

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
FEBRUARY 5th, 1974
8:30 A. M.

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

ABSENT: Cormac McGarvey

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

Upon a motion made by Mr. Floyd and seconded by Mr. McDonald,
the Minutes of the Regular Meeting held on January 8th, 1974, were
approved.

GC-9-74:

Request to rezone, from R-9 One-Family Residential to M-9 Mobile
Home One-Family Residential, a tract of land fronting 103 ft. on
Scranton Road with a depth of 226 ft.; the southwest corner of
said lot being located approx. 410 ft. east of the Old Jesup
Highway

Mr. Rodney Wiggins was present to represent his application
for a rezoning to a mobile home classification. Mr. Wiggins stated
that he had previously obtained a one year temporary permit for the
location of a mobile home on his property on a hardship basis due
to the loss of his residence by fire. He added that he now desired
to permanently replace the existing mobile home with a larger one
of better quality and not repair the fire-damaged dwelling. Mr.
Wiggins pointed out that there are a number of mobile homes in his
neighborhood.

No one was present to express opposition.

After careful study, a motion was made by Mr. McDonald, seconded
by Mr. Driggers and unanimously adopted to recommend approval of the
subject request as the subject property is a logical location for a
mobile home as there are a number of like uses in the area.

GC-10-74:

Request to rezone, from FA Forest - Agricultural to BI Basic Indus-
trial, a tract of land identified as portions of Lots 4 and 5 in
Cunningham Subdivision, fronting 425.2 ft. on the east side of U.S.
Highway 341, with a depth of 100.3 ft. on the southern boundary,
1128.6 ft. on the northern boundary, and 302 ft. on the eastern
property line; said property lying 790 ft. south of the intersection
of U. S. Highway 341 and U. S. Highway 99 at Sterling

Mr. Lection L. Anderson appeared in behalf of the subject application, submitted by his wife and himself. Mr. Anderson explained that he proposed to utilize the property involved for an automobile salvage operation, with crushing facilities for the residue.

The Director pointed out that the subject land lies approximately 255 ft. to the rear and east of property owned by the Andersons zoned HC Highway Commercial.

When questioned as to whether the area would be fenced, Mr. Anderson replied this would be done at a later date due to financial expense that would be incurred.

The members were in agreement that the proposed operation would present problems as to health hazards, noise and pollution in an area residential in character with a church located in the neighborhood.

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

The Director stated that, although the applicants have sufficient land for a salvage yard, operations of this type are undesirable in residential areas.

After careful study, a motion was made by Mr. McDonald, seconded by Father Poitier and unanimously adopted to recommend denial of this application for the following reasons:

1. the character of the neighborhood is predominately residential with a church located nearby; and
2. the proposed industrial use of the property would not be conducive to the area's development due to noise, pollution and the creation of health hazards and would be detrimental to surrounding residences.

GC-11-74:

Request to rezone, from R-20 One-Family Residential to M-20 Mobile Home One-Family Residential, a parcel of property containing approx. 4 acres located 375 ft. west of Blythe Island Drive from a point 80 ft. north of the intersection of Blythe Island Drive and Burney Road; access to said property being through other land owned by the applicants

Mrs. Terry Newman was present to represent the subject request, submitted by her husband and herself. This application was made in order that a mobile home, for use by a member of their immediate family, might be located to the rear of two residences located on the property.

No one was present to object to this request.

The Director pointed out the property's proximity to Interstate 95 in an area predominately single-family residential. He added that, upon completion of I-95, the character of the neighborhood could possibly change. Mr. Stelle then explained that the property involved contains sufficient land to support 10 mobile homes and could conceivably become a mobile home park.

After careful study, a motion was made by Mr. Hancock and seconded by Mr. Floyd to recommend approval of the requested rezoning to M-20 Mobile Home One-Family Residential as the property involved lies within an area characterized by single-family dwellings and is bounded on the west by Interstate 95 which limits the character of development.

Voting Aye: Messrs. Driggers, Floyd, Hancock, McDonald and Father Poitier

Voting Nay: Mr. Baldwin

The Chairman declared the motion adopted.

