

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 1, 1983 9:00 A.M.

Present: Margaret A. Brown, Chairwoman
Gerald Atkinson
George Counts
W. W. Crosby
Harry I. Driggers
Mike Fairman
Bill Hicks
Dennie McCrary

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

GC - 10 - 83

Request to Rezone from R-9 One-Family Residential to HC Highway Commercial, two lots totaling 1.49 acres as follows: Lot 1 containing 0.87 acres fronting 250 feet on Parkway Road, lying east of the Old ACL Railroad (abandoned), and Lot 2 being Lot #12 of Glenwood Estates Subdivision containing 0.58 acres with frontage of 98.5 feet on Parkway Road and lying west of the Brunswick Altamaha Canal Right-of-Way.

It was noted that a letter was received from Attorney Joseph Ferrier, agent for Consolidated Motors and Investments, Inc. withdrawing the above request.

GC - 7 - 83

Request to Rezone from FA Forest Agricultural to R-9 One-Family Residential, a lot containing 10,000 square feet fronting 100 feet on the east side of Old Jesup Road approximately 190 feet from the centerline of Floraville Road.

Attorney Jeffrey Berry and Mr. Ronnie Moore were present for review of the above request.

Mr. Mahlman explained that this request is to rezone 10,000 square feet of land located on the east side of Old Jesup Highway opposite High Hill Lakes Subdivision. The lot with 100 foot frontage is being created out of a larger parcel of land owned by Mr. Herman Moore.

Attorney Berry stated that there is an existing single-family structure which has been located approximately 18 to 20 years on the site.

It was pointed out by Mr. Mahlman that the surrounding zoning on all sides is FA Forest Agricultural with single-family residences. He then pointed out that a similar request to create a lot for a single-family structure on a R-9 zoning lot approximately 180 feet south of this property was approved in 1981.

Following discussion, a motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend approval of the above request.

GC - 8 - 83

Request to Amend the Planned Development Master Plan #GC-14-72 (F.D. Aiken Tract), as follows: A portion of Parcel C from Highway Commercial useage to Medium Residential useage, and a portion of Parcel D from General Residential useage to Medium Residential useage. Total land involved includes 8.04 acres, with 1.43 acres being developed as a 60 foot right-of-way for access and 6.61 acres being developed for multi-family residential (16 units per acre). Subject property fronts 210 feet on the west side of U.S. Highway 17 North just south of the Westminster Apartments.

Mr. Burton Revels, Cardinal Industries, was present for review of the above request.

Mr. Mahlman pointed that this request is to amend a portion of a Planned Development Zoning located on the west side of U.S. Highway 17 North adjacent to Westminster Apartments. He explained that the 8.04 acres is approximately 1/10th of the 93 acre tract zoned Planned Development - General. He explained that the 8.04 acres was designated for multi-family and highway commercial useage in 1972 when the Planned Development was approved.

The proposed site plan was then presented. Mr. Mahlman explained that the proposed use is for a 105 unit single-story garden apartment complex to be built to Medium Residential (16 units per acre) standards.

The surrounding zoning is Planned Development - General for mixed residential and commercial uses. Mr. Mahlman pointed out that the only development in the immediate area is the 156 unit Westminster Apartments.

It was then pointed out by Mr. Mahlman that the apartment complex will gain access off U.S. Highway 17 via a 60 foot collector road which will be built to County standards. A subdivision plat will be required to review plans and construction of the collector road with preliminary and final approval and dedication.

No one was present to object to the proposed development. However, a representative from Westminster Apartments was present to address the question of buffers, she wanted to know if a buffer would be provided between the proposed development and Westminster Apartments. Mr. Mahlman explained that both uses are multi-family and that a buffer is not a requirement..

Mr. Mahlman then stated that the site plan and preliminary plat for the road will be discussed at a later meeting if the amendment is approved.

Thereupon, he stated that the staff recommends approval of the above request.

A motion was then made by Mr. Driggers, seconded by Mr. Counts and unanimously adopted to recommend approval of the above request.

GC - 9 - 83

Request to Rezone from FA Forest Agricultural to HC Highway Commercial, a tract of land containing 0.74 acres fronting 242 feet on Highway 341 (New Jesup Road) immediately across the highway from Woodman Park Subdivision (Brian Drive).

Mr. Mahlman pointed out that the subject property contains .74 acres of vacant land located on the east side of U.S. Highway 341 opposite Woodman Park Subdivision. Surrounding zoning on the north, east and south sides is Forest Agricultural with Highway Commercial zoning to the west, across Highway 341.

Attorney John Ferrelle stated that the proposed use is for a retail store.

It was noted that no one was present to object. However, Mrs. Deborah Chapman stated that one telephone call from Mrs. Dorothy Underwood, adjacent property owner, was received stating she objects to the above request due to traffic, noise and congestion.

