

JUNE 5, 1984 9:00 A.M.

Present: Dennie McCrary, Chairman
 Margaret A. Brown
 Levern Carter
 Mike Fairman
 Bill Hicks

Absent: Gerald Atkinson
 George Counts
 Harry Driggers

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

West Point Drive
 Final Plat
 Doyle Raulerson and John J. Hart, Developers

Mr. Doyle Raulerson was present for review.

Mr. Mahlman stated that this is for road approval only. It will be a 2,000 foot extension of West Point Drive heading towards Pink Chapel. He stated that there was an existing trail and that this plat approval will define the 60 foot right-of-way. The preliminary plat was approved in 1982 when roads could be built to County dirt road standards.

Mr. Mahlman stated that a letter has been received from Mr. Roy Brogdon, County Engineer, stating that the road is satisfactory.

It was then pointed ou by Mr. Mahlman that the road will provide access to 3 acre tracts to be developed. He the recommended approval.

Motion was made by Mr. Hicks, seconded by Mr. Carter and unanimously adopted to approve the Final Plat of West Point Drive.

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Interstate Commercial Park, Phase II
Final Plat
Cardinal Industries of Florida and
High Hill Investments, Developers

Mr. Hal Sigman, agent for High Hill Investments, and Mr. Burton Revels, Cardinal Industries, were present for discussion.

Mr. Mahlman stated that this plat consists of a 60 foot right-of-way road and 6 lots off U.S. Hi-hwy 341, just north of Brunswick West Shopping Center. He stated that the road will be 500 feet, paved and dedicated to the County. He explained that the road will serve as access to the 5 acre multi-family tract (zoned PD-G) owned by Cardinal Industries to be developed in the near future.

Mr. Mahlman stated that the site will be served by City water and sewer. He then presented a bond in the amount of \$35,575 which has been submitted to guarantee that all improvements will be made.

Motion was made by Mrs. Brown, seconded by Mr. Fairman and unanimously adopted to approve the Final Plat of Interstate Commercial Park, Phase II.

Deerfield Station, Phase 2 A
Final Plat
Pyramid Projects and Neal Construction, Developers

Mr. Wayne Neal was present for discussion.

Mr. Mahlman stated that this development consists of 21 acres zoned PD-G Planned Development - General located on U.S. Highway 17 across from Windward Acres Subdivision.

The plat was then presented. He stated that this is the third phase. He pointed out that there will be 49 lots with paved roads, to be dedicated to the County, individual septic tanks and a central well.

It was noted that the preliminary plat was approved in April 1983.

Motion was made by Mr. Carter, seconded by Mrs. Brown and unanimously adopted to approve the Final Plat of Deerfield Station, Phase 2 A.

CUP - 8 - 84

Request for a Conditional Use Permit in a GC - Core General Commercial - Core Zoning District for a Combination Residential and Commercial Use, Section 715.3 1). Subject property contains a total of 7,411 square feet located on Mallory Street between Oglethorpe Avenue and Beachview Drive.

Property owned by Bill Meeler, Jack Hart, Doyle Raulerson and Marvin Pipkin.

Mr. Bill Meeler was present for review of the above request.

Mr. Mahlman stated that this request is for a combination commercial and residential use in the Village Core District. He then pointed out the location of the property, being at the northeast corner of Beachview Drive and Mallory Street.

Mr. Mahlman presented the site plan. He pointed out that the proposed development will be the third building in this block. The development will consist of a building with approximately 8,000 square feet, three stories with the first two floors being for commercial use and the third floor being for 3 residential units. He stated that this would be 33% residential and 67% commercial, which meets the requirements of the Zoning Ordinance as well as the proposed amendment to be reviewed later in the meeting. He then pointed out the off-street parking, stating that the parking for the residential use (3 off-street spaces) and additional spaces will be located on property adjacent to Oglethorpe Avenue.

Following review, a motion was made by Mr. Hicks, seconded by Mr. Carter and unanimously adopted to approve the Conditional Use Permit for a combination residential and commercial use in accordance with Section 715.3 1).

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CUP - 9 - 84

Request for a Conditional Use Permit in a GC - Core General Commercial - Core Zoning District for the location of an Eating and Drinking Establishment, Section 715.3.2). Subject property contains 5,400 square feet being located on Mallory Street in the Village Area, former site of The Community Market.

