

## BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 3, 1984 9:00 A.M.

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

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

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

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CUP - 2 - 84

Request for a Conditional Use Permit in a GC General Commercial Zoning District, for the location of a veterinary office and clinic, subject property contains 4,884 square feet located on the southeast corner of Palm Street and Sylvan Drive, Glynn Haven Estates, St. Simons Island.

Mr. Larry Taylor and Dr. Bruce Tyler were present for discussion.

Mr. Mahlman stated that the subject property, 111 Palm Street in Glynn Haven Estates, was rezoned to GC General Commercial in 1973. He stated that in 1982 this property and structure were granted a conditional use permit for a combination residential and commercial use. Mr. Mahlman stated that the applicant is seeking another conditional use permit at this time to convert the existing two story structure to a veterinary office and clinic for a mobile veterinary service.

It was noted that no one was present to object. Chairman McCrary and Mr. Atkinson both expressed concern as to whether the adjacent single-family property owners were aware of this request. Mr. Mahlman stated that the property was posted.

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Mr. Mahlman stated that the staff feels the following conditions should be applied if the conditional use permit is granted, in that the property is adjacent to single-family on three sides. He then stated the following conditions: 1) no residential useage on the premises; 2) no outdoor kennels, all animals must be kept inside the existing structure; 3) no regular office hours may be established so to limit client traffic, in that the office will be used for storage, records, lab and operating facility with a mobile operation; and 4) the premises be limited to those uses incidental to the mobile operation.

Dr. Tyler stated that he has no objections to the above stated conditions.

A motion was made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted to grant approval of the conditional use permit subject to the following conditions being met:

- 1) No residential useage on the premises.;
- 2) No outdoor kennels, all animals must be kept inside the existing structure.;
- 3) No regular office hours may be established so to limit client traffic.; and
- 4) The premises be limited to those uses incidental to the mobile operation.

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CUP - 3 - 84

Request for a Conditional Use Permit in a GC - Core General Commercial - Core Zoning District for the location of an outside deck at Brogen's, 200 Pier Alley, St. Simons Island.

Mr. Michael Haugen was present for discussion.

Mr. Mahlman stated that this request is for a conditional use permit to allow the construction of an observation deck above Brogen's. He explained that Brogen's is located in the Village and zoned General Commercial - Core which requires that eating and drinking establishments receive approval from the Planning Commission. He stated that the prime concern is off-street parking.

Mr. Mahlman explained that the applicants have stated that most of the business is night business and does not compete with day time business parking in the Village with adequate parking.

It was noted that no one was present to object.

A motion was made by Mr. Fairman, seconded by Mr. Carter and unanimously adopted to grant approval of the Conditional Use Permit.

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CUP - 5 - 84

Request for a Conditional Use Permit in a GC-Core General Commercial - Core Zoning District for a combination residential and commercial use, subject property contains 5,100 square feet being the site of The Binnacle, Pier Section, St. Simons Island.

Mr. Charles Yawn and Attorney Thomas Dickey were present for discussion.

Mr. Mahlman stated that this request is for a conditional use permit to allow the combination of residential and commercial uses. He explained that the General Commercial - Core District is designed to allow residential useage over commercial, however in this case the property on which The Binnacle Tavern is located has undeveloped land in the rear. The owners propose to construct two levels of living area, four dwelling units, over ground level parking. He further explained that Section 503.4 of the Zoning Ordinance requires that at least 30% of the floor space be for commercial use, this proposal is 38% commercial. He stated that the staff feels 50% would be more appropriate.

The site plan was then submitted for review. Mr. Mahlman pointed out that access will be directly from Floyd Street with six parking spaces.

During discussion Mr. Mahlman suggested that if this request is approved, that the Ordinance be amended to prohibit or restrict this type of use in the Village Area in the future. He stated that the Village Area is a unique commercial area which should be protected from further multi-family residential intrusion. One alternative being 1/2 commercial and 1/2 residential.

