

## BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 4, 1984 9:00 A.M.

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Present: Dennie McCrary, Chairman  
Margaret A. Brown  
Levern Carter  
Harry I. Driggers  
Bill Hicks

Absent: Gerald Atkinson  
George Counts  
Mike Fairman

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. Carter.

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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 pointed out that this item was deferred at the last Planning Commission Meeting for further review and discussion. He stated that the two parties, developers and residents of the area, met and have worked out objections. He then presented the master plan. He stated that the applicants have agreed to set the motel back from Riverview Drive, only losing 1 oak tree. There will be a earth berm and sidewalk along Riverview Drive.

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Mr. Mahlman stated that as originally required, the developers will relocate the dirt road known as Longview Drive and extend and pave it to a designated point, to be dedicated to the County. If this rezoning is approved the timing of the construction of the road will be worked out.

It was pointed out by Mr. Mahlman again that the motel could be built in the existing HC Highway Commercial zoning but with the PD Planned Development rezoning the County would have more control over the development. He then recommended approval, which involves the zoning text and master plan.

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

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GC - 35 - 84

Request to Rezone from FA Forest Agricultural to R-6 One-Family Residential, a lot containing 0.245 acres fronting 60.36 feet at the end of Gould Street, St. Simons Island

Attorney Robert D. Miles was present to represent William C. Wiggins, Jr.

Mr. Mahlman stated that this request is to rezone 10,672 square feet from FA Forest Agricultural to R-6 One-Family Residential. He stated that the vacant lot is located at the end of Gould Street and adjacent to the King City Subdivision on St. Simons Island.

Mr. Mahlman explained that this lot and three others were created approximately seven years ago and are zoned FA Forest Agricultural, however the frontage and square footage does not meet the requirements for FA Forest Agricultural zoning.

Attorney Miles stated that if this rezoning is denied it would deny the owner use of the property.

It was noted that no one was present to object.

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

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GC - 36 - 84

Request to Rezone from R-9 One-Family Residential to FC Freeway Commercial, 2.54 acres fronting 240 feet on the south side of Scarlett Street at the intersection of Picric Street, off U.S. Highway 341

Mr. Julian Cody, Jr., was present to represent the above request submitted by Investments 84, Inc.

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

Mr. Mahlman stated that this request is to rezone 2 1/2 acres from residential to commercial. He stated that the FC Freeway Commercial zoning classification was created in the 1960's, this request would be an extension of the FC Freeway Commercial.

It was then pointed out by Mr. Mahlman that Scarlett Street serves as access for approximately five single-family homes to the east of this property. He stated that if this property is rezoned and developed that the developers would need to pave the rest of Scarlett Street.

One of the property owners within the area was present to express her concerns. She stated that there are already problems existing as to getting in and out of the area.

Mr. Cody stated that the developers would pave Scarlett Street right-of-way to the curve, which is the intersection of Scarlett and Picric Streets.

Mr. Charlie Thrower stated that Scarlett Street is a county road and the trucks and cars that park in the right-of-way create the problem for the residents in the area.

After discussion, a motion was made by Mrs. Brown, seconded by Mr. Hicks and unanimously adopted to recommend approval of this request, subject to the applicant paving Scarlett Street from the existing pavement to the curve (intersection of Picric Street with Scarlett Street). It was also suggested that "no parking in the right-of-way" signs be placed on Scarlett Street, a County dedicated road.

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GC - 37 - 84

Request to Rezone from R-9 One-Family Residential to R-6 One-Family Residential, 24.57 acres fronting 1,216 feet on the north side of Emanuel Farm Road and frontage of 893 feet on the east side of Carteret Road

Mr. Gary Strickland was present to represent the above request submitted by Driggers Construction Company and himself.

Mr. Driggers abstained from discussion and action due to a conflict of interest.

