

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 2nd, 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  
Bill Hicks  
Billy R. Gibson

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

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Chairman Boatright called the meeting to order. Invocation was then given by Mr. Crosby.

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Golden Shores North Mobile Home Subdivision  
Preliminary Plat

Charles W. Smith, Developer  
Bert B. Barrett, Surveyor  
Merrill A. Levy, Architect

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Messrs. Charles Smith and Merrill Levy were present for review of the above subdivision plat.

Mr. Mahlman pointed out the location of the subject property. He explained that the property contains 14.32 acres located on U.S. Highway 17 North. He stated that the property has been divided into 74 lots containing approximately 6,000 square feet per lot.

Mr. Mahlman explained that the zoning of the subject property is MH Mobile Home Park, therefore the developer has to meet the requirements of the Subdivision Regulations and Glynn County Zoning Ordinance for M-6 One-Family Residential and MH Mobile Home Park. He stated that under MH Mobile Home Park that sidewalks, buffers, etc. would have to be provided. He pointed out that there will be a water and sewer plant located on lot 75 which will be open space.

It was pointed out that the topographic sheet will require the land surveyor's signature. Mr. Smith stated that he would obtain the surveyor's signature.

Mr. Gibson then questioned the developer as to whether the land surveyor has obtained a business license for Glynn County. Mr. Levy stated that professionals are not obligated to obtain a business license in each County that they have a State license which allows them to operate in any County. However he stated that if this is a requirement and the Planning Commission desires them to obtain one they will. Mr. Gibson stated that he feels such a license should be obtained.

Following discussion, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted that the Preliminary Plat of Golden Shores North be approved subject to the final plat containing the surveyor's signature and the buffer requirement, Section 714, being shown.

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River Ridge Subdivision, Phase II  
Preliminary Plat

George Skarpalezos, Surveyor  
Mike Ledford, Engineer  
James Conine, Surveyor

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Mr. George Skarpalezos, Developer, was present for discussion of the above plat.

Mr. Mahlman pointed out that the subject property is located on the west side of U.S. Highway 341, being an extension of River Ridge Subdivision, Phase I. He explained that the property contains 23.75 acres with 33 single-family lots on private water and septic systems.

Mr. Mahlman explained that the County Engineer has suggested that a 22 foot pavement be provided, instead of 18 feet, on Riverwood Road. Mr. Skarpalezos stated that he would make the necessary change that the County Engineer has suggested. He stated that he would get with the County Engineer and that the road design may possibly be changed to provide a cul-de-sac. He then stated that the change would be made prior to final plat.

It was then explained by Mr. Mahlman that the Subdivision Regulations require that the bearings of the boundary lines for the property be shown on the plat, and that certification of the marsh/upland boundary line be obtained from the Department of Natural Resources. Mr. Mahlman stated that the staff recommends approval of the preliminary plat with the above information being provided prior to final plat review.

Following review, a motion was made by Mr. Crosby, seconded by Mr. Hicks and unanimously adopted to approve the Preliminary Plat of River Ridge Subdivision, Phase II, subject to County Engineer approval.

Woodland Estates Mobile Home Subdivision  
Final Plat

Max Emery, Developer  
John H. Ringeling, Engineer  
C. M. German, Surveyor

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Mr. John H. Ringeling, Engineer, was present for review and discussion of the above plat.

Mr. Mahlman stated that this is a final plat of a 29 lot mobile home subdivision on 6.45 acres of land with a density of 4.5 units per acre. He explained that the zoning of the property is M-6 One-Family Residential Mobile Home.

Mr. Mahlman explained that the subject subdivision received preliminary plat approval in 1979. He stated that the owner has made all public improvements prior to submitting the final plat for approval.

The location of the subject property was then pointed out by Mr. Mahlman. The property being located off Culligan Drive being adjacent to Tiffany Estates on the south and County Club Park Subdivision on the north.

Mr. Mahlman then explained that the open space requirement has been met by a fee in lieu of open space, in the amount of \$1,288.

Mr. Mahlman stated that the staff recommends approval of the final plat subject to the County Engineer's approval.

Motion was made by Mr. Driggers, seconded by Mr. Gibson and unanimously adopted to approve the Final Plat of Woodland Estates Mobile Home Subdivision subject to County Engineer approval.

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GC - 5 - 81 B

Request to rezone from FA Forest Agricultural to PD-R Planned Development - Residential, a tract of land containing 71.2 acres located at the north end of St. Simons Island just north of Hampton Point Subdivision, Phase III.

Mr. Patrick Garner and Attorney James Bishop were present to represent the above request submitted by Hampton Plantation, Inc.

Messrs. Counts and Driggers abstained from discussion and action on the above matter due to a conflict of interest.

