

GLYNN COUNTY PLANNING COMMISSION

December 3, 1985 9:00 A.M.

PRESENT: Dennie McCrary, Chairman

Mac Harden

William Holland

Henry Shipherd

Gary Strickland

ABSENT: George Counts

Geraldine Kennedy

ALSO PRESENT: Thomas P. Brechko, Acting Director

Deborah B. Chapman, Zoning Administrator

Edward H. Stelle, Director of Community
Development

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

Bay Tree Subdivision

Preliminary Plat

Sea Palms Development Corp., Developer

Mr. Roger Steffens was present for review.

Mr. Brechko stated that this plat is for the development of Parcel 11 of Sea Palms West Planned Development Master Plan containing 10.21 acres. He stated that the subdivision will be for 45 single-family detached patio homes to be developed meeting the design standards stated in the Planned Development Zoning Text.

The Plat was then presented. Mr. Brechko pointed out that all the lots front on two private streets, Bay Tree Court East and Bay Tree Court West. He stated that the open space areas, buffers and drainage system will be private and maintained by Sea Palms Development Corporation, as noted on the plat.

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Mr. Brechko stated that the developers are requesting a variance to the Glynn County Subdivision Regulations to allow the two dead-end spurs serving four lots on one and five lots on the other. He stated that the Subdivision Regulations allow a maximum of two lots to be served by a dead-end street without a circular turnaround.

Mr. Steffens stated that this parcel was first designed to be developed as 52 lots approximately 5 years ago. The plan today is for 45 lots with minimum lot size of 4,685 square feet.

Mr. Brechko stated that the preliminary plat meets the requirements of the Glynn County Subdivision Regulations and the Planned Development Zoning Text with the exception of the two dead-end spurs.

Motion was made by Mr. Harden to approve the preliminary plat of Bay Tree Subdivision including the granting of the variance. Motion was seconded by Mr. Strickland and unanimously adopted.

Plantation Village Subdivision
Preliminary Plat
Colonial Holding Company, Developer

Mr. David Hornsby was present for discussion.

Mr. Brechko stated that Plantation Village is a phased commercial Planned Development. The plat consist of 12.6 acres with 8 lots having a minimum lot size of 25,000 square feet.

The plat was presented. Mr. Brechko stated that Main Street will be a private street with a temporary dead-end cul-de-sac having a right-of-way of 60 feet expanding to 80 feet at the entrance. He stated that Colonial Holding is requesting a variance on the length of the temporary cul-de-sac which is 975 feet in length in that the Glynn County Subdivision Regulations allows a maximum length of 800 feet.

Mr. Brechko stated that the plat meets the requirements of the Glynn County Subdivision Regulations and the Plantation Village Planned Development Zoning Text subject to a variance being granted on the cul-de-sac length.

Motion was made by Mr. Harden to approve the preliminary plat of Plantation Village Subdivision which includes a variance on the length of the cul-de-sac. Motion was seconded by Mr. Holland and unanimously adopted.

Windward Acres Subdivision, Phase Three
Preliminary Plat
Driggers Construction Company, Developer

Mr. Harry Driggers was present for review.

Mr. Brechko stated that this plat is for the development of one of the last phases of Windward Acres Subdivision. The Development consist of 7.8 acres with 14 lots having a minimum lot size of 15,000 square feet. The property is zoned PD-G Planned Development-General with frontage off Meadows Way. The 14 lots will be served by Bushoan Road which will be a public cul-de-sac street.

The plat was then presented. Mr. Brechko stated that the lots will be served by individual septic tanks and the central water system that serves Windward Acres and Deerfield Station Subdivisions. The water system will require final approval from the Department of Natural Resources Environmental Protection Division prior to being installed.

Mr. Brechko stated that the preliminary plat meets the requirements of the Glynn County Subdivision Regulations and the Planned Development Zoning Text.

Motion was made by Mr. Shipherd to approve the preliminary plat of Windward Acres Phase Three. Motion was seconded by Mr. Harden and unanimously adopted.

Thornhill Mobile Home Park
Site Plan
Frank Coffey, Developer

Mr. C. M. German, Surveyor, was present for review.

Mr. Brechko stated that this site plan is for the development of a mobile home park consisting of 6.61 acres with 33 mobile home rental spaces with a minimum lot size of 5,600 square feet.

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The plan was then presented. Mr. Brechko stated that the mobile home spaces will be served by a central water well with sewage disposal by septic tanks.

