

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

PRESENT: Chairman Neal Gale, Harry I. Driggers, Wayne E. Floyd, James E. Hancock, Dorman McDonald, Cormac McGarvey and Father Marlon S. Poitier

ABSENT: John Baldwin

ALSO PRESENT: Executive Director Edward H. Stelle and Deputy County Administrator William H. Dewey

Upon a motion made by Mr. McGarvey and seconded by Mr. McDonald, the Minutes of the Regular Meeting held on December 4th, 1973, were approved.

GC-8-74:

Request to rezone, from FA Forest - Agricultural and LI Limited Industrial to HC Highway Commercial, a tract containing 45 acres on the northeastern corner of New Jesup Highway and Crispen Boulevard, fronting 704 ft. on New Jesup Highway (U. S. Highway 341) and 2,784 ft. on Crispen Boulevard

The Chairman announced that due to Mr. Robert D. Miles, Attorney for this application, having another appointment, the above matter would be considered prior to other agenda items.

Mr. Mack Mattingly and Attorney Robert D. Miles were present for review of the subject request. Mr. Miles explained that plans are for a large scale planned development with a shopping center as the first phase and multi-family dwellings to be constructed later. He stated that the finished size of the shopping center would be slightly smaller than Brunswick Mall. He further stated that a favorable recommendation would allow planning to proceed for the shopping center.

Plans were presented illustrating the proposed commercial development. Mr. Stelle stated that he had reviewed the plans in relationship to parking and access requirements as well as proposed uses and that the plan was in line with the requirements of the Zoning Ordinance. He further stated that detailed plans would have to be approved by the Building Official prior to the issuance of a building permit.

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

The Director recommended approval of the subject rezoning as it would facilitate development of the property involved.

After careful study, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to recommend the rezoning to HC Highway Commercial to allow the developers to proceed with plans for a shopping center which will be a part of a large scale planned development.

GC-3-74:

Request to rezone, from R-6 One-Family Residential to M-6 Mobile Home One-Family Residential, a parcel located in Gordon Heights Subdivision, fronting 75 ft. on Hickox Avenue, a private drive, and 76.6 ft. on the Old Atlantic Coast Line Right of Way; the southwest corner of said lot being 238 ft. north of the intersection of Hickox Avenue with Kingsland Avenue

Mr. Richard A. Brazell was present in behalf of the subject request, submitted by Warren O. Stephens and Margaret Stephens.

The Director pointed out that the entire area had been zoned TR Temporary Residential prior to January 1st, 1973. Mr. Stelle stated that since that time, three parcels of land in the area have been rezoned for permanent mobile home locations.

Mr. Brazell explained that Mr. and Mrs. Stephens live in a mobile home located on the property involved. He stated that the Stephens plan to continue to live there if the requested rezoning is approved.

No one was present to express opposition to the subject application.

Stating that this should not be considered a "spot zoning", the Director recommended approval in order to bring the existing land use into its proper zoning classification.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning of the property involved in order that its existing non-conforming usage might become a permitted use under the requested M-6 Mobile Home One-Family Residential classification.

GC-4-74:

Request to rezone, from R-6 One-Family Residential to M-6 Mobile Home One-Family Residential, an 0.368 acre tract fronting 75 ft. on the south side of Arnold Road with a depth of 228.5 ft. on the eastern boundary and 221.0 ft. on the western boundary; said property being located 275 ft. east of the intersection of Demere Road with Arnold Road

Mr. David Grovner was present for review of the subject application. Mr. Grovner explained that his brother-in-law is in the service and is being transferred. Because of financial reasons,

Mr. Grovner's sister would like to move her mobile home onto the property involved to live in while her husband is gone. Mr. Grovner stated that this was the reason for requesting a temporary mobile home permit for a Military Hardship Case.

During discussion, it was brought out that the request, as it reads, is for a permanent mobile home rezoning. It was pointed out that if a Military Hardship permit was granted, the property would remain in its existing R-6 One-Family Residential classification.

No one was present in opposition to this request.

The Director recommended that the County Commission grant a two year permit for a Military Hardship and that the property remain in its present residential classification.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Driggers and unanimously adopted to recommend denial of the requested rezoning for the permanent location of a mobile home as it would be setting an unfavorable precedent for further rezonings of individual mobile home lots.

After further discussion, a motion was made by Mr. McDonald, seconded by Mr. Floyd and unanimously adopted to recommend that the applicant be issued a two year conditional use permit for the location of a mobile home on the property involved inasmuch as the application meets the requirements for a Military Hardship Case.

GC-5-74:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, a portion of Brunswick Farms Subdivision, Lot Number 100, fronting 75 ft. on the north side of Sixth Street, having a depth of 107 ft.; the southwest corner of said lot being located 256 ft. east of the intersection of Habersham Street and Sixth Street

Mr. Charles C. Smith was present in behalf of the subject request. Mr. Smith stated that the purpose of this rezoning is to allow the construction of a building to be used for a show room and storage in conjunction with his business, Varsity Plaza Supply. A statement signed by property owners in the area of the property involved expressing no objections was submitted.

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

The Director recommended approval of the requested rezoning to Highway Commercial as it would be a logical extension of an existing business and would not seem to be detrimental to the surrounding property.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McDonald and unanimously adopted to recommend approval of the subject application as the requested General Commercial rezoning is compatible to the surrounding commercial uses in the area.

