

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 6, 1984 9:00 A.M.

Present: Dennie McCrary, Chairman
 Gerald Atkinson
 Margaret A. Brown
 Levern Carter
 George Counts
 Mike Fairman

Absent: Harry I. Driggers
 Bill Hicks

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.

GC - 11 - 84

Request to Rezone from GC General Commercial and MR Medium Residential to PD-G Planned Development - General for offices, retail, restaurant and motel, a tract of land containing 10.89 acres located on the northeast corner of Hamilton Road and Demere Road with frontage of 145.46 feet on Demere Road and 163.41 foot frontage on Hamilton Road.

Mr. David Hornsby, Developer, Mr. Elden Carmichael, Developer, Attorney Bob Miles and William P. Hooker, Architect, were present for discussion.

Mr. Mahlman stated that this request is to rezone 10.89 acres from MR Medium Residential (8.4 acres) and GC General Commercial (2.4 acres) to PD-G Planned Development - General for commercial uses. He pointed out the subject property on the map, located on the north side of Demere Road at the intersection with Hamilton Road.

Mr. Mahlman explained that the GC General Commercial area was the former site of Gantts Restaurant and that the MR Medium Residential area was rezoned to that classification in 1981 from RR Resort Residential when the multi-family classifications were rezoned County-wide.

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The master plan and zoning text were then presented. Mr. Mahlman stated that the applicants propose to provide a mixed use of office, retail, restaurant and 60 room motel facility. There would be two entrances to the property, one on Hamilton Road and the other from Demere Road, with a 50 foot setback from Demere Road and 7 foot setbacks from all other property lines. It was pointed out by Mr. Mahlman that the 10.89 tract wraps around a vacant parcel of land, zoned MR Medium Residential, owned by Christ Church. He stated that greater setbacks and a provision for dedication of some right-of-way will be required if the zoning is approved.

Mr. Mahlman stated that the location of a motel or transient lodgings is inappropriate. He stated that resort uses are not appropriate for this part of the Island, the area is designed for long term residences not transient use.

Mr. Mahlman then stated that the County needs to study the right-of-way needs and the proposed design and construction schedule for Demere Road before considering rezoning anything of this size and scale. He stated that the staff feels this request is premature and that more time is needed to work problems out.

It was then explained by Mr. Mahlman that the existing commercial zoning would allow the development of the restaurant, which is proposed as Phase I of their development according to the master plan, and then time would be allowed to review the widening of Demere Road. He stated that the staff recommends denial or deferral in order to get more information.

Mr. Elden Carmichael stated that he has talked with Mr. Mahlman several times regarding this development. He explained that the uses could be built on the 2½ acres already zoned commercial but it would make the development very dense. He stated that under PD Planned Development zoning it would allow the same type development but at a lesser density.

Mr. Carmichael then addressed the question regarding traffic. He stated that the developers, Colonial Holding, Ltd., are concerned about traffic too. He then referred to page 5 of the zoning text which addressed the possibility of road improvements at the Hamilton Road and Demere Road intersection, possibly a T intersection which would require input from Sea Island Company. He stated that if the zoning is approved it will be approximately 6 to 12 months before construction would begin, giving sufficient time to work traffic problems out.

It was then pointed out by Mr. Carmichael that a feasibility study has been made. He stated that the study indicated a need for this type development with a motel. He stated that the preliminary findings support the motel, restaurant and offices.

Mr. Carmichael stated that Sea Island Company, Georgia Power Company, Frederica Academy School, adjacent Church and adjacent landowners are very interested in this development because it will bring sewer to the area.

Attorney Miles stated that the developers are willing to reserve area to expand Demere Road and Hamilton Road, enough area will be reserved for a 4-lane highway on Demere Road.

Attorney Orion Douglas, representing the Jewtown Community, was present to state his clients objections. Everyone present from the area was asked to stand by Attorney Douglas, 19 individuals were present. Attorney Douglas stated that if this request is approved that it would destabilize the area. He stated that they strongly object to this development and the previous Demere Road request which they already opposed. He explained that Jewtown has been a residential area for decades and that developers are trying to chip away at the area. Attorney Douglas stated that the Planning Director has stated that this request is premature. He stated that they feel it is not just premature it is destabilizing. He then urged the Commission to protect the Jewtown Community which has been there for over 100 years by denying this request.

Mr. Carmichael stated that he has talked with Mr. Buchanan about the proposed development and he did not state there were any objections from the people of the area.

