

## BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 2, 1985 9:00 A.M.

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

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

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CUP - 3 - 85

Request for a Conditional Use Permit  
 for construction in the Beach and Dune  
 Protection District, Section 727. of  
 the Glynn County Zoning Ordinance.  
 Subject property being Lots 7, 8, 9,  
 14 and 15, Block 30, East Beach Subdivision

Mr. Dennis Williams was present to represent the above  
 request submitted by Judith Curry, Mead Properties, Margaret  
 Weitnauer and Ray Stevenson.

Mr. Mahlman stated that this request is for a conditional  
 use permit for construction in the Beach and Dune District.  
 He explained that this request is for a rock revetment along  
 the marsh and ocean frontage at the end of Ocean Boulevard  
 on East Beach and construction of a wood deck over Lots 7 and  
 8. He pointed out that the 1973 zoning map shows the property  
 in the Beach and Dune District with the line extending along as  
 far north as 15th Street. He explained that the Zoning Ordinances  
 states that the Beach and Dune District should be reviewed every  
 5 years. A letter has been sent to the County Engineer request-  
 ing a study be made. Mr. Mahlman stated that the changing  
 shoreline conditions would dictate the extension of this line  
 northward.

It was noted that permits on these improvements have been  
 issued by the Department of Natural Resources effective March  
 14, 1985.

Mr. Mahlman stated that the staff recommends approval of  
 this conditional use permit.

Motion was made by Mr. Counts, seconded by Mr. Harden and  
 unanimously adopted that the conditional use permit be granted.

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ABD675

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. C. Edward Nicholson was present for discussion.

Mr. Mahlman stated that this request is to rezone two lots to allow the construction of a single-family residence. He pointed out that the property is located between Beach Drive and Midway Circle on Blythe Island.

It was noted that there have been several rezonings to R-9 One-Family Residential in the area in the last two years for the construction of single-family homes.

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

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

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GC - 22 - 85

Request for a PD-G Planned Development - General Zoning Text and Master Plan Amendment for GC - 14 - 72 on 3.92 acres from GR General Residential (10 units per acre) to MR Medium Residential (16 units per acre), being located on the south side of Cardinal Road approximately 291 feet west of U.S. Highway 17

Mr. Wright Parker was present for review of the above request.

Mr. Mahlman stated that this request is to amend a portion of the Planned Development Zoning Text for 3.927 acres. He stated that the property has frontage on Cardinal Road, a County dedicated paved road, with a 60 foot right-of-way off U.S. Highway 17. He stated that Cardinal Road was built in 1983 by Cardinal Industries when Marsh Landing Apartments were constructed, it being noted that this development also received an amendment to construct at 16 units per acre.

Mr. Mahlman stated that water and sewer will be available for this development. He explained that a site plan will have to be submitted and approved by the Planning Commission prior to development.

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

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GC - 23 - 85

Request to Rezone from R-6 One-Family Residential to LC Local Commercial, Block 9 and a portion of 1st Avenue, containing a total of 19,200 square feet with frontage of 120 feet on Pine Street (unopened), 160 feet on Sylvan Drive and 120 feet on Oak Street, Glynn Haven Estates, St. Simons Island

Mr. William Downey was present to represent the above request submitted by Mary C. Andrews and Estate of F. E. Andrews (Coastal Bank of Georgia).

Mr. Mahlman stated that this request is for a commercial rezoning on five platted lots and unopened 1st Avenue in Glynn Haven Estates Subdivision. He stated that this is a pocket of land surrounded by commercial zoning and land use. Mr. Mahlman stated that this rezoning seems logical in that the surrounding land is zoned and developed for commercial use.

Mr. Mahlman then pointed out the property on the tax map. He stated that 1st Avenue cuts across the property being considered for rezoning. He explained that Sylvan Drive to the west cuts across the southwest corner of the property. Mr. Mahlman stated that Mr. Downey will initiate a request with the County to swap this apparent encroachment for a quit claim deed on 1st Avenue, this will be processed thru the County Engineer. Mr. Downey stated that realignment of the road is needed and that he will process the request.

It was then recommended by Mr. Mahlman that this request be recommended for approval in that this is an infill parcel and a logical rezoning to commercial.

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

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ABD675

GC - 24 - 85

Request for a PD-G Planned Development -  
General Zoning Text and Master Plan  
Amendment for Sea Palms West, reference  
GC - 8 - 80, Parcel 6 on Dunbar Creek con-  
sisting of 3 acres.

Mr. Roger Steffens, Sea Palms Development Corporation,  
was present for discussion.

