

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 4, 1984 9:00 A.M.

Present: Dennie McCrary, Chairman
 Gerald Atkinson
 Margaret A. Brown
 George Counts
 Harry I. Driggers
 Mike Fairman

Absent: Lavern Carter

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

Chairman McCrary called the meeting to order. The invocation was then given by Mr. Counts.

Tupelo Subdivision
 Final Plat
 Driggers Construction Company, Developer
 James Conine, Surveyor

Mr. James Conine was present for review.

Mr. Driggers abstained from discussion and action due to a conflict of interest.

Mr. Mahlman presented the final subdivision plat. He stated that the property is zoned FA Forest Agricultural and contains just under 30 acres. He pointed out that the property is located on U.S. Highway 17 North, just south of MacKay Drive.

Mr. Mahlman explained that the development will consist of 46 lots, minimum lot size 20,000 square feet. It will be served by paved roads, private wells and septic tanks.

Mr. Mahlman stated that a check in the amount of \$1,397 has been received for the recreation fee/land dedication requirement. A Letter of Credit in the amount of \$55,000 has been submitted and approved by the County Engineer as the amount necessary to complete all improvements. He stated that the lime rock has been

ABD675

placed and the road will be paved before County Commission's review.

Motion was made by Mrs. Brown and seconded by Mr. Atkinson to approve the Final Plat of Tupelo Subdivision. Voting Aye: Mrs. Brown and Messrs. Atkinson, Counts and Fairman. Abstain from Voting: Mr. Driggers.

Request from Jane and Paul Sanders to allow a private easement serving 4 lots in accordance with Section 806. of the Glynn County Subdivision Regulations. Subject property contains 78,058 square feet, being Lots 19 and 20 of Youngwood Subdivision, St. Simons Island

Mr. Paul Sanders and Mrs. Jane Sanders were present for discussion.

Mr. Mahlman presented the above referenced request. He stated that the applicant desires to subdivide two large lots in Youngwood Subdivision into four lots served by a private easement. The proposed plan was presented.

Mr. Mahlman stated that Youngwood Subdivision contains 60 lots with approximately 27 homes. He stated that most of the homes are built on more than one lot, size being 1/2 acre or larger. Mr. Mahlman pointed out that the configuration of the lots is predominately rectangular with frontage on the platted streets, recorded in 1947.

It was explained by Mr. Mahlman that the County Commission has initiated a rezoning for the Youngwood Subdivision from R-12 One-Family Residential to R-20 One-Family Residential, which will be considered later in the meeting. He stated that the proposed 4 lot configuration would be less than 20,000 square feet per lot. He explained that zoning presently is R-12, which requires 12,000 square foot lots.

Mr. Mahlman stated that Youngwood Subdivision is a very nice subdivision and feels the character of the neighborhood should be maintained and protected.

It was then stated by Mr. Mahlman that the staff's recommendation is for denial of the 4 lot split based upon the deviation from the established residential character and the possible up-zoning of the area to R-20 One-Family Residential.

Mr. Sanders stated that Lots 19 and 20 are the two largest lots within Youngwood Subdivision. He discussed the lot sizes and home sizes within the subdivision. He stated that there is a 64 year old home presently located on the property which is being relocated on the site and restored. Mr. Sanders stated that the 3 remaining building sites will be for a son, daughter, and sister.

Mr. Sanders stated that they have talked with the Health Department and all requirements will be met.

Mr. Phillip Allen, adjacent property owner, was present to state opposition. He stated that the majority of homes within Youngwood Subdivision are on more than one lot. He stated that the proposal would increase the density of the area. Mr. Allen stated that the plan would create a mini-subdivision within itself. The property values would decrease if this request is approved. Mr. Allen recommended that the Commission deny the request.

Mrs. Kay Benson presented a petition with 100% of the signatures of Youngwood Subdivision and surrounding property owners. She stated that Youngwood Subdivision has a character that needs to be kept and has been for 37 years. It being noted that the petition states that an interior road and the proposed configuration of lots, as proposed by the Sanders, would violate the character and beauty of Youngwood Subdivision and have an adverse affect on property values.

Mrs. Ida Younger stated that the proposed road would come out right in front of her home. She stated that the lights from the cars would create a problem. She also stated that drainage is a concern.

Everyone present was given the opportunity to express their concerns. There were approximately 16 people present in opposition.

Mr. Sanders once again requested that this be approved.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to deny the request to subdivide the lots, the lots within the subdivision are already established.

ABD675

GC - 40 - 84

Request to Rezone from FA Forest Agricultural to R-12 One-Family Residential, a lot containing 13,000 square feet fronting 100 feet on Middleton Road

Mr. C. H. Josey, applicant, was present for discussion.

