

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
JUNE 4th, 1974
8:30 A. M.

PRESENT: Vice-Chairman Wayne E. Floyd, W. H. Cowman, Harry I. Driggers, Otto Johnson, Jr., Cormac McGarvey and Father Marlon S. Poitier

ABSENT: Chairman Neal Gale and James E. Hancock

ALSO PRESENT: Director Edward H. Stelle and County Building Official W. B. Wright

In the absence of Chairman Gale, Vice-Chairman Floyd assumed the Chair.

Upon a motion made by Mr. Cowman and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on May 7th, 1974, were approved.

The Director read a communication from Mr. Hancock in which he submitted his resignation as a member of the Planning Commission.

Thereupon, a motion was made by Mr. Johnson and seconded by Mr. Cowman that the following Resolution be adopted.

A RESOLUTION

WHEREAS, Mr. James E. Hancock has faithfully served the citizens of Brunswick and Glynn County as a member of the Brunswick - Glynn County Joint Planning Commission since his appointment by the City of Brunswick on June 3rd, 1970; and

WHEREAS, during his service as a member, he has unselfishly contributed his valuable time and efforts for the orderly growth and development of this community with sincere concern; and

WHEREAS, his contribution can only be recognized by an expression of gratitude by the citizens of Brunswick and Glynn County; and

WHEREAS, the members of this Commission wish to express, in behalf of itself and his fellow citizens, gratitude for his valuable service;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission, in Regular Meeting held this 4th day of June, 1974, that an expression of gratitude be made for his conscientious efforts while serving as a member of the Planning Commission; and

BE IT FURTHER RESOLVED that this Resolution be spread upon the Official Minutes of the Brunswick - Glynn County Joint Planning Commission to be retained as a permanent tribute to Mr. Hancock; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. James E. Hancock.

Subdivision Plat Review: Demere Retreat Subdivision
Preliminary Approval Charles D. Bruce, et al Plate Map 72

Messrs. Charles D. Bruce and Edward Bruce, accompanied by Registered Engineer J. H. Ringeling and Attorney Thomas J. Dickey, were present for review of the subject Preliminary Plat.

In reviewing the plat, it was noted that a small portion of the property involved is marshland with an approx. elevation of 6 ft. with the remainder being approx. 10 to 12 ft. above Mean Sea Level. In relation to lots that contain marshland, the developers stated that no fill is contemplated as the floor level of residences constructed on the high land portions will be controlled by the requirements of the Flood Insurance Program Regulations. It was brought out that all lots, including those with marshland, contain a minimum of 12,000 sq. ft., required in the property's R-12 One-Family Residential classification.

The Director pointed out that roads within the proposed subdivision would be private rather than publicly maintained. He added that the plat as submitted meets the requirements for preliminary approval.

After careful review, a motion was made by Mr. Driggers, seconded by Mr. Johnson and unanimously adopted to give Preliminary Approval to the plat of Demere Retreat Subdivision, and that the Final Plat, bearing the approval of the County Engineer and Board of Health, and all other appropriate agencies and officials, shall conform to the requirements for final plats of Glynn County and reflect that all streets will be private and not maintained by the County with dedication only of appropriate easements.

GC-36-74:

Request to rezone, from FA Forest - Agricultural to GI General Industrial, 2 irregularly shaped contiguous tracts in the Sterling area containing a total of 23.1,261 acres, fronting 56.72 ft. on the north side of Georgia Highway 99, and bounded on the west 319.034 ft. by the Georgia Power Company Easement (which lies approx. 2,500 ft. east of the intersection of Georgia Highway 99 and U. S. Highway 341) and on the east 855.795 ft. by the Southern Railroad Right of Way

Mr. Driggers, one of the applicants of the subject application, disqualified himself during review of this request, submitted by himself and Albert F. Shelander, et al.

Mr. Tate Fletcher was present to explain that Seaboard Construction Company proposes to purchase the property involved, if it is rezoned, in order to move a ready mix plant and other activities affiliated with their operations. Also present were Messrs. Jack Kite and Charles R. Baldwin.

Mr. C. G. Hiott, representing residential property owners in the area, was present to register opposition to this application and submitted a petition bearing 31 signatures to this effect. Their basic objections were devaluation of their properties through noise and pollution.

The ecological affects of Seaboard's industrial use in this vicinity were discussed at length. It was brought out that adverse environmental factors would be subject to control by all applicable ordinances and regulations of local, State and Federal agencies.

The Director recommended approval, stating that the property in the subject area is industrially oriented.

After careful study, a motion was made by Mr. Johnson and seconded by Father Poitier to recommend approval of the subject application for the following reasons:

1. the property involved is a logical location for a ready mix plant and other allied activities of Seaboard Construction Company;
2. environmental factors will be controlled by the requirements of the Glynn County Zoning Ordinance and State and Federal Environmental Regulations; and
3. the area is conducive for industrial development.

Voting Aye: Messrs. Cowman, Johnson, McGarvey and
Father Poitier

Abstaining from Voting: Mr. Driggers

The Vice-Chairman declared the motion adopted.

