

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 12th, 1969

8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, Otto Johnson, Jr., M. A. Knight, Dorman McDonald, Cormac McGarvey and James L. Wiggins
ABSENT: James D. Compton
ALSO PRESENT: Acting Director Eric P. Thompson and Acting County Administrator Harold H. Baer

Chairman Gale announced that this was the Regular Meeting for August 1969 rescheduled on August 5th, 1969, due to the lack of a quorum.

Upon a motion made by Mr. Knight and seconded by Mr. Johnson, the Minutes of a Called Meeting held on June 25th, 1969, at 7:30 P. M., and the Regular Meeting held on July 1st, 1969, at 8:30 A. M., were approved.

B-7-69:

Request to rezone, from MED Medical to R-9 Residential, Lake Forest Manor Subdivision Lots No. 19, 20 and 21 fronting 261 ft. on the east side of Flamingo Drive (unopened) approximately 500 ft. north of Wildwood Drive.

Mrs. Roy F. Thagard was present in support of the subject request submitted by herself and her husband, Dr. Roy F. Thagard. She stated that, although residences are permitted uses in Medical Districts, their rezoning request was an attempt to prevent further encroachment by medical buildings into the area, which, in their opinion, was more adaptable for residential uses.

Mr. Roland Moore was present to object to the requested rezoning. He stated that he had purchased Lot 18 in the subdivision specifically because of its medical zoning classification and that he is presently developing plans for a dental laboratory to be built on this site.

In the following discussion, Mr. Knight indicated that Doctors Bert H. Ellis and Louis R. Valente own lots within this block in the Lake Forest Manor Subdivision and that the area was apparently medically-oriented.

The Acting Director explained to the Planning Commission that due to the location of the proposed rezoning with respect to the rest of the medical area, if approved, would isolate Lot 18 of this subdivision from the rest of the medically zoned area and thereby create a "spot zone".

After careful study, a motion was made by Mr. Knight and seconded by Mr. McGarvey to recommend denial of the subject request for the following reasons:

1. Under its existing MED zoning classification, a residential structure is a permitted use in this area and, therefore, no useful purpose would be served by the requesting rezoning;
2. the subject property is a portion of a tier of lots zoned MED and its rezoning would result in a "spot zoning"; and

3. should the affected property owners in the area feel that the lots in question be zoned exclusively for residential use, then an application should be submitted which would apply to the entire tier of lots and not just a portion thereof.

Voting Aye: Messrs. Baldwin, Johnson, Knight, McDonald and McGarvey
Abstaining from Voting: Mr. Wiggins

The Chairman declared the motion carried.

GC-22-69:

Request to rezone, from BI Basic Industrial to GC General Commercial, an L-shaped tract containing approximately 3 acres and fronting 150 ft. on the southwest side of U. S. Highway 341 (New Jesup Highway) beginning at a point approximately 970.4 ft. southeast of the intersection of said highway with the centerline of the Seaboard Coast Line Railroad in the Pyles Marsh vicinity; said tract being further described as bounded on the south by properties of Ryley Hollington, on the west by the Burgess Tract and on the north by lands of Hermitage, Inc.

The subject request, submitted by Mrs. Jeanette C. Dykes, was represented by her husband, Mr. J. H. Dykes. Mr. Dykes stated that in order to expand their facilities it has become necessary to relocate their grocery store due to the impending I-95 and 341 Interchange. Mr. Dykes added that he had checked with the residents in the area, none of whom had expressed any objection to the commercial use for a supermarket they proposed to construct.

No one was present in opposition to Mrs. Dykes' application.

The Acting Director stated that, although this would result in a "spot zoning", he felt that the Brunswick Urban Area was growing in this direction and that a general commercial zoning would present no detrimental effects to the area.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. McDonald and unanimously adopted to recommend approval of the subject request for the following reasons:

1. there exists at the present a need for a grocery store in this area;
and
 2. due to the ever-increasing northward growth of the Brunswick Urban Area, a neighborhood grocery store is a logical future land use for this site.
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GC-23-69:

Request to rezone, from FA Forest - Agricultural to R-12 Residential and LC Local Commercial, that area fronting basically on Cate Road as shown on the composite map and plan of Northwood Estates Subdivision located approximately 1,662.7 ft. north of the Southern Railroad; said tract being requested for rezoning to R-12 Residential with the exception of that portion located at the northwest corner of Cate Road and Topeka Road identified upon said map and plan as "Reserved for Local Commercial Uses" being requested for LC Local Commercial zoning.

