

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 2nd, 1980 9:00 A.M.

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

Absent: Andy Haman

Also Present: Roy Dudark, Assistant Director  
Craig B. Mahlman, Executive Director  
Deborah B. Chapman, Administrative Secretary  
Bill Edenfield, Planner

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Chairman Gibson called the meeting to order and gave the invocation.

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GC - 2H - 80

Request to Amend Section 608.1 e) Home Occupations - Operational Conditions of the Glynn County Zoning Ordinance

Attorney Amanda Williams was present to represent the above request on behalf of her client, Mrs. Louise Oslin.

It was noted that said amendment pertains to allowing the sale of merchandise on the premises not produced or assembled by the occupant.

Mr. Dudark pointed out that this matter was deferred at the last Joint Planning Commission meeting until a legal interpretation could be sought from the County Attorney, Tom Lee. Mr. Dudark explained that a letter has been received from Mr. Lee stating that in his opinion that only the Planning Commission or the County Commission should have the legislative prerogative of initiating a change to the written text of the Ordinance, and that the amendment should be denied for the following reasons: 1) set precedent, just to suit the needs of one particular individual; 2) amendment might be unconstitutional due to lacking uniformity; and 3) Ordinance already allows for sales, that such an amendment should limit the quality of items sold.

Mr. Hicks stated that he does not feel such an amendment should be passed. He stated that it was unfair to the individuals who have a business license, pay business taxes, etc. He stated that he feels such an amendment would be bad for the whole County. He then made a motion that the request be denied. Motion was seconded by Mr. Atkinson.

Attorney Williams stated that she is not certain about the statements made by Attorney Lee. She stated that such an amendment is needed by the elderly within the whole County. She stated that Mrs. Oslin is not the only individual who will benefit from the amendment, all the elderly will. It will give them an opportunity to be productive in their own homes. She added that there is a tremendous need to help the elderly.

Mrs. Williams stated that she feels Mr. Lee is saying that the amendment should be denied because of language/wordage. She stated that if the Planning Commission feels there is a need that the language can be changed.

Mrs. Williams stated that she feels she has a right to come before the Planning Commission with the amendment request. She requested that the Planning Commission made a motion as to whether she has a right to initiate the amendment.

Mr. Dudark stated that the Planning Commission can initiate the amendment if they feel it is needed.

Mr. Hicks withdrew his motion for further discussion. Mr. Atkinson withdrew his second.

Mrs. Williams pointed out that this is not for a zoning change of the property that it is for an amendment that would allow Mrs. Oslin's shop to operate under a home occupation classification.

Mr. Dudark stated that he feels that the whole issue is whether the Planning Commission feels such an amendment is needed and if so that such be initiated.

Attorney Tom Dickey was present to urge the Planning Commission to deny the amendment.

Mr. Hicks made a motion that this amendment be denied. Mr. Boatright stated that he feels that a lot of time and effort was taken when adopting the Ordinance and that such an amendment is not needed, therefore, he seconded the motion.

Mrs. Williams stated that she would like to object to the fact that she was not notified of this item being heard by the Planning Commission at today's meeting prior to yesterday. Mr. Dudark stated that the matter was tabled at the last Planning Commission meeting to be heard today and that it was legally advertised.

A vote was taken on the above motion, the vote was unanimous to deny the request in that the Planning Commission does not feel it is needed.

GC - 39 - 80

Request for Site Plan Approval within a PD-G Planned Development - General zoning district for the location of a pool and 8 tennis courts on a 6 acre tract of land, subject site located on Merion Street, Island Club, St. Simons Island

Due to a conflict of interest Mr. Gibson and Mr. Atkinson abstained from discussion of the above matter. Vice Chairman Boatright chaired the discussion.

Mr. Dudark pointed out that the above request is for a site plan approval to allow the construction of 8 tennis courts, pool, storage and club house at Island Club. The site plan was submitted and discussed.

Mr. Dudark pointed out that the proposed development is consistent with the master plan for Island Club. He then stated that it meets all requirements for site plan approval and recommended approval.

No one was present to object to the subject matter.

Motion was made by Mr. Hicks and seconded by Mr. Crosby to recommend approval of the above site plan. Voting Aye; Mrs. Brown, Mr. Corsby, Mr. Driggers and Mr. Hicks. Abstaining from Voting; Mr. Atkinson and Mr. Gibson.

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GC - 37 - 80

Request to Amend a PD-G Planned Development - General zoning district, to allow the construction of a divided 2-lane entrance drive and erection of property sign at Windward Drive, Sea Palms East, St. Simons Island

Mr. Chuck Munn, BOS & Associates, was present for review of the above item.

Mr. Dudark pointed out that the above request is for an amendment to the master plan to allow the construction of a divided main entrance at Windward Drive. Mr. Dudark pointed out that this is not the only entrance into Sea Palms.

