

SPECIAL MEETING

JUNE 25th, 1963

8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
C. J. Dubs, Cormac McGarvey and W. Wright Parker

ABSENT: Neal Gale and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and County Administrator
Howard J. Sears

As the first order of business, a final review was made of Mr. Jiles Hamilton's request for an exception from the provisions of the Glynn County Zoning Ordinance in order to permit the establishment of a mobile home park on his property on the northern end of Blythe Island.

The Planning Director noted that, at the previous meeting, Mr. Hamilton's request had been recommended for approval, subject to a number of conditions. One of the conditions was a setback from the Blythe Island Drive right of way. The Commission directed that this setback conform to the requirement placed on Mr. Judson Smith's trailer park on U. S. 17, a standard that had been established when Mr. Smith's trailer park came up for review before the Glynn County Planning Board several years ago. As a result, a setback of 200 feet from the Blythe Island Drive right of way to the first trailer pad was one of the conditions imposed upon Mr. Hamilton's plan as a part of the Planning Commission's approval recommendation.

The Planning Director stated that later review had convinced him that the 200 foot setback would impose an undue hardship on Mr. Hamilton. Because of the extensive frontage on the property (approximately 700 feet), Mr. Hamilton would be prevented from using roughly three acres of land, almost one-third of his total property area (9.86 acres).

Further, the Planning Director noted the unusual shape of the property which, though very wide along Blythe Island Drive, was extremely narrow in the rear, or western, portions of the tract. Because of this odd shape, the 200 foot setback imposed on Mr. Hamilton, in the Planning Director's opinion, would create difficult problems in the design and layout of the park.

He, therefore, recommended that the Planning Commission amend its original decision and reduce the setback requirement.

After discussion, a motion was made by Mr. Davis and seconded by Mr. McGarvey to amend the action of June 11th, 1963, to show that the condition for the proposed mobile home court be changed to read that the setback from the nearest pad shall not be less than 150 feet from the center line of Blythe Island Drive.

Voting Aye: Messrs. Compton, Davis, Dubs and McGarvey.
Abstaining from Voting: Mr. Parker.

The Chairman declared the motion adopted.

It was noted that this amendment would reduce the amount of unusable area within the setback dimensions to less than two acres.

The Planning Commission next considered a request, submitted by Mr. and Mrs. C. R. Johnson, for an exception from the provisions of the City of Brunswick Zoning Ordinance to permit the construction of a duplex in an R-1 district, on the eastern one-half of Old Town Lot No. 402 (90 ft. by 90 ft.) at the southwest corner of Dartmouth and Wolfe Streets. Mrs. Johnson, who was present in support of this request, stated that the duplex would be so designed that it would have the appearance of a single-family residence with one entry fronting Dartmouth Street and one fronting on Wolfe Street. Mrs. Johnson also stated that, although the neighborhood is classed as R-1, there are a number of multi-family uses in the area.

Mr. Parker made a motion, that the Joint Planning Commission, also acting in the capacity of the City Planning Board, recommend that an exception be granted provided a public hearing is held by the City Commission and that the applicants submit plans and specifications of the proposed dwelling, plus a petition from surrounding property owners for review at the public hearing.

This motion was seconded by Mr. Davis and unanimously adopted.

Dr. B. A. Addison was present in behalf of a request from a special committee of the Chamber of Commerce for exceptions which would permit the erection of two 40 ft. by 20 ft. signs at entrances to the City advertising local civic clubs. One sign, which would require an exception from the City of Brunswick Zoning Ordinance, would be located on the northeast corner of the Goodyear School property at the intersection of Parkwood Drive and U. S. 17 in an R-1 District, permission for this site to be used for such purpose having been granted the Chamber by the Glynn County Board of Education. The other sign, which would require an exception from the Glynn County Zoning Ordinance, would be located on Colonel's Island in a Class D Agricultural District, permission for this site to be used for such purpose having been granted the Chamber by the State Ports Authority.

Dr. Addison said that the proposal was the result of efforts over a long period of time to consolidate all the City's civic club signs on one large sign. Thus, he said, the clutter of the individual club signs would be removed from the right of way of U. S. 17, making the approaches to the City much more attractive. He stated that the two proposed signs were very attractive in appearance and that they should be of significant value in promoting the City of Brunswick, as well as advertising the civic clubs.

Among the facts which drew comment during the discussion was the recognition that, under a current State Highway Department program, the existing civic club signs would have to be removed from the right of way. It was also noted that church signs, a number of which are also located in the right of way along U.S. 17, would not be included on the two signs proposed by Dr. Addison.

