

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 6th, 1981 9:00 A.M.

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

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

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

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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 District  
Section 704. GR General Residential District  
Section 1103. Procedure for Amendments

and Add the following Sections:

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

Mr. Mahlman pointed out that the suggested changes from the Planning Commission's meeting of September 1st, 1981, have been included in the present draft amendments. He then stated that since that time he has talked with Mr. Vernon Lewis, County Building Official, and Mr. Chuck Munn regarding the definitions for site coverage and building height. He stated that he feels that prior to action being taken that these definitions, site coverage and building height, should be looked at, as addressed in the memo to the Planning Commission dated September 25th, 1981.

Mr. Mahlman stated that he feels the definition of site coverage should be the original definition, being computed from site area, not computed from the development area as drafted at the present time. And further, that the building height definition be the one now in effect.

Mr. Edward Stelle then gave a slide presentation showing hurricane damage including Florida, St. Simons Island and Jekyll Island and land which has accreted over the last 30 years on St. Simons Island.

Following the slide presentation Mr. Gibson asked why the above matters were not previously addressed by Mr. Stelle.

Mr. Chuck Munn was present to represent the Home Builders Association. He stated concern as to the proper definition for site coverage and building height.

Thereupon, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to defer this matter for further study with action to be taken at the Planning Commission's November meeting.

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SR - 1 - 81 B

Request to Amend the Glynn County Subdivision Regulations, Section 605.2 Drainage

and

GC - 2 - 81 C

Request to Amend the Glynn County Zoning Ordinance by adding the following new section - Section 620. Drainage Easements

Mr. Mahlman stated that the County Commission and County Engineer have stated concern as to having problems obtaining access to drainage ditches due to fences, etc. being constructed on the drainage right-of-way, therefore the above referenced amendments need to be considered.

During discussion several suggestions were made to the proposed amendments. Thereupon, a motion was made by Mr. Gibson, seconded by Mr. Crosby and unanimously adopted that the following amendments to the Glynn County Subdivision Regulations be recommended for approval.

Add the following sentence to Section 605.2 - "No fences, screens, or permanent structures shall be erected or placed on or within any drainage easement." The section will then read as follows:

605.2 Drainage: Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a drainage easement or right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose of drainage and maintenance, taking into account possible future development of higher land in the same drainage area. No fences, screens, or permanent structures shall be erected or placed on or within any drainage easement. Calculations and elevations shall be provided to the County Engineer to substantiate the proposed drainage system. Runoff quantities shall be calculated based on the rational formula,  $Q = AIR$ , the Georgia DOT Drainage Manual or any other approved engi-

neering procedure by a registered engineer. System design storm frequency shall be: twenty-five (25) years for subdivisions; fifty (50) years for commercial and industrial development; and one hundred (100) years for areas greater than two hundred (200) acres. Minimum time of concentration shall be twenty (20) minutes.

A motion was then made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to recommend approval of the following amendment;

Section 620. Drainage Easements

All dedicated easements for open drainage ways shall remain unobstructed in order to provide satisfactory access for maintenance vehicles and equipment. This requires that no fences, screens, or permanent structures be erected or placed on or within any drainage easement.

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SR - 2 - 80

Request to Amend the Glynn County Subdivision Regulations, Section 802.  
Waiver of Paving Requirements

Mr. Mahlman stated that the following amendment to the Subdivision Regulations was recommended by the Subdivision Committee on August 20th, 1981. He explained that he was not involved in the subject amendment, therefore he referred the matter to the Chairman of the Subdivision Committee, Mr. Driggers.

Mr. Driggers stated that the following amendment is to be considered at this time:

Section 802. Waiver of Paving Requirements. The paving requirements this Ordinance shall be waived at the request of the subdivider if 1) the proposed subdivision is located in the Rural District; or 2) if located within the Urban Service/Tax District and the final plat and property deed to each lot contains the following language: "The property herein conveyed abuts on a private street which shall not be maintained by Glynn County nor receive urban services except emergency rescue, police and fire protection. Street maintenance shall be provided by a legally established and officially recognized homeowners association".

