

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 6, 1982 9:00 a.m.

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Present: Chairman Johnie O. Boatright  
Gerald Atkinson  
W. W. Crosby  
Harry I. Driggers  
Dennie McCrary

Absent: Margaret A. Brown  
George Counts  
Bill Hicks

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

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Chairman Boatright called the meeting to order. Invocation was then given by Mr. McCrary.

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Interstate Commercial Park Subdivision, Phase I  
Preliminary Plat  
Interstate Commercial Park Associates, Developer  
Larry S. Miller, Engineer  
Patrick Garner, Surveyor

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Mr. Hal Sigman, agent for the developer, was present for review of the above subdivision plat.

Mr. Mahlman pointed out that the subject property, 14.9 acres, is located northeast of the Brunswick West Shopping Center on Highway 341.

The preliminary subdivision plat was presented for review. Mr. Mahlman pointed out that the 13 commercial lots will be 1 acre in size and will be served by a central paved collector street with public water and septic tanks. He then pointed out that this phase will provide a temporary cul-de-sac.

Mr. Mahlman then stated that the applicant will need to receive approval from the Department of Transportation as to drainage and access onto Highway 341. He then stated that the staff recommends preliminary approval.

Motion was made by Mr. Crosby, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Interstate Commercial Park Subdivision.

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Pine Wood Subdivision  
Preliminary Plat  
Driggers Construction, Developer  
Larry S. Millers, Engineer  
Lee I. Kicklighter, Surveyor

Mr. Driggers abstained from discussion and action on the above subdivision plat subject to a conflict of interest.

Mr. Lee Kicklighter was present for review.

Mr. Mahlman pointed out that the subject property contains 11.86 acres with 21 single-family lots. The development will be served by a paved cul-de-sac. It being noted that the proposed street name, Pine Forest, would be changed. Mr. Mahlman explained that the applicant has requested a variance on the cul-de-sac in that it is approximately 1,000 feet and the regulations only allow for 800 foot cul-de-sacs. Mr. Mahlman explained that the Department of Transportation has recommended that only one access be provided onto Highway 17 therefore the variance is needed and recommended by the staff.

The plat was then presented for review. Mr. Mahlman explained that the developer will need to receive approval from the Department of Transportation as to the drainage discharge.

Following discussion, a motion was made by Mr. Atkinson and seconded by Mr. Crosby to approve the Preliminary Plat of Pine Wood Subdivision. Voting Aye: Messrs. Atkinson, Crosby and McCrary Abstain from Voting: Mr. Driggers

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Dunbar Creek Plantation Subdivision, Phase II  
Preliminary Plat  
Lake Forest Estates, Developer  
Hussey, Gay and Bell, Engineer  
Joe Biletszkov, Surveyor

Mr. Jerry McBride, Hussey, Gay and Bell, was present for discussion of the above plat.

Mr. Mahlman pointed out the subject property on the map. He stated that the property consists of 14 acres zoned R-12 One-Family Residential on St. Simons Island. He then presented the preliminary plat, explaining that the development will contain 20 single-family lots and will be served by paved roads and public water and sewer.

Mr. Mahlman then explained that the developers are requesting a variance on the length of the cul-de-sac due to the property's location and shape. He stated that the County Engineer and Fire Chief have no objections.

It being noted that the plat will need to contain language stating that the proposed development will be located within a flood hazard area.

Motion was made by Mr. Driggers, seconded by Mr. McCrary and unanimously adopted to recommend Preliminary Plat approval of Dunbar Creek Plantation, Phase II subject to the plat being noted that the development lies within a flood hazard area.

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Linkside Patio Homes Subdivision, Phase II  
Final Plat

Bay Colony Properties, Property Owners  
BOS Corporation, Developer  
Hussey, Gay and Bell, Engineer  
George Underwood, Surveyor

Mr. Jerry McBride and Mr. George Underwood were present for review of the above subdivision plat.

Mr. Mahlman pointed out that the subject property contains 5.4 acres and lies within Sea Palms East, Planned Development. The subdivision plat was then presented for review. Mr. Mahlman pointed out that the development will consist of 37 single-family lots with private paved roads and public water and sewer.

Mr. Mahlman pointed out that the preliminary plat was approved in May of 1981 at which time variances were granted on the road and setbacks.

It being noted that the subject plat needs to contain language stating that the development lies within a flood hazard area.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to approve the Final Plat of Linkside Patio Homes Subdivision, Phase II subject to the above noted statement being added.