Mr. Harry I. Driggers was present in support of the subject request submitted by himself and a number of other property owners in the Northwood Estates Subdivision. He stated that it was their desire to up-grade the presently developed and undeveloped residential land. Also included is an area designated for local commercial development. Mr. Driggers pointed out that the subdivisions' initial development, was prior to the adoption of the new County

Zoning Ordinance. At that time, the area was zoned for agricultural uses. In view of the plans for continued development they were seeking appropriate zoning as protection against uses that would be detrimental to the subdivision, with provision for a commercial area to serve the neighborhood.

The Planning Commission expressed some concern toward the proposed local commercial area near the entrance to the subdivision. The Acting Director stated that this is a common practice and that he saw no objection to it.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Knight and unanimously adopted to recommend approval of the subject request for the following reasons:

1. the character of the area in question has changed from one of forest - agricultural land use to one of residential land use; and
2. a local commercial development in conjunction with the subdivision would be advantageous to the already established local residences as well as the future home owners of the area.

Request for Final Plat Approval of Plat of Northwood Estates Subdivision, lands contained in GC-23-69 above.

Mr. Harry Driggers, Sr., accompanied by Mr. George Lyons, was present also for the review of the plat of Northwood Estates Subdivision, lands contained in GC-23-69 above, for final approval.

The subdivision, containing approximately 72.5 acres, as it now exists is partially developed. Of its 112 lots, 34 have previously been developed for single-family residential purposes with a 2.3 acre area proposed for commercial use. Two areas totalling 2.5 acres are designated for recreational and open space.

The Acting Director stated that he had thoroughly examined the plat. He said that it meets all requirements for subdivision approval with the possible exception of provision of 5% of the total area for open space use. He added that the developers have, however, provided the required recreational area for the 45.7 acres for which they are responsible. The area previously developed, 26.8 acres has no open space or recreational area.

The required letters of approval from the County Engineer as to drainage, street, etc., and from the Glynn County Health Department approving the area for well and septic tank use accompanied the request for final approval.

After careful study, a motion was made by Mr. Wiggins, seconded by Mr. Johnson and unanimously adopted to recommend final approval of the plat of Northwood Estates Subdivision as submitted because it meets all the requirements and standards of the Planning Commission and the County regulations regarding the official recording of a platted subdivision.

GC-24-69:

Request to rezone, from FA Forest - Agricultural to MH Mobile Home Park, a tract containing 6 acres fronting 394.7 ft. on the northwest side of U. S. Highway 17 and located approximately 1,500 ft. northeast of the north approach of Thornhill Creek Bridge.

The Acting Director advised that all requirements for this MH Mobile Home Park rezoning request had not been met by the applicant, Mr. Howard D. Gainous, Sr.

Thereupon, a motion was made by Mr. McDonald and seconded by Mr. Johnson and unanimously adopted to defer action on the subject request until such time the application is complete in all respects and, further, that there be published another public hearing notice and the property reposted at the applicant's expense at that time.

GC-25-69:

Request to rezone, from R-12 Residential to GR General Residential, a triangular shaped tract containing 25 acres fronting 100 ft. on the west side of Altama Avenue and lying approximately .8 mile north of the Altama Elementary School property and immediately north of the property of Charles E. Thrower recently rezoned GR General Residential under GC-37-69.

Mr. James B. Gilbert, attorney, was present in behalf of the subject request involving lands belonging to Union Camp Corporation. He stated that a survey had been made which revealed a great need for apartments in this area and had been substantiated by discussions with local realtors. Mr. Gilbert submitted renderings of the proposed development and indicated that construction would commence within a year. The plans revealed that only one entrance would be provided onto Altama Avenue, thus lessening traffic problems on that heavily traveled thoroughfare. The property involved lies immediately north of property likewise zoned for multi-family residential use and near a similarly zoned area on the east side of Altama.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. Wiggins and unanimously adopted to recommend approval of the subject request for the following reasons:

1. Because of a drastic need in this area for apartment type housing; and
2. a residential land use of this nature would be compatible with the the Comprehensive Land Use Plan.

Reconsideration of Preliminary Plat Approval of Scarlet Gardens Subdivision.

P. E. Drawdy, et al; JPC Reference: GC-19-69)

Mr. P. E. Drawdy was unable to attend this meeting, therefore, by prior arrangement, the Acting Director agreed to represent him. The Acting Director presented a revised preliminary plat of the Scarlet Gardens Subdivision to the Commission and explained that Mr. Drawdy had made a revision relating to that portion of his proposed subdivision which had previously drawn an unfavorable recommendation from the Planning Commission. Basically, the revision consisted of a reduction in the number of access points from U. S. Highway 84 onto the subdivision from 15 to 7. The Acting Director stated that, in his opinion, this did not improve the problem and, therefore, did not warrant approval of the preliminary plat as submitted.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Baldwin and unanimously adopted to again deny approval of the preliminary plat of Scarlet Gardens Subdivision as the plat, as resubmitted, still provides for an excessive number of entrances onto the heavily traveled Waycross Highway.

