

GLYNN COUNTY PLANNING COMMISSION
SEPTEMBER 10, 1985 9:00 A.M.

PRESENT: Dennie McCrary, Chairman
Mac Harden
William Holland
Henry Shipherd
Gary Strickland

ABSENT: Geraldine Kennedy
George Counts

ALSO PRESENT: Thomas P. Brechko, Acting Director
Deborah B. Chapman, Zoning Administrator

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

West Point Plantation Subdivision, Phase One
Preliminary Plat
John Hart and Doyle Raulerson, Developer/Owner

Mr. Doyle Raulerson was present for discussion.

Mr. Brechko stated that this first phase of West Point Plantation Subdivision consists of 24.71 acres. He stated that the owners/developers propose to subdivide the property into 28 single-family lots, zoning is R-12 One-Family Residential and the minimum lot size will be 20,000 square feet.

The subdivision plat was then presented. Mr. Brechko pointed out that the development will be served by a 60 foot right-of-way on a cul-de-sac. He stated that the applicant has requested a variance for the length of the cul-de-sac. The maximum length allowed for a cul-de-sac is 800 feet in accordance with the Subdivision Regulations. Mr. Brechko stated that the requested variance is for a 2,200 foot cul-de-sac, however when future phases are developed it would only be 1,100 feet in that a street will be cut between Blocks B and C.

Mr. Brechko stated that the 28 lots will be served by individual septic tanks and a central water system. The owners/developers plans are to dig a central well to serve the development. He stated that Glynn County is currently negotiating with the owners/developers on a shared cost of extending a water line from the Harrington well site.

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It was noted that no one was present to object or express any concerns.

Mr. Brechko stated that the staff recommends approval of the variance on the length of the cul-de-sac. He then stated that the preliminary plat meets the requirements of the Subdivision Regulations and staff recommends approval of the plat subject to the condition that the method of providing water service be worked out with the County under a mutual agreement.

Motion was made by Mr. Harden and seconded by Mr. Shipherd to approve the Preliminary Plat of West Point Plantation, Phase I, including the variance on the length of the cul-de-sac and subject to a mutual agreement on the method of providing water service.

Voting Aye: Messrs. Harden, Holland, Shipherd and Strickland.

SP - 13 - 85

Harbour Oaks Condominiums

Village Club Properties, Inc., Developer/Owner

Mr. Bill Hooker, Architect, and Attorney James Bishop were present for discussion.

Mr. Brechko pointed out that the subject property is located on the east side of Mallory Street just south of Captain's Walk condominiums. He stated that this site plan is for the development of phase three of a phased multi-family condominium development zoned Planned Development.

The site plan was then presented for discussion. Mr. Brechko pointed out that phase three consists of .84 acres with 8 units. This acreage will be added to the overall development for a total acreage of 12.86 acres. Total number of units in phase one, two and three will be 130 units, with a density of 10.12 units per acre. Site coverage will be at 49.6 percent.

Mr. Brechko stated that a holding pond will be located on the site as part of the drainage system. The water and sewer service will be provided by the St. Simons Water and Sewer District.

It was noted that no one was present to object.

Motion was made by Mr. Shipherd and seconded by Mr. Harden to approve the Site Plan of Harbour Oaks Condominium, Phase Three.

Voting Aye: Messrs. Harden, Holland, Shipherd and Strickland.

SP - 14 - 85

Demere Village

James A. Bishop, Et Al, Owner

Mr. James A. Bishop was present for discussion.

Mr. Brechko stated that the subject property is located on the south side of Demere Road just west of the Del Taco site. The site plan is for the development of Tract Two of a phased Planned Development shopping center project consisting of three tracts. Tract Two consists of 2.81 acres with a 78.4 percent site coverage noting the Planned Development zoning text allows a maximum site coverage of 80 percent.

The site plan was then presented. Mr. Brechko pointed out that two access points were approved under the PD-G Planned Development - General Zoning Text and Master Plan. The first point of access being from Retreat Drive, which currently serves Island Retreat Garden Apartments and Island Square Apartments. The second access point being located approximately 540 feet west of Retreat Drive.

Mr. Brechko pointed out that the proposed uses for the site include a restaurant, bank, retail/office building and a second restaurant or theater. All the proposed uses are allowed in the Planned Development Zoning Text except for the movie theater. He explained that an amendment to allow a theater is a later item on the agenda (GC - 50 - 85).

Mr. Brechko stated that the staff recommends approval of the Site Plan of Demere Village, Tract Two, subject to the GC - 50 - 85 amendment being approved to allow the movie theater.

