

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 3rd, 1981 9:00 A.M.

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Present: Johnie O. Boatright, Chairman  
Gerald Atkinson  
Margaret A. Brown  
George Counts  
W. W. Crosby  
Harry I. Driggers  
Billy R. Gibson  
Bill Hicks

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

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Chairman Boatright called the meeting to order. The invocation was then given by Mr. Gibson.

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Chairman Boatright welcomed Mr. George Counts as the new County appointed Planning Commission Member, replacing Mr. Andy Haman who's term expired in February. Chairman Boatright stated that Mr. Counts is associated with Jenkins Enterprises.

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Request from Pine Ridge Baptist Church to Close Stillwell Place

It was noted that the subject street is approximately 273 feet in length and is located within Pine Ridge Subdivision. According to the records the subject street has never been opened.

Rev. James Fenton was present for discussion of the above request. Rev. Fenton stated that the church has been using the subject street for parking for the past 35 years. He stated that Stillwell Place runs parallel with Old Jesup Road. He explained that the church has just recently discovered that the street was not the church's property, therefore they are requesting the above action in order that the street can be officially closed and put in the church's name.

No one was present to object to this request.

Mrs. Brown then asked about the access from Hodges Drive onto Old Jesup Road. This matter was then discussed. It was noted that at the present time there are approximately 3 homes located on Hodges Drive and that they do have access onto Old Jesup Road via Hodges Drive.

Motion was then made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request. It being noted that Mr. Crosby was not present during discussion or action of this matter.

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St. Simons Island Club Subdivision, Phase IV  
Preliminary Plat

Messrs. Bill Foster, Thomas & Hutton Engineers, William Smith, Dewey Benefield, and George Underwood, Surveyor, were present for review of the above plat.

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

Mr. Foster stated that the subject property is 30 acres zoned PD Planned Development with 44 single-family lots. He then presented the preliminary plat of Phase IV and the overall master plan for the Island Club Development.

Mr. Mahlman pointed out that the development will be serviced by paved, private streets and public water and sewer.

Mr. Mahlman explained that review of the preliminary plat brought about the following matters: 1) The street names, Inverness and Woodlands, have already been used in Glynn County. Therefore, it is recommended there be alternative names. This is in accordance with Section 606.2 k of the Glynn County Subdivision Regulations.; and 2) Section 606.2 g regarding dead-end streets requires that a cul-de-sac/dead-end street be not more than 500 feet in length. During review it was determined that the eastern section of Woodlands is approximately 1,200 feet. He stated that the Planning Commission can give a variance on this requirement, Section 805 "when a peculiar shape, or the topography of a tract of land, or other unusual condition makes it impractical for a developer to comply with the literal interpretations of the design requirements of the Ordinance, the Planning Commission shall be authorized to vary such requirements". Mr. Mahlman stated that he has talked with the Fire Chief and the County Administrator's office and they feel there will not be any problem if the fire hydrants are properly located.

Mr. Foster stated that they propose to locate a fire hydrant approximately every 500 feet from each house. He stated that their plans show fire hydrants into the cul-de-sac. He stated that the developers can show justification for a variance and requested that a variance be granted. He further stated that the street names will be properly named.

Mr. Benefield stated that the proposed development is a down-zoning of the area, with PD Planned Development Zoning.

Following discussion, a motion was made by Mr. Driggers and seconded by Mr. Hicks to approve the Preliminary Plat of Island Club Subdivision, Phase IV, subject to the following conditions: 1) Rename the streets of Inverness and Woodlands; and 2) Approval by the Fire Chief for the location of fire hydrants. This approval was granted with a variance on the length of the eastern sections of Woodlands.

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GC - 6 - 81

Request to rezone from FA Forest Agricultural to GI General Industrial and a Conditional Use Permit, on a tract of land containing 33.56 acres fronting 302 feet on Georgia Highway 303, lying on the west side of the Colonels Island Railroad.

Attorney Edward B. Liles, agent, was present for discussion of the above requests.

Mr. Liles stated that the subject property is located off Highway 303 just northwest of the Waycross Intersection. He pointed out that the property is owned by the George S. Scarlett Estate and that they have a purchaser for the property subject to the rezoning being granted. He explained that the purchaser proposes to locate a ready mix concrete plant on the site. Mr. Liles then pointed out that the property is located on the Colonels Island Railroad which is proposed to serve the site.