Letter of Objection to the Expansion of the St. Simons Mobile Homes Park.

The Acting Director explained that he had placed this letter on the agenda as a matter of information to the Planning Commission.

At the Chairman's request, the Acting Director read the letter to the Commission and explained the circumstances as to why it was written. He informed the Commission that the author of the letter, Mr. Edward A. Reisinger, lived immediately adjacent to an area that is zoned for a mobile home park and which

is now being cleared for construction. The Acting Director further explained that the area in question had been so zoned with the adoption of the new County Zoning Ordinance in 1966.

The Planning Commission expressed concern towards Mr. Reisinger's problem but saw no way in which it could or should intervene in this matter and, thereupon ordered the letter filed for record.

Rescheduling of the Regular September Meeting.

The Chairman advised the members that the next regular meeting would fall on the day after a National Holiday, Labor Day on September 1st, 1969, and due to the amount of preparation required of the staff on the day preceeding a meeting it would be advisable that it be rescheduled.

Thereupon, a motion was made by Mr. Knight, seconded by Mr. McGarvey and unanimously adopted to reschedule the September 1969 meeting to the second Tuesday, the 9th, rather than September 2nd, 1969.

Report on Planning Projects now in Progress and Their Status.

The Acting Director presented individual copies to the members of a list of planning projects now in progress by the staff which includes a Workable Program for the County, Subdivision Regulations for the County, a Capital Improvements Program for the County, the publication of the City's Subdivision Regulation, the publication of the City's Zoning Ordinance, and a Land Use Inventory for the County. In a summarization of these projects he gave the status of each.

Director of Public Officials, July 1969.

The Acting Director distributed individual copies of the second annual edition of a "Directory of Public Officials", sponsored and prepared this year by the Joint Planning Commission staff, the Brunswick Jaycees and the North Glynn County Improvement Association. He stated that 3,000 copies had been published for distribution. The cost for this publication will be divided among the three organizations at approximately \$28.00 each.

The Chairman stated that Planning Commissioner James D. Compton had been ill and hospitalized for several days and would be unable to attend some of the forthcoming meetings. He further stated that a token of appreciation had been sent to Mr. Compton during his stay at the hospital and circulation a thank you note from Mr. Compton.

The Planning Commission expressed concern and sympathy for Mr. Compton, wishing him a fast recovery and looking forward to having him back.

Bruce Wedge Day.

Chairman Gale brought to the attention of the members that one of the nation's pioneer planners, Mr. E. Bruce Wedge, as Executive Officer and

Secretary of the Glynn County Planning Board was responsible for the preparation of the original Glynn County Zoning Ordinance. This ordinance, which was adopted by the Glynn County Commission on November 6th, 1928, is considered to be either the oldest or second oldest zoning ordinance in the United States. Many communities, after obtaining copies, have used it over the years as a model and pattern in the preparation of ordinances for their zoning needs.

In recognition of Mr. Wedge's leadership and contribution in the field of planning, the members felt that it would be appropriate that a day be designated as "Bruce Wedge Day".

Chairman Gale appointed a committee, consisting of Messrs. Knight, McGarvey, the Acting Director and himself, to coordinate the day and time for a special meeting at which the County Commission, the City Commission and the Joint Planning Commission would be present to honor Mr. Wedge for his accomplishments in planning and its related fields.

Proposed Operating Budget for 1969 - 1970, as submitted by the Acting Director.

Action was deferred on a review of the proposed 1969 - 1970 Budget pending a joint meeting of the City and County Commissions on August 13th, 1969, at which time their appropriations to the Joint Planning Commission will be discussed.

Amendment to Minutes of April 15th, 1969, in relation to Acting Director's Salary.

The Acting Director stated that he had been advised by the auditors of the Joint Planning Commission's Fiscal Year 1968 - 1969 Funds that no official entry had been made into the Commission's minutes authorizing an increase in his salary upon being appointed Acting Director.

Thereupon, a motion was made by Mr. Knight, second by Mr. McDonald and unanimously adopted that an amendment be made to the Minutes of April 15th, 1969, at which time Mr. Eric P. Thompson was designated as Acting Director, to reflect an increase in his salary from \$7,044.00 per annum to \$8,000.00 per annum, effective May 1st, 1969, and further, that a certified copy of this action be furnished to the firm of Shell & Hogan, Inc., Certified Public Accountants.

Meeting Adjourned at 10:45 A. M.