

GLYNN COUNTY PLANNING COMMISSION'S

MEETING OF OCTOBER 1, 1985

PRESENT: Dennie McCrary, Chairman
 George Counts
 Mac Harden
 William Holland
 Geraldine Kennedy
 Henry Shipherd
 Gary Strickland

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

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

SP - 17 - 85

Plantation Village, Phase IV
 Office Complex
 Plantation Village Ltd. and Tom Turrentine

Mr. David Hornsby was present for review.

Mr. Brechko stated that this request is for site plan approval for property located on the north side of Demere Road just east of Hamilton Road, being Phase IV of Plantation Village.

It was pointed out by Mr. Brechko that Phase IV consists of 1.55 acres out of the 12.98 acre tract for Plantation Village zoned PD-G Planned Development-General. He stated that Phase I, II and III have been approved previously, consisting of an office complex, motel and retail stores. Phase IV will be for an office complex consisting of three buildings with a total floor area of 15,000 square feet.

The site plan was then presented. Mr. Brechko pointed out that access to the site will be from Plantation Village Drive, the private access drive which serves Plantation Village. He stated that 64 off-street parking spaces are being provided on site. The required number of spaces is 75, therefore the balance of

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the required parking spaces will be provided by the excess parking from Phase I. Mr. Brechko stated that the County Building Official has approved the shared parking concept.

Mr. Brechko stated that the site plan meets the requirements of the Planned Development Zoning Text and recommends approval.

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

Motion was made by Mr. Counts and seconded by Mr. Harden to approve the Site Plan for Plantation Village, Phase IV. Voting Aye: Mr. Counts, Mr. Harden, Mr. Holland, Mr. Shipherd and Mr. Strickland.

GC - 52 - 85

Request to Rezone from R-9 One-Family Residential to OC Office Commercial, a lot containing 39,240 square feet fronting 120 feet on the north side of Cypress Mill Road, approximately 1,123 feet west of U. S. Highway 17, address known as 119 Cypress Mill Road.
Property owned by Connie Colvin.
George Underwood, Agent

Mr. George Underwood was present for review.

Mr. Brechko stated that this is a request to rezone a lot containing an existing single-family residence. He stated that the proposed purchaser, George Underwood, desires to locate a surveyor's office in the existing structure.

It was pointed out by Mr. Brechko that the surrounding zoning and land use is a mix of single-family and commercial. He stated that the staff feels this portion of Cypress Mill Road is a collector street between F009 Spur Connector and U. S. Highway 17 and commercial in nature.

Mr. Brechko stated that the staff recommends approval of this request in that it is felt that it would be a logical extension of the existing commercial properties.

It was noted that no one was present to object.

Motion was made by Mr. Counts and seconded by Mr. Harden to recommend approval of this request. Voting Aye: Messrs. Counts, Harden, Holland, Shipherd and Strickland.

GC - 53 - 85

Request to Rezone from MR Medium Residential to HC Highway Commercial, a tract of land containing 1.957 acres fronting 236.84 feet on the north side of Demere Road approximately 600 feet west of the Demere Road and Frederica Road intersection.

Property owned by Colonial Holding Company

Mr. David Hornsby, Mr. Elden Carmichael and Attorney Tom Whelchel were present for discussion.

Mr. Brechko stated that the 1.957 acres located on the north side of Demere Road is currently vacant with a proposed use of an office, a restaurant and/or retail business.

It was pointed out by Mr. Brechko that there is an existing Highway Commercial Zoning District 150 feet east of this property. Also, the property directly across Demere Road is zoned Planned Development-General allowing Commercial uses, site of Retreat Shopping Center, Del Taco, and the proposed Demere Village. To the west of the property is a MR Medium Residential Zoning District.

A brief history of the property was then given by Mr. Brechko. He explained that there have been three unsuccessful attempts in the past to zone this property to commercial.

Mr. Brechko explained that the St. Simons Island and Sea Island Comprehensive Plan identifies this property as Medium Density Residential. However, with the recent Planned Development amendment to allow Demere Village it appears a policy was established for extension of commercial zoning along Demere Road.

It was stated by Mr. Brechko that considering the surrounding commercial zoning and uses and the recent extension of commercial zoning in the area, staff feels this rezoning would be a logical extension of the existing commercial zoning districts. He stated that the staff supports this request subject to the following conditions: 1) That the area of the tract under consideration for rezoning be changed from 1.957 acres to 1.363 acres so as to include only the upland property and not the marsh; and 2) That 25 feet of additional right-of-way be dedicated to Glynn County for future improvements to Demere Road.

Mr. Brechko stated that the staff recommends that this area be studied to determine the limits of commercial zoning into the existing residential area.

