

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

January 15, 1985 9:00 A.M.

Present: Dennie McCrary, Chairman
 Gerald Atkinson
 Margaret A. Brown
 Levern Carter
 George Counts
 Harry I. Driggers
 Mac Harden

Absent: Mike Fairman

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

Chairman McCrary called the meeting to order. The invocation was then given by Mr. Counts.

GC - 3 - 85

Request to Rezone from PD-G Planned Development - General and GI General Industrial to HC Highway Commercial and GR General Residential, a tract known as Brunswick Peninsular Tract "H" containing 34.05 acres as follows: Area A - To be rezoned to GR General Residential, 20.05 acres fronting 955.82 feet on the west side of Cypress Mill Road and 1,380.96 feet on the south side of Pine Street; Area B - To be rezoned to HC Highway Commercial, 13.35 acres fronting 1,740.50 feet on the north side of Benedict Road, 678.59 feet on the north side of Community Road, 230.57 feet on the east side of Habersham Street and 420.00 feet on the south side of Pine Street; Area C - To be rezoned to HC Highway Commercial, 0.64 acres fronting 198.63 feet on the south side of Pine Street, 196.04 feet on the west side of Habersham Street and 225.14 feet on the north side of Community Road.

Mr. Wright Parker was present to represent the above request submitted by KEGLAPP Partnership, Webster Tile Company and D. Sheron Carter.

Mr. Mahlman stated that this request is to rezone 34 acres from PD-G Planned Development - General to HC Highway Commercial and GR General Residential, as outlined above. He pointed out

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that with the exception of .64 acres in Area C the property was rezoned to PD-G Planned Development - General in 1980. The Planned Development zoning text and master plan outlined a mix of LI Limited Industrial, GR General Residential and HC Highway Commercial uses on the site. He pointed out that two sites have received site plan approval.

Mr. Mahlman stated that the applicant desires to place the property into individual zoning districts, HC Highway Commercial and GR General Residential. He stated that the GR General Residential zoning will still require site plan approval prior to development.

Mr. Parker stated that they are requesting the zoning change to keep from having to come back before the Commission every time a parcel is being developed and so that the property can be sold in smaller parcels. He stated that the HC Highway Commercial is more suitable, there is no demand for LI Limited Industrial. He then stated that there are no plans for the GR General Residential at this time, water and sewer will need to be available prior to development of that area.

Mrs. Harris and Mr. Quitman, residents of Pine Street, were present to obtain information.

Mr. Mahlman stated that the staff recommends approval of this rezoning with the provision that Pine Street should be paved prior to multi-family or commercial use of the street.

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

GC - 4 - 85

Request for Site Plan Approval in a PD-G Planned Development - General GC-45-73, for the addition of 58 parking spaces for Charter-By-The-Sea Hospital on a 3 acre tract with frontage of 261.50 feet on the south side of Demere Road approximately 1,536 feet east of Sea Island Road and Demere Road intersection

Mr. James R. Thomas, agent for Charter Medical Corporation, was present for review.

Mr. Mahlman stated that this request is for site plan approval on a 3 acre tract adjacent to the Charter-By-The-Sea Hospital to construct an off-street parking lot for the hospital. The site plan was then presented, Mr. Mahlman pointed out that the plan shows 58 parking spaces and access via the existing drive.

Mr. Mahlman pointed out that the Charter Hospital Corporation has agreed to dedicate 25 feet of right-of-way along Demere Road. Mr. Thomas stated that this is being accomplished.

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 this request subject to the dedication of 25 foot right-of-way on Demere Road.

GC - 5 - 85

Request to Rezone from R-20 One-Family Residential to HC Highway Commercial, Lots 2, 3, 4 and 5 of Lanett Subdivision consisting of approximately 2.3 acres with frontage of 438.55 feet on Burgess Circle

Mr. James Conine, agent, was present for discussion of the above request submitted by Mr. George Skarpalezos.

Mr. Mahlman pointed out the location of the subject property, being located on the east side of Burgess Circle. Mr. Mahlman stated that about 1 1/2 years ago the applicant requested to rezone this and additional acreage to residential, approval was granted. Thereupon, a 6 lot subdivision known as Lanett Subdivision was developed. He stated that the staff supported the residential zoning change in that it was felt that the rezoning was a step in the right direction to keep commercial off Burgess Circle, which serves Avoca Villa Subdivision. He explained that two lots have been sold and single-family homes have been constructed. The applicant now desires to rezone back to commercial the remaining 4 lots.

