

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

JANUARY 11th, 1977

8:30 A. M.

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- Present: Chairman Wayne E. Floyd
  - Margaret A. Brown
  - W. H. Cowman
  - Harry I. Driggers
  - C. Edward Nicholson
  - Absent: Neal Gale
  - Cormac McGarvey
  - Father M. S. Poitier
  - Also Present: Edward H. Stelle, Executive Director
  - Wm. Roy Dudark, Coastal Zone Planner
  - Vernon Lewis, County Building Inspector
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Chairman Floyd called the meeting to order and invocation was given by Mr. Nicholson.

Mr. Jack Schoonover, representing the St. Simons Merchants Association, was present to express that organization's concern as to the development of St. Simons Island which is undergoing growing pains.

A discussion was held as to the various problems on the Island, i.e., parking at the village area, traffic, land use, etc.

Mr. Nicholson pointed out that a Master Plan is needed for St. Simons Island. He further stated that he would be glad to work with the Association in order that an orderly over-all plan might be developed.

Mr. Stelle stated that while the Joint Planning Commission staff could furnish pertinent data for the development of such a plan, he felt citizen participation would be not only desirable but also indispensable in gaining valuable in-put as to goals for future development.

Mr. Nicholson, Mr. Cowman, Mr. Driggers, Mr. Stelle and Mr. Dudark were requested to work with representatives of the St. Simons Merchants Association in preparing recommendations for an over-all plan for the future development of St. Simons Island.

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B-3-77

Request to rezone, from GR General Residential to LC Local Commercial, the western 63 ft. of New Town Lots 1669 and 1670 in the City of Brunswick; said property fronting 63 ft. on the south side of "L" Street and 60 ft. on the east side of Ellis Street

Attorney Joe Ferrier was present to represent the above application submitted by Church of God of Prophecy.

Mr. Stelle pointed out that the church is planning to sell the subject property for use as a Masonic Lodge. He further explained that the requested rezoning would allow the Masonic Lodge but that the required setbacks and off-street parking requirements are not currently provided. Mr. Stelle stated that before a permit could be issued for occupancy, it would be necessary for the owners to go before the Board of Appeals for a variance.

No one was present to object to this request.

After discussion, a motion was made by Mr. Cowman and seconded by Mrs. Brown to recommend approval of the requested rezoning subject to the applicant seeking variances from the City of Brunswick Board of Appeals as to setback and off-street parking requirements.

Voting Aye: Mrs. Brown, Mr. Cowman and Mr. Nicholson

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

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GC-3-77

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home One-Family Residential, Lots 16 and 17 of the Georgia Trade and Development Company Subdivision, fronting 100 ft. on the north side of Manning Street; the southeast corner of said lots being located 180 ft. west of the intersection of Manning Street and U. S. Highway 341

Mr. Donald Eugene Cobb was present for review of the above request. Mr. Cobb stated that he proposes to locate a double wide mobile home on the subject property for his brother to live in.

Mr. Stelle pointed out that the above request would not be an encroachment into the area, inasmuch as a number of mobile homes already exist in the vicinity.

No one was present to express opposition to this request.

A motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to recommend approval of the subject application in that there are other mobile homes in the area and there is sufficient area for one mobile home.

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GC-4-77

Request to rezone, from R-20 One-Family Residential to HC Highway Commercial, that property located at the southeast corner of the intersection of U. S. Highway 17 North and Peek Road, said property fronting 279.8 ft. on the east side of U. S. Highway 17 North and 651 ft. on the south side of Peek Road

Mr. and Mrs. Jack F. Price was present for review of the above request. Mr. Price stated that at the present time they do not plan to develop the subject property, however, upon retirement they plan to construct a sporting goods store and warehouse. Mr. Price then pointed out that his residence is located on the back portion of this property.

Then discussed was whether the portion of property on which the residence is located should be included in this rezoning.

Mr. Stelle pointed out that this request, as submitted, is for rezoning a tract having a frontage of 279.8 ft. and a depth of 651 ft. He then explained that this includes that portion of which the house is located, and if the Planning Commission feels that the residence should not be included in this request that the application could be amended, with the owners concurrence, to only include the portion of property with a depth of 160 ft. on Peek Road.

Prior to filing this application, the Prices obtained a statement from 10 property owners in the area expressing no objection to the rezoning of that portion of property to a depth of 160 ft.

It was then brought out that a statement to the effect of the entire 651 ft. had not been obtained.