B-4-74:

Request to rezone, from GR General Residential to HC Highway Commercial, all of New Town Lots 510 through 518, inclusive, fronting 210 ft. on the east side of Newcastle Street and 150 ft. on the south side of "N" Street, in the City of Brunswick

Mr. Marvin Bluestein, of Hayes Construction Company, accompanied by Attorney Richard A. Brown, was present to represent the subject request.

Mr. Brown explained that the commercial use of the property involved has been in existence a considerable number of years and under the City Zoning Ordinance can so remain under the conditions of the Cessation provisions of the ordinance. He pointed out that repairs to existing buildings are restricted and no additional buildings can be constructed under those provisions. Mr. Brown, by use of photographs, illustrated the numerous Highway Commercial areas and uses in this section along Newcastle Street. He added that under these circumstances the subject property was not conducive for residential development.

It was noted that no one was present in opposition to this application.

The Director pointed out that a deviation from the State Highway Department's recommendations as to any further highway commercial rezonings on Newcastle Street had already been made by the City Commission, following unfavorable action by the Planning Commission. He added that, inasmuch as a precedent had been set and that the State Highway Department would control all curb cuts onto Newcastle Street, he recommended approval. Mr. Stelle also added that this factor could result in access to the applicant's operations being via "N" Street.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial, which will permit the existing non-conforming uses to become permitted uses under this classification, and that curb cuts onto Newcastle Street will be controlled by the State Department of Transportation.

GC-21-74:

(Deferred on March 5th, 1974)

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, a tract containing approx. 8.02 acres known as the H. S. Fraser Subdivision (an unapproved subdivision) in the Pine Ridge area of Glynn County; said property being located approx. 188 ft. east of the intersection of unopened Pine Terrace Road and Frazier Road

Mr. H. S. Fraser, accompanied by his wife, was present for a second review of his request for a rezoning which would permit a mobile home subdivision. This application had been ruled incomplete due to lack of an adequate plat of the property involved at the meeting of March 5th, 1974.

The Director stated that a proper plat had been received and the request was in order for review. Mr. Stelle said a review of the plans reveals it meets requirements for a mobile home subdivision, as each lot contains a minimum of 12,000 sq. ft. required in M-12 Mobile Home One-Family Residential districts. He added that traffic circulation within the subdivision would be over a 50 ft. street.

It was noted that no one was present on March 5th, 1974, or this date to object to this request.

The Director, in pointing out that the character of the vicinity is mobile home, recommended approval of the rezoning and the preliminary layout plan for the subdivision.

After careful study, a motion was made by Father Poitier, seconded by Mr. Cowman and unanimously adopted to recommend approval of the subject application as the property involved is in an area definitely mobile home in character and, further, to approve the Preliminary Plat for the proposed mobile home subdivision, subject to final approval of the County Engineer, the County Health Department and the Planning Commission.

GC-34-74: (Continued from May 7th, 1974)

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, all of Tracts 3 and 4 of the Clark Property (an unapproved subdivision) fronting 241 ft. on the south side of Walker Road with an average depth of approx. 422 ft.; the northwest corner of said property being located at a point approx. 275 ft. east of the intersection of the centerlines of the F009 I-95 Connector and said road

and

F009 I-95 Connector Report.

Mr. Driggers, one of the applicants of the subject application, disqualified himself during review of this request, submitted by himself and Messrs. Robert G. Boone and Marvin J. Highsmith. Also present was Mr. Richard A. Brazell, Agent.

The Director explained that review of this request had been continued from the May 7th, 1974, meeting pending an analysis of zoning along the F009 I-95 Connector. A discussion was held on

the land use presentation of the F009 strip and the relationship of present and future development at each intersection. Recognizing the changing character of properties at the intersection due to the highways construction and future traffic, the corner involved in this application was designated as commercial in character.

Although no one was present at the meeting this date to express opposition to this application, there were objectors at the previous meeting.

The Director, as a result of the findings of his F009 I-95 Connector study, recommended a rezoning to LC Local Commercial instead of the requested HC Highway Commercial classification. The applicants concurred with this change and so amended their application.

After careful study, a motion was made by Mr. Johnson and seconded by Father Poitier to recommend the rezoning of the subject property from R-9 One-Family Residential to LC Local Commercial, rather than the HC Highway Commercial classification originally requested, with the concurrence of the applicants, as the proposed convenience store will be compatible with the area and will be in accord with the zoning pattern study for the F009 I-95 Connector reviewed this date.

Voting Aye: Messrs. Cowman, Johnson, McGarvey and Father Poitier

Abstaining from Voting: Mr. Driggers.

The Vice-Chairman declared the motion adopted.

GC-35-74:

Request to rezone, from FA Forest - Agricultural to RR Resort Residential, a 5 acre portion of a tract of land located in the Brookman area, said 5 acres lying approx. 2,100 ft. west of U. S. Highway 84 (the Waycross Highway), with access via a private road traversing other lands of applicant; said road being located at a point approx. 3.5 miles south of the Brookman Creek Bridge

Mr. Thomas E. Dennard, Jr., of Hostel, Inc., appeared in support of the subject application. Mr. Dennard explained the concept of "hostels" as they exist in Europe and a few locations in this country. This use is basically for accommodations for travelling youths at an inexpensive cost with dormitory type facilities. "House parents" will live on the premises in a management capacity. Plans for an approx. 2,400 sq. ft.

building are being prepared. A fish pond will be constructed for recreational purposes. Mr. Dennard stated that, although the entire land owned by his company consists of approx. 75 acres, the subject rezoning involved only 5 acres in a remote section of the county.