Following discussion, a motion was made by Mr. Parker, seconded by Mr. Davis, and unanimously adopted that the Joint Planning Commission, also acting in the capacity of the City Planning Board, recommend approval to the City Commission of the sign proposed for location on the northeast corner of the Goodyear School property, Brunswick; and that the Joint Planning Commission recommend approval to the County Planning Board of the sign proposed for location on the south side of the U. S. 17 right of way in the eastern marsh area of Colonel's Island; provided that both signs do not exceed 800 square feet in total sign area apiece.

As the next order of business, the Planning Commission reviewed a subdivision proposal for the development of Phase 2 of Epworth Acres. This area, containing 8 lots, is shown on the original Epworth Acres Subdivision plat as "Reserved for Future Development".

The Planning Director advised that the Board of Health had indicated, in a letter, their concern with respect to the continued use of septic tanks in the subdivision and had inquired as to the status of the proposal for the extension of the St. Simons sewer system into the area.

Dedicated park requirements for Phase 1 and Phase 2 were discussed at length. The original subdivision included approximately 1.6 acres for a park site.

The Planning Director was requested to determine if this dedication would be sufficient to meet the five percent land requirement that would be required for Phase 1 and Phase 2 under County subdivision regulations.

A motion was made by Mr. Compton that the Joint Planning Commission recommend to the Glynn County Planning Board that the extension of the subdivision plan lying to the north of Coke Street between Arthur J. Moore Drive on the west and Whitefield Avenue on the east and unsubdivided lands on the north in Epworth Acres Phase 2 be recommended for approval upon its meeting all requirements of the Board of Health and the County Engineer and on the condition that the park area originally designated for Epworth Acres Phase 1 is of sufficient size to meet the requirements of 5% of the total acreage of the subdivision as enlarged by the inclusion of Phase 2 of the subdivision.

This motion was seconded by Mr. Davis and passed unanimously.

Later study by the Planning Commission staff indicated that the park area was very close to sufficient. The Staff estimated the total acreage of the subdivision, including Phase 1, Phase 2, and the dedicated park area as 33.4 acres. The dedicated park area was approximately 1.6 acres. The dedication requirement for 33.4 acres would be approximately 1.7 acres, about one-tenths of an acre more than actually dedicated.

The Planning Director advised that the developers of the Edgewood property (formerly known as the Aiken property) are unable to proceed with the preliminary plan for the subdividing of this property until a determination is made as to the actual location and size of a dedicated park site, the size of the park being a factor in the alternate requirement of cash in lieu of park dedication. He further stated that he had contacted the County Recreation Director to ascertain that department's needs in keeping with the Planning Commission's Park and Recreation Plan. Messrs. Allen Reu, E. T. Jackson and J. H. Kendall of Model City Construction and Supply Company were present for a discussion of this matter.

The Planning Director reviewed previous discussions on the question. He stated that an effort had been made to require a cooperative dedication of a single park site from three separate developers of abutting property. An on-site inspection, however, had convinced the County Recreation Director that the land proposed for dedication under this approach would be unsatisfactory.

Specifically, he needed a site that was:

1. In close proximity to existing populations in the area;
2. Available for immediate development; and
3. Located on relatively high ground.

As a result, he was in favor of a site suggested earlier by the previous Planning Director. This site is located on the southwest corner of the Edgewood property. Instead of the five acres originally requested, the Recreation Director had advised the Planning Director that he would be willing to accept an area of 1.5 to 2 acres, in suitable dimensions for a Little League athletic field. Since this would only partially fulfill the five percent land dedication, required by County regulations, as applied to development of the Edgewood property, the remainder of the requirement could be met through cash donation.

Mr. Jackson offered to assist in the design and development of the park, if such effort could be credited against the cash donation. The Planning Commission advised him that this was a matter beyond its jurisdiction, but suggested that he contact the County Commission about the possibilities of such an arrangement.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that the Planning Commission recommend to the County Commission, through the Glynn County Planning Board, that they accept from Model City Construction and Supply Company an area of approximately 300 feet by 250 feet bounded on the west by Carteret Road, on the south by County drainage ditch, on the east and on the north by the Edgewood property, totalling approximately 1.8 acres, more or less, as part of the 5 acres required for park purposes, and that for the balance of the acreage required amounting to 3.2 acres, more or less, the Planning Commission recommend the acceptance of cash in lieu of land on a reasonable current market value of \$1,500.00 per acre for the raw land, totalling approximately \$4,800.00; the exact size and shape to be donated to be determined by mutual agreement by the County Recreation Director, the Planning Director of this Commission, and the developers.

Upon a motion made by Mr. Compton and seconded by Mr. Davis, the minutes of a regular meeting held June 11th, 1963, were approved.

It was decided that a called meeting would be held Thursday, June 27th, 1963, at 3:30 P. M., at which time consideration would be given to the 1963 - 1964 Budget for the Joint Planning Commission.

Meeting Adjourned at 11:00 A. M.