

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 4, 1982 9:00 A.M.

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

Absent: George Counts

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 Mrs. Brown.

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B - 5 - 82

Request to rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing approximately 5,000 square feet fronting 49.94 feet on Goodyear Avenue approximately 130 feet northeast of the Atlanta Avenue and Goodyear Avenue intersection, being Urbana Lot No. 95

Mr. Frank Preston, applicant, was present for review of the above request.

Mr. Hicks abstained from discussion and action on the above matter due to his owning property adjacent to the site.

Mr. Mahlman pointed out that the above request is for a General Residential zoning change to allow the development of multi-family. He stated that the developer proposes to construct 4 residential units on the subject property and on adjacent property to the north, which is under the same ownership and zoned General Residential.

Following discussion of the above request, a motion was made by Mrs. Brown and seconded by Mr. McCrary to recommend approval of the above request. Voting Aye: Mrs. Brown, and Messrs. Atkinson, Crosby, Driggers and McCrary. Abstain from Voting: Mr. Hicks.

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Island South Subdivision  
Final Plat

William C. Kirby, Developer  
Lawrence C. Miller, Engineer  
Patrick Garner, Surveyor

Mr. Bill Kirby, developer, was present for review.

Mr. Driggers abstained from discussion and action on the above matter due to a conflict of interest.

Mr. Mahlman stated that the above subject plat received preliminary approval from the Planning Commission on November 3, 1981. He stated that all conditions stated upon that approval have been met.

Mr. Mahlman then presented the plat. He pointed out that the property contains 4.92 acres zoned General Residential, and is located adjacent to the McKinnon Airport. He stated that the development will contain 24 duplex lots served by a paved public street and public water and sewer.

Mr. Mahlman stated that the developer has obtained a letter of credit in the amount of \$84,000 in order to complete public improvements. It was noted that Mr. Brogdon, County Engineer, has approved the letter of credit for such amount.

A check in the amount of \$1,070 was then presented for the payment in lieu of land dedication.

Following discussion, a motion was made by Mr. Hicks and seconded by Mr. Crosby to approve the Final Plat of Island South Subdivision. Voting Aye: Mrs. Brown, and Messrs. Atkinson, Crosby, Hicks and McCrary. Abstain from Voting: Mr. Driggers.

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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 pointed out that the above request is a continuation from the last Planning Commission meeting. He explained that since the last Planning Commission meeting the staff has been in contact with the applicant and revisited the site. He stated that as of this date the applicant has begun or has just completed constructing an 8 foot high wooden fence along the southern edge of the property and making other improvements. Mr. Mahlman stated that a wooden fence needs to also be provided along the southwest side of the property.

Mr. Emery stated that he does not feel that the buffer needs to be provided on the southwest side of the building in that that is the area for

his displaying of products. It was the consensus of the Planning Commission that if the surrounding property owners have no objection to Mr. Emery leaving this area as a display area that it shall remain as it is. The neighbors stated that they have no objection.

The following statement was then discussed and signed by Mr. Emery:

I, Max Emery as President of Emery Enterprises, will meet the following conditions if my request for a conditional use permit, for outside storage on 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, is approved:

- 1) Letter relinquishing development rights on off-street parking property, which is located just south of the subject property across Peek Road, attached hereto.
- 2) A suitable buffer, a fence at least 6 feet in height installed along the south side of property approximately 400 feet in length.
- 3) The continual maintenance and landscaping of the property.
- 4) No stacking of materials above 6 feet.
- 5) No storage of raw oyster shells or other materials that will create offensive smell or odor.

I will totally comply with the above conditions within 30 days. If I do not comply within this time frame it is my understanding that the conditional use permit will be voided.

Max Emery

Thereupon, a motion was made by Mr. Corsby, seconded by Mr. McCrary and unanimously adopted that the above request be approved subject to the above conditions being met.

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GC - 19 - 82

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing approximately 25,056 square feet fronting 70 feet on the east side of Old Jesup Highway, approximately 900 feet north of the Goodbread Road and Old Jesup Road intersection, said property being a portion of Lot 10 of the Georgia Trade and Development Company Tract

Mr. Olen Poppell was present for review of the above request.

Mr. Mahlman stated that the applicant has requested a rezoning from R-9 to M-20 in an attempt to bring an existing mobile home, which has been located on the property since 1966, into conformance with the zoning ordinance. Mr. Mahlman pointed out that the lot contains 25,056 square feet and 70 foot of frontage on the east side of Old Jesup Highway.

The zoning map was then presented. Mr. Mahlman pointed out that the County Commission approved a rezoning in 1979 just north of the site for the location of a mobile home.

Mr. Mahlman stated that the staff supports the above request, however, does recommend a M-9 zoning rather than a M-20 due to frontage. It was pointed out that under the zoning classification of M-20 a 100 foot frontage is required, and if rezoned to M-20 the mobile home would still be non-conforming in that the lot only has 70 foot frontage.

Mr. Poppell stated that he has no objection to a M-9 zoning change. Thereupon, the application was amended.

It was noted that no one was present to object to the above request.

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

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Upon a motion made by Mr. Hicks and seconded by Mr. Atkinson the Minutes of April 6, 1982, were unanimously adopted.

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Mr. Mahlman explained that in the past, fees which are collected for the 5% recreation fee in lieu of land dedication has been going into the County's general fund. He stated that in 1981 approximately \$3,400 was collected. He stated that the Subdivision Regulations state that a recreation fund shall be established. He requested the Planning Commission to authorize him to contact Mr. Charlie Stewart, Glynn County Finance Director, requesting that a recreation fund be established.

The Planning Commission stated that they feel that the money should be placed in a special fund in order that the monies can be used to make improvements to existing parks. Thereupon, a motion was made by Mr. McCrary, seconded by Mrs. Brown and unanimously adopted that Mr. Mahlman contact Mr. Stewart regarding this matter.

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Concern was expressed regarding property owners being unaware of a rezoning change which may be located adjacent to their property. During discussion of this matter, a motion was made by Mr. Hicks, seconded by Mr. McCrary and unanimously adopted that the Planning Commission staff work up an amendment to the zoning ordinance requiring that property owners adjacent to the property being requested for rezoning be notified.

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Meeting Adjourned at 10:45 a.m.