No one was present in opposition to this application.

The Director stated that due to the property's location it would well be an ideal site for an establishment of this type, and he recommended approval.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Cowman and unanimously adopted to recommend approval of the subject application as the proposed hostel will be in a remote section and will not be detrimental to this undeveloped section of the County and the property involved is sufficiently removed from all of applicant's exterior property lines so as not to affect surrounding properties.

GC-37-74:

Request to rezone, from R-12 One-Family Residential to FA Forest - Agricultural, a tract containing approx. 48.35 acres located approx. 1,048.7 ft. at its closest point east of U. S. Highway 17 North with access via a 30 ft. road being located approx. 600 ft. north of the traffic light at the intersection of said highway and Chappell Crossing Road and lying immediately north of the Belle Point Tract

Messrs. H. J. Friedman and Randy Rozier were present in behalf of the subject application, submitted by H. L. Friedman, et al. A rezoning was being sought in order to continue the use of the property involved for agricultural purposes. Future plans are for development of a "model farm", with possible assistance from the University of Georgia. It was brought out that this land has been utilized for agricultural purposes for a considerable number of years.

It was noted that no one was present to object to the subject request.

The Director recommended approval as the continued agricultural uses would not have an adverse effect upon surrounding property.

After careful study, a motion was made by Father Poitier, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property to FA Forest - Agricultural inasmuch as prior to the adoption of the new Glynn County Zoning Ordinance the land was zoned and used for agricultural purposes and is currently being utilized for same and such use is regulated by Glynn County Health regulations as far as animals and wastes are concerned.

Planned Development Review: Mallory Villas Condominiums Planned
Review Revisions to Plans Development - General Residential Complex
Homes of Tomorrow, Inc.; Stephen Been (O. T. Nichols, Attorney)
(Reference: GC-36-72) Plate Map 72

Mr. Stephen Been, of Homes of Tomorrow, Inc., accompanied by Attorney O. T. Nichols, was present for review of the revisions proposed for the above referenced Mallory Villas Complex.

Examination of the plans submitted this date revealed that the revisions would result in a reduction from 180 to 159 dwelling units in Phases 2 and 3. It was explained that a market survey had revealed the need for more 3-bedroom units, which would, due to the requirements of the Glynn County Zoning Ordinance, reduce the number of units permissible in these phases, and result in an intermingling of 2- and 3-bedroom units.

The Director recommended approval of the proposed revisions inasmuch as a reduction in density would be effected.

After careful study, a motion was made by Mr. Driggers, seconded by Father Poitier and unanimously adopted to recommend approval of the reduction in the number of dwelling units resulting in a decrease in density in Phases 2 and 3 as shown on the plans submitted this date for the Mallory Villas Condominium Planned Development - General Residential Complex, which project had previously received approval by the County for a larger number of units.

GC-2-74 B:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance; by amending Section 503, Density; of Article V, Applications of Regulations; by adding a new paragraph to said Section which would reduce the residential density requirements, currently ranging from 17 to 35 dwelling units per net acre, to a maximum of nine (9) dwelling units per net acre, which would be applicable only to St. Simons Island, designated in the Ordinance as an "Area of Scenic Beauty and Historic Interest"

Next considered was an application submitted by the St. Simons Concerned Citizens Association for an amendment to the Glynn County Zoning Ordinance. Their proposed amendment would reduce the residential density requirements, currently ranging from 12 to 35 dwelling units per net acre, to 9. This proposal would be applicable only to St. Simons Island.

After considerable discussion, a motion was made by Mr. Johnson, seconded by Mr. Cowman and unanimously adopted to defer action on this matter, with the concurrence of the applicants, until such time as a "work session" and another Public Hearing in this respect can be held.

It was suggested that representatives from Land Developers, Contractors, Realtors, the Brunswick Bar Association and other interested individuals attend the "work session", to be held Wednesday, June 19th, 1974, at 7:30 P. M.

Glynn County Zoning Ordinance.

The Director brought to the members attention that the supply of copies of the Glynn County Zoning Ordinance is becoming depleted and requested authorization for reproduction of this instrument.

A motion was made by Mr. Johnson, seconded by Father Poitier and unanimously adopted that the Director proceed in this respect, at an approx. cost of \$500.

Coastal Zone Management.

The Director informed the members that he would be in Atlanta for the remainder of this date to finalize funding through State assistance for additional Planning Commission staff to work on the Coastal Zone Management Program for Glynn County.

Rescheduling of Regular Meeting for July 1974.

Due to the Regular Meeting for July conflicting with the 4th of July holidays, it was agreed that this meeting be rescheduled from the 2nd to the 9th of July, 1974.

MEETING ADJOURNED AT 10:30 A. M.