Mrs. Suellen Berry was present to object to this property being rezoned to Highway Commercial.

Mr. Price agreed to cut the depth of the proposed rezoning to 160 ft.

A motion was then made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the rezoning of that portion of the applicant's property fronting U. S. Highway 17 North with a depth of 160 ft. in that the property is abutted to the North across Peak Road by a Limited Industrial use and is oriented to a Highway Commercial classification.

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GC-5-77

Request to rezone, from LC Local Commercial to HC Highway Commercial, a portion of Lot 133 of the Day and Bloom Tract containing 1.9 acres and fronting approx. 500 ft. on the west side of Altama Avenue immediately south of the Jane Macon School

Attorney Ivan H. Nathan was present for review of the above application, submitted by Glynn Properties, Inc. Mr. Nathan stated that the applicants wish to enlarge the Bowlarena by adding eight (8) additional bowling lanes.

Mr. Stelle pointed out that the applicants plan to make the addition to the north side of the building and that under the existing zoning classification the addition will not be permitted due to the side yard requirements can not be meet because the zoning map assumes a public road right-of-way (Norwich Street) abutting the property.

It has since been proven that there is no public interest on that property and that it belongs to the applicant. He also stated that the Bowlarena was existing prior to the ordinance and that he felt the Local Commercial classification was an oversight at the time.

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

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

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GC-2-76 F and B-2-76 A

Proposed Amendments to the Text of the Glynn County and City of Brunswick Zoning Ordinances which will modify the Number of Off-Street Automobile Parking Spaces Requirements (Subsection 166.1) and Amount of Area Required for each Parking Space (Subsection 611.2)

Mr. Stelle explained that the County Commission had stated that there was a need for more stringent parking requirements in places of public or semi-public assembly, therefore, at the December Regular Meeting the subject proposed amendments were presented to the Planning Commission members for review. He further explained that at the meeting it was suggested that Mr. Nicholson, Mr. Lewis, County Building Inspector, and himself review this matter and present it back to the Planning Commission at today's meeting.

At this time, copies of the proposed amendments were presented to the members for review.

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend to the County Commission and City Commission the adoption of the following proposed amendment to the Text of the Glynn County Zoning Ordinance and the City of Brunswick Zoning Ordinance.

PROPOSED AMENDMENTS  
TO THE  
TEXT OF THE GLYNN COUNTY ZONING ORDINANCE  
or  
TEXT OF THE CITY OF BRUNSWICK ZONING ORDINANCE

GC-2-76 F or B-2-76 A

Subsection 611.1, Number of Spaces Required; and Subsection 611.2, Amount of Area Required for Each Parking Space; in Section 611, Off-Street Parking Requirements; in Article VI, General Provisions; to be deleted in their entirety and in lieu thereof new Subsections 611.1 and 611.2 to be inserted reading as follows (All uses in conformance to the parking regulations of the Glynn County Zoning Ordinance or City of Brunswick Zoning Ordinance (Subsection 611) prior to the adoption of these amendments shall continue to be considered as conforming uses as to zoning, however, any additions to such uses shall conform to the new regulations.):

611.1 Number of Spaces Required:

- a) One-family dwellings or one-family mobile homes on individual zoning lots: Two (2) spaces

