

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 6, 1983

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Present: Margaret A. Brown, Chairwoman  
Levern Carter  
George Counts  
Harry I. Driggers  
Bill Hicks  
Dennie McCrary

Absent: Gerald Atkinson  
Mike Fairman

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

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Chairwoman Brown called the meeting to order, thereupon the invocation was given.

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CUP - 10 - 83

Request for a Conditional Use Permit to allow the location of a Mobile Home as a Hardship Case, on a tract of land containing approximately 18,015 square feet fronting 100 feet on the north side of Robarts Street, approximately 813 feet west of Highway 341/Norwich Street Extension.

Mr. Roger R. Browher, property owner, was present for review.

Mr. Mahlman stated that this request is for the temporary location of a mobile home at 104 Robarts Street as a hardship permit approval. He stated that the property is zoned R-9 residential and vacant. He explained that the adjacent lot to the west contains a single-family residence of the same ownership (in which Mr. Browher lives).

The zoning map was then presented. Mr. Mahlman pointed out that there are several other mobile homes located in the general area.

Mr. Mahlman stated that a letter has been received from Dr. Traer stating that the applicant's relatives are in need of care which supports this request for a temporary hardship permit. He explained that the hardship permit is for a 2-year period with a possible extension thru the County Commission.

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

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GC - 33 - 83

Request to Rezone from HC Highway Commercial and MR Medium Residential to MH Mobile Home Park, a tract of land containing 22.319 acres fronting 1,404.78 feet on the north side of Crispen Boulevard, approximately 303.5 feet west of the Old Jesup Road and Crispen Boulevard intersection.

Mr. Robert Boone and Attorney Jack Lissner were present for discussion.

Mr. Mahlman stated that this property is a part of the Turkey Farm Tract located on the north side of Crispen Boulevard between U.S. Highway 341 and Old Jesup Road. Mr. Mahlman then gave a brief up-date on the past history of the land. He stated that the property has been involved in a series of rezonings beginning in 1974 when it was rezoned from FA Forest Agricultural to HC Highway Commercial. In 1979 a request for multi-family on a portion of the property was withdrawn and in 1983 19 acres was rezoned from HC Highway Commercial to MR Medium Residential. He explained that the current request is to construct a mobile home park containing approximately 85 spaces. He then presented the mobile home preliminary plan.

The zoning map was then shown. Mr. Mahlman pointed out that the surrounding zoning and land use is HC Highway Commercial and vacant to the west, to the east is the Old Jesup Road and Southern Railroad, to the south is Crispen Boulevard with R-9 One-Family Residential and GR General Residential zoning and to the north is Glyndale School zoned FA Forest Agricultural.

Mr. Mahlman explained that when the property was zoned to MR Medium Residential on the 19 acres it was determined that this area was suitable for more intensive zoning. It was also stated that with the availability of public water and sewer the location could support up to 16 units per acre. He stated that this request for a mobile home park would reduce the density to less than 8 units per acre.

Mr. Mahlman then explained that most existing mobile home parks in Glynn County do not meet the requirements of the Zoning Ordinance. He stated that the Zoning Ordinance was changed in June of this year to require larger lots and more stringent requirements.

It was then stated by Mr. Mahlman stated the staff has reviewed the preliminary plat and has found it to be a well laid-out plan. He stated that the developer has asked that preparation of the detailed plans for drainage, streets and utilities await the outcome of this rezoning request, in order to avoid possible unnecessary expense.

Attorney Lissner, representing Mr. Robert Roone, presented the members a copy of the section (Section 725) on mobile home parks. He pointed out that the ordinance states that a mobile home park shall not contain more than 8 units per acre and that they propose 5.5 units per acre. He stated that the developer will meet or exceed all the requirements of the Ordinance. He pointed out that the development will contain a recreation area, including a swimming pool, shuffleboard and tennis court. Attorney Lissner presented a copy of the proposed expenses and restrictions.

It was pointed out that the Glynn County Board of Health has reviewed the plans and a letter has been received stating that all local and state codes pertaining to health and environmental sanitation have been met, as per plans.