Mr. Mahlman gave a brief background on the above matter. He stated that this request was originally submitted to the Planning Commission for a rezoning to GR General Residential on the same subject property. The Planning Commission's action was a recommendation for approval and was forwarded to the County Commission for their consideration and action. The County Commission reviewed the request and stated that the subject application should be revised to be rezoned to PD-R Planned Development - Residential, therefore it is now being

processed as a request to PD-R Planned Development - Residential with a Text for Land Use and Development, dated May 18, 1981.

Mr. Mahlman pointed out that certain variances from standards with substitution of their own modifications and standards are within the text. Mr. Mahlman stated that the staff has reviewed the text and feels it to be sufficient. He explained that the applicant may wish to spell out applicable zoning requirements rather than referring to them by section number in that the subject sections may change due to the proposed amendments now being considered. Applicant agreed to the above matter.

It was noted that under the PD Planned Development zoning classification that all site plans will be reviewed and approved by the Planning Commission prior to any permits being obtained.

It being noted that no one was present to express opposition to this request.

Following discussion, a motion was made by Mr. Hicks and seconded by Mr. Atkinson to recommend approval of the above request. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Crosby, Mr. Hicks and Mr. Gibson. Abstain from Voting: Mr. Counts and Mr. Driggers.

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GC - 19 - 81

Request to rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing 4.94 acres lying just south of the Malcolm McKinnon Airport Industrial Park area, approximately 430 feet north of the intersection of Mallory Street and George Lotson Avenue, St. Simons Island.

Mr. Jasper Barnes, property owner, and Mr. Bill Kirby, agent, were present for discussion of the above request.

Mr. Mahlman pointed out the location of the subject property. He stated that the applicant processes to gain access to the subject property via Skylane Road which is an unopened County industrial road which will serve the Airport Industrial Park.

Mr. Mahlman then presented the proposed site plan. He stated that the development of the property will be for a duplex subdivision. He stated that he does not feel that the industrial uses and duplex subdivision should utilize the same access in that it will create a traffic hazard.

It was then pointed out that surrounding property useage are R-6 One-Family Residential on the south and west and PD-G Planned Development - General and LI Limited Industrial (McKinnon Airport) on the north and east.

Discussion was then held as to the possible access via another location. Mr. Mahlman stated that he has talked with the Airport Manager and he has indicated that he feels access via Skylane Road for this development could be

harmful. He stated that the Airport Commission wishes to review the subject plat on June 15th, 1981, regarding the access prior to the Planning Commission's action.

Mr. Gibson stated that the subject road, Skylane Road, is a road that has been in the master plan for years. He stated that he feels Mr. Barnes has a right to develop his land.

Mr. Mahlman stated that he feels the proposed use of duplex dwelling units would be an appropriate use of the land if more suitable access was available. He then stated that until the access can be worked out that he would recommend denial of the request.

Motion was made by Mrs. Brown and seconded by Mr. Driggers that this request be delayed until the access can be worked out.

Mr. Crosby stated strong objection to this matter being deferred. He stated that he feels the request should be approved subject to access being obtained.

A vote was then taken on the above motion to defer action until the July 7th, 1981, JPC Meeting. Voting Aye: Mr. Atkinson, Mrs. Brown, Mr. Counts, Mr. Driggers, Mr. Hicks and Mr. Gibson. Voting Nay: Mr. Crosby. Mr. Barnes agreed to this deferral.

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GC - 20 - 81

Request to rezone from HC Highway Commercial to FA Forest Agricultural, a lot containing approximately 52,140 feet fronting 220 feet on the south side of Keith Drive approximately 427 feet from the intersection of Keith Drive and U.S. Highway 341, being Lot 3A of Woodman Park Subdivision, Phase I.

Mr. D. H. Gibson, applicant, was present for discussion of the above request.

Mr. Mahlman pointed out that the subject property contains approximately 1.2 acres located off Highway 341, presently zoned HC Highway Commercial. He stated that Mr. Gibson wishes to locate a mobile home on the subject property, therefore he is seeking a rezoning to FA Forest Agricultural.

Mr. Mahlman then stated that there are mobile homes located within the vicinity therefore the staff recommends approval of the above request.

It was noted that no one was present to object.

Motion was made by Mr. Gibson, seconded by Mr. Counts, and unanimously adopted to recommend approval of the above request.

GC - 21 - 81

Request to rezone from R-9 One-Family Residential to HC Highway Commercial, a lot containing 28,985 feet located at the southeast intersection of Lakeside Place and U.S. Highway 17, with frontage of 208 feet on U.S. Highway 17 and a Conditional Use Permit for the storage of metal buildings on the subject property.