Mr. C. Thomas Mitchell, agent for Mrs. Jewel C. Brown, was present for discussion.

Mr. Mahlman stated that this request is for a restaurant in the former Community Market in the Village. He explained that the existing structure contains 5,400 square feet and the proposal is to convert it to a 100 plus seat seafood restaurant. He then presented the floor plan.

Mr. Mahlman stated that the district, General Commercial - Core, regulations require the Planning Commission to determine the suitability of eating and drinking establishments based upon location, hours of operation, available on-street parking, and other general considerations.

It was then explained by Mr. Mahlman that the proposed use should be limited to evening and night time operations so as not to compete with day time parking needs.

Mr. Mitchell stated that the proposed number of seats will be 160 and he would be willing to be locked into that amount. He then questioned as to whether he would be able to have take out service during the day?

It was the concensus of the Planning Commission that the operation should only be a night time operation due to the parking.

Mr. Mahlman stated that this request is in keeping with the commercial nature of the Village and the staff recommends approval with the applicant understanding that the seating capacity will be 160 or less and the operation being evenings and night time only.

Motion was made by Mr. Fairman, seconded by Mrs. Brown and unanimously adopted to grant approval.

CUP - 10 - 84

Request for a Conditional Use Permit in a RR Resort Residential Zoning District for the development of a Condominium Hotel, Section 705.3 3). Subject property contains 2.17 acres located at the intersection of Wood Avenue and Driftwood Drive.

Property owned by Ward Riggins, Jr. and Lenora J. Stephens.

Mr. Francis Williams, agent and Mr. Robert Ussery, Architect, were present for discussion.

Mr. Mahlman stated that this request is for a conditional use permit for the construction of a condominium hotel. He stated that the property contains 2.17 acres and is located east of Wood Avenue along Driftwood Drive. The development will contain 36 units at 16.6 units per acre. Access will be from Wood Avenue with all drives and amenities owned and maintained by the condominium association.

Mr. Mahlman explained that this development could be built in the RR Resort Residential district without a conditional use permit with 35 units. The conditional use permit will only enable them to construct one additional unit. He stated that the project is to be primarily a beach resort with a weekly/monthly rental program. Mr. Mahlman explained that the Ordinance allows condominium hotels as long as the units are not intended for permanent residents and a deed restriction would have to be provided to this effect.

It was then explained by Mr. Mahlman that as part of the development the applicants have agreed to provide some public parking area and beach access on or adjacent to their property. He stated that it is recommended that the developer construct the boardwalk in the Driftwood right-of-way and then dedicate the boardwalk to the County for maintenance and public access. Mr. Hicks stated that he is concern about public access. He stated that he does not want to close any public access to the beaches. Mr. Ussery stated that the applicants do not desire to construct the boardwalk on their property due to liability of the condominium association. He stated that the developers are willing to construct the boardwalk at their expense in the County right-of-way with dedication of the boardwalk to the County.

Attorney Larry Phillips stated that he is representing two parties, Sea Palms Beach Club/Ginn and the Davisons. He stated that the development, North Breakers Condominiums, in the configuration proposed would block off the air and view of his clients. He stated that they are also concerned

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about the drainage, additional time for study is needed. He stated that they are aware that the land can be utilized for condominium development but feels the layout is not compatible. He suggested that the building be realigned for his clients can get the air and view, which would also enhance the rights of the adjacent property owners. He then recommended that this application be deferred until additional study can be made on drainage.

Mr. Robert Ussery stated that the building was laid out in this configuration due to the Department of Natural Resources dune line. Mr. Ussery stated that they have meet with Mr. Roy Brogdon, County Engineer, and other County staff regarding the drainage in the area and that they will continue to work with Mr. Brogdon. As for the view, he stated that he does not feel that to be of the developers concern.

Mr. Sera, adjacent property owner, stated that there has always been a drainage problem in this area and feels that this development will add to the existing problems. He also stated concern regarding the public access stating that it could also create a problem for the adjacent properties due to parking.

Mr. Earl Hulet, Sea Palms Beach Club, stated that their development contains a total of 152 units with a price of \$185,000. Of these 152 units approximately 40 of them will be impacted by this development due to the visibility problem. He also suggested that this item be deferred until the drainage and setbacks can be worked out.

Mr. Ussery stated again that the County has asked the developers to work with the County on the drainage problem of the area and the developers have stated that they are willing to make the necessary improvements.

