

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

MARCH 20, 1979

9:00 A.M.

Present: Billy R. Gibson, Chairman
Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Andy Haman
Bill Hicks

Also Present: Edward H. Stelle, Executive Director
Frank Kurchinski, Planner

Upon a motion made by Mr. Crosby and seconded by Mrs. Brown, the Minutes of March 6, 1979, were unanimously adopted.

It was noted that application number GC - 9 - 79 was postponed until such time as a detailed site plan can be submitted to the Joint Planning Commission for review.

GC - 11 - 79

Request to rezone, from R-12 One-Family Residential to M-12 One-Family Residential, an approximately 12,000 square foot tract located in an unapproved subdivision known as the Glover Tract on Glass Circle off Canal Road

Mrs. Arthur Rhymes was present to represent the above requested rezoning.

Mr. Stelle pointed out that the property is located on Glass Circle, in an unapproved subdivision known as Glover Tract. He pointed out that the tract was subdivided into lots with approximately 12,000 square feet. He stated that the property was zoned FA Forest-Agricultural, which requires 20,000 square feet. In 1972 a multiple rezoning request was granted for a rezoning change to TR-12 classification. However, in 1973 this classification no longer existed so therefore the property's zoning became a R-12 zoning classification which does not allow mobile homes.

Mr. Stelle pointed out that the area contains mobile homes and conventional dwellings. He then recommended approval of this rezoning for the location of a mobile home.

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

Mr. Stelle then stated that when the Glynn County mobile home study is made, this area would be included.

Motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted to recommend approval of the above request in that the property is located in an area with mix conventional dwellings and mobile homes and would not be an encroachment into the area.

Voting Aye: Mrs. Brown and Messrs. Boatright, Crosby and Hicks

GC - 12 - 79

Request to rezone, from MH Mobile Home to R-9 One-Family Residential, a tract of land approximately 24.5 acres located at the northeast corner of the intersection of Carteret Road and Emanuel Farm Road

It was noted that the above requested rezoning was submitted by Driggers Construction Company and Mr. Gary Strickland. Therefore, Mr. Driggers abstained from discussion of this item.

Mr. Stelle pointed out that the request is to rezone 24.5 acres to R-9 One-Family Residential. He pointed out that the request is for rezoning only at this time, however, later in the meeting the proposed subdivision (Green Acres) will be reviewed. He then pointed out that the surrounding area is zoned Residential and Mobile Home.

It was noted that water and sewer is available.

Mr. Stelle then discussed the various impacts involved between the present zoning of MH Mobile Home and the proposed zoning to R-9 One-Family Residential would have on the area. ~~It was noted that the~~ present mobile home zoning would allow the location of 360 mobile homes, and an estimated population of 720 people. However, the proposed development would allow 71 one-family homes with an estimated population of 178. It was felt that the R-9 One-Family Residential zoning would obviously have a lesser impact on the surrounding neighborhood. It was also pointed out that the proposed residential dwellings would provide higher taxes. Mr. Stelle stated that the staff recommends approval.

No one was present to object to this request.

After review of these various impacts listed above, motion was made by Mrs. Brown and seconded by Mr. Boatright to recommend approval the rezoning request in that the use would have a lesser impact on the area.

Voting Aye: Mrs. Brown, Messrs. Boatright, Crosby, Haman and Hicks

Abstain: Mr. Driggers

Green Acres Subdivision - Preliminary Approval

Developer - Harry I. Driggers
Engineer - John H. Ringeling
Surveyor - Pat Garner and Associates

Mr. Driggers abstained from discussion due to his interest in this property.

Mr. John Ringeling, Engineer, was present for discussion of the subject plat.

Mr. Stelle pointed out that the staff and the necessary agencies have reviewed the subject 69 lot subdivision plat. He stated that on the temporary dead-end roads a temporary turn-around needs to be provided until such time as the other land is developed.

It was noted that the entrance gates are shown in the right-of-way and approval will have to be granted for such.

Mr. Stelle then pointed out that the open space requirement will be met by a cash payment in lieu of land dedication.

After review, motion was made by Mr. Hicks and seconded by Mr. Haman to approve the Preliminary Plat of Green Acres Subdivision, subject to the following conditions: 1) temporary turn-arounds being provided; and 2) a cash payment in lieu of the land dedication is made in accordance with the provisions of the Ordinance, prior to final approval.

Voting Aye: Mrs. Brown, Messrs. Atkinson, Boatright, Crosby, Haman and Hicks

Abstain: Mr. Driggers

Hampton Point Subdivision, Phase II - Final Approval

Developer - Harry I. Driggers

Surveyor - Lee Kicklighter

Engineer - John H. Ringeling

Mr. Driggers abstained from discussion of the above subdivision due to a conflict of interest.

Mr. Stelle pointed out that the 109 lot preliminary plat was approved on August 15, 1978. Since that time all improvements have been met except for road construction paving. He pointed out that a Letter of Credit from Coastal Bank in the amount of \$60,000 has been received to cover the necessary improvements in accordance with the provisions of the Ordinance.

Mr. Stelle pointed out that the open space dedication shows 4.11 acres with an additional 1.38 acres needed if it has not been provided for in Phase I. Certification of Marshland Protection Agency has been received and all other requirements have been met, therefore, the staff recommends final approval of the subject plat.

Motion was made by Mr. Hicks and seconded by Mr. Crosby to approve the Final Plat of Hampton Point, Phase II Subdivision subject to the approval of the Letter of Credit.

Voting Aye: Mrs. Brown, Messrs. Atkinson, Boatright, Crosby, Haman and Hicks

Abstain: Mr. Driggers

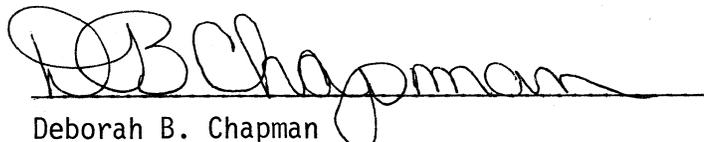
Upon a motion made by Mr. Boatright, seconded by Mr. Crosby the February 1979 Expense Report was unanimously approved.

Mr. Stelle gave an up-date on the 1979 CEIP Grants as follows:

- Prince Street Connector, \$65,000, Construction Grant
- Fire Protection Equipment, Two Trailer Pumps, \$40,000, Construction Grant
- Brunswick Waterfront Plan, \$30,000, Construction Grant
- Fire Protection Equipment, Elevated Platform Truck, \$160,000, Construction Grant
- Downtown Business District Improvements, \$600,000, Construction Grant
- Ritz Theater Purchase and Rehabilitation, \$225,000, Construction Grant
- OCS / CEIP Impact Assessment and Planning, \$50,000, Planning Grant

Mr. Stelle stated that the staff is working with the City of Brunswick and will keep the Commission informed on the various events.

Meeting Adjourned at 10:00 A.M.


Deborah B. Chapman
Administrative Assistant

March 20, 1979 Joint Planning Commission Meeting