Mr. Liles pointed out that access would be via Highway 303. He stated that the developers feel this is an idea location to serve into Brunswick, Colonels Island, and Brantley County. He explained that the property has natural wooded boundaries and drainage ditch located on the back side of the property to serve as buffers.

Mr. Liles stated that there are residences in the area. However, the operation will sit back 500 feet (approximately one city block) so therefore they do not feel it will impose on the neighborhood. He further explained that the operation will not be like the south end operation with dust, etc. that a different type mix will be used. He stated that protective measures will be made as to noise, etc.

Mr. Liles explained that the normal hours of operation will begin near 7:00 a.m. with the end of the work day being approximately 3:30 p.m. depending on the project, with a normal week being Monday thru Friday.

It being noted that no one was present to object.

Mr. Mahlman stated that the size of the tract is approximately 33 acres with good buffers proposed. He then pointed out that the surrounding zoning is PD-I Planned Development - Industrial to the east and north, vacant and zoned FA Forest Agricultural property to the west and PD-G Planned Development - General zoning (travel trailer park) to the south.

Mr. Mahlman stated that the staff supports the above rezoning request and conditional use permit which will allow open yard storage of materials and equipment. He further stated that the staff encourages the natural buffer of trees for neighborhood protection.

Motion was made by Mrs. Brown, seconded by Mr. Crosby and unanimously adopted to recommend approval of the rezoning change to GI General Industrial.

A motion was also unanimously adopted to approve a conditional use permit for the location of a ready mix concrete plant with open yard storage.

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GC - 7 - 81

Request to rezone from R-12 One-Family Residential to HC Highway Commercial, a tract of land containing approximately 3.75 acres fronting 580 feet on the west side of Altama Avenue, approximately 120 feet from the intersection of Altama Avenue and Benedict Road (also known as Community Road).

Attorney Fleming Martin, agent, was present for review of the above request.

Mr. Martin stated that the property involved is owned by the Florida-Georgia Chapter of the Luthern Church, Missouri Synod. He stated that Mr. C.L. Emerson proposes to purchase the property if the zoning change is granted.

Mr. Martin explained that the adjacent property, having 120 foot frontage on Altama Avenue, was rezoned by the County to HC Highway Commercial about 1 month ago. He stated that he feels HC Highway Commercial to be the proper zoning for property along Altama Avenue.

Mr. Donald Sadowski was present to object to the above request due to traffic.

Mr. Mahlman then presented the site plan showing the proposed use as being 5 commercial buildings with the required parking. He explained that the site plan indicates 2 good features, one being no access to Benedict Road/Community Road and the other being that a frontage road will be provided with only 2 access drives onto Altama Avenue. He then pointed out that the parking and building configurations are flexible but stressed strongly that there be no access to Benedict Road/Community Road.

Motion was made by Mr. Gibson, seconded by Mr. Atkinson and unanimously adopted to recommend approval, urging the development concept of only two curb cuts being provided on Altama Avenue and no access being provided to Benedict Road/Community Road.

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GC - 8 - 81

Request to rezone from FA Forest Agricultural to HC Highway Commercial, a triangular tract of land containing approximately 11,500 square feet fronting 100 feet on the southeast corner of U.S. Highway 17 North, bounded on the south by the U.S. Navy Drainage Canal and on the northeast by Yacht Drive (also known as Troupe Creek Drive).

Attorney Edward B. Liles, agent, was present for discussion of the above request.

Mr. Liles stated that the property involved contains 11,000 plus square feet at the intersection of Highway 17 and Troupe Creek Drive. He pointed out that the property has limited useage due to its size. He stated that the property is not feasible for residential use.

Mr. Liles explained that Mr. Christopher Crook is the owner of the property and that he wishes to make it profitable so therefore he proposes to build an office building.

Mr. Gibson pointed out that several years ago this same piece of property was denied for HC Highway Commercial zoning for the proposed use of a drive-in liquor store. He stated that the residents of the area want assurance that the subject use of the property is not for a package store.

Mr. Liles stated that he has been informed that it will not be a package store.

Mr. Hicks suggested that the property be rezoned to OC Office Commercial which will allow the proposed use, office building, but would not allow a package store.

