

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 14, 1985 9:00 A.M.

Present: Dennie McCrary, Chairman
Gerald Atkinson
George Counts
Mike Fairman
Mac Harden

Absent: Lavern Carter

Also Present: Thomas P. Brechko, Planner II
Deborah B. Chapman, Zoning Administrator

Chairman McCrary called the meeting to order and the invocation was given.

Chairman McCrary announced that item #13 on the agenda, GC-32-85, has been withdrawn by the applicant from this meeting. He asked if there was anyone present who objected to this withdrawal? Attorney James Tuten who was present to represent objectors from the adjacent residential subdivision, Helveston Oaks, stated he had no objection. He requested that he be notified of the meeting date for this item to be heard.

Merchant's Way Extension, Phase I
Preliminary Plat
Scott Hudgens Companies, Developer
George Underwood & Associates, Surveyor

Mr. Brechko, Planner II, stated that this preliminary plat is the extension of Merchant's Way consisting of 275 feet. He pointed out that the road is located south of Altama Connector at Glynn Place Mall.

The plat was presented. Mr. Brechko pointed out that the access road will serve Wendy's service area. The road will be paved to County standards, however it will remain private at this time.

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Following review of the plat, a motion was made by Mr. Atkinson, seconded by Mr. Fairman and unanimously adopted to approve the Preliminary Plat of Merchant's Way Extension, Phase I.

Heritage Inn Addition
Site Plan
E. Thomas Stroud, Developer

Mr. Henry Bishop was present for review.

Mr. Brechko presented the site plan. He stated that the site plan of Heritage Inn Addition consist of an additional 46 beds, having a total of 145 beds.

Mr. Brechko explained that the site coverage is at 40% and meets all requirements of the Zoning Ordinance. He stated that the property is zoned PD Planned Development and that all requirements of the zoning text have also been meet. He then recommended approval.

Motion was made by Mr. Counts, seconded by Mr. Harden and unanimously adopted to approve the Site Plan for Heritage Inn Addition.

Plantation Village, Motel (Phase II)
Site Plan
Plantation Village, Ltd., Developer

Attorney Bob Miles was present for discussion.

Mr. Brechko presented the site plan for Plantation Village, Phase II. He stated that this phase is for the development of a two-story motel with 84 rental units.

Mr. Brechko pointed out that the site consists of 2.11 acres with the overall development of Plantation Village consisting of 12.98 acres, zoned PD Planned Development.

It was then pointed out by Mr. Brechko that approval previously was for access roads, water and sewer and drainage and Phase I being for an office complex.

It was then recommended by Mr. Brechko that the site plan be approved in that it meets all the requirements of the Zoning Ordinance and Planned Development zoning text.

Following review of the site plan, a motion was made by Mr. Counts, seconded by Mr. Harden and unanimously adopted to approve the Site Plan for Plantation Village, Phase II.

Altamaha Mobile Home Park
Site Plan
E. W. Merritt, Developer

Ms. Mildred Crosby was present for discussion.

Mr. Brechko stated that the site plan consist of 11.58 acres with 58 proposed mobile home sites, recreation, etc. He pointed out that the development will be served by a private 50 foot right-of-way with access being via a 50 foot easement from Highway 303.

Mr. Brechko stated that the site plan is being processed thru EPD for their approval of the well system. He then stated that several corrections are needed on the site plan - 1) cul-de-sac turn around radius being corrected, 2) the 20 foot easement shown as access being removed from the plat, and 3) a bond in an adequate amount being presented to assure that the borrow pit will be filled with suitable soils for development.

Mr. Guy Frazier was present to object. He stated that there are 34 homes and several businesses in the area. He stated that he feels a mobile home park should be isolated. He then presented a petition recommending that the mobile home park be denied. Also presented by Mr. Frazier was a letter, the letter was read to the Commission by Mr. Brechko.

Mrs. Crosby stated that the mobile home park will be built very nicely. She stated that the mobile home park will be a place that people will be proud to live in.

A question was raised by Mr. Frazier as to the zoning. It was pointed out that the property was rezoned in 1974 to MH Mobile Home Park.

