

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 12, 1983 9:00 A.M.

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Present: Dennie McCrary, Vice Chairman  
Gerald Atkinson  
Levern Carter  
Harry I. Driggers  
Mike Fairman

Absent: Margaret A. Brown  
George Counts  
Bill Hicks

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

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The meeting was called to order by Vice Chairman McCrary,  
and the invocation was then given.

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Cardinal Road  
Final Plat  
Cardinal Industries, Developer

Mr. Evan Mathis and Mr. Burton Revels were present for review  
of the above plat.

Mr. Mahlman stated that the subject property is located off  
U.S. Highway 17 North. He stated that the road will be a paved  
collector road dedicated to the County.

It was noted that preliminary plat approval was granted at  
the Planning Commission's meeting of June 7, 1983.

The plat was then presented for discussion. Mr. Mahlman  
stated that a performance bond in the amount of \$45,000 has been  
submitted to guarantee that all improvements will be made.

Mr. Burton Revels stated that the apartments to be served  
off this road will be under construction in October.

Mr. Mahlman stated that the staff recommends final plat  
approval in that all the requirements have been met.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to grant Final Plat Approval of Cardinal Road.

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West Glynn Acres Subdivision

Final Plat

Carney - Thomas, Developers

Messrs. Robert Thomas, Hoyt Carney and Attorney Bob Cunningham were present for review.

Mr. Mahlman stated that at the last Planning Commission meeting the Commission took action to deny the above noted plat. He stated that County Attorney Lee has rendered a legal opinion that the action taken by the Planning Commission is invalid. Mr. Mahlman then read a letter from Attorney Lee stating the Planning Commission's options, Section 704. of the Glynn County Subdivision Regulations.

Mr. Mahlman stated that the plat has been reviewed and there are no deficiencies, therefore the Planning Commission should take action for approval and the plat should be forwarded to the County Commission. Mr. Mahlman stated that the motion for reconsideration and action should be made by a member voting in favor of the motion at the last meeting.

Thereupon, a motion was made by Mr. Fairman that the Final Plat be approved since there are no deficiencies. Motion was seconded and unanimously adopted.

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SP - 5 - 83

Request for Site Plan Approval of Walmar Grove Condominiums.  
Altman Construction Company, Inc., Developer

Mr. Mahlman stated that this is the third site plan within the Brockinton Plantation. He stated that the development will have two access drives off Brockinton Drive, which has received final plat approval by the County Commission.

The site plan was then submitted for review. He pointed out that the development will be on 3.3 acres with 48 condominium units, 82 parking spaces and a swimming pool. The site coverage will be 50%. He then recommended approval of the site plan.

Mr. Atkinson stated concern as to traffic in the area. Mr. Mahlman stated that an acceleration and deceleration lane has been provided. He stated that future plans for the 4-laning of Demere Road indicate a turn lane at this entrance.

Thereupon, a motion was made by Mr. Atkinson, seconded by Mr. Carter and unanimously adopted to grant Site Plan Approval of Walmar Grove Condominiums.

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CUP - 6 - 83

Request for a Conditional Use Permit in a GC General Commercial Zoning District for the location of Coastal Island Body Shop in Buildings 22 and 23 and surrounding area in Longview Shopping Center on Frederica Road.

Mr. Larry Smith, applicant, was present for review.

Mr. Mahlman stated that the Planning Commission deferred final action on the above request for 30 days in order that Mr. Smith could conform with the requirements of the Ordinance to receive a conditional use permit. Mr. Mahlman stated that the fence still is under construction. He stated that the other conditions were no work on Sundays (except in emergencies), no work after 10:00 p.m., and no salvage or junk being stored.

Mr. Smith stated that he is in the process of moving to the above location at the present time.

A letter from Mr. Smith was then submitted stating that he accepts the conditions stated. He explained that the fence will be completed once the building is removed.

Mr. Mahlman then stated that the lease agreement between Mr. Smith and Mr. Russell Brong, owner of Longview Shopping Center, will expire in July 1986 and that the Commission may wish to add that the conditional use permit will expire on that date.