Mr. Driggers stated that he has talked with Mr. Stelle and it is felt that this variance should not include major developments with 25 lots or more, with no further subdividing.

Mr. Thomas Pilgrim, realtor, asked whether this amendment would grandfather in subdivisions such as German Village, etc. which have not be completed with the construction of roads. He was informed that this amendment would only involve new developments.

Following discussion, a motion was made by Mr. Gibson, seconded by Mr. Atkinson and unanimously adopted that the subject amendment be re-written to include the language "25 lots or less with no further subdividing" with final action being taken at the Planning Commission's meeting of November.

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Brentwood Subdivision, Section Two  
Final Plat  
R C M Construction Company, Developers

Mr. Bill Brewer was present for review of the above subdivision plat.

Mr. Mahlman explained that the subject subdivision is being processed under Section 804. Final Plat Only, Glynn County Subdivision Regulations.

Mr. Mahlman then pointed out that the subject property is located in Sterling on Chris Road, an unpaved County road. He stated that the subdivision contains 3.98 acres divided into 3 lots zoned FA Forest Agricultural.

Mr. Mahlman explained that the lots will be served by private septic tanks and wells. He stated that a letter has been received from the County Health Department stating that they will approve these lots for septic tank installation after soil modifications have been made.

The final plat was then submitted. Following discussion, Mr. Mahlman stated that the staff recommends that the plat be granted final plat approval subject to the County Health Department approving the required soil modification prior to obtaining building permits.

Motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to approve the Final Plat of Brentwood Subdivision, Section Two.

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St. Simons Island Club Subdivision, Phase IV  
Final Plat  
Sea Island Properties, Developers  
Thomas and Hutton, Engineers  
George Underwood, Surveyor

Messrs. Dewey Benefield, Bill Foster and George Underwood were present for discussion of the above subdivision plat.

Mr. Gibson and Mr. Atkinson abstained from discussion and action on this matter due to a conflict of interest.

Mr. Mahlman pointed out that this is Phase IV of the St. Simons Island Club. He stated that it consist of 30.3 acres divided into 44 lots, each having over 17,000 square feet.

Mr. Mahlman stated that in the staff report it was stated that the developer needs to make some drainage improvements. He then stated that the staff recommends approval of the plat subject to the improvements being made under the County Engineer's supervision.

Mr. Bill Foster, Thomas and Hutton Engineers, stated that they are aware of the problems and that they will be worked out with the County Engineer. He stated that they are improvements that are off-site and really do not involve this phase of the development.

Motion was made by Mr. Crosby and seconded by Mrs. Brown to approve the Final Plat of St. Simons Island Club, Phase IV, subject to County Engineer approval. Mr. Gibson and Mr. Atkinson abstained from voting, all others voted in favor of the motion.

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B - 7 - 81

Request to rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing approximately 14,000 square feet located at the southwest intersection of Cochran Avenue and Ocean Avenue, known as Lots 15, 16 and 17 of Habersham Parks, City of Brunswick.

Mr. Hubert Lang, applicant, was present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property. He stated that at the present time it is vacant land with the proposed useage of duplex development. He then pointed out the adjacent land use and zoning - to the north is LI Limited Industrial (Lang Planing Mill), to the south is GI General Industrial (vacant railroad property), to the east R-6 One-Family Residential (single-family) and to the west GR General Residential.

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

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

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

GC - 33 - 81

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing 0.847 acre fronting 208.90 feet on the south side of Robarts Street, approximately 4,728 feet west of the intersection of Robarts Street and Norwich Street Extension, Dock Junction Area.

Mrs. Mildred J. Breck, applicant, was present for discussion of the above request.