Mr. Atkinson stated that there have been objections from the Jewtown Community on prior rezonings for commercial encroachment and he does not feel the developers should depend on one man's feelings, that everyone of the community should have been considered.

Mr. Richard Ludlow stated that he has talked with Mr. Buchanan prior to the meeting, at approximately 7:30 this morning, and that Mr. Buchanan indicated concern regarding this development.

Chairman McCrary asked Mr. Mahlman if the developers have the right to put in the restaurant and motel on the 2½ acres and multi-family on the remaining 8 acres? Mr. Mahlman stated that under the GC General Commercial zoning classification that both uses would be permitted.

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Attorney Douglas stated that they are aware that 2½ acres are zoned GC General Commercial but that they want to see the commercial stopped, no further commercial zoning.

A motion was made by Mr. Carter, seconded by Mr. Atkinson and unanimously adopted to recommend denial of this rezoning request.

Brockinton Drive, Section II
Preliminary Plat
Colonial Holding Ltd., Developer

Messrs. David Hornsby and Elden Carmichael were present for discussion.

Mr. Mahlman explained that the developers of the Brockinton Tract are requesting an extension of the existing Brockinton Drive for approximately 360 feet. He pointed out that currently Brockinton Drive has a paved temporary cul-de-sac.

Mr. Mahlman stated that the developers met with the Planning Commission staff and other County staff yesterday to discuss drainage and the overall Brockinton Tract development. He stated that the developers feel this extension of the road should serve all the development till 1986.

It was then stated by Mr. Mahlman that the staff recommends that the preliminary plat be approved subject to the final drainage plan being approved by the County Engineer.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Brockinton Drive, Section II, subject to the final drainage plan being approved by the County Engineer.

Cypress Mill Gardens
Preliminary Plat
Ramsey & Associates, Inc., Developer

Mr. Buzzy Ramsey was present for review.

Mr. Mahlman stated that this property, 3.90 acres, located on Cypress Mill Road was rezoned by the County last year from single-family residential to GR General Residential.

An amendment was then approved to allow single-family attached in a GR General Residential zoning district, which Mr. Ramsey is proposing to develop.

Mr. Mahlman then presented the preliminary plat. He pointed out that the development will consist of 13 lots (with a possible 26 lots) and served by one paved cul-de-sac, to be dedicated to the County at final approval, and City water and sewer. Mr. Mahlman stated that a letter has been received from the City stating availability of water and sewer and use of the County easement for the utilities. He explained that if the preliminary plat is approved that a condition needs to be made that the County's approval be obtained altering the drainage easement between Lots 12 and 13 of Suburban Subdivision to a utility easement. He stated that this should be just a legal definition change approved by the County Commission.

Motion was made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted to approve the Preliminary Plat of Cypress Mill Gardens subject to the easement being approved by the County and City Commissions.

Wellness Center
Site Plan Approval
Charter Medical Corporation, Developer

Mr. Dennis Williams, Architect, was present for review.

Mr. Mahlman pointed out that this site plan is being processed under the Planned Development for the Triangular Tract.

Mr. Mahlman stated that the proposed 16,000 square foot 2-story building / gym development will be added to the east of the existing Klub Haus. He explained that the existing entrance will be used and that there will be 45 additional off-street parking spaces.

Following review of the site plan, a motion was made by Mr. Carter, seconded by Mrs. Brown and unanimously adopted to approve the Site Plan of the Wellness Center.

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B - 4 - 84

Request to Rezone from GR General Residential to HC Highway Commercial, New Town Lots 614, 615, 616, 617, 618 and 619, being on the northeast corner of S and Newcastle Streets.

Mr. Alex Hall was present for discussion.

Mr. Mahlman stated that this request is to rezone a vacant tract of land approximately 1/3 acre on Newcastle Street to HC Highway Commercial to allow a heating and air conditioning shop.

Mr. Mahlman pointed out the site on the zoning map. He stated that the property is located at the corner of S and Newcastle Streets, however S Street is unopened at Newcastle Street. All access to the property will be from Newcastle Street. He pointed out that the property is located across Newcastle Street from the City Sewer Treatment Plant which is zoned BI Basic Industrial.

The concept plan was then presented. Mr. Mahlman pointed out that the plan shows a 5,000 square foot building with eight (8) parking spaces. He explained that if this rezoning is approved and developed that a buffer strip must be planted or erected along the northern and eastern property lines adjacent to the residential districts.