GC-6-74:

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, an 0.28 acre tract fronting 150 ft. on the east side of B & W Grade Road with an average depth of 82.49 ft.; said property located 1.070 ft. north of the intersection of Community Road with B & W Grade Road (Flanders Drive)

Mr. Charles O'Neal was present to represent this request, submitted by his mother-in-law, Mrs. Juanita Beaver Crum. Mr. O'Neal stated that the purpose of the requested rezoning is to allow him and his wife to locate a mobile home to the right of Mrs. Crum's residence. He explained that his work requires him to be away frequently and it would be safer for his wife to be near her mother. Mr. O'Neal submitted a statement signed by property owners affected by the rezoning stating that they have no objections.

No one was present to express opposition to the subject request.

The Director recommended approval of this application as there are mobile homes on individual lots existing in the area.

After careful study, a motion was made by Father Poitier, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning of the property involved to M-12 Mobile Home One-Family Residential as it is located in an area characterized by mobile home usage and conventional homes.

GC-7-74:

Request to rezone, from FA Forest - Agricultural to R-12 One-Family Residential, that certain tract of land lying immediately north of Sea Island Subdivision No. 1 on Sea Island, Glynn County, Georgia, and being bounded westerly by March, southerly by property of Sea Island Properties, Inc., and by the re-subdivision of Sea Island Subdivision No. 1, Block 87, easterly by property of Sea Island Company and northerly by property of Sea Island Company, said tract containing approximately forty (40) acres, more or less; southeast corner of said tract beginning 150 ft. north of the intersection of Oglethorpe Drive and Oglethorpe Lane

Mr. J. D. Benefield, Jr., Vice-President of the Sea Island Company, and Mr. John Petty, Planning Associate of Hart-Krivatsy-Stubee of Orlando, Florida, were present in behalf of the subject

application, submitted by the Sea Island Company. Mr. Benefield stated that plans are for 55 additional building sites which will become an extension of Sea Island Subdivision.

Mr. Petty explained that the proposal is to extend the present subdivision by approximately forty acres. He stated that it will be necessary to extend 36th Street to provide access. Mr. Petty further stated that plans are for small clusters on lots with "driveways" extending into the clusters instead of roads throughout the subdivision. Mr. Petty pointed out that elevation on the edge of the marsh is about 8 feet and some fill on the highland will be required. He added that only a minimal amount of fill would be done to bring the land up to the required minimum elevation. Mr. Petty said that they plan to conserve as much of the natural vegetation as possible. He stated that his company had made some suggestions to the Sea Island Company for setbacks although they realize they will have to meet the setback requirements of the Glynn County Zoning Ordinance. Mr. Petty further stated that they propose to utilize 40 ft. driveway easements and 50 ft. setbacks from the main road.

It was noted that no one was present to object to this application.

The Director recommended approval as the request is within the character of the development of Sea Island.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McDonald and unanimously adopted to recommend approval of the subject request as it is a logical extension of Sea Island Subdivision lying immediately to the south of the property involved.

GC-2-74 A:

Discussion of a proposed amendment to the Glynn County Zoning Ordinance for a suggested revision of Subsection 302.17 of the Glynn County Zoning Ordinance pertaining to dwelling, townhouse or row house incorporating existing wordage from Subsections 302.17, 302.29, and 302.33, for the purpose of clarifying the townhouse definition

The Director explained that the proposed amendment had been written after a meeting of representatives of the Joint Planning Commission, Realtors and the Home Builders Association. Mr. Stelle stated that the purpose of this was to clarify the definition of townhouse as it pertains to the Glynn County Zoning Ordinance. He further stated that reference is made to townhouse in three subsections, all of which set forth the definition of a townhouse or row house. These subsections are 302.17, 302.29 and 302.33.

After careful consideration, a motion was made by Mr. Hancock, seconded by Father Poitier and unanimously adopted to recommend the adoption of the following proposed amendment to the Text of the Glynn County Zoning Ordinance:

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

Subsection 302.17, Dwelling, Townhouse or Row House; of Section 302, Definitions; in Article III, Definition and Interpretation of Terms Used in This Ordinance; is amended by striking in its entirety Subsection 302.17, Dwelling, Townhouse or Row House, as follows:

302.17 Dwelling, Townhouse or Row House. One of a series of three or more attached one-family dwelling units on separate lots which: 1) may or may not have a common roof; 2) shall not have a common exterior wall; 3) are separated from each other by fire resistive party wall partitions extending at least from the lowest floor level to the roof.

and inserting in lieu thereof a new Subsection 302.17, Dwelling, Townhouse or Row House, to read as follows:

302.17 Dwelling, Townhouse or Row House. One of a series of three or more attached one-family dwelling units on separate lots designated as single units of property having frontage on a designated accepted street which: 1) may or may not have a common roof; 2) shall not have a common exterior wall; and 3) are separated from each other by fire resistive party wall partitions extending at least from the lowest floor level to the roof.

Urban Transportation Plan.

The Director stated that the work on the Urban Transportation Plan would be initiated this month. He reported that the City and County were signing a memorandum of understanding with the State Department of Transportation and that a meeting of the Technical Coordinating Committee would be held soon and that he was designated to meet with this committee.

Glynco Re-Use Plan.

The Director reported that the contract with Eric Hill Associates was being finalized by Coastal Area Planning and Development Commission and that he was meeting with the firm to research economic and population data pertinent to the study.

Flood Insurance Program.

The Director announced that Glynn County had been declared eligible for the sale of flood insurance at subsidized rates.

MEETING ADJOURNED AT 10:00 A. M.