GC-12-74:

Request to rezone, from R-6 Single-Family Residential to GR General Residential, Lots 8 and 9 in Block E of Ocean View Gardens on St. Simons Island; said lots having frontages of 100 ft. on the west side of Ocean View Avenue and on the south side of Sea Breeze Drive, respectively

Mr. Cormac McGarvey, Jr., was present in behalf of the subject application, submitted by his wife. Mr. McGarvey stated that this request was identical to Rezoning Application GC-35-72, which had received a favorable recommendation by the Planning Commission, but had subsequently been denied by the County Commission. He said that ample area is provided for required setbacks, off-street parking and other requirements for the proposed 4-unit apartment building. Mr. McGarvey expressed his opinion that the complex would definitely improve the character of the neighborhood, an unstable area containing a mixture of residential uses with approximately 50% being non-conforming multi-family dwellings.

Mrs. M. R. Bartlett appeared to again express opposition to the request. Also submitted was a letter reiterating objections by the area's residents as being the same as those expressed in 1972. These basically were that the change would generate additional traffic in the neighborhood and would be detrimental to their single-family residences in addition to representing a "spot zoning" that would increase the density of the area. The letter stated that an opposing delegation would be present at the County Commission's public hearing.

The Director pointed out that the requested rezoning would enable the applicant to construct a conforming multi-family dwelling in an area containing a considerable number of non-conforming uses of this type. He added that the proposal might promote improvements that would enhance the character of the neighborhood.

After careful study, a motion was made by Father Poitier, seconded by Mr. Baldwin and unanimously adopted to recommend approval of the subject application for a rezoning to GR General Residential as:

1. the property lies within an area transitional in nature with an intermingling of multi-family and single-family residential uses; and
2. the proposed apartment complex could be conducive towards upgrading the quality of existing and future residential uses in the neighborhood.

GC-13-74:

Request to rezone, from R-9 One-Family Residential to GC General Commercial, a portion of Azalea Gardens Subdivision, fronting 350 ft. on the north side of Cypress Mill Road and 630 ft. on the east side of Carteret Road and comprising Lot 1 and a portion of Lot 2, Block 6, Portions of Lots 2, 3, 4 and 5, Block 5, Lots 1, 2 and portions of Lots 3 and 4, Block 1, all of Block 5 except portions of Lot 10, 11 and Camellia Circle and all affected street rights of way

Mr. Malcolm Seckinger, as agent for four separate and individual owners, including himself, appeared to represent this request. Mr. Seckinger stated that, although no definite plans have been developed, a commercial rezoning was being sought due to the nature of the surrounding area. He pointed out the proximity of the property involved to the Interstate 95 F009 Spur, with Highway Commercial to the west and south, and Planned Development - General to the northeast, the applicants felt the land has lost its potential for residential development.

It was noted that no one was present to express opposition to this request.

The Director stated that the area is obviously commercial and recommended approval.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Baldwin and unanimously adopted to recommend the rezoning of the subject property to GC General Commercial as it is bounded on the northeast by the I-95 F009 Spur and its use for any other than commercial would not be logical.

GC-14-74:

Request to rezone, from R-9 One-Family Residential to GR General Residential, a tract of land containing 7 acres, fronting 421 ft. on 4th Avenue (also known as Forest Avenue), having a depth of approx. 730 ft.; the southeastern corner of said tract being located 166 ft. west of the centerline of the intersection of 4th Avenue and Broadway on St. Simons Island

Attorney Thomas J. Lee was present to represent Mr. Jasper Barnes, applicant. Mr. Lee stated that Mr. Barnes had prospective purchasers for the property involved if it is rezoned to General Residential. He explained that 106 multi-family units are proposed for the 7 acre tract. The units are designed for retired couples which would minimize any increase in density. Ample open space would be provided inasmuch as only 19% of the land would contain structures, with all possible trees being preserved.

A considerable number of residents in the area were present to express opposition to this application. All present were given an opportunity to express their objections. In addition, a petition signed by 53 property owners in this neighborhood was submitted. Their basic objections were:

1. a considerable increase in traffic would be generated upon streets already overloaded;
2. the area's sewage and water facilities are and have been inadequate;
3. drainage of the land would present a problem and effect surrounding property; and
4. multi-family zoning would be detrimental to an are predominately single-family residential and would produce an increase in density.