Mr. Ed Stelle, Community Development Director, stated that he personally does not feel the development will have an adverse effect on the area.

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Mr. Stelle stated that the drainage has been looked at and approved by the County Engineer.

A motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to approve the Site Plan for Altamaha Mobile Home Park subject to the following conditions - 1) EPD approval, 2) Correction of the cul-de-sac, 3) 20 foot easement off Highway 303 being closed off, 4) A bond for the filling of the pit being posted, and 5) Suitable soils being used to fill the pit to allow the utilization of septic tanks, will require the Glynn County Health Department's approval.

B - 4 - 85

Request to Rezone from GR General Residential to GC General Commercial, a tract of land containing .933 acres fronting 176.25 feet on the west side of Cypress Mill Road and New Community Road intersection.

Subject property owned by C. H. Griffis.

Mr. Mike Purnell, proposed purchaser, and Attorney Jim Duncan were present for review of the above rezoning request.

Mr. Brechko stated that this request is to rezone a vacant parcel of land for the proposed use of an automobile body shop.

A copy of the zoning map was presented. Mr. Brechko stated that although commercial zonings exist east and south of this property, these commercial uses have their major or only access onto Community Road or Altama Avenue not Cypress Mill Road. He stated that the zoning and land uses fronting on Cypress Mill Road in this area are strictly residential, single-family and multi-family.

Mr. Brechko stated that the staff recommends denial of this request in that the proposed rezoning to GC General Commercial would be an encroachment into a developing residential area.

Attorney Jim Duncan, representing Mike Purnell, stated that Mr. Purnell has been in the automobile body shop business for 5 years and wishes to continue his business. He stated that if the rezoning is approved it would just be a relocation of the existing business.

Attorney Duncan stated that the trend of the area is for commercial. He stated that there is some residential intruding in the area.

Mr. Buzzy Ramsey, representing himself and property owners of the area, was present. He presented a petition with 39 signatures stating objection. He read the intent of the GR General Residential zoning district from the Ordinance. Mr. Ramsey stated that they strongly urge the Commission not to allow the commercial rezoning. He stated that this is a developing area for residential.

Mr. Bill Rayburn, residential property owner in the area, was present to object. He stated that the property is in a residential area and requested denial of the rezoning.

Following review, a motion was made by Mr. Counts and seconded by Mr. Atkinson to recommend denial of this rezoning request. Voting Aye: Mr. Atkinson and Mr. Counts. Voting Nay: Mr. Harden. Motion carried for denial.

B - 5 - 85

Request to Rezone from R-9 One-Family Residential to LM Limited Medical, Lot 5 Block M Goodyear Park Subdivision, fronting 85 feet on Parkwood Drive, 160 feet east of Kemble Avenue and Parkwood Drive intersection.

Subject property owned by Ralph and Elizabeth Blackburn.

Mr. John Mallette was present for review.

Mr. Brechko stated that this request is for a rezoning of a single-family residence for the proposed use of a medical office.

It was explained by Mr. Brechko that a study was conducted in 1978 identifying three critical factors that should be considered prior to rezoning to medical. These factors include physical proximity to the Hospital, neighborhood preservation from office or medical encroachment and adequate consideration to traffic flow and parking.

Mr. Brechko stated that the property is within one block of the Hospital, with LM Limited Medical zoning surrounding. He stated that staff feels the rezoning would not be an encroachment since it is limited to the existing strip of LM Limited Medical zoning along Parkwood Drive.

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

Mr. Brechko stated that the staff recommends approval of this rezoning request.

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

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 consisting of 3 acres.

Property owned by Bay Colony Properties Co., Inc.

Mr. Roger Steffens, Sea Palms Development Corporation, was present for review of the above request.

Mr. Brechko stated that this item was deferred at the last Planning Commission Meeting until such time as the adjacent property owners and Mr. Steffens could see if they could reach an agreement.

Mr. Steffens stated that he met with the adjacent property owners, The Ledbetters and Fendigs, and everything has been worked out.

