

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 11th, 1983 9:00 A.M.

Present: Margaret A. Brown, Chairman
W.W. Crosby
Harry I. Driggers
Mike Fairman
Dennie McCrary

Absent: Gerald Atkinson
George Counts
Bill Hicks

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

Chairman Brown called the meeting to order. The invocation was then given.

Nominations for Chairman and Vice Chairman for 1983 were called for.

Mr. Crosby nominated Mrs. Brown to continue serving as Chairman, seconded by Mr. McCrary.

Nominations were closed for Chairman and a vote was taken and unanimously adopted that Mrs. Brown serve as Chairman for 1983.

Motion was then made by Mr. Driggers that Mr. Crosby continue serving as Vice Chairman, seconded by Mr. Fairman.

Nominations were closed and a vote was taken and unanimously adopted that Mr. Crosby serve as Vice Chairman for 1983.

GC - 47 - 82

Request to Rezone from FA Forest Agricultural to HC Highway Commercial and a Conditional Use Permit for Open Storage and Sales, a parcel of land containing 8,400 square feet fronting 60 feet on the west side of U.S. Highway 17 North, approximately 500 feet north of the Brunswick Memorial Park.

Mr. Robert Hudgins, agent for property owner, Margaret Knight, was present for discussion on the above matter.

Mr. Mahlman explained that this request was deferred at the last Planning Commission meeting in order that the access for the residential property could be worked out. He stated that he has met with the applicant and that the item is in order for discussion to continue. He explained that the existing driveway will be utilized for the proposed commercial use only and that a proposed driveway will be constructed to the north to be utilized for the residential uses, if zoning is granted. He further explained that Mr. Barker from Georgia Department of Transportation has stated that he will approve the additional driveway.

Mr. Mahlman stated that at the last meeting the staff had recommended denial with the major objection being access, however due to the nature of the business and the access being worked out the staff has no objection. He then stated that if the request is recommended for approval that it be subject to the driveway permit being obtained prior to being forwarded to the County Commission for consideration.

Following discussion, a motion was made by Mr. Driggers, seconded by Mr. Crosby and unanimously adopted to recommend approval of the above property being rezoned to HC Highway Commercial and approval for a Conditional Use Permit, upon rezoning approval from the County Commission.

Lakewood Subdivision
Final Plat
Richard Brazell, Developer

Messrs. Richard Brazell, James Conine and Ron Sawyers were present for discussion of the above subdivision plat.

Mr. Mahlman pointed out that the subdivision will contain 21.36 acres with 39 lots zoned OC Office Commercial located off Carteret Road. He stated that the development will be served by private paved streets, public water and a private septic system.

Mr. Mahlman explained that the preliminary plat was approved as Lakewood Professional Center, a commercial development. However, the developer now proposes to construct duplexes on the 10,000 square foot lots. He stated that a check for \$2,579.43 has been submitted as payment in lieu of land dedication which is required for residential subdivisions.

It was noted that the road construction has not be completed. Mr. Mahlman stated that a Letter of Credit for \$1,500 has been submitted to guarantee completion of some minor improvements.

Ownership of the lake was then discussed. Mr. Brazell stated that the Homeowners Association will have ownership.

A motion was then made by Mr. Driggers, seconded by Mr. Crosby and unanimously adopted to approve the Final Plat of Lakewood Subdivision.

Pinemeadows Subdivision
Preliminary Plat
Sunbelt, Inc., Developer

Mr. Bill Kirby and Mr. James Conine, were present for discussion of the above subdivision plat.

Mr. Mahlman presented the above plat and pointed out that the development contains 42.11 acres located on U.S. Highway 17 South along Buck Swamp Creek zoned FA Forest Agricultural. The development will consist of 49 residential lots 20,000 square feet and larger for construction of site built homes and mobile homes.

Mr. Mahlman explained that the staff recommends approval of the preliminary plat subject to the following conditions being met before any construction or improvements: 1) Revise plat and engineering plans to shown pavement apron off U.S. Highway 17 into subdivision.; 2) Correct typical street cross section and ditch cross section to conform with County design standards.; 3) Letter from County Health Department for septic suitability.; 4) Georgia DOT intersection permit.; and 5) Documented access to Buck Swamp Creek for drainage outfall.

Mr. Conine stated that items 1 and 4 are being discussed with Georgia DOT at this time. He stated that they are requiring a total of 200 feet for acceleration and deceleration lanes. The deceleration lane will be 12 feet wide, 100 feet long tapered for 100 feet; the acceleration lane will be 12 feet wide, 100 feet long tapered for 50 feet. He stated that the right-of-way for U.S. Highway 17 South in this area is 200 feet. He stated that as proposed there will be 54 feet of right-of-way that will not be paved prior to reaching the proposed development. Mr. Mahlman stated that item 1 would still need to meet the County standards.

Mr. Mahlman pointed out that other items to be met are 30 foot drainage easements, instead of the 20 feet shown, with the ditches off center, location of all traffic control devices and Flood Hazard Area Statement on the final plat and recreation dedication/payment in lieu of.

Following discussion, a motion was made by Mr. Crosby, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Pinemeadows Subdivision subject to the following conditions:

- 1) Revised engineering plans to show pavement apron off U.S. Highway 17 into subdivision, as required by Glynn County Engineering, and additional requirements stated by Georgia Department of Transportation and permit.
- 2) Correct typical street cross section and ditch cross section to conform with County design standards.

- 3) Letter from County Health Department for septic suitability.
- 4) Documented access to Buck Swamp Creek for drainage detail.
- 5) Drainage easements 30 feet with ditches off center.

Upon a motion made by Mr. Fairman and seconded by Mr. Crosby, the Minutes of December 14th, 1982, were unanimously adopted.

Meeting Adjourned at 9:30 a.m.



Following the above Regular Meeting of the Planning Commission a Worksession was held to discuss revisions to the following sections of the Glynn County Zoning Ordinance: Section 709. LI Limited Industrial District; Section 710. BI Basic Industrial; Section 711. GI General Industrial; Section 713. PD Planned Development District; Section 716. FA Forest Agricultural District; Section 717. G Government District; Section 719. Beach and Dune Protection District; Article X. Appeals, How Taken; and Article XIII. Airport Zoning Ordinance.