Mr. Ralph Reed was present to present a petition with approximately 400 signatures opposing this request. He stated that they do not want a mobile home park in the area.

Mr. Clarke Wiggins, property owner across Crispen Boulevard, stated that he does not feel a mobile home park would be an asset to the area. He stated that he strongly objects to the proposed development. Several other property owners from the area were present to object, everyone present was given the opportunity to express their concerns and objections.

Mr. Boone stated that this development would be a first class mobile home community. He stated that the development will comply or exceed all requirements of the Ordinance. He then stated that he has talked with the school board, which owns adjacent property (the site of Glyndale School) and they have stated no objection.

Mr. Hicks expressed concern regarding the taxes paid on mobile homes.

Following discussion, a motion was made by Mr. Counts and seconded by Mr. Driggers to recommend approval of the above request. Voting Aye: Messrs. Carter, Counts, Driggers and Hicks. Voting Nay: Mr. McCrary.

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GC - 48 - 83

Request to Rezone from HC Highway Commercial to RR Resort Residential, a tract of land containing 9,673 square feet fronting 232.02 feet on the east side of Ocean Boulevard approximately 160 feet north of the Arnold Road and Ocean Boulevard intersection.

Mr. Bubba Timbes was present for review of the above request submitted by Edwin Mayo and himself.

Mr. Mahlman stated that this request is to rezone a parcel of land for a multi-family development. He pointed out that the property is located on Ocean Boulevard north of the Arnold Road intersection and is a part of a larger tract zoned RR Resort Residential, combined the two parcels will contain 35,284 square feet. Mr. Mahlman then stated that the Planning Commission has previously approved the Phase I site plan for the construction of 8 units. He stated that if this property is rezoned the project will be built out to 13 units.

Following review, a motion was made by Mr. Driggers, seconded by Mr. Carter and unanimously adopted to recommend approval.

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GC - 49 - 83

Request to Rezone from R-9 One-Family Residential to MH Mobile Home Park, a lot containing 12,000 square feet located on the southwest corner of Old Jesup Road and Harley Circle, with frontage of 80 feet on Old Jesup Road and 155 foot frontage on Harley Circle.

Mr. James Hancock was present for review of the above request submitted by The Estate of Frank Lee, property owner.

Mr. Mahlman stated that this request is to rezone the above property which contains two mobile homes from R-9 One-Family Residential to MH Mobile Home Park. He stated that the property is part of a 5 acre mobile home park located along Harley Circle. He stated that the applicant wishes to rezone the lot to conform with the use and then upgrade the park to conform with the Zoning Ordinance.

It was pointed out by Mr. Mahlman that the surrounding zoning is Mobile Home Park, R-9 One-Family Residential and Local Commercial.

Following review, a motion was made by Mr. Carter seconded by Mr. Driggers and unanimously adopted to recommend approval.

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GC - 50 - 83

Request to Rezone from LI Limited Industrial to HC Highway Commercial, a tract of land containing 1 acre in the Sterling Area, fronting 150 feet on the north side of Georgia Highway 99 and lying immediately west of the Georgia Power Company Power Line.

Mr. Richard Frisby was present for discussion.

Mr. Mahlman stated that this request is to rezone the above 1 acre tract to allow for the existing retail paint store and storage. He stated that the applicant obtained a rezoning in 1976 for the location of a food distribution warehouse, however the property is currently being used as a retail business.

The zoning map was then presented. Mr. Mahlman pointed out that the surrounding zoning is FA Forest Agricultural and HC Highway Commercial. The present and intended use of the property is better suited for a commercial zone.

Mr. Mahlman stated that the staff supports this request and recommends that site improvements be made prior to final approval by the County Commission. These improvements include locating the business sign outside of the right-of-way, providing adequate off-street parking and circulation for the present use and any expansion and relocation of the storage area.

Mr. Frisby stated that he would made the above improvements.

Thereupon, a motion was made by Mr. Counts, seconded by Mr. McCrary and unanimously adopted to recommend approval of the above request, and that the applicant made the necessary improvements prior to action by the County Commission.

