

MARCH 5, 1985 9:00 A.M.

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

Absent: Levern Carter

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

Fancy Acres Subdivision
Preliminary Plat
John Tuten, Developer
James Conine, Surveyor

Mr. James Conine was present for discussion.

Mr. Mahlman presented the preliminary plat of Fancy Acres Subdivision for review. He stated that this is the first 10 lot subdivision on a dirt road to be processed since the provision was included in the Subdivision Regulations. He stated that the developer desires to dedicate the dirt road to the County.

Mr. Mahlman stated that the property is zoned FA Forest Agricultural with individual wells and septic tanks.

It was then recommended by Mr. Mahlman that the preliminary plat be approved in that all requirements of the Glynn County Subdivision Regulations have been met.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Fancy Acres Subdivision.

River Bend Subdivision
Preliminary Plat
Harry I. Driggers, Developer

Attorney Ed Liles was present to represent the above plat.

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Mr. Mahlman stated that this proposed development consists of 15 acres zoned R-12 One-Family Residential, known as Lot 16 Glyndale Subdivision. He pointed out on the subdivision plat that the development will consist of 16 single-family lots with septic tanks and individual wells. There will be a private recreation area at the entrance of the subdivision. Mr. Mahlman stated that the road will be paved and requested for dedication to the County.

It was then explained by Mr. Mahlman that we are still awaiting the Soil Erosion and Sedimentation Control Permit. He stated that the Department of Natural Resources will review the marsh lots.

Mr. Mahlman stated that the developer is requesting a variance as to the location of the road on the curve, the Ordinance requires 80° and this is at 77°. He stated that the County Engineer has no problem with this variance.

Following review of the plat, Mr. Mahlman stated that the staff recommends approval of this subdivision plat subject to the Soil Erosion Permit.

Motion was made by Mr. Harden and seconded by Mr. Atkinson that the preliminary plat of River Bend Subdivision be approved subject to the Soil Erosion Permit and that this approval include the variance.

It being noted that Mr. Carter arrived at this time.

Site Plan Approval for CUP-7-84, Big Tree Retirement Village, on 3.608 acres located on the west side of U.S. Highway 17 approximately 296 feet south of Culligan Drive, known as 153 Darien Highway

Mr. Paul Massie, Developer, was present for discussion.

Mr. Mahlman presented the site plan. He stated that the development will be for a private care home, congregate housing. He stated that there will be 45 units for the elderly which will include care, dining area, and transportation but no medical care.

Mr. Mahlman stated that the drainage has been approved by the County Engineer on the 3.608 acres. He stated that

the staff recommends approval subject to setbacks being revised and the Department of Transportation issuing a permit.

Motion was made by Mr. Counts, seconded by Mrs. Brown and unanimously adopted to approve the site plan subject to the Department of Transportation's approval and the site plan being revised to reflect the correct setbacks.

B - 3 - 85

Request to Rezone from OC Office Commercial to HC Highway Commercial, a tract of land containing 42,716 square feet being the site of the First Freewill Baptist Church, fronting 210 feet on the west side of Altama Avenue, and approximately 75 feet from the intersection of Tara Lane and said Altama Avenue

Mr. Frank Preston, Agent for First Freewill Baptist Church, was present for discussion.

Mr. Mahlman stated that the subject property was rezoned in 1981 to OC Office Commercial to permit a professional office in the vacated church building. He stated that the professional office was never put there and the property owners desire to obtain a HC Highway Commercial zoning at this time for future office or retail commercial uses.

The property was then pointed out on the zoning map by Mr. Mahlman. He stated that the property is located adjacent to Board of Education property. Mr. Preston stated that there are plans to purchase a small portion of the school property (frontage of 68 feet on Altama Avenue) to be rezoned and included with the development of this property at a later date.

It was noted that no one was present to object.

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

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CUP - 2 - 85

Request for a Conditional Use Permit in a GC-Core General Commercial - Core Zoning District for an Eating and Drinking Establishment, in accordance with Section 715.3 2), to be known as Patti's Porch. Subject property contains 3,600 square feet fronting 40 feet on Mallory Street, 130 feet south of Butler Avenue, Village Area, St. Simons Island (former site of Island Moped)

Attorney Marvin Pipkin, Patti Johnson, Paul Courtemanche and Arlene Courtemanche were present for discussion.

Mr. Mahlman pointed out that the building is located on Mallory Street in the Village Area, between The Binnacle and The Pantry, Bakery & Ice Cream Shop. Being the former site of the moped rental operation.

