

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 1st, 1969

8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,
M. A. Knight, Dorman McDonald and Cormac McGarvey

ABSENT: John Baldwin and James L. Wiggins

ALSO PRESENT: Acting Planning Director Eric P. Thompson and City Manager
J. E. Hulse, Jr.

Upon a motion made by Mr. Compton and seconded by Mr. Johnson the Minutes of the Regular Meeting held on June 3rd, 1969, were approved.

GC-18-69:

Request to rezone, from R-12 Residential to TR-12 Temporary Residential, a tract containing approximately 16,130.8 sq. ft. and fronting 96 ft. on the north side of a 30 ft. easement 136.71 ft. east of Lynch Road, said 30 ft. easement's intersection with Lynch Road being at a point 395.57 ft. south of Scranton Road.

Mr. Jerry W. Austin appeared in behalf of his wife's request for the subject rezoning and stated that he desired to locate a mobile home on this property until such time they could build a permanent home on the site. He further stated that he had surveyed the surrounding area for objectors to the proposal and had found none.

There apparently being no objectors to the subject rezoning, a motion was made by Mr. Johnson, seconded by Mr. Compton and unanimously adopted to recommend approval of this application.

GC-19-69:

Request to rezone, from FA Forest - Agricultural to R-20 Residential and LC Local Commercial, a tract of land lying immediately east and south of Glynn Jekyll Acres Subdivision (to be identified as the Scarlet Gardens Subdivision) fronting approximately 2,479.57 ft. on the west side of U. S. Highway 84 (Waycross Highway); said tract being requested for rezoning to R-20 Residential with the exception of the northermost 419.57 ft. portion being requested for rezoning to LC Local Commercial (that portion being identified upon the proposed plat of Scarlet Gardens Subdivision as "Reserved for LC Local Commercial").

Mr. P. E. Drawdy was present in behalf of this application, submitted by Messrs. J. C. Drawdy, C. E. Self and himself. Mr. Drawdy stated that he and his partners were contemplating developing a residential subdivision in the above described property with a small area to be used as a local neighborhood commercial area. He further added that the residential lots would all contain a minimum of 20,000 sq. ft. and that he felt proper zoning was the first step in developing the area. Mr. Drawdy added that their plans called for the actual construction of residences rather than the selling of undeveloped lots.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the subject request inasmuch as the location is ideal for residential development and, in addition, a neighborhood commercial area is needed in that vicinity.

Request for Tentative Approval of the Preliminary Plat of Scarlet Gardens Subdivision, lands contained in GC-19-69 above:

Mr. P. E. Drawdy was also present for a review of the preliminary plat for the lands contained in GC-19-69 above, to be known as the Scarlet Gardens Subdivision. In submitting the plat, he explained that although the proposed Glynn County Subdivision Regulations had not yet been adopted, he and his partners preferred to proceed with the development of their subdivision according to these proposed regulations.

During the discussion which followed, the Acting Director pointed out that 15 of the proposed residential lots were designed with ingress and egress only via a heavily traveled U. S. Highway, thereby creating a dangerous and highly undesirable traffic hazard. He further stated that he had advised Mr. Drawdy of this condition prior to this hearing.

After a thorough review of the plan, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted that due to the design characteristics of the proposed subdivision, particularly provision for ingress and egress to the 15 lots via the heavily traveled Waycross Highway (U. S. Highway 84), approval of this design would be unwise and not in keeping with good planning practices.

The Acting Planning Director was instructed to work with the developers in order to improve the design of the proposed subdivision.

In addition, Mr. Drawdy was advised that approval of provisions for water and sewer facilities would have to be obtained from the Glynn County Board of Health and the State Water Quality Control Board as well as approval of drainage and streets from the County Engineer. He was further advised that arrangements for the dedication of a park area or money in lieu thereof would also have to be provided.

GC-20-69:

Request to rezone, from R-12 Residential to RR Resort Residential, all of Blocks 23 and 24 in Sea Island Subdivision No 1, as revised by the Glynn County Commissions on August 17th, 1966 (reference Joint Planning Commission File No. 66-7), said property being bounded generally on the southwest by other properties of the Sea Island Company, on the southeast by Hudson Place, on the northeast by 6th Street (also known as LaCasa Street), and on the northwest by the marsh line of said subdivision.