Motion was made by Mr. Carter, seconded by Mr. Driggers and unanimously adopted to approve the Conditional Use Permit subject to the following conditions:

1. No storage of salvage or junk on the property.
  2. A fence being installed to buffer the business.
  3. Hours of operation to end by 10:00 p.m.
  4. No work to be conducted on Sunday, except in emergencies.
  5. The Conditional Use Permit to expire on July 14, 1986.
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Request to Rezone from R-6 One-Family Residential to GR General Residential, Lot No. 325 Lawrenville Subdivision, City of Brunswick.

Mr. Andy Haman, agent for Willie McClendon, was present for review.

Mr. Mahlman stated that this request is to rezone a vacant tract of land from residential to allow multi-family dwellings. He pointed out that the subject property is located immediately to the south across T Street from Risley School.

Mr. Mahlman stated that the staff feels this area to be appropriate for moderate density residential development.

Mr. Haman stated that the financial institutions do not want to lend money for single-family development in this area. He stated that it is felt that the property is not suitable for single-family development. He stated that there are cracker-box houses that are rental units located in the area. He stated that they propose to locate 6 units on the site, and it is felt that the development would complement the area. He stated that there are nice homes but there are also some that need improvements. Mr. Haman stated that this development would increase the value of the existing homes in that the estimated cost of the construction will be \$100,000. He stated that the land has been sitting there for years vacant and that it is not suitable for single-family residential.

Mr. Atkinson stated that he can not see how the lenders can say that they can't invest money in this area. He stated that there is other land to be developed multi-family without trying in this single-family residential area.

Mr. Carter stated that he agrees with Mr. Atkinson. He stated that he does not think that the Planning Commission should allow high density in the area. He stated that he could not vote in favor of this development or rezoning change.

Mr. Walter Belton presented a petition with 52 signatures stating they object. He stated that they urge the Commission not to change the zoning from single-family to allow multi-family.

There were several other residents present to object. They stated that they object to density, traffic and parking.

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

GC - 24 - 83

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 20,600 square feet with frontage of 100 feet on U.S. Highway 341, approximately 834 feet north of the Highway 303 and Highway 341 intersection. Subject tract being a portion of Lot 16 of Pineview Subdivision.

This request was tabled until the applicant or agent can be present to represent the matter.

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GC - 25 - 83

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, a tract of land containing 1.9 acres being located at the southeast corner of Park Way and Highway 341, with frontage of 248 feet on Highway 341 and frontage of 472 feet on Park Way.

Mr. Tommy Short and Attorney Joseph Ferrier were present for review.

Mr. Driggers abstained from discussion and action on the above matter.

Mr. Mahlman pointed out that the property, 1.9 acres, contains a single-family structure and several accessory buildings. He stated that the applicant desires to utilize the structures and land for the location of a used car lot.

It was pointed out that the applicant had made a similar request previously, however, the application was withdrawn before the Planning Commission's Meeting. He stated that since that submission the applicant has obtained appropriate highway frontage.

The proposed site plan was then submitted. Mr. Mahlman pointed out that a buffer is being provided on the north side to buffer the proposed commercial use from Glenwood Subdivision. Mr. Mahlman stated that access should be off the highway not Park Way. He stated that the staff can support the request for commercial zoning on the front part of the property, however, it is felt that Lot 12 of Glenwood Subdivision should remain zoned residential.

Attorney Ferrier stated that the proposed use is for a used car lot not a junk yard. He stated that there will not be any junk stored on the property outside. He stated the applicant agrees to eliminating the Lot 12 and leave it as residential.

Mr. Tommy Clark, spokesman for Glenwood Subdivision, submitted a petition with 45 signatures and a letter from Phillip Strickland stating that they object to the rezoning request for the following reasons: 1) Traffic.; 2) Safety.; 3) Eye Sore.; and 4) Devaluation of their residential property.

Mr. Clark stated that they feel the above request would be a spot zoning. It was then pointed out that there are commercial zonings on Highway 341 in the general area.

Mr. Clark then went into a detailed explanation as to the neighborhoods objections. He stated that Consolidated Motors has been located in the area previously and that their operation contained junk, large trucks, etc.

Also present to object were Mr. Jack Nail, Gary Amick and Mr. and Mrs. Wells. They stated that they can only go by the past, and that if this property is zoned for a used car lot it would develop into a junked up area, creating an endangerment to residents of Glenwood Subdivision.

Attorney Ferried stated that Consolidated Motors would be willing not to have access onto Park Way if the Commission so desires. He stated that the only access would be via Highway 341 and that Lot 12 of Glenwood Subdivision would be excluded from the request to remain residential.