Chairman McCrary stated that he feels the developers have the right to develop, however it sounds there are problems to be worked out.

Mr. Mahlman stated that we need to keep private interest separated from public interest. He then explained that this is the first development in this area to receive site plan approval, so drainage is being worked out at this time for the area. He stated that he feels this issue has been properly addressed. Mr. Mahlman then stated that if this conditional use permit is approved that the site plan will not be signed until a letter from Mr. Brogdon, County Engineer, regarding the drainage has been received and the public access has been worked out.

Mr. Mahlman stated once again that the conditional use permit will only allow the development of one additional unit, the structure will not be enlarged.

Attorney Phillips requested once again that this item be deferred.

A motion was made by Mr. Hicks that the conditional use permit be approved subject to: 1) Public parking and beach access being provided.; and 2) The drainage plan being approved by the County Engineer. Motion was seconded by Mr. Fairman and unanimously adopted.

SP - 10 - 84

Site Plan Approval of North Breakers Condominiums.
Harvey Anderson Construction, Inc., Developer

Mr. Harvey Anderson, Mr. Francis Williams and Mr. Robert Ussery, Architect, were present for discussion.

Mr. Mahlman stated that the staff recommends approval of this site plan with the same conditions as stated above on the conditional use permit.

Mr. Ussery stated that they will work out the drainage with the County and will also work with the Beach Club and adjacent properties.

Mr. Ludlow stated that he feels additional time is needed to work the drainage out, and requested the Commission to defer this matter for 30 days.

Motion was made by Mr. Fairman, seconded by Mr. Hicks to grant Site Plan Approval of North Breakers Condominiums subject to: 1) Public parking and beach access being provided.; and 2) The drainage plan being approved by the County Engineer.

SP - 9 - 84

Site Plan Approval in a PD-G Planned Development - General Zoning District, Zoning Text and Master Plan GC - 35 - 80, for the location of a Retail/ Wholesale Business, lot contains 43,600 square feet with frontage of 218 feet on Benedict Road.

Property owned by KEGLAPP Partnership,
W. Wright Parker.

Mr. Jack Nolder, agent for the above request, was present for discussion.

Mr. Mahlman stated that this 1 acre parcel is a portion of a large Planned Development tract. He stated that the adjacent land has already received site plan approval for the construction of Webster Tile Company, at which time additional right-of-way was obtained on Benedict Road.

The site plan was then presented. He pointed out that the proposed use is for a retail/wholesale business. The use will be served by a private septic tank and well.

Mr. Mahlman stated that the staff feels the proposed use meets the requirements and recommends approval.

Motion was made by Mr. Carter, seconded by Mrs. Brown and unanimously adopted.

SP - 11 - 84

Site Plan Approval of Westway Apartments.
Subject property contains 5 acres zoned PD - G
Planned Development - General (Medium Residential)
located off U.S. Highway 341 via Commercial Drive
South.

Cardinal Industries of Florida, Developer

Mr. Hal Sigman and Mr. Evan Mathis were present for discussion.

Mr. Mahlman stated that this 5 acre parcel is a portion of the Interstate Commercial Park Tract with access being via the new Commercial Drive South.

The site plan was then presented. Mr. Mahlman pointed out that the development will be at a density of 14 units per acre, consisting of a total of 70 units. It will be served by public water and sewer, adequate buffers and a berm will be constructed.

A motion was made by Mr. Fairman, seconded by Mrs. Brown and unanimously adopted to approve the Site Plan of Westway Apartments.

SP - 12 - 84

Site Plan Approval of Heritage Inn and Villas.
Subject property contains 5.9 acres located on the west side of Frederica Road, just south of Youngwood Subdivision.

Betty and Thomas Stroud, Developers

Mr. William P. Hooker, Architect, Attorney James Bishop and Mr. Tommy Stroud, Administrator of Heritage Inn were present for discussion.

Mr. Mahlman explained that the applicants obtained an amendment to their Planned Development earlier this year on this property. He stated that this development will be the 2nd phase of Heritage Inn and Villas with access via Frederica Road.

The site plan was then presented. Mr. Mahlman pointed out that a landscape perimeter and natural walk will be provided within the 30 foot setback. He explained that the master plan showed smaller buildings containing 8 units per building, however the site plan requesting approval shows one large building with 30 units.