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Attorney Whelchel stated that the traffic safety has been worked out with the Traffic Safety Engineer and the water and sewer has been approved by the St. Simons Water and Sewer Department. He then requested this request be approved.

Mrs. Ruthie Cobb, President of the Jewtown Concerned Citizens Association, presented a petition with 30 signatures and letter stating that the rezoning would be an intrusion into the residential community, would cause a tax burden on the residential properties, traffic problems would be created and it does not conform to the Master Plan.

Also, present to oppose this request was a spokesman from the Citizens Coalition for Planned Growth stating objection to the commercial rezoning.

Mr. Shipherd stated that this would be another example of spot zoning. He stated that if rezoned it would open another door. He stated he feels it should be denied.

Motion was made by Mrs. Kennedy and seconded by Mr. Shipherd to recommend denial of this request. Voting Aye: Mrs. Kennedy and Mr. Shipherd. Voting Nay: Messrs. Counts, Harden, Holland and Strickland. Motion died. Thereupon, a motion was made by Mr. Counts and seconded by Mr. Holland to recommend approval of this request in that the area is a changing area, subject to the following conditions: 1) That the area of the tract under consideration for rezoning be changed from 1.957 acres to 1.363 acres so as to include only the upland property and not the marsh; and 2) That 25 feet of additional right-of-way be dedicated to Glynn County for future improvements to Demere Road. Voting Aye: Messrs. Counts, Harden, Holland and Strickland. Voting Nay: Mrs. Kennedy and Mr. Shipherd. Motion was adopted recommending approval.

B - 9 - 85

Request to Rezone from OC Office Commercial and GR General Residential to LC Local Commercial, Lots 426, 427, 428, 429, 430 and 431 and the northern 30 feet on Lots 424 and 425 New Town, having a frontage of 180 feet on the east side of Newcastle Street at "I" Street.
Property owned by Richard A. Brazell and Estate of George H. Cook, Jr.

Mr. Richard Brazell was present for discussion.

Mr. Brechko stated that this rezoning is being sought to allow the uses of an existing office building and a car leasing business.

Mr. Brechko stated that the adjoining zoning districts are OC Office Commercial to the south, BI Basic Industrial to the west and GR General Residential to the north and east.

It was stated by Mr. Brechko that the staff feels this rezoning should not have an adverse effect on adjoining property and recommended approval of the request.

Mr. Brazell stated that he has been operating the real estate office and car leasing business on this site for 4 1/2 years in violation of the City Zoning Ordinance. This rezoning would bring his use into conformance.

It was noted that no one was present to object.

Motion was made by Mr. Counts and seconded by Mr. Harden to recommend approval of this request. Voting Aye: Mr. Counts, Mr. Harden, Mr. Holland, Mrs. Kennedy, Mr. Shipherd and Mr. Strickland.

GC - 51 - 85

Request to Rezone from GR General Residential to LC Local Commercial, Lot 11 and Reserved Area of Quail Run Subdivision, subject property contains 22,984 square feet fronting 138.61 feet on Highway 303 and 59.66 feet on Wild Creek Drive (private drive), approximately 301 feet east of Fairway Oaks Drive.

Property owned by Fairway Six, Inc.
Richard Brazell, Agent.

Mr. Richard Brazell was present for discussion.

Mr. Brechko stated this request is to rezone vacant property for the location of a real estate office and car rental business. He pointed out that the property is located directly across from the Federal Law Enforcement Training Center. The property to the east is zoned HC Highway Commercial, with Fairway Oaks Subdivision (single-family residential) to the west.

The concept plan was then referred to. Mr. Brechko stated that the plan shows access being from Highway 303. He stated that a driveway permit will be required from the Department of Transportation.

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Mr. Brechko stated that the staff feels this rezoning should not have an adverse effect on the surrounding property and recommends approval. He further stated that the deed restriction between the current property owners and Mr. Brazell states that the only permitted uses for the property are a real estate office and car rental business, with a 20 year restriction.

Mr. Brazell stated that the site would be adequately buffered from the surrounding properties.

Mr. Bell, property owner from Fairway Oaks Subdivision, stated that he has no objection to the request.

Mr. Counts stated that his only concern is traffic and access on Highway 303. Mr. Brazell stated that he has met with the Department of Transportation and he will meet all requirements to make the area safe. Deceleration and acceleration lanes will be provided as well as other improvements.

Following discussion, motion was made by Mr. Harden and seconded by Mrs. Kennedy to recommend approval of this request. Voting Aye: Mr. Counts, Mr. Harden, Mr. Holland, Mrs. Kennedy, Mr. Shipherd and Mr. Strickland.

Upon a motion made by Mr. Harden and seconded by Mrs. Kennedy the Minutes of September 10, 1985 were unanimously approved and adopted.

Meeting adjourned at 9:40.