

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 7, 1984 9:00 A.M.

Present: Chairman Dennie McCrary
Margaret A. Brown
Harry I. Driggers
Mike Fairman
Bill Hicks

Absent: Gerald Atkinson
Levern Carter
George Counts

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

Chairman McCrary called the meeting to order and the invocation was given.

Glynn Haven Estates Subdivision, Revision of Block 28
Lots 8 thru 14

Mead Properties, Inc. and D. R. Davis, Developers

Mr. Dick Davis was present for review.

Mr. Mahlman stated that Glynn Haven Estates Subdivision, located off Frederica Road on St. Simons Island, is a previously platted subdivision that the public services and drainage problems have not been resolved. He stated that when a developer desires to develop in a previously recorded subdivision that upon developing he is responsible for making the necessary improvements. Mr. Mahlman explained that the County has made off-site improvements to the water and sewer lines. He stated that the developer will pave the roads, Maple Street and 4th Avenue, and make all the needed improvements to the block to meet the County standards, for the development of 7 lots.

Mr. Mahlman pointed out that the developer is making a revision of Block 28, Lots 11 thru 20 and creating 7 lots, to be known as Lots 8 thru 14, with 60 foot frontage and 6,000 square feet per lot.

ABD675

Mr. Mahlman stated that the staff recommends approval of the revision with the details regarding the water and sewer and drainage being worked out and approved. It was then suggested that the developer create an escrow account for the improvements that are needed.

Mr. Dick Davis stated that he feels Mr. Mahlman has covered everything and requested approval.

A motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to grant Preliminary Plat Approval of the Revision of Block 28, Lots 11 thru 20 Glynn Haven Estates Subdivision, subject to the drainage being approved by the County Engineer and the water and sewer being approved by the St. Simons Water and Sewer District.

SP - 15 - 83

Captain's Walk Condominiums, Phase II

Site Plan Approval

All Coast Land and Development, Developer

Mr. Mike Clements, All Coast Land and Development Company, was present for review.

Mr. Mahlman stated that this site plan is Phase II of Captain's Walk Condominiums with future development phases proposed. He stated that Phase II will contain 34,160 square feet zoned MR Medium Residential and will consist of 7 units served by the existing paved aisles and water and sewer.

It was stated by Mr. Mahlman that the drainage for this phase has already been previously approved, however future development will require a detailed drainage plan.

Mr. Mahlman stated that the staff recommends approval of the site plan subject to a revised site plan being submitted showing calculations and relocation of a dumpster.

Motion was made by Mr. Hicks, seconded by Mr. Fairman and unanimously adopted to approve the Site Plan for Captain's Walk Condominiums, Phase II.

SP - 16 - 83

Retreat Place, Parcel B of Retreat Shopping Center
Site Plan Approval
Jack Colflesh, Developer

Mr. Jack Colflesh and Attorney Larry Phillips were present for discussion.

It was pointed out that this property contains 22,500 square feet zoned PD-G Planned Development - General, Retreat Shopping Center, St. Simons Island.

Mr. Mahlman presented the site plan to the Commission for their review and comments. He stated that the proposed development is for the construction of a retail building with 8,260 square feet, providing 31 off-street parking spaces on the property and sharing the adjacent shopping center parking spaces for overflow.

Mr. Mahlman stated that the staff recommends approval of the site plan subject to the County Engineer approving the drainage plan.

Attorney Larry Phillips, representing Mr. Colflesh, stated that they are aware of the condition regarding drainage.

Motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to approve the Site Plan of Retreat Place, Parcel B of Retreat Shopping Center, subject to the drainage plan being approved by the County Engineer.

SP - 1 - 84

Lincoln Place Condominiums
Site Plan Approval
Driggers Construction Company

Mr. Lee Kicklighter was present to represent Driggers Construction Company.

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

Mr. Mahlman presented the site plan. He pointed out that the property is located off Mallory Street and contains just under 3 acres zoned MR Medium Residential. He stated that they propose to develop 48 units (16 units per acre) with 84 off-street parking spaces.

ABD675

Mr. Mahlman stated that this property is formerly Phase III of Mallory Villas Condominiums. He explained that entrance to the site will be via Lincoln Place which is an unopen County right-of-way. He stated that the developer will improve the right-of-way and dedicate it to the County upon completion.