The buffer was then discussed. Mr. Short stated that they would provide a nice, wooded buffer. Mr. Mahlman stated that the buffer indicated is more than adequate to meet the requirements of the Zoning Ordinance.

Mr. Mahlman stated that the staff recommends approval of the above request if the applicant will eliminate Lot 12 of Glenwood Subdivision from the request and limit the access from Highway 341 only. He stated that the Planning Commission does not give site plan approval so we will need Mr. Short's assurance that these would be met.

Mr. Carter made a motion to defer this matter until the staff can obtain the necessary information from the Department of Transportation. Motion died due to a lack of a second.

Attorney Ferrier stated that they give their assurance that there will not be any access from Park Way and that the access from Highway 341 will be adequate to meet the requirements.

Motion was made by Mr. Fairman to recommend approval of this request with the conditions so stated. Motion died due to a lack of a second.

A motion was then made by Mr. Carter to defer the subject matter till the next Planning Commission Meeting. Motion was seconded by Mr. Atkinson. Voting Aye: Mr. Atkinson, Mr. Carter and Mr. Fairman. Abstain from Voting: Mr. Driggers.

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GC - 26 - 83

Request to Rezone from MH Mobile Home Park and HC Highway Commercial to FA Forest Agricultural, a tract of land containing 17.05 acres fronting 889.5 feet on the west side of U.S. Highway 17 South with a depth of 834.34 feet and lying 2,147.73 feet south of Buck Swamp Road.

Upon a motion made by Mr. Fairman and seconded by Mr. Carter the above item was unanimously deferred until the Planning Commission's meeting of August in that Mr. R. L. Spaulding, applicant, was not present for review.

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GC - 27 - 83

Request to Rezone from R-9 One-Family Residential to M-12 One-Family Residential (Manufactured Home), a lot containing 20,000 square feet being located at the southeast corner of Glenwood Drive and Wages Road (50 foot County road easement), with frontage of 75 feet on Glenwood Drive and lying adjacent to Lot 15 Glenwood Subdivision.

Mrs. Barbara Knight was present for discussion.

Mr. Mahlman stated that this request is to rezone a tract of land which contains 20,000 square feet. He stated that the property extends into the centerlines of Wages Road and Glenwood Drive, therefore the useable area is only approximately 12,000 square feet. He stated that the applicant could possibly block off Glenwood Drive and Wages Road according to the survey and deed. He stated that the two roads may need to be either relocated or have access secured by easements.

Mr. Mahlman pointed out the subject property on the zoning map. He stated that the property is the Old Railroad property which lies adjacent to Glenwood Subdivision.

Mr. Carter stated that he does not feel the Commission should recommend rezoning of the property until there is proper access to Glenwood Subdivision.

Mr. Mahlman stated that the applicant could get a building permit for a single-family home as is. He stated that the staff recommends that the Planning Commission make a recommendation and that between this date and the County Commission's meeting the easement situation be worked out.

Mrs. Knight stated that they will be locating a manufactured home on the site, which meets all the requirements stated in the Zoning Ordinance.

Mr. Mahlman stated that a petition with 16 signatures has been submitted supporting this request.

Following discussion, a motion was made by Mr. Carter that the above rezoning be recommended to the County Commission for approval and the Director work with the applicant to obtain the proper access and easements. Motion was seconded by Mr. Fairman and unanimously adopted.

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GC - 28 - 83

Request to Rezone from PD-GR Planned Development - General Residential to PD-R Planned Development - Residential (Medium Residential), 4.26 acres being a portion of Phase 1 and 2 of Mallory Villas Condominiums, lying immediately to the east and west of the existing 41 Mallory Villas Condominium Units.

Mr. Marion Davis was present for discussion.

Mr. Driggers abstained from discussion and action due to a conflict of interest.

Mr. Mahlman explained that this property was rezoned to PD-GR in 1972 to construct condominium units on a 10.23 acre parcel of land. Forty-one (41) units were built before the property was acquired by the Federal Deposit Insurance Corporation as a result of foreclosure. He explained that earlier this year the remaining developed property and nine (9) unsold units were offered for sale. He stated that this application consists of 4.26 acres known as Parcels 1 and 2 with Parcel 3 containing 2.956 acres, which was purchased by another party, being excluded at this time.