Mr. Dudark stated that the staff has done a review of the proposed amendment and recommends approval of the amendment subject to the following conditions: 1) Approval of street construction by the County Engineer prior to dedication and acceptance; 2) Relocation of the Frederica Road golf cart crossing to either a location adjacent to the north side of Windward Drive or to the south side of Oglethorpe Road; 3) Placement of the entrance sign at least two (2) feet back from the Frederica Road right-of-way; and 4) Adequate stabilization of the lake extension embankment to avoid any undermining of the golf cart path or roadbed.

Mr. Dudark then stated that this entrance will be in alignment with the Fendig Road entrance across Frederica Road.

It was noted that the above conditions are excepted by the applicants.

Mr. Worth, a resident of Windward Drive, was present to state his objections. He stated that this new entrance will make the traffic problems worse. Also present to object was Mr. John Moss. One of Mr. Moss's concerns was cost. He was informed that all expenses would be paid by the developers not the County.

Motion was made by Mr. Boatright and seconded by Mrs. Brown to recommend approval of the above request subject to the following conditions being met:

1. Approval of street construction by the County Engineer prior to dedication and acceptance.
2. Relocation of the Frederica Road golf cart crossing to either a location adjacent to the north side of Windward Drive or to the south side of General Oglethorpe Road.
3. Placement of the entrance sign at least two (2) feet back from the Frederica Road right-of-way.
4. Adequate stabilization of the lake extension embankment to avoid any undermining of the golf cart path or roadbed.

Mr. Gibson stated that it is his understanding that the Traffic Safety Engineer and Planning Commission requested that such an entrance change be made about a year ago.

Mr. Munn stated that there are three types of traffic - 1) homeowners; 2) members; and 3) visitors who need direct way to the facilities.

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GC - 43 - 80

Request to rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 3.02 acres fronting 502 feet on the south side of Georgia Highway 99, approximately one mile east of Georgia Highway 341 Sterling

Attorney Eugene Caldwell was present for review of the above request submitted by the property owner, Mr. John Henry Lane, Sr.

Mr. Dudark pointed out that the subject property is located within an industrial type area. He stated that the proposed development will be the construction of an office for the purpose of selling and installing timber scales.

Mr. Dudark then stated that the staff recommends approval of the above request in that it is in an area of industrial uses.

No one was present to object to the rezoning request.

Motion was made by Mr. Atkinson, seconded by Mr. Boatright and unanimously adopted to recommend approval of the above zoning request to HC Highway Commercial.

GC - 41 - 80

Request to rezone 0.8 acres from R-9 One-Family Residential to GR General Residential and 5.4 acres from R-9 One-Family Residential to GC General Commercial, subject property being a portion of Tracts 3 and 4 of Longview Acres known as the Curtis Stevens Estates, St. Simons Island

and

GC - 42 - 80

Request to rezone 3.1 acres from R-9 One-Family Residential to GR General Residential, .66 acres from R-9 One-Family Residential to GC General Commercial and 1.16 acres from HC Highway Commercial to GC General Commercial, subject property being Tract 3 of Longview Acres, St. Simons Island

and

Request for property exchange - existing county park containing 0.99 acres and proposed county park owned by Mary Stevens containing 0.736 acres

Mr. Dudark pointed out that with the concurrence of the developer, the proposed requests, GC-41-80 and GC-42-80, are for PD Planned Development zoning changes with the proposed uses of GR General Residential and GC General Commercial. He stated that a Master Plan Narrative has been presented with the site plan.

Mr. Jerry Edwards, Developer, accompanied by Mrs. Mary Stevens, property owner of property involved in GC-41-80, were present for review of the above matters.

Mr. Dudark pointed out the location of the subject property. He stated that it will be an extension of Longview Shopping Center. He then presented the subject site plan, pointing out the areas to be used as commercial and the areas for residential.

The site plan was explained in detail by Mr. Edwards. Various aspects of the plan were discussed.

The exchange of the parks was then discussed. Mr. Edwards pointed out the existing county park has a bad configuration. He stated that if the park swap is granted that no development would be placed on the park that it would be used for landscaping, parking, and an entrance way from Riverview. Mr. Edwards then stated that an appraisal has already been obtained on the two parks and stated that Mrs. Stevens will pay the difference of the land values, approximately \$6,000 which will be used for improvements within said park. Mr. Gibson stated that he feels that 3 appraisals should be obtained.

Also discussed was a request to grant a fifty (50) foot easement across a County park for purposes of providing right-of-way for a proposed new street, to be known as Longview Drive.

