

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 1, 1983 9:00 A.M.

Present: Margaret A. Brown, Chairman
Gerald Atkinson
George Counts
W. W. Crosby
Harry I. Driggers
Bill Hicks
Dennie McCrary

Absent: Mike Fairman

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

Interstate Commercial Park Subdivision

Final Plat

Interstate Commercial Park Associates, Developer

Mr. Hal Sigman, Agent for the Developers, was present for review.

Mr. Mahlman pointed out the location of the subject property, it being located north of the I-95 Interstate and approximately 1,000 feet north of the Brunswick West Shopping Center.

Mr. Mahlman stated that the property is zoned PD-G Planned Development - General with uses allowed in the LI Limited Industrial Zoning District. The plat being reviewed today being Phase 1 or a 2 phase subdivision, with 13 lots divided on 15 acres.

The subdivision plat was then presented. Mr. Mahlman pointed out that there will be a temporary cul-de-sac with paved and publicly dedicated roads. City water and private sewer will be utilized. Mr. Mahlman stated that there are a few minor notes that need to be added to the plat prior to being forwarded to the County Commission for review. He then stated that the staff recommends approval.

A motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to approve the Final Plat of Interstate Commercial Park Subdivision, minor notes to be added prior to being forwarded to the County Commission.

Request to Rezone from R-12 One-Family Residential to R-6 One-Family Residential, a tract of land containing 16.59 acres, bound by Country Club Park Subdivision on the north, Tiffany Estates on the south, Woodland Estates Subdivision on the east and Glynn Marsh Subdivision on the west, subject property being located at the end of Culligan Drive.

Attorney Thomas Dickey and Mr. Steve Ellis were present for discussion.

Mr. Mahlman stated that this is a request to rezone to allow a single-family development. The developer desires to create lots containing 7,700 square feet to be served by paved roads, public water, and public sewer. Mr. Mahlman stated that if the rezoning is approved a subdivision plat will need to be processed prior to development.

Mr. Mahlman stated that because the land is located among various residential districts and densities, the staff recommends approval of the rezoning request.

Mr. John Stiles, President of the Country Club Park Home Improvement Association, was present to state concerns. Their concerns are the increase in density. He then requested that a 20 or 25 foot buffer strip be provided between this density/development and drainage easement.

Mr. Mahlman stated that the above concern could be addressed during the subdivision review.

Mr. Stiles stated that they are not objecting to the development but are requesting that the buffer be provided.

Attorney Dickey stated that the proposed development is surrounded by high density, that the Country Club Park Subdivision is the only R-12 Residential/low density zoning. He pointed out that some of the lots in Country Club have heavy growth and tool sheds adjacent to the property involved.

Mr. Stiles then stated that if the developer so desires after obtaining a zoning change, 6,000 square foot lots could be developed.

Thereupon, the developer was requested to provide a 10 foot buffer at subdivision time.

Following discussion, a motion was made by Mr. Counts, seconded by Mr. Atkinson and unanimously adopted to recommend approval.

Request to Rezone from HC Highway Commercial to MR Medium Residential, a tract of land containing 19.275 acres fronting 1,254 feet on the north side of Crispen Bouelevard approximately 313.5 feet west of the Old Jesup Highway and Crispen Boulevard intersection.

Attorney Jack Lissner was present to represent the above request submitted by Robert Boone, property owner.

Attorney Lissner pointed out that the property is located west of the shopping center (Brunswick West) located at Highway 341 and Crispen Boulevard, east of Jack Hart's property zoned commercial, south of the Glynn County Board of Education and lies adjacent to the Georgia Power Eastment (150 foot wide). City water and sewer will be provided. He pointed out that the railroad tracks located on Crispen Boulevard has been abandoned, however Mr. Boone has not obtained access across it at this time.

Attorney Lissner then stated that Mr. Boone will be constructing apartments on the site if rezoned. They will consist of 15% 3 bedrooms, 50% 2 bedrooms, and 35% 1 bedroom units, 8 buildings with 4 units per building. They will be built as the market demands. The plans include a tennis and racquet ball courts and if successful will have a swimming pool.