Thereupon, a motion was made by Mr. Counts and seconded by Mr. Harden to recommend approval of the following amendment to the Sea Palms Zoning Text -

pp. 35

(1) Parcel 6, on Dunbar Creek, is a 2 acre tract with an existing single family residence. The proposed use for this parcel will be a product of the growth and development of Sea Palms over time, therefore maximum flexibility is desired.

Proposed uses for this parcel are:

Single family residence and/or a club, including: restaurant & food preparation, lounge, meeting rooms, swimming pool and deck, and parking lot for vehicles and bicycles; or, multi-family residential not to exceed 12 dwelling units, be limited to 2 stories in height, and include a 50' setback from Dunbar Creek on the westerly side and a 50' setback along the southerly side. The existing docks and boat launching facility may be upgraded.

pp. 36, paragraph 4 to read:

"All parks and lakes will be dedicated to the Sea Palms West Master Property Owners' Association for the use and enjoyment of the members of the Association."

GC - 25 - 85

Request to Rezone from R-9 One-Family Residential to PD-G Planned Development - General (to be included in GC-10-75 Zoning Text and Master Plan) approximately 15 acres fronting 2,200 feet on Demere Road between Airport Road and Skylane Road, and Amend GC-10-75 Planned Development - General McKinnon Airport Non-Aviation Master Plan and Adopt A Zoning Text, consisting of 55 acres.

Property owned by Glynn County.

Mr. Edward Stelle, Community Development Director, requested that this item be deferred until a later Planning Commission Meeting due to possible legal problems. He stated that this is an administrative deferral.

GC - 28 - 85

Request to Rezone from R-9 One-Family Residential to M-9 One-Family Residential (Manufactured Home), a lot containing 39,196 square feet located 214 feet south of Glyndale Drive, access via a 20 foot dirt road known as Riverside Drive, lying to the west of the Southern Railroad.

Subject property owned by Hugh and Berry Baggett.

Mr. Brechko stated that this is a request to rezone a lot containing 39,196 square feet which has been split out of a tract consisting of a total of 74,122 square feet. He stated that the applicant proposes to locate one manufactured home on the site.

It was then pointed out by Mr. Brechko that access to the property is by Riverside Drive which is a 20 foot dirt road. He stated that the staff recommends approval of this request for the location of a manufactured home in that there are mobile homes and site-built homes currently located in the area.

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

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GC - 29 - 85

Request to Rezone from R-9 One-Family Residential to FC Freeway Commercial, a portion of Lot 62 Glyndale Addition C, consisting of approximately 41,200 square feet fronting 206 feet on the west side of Picric Street.

Subject property owned by Ponderosa Motel, Inc.

Mr. Charles Thrower, Ponderosa Motel, Inc., was present for discussion of the above request.

Mr. Brechko stated that this is a request to rezone a tract of land containing 41,200 square feet that presently contains a single-family residence.

The zoning map was then referenced. Mr. Brechko pointed out that this property is adjacent to FC Freeway Commercial zoning to the west and south with R-9 One-Family Residential zoning to the east, across Picric Street, and a small parcel zoned M-20 One-Family Residential to the north. He stated that two tracts to the south along Picric Street were rezoned from R-9 One-Family residential to FC Freeway Commercial in November and December of last year.

Mr. Brechko then presented the concept plan. He pointed out that this property, if rezoned, will be added to a larger tract which bounded on the north by I-95, the south by Scarlett Street and the east by Picric Street. The tract will be developed for an outlet shopping center with approximately 25 stores with each store containing 6,000 square feet or less. Mr. Brechko stated that access to the development will be off of Scarlett Street which is to be paved to County standards, prior to development.

It was then stated by Mr. Brechko that the staff feels this request is a logical extension of the FC Freeway Commercial District and recommends approval.

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

GC - 30 - 85

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a lot containing 40,250 square feet known as Lot 9 of The C. J. Anderson Estate, located at the southwest corner of Anderson Drive and Highway 341/New Jesup Highway, with frontage of 350 feet on Anderson Drive and 115 feet on Highway 341.

Subject property owned by Kenneth B. Goodbread.