Mr. J. Dewey Benefield, Jr., Vice President of Sea Island Company, and attorney, Mr. Richard M. Scarlett, were present in behalf of the subject request. Mr. Benefield presented renderings of a proposed condominium development of the area involved. He pointed out that the area was immediately northwest of Sea Island Company zoned Resort Residential which contained the Cloister Hotel, its administrative building, garage, post office, and old school, etc. Plans for the condominiums call for 6 types of 2 story stucco buildings with tile roofs, and each area to contain 2, 3 and 4 bedroom townhouses. He added that although the proposed plans would be basically followed some revisions were contemplated in relation to park and courtyard areas and a possible relocation of an interior street. He further stated that the vacant lots along the north side of LaCasa Street would not be sold for single-family dwellings until such time the condominium development is complete.

After careful study of the proposal, a motion was made by Mr. Knight and seconded by Mr. McDonald to recommend approval of the subject request as a development of this type would be an asset as a resort area.

Voting Aye: Messrs. Johnson, Knight, McDonald and McGarvey

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

69 - 2: Proposed Resubdivision of Blocks 32 and 35 and a Portion of Block 27, Sea Island Subdivision No. 1:

Mr. J. Dewey Benefield, Jr., was also present to submit two plats of the proposed revisions of the above identified blocks. He stated that, basically, the purpose of the resubdivision was to increase lot sizes and to provide an improved development of the area than originally planned. Mr. Benefield added that access to the lots being revised would be via cul-de-sacs on Tabby Lane and Dayllon Street. In addition, the proposed resubdivision contained the signatures of approval of the revisions of all property owners within these blocks. Mr. Benefield pointed out that Lanier Boulevard traversing these blocks and St. Simons Park had previously been conveyed to Sea Island Company by Glynn County.

After a study of the proposed resubdivisions, a motion was made by Mr. Knight and seconded by Mr. McDonald to recommend approval of the plats of the Resubdivision of Blocks 32 and 35 and a portion of Block 27 of Sea Island Subdivision No. 1, provided that the approval of the County Engineer is submitted in writing.

Voting Aye: Messrs. Johnson, Knight, McDonald and McGarvey

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

GC-35-67:

Review of Redesign of Transvilla Mobile Home Park Plan as proposed by Francis F. Shurling.

Messrs. Roy Hussey and Vincent Dobbs were present to represent the developer of the Transvilla Mobile Home Park, Mr. Francis F. Shurling. They submitted a redesign of the proposed layout for the park which had been approved during rezoning proceedings under GC-35-67. Basically, the revised design provided for a reduction from 25 ft. to 10 ft. of the planted buffer area around the perimeter of the proposed park. The revised plan also called for a minor change in street and recreational space design.

Commissioner Johnson expressed concern in the reduction of the buffer area, explaining that the possible objectors had not been notified and therefore had no knowledge of this change.

Mr. Dobbs pointed out that the redesign provided for a density of 6½ units per acre which is far below the 15 unit requirement of the Glynn County Ordinance. Mr. Hussey added that a large recreational area of 3 acres was provided for the first increment of development.

After study of the proposed redesign of the Transvilla Mobile Home Park, a motion was made by Mr. McDonald and seconded by Mr. McGarvey to recommend approval of the redesign of the park as it is an improved layout and contains no objectional features, such approval being for design purposes only and does not constitute construction approval and, further, that detailed engineering plans must be submitted to the Planning Commission and the County Engineer for review and approval prior to the issuance of a building permit.

Voting Aye: Messrs. Knight, McDonald and McGarvey

Voting Nay: Messrs. Compton and Johnson

The Chairman declared the motion carried.

B-6-69 and GC-21-69: Amendments to the Text of the City and County Zoning Ordinances:

Individual copies of two proposed amendments to the text of the City and County Zoning Ordinances were furnished to the members.

In reviewing the proposed amendments, the Acting Director stated that they were deemed necessary due to conflicts and misunderstandings in the past concerning permitted and prohibited uses in respective zoning districts.

The wording of these changes were the result of a number of conferences of the City Manager, City Attorney, Acting County Administrator and County Attorney with the Acting Planning Director.

The Planning Commission agreed that the proposed amendments would clarify, strengthen and support the two existing ordinances.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the City Commission the following proposed amendments to the City of Brunswick Zoning Ordinance:

- 1) That Section 501, covering the use of land and buildings, be deleted in its entirety and in lieu thereof a new Section 501 be inserted to read as follows:

SECTION 501. Use of Land or Building.

