

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 3rd, 1981 9:00 a.m.

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

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

Due to Chairman Boatright's absence Vice Chairman Crosby chaired the meeting. The meeting was called to order followed by Mr. Gibson giving the invocation.

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 explained that it is his understanding that the above amendments have tentatively been approved with the exception of two definitions - Site Coverage and Building Height. He then suggested the following definitions:

Site Coverage. The area of land covered by the ground floor area of buildings and/or structures, surface parking and drives, whether permeable or impermeable to water, as well as walkways, patios and similar improvements that are impermeable to water. Site coverage will be computed from development area. (which does not and will not include the 40 foot Beach and Dune Setback)

Building Height. The vertical distance of a building measured from the average elevation of the natural grade to the highest point of the roof.

Mr. Chuck Munn was present to represent the Glynn County Home Builders Association on the above matter. He stated that they have attended various workshops on the above amendments and they had felt that the definitions were previously agreed upon. He then presented a wooden model to show the difference in building in the Beach and Dune area and on higher ground. Mr. Munn stated that he feels that the 40 foot Beach and Dune Setback area should be calculated in the site coverage.

Mrs. Lorraine Dusenbery was present as spokesman for the Audubon Society. She stated that they feel the beachfront property to be an unstable area, therefore feels measures should be taken to restrict development as much as possible. She further stated that buildings should be constructed as to not restrict access or view of the beaches.

Mr. Richard Ludlow, Citizen Coalition, stated that the Coalition supports the above definitions stated by Mr. Mahlman.

Following discussion, a motion was made by Mr. Gibson and seconded by Mrs. Brown to recommend approval of the proposed amendments to the Glynn County Zoning Ordinance (see file #GC 2-81 B). Voting Aye: Mrs. Brown, Mr. Atkinson and Mr. Gibson. Voting Nay: Mr. Hicks.

SR - 2 - 80

Request to Amend the Glynn County Subdivision Regulations, Section 302.
Waiver of Paving Requirements

It was noted that the above amendments were deferred at the last Planning Commission meeting until the language within could be rewritten.

Mr. Hicks stated that he feels that if a developer is allowed to build a development with dirt streets that an escros account should be set up for the possibility of paving the streets in the future.

Mr. Mahlman stated that he feels the subject amendment is a short-range solution. He stated that in the long run it will cost the County, therefore a long-range solution should be looked at also.

Following discussion, motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the following amendment to the Glynn County Subdivision Regulations:

Section 802. Waiver of Paving Requirements. The paving requirements of this Ordinance shall be waived at the request of the subdivider for subdivisions containing twenty-five (25) lots or less with the same area not being subject to further subdividing. If the property is located within the Urban Service/Tax District the final plat and property deed to each lot shall contain 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 the developer or a legally established and officially recognized homeowners association."

Island South Subdivision - Preliminary Plat
Bill Kirby, Developer
Lawrence Miller, Engineer
Geo Datum, Surveyor

Mr. Bill Kirby was present for discussion of the above plat.

Mr. Mahlman pointed out that the property is zoned GR General Residential to allow the development of duplex structures on 6,000 square foot lots. He stated that access to the property will be via Skylane Road with a cul-de-sac within the development.

Mr. Mahlman stated that the subdivision will be served by public water and sewer.

Mr. Mahlman explained that he has pointed out to the developer that there are several lots which would create building problems, located around the cul-de-sac and curves. He stated that Mr. Kirby has indicated that the building lines will be altered to solve this problem.

Mr. Mahlman stated that the staff recommends approval of the preliminary plat subject to the final plat being coordinated with the County Engineer to meet all road designs, building lines being altered, and a Soil Erosion and Sedimentation Control Permit being obtained.

It being noted that a 50 foot reserved area has been provided between lots 6 and 7 to provide access to the property to the west.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the preliminary plat of Island South Subdivision subject to the statements made by the Executive Director being met.

CUP - 5 - 81

Request for a Conditional Use Permit within a FA Forest Agricultural Zoning District for the location of a Private Firing Range, located on a tract of land containing 58 acres on Pyles Marsh Road located approximately 2,050 feet east of the intersection of Pyles Marsh Road and U.S. Highway 341

Mr. Wayne Doke was present to represent Coastal Georgia Gun Club on the above request submitted by property owner R. D. Moore. It being noted that the Coastal Georgia Gun Club is leasing the subject property.

