

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 7th, 1982 9:00 A.M.

Present: Gerald Atkinson
Margaret A. Brown
George Counts
W. W. Crosby
Harry I. Driggers
Mike Fairman
Bill Hicks

Absent: Dennie McCrary

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

Vice Chairman Crosby called the meeting to order. Invocation was then given.

Vice Chairman Crosby called for nominations for Chairman, to serve the remaining year. Mr. Crosby stated that the new Chairman would be replacing Mr. Johnie Boatright, who resigned.

Mr. Counts nominated Mrs. Brown to serve as Chairman, seconded by Mr. Driggers. Nominations were closed and a vote was taken and unanimously adopted that Mrs. Brown serve as Chairman from September 1982 - December 1982.

Mr. Mike Fairman was then welcomed as the new City appointed Planning Commission Member, replacing Mr. Boatright.

Ridgewood Plantation Subdivision - Preliminary Plat
George Skarpalezos, Developer

Mr. George Skarpalezos, developer, and Mr. Joe Biletzskov, surveyor, were present for review.

Mr. Mahlman explained that this plat is for the subdivision of 264.72 acres into 128 residential lots.

Mr. Mahlman pointed out that the lots will be served by unpaved public roads with private wells and septic tanks. He explained that the wells on the lots which are located in the vicinity of the County landfill are to be monitored by the State Environmental Protection Division for water quality, being Lots 25 thru 31 of Block D. Mr. Mahlman then explained that the U.S. Corps of Engineers will issue the developer a Nationwide Permit for the development.

Mr. Hicks stated concern as to having unpaved roads in such a large development. He stated that will be difficult with school buses, etc.

Mr. Mahlman stated that the County Commission has tentatively accepted the dedication of right-of-way from the developer and Union Camp for the extension of Perry Lane Road to Cate Road. He stated that in that the extension of Perry Lane Road will be a collector street it should meet the requirements of the Subdivision Regulations which require paved roads.

It was then stated by Mr. Mahlman that the staff recommends approval of the preliminary plat provided the following information is submitted prior to final plat review: 1) the final plat show a 100 foot vegetated buffer area along the rear of Lots 25 thru 31 adjacent to the landfill; and 2) additional street design data for the cul-de-sac at Northwood Drive.

Following discussion, a motion was made by Mr. Counts and seconded by Mr. Atkinson to approve the Preliminary Plat of Ridgewood Plantation Subdivision subject to the following items being submitted at final plat submission: 1) A 100 foot vegetated buffer area along the rear of Lots 25 thru 31 adjacent to the landfill; and 2) Additional street design data for the cul-de-sac at Northwood Drive. Voting Aye: Messrs. Atkinson, Counts, Crosby, Driggers and Fairman. Abstaining: Mr. Hicks

West Point Tract - Dedication of Portions of West Point Drive
and Pink Chapel Drive

Mr. Doyle Raulerson was present for review.

Mr. Mahlman explained that the subject plat is for the opening, construction, and dedication of West Point Drive and Pink Chapel Drive within the West Point Tract. He stated that the road will be approximately 2,100 linear feet and will be built to the County requirements for unpaved streets.

Mr. Mahlman stated that the road will serve a 208 acre tract consisting of 3 acre and larger lots for development with the zoning of R-12 One-Family Residential. The development will be served by private wells and septic tanks.

Mrs. Mary Langston, adjacent property owner, was present to object. She stated concern as to the dock located at the end of Pink Chapel Drive. Mr. Raulerson stated that the dock is for private useage only.

Mr. Mahlman then stated that the staff recommends approval of the preliminary plat, however the following information will be needed prior to final plat review: 1) Soil Erosion and Sedimentation Control Permit; 2) Additional road design data for the final 440 feet on Pink Chapel Drive (which was required by the County Engineer to be included in this development due to the length of the cul-de-sac the developer had previously desired); 3) Additional drainage information and easements; and 4) Construction of all improvements or a Letter of Credit.

It was noted that construction can not begin until a Soil Erosion and Sedimentation Control Permit and preliminary plat approval have been obtained.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted to approve the Preliminary Plat subject to the above four (4) conditions stated by the Executive Director being met prior to final plat submission.

B - 7 - 82

Request to Rezone from GR General Residential to LC Local Commercial, a tract of land containing 15,000 square feet being 100 X 150, located at the southwest corner of Stonewall Street and P Street with frontage of 150 feet on Stonewall Street, being a portion of Lot 123 and Lot 155 Town Commons, City of Brunswick

Mr. Aaron Walker was present for review.

