

AUGUST 7, 1984 9:00 A.M.

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

Absent: Harry I. Driggers

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

The meeting was called to order. The invocation was then given.

Saint Simons Island Club Subdivision,
Future Phases

Preliminary Plat

Sea Island Properties, Developer
 Thomas & Hutton, Engineers
 George P. Underwood & Associates, Inc., Surveyor

Chairman McCrary abstained from chairing this item due to a conflict of interest, therefore Vice Chairman Carter presided.

Mr. Atkinson abstained from discussion and action on this matter due to a conflict of interest.

Mr. Mahlman presented the preliminary plat. He stated that the property is zoned PD-G Planned Development - General. The plat consists of 38.6 acres with 68 lots. He stated that the final plat will be submitted in phases. The development will be served by private streets, public water and sewer.

Motion was made by Mrs. Brown, seconded by Mr. Carter and unanimously adopted to approve the Preliminary Plat of Hampton Point Drive Extension.

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Hampton Point Drive Extension

Preliminary Plat

Hampton Associates General Partnership, Developer
Mike Ledford, Engineer
James Conine, Surveyor

Mr. Robert G. Boone was present for discussion.

Mr. Mahlman presented the subject plat. He stated that the property is zoned PD-R Planned Development - Residential. The plat is for road approval only, the extension of Hampton Point Drive, to allow for the development of a multi-family development which will be reviewed next. He pointed out that the road will be paved, and water and sewer will be extended down the right-of-way.

Motion was made by Mrs. Brown, seconded by Mr. Carter and unanimously adopted to approve the Preliminary Plat of Hampton Road Drive Extension.

SP - 16 - 84

Request for Site Plan Approval for 66 condominium units, Plantation Point Condominium, located in the PD-R Planned Development - Residential Zoning District of Hampton Plantation, GC-5-82. Subject property contains 9.25 acres with access via Hampton Point Drive Extension.

Mr. Robert G. Boone was present for discussion.

Mr. Mahlman stated that this proposed development will contain 66 condominium units. He explained that the first 24 units will be served by septic tanks. The developers will then construct a sewer system to accommodate the 24 units as well as the additional proposed overall development of 561 units on 71 acres.

Mr. Mahlman presented the site plan. He pointed out that this development will be served by the new extension of Hampton Point Drive. He stated that all approvals have been obtained from the appropriate agencies and recommended approval.

Motion was made by Mr. Counts, seconded by Mr. Carter and unanimously adopted to approve the Site Plan for Plantation Point Condominium.

SP - 14 - 84

Request for Site Plan Approval for 40 condominium units, Brockinton Point Condominium. Subject property contains 3.249 acres zoned MR Medium Residential located within the Brockinton Plantation.

Mr. Ken Altman, Altman Construction Company, was present for discussion.

Mr. Mahlman stated that this development, if approved, will be the 6th development approved within the Brockinton Plantation. He then presented the site plan. He stated that this development consists of 3.249 acres with 40 units, at a density of 10 units per acre. He pointed out that there will be one entrance with self-contained parking. Mr. Mahlman stated that approval has been obtained from the St. Simons Water and Sewer District for the water and sewer and the drainage has been approved by the County Engineer. He then recommended that the site plan be approved.

Motion was made by Mr. Fairman, seconded by Mrs. Brown and unanimously adopted to approve the Site Plan for Brockinton Point Condominium.

GC - 28 - 84

Request to Rezone from PD-C Planned Development - Cultural to PD-R Planned Development - Residential, a tract of land in King City Subdivision on St. Simons Island containing 6.43 acres, said property located to the west of Mallory Street, traversed by Butler Avenue and further described as follows:
3.64 acres fronting 550 feet on the north side of Butler Avenue with a maximum depth of 360 feet, and 2.79 acres fronting 310 feet on the south side of Butler Avenue with a maximum depth of 400 feet.

Mr. Bill Ramsey, Mr. Larry Edge, Attorney Thomas Whelchel and Attorney Tom Dickey were present for discussion.

Mr. Mahlman stated that this request is for an amendment to the zoning map and zoning text for the 6.43 acre tract known as Edwards property in King City Subdivision. The property has been zoned as PD-C Planned Development - Cultural since 1976 when the area was designated for a Christian Retreat. He stated that prior to the zoning change in 1976 the property was zoned R-6 One-Family Residential and GC General Commercial.