Mr. Conine stated that the applicant desires to revert the zoning back to commercial. He explained that it has come about that these 4 lots are low and that they are unsuitable for residential. He stated that there is a drainage and water problem existing with the 2 residential lots that have been constructed upon. Mr. Conine stated that if the property, 4 lots, is rezoned back to commercial the applicant will dig a ditch to relieve the 2 residential lots from drainage problems. Mr. Conine then pointed out on the survey of Lanett Subdivision a 60 foot strip located between the 2 residential lots, he stated that this 60 foot strip would be abandoned and given to the adjacent property owners.

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Mr. Bill Natrass, property owner in Lanett Subdivision, stated that the requested rezoning would be an encroachment. He stated that if rezoned it would depreciate the property values of the residential homes. Mr. Natrass stated that the drainage is a problem, it will remain a problem whether commercial or residential. He stated strong opposition to this request.

Mrs. Dotsie Landon, spokeswoman for Avoca Villa Subdivision, presented a petition with 100% of the signatures of property owners within the subdivision. She stated that they oppose this rezoning for the following reasons - 1) the property was rezoned in 1983 to residential, it is suitable for residential not commercial; 2) every resident of Avoca Villa Subdivision uses Burgess Circle, it is the only entrance into the subdivision and they do not want to see commercial; 3) to allow this rezoning would be an eye sore and intrusion; 4) if rezoned the property values would decrease; 5) this rezoning to commercial could and probably would discourage development of Avoca Villa Subdivision; and 6) there is a lot of undeveloped land owned by the applicant that is zoned commercial and undeveloped.

There were approximately 20 property owners of Avoca Villa Subdivision present to object. Everyone present was given the opportunity to express their concerns.

Following discussion, a motion was made by Mr. Counts and seconded by Mrs. Brown to recommend denial of this request. Voting Aye: Mrs. Brown and Messrs. Atkinson, Carter, Counts and Driggers. Abstain from Voting: Mr. Harden.

GC - 6 - 85

Request to Rezone from MH Mobile Home Park to PD-S Planned Development - Shopping to be included in GC - 20 - 82 Zoning Text and Master Plan, subject property contains 3.94 acres

Mr. Thomas Wheeler, Scott Hudgens Companies, was present to represent the above request submitted by Joseph Roberts and John Robinson.

Mr. Mahlman stated that this request is to rezone 3.9 acres from MH Mobile Home Park to PD-S Planned Development - Shopping to become part of Glynn Place Mall Development. He stated that the zoning text and master plan will be amended to include this property.

It was noted that no one was present to object.

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

GC - 7 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 1 acre fronting 200 feet on the west side of U.S. Highway 84 approximately 400 feet from the Highway 84 and Highway 303 intersection

Attorney Gene Caldwell was present to represent the above request submitted by property owner James C. Souter, III.

Mr. Mahlman pointed out that the 1 acre vacant parcel is located at the northwest corner of the intersection of U.S. Highway 17, Highway 84 and Highway 303.

The concept plan was presented by Mr. Mahlman. He stated that the proposed retail store will have 200 feet of frontage on U.S. Highway 84.

It was noted that no one was present to object.

Mr. Mahlman stated that the staff recommends approval of this request.

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

GC - 8 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a triangular shaped tract of land containing 33,912 square feet, subject property being located at the end of Taylor Drive right-of-way with frontage of 276.83 feet on Interstate 95 Right-of-Way.

This item was deferred until later in the meeting due to applicant not being present.

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GC - 10 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 2 acres fronting 175 feet on the north side of Highway 99, approximately 176 feet east of Highway 341

Mr. C. K. Murray, agent for the above request submitted by James Conine, Dixie Murray, Don Dees and George Grantham.

Mr. Mahlman stated that the 2 acre tract is being requested to be rezoned to HC Highway Commercial to allow for the operation of a maintenance shop for heavy equipment. He then pointed out the property, located east of the Highway 341 and Highway 99 intersection, with all four sides of the intersection containing commercial zones and uses.

