

JULY 3, 1984 9:00 A.M.

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

Absent: Levern Carter

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

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

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Revision of Beverly Shores Subdivision, Section Two  
John Jones Company, Developer  
George Underwood & Associates, Surveyor

Mr. Robert Ussery, Architect, was present for review.

Mr. Mahlman pointed out that the subject property is located east of Altama Avenue off Buckingham Place. He stated that the property is zoned MR Medium Residential and contains 6.38 acres.

The revised plat was then presented by Mr. Mahlman. He stated that the revised plan would allow the development of 56 rowhouse lots with a temporary cul-de-sac in Phase I with a Phase II being developed at a later date. He pointed out that the road will be paved the the developer will post an escrow account prior to obtaining any building permits.

Motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to approve the Revised Plat of Beverly Shores Subdivision, Section Two.

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Site Plan Approval of Buckingham Village Townhomes  
John Jones Company, Developer  
Ussery/Rule, Architects

Mr. John Jones and Mr. Robert Ussery were present for discussion.

Mr. Mahlman pointed out that the development will consist of approximately 6 acres. The development will be served by paved roads, public water and sewer.

The site plan was then presented. Mr. Mahlman pointed out that Phase I will consist of 22 townhomes and a pool. He stated that the zoning is MR Medium Residential which allows 16 units per acre. The proposed development will only consist of 11 units per acre and will be at a 50% site coverage.

Mr. Mahlman stated that the staff recommends approval of this site plan for the development of fee-simple attached single-family townhomes.

It being noted that this site plan is being processed in conjunction with the Revision of Beverly Shores Subdivision, Section Two, previous request.

A motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted to recommend approval of this site plan.

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Site Plan Approval of Harbour Oaks Condominium, Phase I  
Harbour Oaks, Inc., Developer

Messrs. Robert Jenkins and Ben Spears were present for discussion.

Mr. Mahlman stated that the proposed development consists of 12.02 acres zoned PD-R Planned Development - Residential. He pointed out that the property is located on the east side of Mallory Street with access via Mallory Street, frontage of 152 feet. He explained that Phase II is zoned GR General Residential and the applicants will not seek site plan approval until the property is zoned to Planned Development, the total development (Phase I and II) will consist of 17.80 acres, with frontage on Demere Road as well as Mallory Street.

The site plan was then presented. Mr. Mahlman pointed out that the development will be built-out to 10 units per acre. Phase I will consist of 122 units, with adequate buffers and setbacks.

Mr. Mahlman stated that the plan is exceptable subject to the County Engineer's approval on the on-site and area drainage.

Mrs. Joe Clements asked about setbacks. Mr. Mahlman stated that there will be a 30 foot setback on property adjacent to single-family and a 10 foot setback with a fence and screen on Captain's Walk Condominium side. Mrs. Clements stated that she has no objections. Mr. Jenkins stated that the fence will be located on the property line.

Following review, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the site plan subject to the County Engineer approving the drainage plan.



CUP - 11 - 84  
Request for a Conditional Use Permit for King & Prince Hotel for a hotel laundry, Section 705.3 1) Other commercial services in connection with and incidental to the operation of a resort activity.

Mr. Ken O'Keefe and Mr. Al Boudreau were present for discussion.

Mr. Mahlman stated that the above request is for a conditional use permit to allow the location of a hotel laundry. He then presented the plan showing the proposed location of the building. He also showed a copy of a possible second location which was submitted by Mr. Boudreau this morning. He pointed out that the building would contain 2,500 square feet located adjacent to Crow's Nest Condominium. He pointed out that in the surrounding area is The Oglethorpe House and Beachview Townhomes with the surrounding zoning and land use being RR Resort Residential with a mix of single-family and multi-family units.

Mr. Mahlman stated that the staff does not recommend approval of a commercial laundry at this location. It is recommended that the use be included within the hotel structure or in the center of the entire complex.

Mr. Al Boudreau stated that the use would be for a laundry with no steam just washers and dryers, which would not create any noise. He then showed a sketch of the building, he stated that the building would be attractive with landscaping satisfactory to the neighborhood. He stated that the first proposed location would be the best location in that the second location

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would be over by the maintenance which would create another location problem for refuse collection. He then stated that the building would also accommodate the storage of lawn mowers and landscaping equipment.

Attorney Bob Greene, property owner in Beachview Townhomes, was present to state his concern. He requested that the Planning Commission defer this request in that the adjacent property owners have not had time to review the site plan in that the plan was not submitted with the original application. He then stated that the building plans approved by the Building Official in September 1983 shows a laundry within the hotel building.

Mr. Boudreau stated that the first proposed location is the one he would like to have action on, and he stated that he does not feel this item needs to be continued till the next meeting.

Attorney Greene stated that he feels the plan is inadequate. He stated that the applicants do not conform with the Ordinance in that the plan was not filed with the submission but filed today.