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St. Simons Island Club Subdivision, Phase V  
Final Plat

Sea Island Properties, Developer  
Thomas and Hutton, Engineer  
George Underwood, Surveyor

Mr. George Underwood was present for review.

Mr. Mahlman pointed out that the above subdivision contains 19 acres zoned Planned Development, with 33 single-family lots. He stated that the development will be served by private paved roads and public water and sewer. Mr. Mahlman stated that all improvements are either in place or being put in place at this time.

Following discussion, a motion was made by Mr. Crosby and seconded by Mr. Driggers to approve the Final Plat of St. Simons Island Club Subdivision, Phase V. Voting Aye: Mr. Crosby, Mr. Driggers and Mr. Boatright Abstain from Voting: Mr. Atkinson and Mr. McCrary.

B - 4 - 82

Request to rezone from R-9 One-Family Residential to PD-I Planned Development - Industrial, a tract of land containing 37.541 acres known as Lots 234 and 235 and the western portions of Lots 210 and 211 of the Day and Bloom Subdivision, with frontage of 1,452 feet on the east side of Habersham Street just north of Magnolia Park Subdivision, City of Brunswick

Mr. James Gilbert, Jr., was present to represent the above request submitted by Shell Company Trust.

Mr. Mahlman pointed out that the subject property contains 37 acres zoned R-9. It is vacant and contains an 11 acre borrow pit filled with water. He stated that the proposed use is for a landfill for dirt extracted from pine stumps by Hercules, Inc. The master plan was then presented for review, showing only one entrance onto Habersham Street. He pointed out that a 50 foot buffer will be provided to the east, vacant residential property, and a 100 foot buffer will be provided to the south, Magnolia Park Subdivision.

Mr. Mahlman pointed out that the zoning text, which was submitted to the members prior to the meeting, details the process. He stated that the development plan seeks to restrict the uses to dredging, landfill or the extraction of only natural materials. He stated that in addition to this use are those permitted uses allowed in the Limited Industrial Zoning District of the City of Brunswick Zoning Ordinance.

Mr. Gilbert stated that the subject property is an isolates parcel of land. He then presented pictures of the site. He stated that this will be a fill site that they will not dump toxic materials.

Chairman Boatright then read a letter from Mr. Hicks, due to his absence, stating the following concerns - 1) time frame allowed for the use of the site by Hercules, Inc. should be limited; and 2) Hercules should not be allowed to sell dirt from the site.

Mrs. Verna McNamara, Coastal Georgia Audubon Society, was present to request that the Planning Commission defer action on the above request until such time as their organization can have the opportunity to talk with the property owners of the adjacent subdivision. She stated that she feels the proposed use would degrade the area.

Mr. and Mrs. Worth Clark and Rev. Hall, property owners in Magnolia Park Subdivision, were present to object to the above request. Their objections were noise, health hazard, traffic and additional industrial uses in the area.

Mr. Driggers stated that under Planned Development they would have to come back before the Planning Commission with a plan prior to allowing other uses.

Mr. Mahlman stated that the staff recommends approval of the above request, with the Zoning Text dated March 23, 1982 and the Master Plan dated March 22, 1982.

Mr. Crosby pointed out that industrial uses are located to the west, Key Industrial Park, thereupon a motion was made to recommend approval of the above request. Motion was seconded by Mr. Driggers. Voting Aye: Mr. Counts, Mr. Driggers and Mr. Boatright Abstain from Voting: Mr. Atkinson and Mr. McCrary.

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CUP - 4 - 82

Request for a Conditional Use Permit for Outside Storage in a HC Highway Commercial Zoning District, subject property containing approximately 1.6 acres being located at the northeast intersection of Peek Road and U.S. Highway 17 with frontage of 150 feet on Highway 17 and 500 foot frontage on Peek Road, site of Emery Enterprises

Mr. Max Emery, applicant, was present for review of the above request.

Mr. Mahlman explained that the present outside storage at the above location is in violation of the Zoning Ordinance. He stated that the applicant has been notified of his violations. Mr. Mahlman explained that under conditional use permits it is a requirement to have screening from residential properties. He then recommended the following conditions - 1) Letter relinquishing development rights on off-street parking property.; 2) The repair and reconstruction of the collapsing security fence along Peek Road prior to planting or building a suitable screen.; 3) The planting of a planted screen at least 4 feet high at the time of planting, to be six feet high and 80 percent opaque within one years time, or the construction of a six four high fence or wall.; 4) The continual maintenance or landscaping.; 5) Satisfactory compliance with the above conditions within 60 days; 6) Revocation of the conditional use permit if any of the above conditions are not complied with.; and 7) A signed letter from the owner accepting the stated conditions.