Mr. Mahlman explained that the applicant is requesting a conditional use permit for a restaurant in the GC-Core General Commercial - Core District. He stated that the restaurant would not exceed 30 seats and would be open only for the breakfast and lunch hours. The concept plan was presented. Mr. Mahlman stated that the parking requirements for patrons and employees would be 9 spaces. He stated that the County Commission has imposed a 90 minute parking restriction on the street parking between Butler Avenue and Ocean Boulevard but not in front of this location. He stated that the staff feels this use would not seem to create an undue burden on the public parking.

Attorney Doug Alexander, representing Mr. Don Hogan and two other businesses in the Village Area, was present to object. Their objection was the parking. He stated that the area is an already congested area and this restaurant would increase the problem.

Attorney Pipkin stated that a petition of support has been signed by all others in the Village Area excluding those being represented by Attorney Alexander. He stated that the use is a small operation with only 30 seats with hours only at lunch and breakfast.

Mr. Harden questioned as to whether the applicant could open at night? Mr. Mahlman stated that they would have to come back before the Commission for approval, if night hours were desired.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to grant approval of the conditional use permit subject to 1) no more than 30 seats being allowed in the restaurant, and 2) being limited to breakfast and lunch service only.

GC - 17 - 85

Request to Rezone from FA Forest Agricultural to GC General Commercial, a tract of land containing 20,789 square feet fronting 130 feet on Pennick Road, approximately 3,000 feet south of Honeygall Road

Mr. James Smith was present for discussion.

Mr. Mahlman stated that the subject property is being split out of a 6 acre tract located on the west side of Pennick Road. He pointed out that the surrounding property, including Mr. Smith's residence, is zoned FA Forest Agricultural and exclusively residential.

Mr. Smith submitted a petition of support for the rezoning.

After review, a motion was made by Mr. Counts, seconded by Mr. Carter and unanimously adopted to recommend approval.

GC - 18 - 85

Request to Amend the PD-G Planned Development General Zoning Text and Master Plan for GC-45-73 Retreat Village Shopping Center, St. Simons Island, for the location of two First Georgia Savings Bank signs at the entrances at Retreat Road and Demere Road

Attorney Peter Catlin, Debbie Robinson, Manager of First Georgia, and Ken Faulkenberry, Faulkenberry Advertising, were present for discussion of the above request submitted by Riston N.V., Inc. (Intership HFA Management Co.).

Mr. Mahlman stated that this 14.23 acre shopping center tract was part of the original Triangular Tract rezoned to PD-G Planned Development - General in 1973. In 1977 the shopping center layout plan was approved subject to development standards controlling access, signs, etc. A copy of these standards were given to each of the Members for their review. Mr. Mahlman

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stated that the proposed amendment is to allow two identification signs at each of the two main entrances rather than the allowed one sign at each entrance.

Mr. Mahlman explained that First Georgia constructed a sign on Retreat Avenue about 2 or 3 months ago. They tried to place another sign on Demere Road and were notified that a building permit was needed and that no building permit had been obtained on the other sign. He stated that they are requesting that the standards of 1977 be amended to allow the two signs for First Georgia.

It was pointed out by Mr. Mahlman that there are two other signs in violation. One being the drive-in sign for First National and the other for the service station. He stated that the staff would like to see standards updated to allow signs and change the square footage of the allowed signs.

Attorney Catlin said that visibility is important to First Georgia. He stated that they had attempted to conform, there was no effort to skip the regulations.

Attorney Fleming Martin, representing Sea Island Company, stated that they object to the amendment. He stated that this amendment would be in violation of the restrictive covenants. He stated that Sea Island sold the property with a 100 foot right-of-way distance down Retreat Road up to Demere Road. He stated that Sea Island does not intend to allow these structures or any others. He stated that the signs are attractive but in violation of restrictive covenants.

Attorney Catlin stated that this is the first they had heard of this claim. He stated that he does not feel this is something the Board should be concerned about.

Mr. Henry Shipherd, CCPG, stated that they oppose any change. He stated that if the bank is allowed to do this then everyone else will want to.

Attorney Martin stated that the Planning Commission and County Commission pay attention to public rights, regulations, etc. and they should protect rights of the public.

Mrs. Brown stated that she is the only Planning Commission Member who was serving on the Board when the PD Planned Development was approved. She stated that the Commission went into great detail to protect the signs, signs were a main concern.

Mr. McCrary stated that he does not vote but feels strongly about protecting the sign ordinances.

Motion was made by Mr. Counts and seconded by Mr. Harden to recommend denial of this request. Voting Aye: Mrs. Brown, Mr. Counts, Mr. Fairman and Mr. Harden. Abstain from Voting: Mr. Atkinson.