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

Request to Rezone from BI Basic Industrial to CP Conservation Preservation, a tract of land containing 976 acres located off Highway 303, formerly the U.S. Military Reservation now Blythe Island Regional Park, owned by Glynn County.

Mr. Mahlman explained that above request was deferred at the last Planning Commission meeting in order that additional information could be obtained. He then referred to a letter from County Attorney Tom Lee stating that the deed restricts the use of the Blythe Island property for perpetual use as public park and public recreation area.

Mr. Mahlman then stated that the proposed master plan of 1979 is presently being updated and the County is sending out a request for proposals for a pier, dock, ramp, elevated fishing pier, picnic area and parking. He stated that the 1980 aerials show a fishing pier and a road which has been cut thru by the County.

It was then pointed out that the site has access to Turtle River and Brunswick River.

Mr. Hicks stated that the Ports Authority is interested in developing the site for industrial/port facilities. He then discussed this matter further.

Mrs. Lorraine Dusenbery, representing the Coastal Georgia Audubon Society, presented a letter stating that they urge the zoning classification change for seven (7) different reasons, as outlined in the letter dated February 10, 1983. She then stated that if the property were to be developed by the Authority that they would have to purchase it and it is felt that there is sufficient land available for port development. She stated that there is a need for recreational land.

Mr. Hicks then stated that he would like a deferral for 30 days.

Mrs. Nell Withrow, representing the Blythe Island residents and garden clubs of Glynn County, was present to endorse the rezoning change. She stated that there is very little land left for recreational purposes and that this area should be developed as recreation not industrial.

Mrs. Beck, representing the Blythe Island Garden Club, was present to encourage the zoning change to Conservation Preservation.

Following discussion, a motion was made by Mr. Crosby, seconded by Mr. Hicks and unanimously adopted to defer the above matter till the next Planning Commission meeting.

Request to Amend the City of Brunswick Zoning Ordinance, Section 703. GR General Residential and Section 302. Definitions, to allow single-family attached dwellings and minimum requirements.

Mr. Mahlman stated that the above noted amendment is being recommended by the City of Brunswick. He stated that he has talked with Roosevelt Harris of the City and reviewed proposed development plans and that there is a need in the urban area for smaller lots. He stated that the structures would have a common wall, firewall, etc.

Following discussion, a motion was made by Mr. Crosby, seconded by Mr. Counts and unanimously adopted to recommend the following amendments to the City of Brunswick:

Section 703. GR General Residential District

To Be Added to Subsection 703.2 Permitted Uses

- h) One-family dwelling, attached

To Be Added to Subsection 703.5 Other Requirements

- a) Minimum Lot Area:
One-Family Residence,
attached 6,000 sq. ft.
- b) Minimum Lot Area per
Dwelling Unit:
One-Family Residence,
attached 3,000 sq. ft.
- c) Maximum Dwelling Units
per Net Acre:
One-Family Residence,
attached 14 units
- d) Minimum Lot Width:
One-Family Residence,
attached 30 feet

Section 302. Definitions

To Be Added: 302.13 b Dwelling, One-Family, Attached. A one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot.

Request to Amend the following Sections of the Glynn County Zoning Ordinance:

Section 705. OC Office Commercial
Section 706. LC Local Commercial
Section 707. GC General Commercial
Section 708. HC Highway Commercial
Section 720. GC-Core General Commercial - Core
Section 718. FC Freeway Commercial
Section 715. Medical
Subsection 1103.4 Fees
To Be Added - Section 716. Shopping Center

Upon a motion made by Mr. Driggers, and seconded by Mr. McCrary the above noted amendments were recommended for approval.

Mr. Mahlman stated that these amendments were the last group to be reviewed by the Planning Commission. He then presented them a complete proposed draft Ordinance for their review and information.

Mr. Crosby stated that he commends the staff for the excellent work done in revising the Ordinance.

Under staff items Mr. Mahlman explained that Mr. Ron Stills desires to split Lot 11 of Dellwood Subdivision into two buildable lots. He stated that the Glynn County Subdivision Regulations gives the Director the right to sign such a request, however, he stated that he feels that such a split would not be in the best interest of the neighborhood. He stated that the lots within Dellwood Subdivision contain at least 9,000 square feet each. He stated that Lot 11 contains 12,000 square feet which under the zoning would allow for two R-6 zoning lots.

Mr. Mahlman stated that Mr. Stills desires to split the lot down the middle with lots facing onto Demere Road.

Mr. Atkinson stated that he is familiar with the area and that it is a very close area. There are school children in the area and additional drives would be a hazard.

Mr. Mahlman then stated that he was thinking about other subdivisions also in which the lots are greater in size than the zoning and once the deed restrictions expire the same situation will exist.

Mr. McCrary stated that he does not feel that such lots splits should be encouraged.

Mr. Mahlman stated that he would talk with Mr. Stills and that if he so desires that he can process a formal application for review by the Commission at their next meeting.

Meeting Adjourned at 10:30 A.M.

Leborah B Chapman