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Mr. Mahlman stated that the present application by Consolidated Equities Corporation is to develop a moderate density residential complex on both sides of Butler Avenue. He then presented the zoning text dated July 9, 1984, and a master plan dated July 25, 1984. Mr. Mahlman stated that the master plan indicates single-family attached dwellings with some multi-family. This proposal would allow for 64 units with internal circulation. There would be tennis courts and lagoons. The existing big house and carriage house would be converted into multi-family units.

Mr. Mahlman stated that the Planning Commission Staff has worked with the applicants since March. Buffers, setbacks, etc. were discussed. It was suggested to the applicants that the density be reduced. He explained that the plan is being reviewed as a master plan and not as a site plan. Most of the master plan meets the PD-R Planned Development - Residential standards. He stated that the staff recommends that the property be rezoned to PD-R Planned Development - Residential with a density cap of 5 units per acre, this would be in keeping with the surrounding area.

Mr. Larry Edge, Consolidated Equities, gave a brief explanation of their company's background, being a publicly held real estate company since 1957 with residential and commercial developments.

Mr. Edge stated that they have worked on this development plan for 8 months. He stated that the development would consist of 64 fee-simple units. The property would be preserved with trees, walkways will be added, fences, etc. A duck pond would be constructed in the low area with a gazebo. The existing five structures would remain with the only removal being the Gray Cottage. He stated that of the 64 units, 9 units would be within the existing structures. Two parking spaces per unit will be provided underneath the units. Architectural style will be similar to the Carriage House, 1 1/2 stories, and traditional low-country design. He stated that the development would appeal to permanent residents, it would not be transient. The floor plan was then shown.

Mr. Edge stated that a traffic study has been done. He stated that the conclusion is that no significant impact will be taken on the area.

Pictures were then presented by Mr. Edge. He stated that the zoning of the area is between 6 units per acre and 16 units per acre with their proposal being 9.95 units per acre. He stated that this development would be a transition between the commercial and residential with adequate buffers.

Mr. Bill Ramsey, Consolidated Equities, stated that this property is transitional. He read several sections from the Zoning Ordinance. He stated that he feels this area to be a transitional zone between high and low intensity uses.

Attorney Phil Taylor was present to represent the majority of the landowners in the area. He stated that this is a unique piece of property. He stated that this area, the Village Area, attracts people and should be preserved. Attorney Taylor stated that in the original zoning the Edwards met with the people and sold them on a religious retreat, with 3.64 acres remaining as a R-12 designation and vacant to protect property owners in the area. He stated that the property can be developed as single-family if given the chance, which would be in keeping with the area. However, the developers have stated that they need 10 units per acre to make money and we oppose a development at this density.

Attorney Taylor then stated that they do not agree with the traffic study which was done. He stated that he does not feel the units would be occupied by permanent residents, but would be transient accommodations. He stated that they are aware that the developers have a right to develop the property but it should be done in keeping with the area.

Several others were present from the area to express their concerns and objections. Everyone present was given the opportunity to speak. There were approximately 50 individuals present to object.

Mr. Bob West was present in support of this request. He stated that the community does not know what is going to happen to the property so they should be selective about a plan, and select a good plan like this concept which has been submitted.

Mr. Neal Fendig, adjacent property owner, stated that integrity is of main importance. He stated that Joe and Sara Edwards gave the surrounding neighborhood assurances, he read previous letters from the 1976 rezoning request for the Christian Retreat.

Mr. Don O'Quinn stated that he feels Floyd Street is the buffer between commercial and residential and that this zoning change is not needed as a buffer or transition zone.

Mr. Edge stated that from a planning view it does not make sense to deny. He stated that other developments in the area contain 16 units per acre, their request has been reduced to 9.95 units per acre. It has been limited to what the market can bear.

Mr. Edge stated that the property involved is 40 X 80 foot lots which were platted 90 years ago, which includes 65 lots.

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He stated that the area is being preserved and the request is in line with planning, a transition zone between the commercial and residential. He requested approval from the Planning Commission.