Mr. Mahlman pointed out that this request is to rezone a tract with a total land area of 1.4 acres for the location of a mobile home. He explained that the property is located on abandoned Railroad Avenue between Robarts Street and Austin Street in the Dock Junction Area. Mr. Mahlman explained that according to the survey, the property involved contains only 0.847 acre of developable land in that there is a 50 foot County easement on the west side of the property.

The land use and zoning of the surrounding area was then pointed out by Mr. Mahlman. To the north is R-9 One-Family Residential (vacant), to the south R-9 One-Family Residential (vacant) to the east R-9 One-Family Residential (mobile home park) and to the west R-9 One-Family Residential (single-family).

Mr. Mahlman stated that the subject area is an area in transition with mixed conventional homes and mobile homes. He stated that there have been several rezonings to a mobile home classification in recent years within this general area.

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

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to recommend approval of this rezoning request.

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GC - 34 - 81

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing approximately 66,000 square feet, fronting 88 feet on the south side of Blythe Island Drive, approximately 500 feet west of the Blythe Island Ball Park.

Mr. Linwood Jackson and Mr. Joseph Jackson were present for review of the above request.

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

Mr. Mahlman stated that the subject rezoning request is for a tract of land containing 1.85 acres split by I-95 on Blythe Island. He stated that the property is presently vacant. However, if the rezoning is granted the applicant proposes to locate one mobile home on the property.

Mr. Mahlman explained that in 1974 a rezoning was granted for the location of a mobile home approximately 300 feet from the subject property. He stated that at that time I-95 was still under construction and there were some questions about a change in the character of the neighborhood, according to the records. He stated that he feels the area looks stable and still well suited for single-family dwellings therefore he recommends denial.

Mr. Linwood Jackson stated that the subject property and the surrounding properties are located in a family parcel of approximately 15 acres. He stated that the mobile home will be set back from the road about 300 feet.

Mrs. Brown then asked what the Blythe Island Study of 1979 suggests for this area. Mr. Mahlman stated that the study states that a mobile home rezoning should be considered if the property is located within 500 feet of an existing mobile home.

Mrs. Brown stated that the subject property is located within 500 feet, approximately 300 feet, therefore she made a motion to recommend approval of this rezoning request. Motion was seconded by Mr. Driggers. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Crosby, Mr. Driggers, Mr. Gibson and Mr. Hicks. Abstain from Voting: Mr. Counts

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GC - 35 - 81

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (mobile home), a 0.79 acre tract of land located at the southeast intersection of Blythe Island Drive and Davenport Road, having 179.80 foot frontage on Blythe Island Drive and 285.53 foot frontage on Davenport Road.

Mr. Glenn Spaulding, applicant, was present for review of the above request.

Mr. Mahlman pointed out the location of the subject property.

A petition bearing the signature of 47 property owners within the area was submitted stating objection to this rezoning request. The spokesman for the group, Mr. Robert Highsmith, stated that they are against rental units. He stated that they would not object to a mobile home being located there if the occupants were permanent property owners.

Mr. Spaulding stated that the proposal is for the location of a double-wide mobile home on the subject property which will be occupied by one family. He stated that there is a gentleman from Waycross who wishes to purchase the property if the rezoning is granted.

Mr. Mahlman stated that the Blythe Island Study of 1979 recommends that this be an area for mobile homes. He pointed out that there have been several rezonings in this area within recent years.

Following discussion, action was taken to defer this request until the next Planning Commission meeting in order that additional information can be obtained.

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GC - 36 - 81

Request to rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 15,000 square feet fronting 113 feet on the east side of New Jesup Highway, lying adjacent to the Brunswick Altamaha Canal, approximately 850 feet south of the intersection of Wages Road and New Jesup Highway.

and

A Conditional Use Permit to allow open yard storage of utility supplies.

Mr. R. M. Avra, applicant, was present for review of the above request.

Mr. Mahlman pointed out that the subject property contains 15,000 square feet divided from a large tract of land. He stated that the proposed useage for the property is a contractor's office and the storage of utility poles and supplies. He then stated that the property is already being used for open yard storage.