GC - 19 - 85

Request to Rezone from MH Mobile Home Park to R-9 One-Family Residential, 2 lots containing 22,380 square feet, Blythe Beach Subdivision, Unit #4 Block E, being the east 65 feet of Lot 8 and the west 10 feet of Lot 7 and the east 65 feet of Lot 13 and the west 10 feet of Lot 14

Mr. Eddie Wildsmith was present for discussion.

Mr. Wildsmith stated concern regarding the Federal Flood Program. He requested that this item be deferred until the next Planning Commission Meeting so he could obtain additional information.

Motion was made by Mrs. Brown, seconded by Mr. Counts and unanimously adopted that this item be deferred.

The following amendment requests were briefly discussed and then deferred until a later Planning Commission Meeting:

Request to Amend Section 723.6 Site Plan Approval, regarding filing date, of the Glynn County Zoning Ordinance.

Request to Amend Section 302. Definitions, by adding Congregate Housing; and Sections 712.3 9), 713.3 8) and 724.2 7) regarding nursing homes or personal care homes, of the Glynn County Zoning Ordinance.

Request to Amend the Glynn County Zoning Ordinance by adding the following new section - Section 508. Finished First Floor.

Request to Amend Section 703.2 Supporting Documentation (Preliminary Plat) d) and g); and Section 704.2 Supporting Documentation (Final Plat) c) of the Glynn County Subdivision Regulations regarding septic tanks.

Request to Amend Section 902. Exemptions from Paving Requirements of the Glynn County Subdivision Regulations.

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Request to Amend Article XI Amendments of the Glynn County Subdivision Regulations.

Request to Amend the Glynn County Subdivision Regulations by adding Appendices.

It being noted that there were several developers and surveyors present to state their concerns and objections to these amendments.

Discussion of Final Plat of Ridgewood Estates
George Skarpalezos, Developer

Mr. George Skarpalezos was present for discussion.

Mr. Mahlman explained that the preliminary plat of Ridgewood Estates Subdivision located in Dixon Swamp was approved in September 1982 with 128 lots zoned FA Forest Agricultural with dirt roads. He stated that approximately 6 months ago an extension was granted by the County Commission in that the Subdivision Regulations only allow for 2 years between preliminary and final plats.

Mr. Mahlman stated that last month the developer submitted a final plat with same road system but with 176 lots and a potential for 189 lots, a substantial increase in the number of lots.

Mr. Skarpalezos stated that the lots were increased due to economic reasons.

It was noted that the Planning Commission does not need to grant final plat approval for subdivisions. However, the Ordinances requires the Director to sign the plat stating that the requirements of the Subdivision Regulations have been meet and forward the plat to the County Commission for their approval. Mr. Mahlman stated that he does not feel the plat meets the requirements and has no desire to sign it.

Following discussion of this item, it was the concensus of the Planning Commission that a letter be sent to the County Commission requesting that the final plat be placed on their agenda and for Mr. Mahlman to state his objections in the letter.

Plantation Village, Office Building
Site Plan Approval
Plantation Village, Ltd. Developer

Mr. Chip Worthington was present for review.

Mr. Mahlman stated that the developer received site plan approval for the utilities, access drive and drainage in January for the development of Plantation Village. He stated that the 1.6 acre site today being considered is for a large office complex.

The site plan was then presented. Mr. Mahlman stated that the parking is adequate and the drainage has been approved by the County Engineer. He explained that an acceleration and deceleration lane will need to be provided prior to an occupancy permit being issued. Mr. Worthington stated that the lanes have already been designed and cleared.

Mr. Mahlman recommended that the site plan be approved. Motion was made by Mr. Counts, seconded by Mr. Harden and unanimously adopted to grant site plan approval of Plantation Village, Office Building.

The Annual Up-Date of the St. Simons Island Master Plan was unanimously approved to be forwarded to the County Commission for their approval.

Mr. Mahlman presented a copy of a zoning map and tax map showing an area in Dock Junction which is zoned GI General Industrial but contains single-family residences, mobile homes and manufactured homes. He stated that several property owners within the area have come to the office requesting a zoning change, he requested approval from the Planning Commission to advertise a rezoning for the entire area to be initiated by the Planning Commission.

The Commission authorized Mr. Mahlman to advertise this rezoning request.

The Minutes of January 15, 1985 were unanimously approved and adopted.

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Mr. Mahlman reminded the Commission of the Called
Planning Commission Meeting of March 12, 1985.

Meeting Adjourned at 12:00

Edward B. Chapman