Mr. Brechko stated that the staff recommends approval of the site plan with the following conditions:

1) Approval of the water system by the Department of Natural Resources Environmental Protection Division.

2) Determination from the Department of Natural Resources on their jurisdiction in Thornhill Creek and identification of any required setbacks along the creek for mobile homes, paving or any type of fill material.

3) Approval and a permit from Georgia Department of Transportation for the proposed curb cut and acceleration and deceleration lanes on U. S. Highway 17.

Following review, motion was made by Mr. Harden to approve the plan subject to the three conditions being met. Motion was seconded by Mr. Holland and unanimously adopted.

Demere Village Tract Three
Site Plan
Woodruff-Brown Company, Developer

Ms. Kimberly Dubberly was present for review.

Mr. Brechko stated that this site plan is for the development of Tract Three of a phased Planned Development shopping center project. The development will be three tracts, this tract consists of 2.78 acres located on the south side of Demere Road and west of Retreat Shopping Center.

The site plan was presented. Mr. Brechko stated that the proposed use is for a supermarket. Access to the site is from Demere Road by an entry drive that borders the eastern property line of Tract Three.

Mr. Brechko stated that the site plan meets the requirements of the Glynn County Zoning Ordinance and the Planned Development Zoning Text.

Motion was made by Mr. Strickland to approve the site plan of Demere Village Tract Three. Motion was seconded by Mr. Holland and unanimously adopted.

Conditional Use Permit (CUP - 8 - 85)
and Site Plan Approval for Coast
House Condominium Hotel

Coast House Ltd. and Sandease Ltd., Developers

Attorney Bob Miles was present for review.

Mr. Brechko stated that the 2.2 acres involved in this request is zoned RR Resort Residential on Wood Avenue. He stated that the development would consist of 69 multi-family units at a density of 31.4 units per acre.

Mr. Brechko stated that parking for the proposed development will be provided under the building and across Wood Avenue in a four story parking garage with a tennis court on the roof.

Mr. Brechko stated that the proposed condominium hotel will be a five story building with the fifth floor being a pool and terrace area.

It was then stated by Mr. Brechko that an itemized letter stating 22 deficiencies has been sent to the applicant, thereupon the staff recommends deferral until such time as all deficiencies have been properly addressed.

Attorney Miles stated that they concur with the deferral.

Motion was made by Mr. Harden to defer this item until deficiencies have been satisfied. Motion was seconded by Mr. Strickland and unanimously adopted.

Conditional Use Permit (CUP - 9 - 85)
and Site Plan Approval for
Coast House II Condominium Hotel

Coast House Ltd. and Sandease Ltd., Developer

Attorney Bob Miles was present for discussion.

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Mr. Brechko stated that this proposed development consist of 7.54 acres to construct 260 multi-family units. He stated that the condominium hotel proposed would be a five story building with the fifth floor including a pool and deck area.

It was noted by Mr. Brechko that an itemized letter was sent to the applicant listing deficiencies and staff recommends deferral until these deficiencies have been properly addressed.

There were numerous residents from St. Simons Island present to state their concerns. They felt that since the application and site plan does not meet the requirements it should be denied.

Mr. George Roundtree stated that he feels the application was filed in order that they can be grandfathered in under the existing Ordinance. He requested the Commission to deny the request if it is not complete.

Attorney Miles stated that they concur with a deferral. He stated that the deficiencies can be worked out.

Mr. Brechko stated that this item was placed on the agenda because the Ordinance states that once an application has been filed the Commission has 45 days to act upon the request or it will be deemed approved.

Those present who were in objection still encouraged the Commission to deny the request.

Motion was made by Mr. Shipherd and seconded by Mr. Strickland to defer this request until the deficiencies have been met. Voting aye: Messrs. Holland, Shipherd and Strickland. Voting nay: Mr. Harden.

GC - 57 - 85

Request to Rezone from R-12 One-Family Residential to PD-G Planned Development-General (single-family and multi-family), a tract of land consisting of 21.01 acres fronting 371.93 feet on the east side of Frederica Road and lying immediately north of Oglethorpe Park Subdivision.

Property owned by Howard Egbert, Edward Egbert, Thomas Egbert and Mrs. Estelle Pearson;

Ernest P. Curry, Jr., Agent.

Attorney Bob Miles was present to represent the above request.

Mr. Brechko gave the presentation of the Planning Staff's report.