Mr. Dudark stated that the staff has reviewed the subject site plan for PD Planned Development and recommends approval of the request subject to the following conditions being met: 1) An additional lane shall be paved along the west side of Frederica Road for the length of the property in conjunction with development of Area B. This project is included in the adopted County Transportation Plan and the developer shall negotiate with the County Administrator as to timing of construction and cost sharing. 2) No more than three

access drives, as shown on the Master Plan, shall be allowed on Riverview Drive. and 3) A five percent (5%) reduction in the amount of paving required for the development of Area B shall be granted, at the request of the developer, provided the resultant space is set aside as landscaped area.

Mr. Dudark then stated that the staff also recommends approval of the park land exchange, easement, etc.

Following lengthy discussion, Mr. Boatright stated that he feels this to be an upgrading of the subject property and made a motion to recommend approval of the request GC-41-80 to be rezoned to PD-G Planned Development - General subject to the following conditions:

- 1) An additional lane shall be paved along the west side of Frederica Road for the length of the property in conjunction with development of Area B. This project is included in the adopted County Transportation Plan and the developer shall negotiate with the County Administrator as to timing of construction and cost sharing.
- 2) No more than three (3) access drives, as shown on the Master Plan, shall be allowed on Riverview Drive.
- 3) A five percent (5%) reduction in the amount of parking required for the development of Area B shall be granted, at the request of the developer, provided the resultant space is set aside as landscaped area.

Motion was seconded by Mr. Crosby and unanimously adopted.

Motion was then made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend approval of GC-42-80 to be rezoned to PD-G Planned Development - General.

Motion was then made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to recommend approval of the fifty (50) foot easement across the County park for right-of-way and the park exchange subject to a second appraisal being obtained by the applicant to further aid in establishing fair market value of each parcel of property.

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Countryside Estates Subdivision - Final Plat  
Robert G. Boone, Developer  
George Underwood & Associates, Surveyors

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Mr. Robert G. Boone was present to represent the above plat. Also present for discussion was Mr. George Underwood.

Mr. Dudark pointed out that the subject property is located off Cassell Road off New Jesup Road. He stated that the area is an area of private wells and septic tanks.

Mr. Dudark then stated that the improvements have been excepted, He stated that the drainage is more than adequate and that additional site work is being done. He then stated that the County Engineer will give a final inspection prior to County review.

Mr. Dudark then stated that the Health Department recommended 24 inch fill in the nitrification field area and such notation will be on the plat.

Also recommended by the County Traffic Engineer is that 3 street name markers and 3 stop signs be put in place.

Motion was made by Mr. Boatright, seconded by Mr. Hicks and unanimously adopted to approve the final plat of Countryside Estates subject to the 3 street name markers and 3 stop signs being installed prior to County approval.

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Countryside Estates Annex Subdivision - Final Plat  
Robert G. Boone, Developer  
George Underwood & Associates, Surveyor

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Mr. Robert G. Boone, Developer, was present for discussion of the above subject plat. Also present for discussion was Mr. George Underwood, Surveyor.

Mr. Dudark pointed out that this is a 18 lot subdivision adjacent to Countryside Estates.

Mr. Dudark stated that the staff recommends approval of the subject plat subject to 1 stop sign and 1 street name marker being installed as recommended by the Country Traffic Safety Engineer.

Motion was made by Mr. Driggers, seconded by Mr. Crosby and unanimously adopted to approve the final plat of Countryside Estates Annex Subdivision subject to 1 stop sign and 1 street name marker being installed prior to County approval.

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Brunswick Airpark Master Plan

Mr. Dudark pointed out that the above matter is before the Planning Commission today so they can consider approval of the Master Plan and submission of same to Brunswick City Commission and Glynn County Board of Commissioners.

Everyone present was given the opportunity to state their concerns. It was the concensus of everyone that this is a step in the right direction.

Mr. George McManus, Exchange Club, stated that he feels the plan to be a good step forward.

Mr. Woody Woodside, Brunswick Jaycees, stated that as everyone is aware that the Jaycees and the Law Enforcement have worked hard in the supporting of a football stadium. He expressed support for the plan.

A draft letter was then submitted to the Planning Commission for their approval.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted that a letter be sent to the Brunswick City Commission and Glynn County Board of Commissioners regarding the approval of the Master Plan for the Brunswick Airpark. Letter to read as follows:

Dear Commissioners:

In response to a directive from the Glynn County Board of Commissioners to examine the feasibility of relocating Lanier Field football facilities to the old Brunswick Airpark, the Joint Planning Commission has prepared a Master Development Plan for the airpark site. In preparing the Master Plan, the Joint Planning Commission staff examined such factors as: existing on-site and adjacent land uses; access roadways; environmental features including soils, surface and groundwater and vegetation; visual or aesthetic considerations; existing services and utilities; and potential land uses. Based on this analysis, the following findings were made:

