

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 13, 1982 9:00 a.m.

Present: W. W. Crosby, Vice Chairman
 Gerald Atkinson
 Margaret A. Brown
 Harry I. Driggers
 Dennie McCrary

Absent: George Counts
 Bill Hicks

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

The meeting was called to order by Vice Chairman Crosby. The invocation was then given by Mrs. Brown.

Golden Shores North Subdivision
 Final Plat
Charles Smith, Developer

Mr. Charles Smith was present for review.

Mr. Mahlman pointed out that this is the final plat of Golden Shores North, a mobile home subdivision located on the west side of U.S. Highway North. He explained that the property is zoned MH Mobile Home and meets the requirements of both mobile home subdivision and mobile home park. It was then pointed out that the subdivision contains 14.32 acres with 74 lots to be served by private central water and sewer systems, and paved County dedicated streets.

The plat was then presented. Mr. Mahlman pointed out that a buffer is being provided on the north, south, and west of the subdivision with no lots fronting on U.S. Highway 17 to the east.

Mr. Mahlman then pointed out that the preliminary plat was granted approval in June 1981. He stated that at that time the developer had proceeded with construction of roads without obtaining a Soil Erosion and Sedimentation Control Permit (as required in the Subdivision Regulations) and without inspection by the County Engineer.

Mr. Mahlman explained that at the present time the developer is repaving the roads to meet County requirements and has posted a performance bond in the amount of \$50,000 to complete 2,100 feet of paving requirements.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to approve the Final Plat of Golden Shores North Subdivision.

Brockinton Drive
Preliminary Plat
Colonial Holding Company

Mr. David Hornsby, Developer with Colonial Holding Company, was present for discussion.

Mr. Mahlman pointed out that this is the preliminary plat for a tract of land zoned MR Medium Residential containing 33.65 acres located north of Demere Road in the Jewtown Area. He stated that the primary purpose of this plat is for the construction of a collector road from Demere Road into the 33 acre tract and adjoining property. He explained that this is the first phase of the road, loop road, and will be a public road to serve further development within this tract.

Mr. Mahlman pointed out that the developer has agreed to join with the County and Sea Island Company in the extension of sewer facilities to the Jewtown Area and the construction of the Epworth regional pump station. He stated that the details of this project are being handled by the County Engineer, Mr. Brogdon, and Thomas and Hutton, Consulting Engineers.

Mr. Mahlman then stated that during the development review of this plat, the following items were requested: 1) Pavement width be 22 feet for the collector roads rather than 18 feet.; 2) Drainage ditches be constructed at a 3 to 1 slope. The developer should contact Keith Flanagan, Roads & Bridges, to discuss drainage pipes and configuration of all drainage facilities for construction and maintenance.; and 3) The developer's engineer continue to work with Mr. Brogdon to formalize the proposed sewer improvements.

Following discussion of the subject plat a motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to approve the Preliminary Plat of Brockinton Drive subject to the following conditions:

1. Pavement width be 22 feet for the collector roads rather than 18 feet.
 2. Drainage ditches be constructed at a 3 to 1 slope.
 3. The developer's engineer continue to work with Mr. Brogdon, County Engineer, to formalize the proposed sewer improvements.
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GC - 26 - 82

Request to rezone an irregularly shaped tract of land containing 243.39 acres as follows: Tract A - 212.74 acres from GI General Industrial to FA Forest Agricultural; Tract B - 30.65 acres from FA Forest Agricultural and GI General Industrial to R-20 One-Family Residential. Said property being bound easterly by Pine Haven Subdivision, Castelberry, and U.B.C.P. Corporation properties, westerly by the Southern Railroad, southerly by Northwood Estates Subdivision, and northerly by U.B.C.P. Corporation properties, being a portion of the Hautala Tract.

Mr. George Skarpalezos, applicant, was present for review.

Mr. Mahlman pointed out that this request is for the rezoning of a 243 acre tract of land from GI General Industrial to FA Forest Agricultural. He stated that the vacant property is located in Dixon Swamp and is known as the Hautala Tract. He then stated that the property was zoned GI General Industrial in 1966 because of its access to the Southern Railroad Line. He stated that the applicant now intends to rezone and develop the property for residential purposes.

Mr. Mahlman then presented a plan. He stated that thirty (30) acres of the tract is to be zoned R-20 One-Family Residential for single-family development, and the remainder is to be zoned FA Forest Agricultural to allow for mobile homes and single-family residences on large lots.

Mr. Mahlman explained that this development would include the extension of Northwood Drive and the extension of Perry Lane Road to Cate Road. He stated that the Perry Lane Road extension would be constructed by the County on the right-of-way dedicated by the applicant.

It being noted that the applicant has submitted a preliminary subdivision plat for the property, which will be reviewed at the August Planning Commission Meeting.

Mr. Mahlman pointed out that a portion of the FA Forest Agricultural area will adjoin the County landfill and will require a buffer area. He stated that this buffer should be worked out during the subdivision process.