- b) Multi-family dwellings: Two (2) spaces for each separate dwelling unit. (See Subsection 302,18)
- c) Rooming houses, hotels, motels and other group dwellings: One (1) space for each accomodation, plus one (1) space for each two (2) employees on the major working shift, and plus one (1) space for each four hundred (400) square feet used in dining rooms, cocktail lounges and/or meeting rooms.
- d) Tourist homes: One (1) space for each single or double guest accomodation.
- e) Theatres, restaurants, night clubs, boarding houses and other places of public or semi-public assembly: One (1) space for each seventy (70) square feet of patron space or use areas and one (1) space for each two (2) employees.
- f) Hospitals, nursing homes, sanitariums, homes for the aged, and similar institutions: One (1) space for each four (4) beds, plus one (1) space for each staff doctor, plus one (1) space for each two (2) regular employees at maximum employment on a single shift; except in case of hospitals there shall be twenty (20) additional spaces provided immediately adjacent to the emergency room.
- g) Offices and clinics for doctors, dentists and drugless physicians: Seven (7) spaces for each doctor plus one (1) space for each employee; except two (2) spaces for each psychiatrist plus one (1) space for each employee will be required for psychiatrists' offices.
- h) Other offices and governmental establishments: One (1) space for each two hundred (200) square feet of total floor area.
- i) Retail businesses, not otherwise specifically mentioned in this subsection: One (1) space for each two hundred (200) square feet of retail floor area.
- j) Banks, savings and loan associations and credit unions: One (1) space for each three hundred (300) square feet of total floor area.
- k) Bowling alleys: Five (5) spaces for each alley.
- l) Service and repair establishments, except those specifically mentioned in this subsection: One (1) space for each two hundred (200) square feet of floor area not used for storage.
- m) Wholesale and industrial establishments, including lumber, brick, coal, junk and supply yards and port facilities: One (1) space for each two (2) employees at maximum employment on a single shift, plus sufficient space to park or store all company owned or leased motor vehicles.
- n) Automobile service station: Two (2) spaces for each gasoline pump.
- o) Automobile, farm equipment, machinery and furniture sales and repair establishments: One (1) space for each two (2) employees at maximum employment on a single shift plus one (1) space for each four hundred (400) square feet of total floor area.
- p) Mortuaries and/or funeral homes: One (1) space for each hundred (100) square feet of floor area used for chapel purposes, plus sufficient space to park or store all company owned or leased motor vehicles.
- q) Airport or airfield: Fifty (50) spaces.

- r) Transportation terminal facilities, railroad stations, bus depots and truck terminals: One (1) space for each one hundred (100) square feet of public waiting room floor area, plus one (1) space for each two (2) regular employees, plus sufficient space to park, store, load and unload commercial motor vehicles incident to the facility.
- s) Churches and schools, including both public and private educational institutions: One (1) space for each two (2) staff members of employees plus one (1) space for each five (5) seats in the principal auditorium as based on total estimated seating capacity.
- t) Mobile home parks: Two (2) spaces for each mobile home dwelling unit, plus one (1) space for each two (2) regular park employees.

611.2 Amount of Area Required for Each Parking Space. Including aisles, entrances and exists, each required off-street parking area, lot or other facility shall contain a minimum of three hundred (300) square feet of adequate maneuverable space for each automobile to be accommodated.

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Reference: GC-45-73

Review of proposed Layout Plan for Commercial Development on that 14.23 acre portion identified as Tract 1 of the Planned Development - General Triangular Tract; said property fronting 475 ft. on the south side of Demere Road and 530 ft. on the west side of Retreat Avenue

Messrs. Jack J. Minter, R. Walter Ashmore, Sheppard, H. Edward Hales, Jr., and John Vann were present for review of the subject Layout Plans.

After lengthy discussion, a motion was made by Mr. Driggers and seconded by Mrs. Brown to recommend approval of the Layout Plan for commercial development on the property involved subject to the traffic pattern for the Demere Road frontage being reviewed as to safety by the Georgia Department of Transportation and further recommend the following:

PLANNING COMMISSION RECOMMENDATIONS  
TO BE INCLUDED IN ANY CONDITIONAL APPROVAL  
OF THE PROPOSED SHOPPING CENTER DEVELOPMENT

A. Background: On December 6th, 1973, the Glynn County Commission with the recommendation of the Planning Commission, approved the over-all development plan for the so-called "Triangular Tract" area. The subject property is a component parcel (No. 1) of this area and is designated for commercial development with the Highway Commercial zoning district noted as a reference. Approval of the development plan carries with it acknowledgement of the proposed use as shown on the plan map as well as a recognition of development principles and standards as described in the accompanying narrative statement. Planning Commission review and County approval of the detailed site plans are requirements of the zoning ordinance prior to the issuance of a building permit.

B. Project Description: The site plans propose the construction of a shopping center of approximately 14 total acres. This includes a primary center (shops all under one roof) of about 10 acres to be built in two (2) phases and four (4) out-parcels proposed for sale or lease to as yet unidentified businesses. Total commercial floor space is not to exceed 132,000 sq. ft. Site plan approval is for Phase 1 only and has no implication for approval of Phase 11 of the out-parcels except in general concept and layout. Separate approval must be gained for each.

C. Recommended Development Standards: The following recommendations are drawn from the Glynn County Zoning Ordinance, approved Preliminary Development Plan map and narrative statement plus the site plan submitted by the applicant.