Mr. Murray stated that a 40 X 80 metal building will be placed on the site with 400 square feet being for an office and 2,800 square feet as maintenance for his business.

It was noted that no one was present to object.

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

GC - 11 - 85

Request to Amend the Planned Development - General Sea Palms West Master Plan and Zoning Text, Section 7, GC - 8 - 80, regarding Patio Homes

Mr. Roger Steffens was present to present the above request submitted by Bay Colony Properties.

Mr. Mahlman stated that the reason for this amendmend is the applicants desire to construct 52 attached patio homes. He stated that these would be constructed like Linkside Patio Homes Phase I and II on the east side of Sea Palms. He explained that the zoning text for Sea Palms West does not allow this type development due to lot size, setbacks, etc. The following was then presented to explain the proposed amendment:

The Single-Family Detached Design - Patio Homes (Section VI Variances) of the development standards outlines lot areas and dimensions pursuant to Section V of this report. The existing and requested areas and dimensions are as follows -

	<u>Existing</u>	<u>Requested</u>
Area	6,000 sq. ft.	4,000 sq. ft.
Width (interior)	60 feet	40 feet
Width (corner)	70 feet	50 feet
Depth	85 feet	80 feet

The existing and requested minimum setback requirements are as follows -

	<u>Existing</u>	<u>Requested</u>
Front	25 feet	10 feet
Side (interior)	15 feet	5 feet (between bldgs.)
Side (zero lot line)	0 feet	0 feet
Side (corner)	20 feet	10 feet (5' between bldgs.)
Rear	20 feet	0 feet (when backing up to golf fairway or lake)

Mr. Mahlman stated that the controlling factor for Sea Palms West is still a density cap of 1,062 units. He then recommended that this amendment be approved.

Mr. Staffens stated that this development would be identical to the units in Linkside Patio Homes Phase I and II with a few upgrading features in the interior.

Mr. Atkinson stated that he feels the roads within Linkside are hard to maneuver within. Mr. Steffens stated that the Linkside property was a very tight parcel. He stated that this development would have more maneuvering area.

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

CUP - 1 - 85

Request for a Conditional Use Permit for a Church, Section 701.4 1) of the Glynn County Zoning Ordinance. Subject property located on Frederica Road, St. Williams Catholic Church

Mr. Joseph Schlosser, Architect, was present for review of the above request.

Mr. Mahlman stated that the subject property is owned by the Catholic Church and is the site of the rectory and fellowship hall for St. Williams Church. He then presented the site plan. He pointed out that the site plan shows the proposed location of a new 480 seat church and a parking lot for 160 parking spaces. He stated that the access to the property from Frederica Road will

be via two existing paved driveways, with an additional paved access being opened onto Wesley Oaks Drive. Mr. Mahlman then suggested that Mr. Schlosser get with the County Traffic Safety Engineer as to acceleration and deceleration lanes.

Following review of the site plan, a motion was made by Mr. Driggers seconded by Mr. Carter and unanimously adopted to approve the Conditional Use Permit.

Request to Amend Section 611.6 Number of Spaces Required of the Glynn County Zoning Ordinance, regarding off-street parking requirements for hotel, motel, rooming house, tourist home and other group dwellings

Mr. Mahlman explained that the proposed amendment came about when a site plan was submitted for a development on St. Simons Island. He stated that during review of the plan it was discovered that the number of off-street parking spaces would be excessive. He stated that currently the Ordinance requires that the off-street parking be provided for the motel/hotel and for the retail uses. He stated that after consulting with the Building Official it was the consensus that a reduction should be allowed for the retail uses in that the captive audience is already accommodated in the motel, which is the principal use.

Mr. McCrary stated that concern as to the piece-mill amendments to the Zoning Ordinance.

Following discussion, the following amendment was recommended for approval. Motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted.

Reads -

611.6 Number of Spaces Required

- | | |
|---|---|
| a) Rooming House, Hotel,
Motel and Tourist Homes
and Other Group
Dwellings | 1.1 spaces per
sleeping room

Additional spaces
for accessory
uses shall meet
the requirements
of the specific
use listed herein. |
|---|---|

611.6 Number of Spaces Required

- a) Hotel, Motel, Rooming House, Tourist Home, and Other Group Dwellings

1.1 spaces per sleeping room

Additional spaces for accessory commercial and retail uses shall meet at least 50% of the required number for the specific use listed herein.

