

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 4, 1985

9:00 A.M.

PRESENT: Dennie McCrary, Chairman
 Levern Carter
 George Counts
 Gerald Atkinson
 Mac Harden

ABSENT: Mike Fairman

ALSO PRESENT: Thomas P. Brechko, Acting Director
 Deborah B. Chapman, Zoning Administrator
 Edward H. Stelle, Community Development Director

Chairman McCrary called the meeting to order. The invocation was then given by Mr. Counts.

Site Plan Approval of Captain's Walk Condominium, Phase III
 All Coast Development Company, Developer

Mr. Mike Clements was present for review.

Mr. Brechko stated that this site plan is for Phase III of Captain's Walk Condominiums located off Mallory Street on St. Simons Island. The property involved in Phase III consist of 1.15 acres with 8 units and a density of 6.95 units per acre. He pointed out that Phase I consisted of 15 units and 6 units in Phase II.

It was then pointed out by Mr. Brechko that the drainage will be on-site with retention ponds. The development will be served by St. Simons Water & Sewer.

Mr. Brechko stated that the site plan meets all the requirements of the Glynn County Zoning Ordinance and recommends that it be approved.

Motion was made by Mr. Harden, seconded by Mr. Carter and unanimously adopted to approve the site plan for Captain's Walk Condo, Phase III.

Site Plan Approval of Plantation Village, Phase III
 Retail Stores
 Colonial Holding Company, Developer

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Mr. Chip Worthington, Agent for Colonial Holding Company, was present for review.

Mr. Brechko stated that the subject property is zoned PD-G located on Demere Road. He explained that Phase III, is for the construction of retail stores. He stated that Phase I was for an office complex and Phase II for a hotel. Phase III consists of 2.05 acres.

It was pointed out on the site plan by Mr. Brechko that a 10 foot drainage easement will be provided along the property line, to be dedicated to the County.

Mr. Brechko stated that the site plan meets the requirements of the PD Zoning Text and recommends that it be approved.

Motion was made by Mr. Harden, seconded by Mr. Counts and unanimously adopted to approve the site plan for Plantation Village, Phase III.

Site Plan Approval

Sea Marsh Condominium, Phase III
Sea Palms Development Corporation, Developer

Mr. Roger Steffens was present for review.

Mr. Brechko stated that this property consisting of 2.12 acres and located in Sea Palms East Development is zoned PD-G. It will be for the development of 30 units at a density of 14.02 units per acre. Phase I and II consisted of 88 units at a density of 17 units per acre.

The development will be served by St. Simons Water & Sewer.

The site plan was then presented. Mr. Brechko pointed out that the drainage will be into the marsh, and a 15 foot DNR setback will be provided from the Marsh. He stated that there is sufficient parking and recommends approval.

Motion was made by Mr. Counts, seconded by Mr. Harden and unanimously adopted to approve the site plan for Sea Marsh Condo, Phase III.

Request to Rezone from G- General Residential to
G- General Commercial, a portion of East Highway
B-2-111, consisting of 4,709 square feet with

B - 6 - 85

Request to Rezone from GR General Residential to GC General Commercial, a portion of Town Commons Lot 141, consisting of 6,000 square feet with frontage of 60 feet on Lee Street.

Mr. Leroy Cooper, Jr., was present for discussion.

Mr. Brechko stated that the present use of the property is for a single-family residence. He stated that the applicant proposes to use the existing single-family garage and paved area in front for the sale of headstones.

Mr. Brechko pointed out that the property is located in an area that is predominately single-family homes.

Mr. Brechko stated that this proposed rezoning to GC could be an encroachment into an established residential area, staff recommends that it be denied.

Mrs. Ida Chambliss, property owner in the area, was present to object to any type commercial business. She stated that the neighborhood is against commercial. A petition of objections was then presented.

Mr. Ronnie Jones, business partner with Mr. Cooper, stated that this area once before was a store. He stated that the proposed use would not hurt people.

Others present to object were Mrs. Gary, Mrs. Curry, Mrs. Horne, Mrs. Rodney, and Thomas Chambliss.

Mr. Atkinson stated that the area is a quiet residential neighborhood. He then made a motion for denial. Motion was seconded by Mr. Carter and unanimously adopted.

CUP - 4 - 85

Request for a Conditional Use Permit in an R-6 One Family Residential Zoning District for a Child Care Center. Subject property being Lots 16 and 17 Mallory Park Subdivision, 900 Mallory Street, St. Simons Island

Property owned by Equitable Relocation Management Corporation
Joe H. Bradford, Agent

Mr. and Mrs. Joe Bradford were present for discussion.

