

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 5, 1985 9:00 A.M.

Present: Dennie McCrary, Chairman
Margaret A. Brown
Levern Carter
George Counts
Mike Fairman
Mac Harden

Absent: Gerald Atkinson

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

Request for Preliminary Plat Approval of
Plantation West and Sea Palms West Drive
which is located within the PD-G Planned
Development - General Sea Palms West, GC-37-81

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

Mr. Mahlman showed the location of the subject property,
pointing out that it lies west of Deer Run Villas. He stated
that access would be off Oglethorpe Road and Sea Palms West
Drive.

The plat was then presented. Mr. Mahlman stated that the
development will consist of 52 single-family patio home lots
containing 4,000 square feet per lot. He stated that this
development will be constructed like Linkside Patio Homes Phase
I and II, which is located on the east side of Sea Palms. The
development will be served by paved private streets and St.
Simons Water and Sewer.

Mr. Mahlman stated that the staff recommends preliminary plat
approval.

Motion was made by Mrs. Brown, seconded by Mr. Carter and
unanimously adopted to approve the Preliminary Plat of Plantation
West and Sea Palms West Drive.

GC - 12 - 85

Request to Rezone from R-6 One-Family Residential to LC Local Commercial, Lots 1, 2, 17 and 18 Block 25 and a 40 foot strip known as 1st Avenue, Glynn Haven Estates, located between Maple Street and Atlantic Avenue approximately 160 feet west of Frederica Road

Ms. Carol Mobley, agent for Leona Bullard and Beverly Smith, was present for discussion.

Mr. Mahlman stated that this request should be dealing with the 4 lots only in that the ownership of the right-of-way of 1st Avenue is uncertain and should not be considered at this time.

It was explained by Mr. Mahlman that the applicant wishes to convert the existing single-family house on Atlantic Drive to an antique store.

Mr. Mahlman explained that in the Glynn Haven Estates the entire Frederica Road frontage for a depth of 160 feet is zoned LC Local Commercial. In 1972 and 1973 interior lots south of Palm Street were rezoned to GC General Commercial, however since that time no commercial rezonings have been approved within Glynn Haven Estates. He stated that the staff recommends that this request be denied in that it would bring commercial development into the residential subdivision.

Ms. Mobley stated that she has talked with several of the neighbors and they feel this would be an improvement for the property. She stated that she does not feel this proposed use, antique store, to be an intrusion into the area.

Mrs. Camp, property owner of 14 lots within Glynn Haven, was present to object.

Mr. John Anderson stated that he believes that if this rezoning is approved that there would be no way to stop other commercial uses. He stated that he has worked very hard to make his property and the area a residential community and feels this would be an encroachment.

Also present to object were Mr. John Hardwick, Ben Howard, Mary Upchurch, Mark Owens and Rev. John Owens. Everyone present was given the opportunity to express their concerns.

Mr. Tom Mitchell stated that he objects to the 1st Avenue being considered as part of their property in that it is a County road which has never been opened.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Fairman and unanimously adopted to recommend denial of this request.

GC - 13 - 85

Request to Rezone from R-9 One-Family Residential to M-9 One-Family Residential (Manufactured Home), a lot containing 9,375 square feet fronting 75 feet on B & W Grade Road approximately 140 feet south of Cox Lane

Mr. Jasper King was present for discussion.

Mr. Mahlman stated that this rezoning is being sought to allow the location of one manufactured home on a vacant lot. He stated that the 9,000 square foot lot is an existing platted lot. The applicant has obtained a permit for a septic tank from the County Health Department.

It was stated by Mr. Mahlman that the surrounding area contains single-family homes, mobile homes and manufactured homes, the staff supports this request.

It was noted that no one was present to object.