It was noted that no one was present to object.

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

A motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to grant approval of the Conditional Use Permit.

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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 a MR Medium Residential classification, 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.

Chairman McCrary stated that the above request was deferred at the March meeting so that the applicant and the residents could work together to resolve problems.

Mr. Mahlman then gave the Commission an up-date on what the Planning Commission records indicate, as follows:

- July, 1971, a 15.77 acre tract of land running from Frederica Road west to the marsh was rezoned from R-12 to PD-G for the development of Heritage Villas. Inadvertently included in this rezoning was a single-family lot containing 0.7 acres located on Santa Maria Circle. This rezoning was apparently based upon an undated plan prepared by Edward Hanson, AIA.

This plan indicated 108 living units and a 60 bed nursing facility on the total area. The density excluding the nursing facility beds was 7.2 units per acre. Access is shown only on Frederica Road.

- August, 1972, the Planning Commission approved the plans for the Nursing Home and a right-of-way for access into the rear and westerly portion of the property. No plan exists in the file for this approval.
- February, 1974, the Planning Commission approved plans for 48 units in 12 buildings in Section B or Phase II on plans received January 22, 1974. (24 units were built). This set of plans shows the present configuration of the nursing home and also shows access to Santa Maria Circle.
- October, 1980, a 1.3 acre parcel adjacent to the Heritage Inn and fronting on Frederica Road was rezoned from R-12 to PD-G. This contiguous property was rezoned with the following conditions: 1) one entrance at the southeast corner, 10 foot landscaped buffer on the southern and eastern perimeters; 2) that a revised site plan be submitted prior to issuing any building or occupancy

permits (which we have no copy); and 3) that the appropriate deed restrictions consistent with the above approval be recorded (which we have no copy). The property is to be used for administrative offices, an apartment, storage, maintenance building, nursery / greenhouse and recreational purposes for the elderly.

Mr. Mahlman then stated that the present layout of the property is a 92 bed nursing home, 24 villa units, parking, administrative offices and storage.

It was then pointed out that this development would be strictly for retirement living.

Mr. Mahlman stated that the staff feels the following conditions should be made if this request is approved: 1) to chain or otherwise block the Santa Maria access so that it can only be used for emergency access, as requested by the Fire Chief; 2) construct an acceleration lane on the west side of Frederica Road for southbound traffic and a bypass lane on the east side of Frederica Road for north bound traffic; 3) limit access to Frederica Road to Heritage and improve the entrance for better access; 4) plat perimeter screening as required in original zoning; and 5) restrict 1.3 acre parcel to uses outlined in 1980 approval and include the parcel within the overall Planned Development Master Plan.

Attorneys Rountree and Kilgo stated that their clients have worked out an agreement with the applicants and have a legal written document. He stated that the document has been signed by all parties and that they have no objections to the amendment at this time.

Attorney Bishop, representing the applicants, stated that they have worked hard on this agreement and feel that it is acceptable by all parties.

Mrs. Permar then questioned the access into Youngwood Subdivision. Mr. Mahlman stated that the access would be for emergency access only.

Following discussion, a motion was made by Mr. Counts seconded by Mr. Fairman and unanimously adopted that this request be recommended for approval subject to the following conditions being met prior to receiving site plan approval:

- 1) To chain or otherwise block the Santa Maria access so that it can only be used for emergency access (at the Fire Chief's request).;

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- 2) Construct an acceleration lane on the west side of Frederica Road for southbound traffic and a bypass lane on the east side of Frederica Road for northbound traffic.;
- 3) Limit access to Frederica Road to Heritage Drive and improve the entrance for better access.;
- 4) Plant perimeter screening as required in original zoning.;
- 5) Restrict 1.3 acre parcel to uses outlined in 1980 approval and include the parcel within the overall Planned Development Master Plan.