Mr. Counts stated that he has looked and listened and that it is very obvious that the applicants have put alot of effort in the project. However, a motion was made by Mr. Counts and seconded by Mr. Fairman to recommend denial of this rezoning request. Mrs. Brown questioned as to whether the density could be reduced? Mr. Edge stated that it is not realistic, as Mr. Mahlman recommends, to develop at 5 units per acre or any other density below the 9.5 units per acre. Vote was unanimous for recommendation of denial.

GC - 29 - 84

Request to Rezone from MH Mobile Home Park to R-9 One-Family Residential, a tract of land containing approximately 25,000 square feet located between Beach Drive and Midway Circle with frontage of 75 feet on Beach Drive and 92 foot frontage on Midway Circle, Lots 3 and 18 Block E of Blythe Beach Subdivision, Blythe Island.

Mr. Jerry Wayne Harper was present for discussion.

Mr. Mahlman stated that this request is to rezone two vacant lots for the construction of one single-family residence. He pointed out that several lots in this area have been rezoned recently from MH Mobile Home Park to R-9 One-Family Residential to permit single-family residences.

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

GC - 30 - 84

Request to Rezone from R-9 One-Family Residential to R-6 One-Family Residential, a tract containing 8.685 acres fronting 338 feet on the curve of Demere Road opposite the Bloody Marsh Monument property, with an average depth of approximately 925 feet, and fronting 439.52 feet on the east side of Simmons Avenue, property known as "The Hutto Tract", St. Simons Island.

Mr. David Hornsby, Mr. Elden Carmichael, Mr. Bill Hooker and Attorney Bob Miles were present for discussion.

Mr. Mahlman stated that this request is to rezone a tract of land containing 8.68 acres from R-9 One-Family Residential to R-6 One-Family Residential. He stated that the tract is vacant with the exception of one single-family home located at the corner of Simmons Avenue and Demere Road. He pointed out on the zoning map that the property is located between Highland Acres Subdivision and Druid Oaks Subdivision. The surrounding zoning is R-9 One-Family Residential and R-12 One-Family Residential with single-family homes. The Bloody Marsh Monument is directly to the east and across Demere Road. He stated that the abutting homes are on lots 8,000 square feet to 1/2 acre in size.

The layout was then presented. Mr. Mahlman pointed out that access would be onto Simmons Avenue with a cul-de-sac. The applicant proposes to build a single-family cluster subdivision with 40 lots. There would be roads coming off the main road with clusters of 4 lots. He stated that the staff supports the general layout of the lots and streets pattern which limits access and makes the subdivision self-contained. Mr. Mahlman stated that the reason they are before the Commission is to seek a rezoning to allow an increase in the number of lots. The existing R-9 One-Family Residential would allow approximately 30 lots and the R-6 One-Family Residential would allow approximately 40 lots. He stated that the same plan could be done under the existing zoning.

Mr. Bill Hooker, Architect, stated that the applicants desire to build affordable single-family homes. He pointed out on the plan that the lots are less than 9,000 square feet (R-9 zoning) but greater than 6,000 square feet (R-6 zoning). He stated that the average lot is 7,144 square feet with 70 foot frontage. Mr. Hooker explained that the developers will develop the homes as well as the land. They will have control over the development. He stated that sidewalks and bike paths will be constructed as well as the streets having curb and gutter through out the development.

There were several property owners within the surrounding area present to object. Everyone present was given the opportunity to express their concerns.

Mr. Al Holland presented a petition in opposition to the density increase and traffic. Also of concern was the water and sewer and drainage. He stated that it is felt that a density increase would decrease the value of the surrounding properties.

Mrs. Ellen Britton, National Park Service, stated that she has no objection to this development but would like for the 30 foot setback to be a conservation strip buffer instead of just a setback on the Demere Road side opposite Bloody Marsh Monument.

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Mr. Henslee stated that he would like to see the property remain R-9 One-Family Residential. He stated that the plan is good but does not feel that the homes should back up to Simmons Avenue.

Attorney Miles stated that he has heard the concerns of the neighborhood and that maximum consideration is being given to the drainage problems and traffic. He stated that the homes to be located within this development are quality housing. Pictures of the proposed homes were then presented by Mr. Hornsby.

Mr. McCrary stated that he feels the plan is good but does not feel that a density increase is needed.

Mrs. Permar questioned the developers as to why they did not request a PD Planned Development? Mr. Carmichael stated that they had considered it.