Following review, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this rezoning request.

GC - 10 - 84

Request to Rezone from R-9 One-Family Residential to M-20 One-Family Residential, a tract of land containing 2.31 acres fronting 156.80 feet on Roberts Street, approximately 518 feet west of the Highway 341 and Roberts Street intersection, property formerly the Old A. C. L. Railroad Right-of-Way.

Mr. Mark Newman and Mrs. Mildred Newman were present for review.

Mr. Mahlman stated that this vacant tract of land contains 2.31 acres. The property has frontage on Roberts Street and Roadway Street and backs up to the Christian

Renewal Church property. The surrounding area has had several manufactured home rezonings in the last few years, therefore the area is a mix of site built homes, mobile homes and manufactured homes. He then recommended approval of this rezoning.

Mr. Newman stated that he has talked with the neighbors and they have no objection to this rezoning. He stated that the church also supports this request.

Mr. Counts stated that the Church has plans to develop in this area. Mr. Newman stated that he has no objection to the expansion of the Christian Renewal Church.

Mr. Arthur Brown, property owner in the area, stated that he objects to mobile homes put in the area. He stated that if the units are allowed that the residents would be drinking septic tank water.

Mrs. Brown stated that the applicant is seeking a rezoning to M-20 which will require lots of 20,000 square feet, reducing the density not increasing.

Mr. Brown was then informed that Mr. Newman would have to receive approval from the Health Department regarding the water and septic tanks.

Mr. Mahlman explained to Mr. Brown that the rezoning to M-20 would not allow mobile homes only manufactured homes. He pointed out that under the existing zoning classification of R-9 the applicant could put more units per acre.

Mr. Mahlman stated that the applicant only proposes to locate one manufactured home on the 2 acres, however under the zoning classification of M-20 it would allow the location of 4 manufactured homes or site built homes with a subdivision of the property.

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

GC - 13 - 84

Request to Amend the PD-G Planned Development - General Zoning Text and Master Plan GC - 3 - 82, known as Interstate Commercial Park (47 acres), to allow a multi-family residential development on 5 acres currently designated for commercial and industrial useage.

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Mr. Hal Sigman, agent, and Mr. Burton Revels, Cardinal Industries, were present for review.

Mr. Mahlman stated that this request is to amend the PD-G Planned Development - General (commercial and industrial) to allow multi-family development on a 5 acre portion of the property. He pointed out that the property, Interstate Commercial Park, is located north of Brunswick West Shopping Center located on the east side of U.S. Highway 341. The property was zoned PD-G in 1982 to allow the development of a commercial and limited industrial park. A segment of the loop road was constructed in 1982 in conjunction with a 15 lot subdivision.

Mr. Mahlman explained that the proposed developers of the 5 acre parcel for multi-family development will be Cardinal Industries. He stated that Cardinal Industries is currently developing a multi-family development on U.S. Highway 17 North, Marsh Landing Apartments, and last year completed the Knights Inn Motel.

Mr. Mahlman stated that if this amendment is approved to allow for a multi-family development on 5 acres that the applicant will be required to obtain site plan approval at a later date. He explained that the 5 acres is within the undeveloped portion of the property and that a road will be built with a single entrance into the site. He stated that a berm along the commercial and industrial sides will be constructed with buffers and screening on the other property lines.

Mr. Mahlman stated that the staff's only concern is residential mixed with commercial and industrial but feels that with the proper buffers, screens, etc. it will be compatible.

It was then pointed out by Mr. Mahlman that a letter has been received from the City on the availability of public water and sewer.

Mr. Mahlman stated that the staff supports this amendment, with a density cap of 15 units per acre.

It was noted that on one was present to object.

Motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the amendment to the Planned Development - General Zoning Text and Master Plan GC - 3 - 83, with the cap of 15 units per acre.

GC - 14 - 84

Request to Amend the PD-G Planned Development - General Zoning Text and Master Plan GC - 22 - 71 from a GR General Residential classification (10 units per acre) to MR Medium Residential (16 units per acre) for the development of Nursing Home Residential Villas; subject property contains 15.07 acres fronting 462 feet on the west side of Frederica Road and lying immediately south of Youngwood Subdivision.

Mr. Thomas Stroud, Developer, Mrs. Betty Stroud, Property Owner, Attorney James Bishop and William P. Hooker, Architect, were present for discussion.