Mr. Kicklighter stated that he has met with Mr. Keith Flanagan, Roads and Bridges, and discussed the opening of Lincoln Place. He stated that Mr. Flanagan has no problems with the plans.

Mr. Mahlman recommended that the site plan be approved.

A motion was made by Mrs. Brown, seconded by Mr. Hicks to approve the Site Plan for Lincoln Place Condominiums.
 Voting Aye: Mrs. Brown, Mr. Fairman and Mr. Hicks.
 Abstain from Voting: Mr. Driggers

SP - 2 - 84

Brockinton South

Site Plan Approval

Coast Properties Development Company, Developer

Mr. Bill Kirby, Coast Properties Development Company, was present for review.

Mr. Mahlman presented the site plan. He explained that the property contains 5 acres zoned MR Medium Residential located within the Brockinton Tract. He stated that this development will be the fourth multi-family development approved within the Brockinton Tract.

The site plan was then discussed. Mr. Mahlman explained that it will consist of 54 duplex style units (10.8 units per acre). Access will be via Brockinton Drive which is a 60 foot right-of-way, with interior driveways being paved with 108 off-street parking spaces.

Mr. Mahlman stated that the staff recommends approval of the site plan subject to the County Engineer approving the drainage plan.

Motion was made by Mr. Driggers, seconded by Mr. Fairman and unanimously adopted to approve the Site Plan for Brockinton South subject to the drainage plan being approved by the County Engineer.

CUP - 1 - 84

Request for a Conditional Use Permit in a PD-G Planned Development - General Zoning District, allowed uses within LC Local Commercial, for the location of a restaurant. Subject property being Building A, Units 4 and 5 of Frederica North Shopping Center, St. Simons Island.

Attorney Larry Phillips was present for review.

Mr. Mahlman stated that the Planning Commission approved a conditional use permit for a restaurant in Unit 4 in 1982. He stated that the restaurant, Everybody's, is no longer in operation. He stated that the new restaurant will occupy the same unit and the adjacent unit. The floor plan was then presented. He pointed out that the space would accommodate a maximum of 100 people, with the hours of operation being from 11:00 a.m. to 11:00 p.m.

Mr. Mahlman stated that the staff has requested Attorney Phillips to obtain a letter of support from the other operations in Frederica North Shopping Center due to parking, etc. He stated that this same request was met in 1982.

Attorney Phillips presented a letter with 11 signatures from the other retail stores stating they support this request. Attorney Phillips stated that the restaurant will be Two Brothers Restaurant II.

Mr. Mahlman stated that the staff recommends approval of the conditional use permit.

A motion was made by Mr. Fairman, seconded by Mr. Hicks and unanimously adopted to approve the above referenced conditional use permit.

B - 3 - 84

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, 2.591 acres fronting 325.66 feet on the north side of 4th Street, being bound on the north by Ray Street, on the east by Trout Street, on the south by 4th Street and on the west by Dolphin Street.

Attorney Fleming Martin, representing Dr. William Burgess Walker, was present for discussion.

Mr. Mahlman stated that the subject property contains 2.5 acres located on the north side of 4th Street between

ABD675

Dolphin Street and Trout Street. He explained that the property was purchased from the City of Brunswick by Dr. Walker in 1982. He stated that they presently desire to obtain a zoning change to construct professional office buildings.

Mr. Mahlman then pointed out the site on the zoning map. He stated that immediately to the north of the property and outside the City Limits is Demere Hammock Subdivision which is zoned R-9 One-Family Residential, to the south and west is also R-9 zoning and to the east is HC Highway Commercial.

Mr. Mahlman stated that the proposed use is for professional offices and recommended that the application be amended to request OC Office Commercial instead of HC Highway Commercial.

It was then pointed out by Mr. Mahlman that the property is served by public water and sewer. He also pointed out that the property has frontage on Dolphin Street, Trout Street, 4th Street and an unopen street right-of-way known as Ray Street. He stated that Trout Street is strictly a residential access to serve Demere Hammock Subdivision while unpaved Dolphin Street serves both residential and large trash trucks going to and from the City landfill.

Attorney Martin stated that he has no problems with seeking an OC Office Commercial zoning classification. He also stated that he has no problems limiting the access, however he would like to have access from 4th Street and Trout Street. He stated that Trout Street is a paved City street which can handle the traffic.