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

GC - 14 - 85

Request to Rezone from FC Freeway Commercial to M-6 One-Family Residential (Manufactured Home), 2 lots containing a total of 13,000 square feet, being Lots 88 and 89 Glynn Heights Subdivision, located at the intersection of Lucian Street (frontage of 100 feet) and Crispen Boulevard (frontage of 130 feet)

Mr. Winston Cannon was present to represent the above request submitted by Joseph and Louella King.

Mr. Mahlman stated that this request is to rezone two existing lots containing a total of 13,000 square feet, located on the southwest corner of Crispen Boulevard and Lucian Street.

It was then explained by Mr. Mahlman that this property and other residential properties were included in a large commercial rezoning in 1972. The commercial rezoning allowed for the development of a motel, however the area fronting on Crispen Boulevard has remained residential in use.

ABD675

Mr. Mahlman stated that if the rezoning is approved, the applicant wants to locate a manufactured home on Lot 89 and leave the existing single-family home on Lot 88, which will bring into conformance with the Zoning Ordinance.

It was noted that no one was present to object.

Motion was made by Mr. Counts and seconded by Mrs. Brown to recommend approval of this rezoning request. Voting Aye: Mrs. Brown, Mr. Carter, Mr. Counts and Mr. Fairman. Voting Nay: Mr. Harden.

GC - 15 - 85

Request to Rezone from FA Forest Agricultural to LC Local Commercial, 15.76 acres located on U.S. Highway 17 North at South Altamaha River, site of the former Two Way Fish Camp

Mr. Ralph Croft, Jr., Two Way Marina, Inc., was present for discussion.

Mr. Mahlman explained that this is a request to rezone 15.76 acres out of a total of 28 acres owned by the applicant. He stated that the 28 acres was rezoned to FA Forest Agricultural in 1969 for the marina and fish camp. Under the existing Zoning Ordinance the zoning district FA Forest Agricultural does not permit the use. He stated that the present owner wishes to expand the marina operation and add a restaurant on 15.76 acres which will require a commercial rezoning.

It was noted that no one was present to express opposition.

Following review, a motion was made by Mr. Fairman, seconded by Mr. Harden and unanimously adopted to recommend approval of the rezoning.

GC - 16 - 85

Request to Amend GC - 5 - 81 Planned Development - General Zoning Text and Master Plan for the location of a Clubhouse and Marina Facility, 6.5 acres located in Hampton Plantation, St. Simons Island

Mr. Robert Boone and Mr. Richard Brazell, Hampton Associates, were present for review.

Mr. Mahlman explained that the Planned Development zoning was approved in July 1981 for 71 acres with a density of 5.61 units per acre. The request today involves 6.5 acres, for the proposed location of a marina and clubhouse. He stated that the multi-family development is currently under construction.

It was explained by Mr. Mahlman that this development, marina and clubhouse, would have primary access via an 80 foot right-of-way to be constructed.

Mr. Mahlman stated that if this amendment is approved it would remove 6.5 acres from the 71 acres for the development of the marina and clubhouse.

It was explained by Mr. Mahlman that the proposed amendment would require the recommendation of the Planning Commission, final action by the County Commission, site plan approval by the Planning Commission, and approval by the Corps of Engineers.

The amendment was then discussed with the residents of the area who were present. Mr. Mahlman stated that he feels the residents should be informed regarding the time schedule for the proposed construction of the road.

Mr. Carter stated that he feels density should be discussed also. Mr. Mahlman stated that the Commission can hold the units to 561 or ask for a density change in that 6.5 acres would be eliminated.

Mr. Boone stated that the property owners in Phase I and II of Hampton Point Subdivision will have access to use the facilities. He stated that currently there is a small dock that they can fish from. He stated that the marina would be constructed to be used by others but would be an amenity to the Hampton Point Subdivision development. The individual who utilizes the facility would be club members.

Mr. Carter stated that when the 6.5 acres are deleted the density needs to be considered. Mr. Boone stated that additional land could be rezoned and included into the Planned Development.