The theater was then discussed. Mr. Shipherd questioned the seating capacity of the theater. A representative for the shopping center development stated that there would be two theaters in one building with a seating capacity of approximately 147 seats.

Mr. Shipherd stated that this area is generally a residential area and that the proposed theater would create a traffic congestion situation and noise. He requested that this item be put on hold.

Mr. McCrary stated that the theater does not directly affect the site plan.

Mr. Brechko stated that the site plan can be approved as is and that the theater would not be allowed if the amendment is not passed, it could be utilized as a restaurant.

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Mr. Bishop stated that they have had a lot of requests for a theater. He stated that they have not confirmed a theater yet. Extra time, and effort has been spent to develop this property in a proper manner.

Mr. Harden stated that a theater is generally used by a good group.

Following discussion, a motion was made by Mr. Harden, seconded by Mr. Strickland to approve the Site Plan for Demere Village, Tract Two.

Voting Aye: Mr. Harden, Mr. Holland and Mr. Strickland

Voting Nay: Mr. Shipherd.

SP - 15 - 85

Dunbar Center

Redfern Enterprises, Inc./G. H. Edwards, Owner

Mr. David Newton, Architect, and Mr. G. H. Edwards were present for discussion.

Mr. Brechko pointed out that the subject property is located on the west side of Frederica Road between Longview Shopping Center and Riverview Drive. The subject property is zoned Planned Development - General to allow the development of a commercial project.

The site plan was presented. Mr. Brechko stated that the site plan indicates two tracts. The first tract being for the development of the Pavilion Inn Motel. This motel will consist of 120 rooms, a lounge/raw bar and small meeting/conference room. Tract two is for a retail/office shopping center which will include a food store, drug store, retail shops, offices, a two-stall car wash and an area for commercial service businesses with enclosed storage. It was noted that all the proposed uses are allowed under the Planned Development Zoning Text.

It was pointed out by Mr. Brechko that access to the development will be from Frederica Road just south of the Clapper Rail. Mr. Brechko stated that when the motel use was approved under GC - 33 - 84 the proposed access was onto Riverview Drive and Frederica Road. Plans now do not include access onto Riverview Drive. Mr. Brechko stated that the proposed access onto Frederica Road has met the approval of the County Traffic Safety Engineer, subject to traffic light condition being met (GC - 33 - 84). It was noted that this would require the developer to contribute \$6,000 towards a traffic light prior to a building permit being issued.

Mr. Brechko stated that the staff recommends approval of the Site Plan for Dunbar Center subject to a Soil Erosion Permit being obtained, signage text being submitted, additional right-of-way on Frederica being dedicated and other conditions stated during previous rezonings being met.

The berm was then discussed. Mr. Newton presented a brochure showing how it will be constructed. He stated that it will be 5 feet wide and will be a planted wall.

Mr. Brechko also pointed out that the developers will provide a sidewalk on Riverview Drive right-of-way.

Following discussion a motion was made by Mr. Harden and seconded by Mr. Shipherd to approve the Site Plan of Dunbar Center subject to the following conditions being met:

1. Soil Erosion Permit;
2. Signage text being submitted and approved;
3. Additional right-of-way on Frederica Road being dedicated; and
4. Conditions previously placed on the property being met.

Voting Aye: Messrs. Harden, Holland, Shipherd and Strickland.

GC - 49 - 85

Request to Rezone from R-12 One-Family Residential to OC Office Commercial, 6.481 acres located between Black Banks Subdivision and Sea Island Road, with frontage of 231 feet on the east side of Frederica Road, 747 feet on the north side of Sea Island Road and 249 feet on the west side of Black Banks Drive.

Property owned by Sea Island Company. James B. Gilbert, Jr. - Attorney

Chairman McCrary abstained from discussion on this matter due to a conflict of interest. Thereupon, Mr. Shipherd chaired the item.

Attorney James B. Gilbert, Jr. and Mr. Dewey Benefield, Sea Island Company, were present for discussion.

Mr. Brechko stated that this request is to Rezone 6.481 acres located at the northeast corner of Frederica Road and Sea Island Road. The property is vacant at the present time with a proposed use of an office commercial complex.

Mr. Brechko pointed out that the property is surrounded on the south and west by RR Resort Residential zoning districts and

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on the north and east by R-12 One-Family Residential and RE Residential Estates zoning districts. Across Frederica Road is commercial land use and zoning.

It was then pointed out by Mr. Brechko that the St. Simons Island Comprehensive Plan identifies the four corners of Sea Island Road and Frederica Road intersection for commercial uses with this site identified as Office Commercial.

