

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 5th, 1983 9:00 a.m.

Present: W. W. Crosby, Vice Chairman
Gerald Atkinson
Harry I. Driggers
Mike Fairman, only present for first 8 items
Bill Hicks
Dennie McCrary
Margaret A. Brown, only present for last 8 items

Absent: George Counts

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

Due to Chairwoman Brown being absent Vice Chairman Crosby chaired the meeting. Upon calling the meeting to order the invocation was given by Mr. McCrary.

West Glynn Acres Subdivision
Preliminary Plat
Hoyt Carney, Developer

Mr. James Sutton, Architect, was present to represent the above subdivision plat.

Mr. Mahlman pointed out that the proposed development contains 4 acres located off Fish Hall Road. He stated that the zoning is FA Forest Agricultural and the developer proposes to develop 7 lots with duplex structures. The plat was then presented. He pointed out that the development will be served by a private dirt road, central water system and private septic systems.

Mr. and Mrs. Ficarelli, adjacent property owners, were present for discussion of this development. They stated that they are aware that the zoning is proper and that nothing can be done to prevent this development, however they are concerned about the drainage ditches. They questioned whether the ditches would be under the care of the County or the developer.

Mr. Sutton stated that Mr. Carney will be developing a first class development. He stated that all the structures and lots will be under one ownership, Mr. Carney's. He stated that the ditches would be kept clean.

Mr. James Mitchell was present to represent himself and his mother, who lives in the area. He stated that there is a lake in the area and that he feels 14 septic tanks with wet weather would create the tanks to overflow. He stated that he has lived in the area for 22 years, that the area is a farm area not for this type development.

It was noted by Mr. Mahlman that we have received approval for the septic systems from the Glynn County Health Department.

Mr. Driggers stated that today's action is for plat approval only. He stated that the zoning classification, Forest Agricultural, allows for a duplex subdivison.

Mr. Mahlman stated that the staff recommends approval of the preliminary plat subject to the following conditions being met prior to any construction: 1) drainage easement be increased from 10 feet to 20 feet in width (behind Lots 1, 2 and 7); 2) drainage pipes be asphalt coated; 3) change angle of road intersection with Fish Hall Road to meet County design standards; and 4) grassing requirements be revised to meet Soil Erosion Ordinance.

The status of Fish Hall Road was then discussed. It was pointed out that the road is a 50 foot right-of-way dirt road dedicated to Glynn County.

A motion was then made by Mr. Atkinson, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of West Glynn Acres, subject to the following conditions being met prior to any construction:

- 1) Drainage easement be increased from 10 feet to 20 feet in width.
- 2) Drainage pipes be asphalt coated.
- 3) Change angle of road intersection with Fish Hall Road to meet County design standards.
- 4) Grassing requirements be revised to meet Soil Erosion Ordinance.

Deerfield Station Subdivision, Phases 1B and 2A

Preliminary Plat

American Development Corporation, Developer

Mr. Joe Biletzskov, Surveyor, was present for review.

Mr. Mahlman stated that the property is located on the west side of U.S. Highway 17 North zoned PD-G Planned Development - General with 23.9 acres (being the second and third phases of development).

The subdivision plat was then presented by Mr. Mahlman. He pointed out that the development will have 71 lots, minimum lot size 15,000 square feet, with paved public roads, central water and private septic systems.

Mr. Mahlman stated that the staff recommends approval of the preliminary plat subject to the following conditions being met: 1) drainage easements for all ditches on the property to be developed at a later date. This is to insure positive drainage for all phases of the development.; 2) all drainage pipes shall be constructed of concrete; 3) 10 feet of additional right-of-way or an easement may be required to place the various utilities; and 4) 20 foot pavement width may be required along North Deerfield Drive. Mr. Mahlman explained that North Deerfield Drive will be used as a collector road. It was noted that the developer agrees to the 20 foot pavement width.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Fairman and unanimously adopted to approve the Preliminary Plat of Deerfield Station, Phases 1B and 2A, subject to the following conditions being met:

- 1) Drainage easements for all ditches on the property to be developed at a later date.
- 2) All drainage pipes shall be constructed of concrete.
- 3) If needed, 10 feet of additional right-of-way or easement for the placement of various utilities.