Mr. Mahlman explained that the applicant is requesting this rezoning from GR General Residential to LC Local Commercial on a parcel containing an existing block structure. He stated that the parcel of land is approximately 15,000 square feet and the structure is approximately 4,500 square feet. He pointed out that the existing structure had been used for a doctor's office for a number of years and presently a portion of the structure is being used by the Job Corps. He stated that the applicant proposes to operate a barber and beauty shop and supply business in two-thirds of the building and allow the Job Corps one-third of the building.

Mr. Mahlman pointed out that the surrounding zoning is GR General Residential and for the most part residential in use. The one exception is the Board of Education maintenance operation across P Street to the north.

It was noted that no one was present to object.

Mr. Mahlman stated that Stonewall Street is an 80 foot right-of-way and a major thoroughfare. He stated that the staff recommends approval.

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

CUP - 6 - 82

Request for a Conditional Use Permit for Outside Storage in a HC Highway Commercial Zoning District, subject property being a tract of land containing 1 acre with frontage of 108.9 feet on the west side of U.S. Highway 341 approximately 165 feet north of the Burgess Road and U.S. Highway 341 intersection. Site of Boatright & Sons

Mr. Stan Boatright was present for review.

Mr. Mahlman explained that in response to the County Attorney's letter to Mr. Boatright threatening legal action for non-compliance with the Zoning Ordinance, the applicant has filed a request for a conditional use permit. He explained that the conditional use involves the outdoor storage of materials and equipment, excluding junk or other salvage in a HC Highway Commercial zoning district.

Mr. Mahlman pointed out the location of the site. Property being a 1 acre site located on the west side of U.S. Highway 341 at the intersection of Perry Lane Road. He pointed out that adjacent property is non-residential on three sides (Tire Company, Tait Feed and Seed and Georgia State Patrol Office) and R-20 on the west (Avoca Villas Subdivision).

It was then explained by Mr. Mahlman that the auto garage use has access to both U.S. Highway 341 and Burgess Circle. He stated that the staff's concern is access onto Burgess Circle. He explained that Burgess Circle access was created during the subdivision of Avoca Villa Subdivision and that the site does have access on Burgess Circle which gives him the right to utilize the frontage as an access drive. Mr. Mahlman explained that the subdivision plat was recorded without being processed through the required subdivision process and the result was that Burgess Circle serves single-family on one side and commercial and industrial uses on the other.

Mr. Payne, Mr. Sunethol and Mr. Bullard were present to state their concerns. Concern being a buffer and access onto Burgess Circle. They felt that Burgess Circle was not designed to handle commercial traffic.

Mr. Driggers pointed out that the applicant has the right to use Burgess Circle. He stated that a fence with a drive gate could be constructed to allow a buffer from the residential area.

Mr. Mahlman stated that the zoning ordinance prohibits any storage of junk on the site. Any outdoor storage must be adequately screened from residential properties. Therefore, the western edge of property must have a six (6) foot high screen, fence or wall along at least 108 feet.

Mr. Mahlman suggested that the Planning Commission give the applicant 30 days to comply with the fencing requirement prior to granting a permit.

Thereupon, a motion was made by Mr. Crosby, seconded by Mr. Counts and unanimously adopted that this request for a conditional use permit be deferred for 30 days to allow the applicant to construct a buffer. It being noted that this request will be heard by the Planning Commission at their meeting of October 12, 1982.

CUP - 7 - 82

Request for a Conditional Use Permit for a Service Station in a HC Highway Commercial Zoning District, subject property being a tract of land containing 3.02 acres fronting 502 feet on the south side of Georgia Highway 99, approximately 1/2 mile east of Georgia Highway 341 in Sterling

Attorney Eugene Caldwell, agent for the property owners John and Mary Lane, was present for review.

Mr. Mahlman explained that this request is for a full-service gasoline station located on Georgia Highway 99 just east of U.S. Highway 341 in Sterling. He stated that the zoning is HC Highway Commercial and under this classification a service station is a conditional use. He explained that the proposed use is to serve the public in general but will cater to large 18 wheel trucks.

It was noted that no one was present to object.

Mr. Mahlman stated that the staff recommends approval with the following conditions: 1) the elevated island for the gas pumps be set back a minimum of 40 feet from the right-of-way; 2) the two entrances and vehicle access areas be paved; a 3) a 5 foot wide planted buffer be maintained along the side lot lines and a 10 foot planted buffer be maintained at the rear of the property.

Attorney Caldwell stated that condition number 2 would prohibit the development. He requested the Commission to consider the area and that unless it is a direct requirement of the Ordinance that the paving requirement be dropped. He stated that he does not feel paving to be necessary in that it will serve mainly logging trucks.

The Commission discussed the paving requirement for the entrance and vehicle access. It was felt that this requirement should be met in that it has been required previously.