Mr. Counts then questioned the time schedule for the road construction and what guarantees the property owners and county would have.

Mr. Boone stated that Corps of Engineers approval would have to be obtained, then they propose to construct 50 slips at a time. He stated that once the second phase, the next 50 slips, is constructed the road would be completed.

Mr. Alfred Baddy, property owner in Hampton, stated that he is in favor of this proposal.

ABD675

Mr. Fletcher, homeowner in Hampton, stated that he does not object at this time but feels additional information would be helpful.

Mr. Bill Torrey, President of Hampton Plantation Homeowners, stated that there is no problem with the concept. He stated that they are concerned about the construction of the road due to the traffic which has already been guaranteed by the increasing development in the area. He stated that they would like to see the road being built quickly.

Mr. Bob Cunningham, homeowner in Hampton, stated that the residents of the area should be considered. He stated that the roads are already deteriorating due to traffic and that the road construction is of concern.

Mr. Boone stated that the clubhouse would not be a restaurant. The clubhouse would be available for parties with a kitchen, restrooms and game room being provided. He stated that they may come back at a later date and request a restaurant.

Mr. Boone stated that he agrees that the roads are in bad shape, however he does not feel it is because of the multi-family development but the heavy trucks from the lake.

Following discussion, a motion was made by Mr. Carter, seconded by Mr. Fairman and unanimously adopted to recommend approval of this request subject to the following being met:

- Clubhouse - To include party room, kitchen, game rooms, meeting rooms and restrooms.
- Marina Facility - To be used for the mooring of approximately 250 pleasure craft, both sail and power, to compliment adjacent residential development. The land based portion of the facility will include dry storage for approximately 250 boats, fueling facilities, bait and tackle, and other marina related support buildings and useages.
- Access - Primary access shall be via an 80 foot right-of-way, to be constructed, shown as entrance road on conceptual map, opportunities and constraints dated January 22, 1985, with secondary entrance being Hampton Point Drive. Connector road from Lawrence Road to Planned Development area shall be opened and approved in accordance with Glynn County Subdivision Regulations prior to

site plan approval of either the 101st boat slip or the 67th dwelling unit whichever occurs first.

- Density - With the removal of 6.5 acres from residential development area, the density cap shall be adjusted to no more than 8 units per acre or 561 units whichever is less, on the remaining Planned Development General area.

Request to Amend the Glynn County Zoning Ordinance, addition of a new district - Section 728. RP Residential Parking District

Mr. Mahlman presented a proposed amendment to the Glynn County Zoning Ordinance to the Commission for their review.

Mr. Mahlman explained that this amendment is being considered to help a situation on Frederica Road, where Mr. Francis Williams and Mr. Bill Wainwright desire to convert two existing bars into a medical facility and provide off-street parking in the residential area. However he stated that the amendment would be county wide.

Following review, a motion was made by Mr. Counts, seconded by Mr. Harden and unanimously adopted to recommend approval of the proposed amendment.

940 Beachview Condominiums
C. H. Harris, Developer

Mr. David Rhodes, Architect, was present to present the revised site plan for 940 Beachview Condominiums.

Mr. Mahlman stated that this development, proposed by Mr. Harris, was approved in October for the development of 5 units. When the site plan was forwarded to the County Building Official he would not issue a building permit for the development in that he did not feel it met the requirements of the Zoning Ordinance, due to the right-of-way, etc.

Mr. Mahlman then presented the new site plan. He stated that the development now consists of 4 units on 11,080 square feet which is a density of 15.7 units per acre. The site coverage is 46% and has a building height of 35 feet.

It was then explained by Mr. Mahlman that a structure is located on the subject property, however the structure will be removed and the 4 units will be constructed.

Mr. Mahlman stated that this site plan was being presented to the Commission for information, action is not needed in that the site plan can be signed administratively by him.

Meeting Adjourned at 10:15 A.M.

Edward R. Chapman