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Mr. Brechko stated that this request is for a CUP to allow a private child care center. He pointed out that the property is located on Mallory Street and Mallory Circle and contains a single-family residence.

It was explained by Mr. Brechko that the applicant is required to obtain approval of the Georgia Department of Human Resources for the proposed use. Also approval will need to be obtained from the Glynn County Fire Chief. These approvals would be prior to obtaining a business license.

Mr. Bradford stated that his wife has been in the business of child care for 32 years. He explained that they are currently located at 100 Brunswick Avenue and have been for 15 years, However, they are wishing to relocate due to traffic and parking problems from adjoining businesses.

Approximately 16 residents from the neighborhood were present to state their objections to this request. A letter and petition was submitted showing approximately 23 signatures stating their objections.

Of concern were noise, traffic safety and congestion. Everyone present to object was given the opportunity to speak.

Mr. Bradford stated that this house had previously been used as a beauty shop. He stated that the proposed use will not create any more traffic. He stated that the area will be fenced, safety is of concern. Mr. Bradford stated that this use is needed in the area. He explained that the hours would be from 7:30 a.m. to 6:00 p.m.

One resident of the area stated that the beauty shop was a home occupation. She explained that the residents were not against children or centers but they do not desire to have one in their area.

Mr. McCrary stated that there is a need. He stated that the Commission has approved child care centers before but mostly without opposition.

Mr. Harden questioned whether CUP's could be denied.

Mr. Carter stated that the residents of the area and the Bradfords need to work together on this. He stated that traffic is a problem. He then suggested that this be deferred for one (1) month so the residents and Bradfords could talk.

The objectors stated that they do not want a deferral.

Mr. Brechko stated that CUP's can not be denied legally under the Ordinance, however, conditions can be placed.

Motion was made by Mr. Counts to approve the request, in that under the Ordinance we do not have a right to deny, subject to day time operation only. Motion was seconded by Mr. Harden.

Voting Aye: Mr. Harden, Mr. Counts.

Voting Nay: Mr. Carter, Mr. McCrary, and Mr. Atkinson.

Action was then taken for a denial on the CUP.

Voting Aye: Mr. Carter, Mr. Atkinson and Mr. McCrary.

Voting Nay: Mr. Counts and Mr. Harden.

CUP - 5 - 85

Request for a Conditional Use Permit in a R-9 One-Family Residential Zoning District for a Child Care Center. Subject property being Lot 9 Block F Ocean Vue Gardens, approximately 50 feet north of Brown Drive fronting 50 feet on the east side of Demere Road

Property owned by Van Jones Merrell and Jacqueline Blackman

This item was deferred til a later date due to additional information that is needed from the applicant.

GC - 38 -85

Request to Rezone from MH Mobile Home Park, GR General Residential and R-9 One-Family Residential to R-12 One-Family Residential, a tract of land containing 10.94 acres located approximately 300 feet north of Cypress Mill Road, lying immediately east of Lakewood Subdivision.

Property owned by Richard A. Brazell and Jullian Cason

Mr. Richard Brazell was present for discussion.

Mr. Brechko stated that the subject property was immediately east of Lakewood Subdivision. The site contains two borrow pits. The proposed use is a single-family subdivision with access off of Lakeview Circle in Lakewood Subdivision.

It was explained by Mr. Brechko that prior to development of this property the applicant would have to submit a subdivision plat if zoning is granted.

It was noted that no one was present to object.

Motion was made by Mr. Atkinson, seconded by Mr. Harden and unanimously adopted.

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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 67.85 acres.

Property owned by Glynn County.

Mr. Edward Stelle, Community Development Director, was present to present the above request. He stated that this request was initiated by the Airport Commission.

The Zoning Map and PD Master Plan was then presented for the Commission's review. Mr. Stelle stated that this request is to change the R-9 One-Family Residential strip on Demere Road to PD-G. FAA Recommendation under this request a 100 foot buffer strip would be left as a green area along Demere Road. It was explained by Mr. Stelle that the PD Zoning Text and Master Plan consist of a Service Commercial area and Limited Commercial area within the Non-Aviation Section of the Planned Development.

Mr. Stelle stated that another part of the text would allow the review of proposed changes and developments to go to the County for review without having to go through the Planning Commission, this will be a better working time factor.

It was then pointed out by Mr. Stelle that the road/ditch buffer strip has been cut from 175 feet to 80 feet. Another change would allow the Airport Commission to approve the lot size. Current requirement is 1 acre. Mr. Stelle stated no physical changes are included.