Buffers were then discussed. Mr. Mahlman suggested that Ray Street remain an unopened right-of-way to serve as a buffer between this property and Demere Hammock Subdivision.

Attorney Martin stated that he has no problem with providing the sufficient buffers and screening as stipulated by the Commission and the Zoning Ordinance.

Ms. Cheryl Campbell was present to object. She presented a petition with 29 signatures stating objection to this request in that they do not feel this rezoning request is in keeping with present use of land within the area and such a rezoning would be an encroachment of commercial property into their residential area creating a detriment to the present values and stability of the neighborhood.

Mr. Mahlman stated that the request is being revised to OC Office Commercial and access is being limited to Trout Street and 4th Street. He stated that the applicant has 325 feet on 4th Street which is more than adequate for access. He stated that access from 4th Street would separate the residential and commercial traffic and useage.

Following discussion, a motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend the rezoning to OC Office Commercial, rather than the requested HC Highway Commercial, with the condition that access be via 4th Street and Trout Street only and that Ray Street remain as an unopen 50 foot right-of-way to serve as a buffer.

GC - 46 - 83

Request to Rezone from R-6 One-Family Residential to GC General Commercial, a tract of land containing approximately 0.50 acres, fronting 71.05 feet on the south side of Arnold Road, 595 feet off Demere Road, known as 419 Arnold Road, St. Simons Island.

Mr. Tommy Pilgrim and Mr. Barry Hannah were present for discussion.

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

Mr. Mahlman stated that this request is to rezone a lot containing approximately 1/2 acre from residential to commercial. He pointed out the location of the property on the zoning map, being located on the south side of Arnold Road adjacent to Fendig Sign Company, which is zoned LI Limited Industrial. He also pointed out that to the south and west is R-6 One-Family Residential zoning.

Mr. Mahlman stated that the applicant desires to rezone the property to allow a retail use in the existing single-family residence. He pointed out that across Arnold Road is a mix of non-residential (warehouse, Georgia Power and sewer plant) and residential uses.

It was then stated by Mr. Mahlman that one of the more restricting features to development on Arnold Road is that the right-of-way varies between 20 and 30 feet in width, which is not sufficient to serve commercial. He stated that the staff feels that any rezoning in this area should not significantly alter the intensity of traffic on Arnold Road.

Several property owners in the area were present to object. Mr. Eugene Lewis, adjacent residence, stated that the neighbors object to this rezoning to commercial. He then presented a petition with 7 signatures.

Mr. Mahlman stated that one of the key ingredients that the staff did not have when writing the staff report is the feeling of the people of the area as to how they perceive their neighborhood. Is this area in transition or is it to remain residential?

Mr. Hannah stated that he has no intention to change the character of the area. He stated that he will store his beach equipment in the back yard with no storage in the front or side yards. He stated that he feels his use will be an improvement of the area.

Following discussion, a motion was made by Mr. Fairman and seconded by Mr. Driggers to recommend denial of this rezoning request.

GC - 4 - 84

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a triangular tract containing 8.19 acres fronting 660 feet on the north side of Walker Road and fronting 935 feet on the east side of the F-009 Spur (Golden Isles Parkway); said tract being located in the northeast quadrant of F-009 Spur and Walker Road.

Mr. Roland Morales, agent for Herman G. Graham and E. Earl Perry, was present for discussion.

Mr. Mahlman pointed out the location of the vacant tract, being at the northeast quadrant of Walker Road and F-009 Spur. He stated that this property was rezoned to PD-G Planned Development - General in 1977 for mixed commercial and multi-family use. However, the PD zoning expired when no development took place within the two year period, reverting back to R-9 One-Family Residential.

Mr. Mahlman stated that approximately 1 1/2 years ago this area was examined along with other F-009 Spur property to determine the suitability for commercial development. The study found those areas immediately adjacent to the Spur with major road access should be designated commercial. He explained that by concentrating commercial zoning and development at the major intersections with the Spur, strip commercial development can be avoided.

It was noted that no one was present to object.

A motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above request.

GC - 5 - 84

Request to Rezone from MH Mobile Home Park to R-9 One-Family Residential, Lots 6 and 15 of Block E Blythe Island Beach Subdivision, Blythe Island, containing a total of 22,500 square feet with frontage of 75 feet on Beach Drive and 75 foot frontage on Midway Circle.