Attorney Neal Gale was present to represent the above request submitted by property owner R. D. Moore.

Mr. Mahlman pointed out that the request is to rezone the subject property for the sale and storage of metal utility buildings in conjunction with an existing business some 450 feet away, Posey's Metal Buildings. Mr. Mahlman stated that he has some question as to the primary business being located such distance from the subject property with vacant land in between. He stated that he feels it would create an isolated HC Highway Commercial zoning if the rezoning is granted.

Mr. Mahlman then pointed out that the property is surrounded on three sides by R-9 One-Family Residential zoning with HC Highway Commercial and R-9 One-Family Residential zoning being located across U.S. Highway 17.

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

Motion was made by Mr. Driggers to approve the above request in that HC Highway Commercial zoning is located within the area. Motion was seconded by Mr. Crosby and unanimously adopted.

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GC - 22 - 81

Request to rezone from R-6 One-Family Residential to OC Office Commercial, Lots 11, 12 and 13 of Block 25 of St. Simons Heights Subdivision, subject property contains 18,000 square feet, located at the corner of Circle Drive and Brunswick Avenue, St. Simons Island.

Mr. John H. Ringeling was present to represent the above request submitted by Shawmac, Inc.

Mr. Mahlman pointed out the location of the subject property. He stated that the property is vacant and is surrounded by R-6 One-Family Residential zoning on three sides of the property, with a Children's Day Care Center zoned GC General Commercial being located immediately across Circle Drive. He stated that a Day Care Center is also allowed in a residential zoning classification. Mr. Mahlman then stated that the predominate character of the area and circle is single-family residential.

The plot plan was then submitted. Mr. Mahlman pointed out that the proposed use of the property is for four (4) professional offices containing a total of approximately 8,000 square feet with paved parking to accommodate approximately 32 automobiles.

Mr. and Mrs. Richard McBride were present to object to the above request due to traffic congestion and the rezoning would be an encroachment into their residential neighborhood.

Mr. Mahlman stated that an introduction of additional commercial useage and traffic into this residential subdivision would be an unwarranted intrusion. Therefore, he stated that the staff recommends denial of the above request in order to preserve the residential neighborhood.

Mr. Gibson stated that he feels that this request, if granted, would be a dangerous precedent. Thereupon, he made a motion to recommend denial of the above request, motion was seconded by Mr. Crosby and unanimously adopted.

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B - 5 - 81

Request to rezone from BI Basic Industrial to LC Local Commercial, a tract of land containing approximately 2.46 acres, fronting 252.70 feet on F Street, running approximately 327 feet from Bay Street to Academy Creek, including Lots 1 - 11 in the New Town Subdivision, City of Brunswick.

Mr. David Hornsby was present to represent the above request submitted by himself and H. Elden Carmichael, Robert Miles and James Barger.

Mr. Mahlman pointed out that the subject property is located behind and adjacent to the Coastal Area Planning and Development Commission Building.

Mr. Mahlman stated that they propose to locate residential, retail stores, offices and a restaurant on the 2.46 acres. He stated that these type uses are all anticipated in the future development of the City's waterfront property. He then presented the proposed land use plan.

It was noted that no one was present to object to the above request.

Mr. Mahlman stated that inasmuch as the proposed useage is a desirable trend for the waterfront, staff recommends approval.

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

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GC - 15 - 81

Request to rezone from GR General Residential to GC General Commercial, a lot containing 5,500 square feet located at the southeast intersection of Johnston Street and 4th Street with frontage of 55 feet on 4th Street, Lots 18 and 19 of Block A in Washington Heights Subdivision.

The above item was deferred until the July 7th, 1981, meeting in that no one was present to represent the above request.

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

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Motion was made by Mr. Gibson, seconded by Mr. Crosby and unanimously adopted that July 16th, 1981, be called as a special public hearing in order to discuss amendments to the Glynn County Zoning Ordinance.

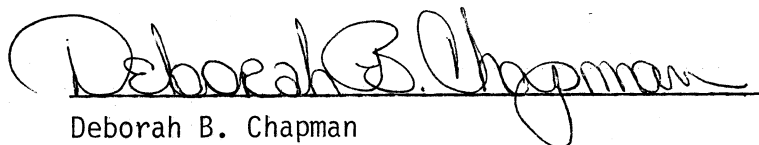
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During Commission items concern was expressed in regards to the entrance into Glynn County via U.S. Highway 341. Planning Commission Members Crosby and Hicks stated that they feel this area, around Sterling, needs to be studied and looked at closely.

Mr. Mahlman stated that he appreciates the Commission's concern and that he will look into this matter further.

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Meeting Adjourned at 10:00 A.M.

  
Deborah B. Chapman