

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 10, 1984 9:00 A.M.

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Present: Margaret A. Brown, Chairwoman  
Gerald Atkinson  
Levern Carter  
George Counts  
Mike Fairman  
Bill Hicks  
Dennie McCrary

Absent: Harry I. Driggers

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

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Chairwoman Brown called the meeting to order. The invocation was then given by Mr. Counts.

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Nominations for Chairman and Vice Chairman for 1984 were called for.

Mr. Counts nominated Mr. McCrary to serve as Chairman, seconded by Mr. Fairman.

Mr. Atkinson called for the nominations to be closed. The nominations for Chairman were closed and a vote was taken and unanimously adopted that Mr. McCrary serve as Chairman for 1984.

Mr. Hicks nominated Mr. Carter to serve as Vice Chairman, seconded by Mr. Counts.

Mr. Atkinson called for the nominations to be closed. The nominations for Vice Chairman were closed and a vote was taken and unanimously adopted that Mr. Carter serve as Vice Chairman for 1984.

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Pine Wood Subdivision  
Final Plat  
Driggers Realty Co., Inc., Developer

Mr. James Conine, Surveyor, was present to present the above plat.

Mr. Mahlman stated that the subject property contains 11.85 acres located on the west side of U.S. Highway 17 North. He stated that the development will consist of 21 single-family lots with individual wells and septic tanks. The plat was then presented. Mr. Mahlman pointed out that the development will consist of one paved cul-de-sac road to be dedicated to Glynn County, with access off U.S. Highway 17.

Mr. Mahlman explained that a check in the amount of \$1,451.94 has been received from the developer to meet the recreation / land dedication requirement (Section 609 of the Glynn County Subdivision Regulations).

It was then pointed out by Mr. Mahlman that a letter has been received from the County stating that the road meets County requirements and that the only improvement still needed is a dead-end sign and stop sign which have been ordered.

A motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to grant approval of the Final Plat of Pine Wood Subdivision.

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GC - 3 - 84

Request to Rezone from FC Freeway Commercial to M-20 One-Family Residential, a lot containing 20,000 square feet fronting 211.12 feet on the County road to Fancy Bluff, approximately 339.18 feet east of intersection of said road with U.S. Highway 303.

Mr. Monroe Beard, applicant, was present for review.

Mr. Mahlman stated that this property is located near the intersection of U.S. Highway 17 and Georgia Highway 303 and has access to an unnamed County road. He further explained that the applicant owns a total of 37,216 square feet but desires to split the property making the rear or south portion residential (the 20,000 square feet involved in this request) for the location of a manufactured home and leaving the other 17,216 square feet as Freeway Commercial with frontage on Highway 303.

It was then pointed out by Mr. Mahlman that the surrounding zoning is FC Freeway Commercial on the north, south and west, and M-20 One-Family Residential to the east. He stated that the M-20 to the east is the location of one manufactured home that was rezoned last year.

It was noted that no one was present to object.

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

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GC - 33 - 83

Review of Streets, Drainage and Utilities of the Proposed Glyndale Mobile Home Park.

Mr. Robert Boone was present for review.

Mr. Mahlman stated that at the Planning Commission's meeting of December the Commission recommended the approval of the rezoning of Mr. Boone's property from MR Medium Residential and HC Highway Commercial to MH Mobile Home Park. The Commission's recommendation was forwarded to the County Commission for their action. At the County Commission's meeting in January, the Commission took action (as advised by County Attorney Tom Lee) to send the request back to the Planning Commission to be in conformance with Section 725.3 of the Zoning Ordinance. He then read the section which states that the County Engineer must review plans for streets, drainage and utilities and advise the Planning Commission of his findings in writing prior to the Planning Commission making a recommendation on the request. Mr. Mahlman then stated that at the Planning Commission's meeting of December Mr. Boone had requested a waiver to the requirement until such time as the detailed site plan is being considered for approval due to the expenses involved in such plans. He stated that the staff stated Mr. Boone's request and the Commission succeeded to that request.

Mr. Mahlman further explained that this mobile home park plan is being handled like a PD Planned Development site plan. He explained that Mr. Boone is aware that if the rezoning is granted that detail plans will have to be approved prior to building permits.

Mr. Mahlman then presented the Commission with a letter from Mr. Roy Brogdon, County Engineer, stating the following:

1. The proposed street layouts are satisfactory pending construction and development of the

ABD675

- typical section in accordance with Glynn County Subdivision Regulations.
2. Drainage is satisfactory pending obtaining of the necessary drainage easements by the property owner.
  3. Utility service for water and sewer is satisfactory pending approval by the City of Brunswick.

Water and sewer were then discussed. Mr. Boone stated that he is aware that if water and sewer are not available that he is unable to develop the land.

Mr. Clarke Wiggins, Jr. stated that it is a requirement that the necessary studies as to water and sewer, streets, drainage, etc. be done prior to Planning Commission action and it was not done. He stated that he does not think expenses should be considered that it is not part of the County Ordinance that the information should be submitted.

Also present to object were Mr. Clarke Wiggins, Sr. and Mr. Ralph Ray.

Following discussion, a motion was made by Mr. Carter, seconded by Mr. Fairman and unanimously adopted to except Mr. Brogdon's letter.

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St. Simons Island Comprehensive Plan Up-Date

Mr. Mahlman stated that after receiving comments from the St. Simons Citizens and up-dating the population and traffic information the up-dated plan which has been presented to the Commission in their package needs to be reviewed for possible adoption.

Following review and discussion, a motion was made by Mr. Hicks, seconded by Mr. Fairman and unanimously adopted to except and forward the St. Simons Comprehensive Plan Up-Date to the County Commission.

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Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of November 7, 1983 and December 6, 1983 were unanimously approved and adopted.