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GC - 47 - 83

Request to Rezone from R-12 One-Family Residential to RE Residential Estates, approximately 75 acres consisting of Black Banks Subdivision Phase I and II and Adjacent Lands (Tax Map 20-1 Reference - 47 lots in Phase I, 4 lots in Phase II, Lots 1L - 6L and Parcels 29, 30 and 31), located on the east side of Frederica Road beginning approximately 450 feet north of the Sea Island Road and Frederica Road intersection.

Mr. Mahlman explained that this request was initiated at the request of the County Commission for homeowners in the Black Banks Area. He stated that the property involved includes approximately 75 acres located northeast of the intersection of the Sea Island Causeway and Frederica Road. He explained that the RE Residential Estates classification was added to the Zoning Ordinance in June. He stated that this rezoning would conform with the lot sizes (25,000 square feet) with the exception of 1 lot and character of the area. He explained that the deed restrictions of Black Banks Subdivision will expire in approximately 1 year.

Mr. Mahlman explained that Mr. Glenn Lewis, one of the property owners who have lots fronting on Frederica Road, has requested that their 3.67 acre parcel be excluded from the request and remain as a R-12 designation. Mr. Lewis stated that they wish to be excluded in that they do have frontage on Frederica. Mr. Robert Smith, President of Black Banks Homeowners Association, stated that the board does not wish that an exception be made at this time, they desire to have this strip of lots on Frederica Road included in the rezoning request. Planning Commission Member Driggers stated that he feels the property owners of the 3.67 acre tract has the right to eliminate their land if they so desire.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above request with the exception of the 3.67 acre tract to remain R-12 One-Family Residential.

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Request to Amend the Glynn County Zoning Ordinance by adding the following: Section 617.1 Exceptions Within The 100 Year Flood Area

Mr. Mahlman presented the Planning Commission with a proposed amendment intended to provide relief from the 45 foot height limit for multi-family developments. Mr. Mahlman explained that this is being considered due to the forth coming enactment of more stringent federal flood requirements in the 100 year flood areas.

Mr. Alex Dunlap, Home Builders Association, and Mr. Ken O'Keefe, King & Prince, were present for discussion.

During discussion, Mr. McCrary stated that he does not feel an amendment is needed. He stated that if the developers can not meet the requirements that they should go before the Board of Appeals.

Mr. Hicks stated that he feels some kind of relief is needed.

A motion was then made by Mr. Counts and seconded by Mr. McCrary to defer the above matter until the final maps are received. Voting Aye: Messrs. Carter, Counts, Driggers and McCrary. Voting Nay: Mr. Hicks

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Request to Amend Sections 302 and 706.2 of the Glynn County Zoning Ordinance to allow Single-Family Attached Dwellings in a GR General Residential Zoning District.

A proposed amendment to allow one-family attached dwellings in the GR General Residential Zoning District was presented. Mr. Mahlman explained that this amendment will establish the provision and standards for one-family attached dwelling units in the GR General Residential district which allows both single-family and low to moderate density multi-family uses. He stated that with this amendment developers will have the option of splitting the lot for individual ownership without resorting to row house development. He stated that this use is intended to be limited to urban settings with paved roads and central water and sewer services. Mr. Mahlman stated that several developers have shown interest in this type development.

Following review and discussion, a motion was made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to recommend approval of the following amendment:

Amend Section 302. Definitions by adding the following -

- 33 b). Dwelling, One-Family Attached. A one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot.

Amend Section 706. GR General Residential by adding the following -

706.2 Permitted Uses

- 11) One-family dwellings, attached in compliance with Section 706.4 (10).

706.4 Other Requirements

- 10) One-Family Attached:
- a) The development shall contain not less than six (6) units with a minimum frontage of 270 feet on approved paved roads.;
  - b) The units shall be served by public water and sewer.; and
  - c) Each set of lots shall have a minimum lot width of 90 feet, to be split into 45 foot frontage lots with a minimum of 4,500 square feet.

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Meeting Adjourned at 11:00 a.m.



Deborah B. Chapman, Zoning Administrator