Mr. Bill Kirby, Island South Developer, was present to state his concerns. He stated that the current plan has a buffer between the Airport and Island South. He stated that this buffer is now violated with a ditch. He stated strong objections to the buffer being reduced.

Mr. Jay Dresser, Airport Manager, stated that a road within this buffer has been a part of the planning for years.

Mr. Kirby requested that the 80 foot be noted as a buffer zone.

Mr. Dresser stated that there is no guarantee the road will be built. He stated that it is just a standing 80 foot woods with a 35 foot ditch.

Mr. Jim Watson, property owner of Island South was also present to object to the buffer being eliminated.

Following discussion, motion was made by Mr. Counts and seconded by Mr. Carter to recommend approval of this request subject to the 80 foot strip bordering Shell Trust Company and Island South being noted as drainage, access and buffer.

Voting Aye: Mr. Atkinson, Mr. Carter and Mr. Counts.

Motion adopted.

GC - 32 - 85

Request to Rezone from R-12 One-Family Residential to GC General Commercial, 3.37 acres located on the north side of Colonial Way (frontage of 340 feet), south side of Old Jesup Highway (frontage of 239 feet), and east side of Cypress Mill Road (frontage of 273 feet), lying adjacent to Helveston Oaks Subdivision.

Atlantic Land and Development Corporation, Joe McDonough.

Mr. Joe McDonough was present for review.

Mr. Brechko stated that the property is currently vacant except for a residential structure located adjacent to Helveston Oaks Subdivision.

The concept plan was presented. Mr. Brechko pointed out that a meeting center for Alcoholics Anonymous is proposed. He stated that the use has been in operation over the past month as a violation. A letter has been sent to Mr. McDonough by the Building Official stating the violation; it was this letter that initiated the zoning request. Also proposed for the property is a retail convenience store at Cypress Mill Road and Old Jesup Highway.

Mr. Brechko stated that the staff feels a commercial zoning may be acceptable at Cypress Mill Road and Old Jesup Highway intersection, however, the proposed use of the center on Colonial Way would be incompatible with the adjacent subdivision.

Mr. Brechko stated that the staff would be willing to work with the applicant on changing the proposal with the following suggestions.

- 1) Reduction in the acreage for a commercial rezoning, or
- 2) Developing alternatives to the access from Colonial Drive, or
- 3) Establishing adequate buffers for the adjoining residential properties if a commercial zoning is obtained.

He then stated that the staff recommends denial of the rezoning as requested.

Mr. Joe McDonough stated that Helveston Oaks Subdivision was developed by his firm 12 years ago. He stated that he still owns adjacent lots. He explained that this corner lot being requested today was not incorporated into Helveston Oaks Subdivision. Mr. McDonough stated that a 6,000 square foot house is located on the property which is 30 years old and unique in character. He explained that the house was moved three (3) years ago on the northeast boundary, present location. He stated that the house does not have

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a residential character. The structure was leased to Bridges of Hope approximately two (2) months ago. Bridges of Hope is a self help group to help alcoholics regain themselves in society. Under the lease, improvements were to be made and a berm built between the structure and Helveston Oaks then seek a rezoning. This is not what happened; they started meeting right away and objections were expressed. Mr. McDonough stated that the group is moving to another location, but he desires to continue with the request to rezone all the property.

Mr. Tim Sanders, property owner of Helveston Oaks, was present to object to the request. He stated that approval to commercialize would devalue his property. He stated concern as to access into Helveston Oaks in that there is only one entrance into the subdivision; access should be for residential only, not commercial.

Mrs. Cecilia Petree stated that a commercial zoning would increase traffic and noise. A petition was then presented with signatures of objection.

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

Attorney James Tuten was present to represent the residents of Helveston Oaks Subdivision. Attorney Tuten stated that the property is almost completely surrounded by residential property. He stated that a rezoning to commercial would be a violation of integrity of the area. The area is an established residential area. He stated that the subject property can be used as residential property which would be the highest and best use. Attorney Tuten stated that the Zoning Ordinance is to protect property owners and property values. He requested that this request be denied for a commercial zoning.

Mr. McDonough stated that it is not feasible to be developed as residential, it's a busy corner. He stated that he would withdraw his request to rezone the entire tract and exclude the lot and house and seek a commercial rezoning on the remaining property.

Attorney Tuten stated that the citizens have a right to have this petition acted upon at this time.