The concept plan was then presented. Mr. Brechko stated that the concept plan which has been submitted identifies two access drives into the development. One drive located off Sea Island Road approximately 800 feet east of Frederica Road and 500 feet west of Black Banks Drive. The second drive is off Frederica Road approximately 450 feet north of Sea Island Road. There is no access onto Black Banks Drive based on the concept plan. It was noted that the County Traffic Safety Engineer has reviewed the concept plan and has stated that the proposed access drives are acceptable as long as the drives line up with existing drives.

Mr. Brechko stated that the Black Banks Homeowners Association (adjacent residential subdivision) and Sea Island Company have been negotiating conditions on the development of the office complex. It is the staff's understanding that these conditions would be under a legal instrument between them.

Mr. Dewey Benefield stated that this request is in compliance with the St. Simons Plan. He stated that he has worked with Black Banks Homeowners Association and the adjacent six (6) property owners. He stated that they have no objections that everything has been worked out between them.

Mr. Robert Smith, President of Black Banks Homeowners Association, stated that they have no objections to this request that they are relying on Sea Island Company's good will and reputation.

Mr. Brechko stated that the staff feels this rezoning would be a logical extension of the existing commercial zoning in the area and is in-keeping with the St. Simons/Sea Island Comprehensive Plan, thereupon the staff recommends approval.

Following discussion, motion was made by Mr. Strickland and seconded by Mr. Harden to recommend approval of this request.

Voting Aye: Mr. Harden, Mr. Holland and Mr. Strickland
Abstaining: Mr. McCrary

GC - 50 - 85

Request to Amend the GC - 45 - 72 Planned Development - General Zoning Text and Master Plan (GC - 12 - 84). Subject property contains 7.39 acres with frontage of 1,326 feet on the south side of Demere Road, 869 feet west of the Frederica Road and Demere Road intersection, to be known as Demere Village and formerly known as St. Simons Square.

Property owned by James A. Bishop, Et Al
William P. Hooker, Architect

Mr. Brechko stated that this is a request to amend the GC - 45 - 72 Planned Development - General Zoning Text and Master Plan. It was pointed out that the subject property is located on the south side of Demere Road approximately 869 feet west of Frederica Road.

It was explained by Mr. Brechko that when the GC - 45 - 72 Planned Development Zoning Text and Master Plan was amended in 1984 to allow commercial uses on the property a condition was placed by the County Commission to eliminate one of the three access drives shown on the Master Plan. The owner/developer is requesting at this time an amendment to allow a third access drive to be permitted between the Del Taco property and Retreat Drive, which would be located in the center of Tract One. Mr. Brechko stated that the County Traffic Safety Engineer has reviewed the proposed third access drive and feels that this additional access drive is technically feasible and should not cause any traffic hazard.

Mr. Brechko stated that the second amendment being requested is for a movie theater to be allowed as a permitted use in the Planned Development Zoning Text. The third request amendment is to allow an uncovered patio along the front of the proposed restaurant near Retreat Drive which would extend into the forty foot building set back.

Following discussion, Mr. Brechko stated that the staff recommends approval of all three amendments.

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

Voting Aye: Messrs. Harden, Holland, Shipherd and Strickland

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SP - 16 - 85

Jamestowne Apartments

Cypress Corporation, Developer/Owner

Mr. Brechko stated that the subject property consists of 3.8 acres located on Cypress Mill Road approximately 950 feet north of Benedict Road. The site plan is for the development of the first phase of a multi-family apartment complex. It consist of 60 two bedroom units located in ten buildings with six units each. Density being 15.75 units per acre, zoned MR Medium Residential (allows 16 units per acre).

It was pointed out on the site plan by Mr. Brechko that the apartments will be served by City water and sewer. All common facilities which include the recreation area, access drives, parking, open space and drainage system will be maintained by the developer.

Mr. Brechko stated that the County Engineer has stated that the final details of the drainage plan still needs to be worked out. He stated that the staff recommends approval of the Site Plan with the condition that the drainage plan is to be approved prior to building permits being issued.

It was noted that no one was present to object.

Motion was made by Mr. Shipherd and seconded by Mr. Holland to approve the Site Plan for Jamestowne Apartments, Phase I subject to the drainage plan being approved by the County Engineer.

Voting Aye: Messrs. Harden, Holland, Shipherd and Strickland.

Upon a motion made by Mr. Shipherd and seconded by Mr. Harden the Minutes of June 4, 1985, July 9, 1985 and August 6, 1985 were unanimously approved and adopted.

Meeting adjourned at 9:45 a. m.