Mr. Gordon Howell, applicant, was present for review.

Mr. Mahlman stated that this request is to rezone two lots containing 22,500 square feet from MH Mobile Home Park to R-9 One-Family Residential to construct a single-family residence. He pointed out that the property extends between Beach Drive and Midway Circle on Blythe Island. The property involved is a part of a mobile home park which has been phased out. He explained that this request is the third request we have had in this area in the past two years, converting former mobile home spaces to single-family residences.

It was noted that no one was present to object.

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

GC - 6 - 84

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 2.5 acres fronting 377 feet on the west side of U.S. Highway 341 (New Jesup Highway) approximately 319 feet southwest of the Highway 341 and Parkway Road intersection.

Attorney Carroll Palmatary was present to represent Consolidated Motors and Investments.

Mr. Mahlman stated that this request is to rezone a vacant 2.45 acre tract of property located on the west side of U.S. Highway 341. Mr. Mahlman pointed out that there are commercial zonings and developments located all

along this stretch of the 4-lane highway. He then stated that the property contains 380 feet of frontage, which is more than adequate for a commercial development.

Attorney Palmatary stated that he has received the signature of adjacent property owners stating they have no objection to this rezoning. He stated that this area of Highway 341 has developed into a commercial area. Attorney Palmatary stated that located between Highway 303 and I-95 on Highway 341 that most of the single-family homes have become commercial due to heavy traffic and road width.

It was noted that no one was present to object.

Mr. Mahlman pointed out that the staff does not feel this rezoning would be an intrusion into the neighborhood and recommends approval.

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

GC - 7 - 84

Request to Rezone from R-6 One-Family Residential and GR General Residential to MR Medium Residential, a tract of land containing 9.18 acres fronting 152 feet on the east side of Mallory Street, lying just north of Park View St. Simons Park Subdivision and Dellwood Subdivision, St. Simons Island.

Mr. Robert Jenkins and Attorney Bill Dismer were present for review.

Mr. Mahlman stated that this request is for a rezoning to MR Medium Residential. He pointed out the location of the subject property stating that it is a vacant parcel of land located on the east side of Mallory Street with Dellwood Subdivision to the south and Captain's Walk Condominiums to the north. He stated that the property is one of the few remaining vacant tracts located in the Village Area of St. Simons Island. The area to the north along Mallory Street is a concentration of low to medium density apartments and condominiums. He stated that the Island Master Plan shows this area as low density residential, at 7 units per acre.

Mr. Mahlman stated that he has talked with the applicants and they have stated that they have an option on some additional land to be included into this development, all together would be approximately 18 acres with access from Mallory Street.

Mr. Robert Jenkins, Harbour Oaks, presented the concept plan. The plan submitted indicated 136 condominium units on an 9 acre site, at 14.8 units per acre. He stated that he has an option on the property to the north and west of this property which will be submitted at a later date. Overall plan would be 280 units on 17.9 acres with entrances onto Mallory Street and Demere Road.

Attorney Dismer stated that he supports this rezoning request. He stated that he feels good about it, it will dress up the neighborhood.

Mr. Mahlman stated that he has talked with the developers about this proposed development and has recommended a density between GR General Residential, 10 units per acre, and MR Medium Residential, 16 units per acre. He stated that his chief concern is consideration of the two single-family subdivisions adjacent to the property, it would be right at their back doors. Substantial screening and buffers will need to be provided.

Mr. Driggers asked the developers why they did not go for a Planned Development rezoning? Mr. Jenkins stated that they really are not sure but would be glad to amend the request and come back for approval. He stated that they had looked at the surrounding area and found it to be MR Medium Residential and thereupon requested it for their property.

Mr. Charles Harrell, property owner on Neptune Way, asked the developers, how far away from his northern property line would the proposed road be?

Mr. Jenkins stated that they do not have a site plan at this time, only a concept plan. He stated that they would work with the surrounding property owners as to buffers, fence, vegetation, parking, etc.

Mrs. Clements stated that Captain's Walk Condominiums, adjacent property, is 8 units per acre. She stated that she can not believe the plan, showing parking adjacent to Captain's Walk.

Mr. Jenkins stated that the plan can be changed. This is preliminary only, for rezoning purposes not development.

ABD675

Dr. Kezer, III requested a history of the area.

