

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 4th, 1981 9:00 A.M.

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Present: Johnie O. Boatright, Chairman  
Gerald Atkinson  
Margaret A. Brown  
W. W. Crosby  
Billy Gibson

Absent: George Counts  
Harry I. Driggers  
Bill Hicks

Also Present: Craig B. Mahlman, Executive Director

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

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Pinewood Estates Mobile Home Subdivision  
Preliminary Plat  
Mainland Development Corporation, Developers  
John H. Ringeling, Engineer

Mr. John H. Ringeling was present for review of the above subdivision.

Mr. Mahlman explained that this plat is being submitted for preliminary approval. He stated that the subject property was recommended for a zoning change from R-12 One-Family Residential to M-6 One-Family Residential Mobile Home by the Planning Commission at their last meeting. He stated that the request has not received any action by the County Commission.

Mr. Mahlman pointed out that the subdivision contains 16.59 acres with 77 lots proposed. He stated that it would be an extension of Culligan Drive being located adjacent to another mobile home subdivision, Woodland Park Subdivision, which was approved earlier this year.

Mr. Mahlman stated that review indicates that Lots 1 and 2 do not meet the minimum 6,000 square foot requirement. He stated that Lots 1 and 2 would need to be revised, may be combined to create one lot, with the remaining square footage being used for greenspace at the subdivision entrance.

Mr. Mahlman then stated that he recommends approval of the preliminary plat subject to Lots 1 and 2 being combined to meet the minimum square foot requirement; all lot dimensions being provided on the final plat; bearings and dimensions for north boundary being provided; and a buffer area being provided around the utility area from existing surrounding residences. He then stated that a copy of the soil erosion permit application has been submitted.

It was stated by Mr. Mahlman that all the above requirements would be met prior to submitting the final plat to the Planning Commission for consideration.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of Pinewood Estates Subdivision subject to the above requirements stated by Mr. Mahlman being met.

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GC - 24 - 81

Request to rezone from GI General Industrial to MH Mobile Home Park, a tract of land containing 12.98 acres fronting 1,474.5 feet on Georgia Highway 99 (Grants Ferry Road), approximately 1.6 miles east of Sterling, being a portion of the Lewis and Harrell Tract, being bound on the south and east by Union Camp Inc. property and on the west by Brunswick Pulp and Paper Company property

Mr. J. E. Thomas, applicant, was present for review of the above request.

Mr. Mahlman explained that the subject request is for a rezoning from GI General Industrial to MH Mobile Home Park. He stated that the subject property contains approximately 13 acres which has been split off from the Brunswick Pulp and Paper Company property on Highway 99. He stated that the developers propose a 65 lot mobile home park, not subdivision therefore the lots will be leased or rented under one ownership. The plat was then presented and discussed. Mr. Mahlman pointed out that access would be via Highway 99 and would be served by a central well and septic tanks.

Mr. Mahlman stated that the developers would have to meet the requirements of the Glynn County Health Department and Glynn County Engineer prior to obtaining a building permit.

It was noted that no one was present to object.

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

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GC - 27 - 81

Request to rezone from LC Local Commercial to GC General Commercial, a triangular shaped lot of 26,000 square feet, located immediately south of the intersection of Old Jesup Highway and Flanders Drive in Druid Hills Subdivision

Mrs. Marian Benfield, applicant, was present for review of the above request.

Mr. Mahlman pointed out that the subject property is a 26,000 square foot piece of land and triangular in shape located between Flanders Drive and Old Jesup Highway.

Mr. Mahlman explained that this subject property was rezoned from R-12 One-Family Residential to LC Local Commercial in 1976 to allow for a ceramic shop which is a low intensive use. He stated that at that time no opposition was present. He then pointed out that the area is predominately single-family (R-9 and R-12) with church property, church and activity center, across the street. Mr. Mahlman stated that at the present time the applicant wishes to have the zoning changed to GC General Commercial to allow an auto repair shop and ceramic shop which is a more intensive use.

Mr. Mahlman stated that what needs to be considered is whether the area should remain single-family with low intensive commercial uses or go GC General Commercial. He stated that he feels if the zoning is changed to General Commercial that it would change the character of the area. He stated that the question is whether the change would be desirable for the area.

It was pointed out by Mr. Mahlman that the area has been looked at and posted. He stated that he asked the petitioner to get some input from the surrounding neighbors. He stated that Mrs. Benfield said she talked with the property owner immediately to the south and that they have no objection.