501.1 No land or building shall hereafter be used and no existing building or part thereof shall hereafter be constructed, erected, altered, or moved, unless in conformity with all of the regulations of the zoning district in which it is or will be located.

501.2 Land uses not expressly permitted within the several zoning districts established by this Ordinance are prohibited.

- 2) That Subsection 711.3, relating to conditional uses permitted in CP Conservation - Preservation Districts, be amended by adding a new paragraph c) to read as follows:

- c) Dredging, land fill or the excavation of natural materials provided that:

- 1) Such use does not block, alter or divert the flow of a major stream, river, or other such natural drainageway.
- 2) Plans for the alteration of any lands now zoned CP Conservation - Preservation be submitted to and approved by the Brunswick - Glynn County Joint Planning Commission and the Commissioners of the City of Brunswick in writing before such alteration in land use be permitted.

A second motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the County Commission the following proposed amendments to the Glynn County Zoning Ordinance:

- 1) That Section 501, covering the use of land and buildings, be deleted in its entirety and in lieu thereof a new Section 501 be inserted to read as follows:

SECTION 501. Use of Land or Building.

501.1 No land or building shall hereafter be used and no existing building or part thereof shall hereafter be constructed, erected, altered or moved, unless in conformity with all of the regulations of the zoning district in which it is or will be located.

501.2 Land uses not expressly permitted within the several zoning districts established by this Ordinance are prohibited.

- 2) That Subsection 712.3, relating to conditional uses permitted in CP Conservation - Preservation Districts, be amended by adding a new Paragraph c) to read as follows:
 - c) Dredging, land fill or the excavation of natural materials provided that:
 - 1) Such use does not block, alter or divert the flow of a major stream, river or other such natural drainageway.
 - 2) Plans for the alteration of any lands now zoned CP Conservation - Preservation be submitted to and approved by the Brunswick - Glynn County Joint Planning Commission and the Board of Commissioners of Glynn County in writing before such alteration in land use be permitted.

GC-17-69:

Request to rezone, from R-9 Residential to ~~Tr~~-20 Temporary Residential, a tract of land identified as a portion of Tract 1 of the George E. Smith Estate containing 29,925 sq. ft. (0.688 acre) located 30 ft. south of the existing southerly boundary line of Emanuel Farm Road with a frontage of 133 ft. on the south side of the new required right of way for said road with a depth of 225 ft., said tract lying approximately 1,000 ft. west of U. S. Highway 17.

Mr. H. Dorris, representing the owner, Mr. John D. Smith, was present and stated that he had an option to purchase the area involved subject to its being rezoned to a classification that would permit him to place a mobile home on the property. He further stated that the land involved directly faced the Transvilla Mobile Home Park area to the north of Emanuel Farms Road, and that the nearest residence was between 300 to 400 ft. to the property. Mr. Dorris indicated that in contacting the nearby property owners that they had expressed no objections to a mobile home on this land.

The Acting Director stated that he had informed Mr. Dorris that the TR-20 zoning classification was a temporary one and would expire January 1st, 1973, at which time unless further action is taken, the area in question would become an R-20 Zoning District.

A motion was made by Mr. Knight, seconded by Mr. Johnson and unanimously adopted to recommend approval of the subject rezoning as it will be a temporary use of the property.

1969 - 1970 Fiscal Year Budget.

Pointing out that this was the first day of the Planning Commission's fiscal year, the Acting Director requested instructions as to the procedure to follow with respect to financial obligations of the Joint Planning Commission. He stated that to date no response had been received from the City or County Commissions in relation to the proposed 1969 - 1970 budget submitted to them which would require an increase in the appropriations from these bodies.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that the Acting Director prepare for consideration at its next meeting a 1969 - 1970 Fiscal Year Budget based on the money currently being made available by the City and County until such time as these commissions indicate whether or not they would grant the requested increase in appropriations; and, further, that the Acting Director be requested and authorized to secure the services of an assistant.

Presentation of Published Copies of the City of Brunswick Subdivision Regulations.

The Acting Director informed the members that publication of the City of Brunswick Subdivision Regulations had been completed. However, he stated that at this time insufficient covers had been received and, therefore, individual copies would be distributed at a later date.

Meeting Adjourned at 10:30 A. M.