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GC - 12 - 84

Request to Amend the PD-G Planned Development - General Zoning Text and Master Plan GC - 45 - 72, from a residential useage to a commercial useage, subject property contains 7.39 acres with frontage of 1,326 feet on the south side of Demere Road, 869 feet west of the Frederica Road and Demere Road intersection.

Attorney James Bishop and William P. Hooker, Architect, were present to represent the above request.

Mr. Driggers abstained from dicussion and action on the above matter.

Mr. Mahlman stated that the above request received a recommendation of denial at their meeting of October 4, 1983. The County Commission heard the request in November and deferred action, thereupon the applicants withdrew their request in December. He stated that the applicants have now resubmitted and the proposal is essentially the same request considered by the Planning Commission previously.

The master plan was then submitted. Mr. Mahlman pointed out that the notable features of this proposal are commercial lots not having direct access to Demere Road. The plan shows limited traffic circulation, planting screen with generous setbacks from property lines and some road improvements.

Mr. Mahlman stated that a very important issue which is raised by this project and others along Demere Road is the widening of Demere Road. He stated that a detailed study needs to be made.

Mr. Mahlman then presented a brief historical report on Jewtown. He showed the boundary and original ownership in 1939 consisting of 125 acres. He stated that currently it consists of 75 acres and the land involved in this request is out of the Historic Area known as Jewtown. Mr. Mahlman stated that the staff would like to complete this study with recommendations to possibly create a historic district with special zoning and tax features.

Attorney Bishop stated that they have been before the Commission before and the surrounding residents that Attorney Douglas represents were present to object. He stated that they withdrew their request in hopes of working with Attorney Douglas's clients. However, Attorney Douglas has stated that there is no compromise and they still object. He then requested that action be taken at this time.

Attorney Douglas stated that they do not object to this request. He then asked everyone present in objection to stand, approximately 34 people were present. He stated that there is no need to rehash everything. He stated that the applicants have made no changes in their request and the situation is the same. Attorney Douglas stated that they want their area to be protected from commercial encroachment. He stated that there are three black communities left on St. Simons Island, and that the Commission is being urged to deny this request once again to protect the Jewtown Community.

Rev. Brogsdale, St. Pauls Baptist Church, was also present to state his concerns. He also urged the Commission to recommend denial of this request.

Karen Moore, Citizen of St. Simons Island, stated that she has talked to the residents of Jewtown and that it is a residential community that needs to be protected.

Also present in support of this request being denied due to commercial encroachment was Mr. Richard Miller, Citizens Coalition for Planned Growth, Mr. Henry Shipher and Mrs. Gloria Sullivan.

Mr. Mahlman stated that the staff recommended approval of the prior request and still maintains that commercial development adjacent to the shopping center and Frederica Road is more desirable than scattered and isolated commercial properties. Combined ownership and Planned Development zoning make the development more attractive for site planning and access control.

Mr. Counts stated that this property is outside of the Jewtown Area.

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Mr. Fairman stated that he talked with 3 or 4 people of the area and they stated no objection to this request. He stated that their main concerns were roads and growth of their area.

Following discussion, a motion was made by Mr. Carter to recommend denial of this request. Motion was seconded by Mr. Atkinson. Voting Aye for the motion was Mr. Carter, Mr. Atkinson, Mrs. Brown and Mr. Hicks. Voting Nay for the motion were Mr. Counts and Mr. Fairman. Abstaining from voting was Mr. Driggers. Motion carried for denial.

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GC - 16 - 84

Request to Rezone from FC Freeway Commercial to HC Highway Commercial, a parcel of land containing 17,216 square feet fronting 189.07 feet on the south side of Highway 303, approximately 304 feet east of the intersection of Highway 303 and County Road to Fancy Bluff.

Mr. Monroe Beard was present for discussion.

Mr. Mahlman stated that the applicant desires to rezone the property for a bait and tackle shop, and an eating establishment. He stated that the present zoning is too restrictive and would make the property unuseable. Highway Commercial zoning would only require a 25 foot setback and be more in keeping with nearby development.

