

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 11, 1984 9:00 A.M.

Present: Dennie McCrary, Chairman
 Levern Carter
 George Counts
 Harry I. Driggers
 Mike Fairman
 Bill Hicks

Absent: Gerald Atkinson
 Margaret A. Brown

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

River Ridge Subdivision, Phase III
 Final Plat

George Skarpalezos, Developer
 James Conine, Surveyor

Mr. George Skarpalezos was present for discussion.

Mr. Mahlman presented the final plat of River Ridge Subdivision, Phase III. He pointed out that the development consists of 19.95 acres with 24 single-family lots. The development will be served by a paved street, private wells and individual septic tanks.

Mr. Mahlman stated that the plat meets all the requirements for approval. Mr. Roy Brogdon, County Engineer, has approved the road and recommends the County's acceptance.

Following review, a motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to approve the Final Plat of River Ridge Subdivision, Phase III.

Glynn Place Mall, Access Roads
 Final Plat

Scott Hudgens Companies, Developer
 George Underwood & Associates, Surveyor

Mr. Tom Wheeler and Mr. George Underwood were present for discussion.

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Mr. Mahlman presented the subdivision plat. He stated that this approval is for the access roads to be dedicated to the County. He pointed out the roads involved, Scranton Connector and Altama Connector as the major roads and the smaller roads Trade's Street, Shopper's Way and Commerce Drive leading to the mall site.

Mr. Mahlman stated that plans call for the opening of J.C. Penny Company in November, 1984 with the mall having an opening date in 1985.

Mr. Wheeler stated that a performance bond will be posted. Mr. Mahlman stated that the performance bond would be in an amount, approved by the County Engineer, to guarantee that all improvements will be completed.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Fairman and unanimously adopted to grant approval of the Final Plat of Glynn Place Mall, Access Roads.

SP - 15 - 84

Site Plan Approval of 940 Beachview Condominium

C. H. Harris, Developer

David Rhodes, Architect

Messrs. C. H. Harris and David Rhodes were present for discussion.

Mr. Mahlman presented the site plan. He stated that the site is currently the location of one single-family home. He stated that the property is zoned RR Resort Residential which allows multi-family at a density of 16 units per acre. He pointed out that the site plan is for the development of 5 units on 13,650 square feet. The property abuts the former 3rd Street right-of-way from which the developer will have access, in that a 25 foot quit-claim was granted to Mr. Harris 12 years ago.

Mr. Mahlman stated that there is one feature that needs to be pointed out, under the RR Resort Residential zoning classification the developer may request a 10% increase on the required 50% site coverage. He pointed out that this site plan indicates a 59% site coverage. Mr. Mahlman stated that the developers have provided 6 off-street parking spaces as a trade-off for the 10% variance increase. He stated that this is a trend the County would like to see in the beach area, access for public use.

It was then pointed out by Mr. Mahlman that an access document to the beach will be provided. Also to be submitted, if the site plan is approved, will be an easement document stating that no structure will be placed in the 25 foot easement.

Motion was made by Mr. Carter, seconded by Mr. Counts that the site plan be approved subject to all documents being obtained prior to Mr. Mahlman's signing the site plan.

SP - 17 - 84

Site Plan Approval of Brockinton Arbor Condominium

Neal Construction Company, Developer

Biletzskov & Associates, Surveyor

Mr. Wayne Neal was present for discussion.

Mr. Mahlman stated that the subject property contains 3.69 acres zoned MR Medium Residential located within the Brockinton Plantation. He then presented the site plan. He pointed out that there are 33 condominium units, 2 and 3 bedroom units, with a density of 9 units per acre.

It was then pointed out by Mr. Mahlman that the drainage for the site has been approved by the County Engineer. He then recommended that the site plan be granted approval.

Motion was made by Mr. Driggers, seconded by Mr. Fairman and unanimously adopted to approve the Site Plan of Brockinton Arbor Condominium.

GC - 31 - 84

Request for an Amendment and Site Plan Approval in the PD-G Planned Development - General Sea Palms West Development, Parcel 22, for the location of a Maintenance Building, subject property contains 2.57 acres.

Mr. Roger Steffens and Mr. John Luft were present for discussion.

Mr. Mahlman presented the site plan for the maintenance building and the overall master plan for Sea Palms West. He pointed out that the maintenance facility would have access from Sea Palms West Drive via a shell drive. The building would be served by a individual well and septic tank. A 50 foot building setback along the residential property to the east will be provided. He stated that the property involved, parcel 22, is an isolated parcel.

Mr. Mahlman stated that action today would be for an amendment to parcel 22, on the 1982 master plan indicated the development of single-family homes.

