

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION

JULY 10, 1979 9:00 A.M.

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Present: Margaret A. Brown, Vice-President  
S. Gerald Atkinson  
Johnie O. Boatright  
W. W. Crosby  
Harry I. Driggers  
Andy Haman  
Bill Hicks

Absent: Billy R. Gibson, Chairman

Also Present: Edward H. Stelle, Executive Director  
Frank Kurchinski, Planner  
Deborah B. Chapman, Administrative Assistant

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B - 5 - 79

Request for a Hardship Permit to allow the location of a mobile home on 13,500 square feet located 45 feet south of the southeast corner of the intersection of Hardee Avenue and Fifth Street, City of Brunswick

Mr. George M. Brown, applicant, was present for review.

Mr. Stelle pointed out that the above request is for a hardship permit which will allow Mr. Brown to locate a mobile home on his subject property for a relative to live. He stated that this hardship has been documented by a statement from Dr. Hobson stating that Mrs. Johnson, relative, needs medical supervision. Mr. Stelle then stated that a hardship permit is good for 2 years with a 2 year renewal request.

No one was present to object to this request.

Following discussion, motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted that this request be recommended for approval subject to Fire Marshall approval.

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B - 6 - 79

Request to rezone, from GR General Residential to LC Local Commercial, an approximately 17,400 square foot lot located on the northwest corner of the intersection of Newcastle Street and "M" Street

Mr. Doyle Raulerson was present to represent the above request submitted by the Estate of George F. Cowman. Mr. Raulerson stated that at the present time a contract of sale is on the property. He stated that no definite site plans have been drawn. He stated that once the owners of the property have a use for the property that the plans will be submitted to the Planning Commission for approval.

Mr. Stelle pointed out that the Department of Transportation and the City of Brunswick has an agreement to retain land use as restricted by the existing zoning, any change in the zoning would result in a change in land use which would constitute a breach of the agreement. Mr. Stelle then pointed out however, that various corners have been rezoned.

Mr. Stelle then stated that if this request is recommended for approval that it should be known to the City that this area is within the DOT agreement vicinity. He then stated that the staff recommends approval of this request subject to site plan being approved by the Joint Planning Commission.

It was noted that no one was present to object.

Following review of the above request, motion was made by Mr. Hicks, seconded by Mr. Haman and unanimously adopted that the City be informed that this request is located where the City has made an agreement with the Department of Transportation of non-commercial land uses along the roadway and further subject to a detailed site plan being approved by the Planning Commission.

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CUP - 5 - 79 (reference GC-27-78)

Request to amend the conditional use permit on a tract of property containing 1,500 square feet located 100 feet north of the intersection of Third Street and Beachview Drive

Mr. Pete Clay was present for review.

Mr. Stelle pointed out that this matter was given concept approval at the last JPC Meeting. He stated that this request is an amendment to the Conditional Use Permit that was granted in November 1978.

Mr. Stelle pointed out that this request meets the requirements of both multi-family and motel/hotel development as to parking.

Site plan showed every other apartment containing kitchen facilities, which makes the development to be classified as an apartment as well as a hotel/motel.

Mr. Stelle stated that the staff recommends approval.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this request to the Glynn County Building Official.

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GC - 27 - 79

Request for a Hardship Permit to allow the location of a mobile home on a tract approximately .84 acres located on the north side of Habersham Street Extension approximately 304 feet east from the intersection of Old Jesup Highway and Habersham Street Extension

Mr. and Mrs. Harold G. Thomas was present for review of the above request.

Mr. Stelle stated that this hardship request has been certified by a statement from Dr. William H. Hitt stating that Mrs. Thomas's mother, Mrs. Parks, is chronically ill and needs supervision and care.

It was noted that a petition bearing the signatures of 8 property owners within the area was submitted stating that they have no objections to this request.

Motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted that this hardship request be recommended to the County Commission for approval.

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GC - 28 - 79

Request to rezone, from R-9 One-Family Residential to M-9 One-Family Residential, a 15,582 square foot lot located on the east side of Lake Drive off Highway 303

Mr. and Mrs. Ogle M. Thrift were present for review of the above requested rezoning for the location of a mobile home.

It was pointed out that the area contains mobile homes and conventional homes. Mr. Stelle stated that some of the mobile homes located in the area may be non-conforming, however two rezonings for mobile homes have been granted since 1974.