Mr. Mahlman stated that the Coastal Georgia Gun Club wishes to reopen the firing range on the above described property. He stated that the site plan indicates that all the requirements of the National Rifle Association will be met with buffers being provided. He stated that it appears to be a reasonable request, therefore the staff recommends approval subject to the requirements so stated on the site plan being met.

It was noted that no one was present to object.

Motion was made by Mr. Hicks, seconded by Mr. Gibson and unanimously adopted to recommend approval of the above conditional use permit.

B - 8 - 81

Request to rezone from LC Local Commercial to GC-C General Commercial - Core, a tract of land containing 2.46 acres fronting 252.70 feet on F Street, running approximately 327 feet from Bay Street to Academy Creek including Lots 1 - 11 in the New Town Subdivision, City of Brunswick

Mr. David Hornsby, applicant, was present for dicussion.

Mr. Mahlman explained that the same property was before the Planning Commission several months ago for a rezoning from BI Basic Industrial to LC Local Commercial for the development of residential and office mix. He stated that the developers plans have changed and therefore they are requesting a zoning change to GC-C General Commercial - Core at this time. It being noted that GC-C General Commercial - Core will allow the proposed development of offices with reduced parking requirements.

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

GC - 31 - 81

Request to Amend the Master Plan of the Triangle Tract, Tract 3, to PD-R Planned Development - Residential and Site Plan Approval 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 southeast intersection of Demere Road and Sea Island Road

Mr. Dennis Williams, Architect, was present for discussion of the above request. It being noted that the property owners are Carroll Palmatary, Irwin Mazo and Jack Hutto with John Jones as the developer.

Mr. Mahlman explained that the Planning Commission took action in September on this property to amend the master plan. However, when the County Commission received the Planning Commission's recommendation the County staff sent it back to the Planning Commission for additional information. Therefore, at this time the applicants are requesting the amendment and site plan approval.

The site plan was then submitted. During discussion concern was expressed as to only one access being provided. It was felt that access should be via Demere Road and Sea Island Road. Mr. Mahlman stated that the developer only wishes to provide one access being via Sea Island Road.

It was noted that on one was present to object.

Mr. Mahlman stated that the staff recommends approval of the above request subject to the following items being met:

- 1) There will be one curb cut located on Sea Island Drive;
- 2) Requirement for adequate drainage and 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 this area;
- 5) Public sewer and water to serve the project and all utilities to be underground;
- 6) A maximum of one (1) sign at the entrance;
- 7) Adequate landscaping and protection of specimen trees with a trunk diameter of 24 inches or more;
- 8) Minimum building elevation for any foundation shall be 8 feet MSL and minimum first floor elevation of 11.5 MSL;
- 9) A maximum of 76 dwelling units at 11.079 units per acre;
- 10) Four additional parking spaces in lieu of loading spaces; and
- 11) All development will comply with the standards set forth in Section 704. GR General Residential of the Glynn County Zoning Ordinance.

Motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above request subject to the above 11 items being met.

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 179.08 foot frontage on Blythe Island Drive and 285.53 foot frontage on Davenport Road

Mr. Mahlman stated that Mr. Spaulding requested that the above item be deferred until the next Planning Commission meeting in that he could not attend. He stated that he informed Mr. Spaulding that it would be deferred.

Mr. Gibson made a motion that the Planning Commission take action on the above item due to objectors being present. Motion was seconded by Mr. Hicks. Voting Aye: Mr. Atkinson, Mr. Gibson and Mr. Hicks. Voting Nay: Mrs. Brown. It being noted that a motion was needed in that it is a policy of the Planning Commission that no action be taken on an application if no one is present to represent the request.

The objectors were then asked to stand, count being 8.

Motion was then made by Mr. Gibson and seconded by Mr. Hicks to recommend denial of the above request. Mrs. Brown abstained from voting, all others voted in favor of the motion for denial.

Concern was then expressed as to how deferrals should be handled. Mr. Gibson stated that he does not feel that an applicant should be able to withdraw an application at the last minute due to objectors, etc. being present for the item. He stated that if a deferral is needed that the applicant should be present to request the Commission for such.