It being noted that the developer will provide 20 foot pavement width along North Deerfield Drive,

Brockinton Marsh

Site Plan Approval

John Jones Company, Developer

Mr. Robert Ussery, Architect, was present for review.

Mr. Mahlman stated that this site plan is for a duplex condominium project, 76 units at 10.48 units/acre, located in the Brockinton Tract off Demere Road. He stated that the property is zoned MR Medium Residential and contains 7.25 acres. The development will be served by paved aisles and parking area (148 parking spaces) and public water and sewer.

The site plan was then reviewed by the Commission.

Mr. Mahlman stated that the access to the property will be from the proposed 60 foot right-of-way (24 foot paving width) collector street, Brockinton Drive. He explained that permits for this development will be held until Brockinton Drive is completed and approved.

Mrs. Permar, Islander Newspaper, questioned as to whether the developer will provide a traffic light at the Brockinton Drive and Demere Road intersection, if needed. Mr. Mahlman stated that the developers will provide a deceleration and acceleration lane.

Mr. Atkinson stated that the area around the Klubhaus, which is located across Demere Road from this development, is a very dangerous traffic area.

Mr. Mahlman stated that the staff recommends approval of this site plan subject to a hydrological plan for surface drainage being provided for the County Engineer's approval and the developer placing the required traffic control devices on the site prior to occupancy.

A motion was made by Mr. Driggers, seconded by Mr. McCrary and unanimously adopted to approve the Site Plan of Brockinton Marsh subject to the following conditions:

- 1) A hydrological plan for surface drainage being approved by the County Engineer, prior to any development.
- 2) Traffic control devices being in place prior to occupancy.

Request to Spilt Lot 11 of Dellwood Subdivision

Ron Stills, Developer

Mr. Ron Stills was present for review.

Mr. Mahlman stated that Mr. Stills desires to split Lot 11 of Dellwood Subdivision to create two buildable lots for single-family homes.

Mr. Stills stated that he desires to split Lot 11 to create two lots with frontage on Demere Road and Dellwood Drive. He stated that the lot is a vacant lot with 12,000 square feet.

Mr. Mahlman explained that the zoning of the property is R-6 One-Family Residential which requires 6,000 square foot lots and 60 foot frontage. He stated that the staff objects to the lot split in that the layout of the subdivision is for one buildable lot and the character of the subdivision is for larger lots, surrounding lots contain 9,000 square feet. He then pointed out that Demere Road is only a 40 foot wide and heavily traveled.

Mr. Stills stated that he will agree with a denial of the request if the surrounding property owners do not desire the split. He stated that the cost of the property is so expensive that you would have to drop the square footage of the home or split the lot to create two buildable lots. He stated that the structures would be brick with single garages.

Mr. Rufus Warren, property owner of Dellwood Subdivision, presented a petition signed by 13 homeowners stating that they feel this lot split would down grade the standards of the subdivision and object to such split.

Mrs. E. D. Bigner stated that she has lived in the area for 30 years. She stated that she has the largest lot and largest home within the subdivision and that she does not want the standards of the subdivision lowered.

Mr. Atkinson stated that he feels that the area is a traffic hazard and that 2 additional driveways would add to the congestion. Thereupon, a motion was made by Mr. Atkinson, seconded by Mr. McCrary and unanimously adopted to deny the above request.

Request to Rezone from R-6 One-Family Residential to GR General Residential, Lot 24 of Peninsular Park Extension, fronting 77.82 feet on the east side of Reynolds Street (3308 Reynolds Street)

Mr. Joe Pierson was present for review of the above request.

