

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 9, 1985

9:00 A.M.

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

ALSO PRESENT: Thomas P. Brechko, Acting Director

*Absent - R.
 Also Present - ?*

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

Site Plan Approval
 Wal-Mart Shopping Center
 JDN Enterprises, Developer

Mr. Brechko stated that the subject property is located on the Southside of Altama Connector and Glynn Place Mall.

The site plan was then presented. Mr. Brechko pointed out that Phase I consists of 9.3 acres for the Wal-Mart site. Phase II consist of 8.9 acres for the development of a shopping center. He stated that the development will be served by City Water & Sewer.

Mr. Brechko stated that the PD-S Planned Development - Shopping Center requirements have been met including adequate parking. He stated that the County Engineer has approved the drainage for the site.

Motion was made by Mr. Harden, seconded by Mr. Atkinson and unanimously adopted to approve the site plan for Wal-Mart Shopping Center.

Site Plan Approval
 Oak Retreat Townhouse Apartments
 Dr. Wade Strickland, Developer

Mr. Brechko stated that the subject property contains 3.927 acres located on the south side of Cardinal Drive off U.S. Highway 17. The development will consist of 40 units at a density of 10.18 units per acre. The zoning is PD -MR Planned Development - Medium Residential which would allow 16 units per acre.

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Mr. Brechko stated that the development will be served by City Water & Sewer.

Motion was made by Mr. Harden, seconded by Mr. Carter and unanimously adopted to approve the Site Plan for Oak Retreat Townhouse Apartments.

Site Plan Approval
Community Dialysis Center
Community Dialysis Center, Inc., Developer

Mr. Brechko stated that the proposed medical facility is located approximately 900 feet south of Cardinal Road fronting on the west side of U.S. Highway 17.

The site plan was then presented. Mr. Brechko pointed out that the property is zoned PD-G Planned Development - General with HC Highway Commercial Requirements. He stated that this will be served by City Water and Sewer.

Mr. Brechko stated that the applicant has filed an application with the Department of Transportation for a commercial driveway permit.

Mr. Brechko stated that the Planned Development requirements have been met and that the staff recommends approval.

Motion was made by Mr. Fairman, seconded by Mr. Harden and unanimously adopted to approve the Site Plan for Community Dialysis Center.

B - 7 - 85

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, approximately 11,650 square feet fronting 87.35 feet on the west side of Altama Avenue, lying between First Freewill Baptist Church and Glynn County Board of Education Property (Jane Macon).

Mr. Frank Preston was present for discussion.

Mr. Brechko stated that this request is to rezone a vacant parcel of land to HC Highway Commercial. He stated that the applicant proposes to provide parking for the proposed office building on the adjacent property to the north. He stated that no additional access will be required to this property from Altama Avenue.

It was noted that no one was present to object.

A motion was made by Mr. Atkinson and seconded by Mr. Carter to recommend approval of this rezoning.

Voting Aye: Mr. Atkinson, Mr. Carter, Mr. Fairman and Mr. Harden.

GC - 40 - 85

Request to rezone from FA Forest Agricultural to HC Highway Commercial, 4.28 acres located 200 feet northwest of the Highway 84 and U. S. Highway 17 intersection, fronting 150 feet on the west side of Highway 84, 651.05 feet on the North side of Old Fancy Bluff Road and 225 feet on the east side of Bellview Road/Bell Cut-Off Road.

Property owned by Huntley Jiffy Stores, Inc.

Wiley Reeves, Agent

Mr. Brechko stated that the subject property is located on the southside of Highway 84. The property is currently vacant with a proposed use as a retail commercial.

Mr. Brechko pointed out that there have been other rezonings to HC Highway Commercial on Highway 84 just recently. He stated that this proposed rezoning appears to be a logical extension of the HC Highway Commercial.

It was stated by Mr. Brechko that the staff recommends approval of this request with the condition that access to this property would be off of Highway 84 as approved by the Georgia Department of Transportation and not off Bell Cut-Off Road in that Bell Cut-Off Road is a dirt residential street. The agent stated no objection to this condition.

Following discussion, a motion was made by Mr. Atkinson and seconded by Mr. Carter to recommend approval of this rezoning with the condition on access.

Voting Aye: Mr. Atkinson, Mr. Carter, and Mr. Fairman.
Abstaining: Mr. Harden.

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GC - 41 - 85

Request to Rezone from GR General Residential to PD-R Planned Development - Residential, a tract containing 36,590 square feet located behind Lots 18 - 21 of Dellwood Subdivision, approximately 557.5 feet west of Demere Road

Mr. William P. Hooker, Agent for Estate of Ralph B. Shaw, was present for discussion.

Mr. Brechko stated that this rezoning is being sought to multi-family to be added to a 12.02 acre tract proposed to be known as Harbour Oaks Condominium development.

It was noted by Mr. Brechko that a Site Plan would have to be approved prior to construction.

No one was present to object.

Following discussion, a motion was made by Mr. Harden and seconded by Mr. Atkinson to recommend approval of this rezoning.

Voting Aye: Messrs. Atkinson, Carter, Fairman and Harden.

GC - 42 - 85

Request to Amend the GC - 34 - 80 PD-G Planned Development-General Zoning Text and Master Plan and Site Plan Approval on a 1.3 acre tract located 100 feet north of Ledbetter Avenue and fronting 130 feet on the west side of Frederica Road, adjacent to Heritage Inn and Villas, St. Simons Island.

Mr. William P. Hooker, Agent for Betty A. and E. Thomas Stroud, was present for review.

Mr. Brechko stated that this request is to amend the GC - 34 - 80 Planned Development Zoning Text and Master Plan and obtained Site Plan Approval.

Mr. Brechko explained that at the Board of Commissioners regular meeting of May 3, 1984, a condition was added to the approval of the Heritage Inn and Villas Master Plan (GC - 14 - 84) that the text and Master plan approved under GC - 34 - 80 be added to the overall Planned Development Master Plan. Under this request, this condition will be met.

The site plan was then presented. Mr. Brechko pointed out that the site plan includes existing office building, existing single-family residence, proposed multi-purpose building, green house and garden plots, patio with grille, and various passive and active recreation areas.

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

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Atkinson and seconded by Mr. Harden to recommend approval of the amendment and site plan.

Voting Aye: Messrs. Atkinson, Carter, Fairman and Harden.

GC - 43 - 85

Request to Rezone from R-9 One-Family Residential to M-20 One-Family Residential (Manufactured Home), a tract of land containing approximately 54,180 square feet fronting 248 feet on the north side of Third Street, being a portion of Lot 107 Brunswick Farms Subdivision, Section One (Portion of Block 4).

Mr. Brechko stated that the applicant is requesting a rezoning to allow the location of a double-wide manufactured home. The site would be served by a private well and septic tank.

It was pointed out by Mr. Brechko that there are currently two mobile homes located in the area. He stated that this rezoning should not have an adverse effect upon surrounding property and recommends approval.

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Harden and seconded by Mr. Fairman to recommend approval of this rezoning.

Voting Aye: Messrs. Atkinson, Carter, Fairman and Harden.

Meeting Adjourned at 9:30 A. M.

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