It was noted that no one was present to object.

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

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GC - 17 - 84

Request to Rezone from LC Local Commercial and R-6 One-Family Residential to HC Highway Commercial, a tract of land containing 2.65 acres located on the southeast corner of Townsend Street (approximately 111 foot frontage) and Altama Avenue (frontage of approximately 290.63 feet), site of Golden Isles Motors, Inc.

Mr. Ronald E. Jackson was present for review.

Mr. Mahlman stated that this request is to rezone two tracts containing a total of 2.65 acres to HC Highway Commercial for a car dealership, Golden Isles Motors, Inc. The 2.1 acre tract was formerly a car dealership and the 1/2 acre tract is located on the southwest corner of Townsend Street and Altama Avenue, being Lot 14 of Coastal Homes Subdivision, and containing a single-family structure.

Mr. Mahlman explained that the applicant is requesting that the entire 2.65 acres be rezoned to HC Highway Commercial. He stated that screening would be provided between the homes and the car dealership. Mr. Jackson stated that the main reason for the rezoning to Highway Commercial on both tracts is need for visibility.

Mr. Hicks stated that he sees no objection to this request in that there is commercial zoning already in the area.

It was noted that no one was present to object.

Mr. Hugh Mayberry was present to support this request.

A motion was made by Mr. Counts, seconded by Mr. Hicks and unanimously adopted to recommend approval of this request subject to a 8 foot high buffer being provided as indicated on the concept plan.

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GC - 18 - 84

Request to Rezone from GI General Industrial to R-20 One-Family Residential, a tract of land containing 20,250 square feet fronting 60 feet on the east side of Southern Road (Old B & W Railroad), approximately 1,551 feet south of Community Road.

and

CUP - 4 - 84

Request for a Conditional Use Permit for the location of a Church on the above described property, GC - 18 - 84

Rev. Johnson, Fourth Street Church of Christ Written In Heaven, was present for discussion.

Mr. Mahlman stated that this request is to rezone the vacant tract from Industrial to Residential with a conditional use permit to allow the location of a church. He then pointed out the site on the zoning map. He explained

that the surrounding area is zoned Industrial and contains a mix of residential and non-residential uses.

No one was present to object.

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

A motion was made by Mrs. Brown, seconded by Mr. Hicks and unanimously adopted to recommend approval of the rezoning request and if rezoned that the conditional use permit be granted.

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GC - 19 - 84

Request to Rezone from OC Office Commercial to HC Highway Commercial, a tract of land containing 0.698 acres located on the north-east corner of Stafford Avenue (202 foot frontage) and Altama Avenue (150 foot frontage).

Mr. Tom Clune, Agent for Founders Life, was present for discussion.

Mr. Mahlman stated that this request is for the rezoning of a 30,000 square foot lot that has been split from a 5.5 acre tract in 1977, which was rezoned from GR General Residential to OC Office Commercial to allow the mix of apartments and office use. Mr. Mahlman explained that the density of the apartments exceeds the allowable 10 units per acre in Office Commercial and by separating this 30,000 square foot parcel the use becomes even more non-conforming. He stated that the owners should rezone the property to be in conformance with the Ordinance.

Mr. Mahlman stated that the staff recommends conditional approval of this request subject to the initiation of a rezoning on the remaining property in order to get the apartments in conformance. Mr. Clune stated that he has not been able to talk with the owners of the apartments yet regarding this matter.

Mr. Clune stated that the 30,000 square foot lot is being requested for rezoning in order to locate a discount radio shop.

Motion was made by Mr. Counts, seconded by Mr. Carter and unanimously adopted to recommend approval of the above request.

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Request from Golden Isles Marina to increase  
the building height of River Watch Condominiums,  
Site Plan # 12 - 84

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Mr. Dick Pipe was present for review.