GC - 38 - 81

Request to rezone from FA Forest Agricultural to R-9 One-Family Residential, a tract of land containing 1.61 acres located approximately 355 feet north of the intersection of Highway 341 and New Sterling Road, running with a depth of 330 feet from Highway 341 to Old Jesup Road, with frontage of 200 feet on Highway 341 and 200 foot frontage on Old Jesup Road

Mr. Leroy Tindall, applicant, was present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property. He stated that Mr. Tindall proposes to locate 4 single-family homes on the 1.61 acres. He stated that at the present time 3 structures (single-family homes) are located on the property, however, due to the zoning classification 20,000 square feet is required for each structure. Therefore he is seeking a zoning change to R-9 One-Family Residential which only requires 9,000 square foot lots.

Mr. Mahlman then pointed out that the surrounding area is zoned FA Forest Agricultural with single-family homes to the north and east, to the south is HC Highway Commercial zoning. He stated that one structure will have access off Highway 341 and the other three structures will have access off Old Jesup Highway.

Mr. Mahlman then stated that a plat will be submitted showing the property being subdivided into 4 lots.

It was noted that no one was present to object.

Mr. Mahlman stated that the staff recommends approval of the proposed rezoning.

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

GC - 39 - 81

Request for an Amendment and Site Plan Approval for the location of a Real Estate Office on a tract of land containing 2.063 acres located at the northwest intersection of Fendig Road and Frederica Road, with frontage of 325 feet on Frederica Road and 680 feet on Fendig Road, located within the 293.5 acre Sea Palms West Planned Development Tract, St. Simons Island

Mr. Chuck Munn, BOS & Associates, and Attorney Larry Phillips were present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property on the Sea Palms West Master Plan. Mr. Mahlman stated that at the present time the proposed 2.063 acres is designated as open space.

Mr. Hicks stated that if the area is designated as open space that it should remain as such.

Mr. Munn then presented the site plan. He stated that the building would be a single structure with 15% site coverage. Mr. Munn stated that the ordinance states 3 alternatives for temporary sales office. He stated that the ordinance allows them to have a temporary real estate office on each parcel of land. He stated that they feel that with all the units that are proposed to be built that it would be logical to construct one permanent real estate office. He stated that with the real estate office being constructed at the entrance that it would reduce traffic through the areas.

Mr. Hicks stated that he objects to allowing development on open space area.

Mr. Munn stated that they are willing to swap acreage off the total developable area in order to obtain approval.

Mr. Gibson suggested that Bay Colony donate the 2½ acres to Fort Frederica, in which they are negotiating to purchase, as the land swap. Attorney Phillips stated that that would be unrealistic.

Mrs. Brown then questioned the developers as to why 2 acres is needed to develop a real estate office. Mr. Munn stated that it is possible to reduce the amount of land which is needed.

Mr. Mahlman then stated that he has no objection to the real estate office. He stated that he feels that the developers could possibly trade units for the 2 acres.

Mr. Felix Wysocki was present to object to the above request due to traffic. Mr. John Burns was also present to object. He stated that he does not feel commercial should be allowed. He stated that he does not feel an entrance onto Fendig Road should be allowed. Mr. Carl Schwartz stated that he objects to the above request due to traffic.

Mr. Mahlman stated that he feels a solution can be worked out. He then suggested that this item be deferred until additional information can be obtained.

Motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to defer the above matter.

GC - 40 - 81

Request for a Variance on Site Coverage, in accordance with Section 703.6 k), on a tract of land containing 6.69 acres, with frontage of 175 feet on Ocean Boulevard and Olive Way, subject property being the site of the Sea Palms Beach Club and additional land to the east.

Mr. Chuck Munn, BOS & Associates, and Attorney Larry Phillips were present for discussion of the above matter.

Mr. Mahlman explained that the developers are requesting a variance on site coverage on the Beach Club property as allowed in Section 703.6 k). Mr. Mahlman explained that this is the third time that this subject property

has come before the Planning Commission for different reasons. He stated that the ordinance allows a variance on the site coverage if the proposed use is for recreation as proposed and is located adjacent to beach, etc. He stated that the site coverage would be 57.7%. He stated that he feels the variance should be recommended for approval.

It was noted that no one was present to express opposition.

Motion was made by Mr. Gibson, seconded by Mr. Hicks and unanimously adopted to recommend approval of the above variance to allow the site coverage on the above described property to be 57.7%.