Inasmuch as no substantial impact is anticipated within the neighborhood from this rezoning the staff recommended that the request be recommended for approval.

Motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted that this request be recommended to the County Commission for approval.

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GC - 29 - 79

Request to rezone, from R-20 One-Family Residential to M-20 One-Family Residential, an approximately 1 acre parcel located on the west side of Pacific Drive approximately 400.4 feet north of the intersection of Pacific Drive and Peek Road

Mrs. Lena F. Carter was present for review of the above request.

Mr. Kurchinski pointed out that the applicant proposes to locate a mobile home on the subject property. He then pointed out the location of the subject property stating that mobile homes (non-conforming) are located on both sides of the property.

Mr. Stelle then pointed out that the area contains both mobile homes and conventional homes, each having large size lots.

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

Motion was made by Mr. Boatright and seconded by Mr. Atkinson that this request be granted. Voting Aye: Mrs. Brown and Messrs. Atkinson, Boatright, Driggers, Hicks and Crosby Voting Nay: Mr. Haman

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GC - 30 - 79

Request to rezone, from BI Basic Industrial to R-20 One-Family Residential, a 219 acre tract located on the southwest side of Highway 341 bounded by Burnett Creek to the south, Avoco Villa Subdivision to the north and marsh to the west, commonly known as the "Burgess Tract"

Mr. Edward B. Liles, Agent for the applicant First National Bank of Atlanta, was present for discussion.

The site plan for the subject property containing 103 lots was reviewed. Mr. Stelle pointed out that this development would also be submitted to the Planning Commission under the Subdivision Regulations once rezoned.

Mr. Kurchinski pointed out that this site would be best suited for residential uses as opposed to industrial as presently zoned. He then pointed out that a residential subdivision has already been approved in this area.

Motion was made by Mr. Driggers, seconded by Mr. Haman and unanimously adopted to recommend approval.

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Upon a motion made by Mr. Hicks and seconded by Mr. Haman the Minutes of April 17, 1979 and June 5, 1979, were unanimously adopted.

GC - 21 - 79

Request for site plan approval of a 12,000 square foot tract to allow a 4-bay self-service car wash, located in the Retreat Village portion of the Triangle Tract, 170 feet south and east of the Demere Road / Retreat Village entrance directly behind Hardees Restaurant, St. Simons Island

Mr. Dan Hopkins, President for Island Limited, was present for discussion.

Mr. Stelle pointed out that this request was deferred at the JPC Meeting in June until such time as water impact, etc. could be reviewed. He stated that the proposed car wash would use 28,000 gallons per month, which is just a little higher than a large home would use.

Drainage for this site was discussion. Mr. Kurchinski pointed out that the ditch will be piped. It was noted that Mr. Brogdon, County Engineer, has requested that the pipe size be increased.

Mr. Stelle pointed out that one of the major questions is whether this use should be allowed to be located in an area that is presently classified for landscaping and future parking. Following lengthy discussion as to amending the plan to allow the proposed use within this area, motion was made by Mr. Hicks to recommend to the County Commission that the Master Plan of Retreat Village Shopping Center be amended to allow the location of a 4-bay car wash in an area designated as landscaping / future parking, subject to the remainder site being left as an area for landscaping only. Motion was seconded by Mr. Crosby and unanimously adopted.

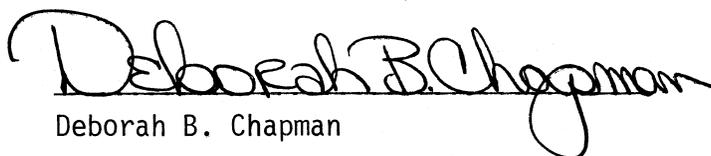
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Mobile homes were then discussed. The major area of concern as to mobile homes was stated as being in FA Forest - Agricultural districts. Each of the members were given the chance to express their concerns.

Mr. Stelle stated that the whole County including Brunswick should be looked at very carefully. He stated that he would ask the Tax Assessor to attend the next JPC Regular Meeting to discuss taxes, etc., regarding mobile homes. Mr. Stelle further stated that he feels this is a matter that needs to be reviewed in detail.

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Meeting Adjourned at 10:15 A.M.

  
Deborah B. Chapman