Access. Provide an acceleration lane along Demere Road consisting of a 25 ft. R.O.W. with 12 ft. of paving along the entire length of the property. This lane should continue to the intersection of Retreat Road but should not be the responsibility of the applicant. Dedicate a 25 ft. R.O.W. easement along Retreat Road for future roadway widening is needed. This can be contained within the 100 ft. buffer zone.

Provide only one additional access drive from Retreat Road. The proposed entrance directly into Winn-Dixie should be combined with the entrance to the office park to form a widened entrance way.

Provide two (2) access drive off Demere Road to serve the center and designated out-parcels. The easternmost out-parcel's access should be intergrated with the existing driveway of the adjacent property to the east such that it may be considered one curb cut, if possible. Otherwise, a 20 ft. separation should be maintained. Opportunity shall be provided for connection of the center with pedestrian walks and bike trails from the south and west if and when needed in the future.

Circulation and Parking. Driveways used for ingress and egress shall be at least 24 ft. in width. Curb returns shall be used whenever possible and appropriate. Driveways and parking areas shall be paved with an appropriate material and of a thickness as specified by the County Engineer. No parking shall be allowed within the fire lanes. No parking shall be provided within 10 ft. of the property line along Demere Road or within 50 ft. of the property line along Retreat Road. Two (2) parking spaces near the front of the center shall be designated for the use only by the handicapped. Appropriate ramps near the spaces shall be provided.

Buffers and Setbacks. Provide a buffer of natural vegetation in all areas not designated on the site plan for parking or roadways within a 100 ft. buffer strip along Retreat Road.

All structures shall setback at least 25 ft. from all property lines.

Public Dedication and Maintenance. All construction plans for utilities, paving, drainage ways or other facilities proposed for public dedication shall be designed and approved by a professional engineer registered to practice in the State of Georgia. Such plans shall be subject to review and approval by the County Engineer and other responsible agencies prior to them being offered for acceptance by the County.

All buildings, signs, lampposts, landscaping or other private structures shall be maintained in good repair by the owner and/or owners.

Screening. The service lane and area at the rear of the shopping center shall be screened from view, noise and light adjacent properties by a natural planted buffer 15 ft. in width of varieties what will reach a height of at least 6 ft.

Signs. All advertising signs shall be designed as an integral part of the center and shall be harmonies with the architectural features of the center. Only one (1) identification sign shall be erected along Demere and Retreat Roads. Each sign shall only identify the center by name and shall not identify any particular businesses within the center. Each sign shall be no taller than 12 ft. or of a size greater than 50 sq. ft. in area. Provide only one sign for each out-parcel. Such signs shall not exceed 4 ft. in height nor be greater than 16 sq. ft. in area. Signs shall be located not less than 25 ft. from the intersection of access driveways with adjacent roadways nor within 10 ft. of the rights of way lines. Only nonintermittent incandescent lighting of signs shall be provided. The base of each sign shall be landscaped appropriately. All other signs shall be attached to the facade of the structures unless expressly needed to inform customers of practices or requirements. Such signs, if illuminated, shall be nonintermittent.

One unlighted directory sign of a size not to exceed 70 sq. ft. may be located in the parking areas facing each of the two major entrance driveways to the shopping center and provided they are so located as not to obstruct the view of those using the parking areas or the entranceways.

Landscaping. All unpaved or uncovered surfaces shall be landscaped with trees, shrubs, grass or appropriate ground cover and maintained in good condition the year round. Landscaped areas shall be provided at either end of each parking bay and around each lightpole as well as other appropriate places.

Height of Structures. All buildings, lightpoles, landscaping, signs or other structures shall comply with the Malcolm McKinnon Airport zone requirements as established by FAA.

Drainage. Adequate drainage facilities and easements shall be provided to accommodate the volume of surface water runoff calculated to be generated by the project during a ten (10) year frequency storm. If necessary, the culvert under Demere Road draining the site shall be enlarged to accomodate the volume of water generated.



Utilities. Sewer services shall be extended to the center by the developer to accommodate waste from the proposed development. Power and telephone cables shall be installed underground. Lighting shall focus downward on the matter to be lighted and be of such controlled intensity so as not to interfere with the vision of landing aircraft.

Voting Aye: Mrs. Brown, Mr. Cowman and Mr. Driggers

Abstaining from Voting: Mr. Nicholson

Mr. Nicholson stated that the reason for his abstaining from voting was that he does not feel the Planning Commission has adequate information to take action at this time.

The Chairman declared the motion adopted.

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Meeting Adjourned at 12:00

  
Secretary