Mr. Hicks abstained from discussion of the above matter due to his owning property within the area.

Mr. Mahlman explained that this request is to rezone from a single-family zoning to General Residential to allow a duplex dwelling. The property, Lot 24 is located on the east side of Reynolds Street between 3rd and 4th Streets in the City of Brunswick. The surrounding zoning and land use is R-6 with single-family residences.

Mr. Mahlman explained that the applicant added an additional unit to the residence without obtaining a building permit, by enclosing the carport. Mr. Pierson was denied an electrical meter because of the zoning, therefore he is trying to obtain a rezoning to allow the duplex.

Mrs. Nancy Haynes, adjacent property owner, was present to object. She stated that the residents of this unit block her driveway due to a lack of sufficient parking and that the children are in danger from this.

Mr. Pierson stated that he has owned the property for 6 months. He stated that there is alot of room in the house. He stated that he was unaware of the regulations.

Mr. Mahlman stated that the staff feels this would be a spot zoning.

A motion was made by Mr. Driggers and seconded by Mr. Atkinson to recommend denial of the above request. Voting Aye: Mr. Atkinson, Mr. Driggers, Mr. Fairman and Mr. McCrary
Abstaining from Voting: Mr. Hicks Motion carried to recommend approval.

CUP - 1 - 83

Request for a Conditional Use Permit in an LI Limited Industrial Zoning District for Processing Inert Mica, subject property being known as Lot 9A of the Key Industrial Park with frontage of 175 feet on the east side of Habersham Street

Mr. Bob Brown, Mr. Peter Carpenter and Mr. Gordon Davis were present for review of the above request.

Mr. Mahlman explained that the applicant is requesting a conditional use permit to operate a mica processing plant. He stated that the operation will be located in the Key Industrial Park which is zoned LI Limited Industrial. Mr. Mahlman stated that this type of operation would be a permitted use in the new ordinance.

Mrs. Dusenbery asked whether there would be any fumes from the operation. Mr. Carpenter explained the process. He stated that the process involves the heating of mica in a furnace, milling and sizing, and washing mica in clean water, with no fumes. He stated that natural gas would be used.

Motion was made by Mr. Atkinson, seconded by Mr. McCrary and unanimously adopted to approve the above conditional use permit.

CUP - 2 - 83

Request for a Conditional Use Permit in a BI Basic Industrial Zoning District, subject property contains 30,000 square feet with frontage of 100 feet on the west side of Highway 341, approximately 616.30 feet north of the Burgess Road and Highway 341 intersection

Mr. Louis Whittington was present for review of the above request.

Mr. Mahlman pointed out that the above conditional use permit request is for the open yard storage and sale of campers in the Basic Industrial Zoning District.

It was pointed out by Mr. Mahlman that surrounding zoning and land use is commercial and industrial. Mr. Mahlman stated that the staff recommends approval.

Motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to approve the above conditional use permit.

GC - 6 - 83

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

Mr. Mahlman stated that approximately 15 letters from residents of Blythe Island have been received supporting the rezoning of Blythe Island to Conservation Preservation.

Attorney Bob Miles stated that the subject property would be a great development for port development, that it is the only dock area left.

Mr. Larry Youngner was present to support the rezoning for useage as a park.

Mrs. Parnell stated that she would like to see the property zoned for park use. She stated that she resents the port wanting to come to Blythe Island which is a residential community.

Mr. Bill Cowman stated that he worked hard in 1972 to get this land for the County. He stated that he wants it to be developed as a park not port development.

There were several other individuals present stating their concerns. They were all supporting the rezoning to Conservation Preservation for utilization as a regional park.

Mr. McCrary stated that he really does not have a decision on the matter, he stated that he can't approve or deny the request and feels that the County should take hold. He stated that he recommends that this request be forwarded to the County Commission without a recommendation.