Following discussion, a motion was made by Mr. Crosby and seconded by Mr. Hicks to grant a conditional use permit subject to the following conditions: 1) The elevated island for the gas pumps be set back a minimum of 40 feet from the right-of-way (as shown on the site plan); 2) The two entrances and vehicle access areas be paved; and 3) A 5 foot wide planted buffer (existing trees) be maintained along the side lot lines and a 10 foot planted buffer (existing trees) be maintained at the rear of the property. Voting Aye: Messrs. Atkinson, Driggers, Fairman and Hicks. Abstaining: Mr. Counts.

GC - 26 - 82 B

Request to Rezone from GI General Industrial to FA Forest Agricultural, approximately 18 acres located in Dixon Swamp/Hautala Tract, reference being Tract B of application number GC-26-82

Mr. Mahlman explained that this request is to rezone the remainder of a 264 acre tract to be developed as Ridgewood Plantation Subdivision, which was granted preliminary plat approval earlier this meeting. He explained that 2 other large parcels in the tract have already been rezoned to FA Forest Agricultural.

Mr. Mahlman stated that the developer will not allow access to Northwood Estates Subdivision.

No one was present to object.

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

GC - 35 - 82

Request to Rezone from R-6 One-Family Residential to GR General Residential, Lot 10 Block P Brunswick Villa Subdivision, said lot contains 7,500 square feet fronting 75 feet on the east side of Burroughs Avenue approximately 150 feet south of the Burroughs Avenue and 7th Street intersection

Mr. Luther White was present for review.

Mr. Mahlman explained that the property owner, Mr. White, wishes to rezone his property to bring his illegal duplex use into conformance with the zoning ordinance. He stated that the illegal use was created by a prior owner and that the present owner wants to have a separate electrical meter for each unit and therefore has requested a multi-family classification.

Mr. Hicks stated that he feels Mr. White should be grandfathered in. Mr. Mahlman stated that the use is illegal not non-conforming.

Mr. Mahlman pointed out that the surrounding neighborhood, zoned R-6, appears to consist of all single-family structures with the exception of the applicant's. He stated that the staff feels that if this request is granted that it would constitute a spot zoning.

Mr. J.P. Williams was present to present a petition with 48 signatures stating that they object to the above request. The petition stated that their objections were that the lot is only large enough to accommodate a one family dwelling and that there is only one septic tank which would be or is a health hazard for more than one family use. Mr. Williams pointed out that there is a group of adjacent property owners present to request that the Commission recommend denial and not open up the zoning. Everyone present (9) to object was given the opportunity to express their concerns.

Mr. White stated that there are two separate entrances into the structure and that the only thing he is requesting is that he be permitted to have two meters.

Following discussion, a motion was made by Mr. Driggers and seconded by Mr. Counts to recommend denial of the above request.

GC - 36 - 82

Request to Rezone from R-9 One-Family Residential and FC Freeway Commercial to M-20 One-Family Residential, an irregularly shaped tract of land being a portion of Lot 59 in Glyndale Section C Addition, containing approximately 22,816 square feet and fronting 103.4 feet on the west side of Picric Street lying immediately south of I-95

Mrs. Myrtice Green was present for discussion.

Mr. Mahlman pointed out that this request is for a rezoning on a tract of land located adjacent to the I-95 right-of-way. He stated that the property was rezoned to TR-20 in 1970, but at the present time it is vacant.

Mr. Mahlman explained that the applicant is aware of the proposed amendment to the zoning ordinance. He stated that if the amendment is approved at this meeting the applicant will be required to place a double-wide manufactured home with certain improvements.

Mrs. Green stated that due to the size of the lot she desires to place a single-wide mobile home on the site.

Mr. John Pafford, adjacent property owner, was present to support this request. He stated that due to the odd shape of Mrs. Green's property he feels that she has a unique case and should be allowed to place a single-wide on the site.

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

GC - 2 - 82 C

Request to Amend Section 302. Definitions of the Glynn County Zoning Ordinance.

and

GC - 2 - 82 D

Request to Amend the following Sections of the Glynn County Zoning Ordinance regarding single-family, mobile homes and manufactured homes:

Section 701. R-20, R-12, M-20 and M-12 One-Family Residential Districts;

Section 702. R-9, R-6, M-9 and M-6 One-Family Residential Districts; and

Section 714. MH Mobile Home Park

These items (GC - 2 - 82 C and GC - 2 - 82 D) were deferred until a work-session on September 28th, 1982, in order that the Commission can have sufficient time to review them in detail.

Upon a motion made by Mr. Atkinson and seconded by Mr. Crosby the Minutes of August 3rd, 1982, were unanimously adopted.

Each of the Members were given a copy of the Supplement to the Comprehensive Plan Use Plan for St. Simons and Sea Island for review. Mr. Mahlman explained that this would be an annual event with major revisions being made every third year.

Meeting Adjourned at 10:30 a.m.


Deborah B. Chapman