Attorney James Tuten, representing Beachview Townhomes and Crows Nest, was present to express concerns. He stated that they feel it is an important matter that this plan was not filed in time, the site plan was not filed with the application. He stated that it does not meet the requirements and time is needed to review the exact plans. Additional information and time is needed so he requested a deferral.

Mr. Ken O'Keefe stated that laundry facilities are needed. He stated that originally the plans did show a laundry within the hotel.

Mr. Ewell Gay, adjacent property owner, stated that he is concerned that there has not been sufficient time to review the plans. He stated that the applicants are saying that the facility is not bad, then why are they sticking it away from the other facilities? The original plans and application stated laundry facilities now it is also for storage.

Mr. Fairman stated that he feels a final plan, showing refuse, and all other information is needed before a decision can be made.

Mr. Atkinson suggested that the neighbors talk with the applicants and work out a desirable area then come back before the Commission.

Mr. Boudreau stated that a laundry is needed badly.

A motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted to defer this matter until the problems can be worked out.

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GC - 27 - 84

Request to Rezone from M-20 One-Family Residential (manufactured home) to HC Highway Commercial, a tract of land containing 0.92 acres fronting 195 feet on the south side of Highway 303, approximately 493 feet east of the Highway 84 and Highway 303 intersection.

Mr. and Mrs. Russell Poole were present for review.

Mr. Mahlman stated that the above request is for a rezoning from M-20 One-Family Residential to HC Highway Commercial. He explained that the property was rezoned from FC Freeway Commercial to M-20 in 1983 to locate a manufactured home. However the owner now wishes to split the property and use the highway frontage for commercial activity.

Mr. Mahlman pointed out on the zoning map that the surrounding property is FC Freeway Commercial with three residential properties, including the applicants, which have been rezoned to allow manufactured homes.

It was then explained by Mr. Mahlman that a culvert and driveway permit needs to be obtained from the Georgia Department of Transportation.

No one was present to object.

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

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Discuss the Little Red School House located in Glynn Haven Subdivision, St. Simons Island.  
Attorney Marvin Pipkin

Mr. Mahlman explained that the Little Red School House has been in existence for 9 years, located within a R-6 One-Family Residential Zoning District. No conditional use permit has

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ever been obtained, which was required by the Ordinance until 1983. Earlier this year a new house was built and the operation was moved with the old house being sold. When the owner went to obtain a business license at the new location they were notified that a child care center is not allowed in a R-6 One-Family Residential Zoning District under the current Ordinance.

Mr. Mahlman stated that he feels the owner has three alternatives - 1) have the operation as a home occupation with 6 children or less, this would require the owner to live in the house; 2) request a commercial rezoning; or 3) close down the operation.

Attorney Marvin Pipkin stated that the owner, Mrs. Haisten, was grandfathered under the Ordinance at the old location and was unaware that the use was not allowed when she built the new house. He stated that the owner does not desire to obtain a rezoning, however the neighbors support the use and the owner does have State Department of Human Resources approval. Attorney Pipkin then requested the Planning Commission consider an amendment to the Zoning Ordinance allowing child care centers in R-6 One-Family Residential Districts as a conditional use permit.

Mrs. Haisten stated that she has talked with the neighbors and they have no objection to the child care center. She stated that the operation is licensed as a pre-school nursery/group day care home which allows 18 children and employs 2.

Motion was made by Mr. Driggers and seconded by Mr. Counts that an amendment be advertised for the next Planning Commission Meeting allowing child care centers in residential districts. Voting Aye: Mrs. Brown, Mr. Counts, Mr. Driggers Mr. Fairman and Mr. Hicks. Abstain from Voting: Mr. Atkinson.

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Discuss Glynn Marsh Circle, County road  
located between U.S. Highway 17 and  
Altama Avenue.  
John Klinowski

Mr. Mahlman stated that this item is being discussed at the request of Mr. John Klinowski. Mr. Mahlman presented a tax map showing the area involved. He stated that this road is being used for thru traffic as well as to serve the residential development. He stated that the property owners within the area feel this to be of concern due to safety and privacy.

Mr. Klinowski stated that he desires to close off the road by providing a cul-de-sac at Village Circle, if the County will grant approval. He then presented a petition from several residents of the Village of Glynn Marshes requesting to close the entrance into the Village of Glynn Marshes at South Palm Drive leaving only a footpath. The petition stated that they feel this will make the community a much safer and more private community.

Mr. Mahlman pointed out that this thru street has been opened for 4 years. He stated that Mr. Roy Brogdon, County Engineer, and Mr. Edward Stelle, Community Development, are aware of the residents concerns and problems. He stated that the County has a right-of-way abandonment policy, however the policy does not address this type of request.

Mr. Counts stated that possibly something does need to be done but it has been used for a cut thru for several years.

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted that the County Engineer and Traffic Safety Engineer study this problem.

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Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of June 5, 1984 were approved and adopted.

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Meeting Adjourned at 11:00 A.M.

*Deborah B. Chapman*

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