Thereupon, a motion was made by Mr. Hicks, seconded by Mr. McCrary and unanimously adopted to forward the above request to the County Commission without a recommendation.

GC - 11 - 83

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a parcel of land containing 2 acres fronting 281.16 feet on the south side of U.S. Highway 84, Brookman Tract, immediately west of the Seaboard Coastline Railroad.

Mr. J. L. Youngblood was present for review of the above request.

Mr. Mahlman stated that this request is to rezone a tract of land to commercial to allow a bait store. He pointed out that the property is located on the south side of Highway 84, and west of Seaboard Coastline Railroad.

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Mr. Mahlman pointed out that the subject property is located adjacent to the applicant's residence and will gain access from a separate driveway approved by the Georgia Department of Transportation.

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

GC - 12 - 83

Request to Rezone from R-9 One-Family Residential to GC General Commercial, a triangular shaped lot containing approximately 4,336 square feet fronting 73.43 feet on the east side of Carteret Road and 69.48 foot frontage on the west side of F-009 Spur.

Attorney Ivan Nathan was present to represent the above request submitted by Mr. Robert Shupe.

Mr. Mahlman pointed out the location of the subject property, lying adjacent to the F-009 Spur. He stated that the applicant wishes to rezone the property to commercial to locate a highway oriented billboard. He stated that the adjacent property (residences and church) is zoned General Commercial and this request would be a logical extension of this zone.

Rev. Landrum, adjacent resident and pastor of adjacent Bible Baptist Church, was present to object. He stated that he lives next door to the subject property and objects to a billboard being located adjacent to his bedroom window.

Rev. Landrum then stated that the property owners of the single-family home located across Carteret Road were unable to attend, however they object to this rezoning request. He stated that the resident has a licensed day-care center and feels this type use would be dangerous in the area.

It was then stated by Rev. Landrum that if a billboard is allowed to be located on the property it would close off the church's visibility. He stated that the sign could also advertise items that would be detrimental to the church. He then presented a petition with signatures from the church members stating objection.

Mr. Lucas, resident of St. Simons Island, stated that he feels billboards detract from beauty.

Attorney Nathan stated that if the property is zoned to General Commercial Mr. Shupe will sell the property to Atlantic Neon for the placement of the billboard.

Mr. Hicks stated that there is no legal reason to turn this request down. He stated that the lot is not buildable for a single-family residence. Thereupon, he made a motion to recommend approval of the above rezoning. Motion was seconded by Mr. McCrary. Mr. McCrary stated that the surrounding zoning is General Commercial and that the subject property should be zoned commercial also. The motion was then unanimously adopted.

GC - 13 - 83

Request to Rezone from HC Highway Commercial to R-20 One-Family Residential, 2 parcels of land containing a total of 3.35 acres fronting 409.79 feet, excluding the intervening 60 foot proposed road, on the east side of Burgess Circle, approximately 375 feet south of the Burgess Circle and Burgess Road intersection

Mr. George Skarpalezos was present for review of the above request.

Mr. Mahlman stated that this is a request to rezone 3.35 acres of land from HC Highway Commercial to R-20 Residential. He pointed out that the property is adjacent to Avoca Villas and will have access via Burgess Circle. The 3.35 acres will be developed for single-family purposes, with approximately 6 lots.

Mr. Mahlman then explained that the property is divided into two parcels split by a 60 foot proposed right-of-way zoned HC Highway Commercial. He explained that the staff recommends approval of the rezoning however that this rezoning would not grant approval or acceptance of the location of the access road at that location on the curve.

It was noted that no one was present to object to this request.

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

GC - 14 - 83

Request to Rezone from R-9 One-Family Residential to GR General Residential, a lot containing approximately 29,250 square feet fronting 132 feet on the south side of Crispin Boulevard, approximately 355 feet west of the Picric Street and Crispin Boulevard intersection

Mr. Clarke Wiggins, Sr. was present for review of the above request.