During duscussion, it was brought out that a majority of the above factors would likewise be applicable if the land were developed for single-family dwellings. Also brought out was that, although the County Engineer had stated that the property could be drained, drainage would be the responsibility of the developers and could present problems. Another point to be considered would be that the proposed development would lie between two single-family areas.

The Director recommended denial of the subject request due to the factors expressed by the opponents to the proposal.

After careful study, a motion was made by Mr. Baldwin and seconded by Mr. Hancock to recommend denial of the requested rezoning for multi-family units for the following reasons:

1. such use would not be in character within a long established single-family residential area;
2. an increase in density resulting from such use would generate an additional influx of traffic on streets already beyond their capacity; and
3. the proposed use would create additional problems in relation to sewage and water facilities and drainage within the area.

Voting Aye: Messrs. Baldwin, Driggers and Hancock

Voting Nay: Messrs. Floyd, McDonald and Father Poitier

The Chairman voted aye to break the tie vote and declared the motion to deny adopted.

GC-15-74:

Request to rezone, from R-12 One-Family Residential to GC General Commercial, a tract of land containing approx. 3 acres, fronting approx. 500 ft. on the west side of Frederica Road with an average depth of 530 ft.; the southeastern corner of said property being located approx. 340 ft. north of the intersection of North Harrington Road and Frederica Road on St. Simons Island

Mr. Ray Whittle, Jr., prospective purchaser, Mr. Bennie Gentile, owner of the subject property, and Attorney Thomas J. Lee were present for review of this application. Mr. Whittle explained that a commercial rezoning was being sought in order that a retail furniture outlet could be constructed on a 3 acre site. He said plans call for a building containing approximately 16,000 sq. ft. being separated from Frederica Road by an 80 ft. landscaped area. Mr. Whittle recognized that this would be a "spot zoning" but felt the design of the building precluded it from being effective in a commercially zoned area.

Mrs. Georgia Sullivan, accompanied by a large delegation, acted as spokesman for residents in the Harrington area who appeared to object to this request. In addition, all present were given a chance to state their objections. A petition of opposition was presented bearing 118 signatures. Among the objections expressed were that a commercial encroachment would set a precedent for similar uses of this type and that they did not want the long established residential character of the neighborhood jeopardized.

It was brought out during discussion that the subject site lies in close proximity to considerable Planned Development areas

and that their developers could conceivably purchase the land immediately surrounding the property involved for additional development.

The Director recommended denial of this application inasmuch as no commercial areas are reflected on the Glynn County Land Use Plan, such rezoning could lead to further requests of this type, and it would constitute "spot zoning".

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

1. the proposed use does not conform to the Glynn County Land Use Plan;
2. the requested rezoning would represent a "spot zoning"; and
3. commercial zoning of the property involved would establish an unfavorable precedent for further development of this type within an area predominately residential in nature, particularly across Frederica Road to the east.

Voting Aye: Messrs. Baldwin, McDonald, Floyd, Hancock and Father Poitier

Voting Nay: Mr. Driggers

The Chairman declared the motion adopted.

GC-16-74:

Request to rezone, from CP Conservation - Preservation to PD-G Planned Development - General, a tract containing approx. 16 acres, fronting approx. 1100 ft. on the St. Simons Causeway, the northeastern corner of the property being located directly east of the western ramp of the Frederica River; said property being originally known as the location of Olsen's Yacht Yard

Attorney James B. Gilbert, Jr., and Architect Lamar Webb were present to represent Golden Isles Marina, Inc. Mr. Gilbert, with the use of architectural drawings, a three-dimensional display and photographs, explained plans are for the renovation of the existing marina and its expansion with the addition of allied facilities. The additions, such as small shops, a restaurant, and other marina-oriented uses are basically planned to serve the water-bourne traffic on the Intracoastal Waterway.

Mr. Gilbert stated that, while storage and docking facilities are permissive in the property's present zoning classification, a rezoning to PD-G Planned Development - General is necessary for other proposed uses. He added that the project would be developed in phases. Detailed plans and information for Phase I were submitted along with the rezoning application. Among the uses proposed for Phase I would be small shops, shower facilities, and a bar and grill. Sewerage facilities would be provided by a fenced oxidation pond and water supplied by a water treatment plant. Adequate information as to Phase II, to contain a restaurant, and Phase III, for a boatel, was not available at this date.

A copy of a letter from the Marshland Protection Agency granting a permit for fill to create a fresh water reservoir on the site accompanied the application.