Mr. Mahlman stated that Golden Isles Marina is requesting approval of an amendment to their site plan, which was approved last year, on the building height. He stated that the height approved was for 40' 2" and that the applicants need to be at 42' 4" due to the location and elevation of the utility lines. He stated that he feels this to be justified.

A motion was made by Mr. Atkinson, seconded by Mr. Hicks and unanimously adopted to grant approval of the above request.

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SP - 5 - 84

Site Plan Approval for Mini-Warehouses on Lot  
108, Malcolm McKinnon Airport, 44,400 square  
feet

Mr. Jim Watson, St. Simons Storage Company, was present for review.

Mr. Mahlman stated that the airport was rezoned to Planned Development - General in 1975 and that it was a requirement of the zoning that all new buildings receive site plan approval. He stated that Lot 109 adjacent to this property received approval in 1978 for the construction of warehouses. In 1982 the first building on Lot 108 was inadvertently given a building permit without receiving site plan approval and consequently the building does not meet the minimum setback requirements of 25 feet.

Mr. Mahlman explained that this request is for three additional buildings on the remainder of Lot 108. He stated that since Lots 108 and 109 are leased by the same firm and to be used for the same use the lots might be considered as one parcel and the setbacks be relaxed. He stated that the staff proposes that the setbacks be amended to 20 feet from property lines and between buildings on contiguous lots.

Mr. Watson stated that he talked with the owner of Lot 107 and he has no objection to the setback requirements being changed.

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A motion was then made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to grant Site Plan Approval of mini-warehouses on Lot 108 of McKinnon Airport.

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Request to Close Wiggins Street on Blythe Island

This item was deferred by the Commission in that Mr. Lowell Leggett and B. L. Walker, applicants, were not present for discussion.

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Amendments to the Glynn County Zoning Ordinance

Section 507. Use of Substandard Lots of Record

Upon a motion made by Mr. Fairman, seconded by Mr. Hicks and unanimously adopted the following amendment was recommended for approval:

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 (date) \_\_\_\_\_, 1984, provided, however, that in residential districts, substandard lots shall be used only for single-family residential purposes.

However, in all cases, construction on 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 others.

Section 723.8 Permitted PD Districts, regarding Mobile Home Parks

Upon a motion made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted that the following amendment be recommended for approval:

Section 723.8 Permitted PD Districts

7) Mobile Home Park (PD - MH)

Characteristics and Intent: It is the intent of the PD - MH District to provide a sound and healthy residential environment unique to this housing style.

Minimum lot and site requirements shall meet or exceed those detailed in Section 725.3. Design criteria and development standards in the PD District Regulations shall also apply, Section 723.7.

Sections 704. Forest Agricultural District and  
704.2 Permitted Uses, regarding Two-Family  
Dwellings

Mr. James Michaels, Fish Hall Estates, was present for discussion of this item. He stated that the residents of Fish Hall Estates, zoned FA Forest Agricultural, do not want duplex developments but have no problem with one duplex.

This amendment was then discussed in detail. After discussion, a motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to recommend approval of the following amendment:

Delete the following from Section 704.2 Permitted Uses in the FA Forest Agricultural District -

- 12) Two-family dwelling located on a zoning lot containing not less than forty thousand (40,000) square feet of land.

Add the following to Section 704.3 Conditional Uses in the FA Forest Agricultural District -

- 4) Two-family dwelling located on a zoning lot containing not less than forty thousand (40,000) square feet of land.

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Historic Study of Jewtown, St. Simons Island

Mr. Mahlman stated that the study has already been presented but would like the feelings of the Commission as to continue the study or not.

A motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to continue the study of the Jewtown Historic Community.

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Upon a motion made by Mrs. Brown, seconded by Mr. Atkinson the Minutes of February 7, 1984, and March 6, 1984, were unanimously approved and adopted.

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Meeting Adjourned at 11:00 a.m.