Mr. Mahlman pointed out the location of the subject property. He stated that at the last County Commission meeting, the Commission approved a MR Medium Residential (multi-family) zoning across the street from the subject property.

Mr. Mahlman stated that the applicant wishes to obtain a zoning change to GR General Residential to allow the addition of another unit to the structure to create a duplex.

Mr. Wiggins stated that his son will live in the attached unit. He stated that he has talked with the neighbors and they have no objection to this rezoning request.

Mr. Mahlman stated that due to the changing character of the area to multi-family, the staff supports this request.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend approval.

GC - 15 - 83

Request to Rezone from FC Freeway Commercial to M-20 One-Family Residential, a tract of land containing 1.38 acres fronting 195 feet on the south side of Highway 303 approximately 433 feet east of the Highway 84 and Highway 303 intersection

Attorney Douglas Alexander, agent for the property owner, Mrs. Betty McGregor, was present for discussion.

Mr. Mahlman stated that this request is being sought in order that the applicant may locate a mobile home on the vacant tract of land.

It was then pointed out by Mr. Mahlman that the right-of-way on U.S. Highway 303 is 100 feet up to this property. He suggested that an additional 25 feet of right-of-way be dedicated by the applicant to bring the width to 100 feet. Attorney Alexander stated that he would consult with his client on this matter. Mr. Mahlman then stated that this is an item that can be considered at the County Commission meeting.

It was noted that no one was present to object.

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

GC - 16 - 83

Request to Rezone from MH Mobile Home Park to HC Highway Commercial, a tract of land containing 1.66 acres fronting 280 feet on the east side of U.S. Highway 17 just west of the Druid Oaks Mobile Home Park and on the southeast corner of the U.S. Highway 17 and U.S. Coast Guard Access Road intersection

and

Conditional Use Permit for a Mobile Home Sales Lot on 1.79 acres, the 1.66 acres described above and 5,500 additional square feet, with a total frontage of 330 feet on U.S. Highway 17

Mr. J. L. Johns was present for review of the above requests.

Mr. Mahlman stated that the property is located on the east side of U.S. Highway 17 North near Yacht Drive. He pointed out that the surrounding zoning is Highway Commercial and Mobile Home Park. He stated that the 1.66 acre tract of land is contiguous to highway frontage already zoned Highway Commercial.

It was explained by Mr. Mahlman that Mr. Johns owns the adjacent property to the east and south. He stated that the proposed use is for a mobile home sales lot which requires a conditional use permit for open yard storage and sales.

It was noted that no one was present to object.

Following discussion, a motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above rezoning request and that the conditional use permit be granted if the zoning is approved by the County Commission.

GC - 17 - 83

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, 2 tracts of contiguous land containing a total of approximately 24 acres, fronting 156 feet on the south east side of Georgia Highway 303, approximately 900 feet on the north side of Taylor Drive and approximately 1,500 feet on the east side of the Interstate 95 Right-of-Way.

Mr. Richard Brazell was present to represent Sea Circus, Inc. on the above matter.

Mr. Mahlman pointed out that the subject property is located between Highway 303 and I-95 and contains approximately 24 acres of vacant land. He then gave a brief background on the property. He stated that the property was rezoned in 1974 to Planned Development for the development of a commercial marine park by Sea Circus, Inc. The zoning reverted back to FA Forest Agricultural and CP Conservation Preservation because of the lack of any development within 2 years (Section 713.3 of the Glynn County Zoning Ordinance). He stated that the applicant desires to rezone the FA Forest Agricultural land to HC Highway Commercial at this time to allow the location of two billboards to be oriented towards I-95.

Mr. Lucas, St. Simons Island resident, stated that the Citizens Coalition for Planned Growth feels that billboards distract from beauty.

Mr. Brazell stated that billboard space is needed.