No one was present in opposition to this request.

Stating that this request was in order and that action could be taken as to the three phases, the Director recommended approval of the requested rezoning, Final Approval of Phase I and Preliminary Approval of Phases II and III.

After careful study, a motion was made by Mr. McDonald, seconded by Father Poitier and unanimously adopted to recommend the rezoning of the subject property to PD-G Planned Development - General as the proposal, to be known as the Golden Isles Marina, would up-grade the greatly needed existing marina facilities; and, further, that Final Approval be given to Phase I of the complex and Preliminary Approval to Phases II and III, and such approval predicates the condition that all development will be in accord with other local, state and federal regulations pertaining to this type development in this location.

Planned Development Review:	Heritage Villas, Section "B"
Final Approval	Plate Map 60
E. Thomas Stroud	(Reference: GC-22-71)

Mr. E. Thomas Stroud was present for review of the subject Heritage Villas Planned Development Revision. Mr. Stroud explained that when the property was rezoned to Planned Development - General, plans submitted at that time reflected no information as to street layout and the location, size, etc., of the buildings. A total of 48 units, varying as to construction, number of bedrooms and baths, are to be contained in 12 buildings. Mr. Stroud added that the units proposed would provide the occupants with necessary medical facilities and communication in conjunction with the Heritage Inn Nursing Home.

The Director stated that the revised plans as submitted had been examined and revealed that the requirements for Final Approval had been met and he recommended approval.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. Driggers and unanimously adopted to recommend Final Approval of Section "B", as revised, of Heritage Villas as plans submitted meet all requirements for Planned Development - General and the proposal for residential retirement units for the elderly is compatible to the complex's nursing home (Section "A") and the surrounding residential neighborhood.

Subdivision Plat Review: Sherwood Forest Subdivision
Final Approval Harry I. Driggers Plate Map 33

Mr. Driggers, as developer, disqualified himself during review of the subject subdivision.

The Director explained that the plat of Sherwood Forest Subdivision had previously received Preliminary Approval, on June 5th, 1973, subject to the Final Plat reflecting provision to meet open space requirements. Mr. Stelle stated examination of the plat now meets this stipulation and recommended its receiving Final Approval.

After careful study, a motion was made by Mr. Floyd and seconded by Mr. McDonald to recommend Final Approval of the plat of Sherwood Forest Subdivision, subject to the required approvals of the Glynn County Engineer and Board of Commissioners, Glynn County.

Voting Aye: Messrs. Baldwin, Floyd, Hancock,
McDonald and Father Poitier

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

Mobile Home Park Review: Spaulding Trailer Park - U. S. 17 South
Final Approval R. L. Spaulding, Sr., et al Plate Map 67
(Reference: GC-25-73)

Mr. R. L. Spaulding, Sr., was present for review of plans for the subject mobile home park.

The Director explained that, on June 5th, 1973, the property involved had been rezoned to a Mobile Home Park zoning classification,

subject to final layout plans being approved by the Planning Commission and County Engineer, particularly with respect to access and interior roads and drainage by the County Engineer, and approval by the Board of Health of provisions for water and sewer facilities. Mr. Stelle stated that the Glynn County Board of Health had given tentative approval for the use of septic tanks on Lots 1 through 8, inclusive.

The Director recommended that Final Approval be given to Lots 1 through 8, and that Lots 9 through 23 be given Preliminary Approval subject to approval of the Board of Health as to sewer facilities to service the remaining lots.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted to recommend that Final Approval be given to Lots 1 through 8, inclusive, and that Lots 9 through 23, inclusive, be given Preliminary Approval subject to the approval of the Glynn County Board of Health as to sewer facilities to service the remaining lots.

Proposed Resolution in support of I-95 - I-16 Connector Route for State Multi-Model Transportation Plan

Upon a motion made by Mr. Hancock and seconded by Father Poitier, it was resolved to support the I-95 - I-16 Connector Route for the State Multi-Model Transportation; said resolution to be forwarded to Coastal Area Planning and Development Commission.

The Chairman announced that a work session would be held on Tuesday, February 19th, 1974, at 8:30 A. M., for review of the proposed Glynn County Subdivision Regulations and Density Requirements.

MEETING ADJOURNED AT 11:15 A. M.