Mrs. Goodbread was present to represent the above rezoning request.

Mr. Brechko stated that this request is to rezone a tract of land which currently is the location of a single-family residence. He stated that the applicant proposes to convert the residence into a retail store or office commercial building if the rezoning is approved.

Mr. Brechko stated that the zoning and land use of adjacent properties fronting Highway 341 is commercial. He pointed out on the zoning map that the properties immediately to the north and south were rezoned to HC Highway Commercial in the early 1970's.

It was pointed out by Mr. Brechko that the concept plan shows access being from Anderson Drive. He stated that Section 613. of the Glynn County Zoning Ordinance will require a continuous planted buffer strip or a minimum six foot high wall or fence between commercial and residential properties. This would be required on the western property line, 115 feet.

Mr. Shirley Rash, property owner in the adjacent residential area, stated that the residents of the area object to this commercial rezoning. The objections are traffic (safety of the children), noise, property values and a desire to maintain integrity of the area.

Mr. Don Rash stated that there are 6 tracts in the area along Highway 341 and that have already been zoned commercial that are vacant. He stated that commercial on this tract is not needed.

Several other property owners of the area were present to object. Everyone present was given the opportunity to express their concerns.

Mrs. Goodbread stated that commercial zoning is adjacent to the property on both sides, north and south.

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Mr. Brechko stated that the staff feels this rezoning to be a logical extension of commercial on Highway 341.

Mr. Harden stated that now is the opportunity to change the Commission's direction as to changing the zoning around entrances into residential neighborhoods.

Mr. Counts made a motion to recommend denial of the HC Highway Commercial zoning change. He stated that he supports commercial, possibly OC Office Commercial, not HC Highway Commercial as requested. Motion was seconded by Mr. Harden. Motion was unanimously adopted.

GC - 31 - 85

Request to Rezone from R-12 One-Family Residential to HC Highway Commercial, 1.40 acres located at the intersection of Satilla Drive and U.S. Highway 17, with frontage of 200 feet on the east side of Satilla Drive and 306 feet on U.S. Highway 17.

Subject property owned by Neal Gale, et. al.

Attorney Mike Magda was present for review.

Mr. Brechko stated that this request is to rezone a vacant tract of land for the proposed use of a convenience store. He pointed out that the subject property is located at the entrance of Satilla Shores Subdivision on U.S. Highway 17 South. It was pointed out by Mr. Brechko that the closest commercial zoning is approximately one mile south of U.S. Highway 17 at the interchange of I-95, zoned FC Freeway Commercial.

The Zoning Ordinance was then referred to by Mr. Brechko. He stated that Section 702.1 Intent of District, R-12 One-Family Residential, states that a R-12 One-Family Residential District should be developed and reserved for low to medium density residential purposes and that the regulation which apply within this district are designed to discourage any encroachment by commercial, industrial, high density residential or other uses capable of adversely affecting the single-family residential character of the district. He stated that the rezoning being requested is for HC Highway Commercial, staff feels this zoning change would be an intrusion into an established residential neighborhood.

Mr. Brechko stated that the Department of Transportation feels there will be a problem with a curb-cut to this site.

Attorney Mike Magda stated that the subject property is not a part of Satilla Shores Subdivision. He stated that the highest and best use of the property would be for commercial.

Attorney Magda stated that the owners have tried to sell the property for residential and that there having been no sales feel the property is not suitable for residential purposes. He stated that the property has no value as zoned for residential. He stated that a hardship is being imposed on the property owners if the property is not zoned to commercial, to obtain the properties true value.

Mr. Bob Bledso, Zell Finance Company, stated that Zell Finance owns 22 lots adjacent to this property. He stated that the property in that area is designated as residential lots. He stated that one lot has been sold within the last year for residential, the intended use of the lots. He stated that the lots are for residential and will be developed as residential only.

Mr. Herman Krauss, property owner of Satilla Shores Subdivision, stated opposition to this request.

Mr. George Metz presented a petition with 150 signatures from Satilla Shores Subdivision and Fancy Bluff Area stating opposition to this rezoning request. He stated that there are five stores within 1 mile of the property and commercial zoning is not needed and such a rezoning would devalue the properties.