Motion was made by Mrs. Brown, soconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

GC - 18 - 83

Request to Rezone from FA Forest Agricultural to M-12 One-Family Residential, 2 parcels of land containing a total of 31,656 square feet, as follows: Parcel 1, contains 17,439 square feet with frontage of 138.95 feet on Cowpen Creek Road; Parcel 2, contains 14,217 square feet, lying adjacent to Parcel 1 to the east, with frontage of 138.95 feet on Cowpen Creek Road, being approximately 200 feet west of the intersection of Cowpen Creek Road and U.S. Highway 341

Mr. Bobby Wright was present for review of the above rezoning request.

Mr. Mahlman stated that this request is to rezone the above parcels to allow the location of two mobile homes. He stated that property now contains a single-wide mobile home.

Mr. Mahlman pointed out that the surrounding zoning is FA Forest Agricultural with single-family, mobile homes and a church.

Mr. Leroy Moody, developer of Don-El Subdivision (site built homes) which is located within the area, was present to object to cutting of the lots. He stated that everyone in the area has 20,000 square foot lots. He stated that the area is already getting too crowded.

Mr. Jacobs, property owner within the area, stated that he objects to 2 mobile homes. He stated that there is not sufficient room to have 2 septic tanks and wells.

Mr. Mahlman pointed out that the Planning Commission has recommended and the County Commission rezoned FA Forest Agricultural land to M-12 zoning classifications in the past.

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

GC - 19 - 83

Request to Rezone from FA Forest Agricultural to GC General Commercial, a tract of land containing 3 acres located at the intersection of Scranton Road and F-009 Spur, with frontage of 371.17 feet on the west side of F-009 Spur (Golden Isles Parkway) and fronting 396 feet on the south side of Scranton Road

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

Mr. Richard Brazell was present for review of this request.

Mr. Mahlman pointed out that this property is located adjacent to the property described in application #GC-17-83. He stated that the property is vacant and lies immediately adjacent to I-95 and east of Highway 303. He stated that the proposed use is for the location of a billboard to be seen from the Interstate.

Mr. Brazell stated that the signs will meet all the State requirements.

A motion was made by Mr. Atkinson and seconded by Mr. Hicks to recommend approval. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Hicks and Mr. McCrary. Abstaining from Voting: Mr. Driggers

Request to Rezone from FA Forest Agricultural to GC General Commercial, a tract of land containing 3 acres located at the intersection of Scranton Road and F-009 Spur, with frontage of 371.71 feet on the west side of F-009 Spur (Golden Isles Parkway) and fronting 396 feet on the south side of Scranton Road

Attorney Bob Miles was present to represent the above request.

Mr. Mahlman stated that this is a request to rezone a 3 acre tract on the southwest corner of Scranton Road and F-009 Spur. He stated that the property is located across the spur from the proposed shopping mall project. Mr. Mahlman stated that if this rezoning is granted that all four quadrants of this intersection will be zoned to commercial.

Mr. Mahlman explained that the preliminary land use study for the mall area designated this property for commercial zoning and useage.

The preliminary concept plan was then submitted. Mr. Mahlman stated that the plan indicates the development of a retail shopping area.

Following discussion, a motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this rezoning request.

Vice Chairman Crosby appointed Messrs. Driggers, Hicks and McCrary to serve on the sub-committee to review proposed changes to the Glynn County Subdivision Regulations regarding paving requirements. Mr. Crosby stated that Mr. Driggers will head this committee.

Upon a motion made by Mr. Atkinson and seconded by Mrs. Brown the Minutes of February 1st, 1983, were unanimously adopted.

Mr. Mahlman presented the Commission with a proposed amendment to the Glynn County Zoning Ordinance, to be incorporated into the revised ordinance, regarding house moving requirements.

Mrs. Brown made a motion to defer the amendment till the next Planning Commission meeting till the Commission could review it in detail. Motion was seconded by Mr. Hicks and unanimously adopted.

Meeting Adjourned at 11:30 a.m.

Deborah B. Chapman
April 5th, 1983