Mr. McCrary suggested that action be taken and that the property owners and Mr. McDonough get together before the County Commission meeting and possibly modify the acreage.

Mr. McDonough requested a deferral until the next Planning Commission Meeting.

Following discussion, motion was made by Mr. Atkinson and seconded by Mr. Harden that this request be recommended for denial.

Voting Aye: Mr. Atkinson and Mr. Harden.

Noting that Mr. Counts left during discussion.

GC - 35 - 85

Request to Rezone from R-12 One-Family Residential to M-20 One-Family Residential (Manufactured Home), a lot containing approximately 24,000 square feet fronting 100 feet on the north side of Carter Drive, 278.39 feet west of the Carter Drive and Altama Avenue Intersection.

Property owned by James E. and Margaret Williamson

Mrs. Margaret Williamson was present for review.

Mr. Brechko stated that this request is being sought to allow the location one double-wide manufactured home. He stated that a single-wide mobile home is currently located on the property, which was allowed in January 1972, as a TR-20 Temporary Residential. The TR has expired making the mobile home a non-conforming use.

It was pointed out by Mr. Brechko that there are approximately 15 mobile homes located in the area at the present time.

Mrs. Williamson presented a statement from the surrounding property owners stating no objection.

Mr. Brechko stated that the staff recommends that this zoning be approved.

Motion was made by Mr. Atkinson and seconded by Mr. Harden to recommend approval of the rezoning request.

Voting Aye: Mr. Atkinson and Mr. Harden

GC - 36 - 85

Request to Rezone from M-20 One-Family Residential (Manufactured Home) to FC Freeway Commercial, an irregular shaped lot being a portion of Lot 59 Glyndale Subdivision Section C Addition, containing 0.578 acres fronting 103.4 feet on the west side of Picric Street lying immediately south of I-95 Right-of-Way.

Mr. Charles C. Thrower, agent for E. O. and Myrtice Green, was present for discussion.

Mr. Brechko stated that the property is currently zoned M-20, zoned in October, 1982. The applicant is seeking a rezoning to FC Freeway Commercial. This property would be included into a larger tract to develop an outlet shopping center. Access to the site will be off of Scarlett Street, which is to be paved to county standards.

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Mr. Brechko stated that the staff recommends approval of this request in that it seems to be a logical extension of the FC Freeway Commercial District.

It was noted that no one was present to object.

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

Voting Aye: Mr. Atkinson and Mr. Harden.

GC - 37 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 4.565 acres fronting 663.33 feet on the south side of U.S. Highway 84 approximately 600 feet northwest of the Highway 84 and Highway 303 intersection, property also fronts 631.87 feet on the Old Bell Cutt-Off Road/Bellview Road

Jimmy C. Souter Construction,

Attorney W. Eugene Caldwell, Agent for Jimmy Souter Construction, was present for discussion.

Mr. Brechko stated that the subject property is located on the south side of U.S. Highway 84 approximately 600 feet north west of Highway 84 and Highway 303 Intersection. The property is currently vacant with a proposed use of retail commercial.

Mr. Brechko pointed out that the adjoining property to the south was rezoned to HC Highway Commercial in February. He stated that additional Highway Commercial zonings and uses exist on Highway 84.

The Zoning Map was then referred to. Mr. Brechko stated that the staff recommends approval of this request with the condition that access to this property would be off Highway 84 as approved by the Department of Transportation and not off of Bell Cut-Off Road.

It was noted that no one was present to object.

Motion was made by Mr. Atkinson and seconded by Mr. Harden to recommend approval of this rezoning request to HC Highway Commercial.

Voting Aye: Mr. Atkinson and Mr. Harden.

GC - 39 - 85

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 1.496 acres fronting 60 feet on the east side of U. S. Highway 17 approximately 1,284 feet northeast of the Jet Port Road and U. S. Highway 17 intersection.

Attorney Fleming Martin, Agent for Needwood Development Company, Inc., was present for discussion.

Mr. Brechko stated that this rezoning request is being sought to allow the applicant to locate a restaurant and lounge.

Mr. Brechko pointed out that the majority of the surrounding property is undeveloped with the exception of a few single-family homes. Mr. Brechko stated that the staff recommends approval of this rezoning request.

Attorney Martin presented a petition of surrounding property owners supporting the request.

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

Voting Aye: Mr. Atkinson and Mr. Harden.

Upon a motion made by Mr. Harden and seconded by Mr. Atkinson the minutes of April 2, 1985, were unanimously approved and adopted.

Meeting Adjourned 11:45 A. M.

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