The entrance plan was presented. He stated that the County Commission gave final amendment approval subject to entrance improvements being made prior to any building permits being issued.

Mr. Mahlman stated that the staff recommends approval of the concept plan but recommends that there be a modification of the building size and location. He then questioned the possibility of altering the configuration of the buildings. He also stated that the Commission needs to determine whether the nature trail should be allowed within the setback.

Mr. Bill Hooker stated that the master plan indicated having 1 and 2 bedroom units. However, the plan today shows a 30 unit building with efficiency apartments and a common living area and activity room. He stated that the parking will be grouped with a traffic circle and the structure will be 2 stories in height.

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Mr. Tommy Stroud stated that they have visited several communities and when they visited one in Augusta they found a development that they feel would be appropriate for the St. Simons market.

Mr. Bill Burdell, adjacent property owner, stated that his residence will be most affected by this development. He then pointed out that his house faces the back of the large building they have proposed.

Mr. Carter asked whether the plan being submitted today would change the density from the master plan? Mr. Hooker stated that it would not affect the density.

Mr. Burdell asked that the Commission consider possibly requesting the developers to move the building in that the development will adversely affect his property value.

Attorney Bishop stated that they feel the proposed plan to be the best possible plan. He stated that he would work with the Burdells to make sure that their property value is not destroyed.

Mr. Burdell then questioned the Commission if a nature walk is a permitted use in the setback? Attorney Bishop stated that the nature walk can be moved.

Mr. Carter stated due to the size of the building it looks like that is the only place to put it on the property.

Chairman McCrary stated that he is aware that the developers and the homeowners of the area do have a legal written agreement. He then asked the applicants if they could screen this building from the Burdell's home? Craig then presented the landscape plan. Mr. McCrary stated that the plan shows a 30 foot setback between the proposed building and the Burdell's house.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Carter and unanimously adopted to approve the Site Plan for Heritage Inn and Villas.

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.

It was noted that the applicants Tunis and Margaret Dykstra were not present for discussion.

Chairman McCrary stated that due to individuals from the are being present and in that the item was deferred at the last Planning Commission meeting due to the applicants not being present that the application will be heard.

Mr. John Stills, Country Club Subdivision, and 10 other property owners were present to object.

Mr. Mahlman stated that the subject property is known as The Georgian Lodge. He stated that this rezoning change to GR General Residential would bring the existing use in conformity with the Zoning Ordinance to allow the applicants to expand. He stated that the 3.84 acre tract now contains a former motel which has been converted to apartments and a single-family structure, pool, etc.. He stated that access to the property would be via U.S. Highway 17 not Fairway Road.

Mr. Stills then presented a petition with 84 signatures stating that they object to this request. He stated that they do not want a development that would possibly have access onto Fairway Road. He stated that the development would adversely affect the Country Club Subdivision. Everyone present was given the opportunity to express their concerns.

Following discussion, a motion was made by Mr. Carter, seconded by Mr. Hicks and unanimously adopted to recommend denial of this rezoning request.

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GC - 23 - 84

Request to Rezone from HC Highway Commercial to FA Forest Agricultural, a triangular shaped tract of land containing 33,912 square feet, subject property being located at the end of Taylor Drive with frontage of 276.83 feet on Interstate 95 Right-of-way,

Property owned by Richard Brazell and Harry Driggers.

Mr. Mahlman stated that this request is being initiated by the Planning Commission. He stated that this property and the property described in application number GC - 24 - 84 were rezoned to HC Highway Commercial for the purpose of locating interstate oriented billboard signs. The State Transportation Board denied permits for the sites in accordance with the State Outdoor Advertising Act. An appeal was filed by the County to the State in February. In April, we received a letter from Mr. Rodney Tarrer confirming the disapproval of the permits. He stated that until Glynn County revised the zoning no new sign permits could be issued in Glynn County. So to eliminate this restriction both properties need to be rezoned back to their original classification of FA Forest Agricultural.

Mr. Ed Powers, agent for both of the earlier requests, stated that he does not understand why the State is denying the permits and requested the Planning Commission to leave the zoning as HC Highway Commercial and state that the use is for a horticultural nursery or some other use allowed in HC Highway Commercial.

Following review, a motion was made by Mr. Fairman, seconded by Mrs. Brown and unanimously adopted.