Mr. Mahlman stated that in 1971 the property was rezoned to PD-G Planned Development - General. He pointed out that the surrounding properties are R-6 and R-9 One-Family Residential. He then explained that in 1971 a 92 bed inn was approved with two entrances off Frederica Road. In 1974, 24 units were approved and 24 built as retirement villas, shown as 1A and 1B on the master plan being submitted today. According to the Planned Development file there was no stated density cap. Mr. Mahlman explained that in 1982 the Glynn County Zoning Ordinance was amended and all existing Planned Developments were to meet the GR General Residential standards, which is 10 units per acre. He stated that the applicants are requesting an increase in density at this time to 16 units per acre. With a density cap of 16 units, approximately 70 units could be built in Parcel 2, and Parcel 3 would allow approximately 80 units. It being noted that the applicants indicate plans for development of only Parcel 2 at this time. He stated that excluded from this density cap would be the existing 92 bed inn. He explained that this development is designed for retirement units and nursing care for the elderly. Mr. Mahlman stated that the staff feels multi-family development for the retirement age would have a far less impact on the surrounding area than would a standard multi-family development.

Mr. Mahlman stated that the 1974 plans shows access onto Santa Maria Circle which had been opened at one time but currently is blocked by a chain. He stated that he feels this to be an issue to be considered as well as the density increase. He then stated that additional information is needed from the developer at this time.

Attorney George Rountree was present to represent 20 homeowners of the Youngwood Subdivision area, who he named. He then asked everyone present in opposition to this request to please stand, approximately 18 stood.

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Attorney Rountree pointed out that Youngwood Subdivision is located to the north of the subject property. He explained that Youngwood Subdivision is one of the oldest, quietest neighborhoods with very little traffic, a very enjoyable neighborhood. He stated that they feel the proposed development will be nice, but they feel it will have a detrimental effect on this neighborhood.

Attorney Rountree stated that the records have been studied and they found that in 1971 the rezoning to PD-G was obtained. He stated that the plan shows 2 drives / roads from Frederica Road into the property. This would be an interior development and not detrimental to the area. Promises were made to the residents of Youngwood so they did not object to the rezoning change. He pointed out that according to the plan in the current file it shows no road on the northern perimeter of the property, however, the applicants desire to have access thru Youngwood Subdivision via Santa Maria Circle, creating an increase in traffic thru the subdivision. He stated that the original plan did not show this access.

Attorney Rountree then referred to the Zoning Ordinance stating that a screened buffer 6 foot in height is required adjacent to residential properties. He also presented a letter from Mr. Stroud stating that a bambo hedge would be planted. There is no buffer and the residents of Youngwood have to look at the buildings.

Attorney Rountree stated that Section 723.1 of the Zoning Ordinance states that Planned Development zonings are designed to be internal developments, with internal being the key word. Now the developers are requesting to go external. He then referred to several other sections of the Ordinance.

Attorney Rountree stated that his clients feel that the original approval has been deviated from. He then stated that the Burdell's property was also included in the original Planned Development zoning change. It is not a part of this development and no buffers have been provided, they are really affected by this development and they strongly object.

Attorney Rountree stated that the basic thing is there are major changes from the original approval and they are requesting denial and that there be no access allowed into Youngwood Subdivision.

Ida Younger, resident of Youngwood, stated that when the original approval was obtained it was understood that the development would be self-contained with density at 7 units per acre. She stated that there was a gate into Youngwood for the garbage trucks to utilize. She stated that she voiced her concern about traffic utilizing the gate back in 1971 and she was assured that no traffic would utilize it.

Everyone present from the area was given an opportunity to express their concerns. Their major concern was density and access onto Santa Maria Circle.

Mr. Richard Ludlow, Citizens Coalition, stated that they have no objection to the original plan but an increase in density will have an adverse affect on St. Simons, such a commercial venture between two residential neighborhoods with an increase in density would be unfair, and access should be designed internally for security and safety.

A petition with 95 signatures from the residents of Postell and Youngwood Subdivisions presented by Mrs. West. to this request, they feel this change would cause many times the normal traffic a subdivision the size of Youngwood experiences and would be disturbing to the property owners, if access is allowed into Santa Maria Circle. The petition stated that they feel that the Heritage development should be self-contained entity and all roads and services for that development should be within its own property boundaries so not to affect the surrounding residential subdivisions. They also object to the proposed use of the property for commercial purposes such as a convenience store, gift shop and laundry as stated in the application.