Mr. Mahlman stated that the applicant desires to rezone a 13,000 square foot lot. He stated that the 13,000 square foot lot will be split from a 33,000 square foot lot with the remaining 20,000 zoned FA Forest Agricultural being for the location of a mobile home. He pointed out that the 13,000 square foot lot will be the location of a single-family home which is existing.

It was pointed out by Mr. Mahlman that the Health Department has certified acceptance of the existing sewerage system.

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

Motion was made by Mr. Atkinson, seconded by Mr. Driggers and unanimously adopted to recommend approval of the rezoning.

GC - 44 - 84

Request to Rezone from R-12 One-Family Residential to R-20 One-Family Residential, Youngwood Subdivision located on the west side of Frederica Road, bounded on the south by Heritage Inn & Villas and on the north by Shaws Bounty Subdivision

Mr. Mahlman explained that this request is for the rezoning of Youngwood Subdivision which was platted in 1947. He stated that the single-family residential subdivision contains 60 lots, with most lots containing 20,000 square feet.

Mr. Mahlman stated that the rezoning was initiated by the Chairman of the County Commission upon request by the Youngwood Homeowners Association. He stated that the staff supports the request in an effort to maintain the character of the established subdivision. He pointed out that this rezoning would restrict further lot size reductions and reconfigurations.

Mrs. Kay Benson, President of Youngwood Homeowners Association, requested the Planning Commission's approval.

Mr. Paul Sanders stated opposition to the zoning change.

Mr. Phillip Allen, property owner in Youngwood, stated that the initiation of zoning change was prior to Mr. Sander's submission, this rezoning is not being done because of the Sander's proposal.

Mrs. Benson stated that the zoning change would keep the integrity of the neighborhood and would protect properties.

Mrs. Sanders stated that she was not notified by the Homeowners Association of this rezoning request. She stated that she was not even aware there was a Homeowners Association in Youngwood.

Mr. Atkinson questioned Mr. Mahlman as to what effect this zoning change would have on the Sanders? Mr. Mahlman stated that it would reinforce the Commission's action of denial on the Sanders request.

Following discussion, a motion was made by Mr. Atkinson seconded by Mr. Driggers and unanimously adopted to recommend approval of this request.

GC - 45 - 84

Request to Rezone from OC Office Commercial to GC General Commercial, a tract containing 10,130 square feet fronting 176.92 feet on Ocean Boulevard approximately 250 feet west of Demere Road, known as Lots 23 and 24 Kaufman Tract Subdivision, St. Simons Island

Mr. Lynwood Collins, agent, was present for discussion.

Mr. Mahlman stated that the property was rezoned from R-6 One-Family Residential to OC Office Commercial in 1965 but remained a single-family residence. He explained that the agent proposes to convert the residence to a restaurant.

The surrounding zoning and land use was then discussed. Mr. Mahlman stated that the area is a mix of single-family, multi-family and commercial. He then pointed out that the property is bordered on the east and west by two platted and unopened 40 foot streets. He stated that the staff has suggested to Mr. Collins that he seek to have the two streets vacated to permit a better parking layout.

ABD675

Mr. Collins then presented a petition of support from the surrounding property owners. He stated that the single-family house will be fixed up to be in keeping with the neighborhood.

Mrs. Brown stated concern regarding the parking. Mr. Mahlman stated that the parking requirements will have to be met.

Motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the rezoning.

GC - 46 - 84

Request to Rezone from R-9 One-Family Residential to FC Freeway Commercial, a parcel containing 2.17 acres fronting 472.61 feet on Picric Street, known as Lots 63, 66 and a portion of 67 Glyndale Subdivision Addition Section C

Mr. Charles Thrower, applicant, was present for discussion.

Mr. Mahlman stated that the subject property is contiguous to the FC Freeway Commercial boundary established in 1966 for the interchange at I-95.

Mr. Mahlman explained that access would be limited to Scarlett Street. He then stated that the staff recommends approval of the request in that it seems to be a logical extension of the commercial zoning, with Picric Street being the stopping of commercial zoning.

Motion was made by Mr. Counts, seconded by Mr. Fairman and unanimously adopted to recommend approval.

GC - 47 - 84

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 6.98 acres fronting 763 feet on the west side of U.S. Highway 341 located between Robarts Street and Jenkins Lane, Dock Junction Area, site of Christian Renewal Ministries

Rev. James Gray was present for discussion.

Mr. Counts abstained from discussion and action due to a conflict of interest.

Mr. Mahlman stated that this rezoning would bring all the Christian Renewal Ministries property into one zoning classification. Currently their property has HC Highway Commercial zoning on the front portion and R-9 One-Family Residential zoning on the back. The zoning change to HC Highway Commercial will make the church a permitted use.