Following the presentation Mr. Brechko stated that Attorney Miles has requested deferral on this item in order that Mr. Curry can have sufficient time to meet with the surrounding property owners.

Mr. Reid Harris, adjacent property owner, stated that the property owners in the area have been working for weeks to get people to attend this meeting. He stated that if the developer had wanted to talk he could of come to us, the time is now to take action.

Mr. Harris stated that St. Simons is a safe harbour and that is important and should not be changed. He explained that the property will and should be developed but not like proposed. He stated that denial of this request would still allow the developer to develop the land as single-family at R-12 requirements. Mr. Harris stated that a deferral on this request would not be fair, not fair for the residents to have to come back.

Mr. George Roundtree requested everyone present in opposition to stand, there were approximately 50 people.

Mr. Roundtree stated that this multi-family request is right in the middle of a single-family residential area. He stated that there is no need for the development, it would increase traffic problems, and if granted it would open the gates for other multi-family requests. He stated that the request is against concept of zoning.

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Mr. Roundtree explained that he had met with Mr. Curry yesterday and that Mr. Curry stated that he knew the residents would not like it but that he can't buy the property and make profit to do a project except as multi-family. He then stated that the residents are not going to change their minds on this, they request a denial not deferral.

Mrs. Kay Benson presented a petition from Youngwood Subdivision. She stated that if Mr. Curry had wanted to talk he could of contacted the subdivision's associations.

Mr. Padgett, adjacent property owner, stated that he feels this request is a smoke screen to see what they might can get. He stated he is in opposition.

Following discussion motion was made by Mr. Harden to recommend denial of this request. Motion was seconded by Mr. Shipherd and unanimously adopted.

Attorney Miles stated for the record, that the request for deferral being denied was arbitrary and capricious without justification, his client has been denied equal protection of the law.

GC - 58 - 85

Request to Rezone from R-9 One-Family Residential to LC Local Commercial, a tract of land containing 13,800 square feet fronting 120 feet on the north side of Walker Road approximately 400 feet west of the F-009 Spur and Walker Road intersection.

Property owned by Charles T. and Sadye Cauley.

Mr. and Mrs. Cauley were present for review.

Mr. Brechko stated that this request is to rezone a 13,800 square foot lot from residential to commercial. He stated that the commercial ceramic business is already existing. He pointed out that Mr. Lewis, County Building Official, sent the applicants a letter of violation on November 15, 1985. Thereupon, the applicant is seeking a rezoning to allow the continuation of the existing business.

It was noted that a petition from the surrounding property owners has been submitted in support of the request. Mr. David Drake, property owner in the area, was present to state support.

Mr. Brechko stated that the staff feels a Local Commercial zoning change can be supported due to the small size of property involved and its close proximity to the F-009 Spur.

Motion was made by Mr. Strickland to recommend approval of this request. Motion was seconded by Mr. Holland and unanimously adopted.

GC - 59 - 85

Request to Rezone from R-6 One-Family Residential to LC Local Commercial Lots 21 and 22 of Arco Subdivision consisting of 10,000 square feet, fronting 100 feet on Emanuel Street approximately 100 feet north of 7th Street.

Property owned by Arco Hardware.

Joseph Burkhart III, Agent.

Mr. Joseph Burkhart III was present for discussion.

Mr. Brechko stated that this request is to rezone two lots in Arco Subdivision from residential to commercial. He stated that the 10,000 square foot property has been utilized as storage and owned by Arco Hardware since 1955. He explained that the commercial usage is non-conforming under the existing Ordinance.

Mr. Brechko stated that Mr. Burkhart desires to purchase the property and locate a furniture repair business.

It was pointed out by Mr. Brechko that the adjacent property is the location of Sweats Body Shop which is zoned residential and non-conforming also.

Mr. Brechko stated that the staff feels that since this property has been used as commercial for a number of years and the proposed use would seem to be more compatible with the area the requested rezoning can be supported.

Motion was made by Mr. Strickland to recommend approval of this request. Motion was seconded by Mr. Harden and unanimously adopted.

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The following 1986 meeting schedule was adopted:

JANUARY 7

FEBRUARY 4

MARCH 4

APRIL 1

MAY 6

JUNE 3

JULY 1

AUGUST 5

SEPTEMBER 9

OCTOBER 7

NOVEMBER 4

DECEMBER 2

Meeting Adjourned At 10:30 A.M.