GC - 24 - 84

Request to Rezone from HC Highway Commercial to FA Forest Agricultural, a tract of land containing 3.25 acres fronting 1,344 feet on the I-95 Right-of-way approximately 1,414 feet north of the Colonels Island Railroad, said property being a portion of the T. J. Stutts property in the Fancy Bluff Area.

Property owned by T. J. Stutts.

Mr. Mahlman stated that this item is under the same circumstances as those explained in the previous request, GC - 23 - 84.

Thereupon, a motion was made by Mrs. Brown, seconded by Mr. Carter and unanimously adopted to recommend approval of the above request.

GC - 25 - 84

Request to Rezone from GR General Residential to GC General Commercial, 8,550 square feet fronting 90 feet on Sixth Street, being known as Lots 21, 22 and 23 Block B Washington Square Subdivision.

Mr. Frank Hammond, agent for Arthone Drisdorn, was present for review.

Mr. Mahlman stated that the subject property is located between Habersham Street and Altama Avenue. He stated that the surrounding property abuts commercial zoning and useage on two sides. The land to the west and south is zoned GR General Residential. He pointed out that the property has frontage on Sixth Street which is an unpaved 50 foot right-of-way.

It was noted that no one was present to object.

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

GC - 26 - 84

Request to Rezone from MH Mobile Home Park to R-9 One-Family Residential, a lot containing 9,750 square feet fronting 65 feet on Beach Drive, known as Lot 7 Block E Blythe Beach Subdivision, Blythe Island.

Mr. Michael A. Aldridge was present for discussion.

Mr. Mahlman stated that the subject property is located within an area which contains a mix of single-family, mobile homes and manufactured homes zoning and useage. He explained that the area over the past few years has been gradually converted to a single-family area.

No one was present to object.

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

Request from Del-Taco for removal of the existing signage and install new signage. Property zoned PD-G Planned Development - General, Retreat Shopping Center.

Mr. Crooms, Atlantic Neon Sign Company, was present for discussion.

Mr. Mahlman stated that they desire to change 2 ground signs which were originally approved and locate 1 pylon sign 24 feet in height and 20 square feet.

Mr. McCrary stated that he does not see how the Planning Commission can approve this type sign and that he opposes such a sign.

Mr. Ed Stelle, Community Development, stated that there had been a previous attempt for this type signage.

Mr. McCrary then gave the chair to Vice Chairman Carter.

A motion was made by Mr. McCrary, seconded by Mr. Hicks and unanimously adopted to deny the request.

Amendment to the Glynn County Zoning Ordinance -
Section 503.4 Combination Uses

A motion was made by Mrs. Brown, seconded by Mr. Carter and unanimously adopted to recommend approval of the following amendment:

503.4 Combination Uses. For the purposes of this Ordinance, a combination residential and commercial use on separate levels shall be defined as one in which fifty percent (50%) of the floor space in a building is designed for and occupied for commercial use(s).

Mr. Mahlman presented the Planning Commission with the revised Site Plan for Pelican Place Condominiums. He explained that the Commission had granted conditional approval of the site plan with 24 units. He stated that the site plan has been resubmitted meeting all the conditions, however the developer has added one unit. He stated that this additional unit will still meet the density requirements but it was felt that the Commission should review the revised plan prior to signing and forwarding to the Building Inspector for permits.

The Commission was of the concensus that the Site plan for Pelican Place Condominiums was in order to be approved and signed.

A brief presentation on the Jewtown Community Historic District Nomination was given by Mr. Mahlman.

The advantages and disadvantages of such a nomination were discussed. Mr. Mahlman stated that additional information is needed regarding this matter. A public hearing for June 26, 1984, at 10:00 a.m. was set.

A motion was made by Mr. Hicks requesting that the County Commission impose a 3 month moratorium on any rezonings in the Jewtown Community, while this Historic designation can be considered. Motion was seconded by Mr. Carter. Voting Aye: Mr. Carter and Mr. Hicks. Voting Nay: Mrs. Brown Abstain from Voting: Mr. Fairman Motion carried.

Mr. Mahlman stated that due to the National Election on November 6, 1984, the Planning Commission's Meeting scheduled on that date needs to be changed to November 13, 1984.

Upon a motion made by Mrs. Brown, seconded by Mr. Hicks the Minutes of May 1, 1984, were unanimously approved and adopted.

Meeting Adjourned at 12:15 p.m.

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