Mr. Mahlman stated that the general area contains single-family residences and condominiums of 8 units per acre to 15 units per acre. The area's average density being 12 or 13 units per acre, 16 is not the norm.

Mr. Hinnant, property owner within the area, asked the Commission what would prevent this from being commercial with the clubhouse, etc. He then requested that the Planning Commission defer this matter and it be resubmitted for PD Planned Development. He also asked how they can come before the Commission for a residential classification when it is a commercial enterprise that they are proposing?

Mr. Jenkins stated that the clubhouse, pools, etc. would be for the condominium owners only.

Mrs. Clements stated this development would make Demere Road traffic very heavy. She stated that there is an open ditch that the County has and that drainage needs to be looked at very closely.

Mr. Mahlman stated that there is a lot of work that needs to be done but would be addressed during site plan review.

There were several other property owners within the area present to state their concerns. Everyone present was given the opportunity to express their objections.

Mr. Robert Ussery, representing the property owners of Dellwood Subdivision and Oak Street, stated that there are several residents of the area who would like to express their deepest concern. He stated that he is mainly concerned about the density. He stated that he feels it will be developed but their concern is density, noise, traffic, parking, etc.

Attorney Dismar stated that traffic will be via Mallory Street and Demere Road to keep traffic off the quite residential streets.

Mr. Fairman stated that he feels this request should be deferred until additional information is obtained.

Mrs. Brown stated that she questions the difference between PD Planned Development and MR Medium Residential.

Mr. Mahlman stated that the PD Planned Development zoning would allow negotiation. He stated that buffers, screens, and density could be fixed and the residents could help with the negotiation.

Mr. Jenkins stated that they would be glad to come back with an amendment to their request seeking a PD Planned Development zoning.

Mr. Mahlman stated that he feels PD Planned Development to be the best way to go about this, with the total acreage included.

Motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to defer this request.



GC - 8 - 84

Request to Rezone from R-9 One-Family Residential to GC General Commercial, a lot containing 12,000 square feet fronting 100 feet on Scranton Road, known as Lot 4 of L. M. Kinstle Subdivision, Addition Number 1.

Attorney Robert Miles was present to represent Bernard L. Lifshutz and Vernon C. Friesenhahn.

Mr. Mahlman stated that the property involved is located in the northeast quadrant of Scranton Road and F-009 Spur, an area designated for commercial development. He pointed out that the property fronts on Scranton Road and contains a single-family residence. He stated that several other properties in this general location have been rezoned to GC General Commercial, due to the 1982 rezoning of the Glynn Place Mall property. He added that the staff hopes this request will complete the rezoning and assemblage of land for commercial purposes on Scranton Road.

Attorney Miles stated that the applicants own 3 of the 4 quadrants at the Scranton Road and F-009 Spur. He then requested approval of the rezoning.

It was noted that no one was present to object.

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



GC - 9 - 84

Request to Rezone from R-9 One-Family Residential to M-12 One-Family Residential, a lot containing approximately 14,000 square feet fronting 176.7 feet on Hickox Lane, approximately 122 feet from the Hickox Lane and Frazier Road intersection.

Mr. Claborn R. Harrell was present for review.

Mr. Mahlman stated that this request is to rezone a 14,000 square foot vacant lot to M-12 for the location of one manufactured home. He stated that the lot will be served by a dirt road, Hickox Lane, with a private well and septic tank.

It was noted that no one was present to object.

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

Amendment to the Glynn County Zoning Ordinance -
Section 619.1 Procedure; Site Plan Approval

Mr. Mahlman stated that due to the amount of work and detailed study needed to review a site plan he is suggesting an amendment to require submission of a site plan 28 days prior to a meeting rather than the 21 days required presently.

Each member was given a copy of the proposed amendment. Following review, a motion was made by Mr. Driggers, seconded by Mr. Fairman and unanimously adopted to recommend approval of the following amendment :

Information as required in the Ordinance for site plan approval shall be submitted to the Planning Director not less than twenty-eight (28) days prior to the public hearing at which the plan is to be considered. The Planning Commission may delay consideration of the site plan approval for not more than forty-five (45) days beyond the meeting date for which the application was to have been originally considered.

Upon a motion made by Mrs. Brown and seconded by Mr. Fairman the Minutes of January 10, 1984, were unanimously approved and adopted.

Meeting Adjourned at 11:30 a.m.

ABD675