There were approximately 30 people from the area present to object. Everyone was given the opportunity to express their concerns.

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

GC - 33 - 85

Request to Rezone from R-12 One-Family Residential to MR Medium Residential, 9.3 acres fronting 236 feet on the east side of Cypress Mill Road, approximately 950 feet north of Benedict Road.

Subject property owned by The Cypress Corporation.

Mr. James Wiggins, The Cypress Corporation, was present for review of the above request.

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Mr. Brechko stated that this request is to rezone a 9.3 acre tract for multi-family. He stated that the property is presently the location of two single-family residences fronting onto Cypress Mill Road with the remaining area vacant.

The concept plan was then presented. Mr. Brechko stated that the proposed use for the property is to be developed as a multi-family apartment complex with a maximum density of 16 units per acre. He stated that site plan approval would be required prior to any construction.

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

GC - 34 - 85

Request to Rezone from HC Highway Commercial to MH Mobile Home Park, 0.22 acres (to be included into an existing mobile home park), located between Crumley Drive and U.S. Coast Guard Access Road, 190 feet east of U.S. Highway 17.

Subject property owned by J. L. and Phyllis Johns.

Mr. J. L. Johns was present for discussion.

Mr. Brechko stated that this request is to rezone .22 acres to MH Mobile Home Park to be added to the existing mobile home park.

It was then recommended by Mr. Brechko that this rezoning be recommended for approval.

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

Continuation of Request from Jane and Paul Sanders to allow a private easement serving 4 lots. Subject property contains 78,058 square feet, being Lots 19 and 20 of Youngwood Subdivision, St. Simons Island.

Mr. Brechko stated that each Member received a copy of correspondence on the above request and a brief outline of actions taken.

Mr. Brechko stated that the last letter to Attorney Gossett, Attorney for Jane and Paul Sanders, stated that the plat addressed

the deficiencies however the items concerning neighborhood character and lot configuration have not been satisfied.

Mr. Edward Stelle, Community Development Director, stated that the plat meets the requirements of the Glynn County Zoning Ordinance and Subdivision Regulations. He stated that the plat is in order in his opinion with one modification, paving of the road. He stated that he has talked with Mr. Sanders and that he stated that it would be paved. Mr. Stelle stated that it is his opinion that the plat meets the requirements and should be approved. He stated that he knows this is not a popular decision but does not see any legal reason not to approve the plat.

Mrs. Younger questioned when the County gave the right to set design standards for subdivisions? She stated that there is concern as to traffic, septic tanks, drainage, etc.

Mr. Stelle stated that the drainage will be worked out. He stated that when the item went before the Court the decision was to process the plat under the Ordinance and write a letter stating deficiencies, the deficiencies have been meet.

Mr. Stelle explained that the decision to sign the plat came about upon the recommendation of the County Attorney. He stated that the Sanders have meet all the request that have been made.

Mrs. Kay Benson stated that Youngwood Subdivision is the oldest subdivision on St. Simons Island. She stated that a petition was submitted for the subdivision stating their objections to this request. She stated that the Planning Commission previously took action to deny the request and that no new factors are included at this time. She stated that safety and welfare needs to be considered.

Following discussion, it was the final conclusion that the plat would be signed by Mr. Stelle in that the requirements of the Glynn County Zoning Ordinance and Glynn County Subdivision Regulations have been meet, with the understanding that the road would be paved to County standards.

Upon a motion made by Mr. Atkinson, seconded by Mr. Harden the Minutes of March 5, 1985 were unanimously approved and adopted.

Mr. Edward Stelle, Community Development Director, stated that the County is in the process of considering applicants for the position of Planning Director. He stated that he is making a recommendation to the County Administrator that Mr. Tom Brechko be appointed Acting Director at this time.

The Commission expressed their support for Mr. Brechko.

Meeting Adjourned at 12:15 p.m.

A handwritten signature in black ink, appearing to read "Edward Stelle", is written over a horizontal line. The signature is cursive and somewhat stylized.