Mrs. Mary Jane Murray, property owner with the surrounding area, was present for discussion. She stated that the railroad at present is not in use but that she has a letter stating that they do not desire to to relinquish the railroad due to possible conversion to coal. Mrs. Murray then read a letter from the School Board/Glyndale Elementary stating that the capacity of the school is full and that this development would add to the need of additional facilities. She stated that they do not object to the development but feels there may be better uses for the property.

Mr. Robert Hamel, adjacent property owner, was present to object. He stated that he has lived in the area for 25 years and objects to apartments being located on the property.

Mr. Mahlman pointed out that the zoning presently is Highway Commercial. He stated that the MR Medium Residential Zoning is no more intensive than Highway Commercial. He stated that there is sufficient land zoned Highway Commercial, however apartments are needed. He stated that the only concern of the staff is the access, however, it is felt that something can be worked out to gain access onto Crispen Boulevard.

It was pointed out that the applicant would obtain site plan approval prior to construction at which time density and other consideration would be reviewed.

Mr. Red Coates stated that the property owners within the area want protection.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted to recommend approval.

GC - 5 - 83

Request to Rezone from PD-G Planned Development - General to MR Medium Residential, a parcel of land containing 4.23 acres fronting 410 feet on the south side of Demere Road approximately 1,624 feet west of the Demere Road and Frederica Road intersection.

Mr. Tommy Pilgrim, agent for the property owner Curtis Castellio, was present for review.

Mr. Mahlman stated that the St. Simons Comprehensive Plan designates this area for medium density residential.

Mr. Mahlman pointed out that the property abuts Demere Road, which now has a 50 foot right-of-way, an additional 15 feet of right-of-way will need to be dedicated prior to site plan approval.

Mrs. Permar stated that she objects anytime when Planned Development Zoning is changed.

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

GC - 6 - 83

Request to Rezone from BI Basic Industrial to CP Conservation Preservation, a tract of land containing 976 acres located off U.S. Highway 303, formerly the U.S. Military Reservation now Blythe Island Regional Park, owned by Glynn County.

Mr. Hicks stated that he has concern regarding the above request. He stated that the Georgia Ports Authority has a desire to develop the site for industrial and that the entire 976 acres should not be changed.

Mr. Mahlman stated that the property is to be utilized for recreation. He stated that the property was previously owned by the U.S. Department of the Navy and later transferred to the Georgia Department of Natural Resources, the property was deeded to Glynn County. The quit claim deed restricts the property "for and in consideration of the perpetual use of the hereinafter described premises for public park and recreation area purposes".

Mr. Mahlman explained that the County has constructed a wood fishing pier and entrance drive in 1981. This year the County intends to hire a consultant to revise and updated the master plan for the park.

Mr. Hicks requested that this matter be delayed until further information can be obtained.

Thereupon, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to defer the above request for 30 days.

GC - 2 - 83 A

Request to Amend the following Sections and Articles of the Glynn County Zoning Ordinance:

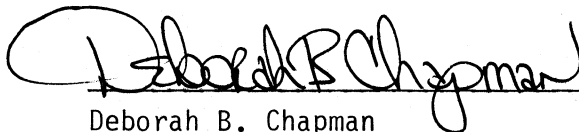
- Section 709. LI Limited Industrial District
- Section 710. BI Basic Industrial District
- Section 711. GI General Industrial District
- Section 712. CP Conservation Preservation District
- Section 713. PD Planned Development District
- Section 716. FA Forest Agricultural District
- Section 717. G Government District
- Section 718. Beach and Dune Protection District
- Section 703. RR Resort Residential District
- Section 704. GR General Residential District
- Section 721. MR Medium Residential District
- Section 722. HR High Residential District
- Article X. Appeals, How Taken
- Article XIII. Airport Zoning Ordinance

Upon a motion made by Mr. Crosby and seconded by Mr. McCrary the above amendments were unanimously recommended for approval.

It being noted that a worksession was held prior to this date for review and discussion.

A motion was made by Mr. Crosby, seconded by Mr. Atkinson and unanimously adopted to approve and adopt the Minutes of January 11, 1983.

Meeting Adjourned at 10:30 a.m.


Deborah B. Chapman