Mr. Mahlman pointed out that previous site plans were designed for a total of 159 to 180 units on 10 acres. In December 1981 the Zoning Ordinance was revised to allow 10 units per acre in General Residential, as a result the applicant is requesting a change to allow 16 units per acre (which would allow 99 units on the 4.26 acres which is less than the 136 proposed in 1972).

Mr. Mahlman stated that if the rezoning is approved by the Planning Commission and County Commission, the developer will be required to process a site plan meeting the 50% site coverage requirement and all other requirements outlined in the Zoning Ordinance.

Mr. Mahlman stated that the staff supports this request and recommends that in the interest of the present 41 owners, additional recreation facilities be provided and that the Lincoln Place right-of-way be used for construction access.

Mr. Davis stated that a signed declaration has been filed providing a 104 X 70 area for recreation but will not be built at this time. He stated that he agrees to Lincoln Place being used for construction access in order that the existing aisles within the development will not be destroyed by the heavy trucks, etc.

It was noted that the Mallory Villas Association supports this request.

Mr. Mahlman stated that the existing 41 condominium units will be rezoned to PD-R Planned Development - Residential (Medium Residential) at a later date.

Motion was made by Mr. Carter, seconded by Mr. Atkinson to recommend approval of the above request. Voting Aye: Messrs. Atkinson, Carter and Fairman. Abstain from Voting: Mr. Driggers.

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GC - 29 - 83

Request to Rezone from GI General Industrial and R-12 One-Family Residential to GC General Commercial, 28,995 square feet being a portion of Lots 12 and 13 of Community Subdivision and a portion of the Old B & W Railroad, with frontage of 190.60 feet on the south side of Community Road approximately 900 feet east of the Old Jesup Road and Community Road intersection.

Mr. Jack Hardman, agent for Charles E. Summerville, was present for review.

Mr. Hardman stated that they propose to locate a sporting goods store on the subject property. He stated that this would be an improvement of the area.

Mr. Mahlman pointed out that the zoning and land use in the area is a mix of residential, commercial and industrial. He stated that the staff recommends approval in that the property has appropriate frontage on Community Road to be a commercial use.

A motion was made by Mr. Carter, seconded by Mr. Fairman and unanimously adopted to recommend approval of the above rezoning.

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Request to Close Lynn Street Right-of-Way  
in Bel-Air Estates Subdivision.  
Subject street being located between  
Todd Drive and Avis Drive.

The above request was deferred until such time as Mr. Winston L. McClain or Earl D. Buckner, applicants, can be present for review.

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Mr. Mahlman stated that at the last Planning Commission meeting the Commission had received a brochure on Bed & Breakfast for their review and consideration. He stated that he talked with the Planning Commission Department in Savannah, Georgia, and has learned that they allow the use in the Historic Zoning District only, not in the single-family residential districts.

Mr. Mahlman stated that he feels that the use needs to be limited to multi-family districts. He stated that no action is needed on this matter unless the Commission so desires to amend the Ordinance to allow the use in the single-family districts.

Mr. Abe Glover, East Beach Homeowners Association, stated that he objects to the use in a single-family district.

The Commission concurred that the Ordinance not be amended to allow Bed & Breakfast in single-family districts.

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The following amendment was then presented and unanimously adopted upon a motion being made by Mr. Atkinson and seconded by Mr. Fairman. It being noted that the information involving this matter was furnished to the Commission at a previous meeting.

Section 621. House Moving Requirements

Any person, firm or corporation desiring to move any house or structure over the roads of Glynn County shall be required to receive approval from the Planning Commission. The application procedure and conditions outlined in Section 904.2 and 904.3, respectively, shall be applicable.

In addition, the following provisions shall apply:

- a) The property shall be posted at least ten (10) days before the scheduled public meeting.
- b) Upon completion of the move and of the proposed renovation, the structure or house shall be equal to or higher in value and condition to those structures in the proposed area or neighborhood.
- c) If renovations are necessary a performance bond may be required to insure satisfactory compliance.
- d) Upon receiving approval from the Planning Commission, the applicant shall be required to obtain a permit from the Building Official to relocate the house or structure.

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Upon a motion made by Mr. Atkinson and seconded by Mr. Fairman, the Minutes of June 7, 1983, were unanimously approved and adopted.

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Meeting Adjourned at 11:45 A.M.

*Deborah B. Chapman*