A motion was made by Mr. Hicks, seconded by Mr. Counts and unanimously adopted to recommend approval of this request.

GC - 32 - 84

Request to Rezone from R-20 One-Family Residential to FA Forest Agricultural, a tract of land containing 16.42 acres on Blythe Island, located at the intersection of Blythe Island Drive and Davenport Road with frontage of 711 feet on Davenport Road

Attorney James Tuten and Coby Shubert, agents for Radio Station WGIG, Inc., were present for discussion.

Mr. Mahlman stated that this property is the site of the WGIG transmission facility on the south end of Blythe Island. The property has been used for radio transmission prior to the adoption of the present Zoning Ordinance in 1966. The property is zoned R-20 One-Family Residential which does not permit the present use.

Attorney Tuten stated that WGIG desires to increase their power which will involve the location of a new 500 foot tower. He stated that a rezoning is needed to allow the construction of the additional tower. He then stated that FCC has granted approval for the new 500 foot tower.

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

It being noted that the applicant will have to come back before the Planning Commission, Section 617. of the Glynn County Zoning Ordinance, at a later date to receive approval of the tower in that it exceeds 150 feet, however, approval from the County Airport Manager will have to be received prior to Planning Commission's action.

GC - 33 - 84

Request to Rezone from HC Highway Commercial and R-9 One-Family Residential to PD-G Planned Development - General (General Commercial), a tract of land containing 2.51 acres located at the southwest corner of Frederica Road and Riverview Drive, with frontage of 547 feet on Riverview Drive and 150 feet on Frederica Road, being a portion of the Long View Acres Subdivision, St. Simons Island

Mr. Jerry Edwards, agent for Mary Yates Stevens, and Mr. David Newton, architect, were present for discussion.

Mr. Mahlman stated that this request to rezone 2.51 acres is to place the property into the PD Planned Development zoning district in conjunction with the surrounding PD zoning.

Mr. Mahlman stated that the proposed use of the property, if rezoned to PD Planned Development, is for the location of a motel. He stated that a motel is an allowed use in General Commercial and Highway Commercial. He pointed out that a portion of the property being sought for rezoning is already Highway Commercial, however the applicant desires to have the entire property under the same zoning classification of PD Planned Development.

The site plan was then presented. Mr. Mahlman stated that the motel would be processed under the requirements of RR Resort Residential with the 50% site coverage, etc.

Mr. Hicks stated that the developer can build the motel on the HC Highway Commercial property but that PD Planned Development would give the Commission more control.

Mr. Robert Harper presented a petition from all property owners in Riverview Subdivision stating objection to this rezoning. He stated that the proposed use would generate traffic which is a major concern. He stated that the application should be denied due to public safety. He stated his desire to leave the park zoned R-9 One-Family Residential. He then stated that the motel will be surrounded by night clubs, etc. and it is felt that the motel will be utilized as a flop house.

Also present to express concern was Ms. Donna Szwast. Her major concern was traffic. Mr. Newton stated that the proposed use would create less traffic than a shopping center would.

Everyone present to express their concerns were given the opportunity to do so.

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Mr. Newton stated that an earth berm will be planted as a buffer from the residential property and would also serve as a safety security for the motel. He stated that the developers will provide a sidewalk and safety for the children. He stated that the motel will be built with or without the zoning change.

Mr. McCrary then asked the developers if they would accept the condition of no access onto Riverview Drive? Mr. Edwards stated that they would agree to reduce access and traffic.

Following discussion, a motion was made by Mr. Carter seconded by Mr. Hicks and unanimously adopted that the two parties involved, developers and residents, get together and work the problems out and come back to the Commission at their October 2, 1984 meeting.

Amendments to the Glynn County Subdivision Regulations

Mr. Mahlman stated that these amendments are a total revision to the Subdivision Regulations. He stated that input has been obtained from the Board of Realtors, Home Builders Association, Surveyors and Engineers. He then stated that the sub-committee of the Planning Commission which reviewed the revision has stated acceptance.

Motion was then made by Mr. Counts, seconded by Mr. Carter and unanimously adopted to recommend approval of the revision of the Glynn County Subdivision Regulations.

Upon a motion made by Mr. Hicks and seconded by Mr. Counts the Minutes of July 3, 1984 were unanimously approved and adopted.

Mr. Mahlman stated that Section 507. Substandard Lots of Record was amended in June, 1984. However, the section is in need of further clarification and possibly less restrictive and it is felt that an amendment is needed.

Mr. Mahlman was authorized to advertise an amendment to Section 507. Substandard Lots of Record for the next Planning Commission Meeting.