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Request to Amend the Glynn County Zoning Ordinance, Section 701.4 Conditional Uses (R-6, R-9, M-6 and M-9 One-Family Residential) to allow an off-street parking lot in connection with an adjacent commercial or office use

Mr. Francis Williams and Mr. Bill Wainwright were present for discussion of this proposed amendment.

Mr. Mahlman presented each of the Members a copy of the proposed amendment for their review. He stated that the amendment would allow an off-street parking lot in a residential area as a conditional use.

Mr. McCrary stated that he is aware that the proposed amendment is being considered to accommodate Mr. Williams and Mr. Wainwright in a development, he stated that he feels something should be done but does not feel the entire Ordinance should be amended.

Mr. Mahlman stated that this amendment is for discussion only. He stated that he is reluctant to support the proposed development. He explained that Mr. Williams and Mr. Wainwright desire to take two existing bars on Frederica Road and convert them to a doctor's clinic.

Mr. Williams stated that the zoning is HC Highway Commercial for the two structures but there is not adequate area for off-street parking. He stated that this use is advantageous for the property. Mr. Williams stated that they have checked about a variance and have been told that the Board of Appeals does not handle this type of variance. He then presented pictures of the existing uses and he stated that they are very unattractive businesses.

Attorney Carroll Palmatary was present to represent his client's Mr. Barry Hannah and Gordy Merrill. He stated that they have bought several lots in St. Simons Height Subdivision, which abut this property in question. He stated that they are concerned about commercial encroachment into the residential area.

The Commission discussed several other conditions that could be added to the proposed amendment to eliminate noise, etc.

During discussion, it was the concensus of the Commission that the proposed situation be supported but the entire Ordinance should not be amended. This item was deferred upon a motion made by Mr. Counts and seconded by Mr. Driggers, until such time as the Director can study a possible new zoning district or a procedure to go before the Board of Appeals for a variance.

GC - 8 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a triangular shaped tract of land containing 33,912 square feet, subject property being located at the end of Taylor Drive right-of-way with frontage of 276.83 feet on Interstate 95 Right-of-Way

Mr. Ed Powers was present for review.

Mr. Mahlman stated that this is the third request for rezoning on this subject property. The applicant received a HC Highway Commercial zoning change to allow him to locate signs. The applicant failed to receive a sign permit from the Department of Transportation. The Department of Transportation stated it was a spot zone and placed a freeze on issuance of State outdoor advertising permits in Glynn County. The County Commission thereupon initiated a rezoning back to FA Forest Agricultural.

Mr. Mahlman stated that the applicant is now requesting a HC Highway Commercial zoning to operate a horticultural nursery. Mr. Mahlman pointed out that the parcel is landlocked with no highway access but is located at the end of an unopened right-of-way known as Taylors Drive.

Mr. Mahlman stated that the staff does not support this request for two reasons, as follows - 1) a horticultural nursery is allowed in FA Forest Agricultural, therefore a zoning change is not needed; and 2) the parcel of land is landlocked.

Mr. Powers stated that Mr. Mahlman is opposed to billboards and that is why he is having this problem. He stated that there is no legal reason to deny him this rezoning.

Following discussion, motion was made by Mr. Counts and seconded by Mr. Carter to recommend approval of this request. Voting Aye: Messrs. Atkinson, Carter, Counts and Harden. Abstain from Voting: Mrs. Brown and Mr. Driggers.

Upon a motion made by Mr. Atkinson and seconded by Mr. Driggers the Minutes of November 13, 1984 and December 4, 1984 were unanimously approved and adopted.

The Annual Up-Date of the St. Simons Island Comprehensive Plan was presented to each Member. He requested each Member to read the up-date and welcomed their comments. He stated that this item would be placed on the Commission's agenda at a later meeting for their action.

Mr. Driggers stated that due to conflicts he is resigning from the Planning Commission Board effective today.

The Commission stated that Mr. Driggers should be recognized for his many years of dedicated service.

Meeting Adjourned at 11:15 A.M.

Deborah B. Chapman

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