Mr. Mahlman then explained that because a large portion of the tract is located in Dixon Swamp, the U.S. Corps of Engineers have been requested to make a jurisdictional determination on the wetlands area of the tract.

Mr. John Flanders and Mrs. Linda Haynie, residents of Northwood Estates Subdivision were present to object. They presented a petition with 58 signatures stating that they object to the extension of Northwood Drive for the purpose of becoming a connecting thoroughfare. The petition stated that such extension would create a safety hazard to an already heavily congested residential area whereby infringing upon their right to a peaceful and tranquil neighborhood. They also objected to county funds being used to construct said road, Perry Lane Road Extension. They feel such construction would only enhance the property of one private developer and would be detrimental to the surrounding property owners.

Mr. Skarpalezos stated that he may be able to provide a cul-de-sac at the end of Northwood Drive and Perry Lane Road Extension. He then stated that the R-20 development will contain the same deed restrictions as Northwood Estates Subdivision.

Mrs. Brown stated that the Commission is only considering the zoning change at this time not excepting the road system. She stated that she feels that Northwood Drive was developed as a through street.

Mr. Mahlman stated that he feels cul-de-sacs would be desirable. He then stated that the developer, Mr. Skarpalezos, has the right to use Northwood Drive in that it is a County dedicated road.

Mr. Flanders stated that his concern is safety of the children. He stated that if the property were developed as industrial that the County would have to do something about the safety.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request in that it is felt that a rezoning to FA Forest Agricultural and R-20 Single-Family Residential is an ungrading from Industrial zoning.

GC - 27 - 82

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing 1.50 acres fronting approximately 96.05 feet on Old Belle Point Road approximately 1,840 feet north of the Troupe Creek Road and Old Belle Point Road intersection.

Mr. Clifford Barnes, applicant, was present for review.

Mr. Mahlman pointed out that this 1.5 acre tract of land is located on Old Belle Point Road, a dirt road situated between U.S. Highway 17 North and the marsh. He explained that this request is to rezone an existing mobile home to M-20 One-Family Residential. He pointed out that there are two other mobile homes, not properly zoned, located in the same area.

It was noted that no one was present to object.

Mr. Mahlman stated that the staff recommends approval.

A motion was then made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

GC - 28 - 82

Request to rezone from R-9 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land divided into 4 parcels with a total of 1.99 acres, being located approximately 208 feet east of the intersection of Old B & W Grade Road and Gaye Street with access being via a 50 foot easement off Old B & W Grade Road.

Mr. Joseph Roberson, applicant, was present for discussion.

Mr. Mahlman pointed out that this request is to rezone a 1.99 acre tract of land from R-9 One-Family Residential to M-20 One-Family Residential (mobile home), in order to locate at least two mobile homes on the property. He explained that the area is part of a 4.58 acre tract fronting on Old B & W Grade Road and contains two single-family structures.

Mr. Mahlman stated that if this rezoning is granted, the owner intends to create additional building lots, served by a 50 foot easement, for the location of up to four mobile home units. He would be required to file a survey plat under Section 806 of the Subdivision Regulations prior to the location of the units.

It was pointed out that in 1975 a mobile home zoning was approved to the west of this property and to the south of this property along Crooms Road are several mobile homes which are improperly zoned.

It was noted that no one was present to object.

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

GC - 29 - 82

Request to rezone from HC Highway Commercial to FA Forest Agricultural, a tract of land containing a total of 5.08 acres divided into 8 lots, being located at the southeast corner of U.S. Highway 84 and Myers Hill Road having frontage of 637.17 feet on U.S. Highway 84 and 543.44 foot frontage on Myers Hill Road, known as Annabelle Robinson Tract.

Mr. Andy Haman, applicant, was present for discussion.

Mr. Mahlman pointed out that this request is to rezone 5 acres from HC Highway Commercial to FA Forest Agricultural for the construction of eight single-family homes. He stated that the property is located at the southeast corner of U.S. Highway 84 and Myers Hill Road. He explained that the property was zoned to HC Highway Commercial in 1968 and has remained vacant.

Mr. Mahlman explained that the applicant has already processed an administrative subdivision plat of the tract under Section 801 of the Subdivision Regulations.

It was noted that no one was present to object.

Following review, a motion was made by Mr. Atkinson, seconded by Mr. McCrary and unanimously adopted to recommend approval of the above request.

GC - 30 - 82

Request to rezone from R-20 One-Family Residential to M-20 One-Family Residential (mobile home), a tract of land containing approximately 24,477 square feet fronting 110 feet on the north side of Davenport Road approximately 366 feet west of the Blythe Island Drive and Davenport Road intersection, known as Lot 10 of Blythe Village Subdivision.

Attorney Edward B. Liles and James Sutton, applicant, was present for review.

Mr. Mahlman stated that this request is to rezone from R-20 One-Family Residential to M-20 One-Family Residential for an existing mobile home located on Davenport Road, Blythe Island. He pointed out that the lot contains 24,477 square feet and has been the site of a mobile home for approximately 11 years. He stated that this residence is one of the mobile homes found to be in non-compliance with the Zoning Ordinance at the time of the recent mobile home study.