GC - 41 - 81

Request for Site Plan Approval for the additional development of 129 Condominium Units on a tract of land containing 12.9 acres located within the Planned Development Sea Palms East Tract, being the site of the clubhouse, restaurant and additional land

Mr. Chuck Munn, BOS & Associates, and Attorney Larry Phillips were present for discussion.

Mr. Mahlman pointed out that the subject property is located in Sea Palms East. He stated that the applicants propose to redesign the parking around the clubhouse and add 129 condominium units. Mr. Mahlman then pointed out the various uses located on the subject property. Mr. Mahlman explained that 93 of the proposed units facing the marsh are proposed to be built in an area designated on the master plan as open space. He stated that the other 36 units are proposed in the area designated for condominiums.

Mr. Munn stated that under the RR Resort Residential Zoning District 35 units per acre is allowed. He stated that instead of building all the units in the designated condominium area they are spreading them out so they will not have to build at the maximum height, etc. Mr. Munn then pointed out that the site coverage will be 49.2%.

Mr. Gibson stated that he supports this request that it is more or less a trade off.

Mr. Tom Mann, resident of Sea Palms, stated that he would like to see the area between the clubhouse and existing condominium units be left as open space. It being noted that this area is designated on the master plan for condominium development.

Mr. Hicks then made a motion to recommend approval of the above request subject to the proposed development being constructed as stated on the site plan. Motion was seconded by Mr. Atkinson and unanimously adopted.

It being noted that during discussion of the above matter it was pointed out that only 129 units will be allowed, 36 units in the area between the existing clubhouse and existing condominiums and 96 units in the area

fronting the marsh now designated for open space; that the units will be built at a height lower than the maximum height requirement; and there will be no filling of the lake.

GC - 42 - 81

Request for Site Plan Approval for the development of 60 Townhomes on Parcel 11 of the 293.5 acre Planned Development Sea Palms West Tract, said parcel contains 10.43 acres lying to the north of Deer Run Villas, St. Simons Island

Attorney Larry Phillips was present to request deferral on the above matter. He stated that the property owners are meeting and discussing this proposal with the Deer Run Association and additional time is needed.

Motion was made by Mr. Gibson, seconded by Mr. Atkinson and unanimously adopted that deferral be granted.

Mrs. Barry Chapman was present to request a variance under Section 805 of the Glynn County Subdivision Regulations for the development of 18 acres of land located off Bell Cut-Off Road between U.S. Highway 84 and U.S. Highway 17.

Motion was made by Mr. Gibson and seconded by Mrs. Brown that this item be deferred until Mrs. Chapman can meet the necessary requirements which has been stated to her in a letter by Mr. Mahlman. Voting Aye: Mrs. Brown, Mr. Atkinson and Mr. Gibson. Abstaining from Voting: Mr. Hicks.

Mr. Mahlman stated that he will work with Mrs. Chapman on the proposed development.

Upon a motion made by Mr. Atkinson and seconded by Mr. Gibson the Minutes of October 6th, 1981, were unanimously adopted.

Mr. Mahlman explained to the Planning Commission that the County Commission has requested the Planning Commission to look into time-sharing. Mr. Mahlman then presented a memo to the Planning Commission explaining the concept of time-sharing. Mr. Mahlman stated that he has contacted several other agencies for information. He stated that he feels that time-sharing should be allowed only in resort and apartment areas, RR Resort Residential Zoning District, not in single-family areas.

Motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted that a recommendation be sent to the County Commission to amend the Zoning Ordinance to permit time-sharing in multi-family districts such as the zoning district of RR Resort Residential.

Mr. Gibson pointed out that Hamilton Road located between Sea Island Road and Demere Road in front of Frederica Academy has been converted into a one-way street. He stated that he feels this has created traffic problems on Demere Road. He stated that he would like to see this road be made back into a 2-way road due to traffic problems already existing and future development in the area will increase the problems. Motion was seconded by Mr. Atkinson. Voting Aye: Mr. Atkinson, Mr. Hicks and Mr. Gibson. Abstaining from Voting: Mrs. Brown.

Vice Chairman Crosby then appointed a sub-committee to work with Mr. Mahlman regarding deferrals. Committee members are as follows: Mrs. Brown, Mr. Hicks and Mr. Gibson.

Meeting Adjourned at 11:00 a.m.


Deborah B. Chapman