon site characteristics, R.O.W. requirements, adjacent zoning and land use.

- f) Maximum Building Height: Sixty (60) feet
 - g) Minimum Off-Street Parking:
 - Multi-family and Row Housing -
 - 1.0 space per one bedroom unit
 - 1.25 spaces per two bedroom unit
 - 1.5 spaces per three bedroom unit
 - h) Signs: As permitted in the GR Zoning District.
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GC - 27 - 81

Continue discussion on request to rezone from LC Local Commercial to GC General Commercial, a triangular shaped lot of 26,000 square feet located immediately south of the intersection of Old Jesup Road and Flanders Drive in Druid Hills Subdivision

Mrs. Marian Benfield was present for discussion of the above application. She stated that she has obtained a petition with 10 signatures from adjoining property owners stating they have no objection, as requested by the Planning Commission at their last meeting. Mrs. Benfield stated that she did not obtain the signature of the adjacent church, however she has talked with several deacons who stated that they have no real objections.

It being noted that the proposed use of the subject property is for an automobile repair shop.

Rev. James Fenton, Pine Ridge Baptist Church (adjacent church), was present to state his concerns on the rezoning request. He stated that he was not aware of the subject request until Sunday when one of the deacons brought the information before him. He then requested that the difference between LC Local Commercial and GC General Commercial uses be read.

Mr. Mahlman then read from the Zoning Ordinance the permitted uses and conditional uses allowed in LC Local Commercial and GC General Commercial. He stated that GC General Commercial allows more intensive uses.

Rev. Fenton stated that due to the type uses allowed in GC General Commercial that he feels that allowing such a zoning change would set a precedent for the surrounding properties. He stated that the surrounding area is residential with the exception of one car lot and the church. Rev. Fenton then requested that this item be deferred until the next Planning Commission meeting in order that he will have sufficient time to discuss the matter with the church and adjacent property owners. He stated that he does not feel the individuals who signed the petition understand the difference between the two commercial classifications. He then asked once again that this item be deferred.

Mr. Crosby stated that the item was advertised in the newspaper and a poster was placed on the property twice. He then stated that after deferral of the matter at the last meeting he went out and looked at the site. He stated that he does not see any objection to the proposed use in that there are several other commercial uses within the surrounding area.

Rev. Fenton stated that the church was not notified of the subject request and that is the reason for his asking that the item be deferred.

Chairman Boatright stated that the Commission appreciates Rev. Fenton's concerns, however, it is not a requirement of the property owners making the request to obtain everyone's approval. He stated that she went beyond her call when the item was deferred last time for her to obtain the petition.

Following discussion, a motion was made by Mr. Crosby and seconded by Mr. Atkinson that the above request be recommended for approval. Voting Aye: Mr. Atkinson, Mr. Counts, Mr. Crosby and Mr. Gibson. Voting Nay: Mrs. Brown and Mr. Hicks. Abstaining from Voting: Mr. Driggers.

GC - 30 - 81

Request to rezone from HC Highway Commercial to LI Limited Industrial, a tract of land containing 3.0 acres fronting 543.50 feet on the north side of Crispin Boulevard being located 772.30 feet from the intersection of Crispin Boulevard and U.S. Highway 341, lying 59.47 feet from the Georgia Power Easement, being a portion of the Turkey Farm Tract

Mr. David Stradtman, applicant, was present for discussion.

Mr. Mahlman pointed out that the subject property is located within the Turkey Farm Tract. He stated that the property involved was once zoned LI Limited Industrial, however 7 years ago the property owners obtained a rezoning to HC Highway Commercial which it is presently zoned.

Mr. Mahlman pointed out that 3 brick buildings are located on the property. He stated that the primary use is for an experimental laboratory. He then pointed out that there is adequate access to Crispin Boulevard and stated that the staff recommends approval.

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

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

GC - 31 - 81

Request to Amend the Master Plan of the Triangular Tract, Area 3, to a zoning classification of PD-R Planned Development - Residential to allow the development of 76 condominium units on a tract of land containing 6.86 acres fronting 611.76 feet on the south side of Demere Road and being located at the south-east intersection of Demere Road and Sea Island Road

Messrs. Carroll Palmatary, John Jones and Dennis Williams were present for discussion of the above request.

Mr. Mahlman pointed out that the subject request involves property located in Area 3 (a total of 18 acres) of the Triangular Tract on St. Simons Island. He stated that total land involved with this request is 6.86 acres.

Mr. Mahlman explained that in 1977 the text allowed for the development of office and residential uses. He stated that they are seeking an amendment to allow only residential development. He then presented the preliminary site plan. He stated that the developers will come back with a final site plan at a later date for site plan approval.

Mr. Mahlman pointed out that access to the subject property will be via Sea Island Road and Demere Road. He explained that the access drive off of Demere Road also serves the Klubhouse.

Mr. Mahlman then stated that the condominium development would carry the same requirements as the existing plan which are as follows: 1) A maximum of two curb cuts, one on Demere Road and one on Sea Island Drive; 2) Requirement for a Soil Erosion and Sedimentation Control Plan, adequate drainage and necessary easements to accommodate storm water runoff; 3) Internal access roadways of at least 20 feet in width with curbs and gutters; 4) A 100 foot naturally landscaped buffer along Sea Island Drive and Demere Road, no parking or structures allowed in the buffer area; 5) Public sewer and water to serve the project, all utilities to be installed underground; 6) A maximum of one sign at each entrance; 7) Adequate landscaping; and 8) Minimum building elevation for any foundation shall be 8 feet MSL and minimum first floor elevation of 11.5 feet MSL.

Following discussion, a motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to recommend approval of Amending the Master Plan to PD-R Planned Development - Residential.

Mr. Mahlman explained that in order to locate all of the Hampton Point development on the zoning plate maps that it is necessary to approve a new map showing the northern portion of the property. He then presented map 23.

Motion was made by Mr. Hicks, seconded by Mr. Gibson and unanimously adopted to approve Zoning Plate Map 23.

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of July 7th, 1981, were unanimously adopted.

Mr. Mahlman explained that the Sea Island Company is requesting the County Commission to grant a quitclaim deed to the Company for streets west of Sea Island Road between First and Fourth Streets on The Cloister Hotel grounds. He explained that several streets have already been quitclaimed in the past.

Mr. Mahlman explained that the Subdivision Regulations do not address this type request. However, he said that they are before the Commission to receive comments.

Messrs. Atkinson and Gibson abstained from discussion of this matter due to a conflict of interest.

Mr. Dewey Benefield and Mr. James Gilbert, Jr. were present for discussion.

Mr. Gilbert pointed out that they do not propose to physically close any of the streets. He stated that the closing of the streets and making them private will enable the Company to meet building setbacks, etc. if the buildings were destroyed.

Mr. Gilbert then explained that Sea Island Company has maintained these streets for some time and utilities are located under the streets which are also maintained by the Company.

A map was presented showing the streets being proposed to be quitclaimed and the ones previously done.

Following discussion, motion was made by Mr. Hicks and seconded by Mr. Crosby that a letter be written to the County Commission stating the Planning Commission's approval on the matter. Voting Aye: Mrs. Brown, Mr. Counts, Mr. Crosby, Mr. Driggers and Mr. Hicks. Abstain from Voting: Mr. Atkinson and Mr. Gibson.

Mr. Mahlman then presented each member a copy of the Altamaha Canal Study and a letter describing the background of the study.

Mr. Mahlman stated that if the Commission so wishes that this item can be placed on the agenda at a later date and a presentation be given.

Meeting Adjourned at 10:30 A.M.


Deborah B. Chapman