It was pointed out by Mr. Hooker that commercial features would be for the residents of Heritage Villas only not for the general public.

The various maps and minutes were then discussed. It was the concensus of the Director and Attorneys that additional study needs to be made.

Attorney Bishop stated that the developers are willing to stop the access into Youngwood Subdivision. He then stated that under the Zoning Ordinance of 1971 the GR General Residential zoning allowed 35 units per acre.

Mr. Atkinson stated that if possible he would like to see the two parties get together and work their problems out.

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Mr. Fairman then asked Attorney Bishop if the developers would be willing to limit access onto Santa Maria? Attorney Bishop stated that the access cut is not presently being used and that they would close it off if so desired.

Mr. Stroud then addressed the matter regarding retirement. He stated that he is trying to provide a needed service on the Island. He stated that he studies and visits retirement complexes and the main idea is to keep them self-contained. He explained that the residents are 80 and over and do not drive therefore the commercial services are for them, this is what the elderly people want. He stated that they cater to the elderly people. He then spoke to the audience and stated that he is disturbed that they did not talk back and forth on the problems.

Mr. Carter stated that he has some problems with this. He stated that he desires to defer the matter and let the neighbors and Mr. Stroud work together. Attorney Rountree stated that he would be glad to work with his clients and see what they are willing to except and agree on.

Mr. Fairman stated that he is willing to recommend approval of this request with the condition that access is limited onto Santa Maria.

Chairman McCrary stated that as he sees it, buffers and access are the major concerns.

A motion was then made by Mr. Carter, seconded by Mrs. Brown and unanimously adopted to defer this request till the next Planning Commission Meeting.

GC - 15 - 84

Request to Rezone from R-9 One-Family Residential to GR General Residential, a tract of land containing 7.18 acres located off U.S. Highway 17 via a 50 foot right-of-way known as Lakeside Place, approximately 860 feet southeast of Old Tram Road, known as Demere Creek Plantation.

Mr. Hal Sigman, applicant, was present for review.

Mr. Mahlman stated that this request is to rezone a vacant tract of land known as Demere Creek Plantation from R-9 One-Family Residential to GR General Residential for multi-family development, 10 units per acre.

Mr. Mahlman pointed out that the 7.18 acre tract is located east of the commercial ABC Home Health and along the Back River.

The concept plan was then presented. Mr. Mahlman stated that the development will have access to U.S. Highway 17 via an existing 50 foot right-of-way. He stated that the developer will need to pave the access road when he develops. It was noted that City water and sewer are available across Highway 17 at Fountain Lake Apartments and a letter has been received from the City of Brunswick regarding the extension of such lines to the project.

It was noted that no one was present to object.

Motion was made by Mr. Carter, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this request.

Mr. Mahlman stated that the Planning Commission Staff has worked with the County Departments, Surveyors and Engineers on amendments to the Glynn County Subdivision Regulations. He suggested that a sub-committee from the Planning Commission be appointed to work with the staff in reviewing the amendments.

Chairman McCrary appointed Mrs. Brown, Mr. Carter, Mr. Fairman and himself to serve on the sub-committee. He then suggested that the public be invited to the work session.

Mr. Mahlman explained that in the master plan approved by the County on the Glynn Place Mall there was a requirement for a thirty (30) foot wide landscaped buffer along the south side of Scranton Road. He stated that the purpose of this buffer was to protect the residential properties located across Scranton Road. However, since approval was granted, there have been several rezonings to commercial of the property on the north side of Scranton Road. He stated that the buffer area opposite these commercial properties is no longer necessary and should not be required, therefore Scott Hudgens Companies is requesting relief from this requirement. If this is approved, then the buffer area will begin at the new drainage ditch and continue eastward along Scranton Road as in the original configuration.

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Motion was made by Mr. Atkinson, seconded by Mr. Fairman and unanimously adopted to recommend that Scott Hudgens Companies receive relief from the buffer requirement as stated above.

Each of the members were given a copy of a letter addressed to Chairman McCrary, dated February 15, 1984, from the Director which compiled a list of the more significant projects the JPC Staff has worked on over the past three years.

In the letter Mr. Mahlman had suggested that the Planning Commission schedule a workshop with the County Commission and maybe the City Commission to discuss development goals and policies for the community. Mr. McCrary stated that he will forward a copy of this letter to the City Commissioners and County Commissioners and feels that if the Commissions so desire to have a workshop that they will contact him.

Meeting Adjourned at 11:45 A.M.