Mr. Mahlman stated that the staff has contacted the Department of Transportation as to access.

Ms. Julie Frey and Mrs. Duncan were present to obtain information. They stated that they do not object to the rezoning that they own property adjacent to the Church and want to know what effect the rezoning would have on their property.

Motion was made by Mrs. Brown and seconded by Mr. Atkinson to recommend approval of this request. Voting Aye: Messrs. Atkinson, Driggers and Fairman and Mrs. Brown. Abstain from Voting: Mr. Counts.

Amendment to the Glynn County Zoning Ordinance, Section 701.4 Conditional Uses (R-6, R-9, M-6 and M-9 One-Family Residential) to allow an off-street parking lot in connection with an adjacent commercial or office use

This item was deferred until the next Planning Commission Meeting.

The following 1985 Meeting Schedule was adopted:

Meeting Date

January 15, 1985	July 2, 1985
February 5, 1985	August 6, 1985
March 5, 1985	September 10, 1985
April 2, 1985	October 1, 1985
May 7, 1985	November 5, 1985
June 4, 1985	December 3, 1985

ABD675

Election of Chairman and Vice Chairman for 1985

Nominations for Chairman and Vice Chairman for 1985 were called for. Mr. Atkinson nominated Mr. McCrary to serve as Chairman and Mr. Carter to serve as Vice Chairman. This was seconded by Mr. Driggers.

The nominations were closed.

A vote was taken and unanimously adopted that Mr. McCrary continue to serve as Chairman and Mr. Carter continue to serve as Vice Chairman for 1985.

Amendment to the Glynn County Zoning Ordinance, Section 507. Lots of Record

Mr. Mahlman stated that the proposed amendment presented to the Commission is the latest language.

Mr. Tommy Pilgrim, Rev. Hammock and Mike Middleton were present to state their objections. It being noted that their main interest being in Glynn Haven Subdivision.

Following discussion of the amendment, a motion was made by Mr. Counts, seconded by Mr. Fairman and unanimously adopted to recommend approval of the following amendment:

Reads:

Section 507. Substandard Lots of Record

No permit for the use of any lot which is smaller in total area and width than the minimum allowed for the district within which it is located shall be issued unless the lot was legally and properly recorded prior to the adoption of this Ordinance and was in single ownership prior to the amendment of this section on June 7, 1984. (i.e. such nonconforming lots of record must be in separate ownership and not have continuous frontage with other lots in the same ownership). Provided however, that in residential districts, substandard lots shall be used for single-family residential purposes.

However, in all cases, construction of any such lot, after the time of adoption of this Ordinance, shall be required to meet all other requirements of the district within which it is located, including front yard setbacks, side and rear yards and other.

To Read:

Section 507.1 Substandard Lots of Record

No permit for the use of any lot which is smaller in total area and width than the minimum allowed for the district within which it is located shall be issued, unless the lot was legally and properly recorded prior to the adoption of this Ordinance. Provided however, that in residential districts, substandard lots shall be used for single-family residential purposes only.

Section 507.2 80 Percent Rule Applicable to
Adjoining Lots With Continous
Frontage

When two or more lots, or portions of lots with continuous frontage are in single ownership at any time after June 7, 1984 and such lots individually contain less than the required lot area and width in the district, the 80 percent rule may apply.

Where a lot, portion of a lot, or combination consists of sufficient width and area to provide at least 80 percent of the width and area generally required for a zoning lot in the district, and abuts a public street or right-of-way of record, the land may be divided for use into lots which shall have at least 80 percent of the lot width and area generally required in the district, provided the lots are served by public water and sewer and paved streets.

Section 507.3 Compliance With District Requirements

Other than as provided above, no lot or parcel or portion thereof shall be used or sold in a manner diminishing compliance with lot width and area requirements. In all cases, construction of any such lot shall be required to meet all other requirements of the district within which it is located including all yard requirements.

Chairman McCrary presented each of the Planning Commission Members with a copy of a memo from Charles Stewart, County Administrator to the Glynn County Board of Commissioners regarding the reorganization of the Joint Planning Commission.

Mr. Mahlman pointed out that the memo is dated October 5, 1984 and this is the first time he has seen it.

Chairman McCrary stated that the County Commission has placed this item on their agenda for the December 5 Meeting.

ABD675

Mr. Mahlman then presented a Certificate of Appreciation to Ms. Deborah B. Chapman recognizing her 10 years of service with the Planning Commission.

Meeting Adjourned at 10:45 A.M.

A handwritten signature in cursive script, appearing to read "Deborah B. Chapman". The signature is written in black ink and is positioned above the printed name.

Deborah B. Chapman