

## BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 1, 1984 9:00 A.M.

---

Present: Dennie McCrary, Chairman  
Gerald Atkinson  
Margaret A. Brown  
Harry I. Driggers  
Mike Fairman

Absent: Levern Carter  
George Counts  
Bill Hicks

Also Present: Craig B. Mahlman, Director  
Deborah B. Chapman, Zoning Administrator

---

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

---

Interstate Commercial Park, Phase II  
Preliminary Plat  
High Hill Investments, Property Owners  
Cardinal Industries, Developer

Mr. Hal Sigman and Mr. Burton Revels were present for discussion.

Mr. Mahlman stated that Interstate Commercial Park, Phase II consists of 10.69 acres, 6 lots and .76 acres of right-of-way. When presenting the plat he pointed out that the road will be paved to County standards with a temporary cul-de-sac. He stated that the road is being constructed mainly to serve a 5 acre tract to be developed as multi-family, Westway Apartments, under the zoning classification of PD-G Planned Development - General.

Mr. Mahlman stated that the lots will be served by private water and septic tanks until such time as the 5 acres are developed and public water and sewer lines are extended to the area.

ABD675

The curb cut onto Highway 341 was then discussed. Mr. Mahlman stated that he talked with the Department of Transportation yesterday and they stated that they have no problems with the access onto Highway 341 but the plans are still being reviewed. Mr. Mahlman stated that the staff recommends approval of the plat subject to the Department of Transportation issuing approval of a curb cut onto Highway 341.

A motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Interstate Commercial Park, Phase II subject to the Department of Transportation approving the curb cut.

---

Brockinton Drive, Section Two  
Final Plat  
Colonial Holding Company, Property Owners

It was recommended that this item be deferred until later in the meeting in that no one was present to present the matter at this time.

---

Pelican Place  
Site Plan Approval  
Farris Cowart, Developer

Mr. Mahlman stated that the subject property consists of 2.17 acres zoned MR Medium Residential within the Brockinton Tract, which will be served by the extension of Brockinton Drive with a temporary cul-de-sac.

The site plan was then presented. Mr. Mahlman pointed out that the 2 acres will contain 24 units at 11.93 units per acre.

Mr. Mahlman stated that the following conditions need to met. He then recommended that the Planning Commission approve the site plan subject to the following conditions being met prior to the signing of the site plan: 1) Drainage plan being approved by the County Engineer; 2) Final approval of the water and sewer; 3) Department of Natural Resources approving the rip-rap in outfall ditch for erosion control; and 4) Revised site plan being submitted showing the location of the cul-de-sac, easements and relocation of one driveway.

A motion was made by Mrs. Brown, seconded by Mr. Fairman and unanimously adopted to approve the Site Plan of Pelican Place, subject to the 4 conditions stated by the Director being met prior to the signing of the plan.

---

Captain's Walk Condominiums, Phase Two  
Site Plan Approval  
All Coast Land and Development Company, Developers

Mr. Joe Clements was present for discussion.

Mr. Mahlman stated that Phase Two of Captain's Walk Condominiums consist of 39 units on 4.65 acres at 8.39 units per acre. The site plan was presented. He pointed out that access would be from the existing entrance onto Mallory Street.

Mr. Mahlman stated that the staff recommends approval of the site plan subject to the following conditions being met: 1) water and sewer plan being approved; 2) drainage outfall and easement to the County ditch being approved; and 3) a revised site plan with minor corrections being submitted.

Mr. Atkinson stated concern regarding the buffering of the development from the George Lotson / Johnson Road area. Mr. Clements stated that heavy vegetation would be provided around the property lines. Mr. Mahlman then asked Mr. Clements if they had any objection to providing a 25 foot buffer strip in this area? Mr. Clements stated that he would agree to a 25 foot buffer strip being provided.

A motion was then made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to approve the Site Plan of Captain's Walk Condominiums, subject to the following conditions being met prior to the signing of the plat: 1) Water and sewer plan being approved by the St. Simons Water and Sewer District.; 2) Drainage outfall and easement to the County ditch being approved by the County Engineer.; and 3) A revised site plan with minor corrections being submitted, including the 25 foot buffer strip.

---

ABD675

CUP - 6 - 84

Request for a Conditional Use Permit in a GC-Core General Commercial - Core Zoning District for a combination residential and commercial use, subject property contains 3,937 square feet fronting 45.19 feet on the south side of Beachview Drive, Lots 14, 13 and 12 and northern 1/2 of Lot 11 of the Abbott - McKinnon Subdivision, St. Simons Village Area

Mr. Bob Merrill was present for discussion.