Mr. Mahlman explained that the applicant has stated that bamboo was planted. However, upon site inspection it has been determined that the bamboo had not grown or it has died. He stated that at the present time it does not meet the requirements for screening. He stated that he has checked with landscaping experts and they have stated that if bamboo is placed about 5 feet apart, well irrigated and shaded that it should reach 6 foot in height three years after planting. He stated that the Zoning Ordinance requires that outside storage be located behind a "suitable planting screen, fence, wall at least six feet in height above finished grade". He stated that in order to comply with the ordinance, the planting screen should be at least 80% opaque and six feet high within one year.

Mr. Mahlman pointed out that a letter has been received from Mr. Emery to meet condition number 1, relinquishing development rights on off-street parking property across Peek Road.

Mrs. Mona Bennett, adjacent property owner to the east, was present to object to the above request. She stated that the operation locates oyster shells on the site which create a terrible smell. She stated that she has called the environmental people out to the site on several occasions.

Mr. Emery stated that he does not feel the oyster shells create the smell that it is the marsh.

Several other property owners in the area were present to object to the above request, they also stated that the oyster shells create a terrible smell in the area.

Mr. Atkinson stated that he feels additional conditions need to be added such as the stacking of materials to a height limit, try to alleviate the smell of oyster shells, and draw up the place.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. McCrary, and unanimously adopted to defer the above item until the next Planning Commission meeting, and during this deferral time that the applicant start complying with the above stated conditions.

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GC - 16 - 82

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing 0.488 acres located approximately 2,100 feet from the Dees Drive and Highway 303 intersection being located behind a tract of land having frontage of 100 feet on the east side of Dees Drive with access being via a 50 foot easement across said property to the property involved

Mrs. Virginia Hefter Hummel, applicant, was present for review of the above rezoning request.

Mr. Mahlman explained that the applicant is requesting a rezoning to place a mobile home on the property. He pointed out that the parcel is located at the rear of the applicant's total property and would gain access to Dees Drive across a 50 foot easement.

Mr. Mahlman pointed out that the County Commission approved a rezoning approximately 1,000 feet south of Dees Drive earlier this year. He stated that this area is in transition and the staff recommends approval.

It being noted that no one was present to state objection.

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

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GC - 17 - 82

Request to rezone from MH Mobile Home Park to R-9 One-Family Residential, a tract of land containing 25,086 square feet located between Beach Drive and Midway Circle with frontage of 75 feet on Beach Drive and 92.24 foot frontage on Midway Circle, Lots 4 and 7 of Block E of Blythe Island Subdivision, Blythe Island

Mr. Jerry Wayne Harper, applicant, was present for review.

Mr. Mahlman explained that the subject property and surrounding properties has been zoned mobile home park since 1967 and was the site for an informal mobile home park, not in compliance with the Zoning Ordinance.

Mr. Mahlman stated that if this request is granted the applicant/owner intends to construct a single-family home with frontage on Beach Drive.

It being noted that no one was present to object.

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

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GC - 18 - 82

Request to rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 46,500 square feet fronting 310 feet on the east side of U.S. Highway 17 approximately 400 feet north of the I-95 Spur (F009) and U.S. Highway 17 intersection

Mr. Hal Sigman, agent, was present for review.

Mr. Mahlman pointed out that the subject request is to rezone 1.067 acres fronting on the east side of U.S. Highway 17 for future office and retail use.

Mr. Mahlman explained that the County Commission approved a rezoning to Highway Commercial in 1981 on property immediately to the north.

It being noted that no one was present to object.

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

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The proposed budget for 1982 - 83 was presented to the members for their review and approval.

Chairman Boatright requested that the members review the proposed budget and get in touch with him within the next week as to whether they approve the proposed budget or desire changes.

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Upon a motion made by Mr. Driggers and seconded by Mr. Atkinson the Minutes of February 2, 1982, and March 2, 1982, were unanimously adopted.

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Authorization was given to Mr. Mahlman to attend Avoiding Legal Problems in Floodplains and Wetlands Law conference in Atlanta, Georgia on May 12, 13 and 14.

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Meeting Adjourned at 10:20 a.m.

Deborah B Chapman