Mr. Mahlman then stated that this part of Highway 341 contains a number of HC Highway Commercial and LI Limited Industrial zones and uses, therefore the staff recommends approval.

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

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted that this request be recommended for approval.

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GC - 37 - 81

Request to Amend the PD Planned Development Master Plan of a 293.5 acre tract located on the west side of Frederica Road between Fendig Road (easement) and Oglethorpe Road, 4,000 feet south of the intersection of Couper Road and Frederica Road to the Frederica River, bounded on the north by Fort Frederica Monument, known as Sea Palms West, St. Simons Island.

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

Mr. Mahlman explained that the text entailed 10 specific conditions dealing with various aspects of the development. Item 10 reads as follows -

10. Land use and density for each parcel shall be as shown in the tabulation and on the plan map. Site development plans shall meet the requirements of the Glynn County Zoning Ordinance. Subdivision Regulations, Building Code and any other applicable regulation as of January 1, 1980.



Mr. Mahlman stated that the subject amendment would amend Item 10 to use the established dwelling unit cap of 1,062 dwelling units rather than identify specific parcel densities and dwelling unit type. He stated that this is based upon the need for more flexibility to respond to the market and economic conditions in the future.

The map of Sea Palms West was then submitted. Mr. Mahlman stated that the master plan shows 44 areas containing 11 which are for recreation or open space and 33 which are considered developable.

It was noted that no one was present to object to this subject amendment.

Motion was made by Mr. Gibson, seconded by Mr. Hicks and unanimously adopted to recommend approval of the subject amendment. It being noted that Mr. Driggers was not present during discussion or action on this matter, due to his early departure.

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Mrs. Barry Chapman was present to request the Planning Commission's assistance in developing a tract of land containing 18.3 acres located off Bell-Cut Off Road.

Mr. Hicks abstained from discussion of this matter due to a conflict of interest.

Mr. Mahlman pointed out the location of the property involved. He stated that he has talked with Mrs. Chapman several times in regards to this property. He stated that the Chapmans have subdivided the tract of land into 6 lots without going through the process of plat approval or meeting the requirements of the Subdivision Regulations. He stated that he wrote a letter to Mrs. Chapman on September 8th, 1981, stating the methods in which the property could be subdivided.

Mrs. Chapman stated that she does not clearly understand why the property would have to be subdivided as indicated by Mr. Mahlman. She stated they have already sold several lots so therefore are unable to make the lots 3 acres or larger in size or reduce the number of lots.

Mr. Crosby stated that the Subdivision Regulations state what the requirements are for subdividing property. He stated that what action is taken on this matter will possibly set a precedent for surrounding properties.

Mr. Mahlman stated that Mrs. Chapman is requesting that a variance be granted as stated in Section 805 of the Subdivision Regulations. However, he stated that in his opinion she does not fall under any of the requirements for a variance.

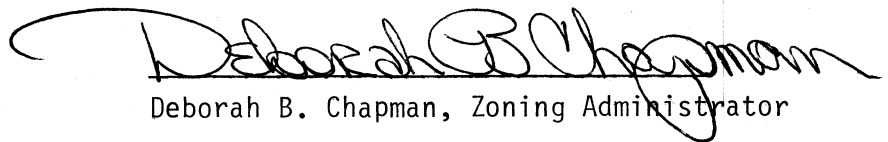
Motion was made by Mr. Gibson and seconded by Mr. Atkinson that if Mrs. Chapman so wishes that she be placed on the Planning Commission's agenda for November 1981 to present her request. Mr. Hicks abstained from voting, all other voted in favor of the motion.

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Upon a motion made by Mr. Gibson and seconded by Mr. Atkinson the Minutes of September 1st, 1981, were unanimously adopted.

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Meeting Adjourned at 11:00 a.m.

  
Deborah B. Chapman, Zoning Administrator