Mr. Mahlman explained that at the County Commission's Meeting of July 1, 1982, they declared a moratorium on mobile home rezonings on Blythe Island, until the JPC staff could submit an updated report on Blythe Island mobile homes. He stated that the hearing is set for August 19, 1982. He stated that in the study done earlier this year, staff identified 67 mobile homes on Blythe Island with 37 of these non-complying. He stated that the staff's recommendation then and now is to rezone those existing mobile homes to M-20 to bring them in compliance with the Ordinance, however no action was taken by the County Commission and asked for further study.

Mr. Mahlman stated that the preliminary idea is for three recommendations: 1) removal of all mobile homes that do not meet the requirements, that are in total violation (which will be a small percentage); 2) the existing mobile homes that can and do meet the M-20, R-20 requirements, recommend that if they are replaced then be replaced with manufactured homes or single-family homes; and 3) any new rezoning after the code was amended would allow manufactured homes only. "M" will stand for manufactured home and mobile homes would only be allowed in parks. He stated again that this is a preliminary idea only.

Mr. Mahlman then stated that the present zoning request meets the requirements for M-20 zoning and that if the Ordinance is amended that the existing mobile home would have to be replaced with a manufactured home or single-family home, if zoned M-20.

Attorney Liles stated that they do not feel that this request is really as much a rezoning as a legitimation. He stated that Mr. Sutton has had his mobile home on the site for about 10 years and has meet the requirements for setbacks, etc. Mr. Liles stated that they are respectfully requesting that this non-conforming use be recommended for approval of a rezoning to M-20.

Mrs. Rubye Jones, property owner in the area, was present to express her concerns and objections.

Attorney Liles then presented photographs of the site.

Mr. McCrary stated that he feels very uncomfortable with the mobile home issue and feels Mr. Sutton has done as much as we can expect and feels his request should be granted.

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

GC - 31 - 82

Request to rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 18,000 square feet at the northeast corner of Lake Drive and Georgia Highway 303 with frontage of 173.50 feet on Highway 303 and 100 foot frontage on Lake Drive.

Mr. Jerome Braddock, applicant, was present for discussion.

Mr. Mahlman explained that the applicant is requesting a rezoning from R-9 One-Family Residential to HC Highway Commercial for the operation of a florist shop. He pointed out that the property contains 18,000 square feet and is located at the northeast corner of Lake Drive and Highway 303. He stated that this rezoning will make the existing commercial use conforming.

It was noted that no one was present to object.

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

GC - 2 - 82 B

Request to Amend the following sections of the Glynn County Zoning Ordinance:
Section 1103.1 Initiation of Amendments;
Section 1103.7 Changes to the Zoning Map;
Section 1103.2 Application for Amendments; and
Section 707.2 A General Commercial District

The following amendments were recommended for approval upon a motion made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted:

Section 1103.1 to Read -

1103.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Zoning Administrator of the Planning Commission by the owner(s) of property proposed to be changed, provided however, that action shall not be initiated for a rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners within twelve (12) months after formal action is taken by the County Commission at a duly advertised public hearing.

Section 1103.7 to Read -

1103.7 Changes to the Zoning Map. Following final action by the County Commission, all necessary changes shall be made on the Zoning Map by the Glynn County Engineering Department. A written record of the type and date of such change shall be maintained by the County Clerk and Engineering Department. Until such change is made, no action by the County Commission on amendments to the Zoning Ordinance shall be considered official.

Section 1103.2 to Read -

1103.2 Application for Amendment. Application for amendment to the Ordinance shall be obtained from the Zoning Administrator of the Planning Commission. Completed forms accompanied by a general layout plan and survey showing existing and proposed structures and uses, access drives, parking and loading areas, easements, utilities, and any other supportive documentation, required by the Planning Commission shall be filed with the Zoning Administrator of the Planning Commission at least two (2) weeks prior to the Planning Commission meeting in which the application is to be heard (see adopted schedule). Any recommendation purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment until such time it is made in the form required.

Citizens shall be notified by posting notice of the date, time and place of public hearing and the zoning sought on the affected property at least ten (10) days before the date of the hearing.

Citizens shall be notified at least ten (10) days prior to the public hearing by placement of notice in a newspaper of general circulation in Glynn County. Said notice shall contain: 1) General location of the property; 2) Present zoning of the property and the zoning sought by the applicant; and 3) Date, time and place of the public hearing.

The Zoning Administrator shall, in the case of a proposed amendment to the Official Zoning Maps, use best efforts to mail notice of public hearing to all property owners, of record, within two hundred (200) feet of the property sought to be rezoned as their names are shown on the county tax records.

Strike 707.2 a) Any use permitted in any GR Residential District, in compliance with the provisions of Section 704, unless otherwise set forth herein.

Upon a motion made by Mr. Atkinson, and seconded by Mr. McCrary the Minutes of June 1, 1982, were unanimously adopted.

Meeting Adjourned at 10:30 a.m.

Deborah B. Hayman