1. Existing development on the site lacks physical cohesion and there is no general plan for future development of the property.
2. Proposed uses for the site should integrate well with both existing on-site uses, including the new County Police Station, Brunswick Police Academy, and Community Action Agency and surrounding uses, such as Brunswick Junior College, Brunswick Exchange Club, and single-family residential neighborhoods.
3. The airpark is centrally located within the community and access is excellent. Specific improvements should be made, however, to link northern portions of the property to Altama Avenue.
4. A long history of borrow pit and landfill operations has deeply disturbed much of the soil on the site. This condition severely limits the types of land use due to potential foundation instability.
5. Healthy pine forests on the northern and eastern perimeter of the site should be preserved as a buffer for adjacent residential dwellings.
6. The abandoned borrow pit lakes in the northeastern corner of the property could be improved to serve as an attractive amenity for potential development.
7. Additional development will require the extension of existing water lines (presently serving the CAA Building) and the extension of the public sewer system due to a high water table and the presence of private water wells in the nearby residential area.

Based on the above findings the following recommendations are contained within the Airpark Master Plan:

1. New land uses for the site should consist of a mix of governmental or quasi-governmental offices, private offices, distribution centers (e.g., wholesale business, warehousing, furniture stores) and public recreation facilities (e.g., new football stadium, softball fields, and an indoor sports center).
2. Portions of the site should be leased or sold to the private sector in order to create employment opportunities and generate revenue to defray site improvement costs, in a manner similar to Malcolm McKinnon Industrial Park.
3. Twelve (12) acres along the western edge of the property should be re-acquired from Brunswick Junior College in order to locate the new football stadium on a site of solid, undisturbed soil. This will also place the stadium in a position remote from adjacent land uses.
4. Access to the site should be improved by constructing a collector road through the Brunswick Exchange Club property to link the Airpark with Altama Avenue.
5. Other basic site improvements will have to be made including water, sewer, and surface drainage. It is recommended that the City provide water and sewer extensions and the County undertake roadway and surface drainage improvements.

6. To defray a portion of the cost of a new football stadium, Lanier Field could be sold. A likely purchaser would be a nearby industry with preceived expansion needs or a private developer wishing to build apartments within the City.

Upon review and approval by both the City and County Commissions, the following steps are recommended to implement the Airpark Master Plan:

1. Initiate steps to re-acquire the twelve (12) acres from Brunswick Junior College. This will probably take action by the Board of Regents.
2. Have the property surveyed and platted in order to delineate rights-of-way, tracts for private and public use; buffer zones; and drainage easements.
3. Zone the entire property Planned Development - General so that future development can be reviewed and coordinated by the Joint Planning Commission.
4. Make roadway, water and sewer improvements as generally prescribed by the Master Plan.
5. Advertise for lease or sale those properties designated for private use following completion of needed improvements.
6. In order to finance proposed recreation facilities, develop a funding strategy which combine monies from the sale of Lanier Field, issuance of a general obligation bonds, if approved by the voters, private donations, revenue sharing, and general funds.

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Upon a motion made by Mrs. Brown and seconded by Mr. Boatright the October Expense Report was unanimously approved.

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Motion was made by Mr. Boatright and seconded by Mr. Crosby that the Minutes of November 4th, 1980, be adopted.

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Upon a motion made by Mr. Driggers and seconded by Mr. Boatright the following 1981 Meeting Schedule was adopted:

January 13th, 1981  
February 3rd, 1981  
March 3rd, 1981  
April 7th, 1981  
May 5th, 1981  
June 2nd, 1981  
July 7th, 1981  
August 4th, 1981  
September 1st, 1981  
October 6th, 1981  
November 3rd, 1981  
December 1st, 1981

Chairman Gibson opened the floor for nominations of Chairman and Vice Chairman for 1981.

Mr. Driggers nominated Mr. Boatright to serve as Chairman. Mrs. Brown then made a motion that nominations be closed, seconded by Mr. Atkinson and unanimously adopted. Therefore, it was noted that Mr. Boatright will serve as Chairman for 1981.

Mrs. Brown then nominated Mr. Crosby to serve as Vice Chairman. Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that nominations be closed. Therefore, it was noted that Mr. Crosby will serve as Vice Chairman for 1981.

Upon a motion made by Mr. Driggers and seconded by Mr. Boatright Mr. Craig Mahlman, Executive Director, was appointed to serve as Executive Secretary for 1981.

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Mr. Craig Mahlman, new Executive Director, was introduced and welcomed. Also, Mr. Dudark was extended best wishes for his future.

Mr. Dudark thanked the Planning Commission for having the opportunity to work for the community. He stated that it has been rewarding personally and professionally. He wished Mr. Mahlman and the Planning Commission the best and stated that he feels the public interest desires the best.

Mr. Crosby then made a motion that a resolution be written for Mr. Dudark expressing gratitude. Motion was seconded by Mr. Atkinson and unanimously adopted.

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Meeting Adjourned at 10:45 a.m.

