

## BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 12, 1985 9:00 A.M.

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

Absent: Gerald Atkinson  
Mike Fairman

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

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The meeting was called to order and the invocation was given.

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GC - 20 - 85

Request to Rezone from R-6 One-Family Residential and HC Highway Commercial to MED Medical, 4 lots in St. Simons Heights Subdivision containing a total of 25,500 square feet, as follows: To be rezoned from R-6 One-Family Residential to MED Medical, Lots 30 and 31, Block A, St. Simons Heights Subdivision; and To be rezoned from HC Highway Commercial to MED Medical, Lots 11 and 12, Block A, St. Simons Heights Subdivision

Mr. Francis Williams and Mr. Bill Wainwright, agents and Mr. Joseph Taylor, property owner, were present for discussion.

Mr. Mahlman presented a copy of the zoning map showing the subject property. He pointed out that the front 2 lots are zoned HC Highway Commercial with the rear lots zoned single-family. He explained that Georgia and Florida Streets have recently been opened by Mead Properties and the streets have been paved and excepted by the County.

Mr. Mahlman explained that this meeting today was called by request by the County Commission. He explained that the Planning Commission had considered the conversion of the bars to a medical use and the use of the residential lots for off-street parking. He stated that this was to be accomplished by a new zoning district RP Residential Parking for the residential

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lots to be used for off-street parking to accommodate the adjacent commercial parking. The recommendation was forwarded to the County Commission, at which time was rejected and the Planning Commission was directed to process a rezoning on the four lots.

Mr. Mahlman stated that the applicant's have filed a rezoning request, to rezone all 4 lots to MED Medical. He explained that the existing buildings located on the front two lots would be converted to a medical office and the rear two lots would be used for off-street parking. He stated that the parking lot would be buffered, etc. as previously outlined in the proposed RP Residential Parking standards.

It was then expressed by Mr. Mahlman that he still has reservations about commercial or medical in the residential area (two rear lots), it is still felt that a RP district would best serve the property owners and adjacent residential property. Mr. Mahlman stated that if the property is recommended for a rezoning approval, all the property should be rezoned to one classification.

Mr. Williams stated that the property owner is willing to take any zoning on the rear lots which will allow off-street parking. He stated that if the two front lots are rezoned it would reduce the value of the property, it would be a down zoning. He then stated that the request to rezone the front two lots is being withdrawn and that the zoning change should be considered only on the rear two lots.

Mr. Bob Merrill, property owner on Georgia Street, stated that the rezoning would devalue his property. He stated that he has just built 3 residential homes and still has 4 buildable lots. He stated that he does not want a commercial parking lot adjacent to his residential property.

Mr. Williams stated that he objects to off-street parking in the middle of a residential area. Also present to object to the parking lot rezoning were Mr. Bob Wooldridge and Mr. Al Sawyer. They stated that they feel this would devalue and would be an invasion into the residential area.

Mr. Mahlman stated he questions whether the 2 lots on the rear could be medical in that the use, off-street parking lot is an accessory use and the principal use should be of the same zoning district. He stated that on anything less than the 4 lots he would withdraw his recommendation.

Mr. Joseph Taylor stated that he objects to all 4 lots being rezoned. He stated that if the doctor's office decided not to go there he does not desire to have a zoning he can't utilize.

Mr. Williams stated that the sale to the doctor will not go through if the HC Highway Commercial zoning is lost.

Mr. Mahlman stated that the off-street parking lot would be an encroachment into the residential area.

Mr. Williams stated that access would be from Frederica Road only with a 15 foot buffer on the Georgia Street lots.

Mr. Wainwright stated that this development would be an upgrade of the area, it will be nice.

Mr. Counts stated that if the applicants do not want the front lots rezoned and are only requesting the rear lots to be rezoned, he makes a motion for denial. Motion was seconded by Mrs. Brown. Voting Aye: Mrs. Brown, Mr. Carter and Mr. Counts. Voting Nay: Mr. Harden.

It was then suggested by Mr. Henry Shipherd that the development be turned around and the building be placed on the rear lots with the off-street parking on the front 2 lots.

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Request to Rezone from OC Office Commercial to R-12 One-Family Residential, a parcel containing 27,360 square feet fronting 180 feet on Fairway Road, approximately 280 feet west of U.S. Highway 17

Attorney Jameson Gregg and Mr. Wiley King, property owner, were present for discussion.

Mr. Mahlman pointed out the location of the subject property, located on Fairway Road at the entrance to Country Club Park Subdivision.

Mr. Mahlman stated that this request is to rezone unimproved property in order to locate a Southern Bell Subscriber Loop Carrier Hut. He explained that a conditional use permit would be needed also if the property is rezoned.

Mrs. Faye Bennett, Southern Bell, stated that the facility would be a switch station to serve the Nottingham Road and Highway 303 area. She stated that there would only be traffic once a week at the facility and this would be for maintenance.

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Mr. Mahlman stated that the staff recommends approval of the rezoning which eliminates the commercial zoning adjacent to Country Club Park Subdivision. He stated that if this rezoning is recommended for approval by the Planning Commission and granted approval by the County Commission that the conditional use permit should meet the following: 1) to be enclosed by a fence or wall at least six feet in height; 2) that there is no office, commercial operation and storage of vehicles or equipment on the premises; and 3) the area is landscaped and screened from adjacent residential properties. He stated that a layout plan would need to be submitted and approved.

Motion was made by Mr. Carter, seconded by Mr. Harden and unanimously adopted to recommend approval of the rezoning change and grant the conditional use permit subject to the County Commission's action.

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Meeting Adjourned at 9:45 A.M.

  
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