Mr. Mahlman stated that this request is for a combination use of residential and commercial. He pointed out the location of the subject property, being an undeveloped tract located on the south side of Beachview Drive between the Old Casino Building and the Harbour House Restaurant.

Mr. Mahlman stated that this request is the second request in two months for a combination use in the Village Area.

The site plan was then presented. It was pointed out that the project is for a three-story building with parking underneath, commercial use on the first and second floors and three residential units on the third floor. He pointed out that 6 parking spaces with access to garages from the 15 foot alley will be provided and 4 additional off-street parking spaces will be located along the Beachview Drive frontage.

Mr. Mahlman stated that the staff recommends approval of the above conditional use permit for the combination residential and commercial, at least 30% commercial, but recommends that the Ordinance be amended restricting combination uses possibly with a different ratio, at least 50% commercial.

The Commission then stated that this item regarding a possible amendment could be dicussed later in the meeting.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to grant approval of the Conditional Use Permit.

---

CUP - 7 - 84

Request for a Conditional Use Permit in a HC Highway Commercial Zoning District for the location of a Private Care Home, subject property contains 3,608 acres located on the west side of U.S. Highway 17 approximately 296 feet south of Culligan Drive

Mr. Willie Watson, applicant, was present for discussion.

Mr. Mahlman stated that this request is for a private care home in the Highway Commercial District. He stated that the property is located on the west side of U.S. Highway 17 and contains a single-family structure.

Mr. Mahlman pointed out that the applicant proposes to sell the property for the construction of a 74 bed care center and a medical office building.

The sketch plan was then presented. Mr. Mahlman stated that the proposed use would require site plan approval in accordance with Section 619 and approval from the State and local agencies would be required.

Mr. Mahlman stated that the staff recommends approval of the conditional use permit subject to the submission of a detailed site plan and all necessary health and safety approvals.

Following discussion, a motion was made by Mrs. Brown and seconded by Mr. Fairman to grant approval of the intended use, private care home, as a conditional use permit subject to a detailed site plan being submitted. Voting Aye: Mrs. Brown, Mr. Fairman and Mr. Atkinson. Abstain from Voting: Mr. Driggers.

---

GC - 7 - 84 A and B

Request to Rezone from R-6 One-Family Residential to PD-R Planned Development - Residential, 7 parcels of land containing a total of 12.02 acres fronting 152 feet on the east side of Mallory Street, lying between Captain's Walk Condominiums and Park View St. Simons and Dellwood Subdivisions, St. Simons Island

Mr. Robert Jenkins, developer, was present to present the above request.

ABD675

Mr. Mahlman explained that a request came before the Planning Commission in February, 1984, to rezone 9.18 acres from R-6 One-Family Residential to MR Medium Residential. Action at that meeting was to defer the request and that the applicants amend their request. He stated that the applicants have resubmitted for a PD-R Planned Development - Residential for 12.02 acres.

Mr. Mahlman then pointed out that the original concept plan that was submitted and the new plan are both on the board for the Commission's and citizen's information. He pointed out that the old plan consisted of 280 units and the new plan will only have a total of 180 units, this includes the adjacent property which is zoned GR General Residential containing 5.71 acres, which will be rezoned at a later date to Planned Development once ownership is obtained.

Mr. Mahlman pointed out on the plan the dual entrances, one on Demere Road and one at Mallory Street. A lagoon style drainage will be provided, with the County Engineer granting approval. He explained that a wood fence and landscape on the south side and Mallory Street side a 30 foot buffer will be provided. He stated that the developers will give right-of-way on Demere Road for the widening project of Demere Road. He then pointed out that the developers will construct deceleration and acceleration lanes.

Mr. Mahlman stated that the staff recommends approval of the rezoning to PD Planned Development, Master Plan dated March 28, 1984 and Zoning Text dated April 17, 1984.

Mr. Mahlman stated once again that the 5.71 acres will be rezoned to make the entire property Planned Development prior to site plan approval. He stated that to insure this rezoning change the Planning Commission could initiate the rezoning request.

Mrs. Joe Clements, adjacent property owner of Captain's Walk Condominiums, stated concern regarding the buffer between her development and this development. Mr. Mahlman stated that a green strip and 6 foot fence would be provided.

The green strip and fence was then discussed. The concern stated by adjacent property owners and the developer is the maintenance of the fence and whether the fence should be put on the property line of set back. There were several opinions regarding which side of the fence the green strip should be placed. It was decided that the developer would discuss with adjoining property owners the final location of the fence.

Mr. Mahlman stated that a lot of work has gone into the plan. He stated that the staff feels it to be a good plan, 10 units per acre, with the County having control under Planned Development Zoning. He then stated that site plan approval will be obtained at a later date.

Following discussion, a motion was made by Mr. Fairman, seconded by Mr. Driggers and unanimously adopted to recommend approval of this request.