Mr. Mahlman stated that this request is to rezone a 24.57 acre tract of land from R-9 One-Family Residential to R-6 One-Family Residential. He pointed out the location of the property on the zoning map, property being located to the northeast of the intersection of Carteret Road and Emanuel Farm Road. He then gave a brief history of the property, he stated that the property had previously received preliminary plat approval for a single-family subdivision with 9,000 square foot lots. Prior to that time, in 1979 the property had been zoned MH Mobile Home Park. Currently the applicants are requesting a zoning change to R-6 One-Family Residential to create a subdivision with 6,000 square foot lots.

Mr. Don McLaughlin was present to state his objections to the rezoning request. Other residents of the area, Beverly Shores Subdivision, were present to state their objections which included Mr. W. H. Fenney, Mr. Reeves and Sandra Ravoski. They stated that their concern is small houses on small lots.

It was pointed out by Mr. Mahlman that a drainage ditch is located between this property and Beverly Shores Subdivision which will serve as a buffer and an additional 7 foot will also be required. He stated that whether or not the property is zoned R-9 or R-6 the houses can still be built on the property.

Mr. Strickland stated that they are trying to make the houses more affordable. He stated that they would not be down-grading the neighborhood.

Mr. Hicks questioned the developer whether they could leave trees between this development and Beverly Shores Subdivision? Mr. Strickland stated that they have not really thought about it, in that the drainage ditch is located there.

Mr. Strickland stated once again that the rezoning to R-6 One-Family Residential would not reduce the quality of the houses.

The possibility of a PD Planned Development zoning was then discussed. Mr. Mahlman stated that a Planned Development would allow buffers, etc. Mr. McLaughlin stated that they would like to know exactly what is being done on the property. It was the consensus of the Planning Commission that a Planned Development would be an alternative to consider. Thereupon, a motion was made by Mrs. Brown and seconded by Mr. Carter to defer this matter.

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Site Plan, King and Prince Condominium Hotel North

and

Conditional Use Permit (CUP-11-84), Section 705.3)

Mike Sturdivant and Earl Jones, Inn of Lake City,  
Owners and Developers

Mr. Al Boudreau and Mr. Mike Sturdivant, King and Prince, were present for discussion.

Mr. Mahlman stated that this request is for a conditional use permit and site plan approval for the development of a condominium hotel. He stated that this development will be known as King and Prince Condominium Hotel North. The South Condominium Development was built and occupied a year ago. He then presented the site plan. He stated that the Department of Natural Resources Beach and Dune Line has been established, the eastern most stable dune was then pointed out.

It was then explained by Mr. Mahlman that this development would consist of 52 2 and 3 bedroom units on 2.71 acres at 19 units per acre. He stated that under the RR Resort Residential zoning district a increase in site coverage is allowed as a variance, and they are requesting 54%. He stated that the unpaved alley will be improved with curb and gutter, a sidewalk and boardwalk will be built with public access.

Mr. Mahlman stated that the site plan meets all the requirements for approval. He stated that the County Engineer has worked with the applicants and still have a few things to work out. He then recommended that the site plan be approved subject to the drainage plan being approved by Mr. Roy Brogdon, County Engineer.

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Mr. Al Boudreau stated that Mr. Mahlman has given a good overview of the development. Mr. Mike Sturdivant stated that they feel this development will be a credit to the Island. He stated that this condominium hotel will be in a rental pool with security and not designed for permanent occupancy.

Mr. Sam Cofer was present to express his support for the development. He stated that he owns property one block over and that he is proud of the King and Prince Development. Mr. Joe Senna was also present to express his support for the project.

Attorney Bob Greene and James Tuten were present to represent the Crows Nest Condominium and Beachview Townhomes. Mr. Greene stated that they support the request subject to the following conditions - 1) no further development of the Tucker parcel, approximately 136 X 125, without prior consent of 2/3 of owners of Beachview Townhomes and Crow's Nest Condominiums.; and 2) no height increase on Oglethorpe House parcel beyond present height.; 3) that a formal binding legal instrument be executed in such manner as to create covenants running with the land and recordable of record.; and 4) waive right to litigation for anything done to this date.