Mr. Liles stated that he would go with the Commission's election. He explained however that he would have to get the final approval from Mr. Crook.

Mr. Mahlman stated that the present zoning, FA Forest Agricultural, requires 20,000 square feet as a minimum building area.

Mr. Mahlman then presented the site plan. He pointed out that access would be via Yacht Drive (Troupe Creek Drive).

It being noted that no one was present to object.

Motion was made by Mr. Hicks, seconded by Mr. Gibson and unanimously adopted to recommend approval of the rezoning of the subject property to OC Office Commercial.

Mr. Mahlman stated that the staff supports an OC Office Commercial zoning classification.

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GC - 9 - 81

Request to rezone from R-9 One-Family Residential to OC Office Commercial, a lot containing approximately 14,500 square feet fronting 54.20 feet on Carteret Road, just at the intersection of Carteret Road and Emanuel Farm Road.

Mr. Bill Brewer, realtor, was present to present the above request. It being noted that the property owner is Ms. Betty Brown.

Mr. Brewer stated that the subject property is located on Carteret Road which is an unpaved road at this time. He stated that older single-family homes are located in the area. He stated that the request is for OC Office Commercial zoning to locate a Lions clubhouse and storage building. He stated that the storage building will be for brooms, mops, flags, etc. He stated that the Lions propose to re-fence the entire property with landscaping, etc.

Mr. Brewer stated that if the rezoning is granted that the Lions propose to locate a metal building on the back side of the property and then in a few years build a nice club house with kitchen area, etc. so they can have night club gatherings. He stated that it will not be a harsh use that it will be a beautification of the area.

Mr. J.B. OQuinn was present to state objection. He submitted a petition with 61 signatures stating that they object to the rezoning.

Mr. Mahlman stated that the subject property contains approximately 14,500 square feet with a unique configuration. He pointed out that 3 sides of the property are zoned single-family residential with commercial to the rear. He stated that such a rezoning would be an intrusion into the residential area. He then stated that the traffic would be out of character for the area, staff can not support the above request.

Motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted to recommend denial of the above request in that they do not feel this area to be appropriate for the proposed use.

GC - 10 - 81

Request for a Hardship Permit in an R-9 One-Family Residential Zoning District for the location of a mobile home on a tract of land containing approximately 35,650 square feet, fronting approximately 115 feet on Crispen Boulevard, located on the southwest side of the intersection of Crispen Boulevard and Picric Street.

Attorney Fleming Martin, agent, was present to represent the owners, Herbert and Juanita Tyre, on the above request.

Mr. Martin pointed out that the subject property is located at the intersection of Picric Street and Crispen Boulevard. He explained the layout of the land, with it having frontage of 112 feet on Crispen Boulevard and 300 foot frontage on Picric Street. He then explained that Mr. and Mrs. Tyre's brick home faces on Crispen Boulevard and that the subject double-wide mobile home is placed on the back side of the property with frontage on Picric Street.

Mr. Martin stated that several years ago Mr. Tyre had a mobile home located on the subject property, therefore when his son purchased the present mobile home and placed it on the property they felt permits, etc. would be in order. He explained that Mr. Tyre got power hook-up and then the Building Inspection department got involved. He stated that the Building Inspection's office stated that they would let the mobile home stay with power until action is taken by the Planning Commission today.

Mr. Martin stated that there is sufficient land for the mobile home and that a hardship situation does exist. He stated that Mr. and Mrs. Tyre are both in poor health. It being noted that a letter from Dr. William Austin is part of the file stating "Mr. and Mrs. Tyre require continuous daily assistance in the management of their home and health problems". He stated that the Tyre's home is not big enough for their son, his wife and child, who will be living in the mobile home to care for them. Mr. Martin stated that the placing of the mobile home, getting hardship permit, etc. was done completely backwards but that a hardship does exist.

Following lengthy discussion, motion was made by Mr. Gibson and seconded by Mrs. Brown to defer the above request until the next Planning Commission Meeting of April 7th, 1981, for further study. Voting Aye: Messrs. Atkinson, Counts, Crosby, Driggers, Gibson and Hicks. Voting Nay: Mrs. Brown.

Mr. Martin stated that he would provide the board with additional information.