Mr. Mahlman stated that from looking at the property it seems to be a stable residential area, therefore he recommended that the property not be rezoned to a higher commercial useage. He stated that LC Local Commercial is more than adequate for the property.

It was noted that no one was present to object.

Mrs. Benfield stated that she has talked with the neighbors about this request. She stated that she does not wish to create an eye sore or build something that the neighborhood would be ashamed of.

Mrs. Brown stated that she is amazed that none of the neighbors are present. She stated that she does not feel that the property is appropriate for an auto repair shop.

Mrs. Benfield then stated that she would be glad to get names of support from the surrounding property owners if it would help.

Thereupon, a motion was made by Mr. Crosby, seconded by Mr. Gibson and unanimously adopted to table this matter till the next Planning Commission meeting.

GC - 28 - 81

Request to rezone from R-12 One-Family Residential and HC Highway Commercial to GC General Commercial and GR General Residential, two tracts of land totalling 23.9 acres, located immediately north of Belle Point Subdivision and east of the intersection of U.S. Highway 17 and Georgia Highway 303

Mr. Pat Garner, agent, and Mr. Joe McDonough, developer, were present for review of the above request. It being noted that the property owners are Burgay Staley and Lamar Holloway.

Mr. Garner stated that the above original request has been discussed with the Executive Director and that the developers are not adverse to request a change to a Planned Development zoning as suggested by Mr. Mahlman. He stated that they do not want to be locked into a structural commitment in the terms of building size and shape. He stated that they are willing to be committed to buffers, setbacks, 4 access-ways from U.S. Highway 17, acceleration and deceleration lanes, landscaped buffers, 10.1 units per acre within the residential portion and a maximum of 87,100 square feet for the retail area. Mr. Garner stated that they have shown approximately 20 to 30 percent more parking than needed.

Mr. Gibson expressed concern as to landscaping within the parking area. He stated that he feels that the parking lot should not be completely cleared that landscaping, etc. should be provided in order that it will not look like an asphalt jungle.

Chairman Boatright then stated that the request is as follows -

To rezone from R-12 One-Family Residential and HC Highway Commercial to PD-S Planned Development Shopping Center (13.64 acres) and from R-12 One-Family Residential to PD-R Planned Development - Residential (10.26 acres), two tracts of land totalling 23.9 acres.

It was pointed out that the residential will have a density cap of 10.1 units per acre with site plan approval by the Planning Commission and County Commission.

Mr. Frank Macolini was present to express concern as to the traffic. He was informed that the traffic is already in the area, that the development will serve the existing traffic and not bring additional traffic into the area.

Mr. Macolini then questioned as to whether the property owners of Belle Point are aware of this request. He was informed by Mr. Mahlman that this request was posted and advertised. Mr. Macolini stated that he feels sure that the residents of Belle Point would be concerned.

Mr. McDonough stated that he has talked with people from Belle Point. He stated that he explained to them that a 50 foot buffer would be provided between the proposed development and the Belle Point development. He stated that the development would only affect approximately 4 lots within Belle Point. He stated that he feels that this area is a prime location for the proposed development.

Mr. Macolini asked that this matter be tabled till the next Planning Commission meeting in order that the residents of Belle Point Subdivision can obtain information on this matter to see if they support or object.

The Planning Commission members stated that they feel proper advertisement has been made to inform the public. Mr. Macolini stated that he does not feel that the residents of Belle Point are familiar with this request and should be given the information prior to action by the Planning Commission. He stated that it will have an impact on him and his neighbors and that the residents of Belle Point should be aware.

It was pointed out several times that the Planning Commission and County Commission will have site plan approval on the development if zoned to PD Planned Development.

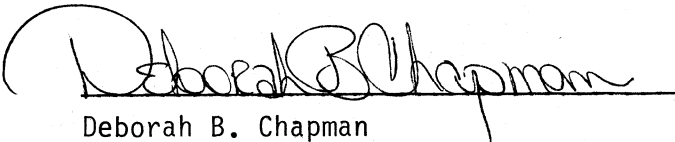
Following discussion, a motion was made by Mr. Crosby, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the rezoning of the above described property to PD-S Planned Development - Shopping Center and PD-R Planned Development - Residential.

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A status report was then given by Mr. Mahlman.

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Meeting Adjourned at 10:00 A.M.



Deborah B. Chapman

Deborah B. Chapman  
(Per Tape)