Following discussion, a motion was made by Mr. Hicks to approve the Conditional Use Permit and Site Plan for King and Prince Condominium Hotel North subject to the drainage plan being approved and a legal instrument being recorded including the above items stated by the two parties. Motion was seconded by Mr. Carter and unanimously adopted.

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GC - 34 - 84

Request to Rezone from HC Highway Commercial to FA Forest Agricultural, 6 lots located in Woodman Park Subdivision, known as Lots 4A, 7A, 8A, 11A, 12A and 13A, containing a total of 4.73 acres with frontage of approximately 900 feet on Jarom Drive

Mr. Louis Whittington was present to represent the above request submitted by Robert G. Boone.

Mr. Mahlman stated that the subject property is a portion of Woodman Park Subdivision located on U.S. Highway 341 in Sterling. He stated that the development is a residential and commercial subdivision platted in 1974. The lots involved in this request, Lots 36 through 41, have access to unpaved Jarom Drive.

Mr. Mahlman stated that the staff supports this rezoning request in that it would be more in keeping with the surrounding area.

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

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Request to Amend the Glynn County Zoning Ordinance, Section 507. Substandard Lots of Record

Mr. Mahlman explained that this section of the Ordinance was amended in June of 1983. However, clarification is needed. He stated that the intension is that one property owner with frontage should bring lots up to conformance with the Zoning Ordinance if possible. However, a single lot would give you one building permit.

Mr. Tommy Pilgrim was present to express his concerns. He stated that he represents a lady that owns property in Glynn Haven and this amendment affects the value of her property.

This item was deferred until the next Planning Commission Meeting.

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Request to Amend the Glynn County Zoning Ordinance, Section 704. FA Forest Agricultural District to allow two-family dwellings as a conditional use in Subsection 704.3

Mr. James Michael, Fish Hall Community, was present for review of this item.

Mr. Mahlman stated that this amendment is being considered in that the County Commission had previously eliminated two-family dwellings in FA Forest Agricultural Districts. However, the Commission feels that two-family dwellings should be allowed but not to create a development.

Following discussion of this matter, a motion was made by Mr. Carter, seconded by Mr. Driggers and unanimously adopted to recommend approval of the following amendment:

704.3 Conditional Uses

- 4) Two-family dwellings located on a zoning lot containing not less than forty thousand (40,000) square feet of land, provided such use is not part of a development or subdivision in single ownership.
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Upon a motion made by Mr. Hicks and seconded by Mr. Carter the Minutes of September 11, 1984 were unanimously approved and adopted.

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Under staff items Mr. Mahlman requested approval to attend an American Planning Association Conference in Tampa, Florida on October 4 and 5.

A motion was made by Mr. Driggers, seconded by Mr. Hicks and unanimously adopted to approve Mr. Mahlman's travel.

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Mr. Mahlman stated that a letter has been received from Mr. Dale Whittle, Chairman of the Glynn County Public Utilities Coordinating Committee, regarding additional right-of-way in new developments for the location of utilities. Each member was presented a copy of the letter.

After discussion, a motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted that a recommendation for an additional 10 foot utility easement be added to the revision of the Subdivision Regulations which have been forwarded to the County Commission for their approval.

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Mr. Mahlman stated that Mr. Bill Hooker and Mr. Jack Baer are present to present the new site plan for Harbour Oaks, Phase I. He stated that when the original site plan was given approval that the entrance, setbacks, etc. were worked out. Since the approval, the ownership has changed and Mr. Hooker has a new plan, 122 units still meeting all the setbacks, etc. Mr. Mahlman stated that this new site plan can be handled administratively if the Commission so desires.

Mrs. Brown stated that this site plan had received citizen input and she feels the site plan approval should be readvertised and heard at a public hearing, to protect the Commission and staff.

Mr. Mahlman stated that they would be present at the Commission's meeting of November for site plan approval.

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Meeting Adjourned at 11:15 a.m.

Deborah B. Chapman

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