GC - 11 - 81

Request to rezone from FA Forest Agricultural to HC Highway Commercial and a Conditional Use Permit, a tract of land containing approximately 1.74 acres fronting 320.55 feet on the east side of U.S. Highway 341, approximately 300.87 feet from the intersection of Highway 341 and Highway 99.

Mr. Ricky Brazell, agent, was present to represent the owners, Dixie Murray, Donald Dees, George Grantham, and James Conine, on the above request.

Mr. Brazell stated that the proposed use of the northern portion of the property is for a wholesale and retail fence company with open yard storage. He pointed out that there is 320 foot frontage on Highway 341. He stated that the owners are requesting the rezoning of the whole property at this time instead of just the small portion for the fence company.

Mr. Brazell stated that the building will be set back approximately 70 feet with parking, buffers, etc.

Mr. Mahlman stated that in the staff report that it was pointed out as to whether all the subject property, 1.74 acres, needs to be rezoned at this time. He stated that he does not feel this to be a critical matter. He stated that the staff can support HC Highway Commercial zoning.

Motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above rezoning and use.

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GC - 12 - 81

Request to rezone from MH Mobile Home Park and HC Highway Commercial to R-9 One-Family Residential and a Conditional Use Permit, on a tract of land containing 21.74 acres fronting 322.17 feet on Carteret Road, approximately 163.77 feet from the intersection of Cypress Mill Road and Carteret Road.

Mr. Ricky Brazell was present for discussion of the above rezoning request.

Mr. Brazell pointed out that the subject property is located approximately at the northwest corner of F009 and Cypress Mill Road. He explained that the property is somewhat secluded in that it sits back into a wooded area.

Mr. Brazell stated that he wishes to locate a cemetery on the property which will consist of approximately 12,000 grave sites and a lake. He then presented photos showing the type cemetery proposed. He stated that the property is well drained highland.

It was noted that no one was present to object.



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

It was noted that a cemetery is allowed in a R-9 One-Family Residential Zoning District only as a conditional use. Therefore, motion was made by Mr. Crosby, seconded by Mr. Gibson and unanimously adopted to approve a conditional use permit, subject to the above rezoning being granted by the County Commission, for the location of a cemetery on the subject property.

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Upon a motion made by Mr. Atkinson and seconded by Mr. Crosby the Minutes of February 5th, 1981, were unanimously adopted.

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Mr. Mahlman informed the Board that 2 planners have been hired on the staff of the Planning Commission. He stated that Ms. Ann Seaton will be the new Planner I, starting March 9th, and Mr. Tom Brechko will be the new Planner II, starting March 16th.

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Mr. Mahlman stated that comments have been received from interested citizens regarding the St. Simons Island Plan, copies of which have been given to each member. He stated that he feels that many of the criticisms are valid. He stated that he would like to get the go ahead from the Planning Commission to make revisions and then submit the revised plan to them. Mr. Mahlman stated that he feels that the objections can be eliminated.

Chairman Boatright stated that the Director wishes to receive the go ahead to proceed with his revisions and informed the Planning Commission Members that they can get with Mr. Mahlman and express their areas of concern. Chairman Boatright stated that he feels that the Director should receive the Planning Commission's input as he is working on the revisions in that he needs guidance as to what the Commission feels. Chairman Boatright then stated that a plan is needed that will work.

Mr. Gibson stated that he feels that work sessions should be held to receive the Commission's comments. Therefore, March 17th, 1981, at 10:00 a.m. was set as the date for a work session.

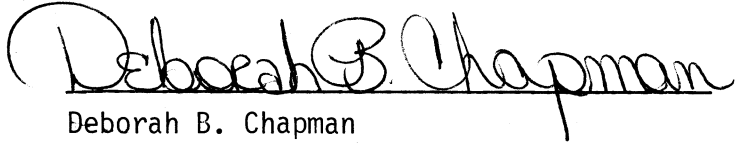
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Mr. Gibson asked the staff to work on the situation of mobile home hardship cases. He stated that he feels 2 out of 100 are really only hardship cases. He stated that he would like the staff to look into this matter.

Mr. Mahlman stated that the new Planner II will be doing a County-wide housing study which will include mobile homes.

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Meeting Adjourned at 10:30 A.M.

  
Deborah B. Chapman