---

GC - 20 - 84

Request to Rezone from HC Highway Commercial and R-12 One-Family Residential to GR General Residential, 3.84 acres fronting 223.40 feet on the west side of U.S. Highway 17, being the site of The Georgian Lodge.

The above item was deferred in that the applicants, Tunis and Margaret Dykstra, were not present for discussion.

---

GC - 21 - 84

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, 3.5 acres fronting 672 feet on the west side of Highway 341, approximately 354 feet south of Anderson Drive

Attorney Carroll Palmatary was present to represent the above request submitted by property owner Polly Schopfer.

Mr. Mahlman stated that this request is to rezone a 3.5 acre tract located on the west side of Highway 341 to Highway Commercial. He pointed out that the property fronts 672 feet on Highway 341 and contains a single-family structure.

Mr. Mahlman explained that there have been recent nearby rezonings approval for commercial based upon adequate frontage and access along Highway 341. He stated that this tract has sufficient frontage and access to the four lane highway and the staff recommends approval.

Mr. Palmatary stated that the surrounding property is commercial and industrial. He stated that he feels the entire area along Highway 341 should be rezoned to commercial. He then referred to a letter he wrote to the County Commission stating that Highway 341 between Highway 303 and I-95 should be reviewed for a possible overall rezoning to commercial.

ABD675

Mr. Driggers stated that there are only approximately 3 or 4 more properties along this section of Highway 341 to be possibly rezoned and stated that he feels they should come before the Commission on an individual basis.

Mr. Mahlman agreed and stated that a study would require too much time and that when submitted individually all items, such as access and frontage, can be considered.

It was noted that no one was present to object.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

---

GC - 22 - 84

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 2.07 acres fronting 300 feet on the east side of U.S. Highway 341, at the intersection with Commercial Drive

Mr. Hal Sigman, agent for First National Bank, was present for discussion.

Mr. Mahlman stated that this parcel of land was originally a part of a larger tract that was rezoned to PD-G Planned Development - General in 1979. However, no development occurred within the two year requirement and the zoning on the entire tract reverted back to FA Forest Agricultural. The request today is to rezone to HC Highway Commercial which would be the commercial designation of the prior Planned Development zoning. Mr. Mahlman stated that the surrounding remaining tract is PD-G Planned Development - General.

Mr. Sigman stated that this parcel of land would be inkeeping with the PD-G Planned Development - General area, Interstate Commercial Park. He then requested approval of the rezoning request.

It was noted that no one was present to object.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

---



Mr. Mahlman then discussed zoning along the I-95 Right-of-Way and interchanges in relation to billboard signs.

Mr. Mahlman explained that last year 3 properties were rezoned from FA Forest Agricultural to HC Highway Commercial for the location of billboard signs. At the time of the rezonings Mr. Ed Powers, agent for the requests assured that there were no problems with State approval. However, when the applicant applied for a permit the State denied the request. Mr. Powers contacted the Chairman of the County Commission and requested the County Commission to appeal and this was done. The State has now notified the Commission that two of these properties are isolated and do not meet the requirements for approval of billboards and should be rezoned back to the original classification of Forest Agricultural. He stated that the third property, Sea Circus property, does not meet the requirements either due to the distance from the interchange but it does have sufficient frontage, etc. for commercial zoning.

Mr. Mahlman then explained that the State has stated that no permits will be permitted for billboard signs in Glynn County until this action is taken. Mr. Mahlman requested the Commission to authorize the initiation of a rezoning. The Commission concurred with this, however they do not feel the State should hold all permit requests due to these properties zoning. Mr. Mahlman stated that the properties would be advertised for hearing at the Commission's meeting of June.

---

Brockinton Drive  
Final Plat  
Colonial Holding Company, Developer

Mr. Farris Cowart was present for discussion of the above plat.

Mr. Mahlman stated that this is for road approval only, consisting of .59 acres. The road will be paved to County standards and dedicated to the County, with a temporary access easement. He stated that the drainage plan has been approved by the County Engineer.

A performance bond in the amount of \$35,000 was then submitted. Mr. Mahlman explained that the road is being constructed at this time and the applicants are requesting approval with a performance bond.

ABD675

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Final Plat of Brockinton Drive.

---

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of April 3, 1984, were unanimously approved and adopted.

---

Combination uses in GC General Commercial and GC-Core General Commercial - Core were then discussed. Mr. Mahlman explained again that Section 503.4 states that 30% of the floor space in a building is to be occupied for commercial uses. He then suggested that the Ordinance be amended to require the commercial area be 50%.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to advertise the proposed amendment for the Planning Commission's meeting of June 5th.

---

Meeting Adjourned at 11:00 a.m.