Following discussion, a motion was made by Mr. Carter and seconded by Mr. Hicks to recommend denial of this rezoning request. Voting Aye: Messrs. Atkinson, Carter, Fairman and Hicks. Voting Nay: Mrs. Brown. Motion carried for denial.

Mr. Mahlman explained that Mr. George Skarpalezos, Developer of Ridgewood Subdivision, desires to obtain an extension to the two year time limit on his preliminary plat. Mr. Mahlman stated that this can be done in accordance with Section 703.7 of the Glynn County Subdivision Regulations. He then explained that the Ordinance states that if streets have not been opened or final plat filed within two (2) years after receiving preliminary approval then the plat of such subdivision shall be resubmitted for preliminary plat approval.

During discussion, Mr. Mahlman pointed out that Ridgewood Subdivision consist of 265 acres with dirt roads to be dedicated to the County.

Mr. Skarpalezos requested that a 6 to 8 month extension be granted.

A motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend to the County Commission that a 6 month extension be granted to Mr. Skarpalezos.

Upon a motion made by Mr. Carter and seconded by Mrs. Brown the following amendment to Section 619. Site Plan Approval of the Glynn County Zoning Ordinance be recommended for approval.

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619.8 Fees.

Application shall be accompanied by a fee based upon the following schedule - \$50 for the first acre plus \$10 for each additional acre or fraction thereof.

Mr. Mahlman stated that as discussed previously by the Planning Commission there has been an indication for a need to allow child care centers as a conditional use in Sections 701. R-6, R-9, M-6 and M-9 One-Family Residential, 711. LC Local Commercial and 712. GC General Commercial.

A motion was made by Mr. Fairman, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the following amendments:

Section 701. R-6, R-9, M-6, and M-9 One-Family Residential701.4 Conditional Uses

- 9) Private child care center, kindergarten or pre-school nursery provided:
 - a) Buildings and structures which shall retain a residential appearance and character shall have a minimum of thirty-five (35) square feet of useable space per child within the building.;
 - b) Outdoor play areas shall have a minimum of one hundred (100) square feet per child and shall be enclosed by a fence at least four (4) feet in height.;
 - c) The location of parking, loading areas, buffers, hours of operation and renewal review dates shall be determined by the Joint Planning Commission.;
 - d) Facilities shall meet all state and local requirements and codes for the operation of child care centers.; and
 - e) The location and operation shall receive the written approval of the Georgia Department of Human Resources, and the approval of the Glynn County Fire Chief prior to the issuance of a business license.

Section 711. LC Local Commercial District

711.3 Conditional Uses

- 5) Private child care center, kindergarten or pre-school nursery provided:
 - a) Buildings or structures shall have a minimum of thirty-five (35) square feet per child of useable space within the buildings.;
 - b) Outdoor play areas shall have a minimum of one hundred (100) square feet per child and a fence four (4) feet in height.;
 - c) All facilities shall meet state and local requirements and codes for the operation of child care centers.; and
 - d) The plans for such facilities shall receive the written approval of the Georgia Department of Human Resources and the County Fire Chief prior to the issuance of any permits for construction and operation, copies of such approval to be attached to the building permit and to be retained in the files of the Building Official.

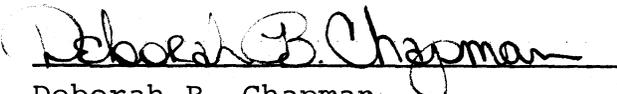
Section 712. GC General Commercial District

712.3 Conditional Uses

- 11) Private child care center, kindergarten or pre-school nursery provided:
 - a) Buildings or structures shall have a minimum of thirty-five (35) square feet per child or useable space within the buildings.;
 - b) Outdoor play areas shall have a minimum of one hundred (100) square feet per child and a fence four (4) feet in height.;
 - c) All facilities shall meet state and local requirements and codes for the operation of child care centers.; and
 - d) The plans for such facilities shall receive the written approval of the Georgia Department of Human

Resources and the County Fire Chief prior to the issuance of any permits for construction and operation, copies of such approval to be attached to the building permit and to be retained in the files of the Building Official.

Meeting Adjourned at 12:20 p.m.


Deborah B. Chapman