Mr. Mahlman stated that this request is to amend the  
approved zoning text and master plan for Sea Palms West.  
He stated that in 1980 when the revised plan and text were  
approved Parcel 6 was designated as the future Dunbar Creek  
facility and several other uses were also proposed for the  
property but revised in a later amendment. He pointed out  
Parcel 6 on the master plan, and stated that there are between  
2 and 3 acres in the parcel. Mr. Mahlman stated that the  
property is the former site of the Fendig residence, with the  
residence currently being occupied by Mr. John Dow, Manager  
of Sea Palms.

Mr. Mahlman stated that the proposed amendment would  
allow for the future use to include single-family, multi-family  
and/or club as originally intended in 1980.

The zoning map was then presented. He pointed out that  
Parcel 6 is adjacent to Dunbar Creek, Sea Palms Property and  
Major Wright Road, which contains single-family homes.

Mr. Steffens stated that they would like to have more  
control and flexibility for the development of this parcel.  
He then stated that Parcel 6 contains 2 acres.

Mr. Mahlman stated that he supports this amendment pro-  
vided that no structure be located closer to Dunbar Creek than  
the existing residence, and that a 50 foot building setback  
and landscaped ornatural buffer be established and maintained  
along the property line adjacent to the R-12 District.

Mr. Albert Fendig, Jr., was present to represent himself  
and adjacent property owners. He stated that the historical  
and environmental effects are of concern. He requested that  
this item be deferred. He stated that the size of the parcel  
is of concern, whether the parcel is 2 or 3 acres. This will  
have an impact on the area and adjacent property owners and  
additional information is needed. There again he requested  
deferral.

Mr. Smitty Ledbetter, adjacent property owner, was present to state his concerns. He stated that his wife Jane and he object to this amendment. He stated that Major Wright Road is a single-family area with large lots. He stated that the development of Parcel 6 will be open on Dunbar Creek which will effect the whole community. The proposed use, multi-family, single-family or club sounds like it may be a mix of stuff, additional information is needed.

Chairman McCrary suggested that this item be deferred until the adjacent property owners and Mr. Steffens can get together and discuss the matter and possibly work something out.

Thereupon, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to defer this item to a later meeting.

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GC - 26 - 85

Request to Rezone from FA Forest Agricultural to LC Local Commercial, a parcel of land containing .595 acres fronting 137 feet on Altamaha Park Road, located at the southwest corner of Blount Street and Altamaha Park Road, Everett City

Mrs. Charlotte Mauney was present for review.

Mr. Mahlman stated that this request is for a LC Local Commercial zoning change to allow the location of a grocery store. The tax map was then presented. Mr. Mahlman pointed out that the applicant owns the property next to the proposed use. Surrounding zoning and land use are FA Forest Agricultural and residential (mobile homes and site-built homes).

Mr. Mahlman stated that there are several horses on the property at this time (which are allowed in FA Forest Agricultural) if the property is rezoned to allow the grocery store the horses will have to be removed.

It was noted that no one was present to object to this rezoning request.

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

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GC - 27 - 85

Request to Rezone from GI General Industrial to M-9 One-Family Residential, combined parcels of land in the Dock Junction Area consisting of approximately 10 acres, beginning approximately 190 feet south of Kingsland Avenue with frontage of approximately 1,619 feet on Whitlock Avenue

It was noted that the subject rezoning is being initiated by the Joint Planning Commission upon petition request. The subject property is owned by Florence Grimes, James and Mary Wood, Frank and Marie Watson, A. R. Potter, A. E. Potter, Josh Lewis Hutchenson, Josh L. and Betty Hutcheson, Calvin and Armored Morgan, Joseph Edward Yeomans (life estate), M. R. and John C. Clark, Jr., John M. and Mabel Bell, Annie Mixon, Doris Cook, Joseph and Sandra Crews, James E. King, William B. Harris, A. L. and Margaret Creamer, Roy and Grita Douglas and Howard White.

Mr. Mahlman stated that this request was initiated as a corrective rezoning to restore residential zoning to the single-family neighborhood east of Whitlock Avenue in the Dock Junction Area. He explained that the M-9 One-Family Residential (manufactured home) should accommodate the current lot sizes and also allow manufactured homes and single-family residences.

Mr. Fred Grimes was present in opposition to this rezoning. He stated that the land was worth more as industrial than residential. Mr. Mahlman explained that the industrial zoning of GI General Industrial requires 3 acres or more for development. He stated that with the rezoning the homes in the area will become conforming uses and will be able to get permits to rebuild, etc. Mr. Mahlman stated that single-family residential is the best and highest use of the property.

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

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Motion was made by Mr. Harden, seconded by Mr. Atkinson and unanimously adopted to approve and adopt the Minutes of February 5, 1985 and March 12, 1985.

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Mr. Mahlman stated that The Sander's have submitted a new revised plat of the Youngwood lots for his review. He stated that there are several items to be corrected and that the item will be placed on the Planning Commission's agenda at a later date, possibly May.

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Meeting Adjourned at 10:00 a.m.

  
Abraham B. Haysman

ABD675