

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
APRIL 2nd, 1974
8:00 A. M.

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

ABSENT: James E. Hancock

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

The Chairman announced that, in order that the Director might not be delayed in attending the Tri-State Cooperative Conference on Jekyll Island, the meeting had been called for 8:00 A. M. and the Director would first report on items concerning the Planning Commission prior to any other business being handled.

Brunswick Urban Area Transportation Plan.

The Director reported that the Georgia Department of Transportation is now preparing a 1993 State-wide Transportation Plan. This plan encompasses a 20 year projection to establish priorities for the improvement of streets and highways in Brunswick and Glynn County. The closing of N A S Glynco has broadened the original area for this study as that installation will become public property. Also to be taken into consideration is the possibility of connectors between Glynco and major business districts and St. Simons Island and, as well, a new Interstate 95 interchange to service the Glynco area.

Mr. Stelle added that, as to water-oriented traffic, Andrews Island is being projected as a deep-water port with the installation of rail facilities.

Glynco Impact Study.

The Director next explained that certain data will have to be furnished to Eric Hill Associates, Inc., Consultants for this study, in order for them to formulate a general re-use plan for the N A S Glynco facilities. Some of this information will be furnished by subcommittees of the Glynco Steering Committee. Mr. Stelle added that the Planning Commission will be expected to make recommendations as to zoning within that area.

Tri-State Cooperative Conference; Methods for Beach and Sand Dune Protection.

The Director stated that he is attending the subject conference being held on Jekyll Island. Mr. Stelle explained that the aims of the meetings are closely related to those of the Coastal Zone Management Program. He said that the Planning Commission would have representation on the Executive Committee of the State's Coastal Zone Management Steering Committee. Mr. Stelle added that the Planning Commission would possibly be receiving a 100% grant of approximately \$12,000.00 for an additional staff member which will provide for Glynn County's participation towards the preparation of a land use management plan for the coastal zone area of Georgia.

Upon a motion made by Mr. Floyd and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on March 5th, 1974, and a Called Meeting held on March 26th, 1974, were approved.

GC-24-74:

Request to rezone, from R-12 One-Family Residential to FA Forest - Agricultural, a triangular tract containing 6.056 acres fronting 749.68 ft. on the west side of the Old B & W Grade and 829.69 ft. on the east side of the Brunswick - Altamaha Canal and bounded on the south by Cox Subdivision

Mr. Marvin A. Davis was present to represent the subject request, submitted by his father, Mr. Melvin A. Davis. Mr. Davis explained he desires to locate a mobile home on the property involved, until such time as he can construct a conventional type dwelling.

No one was present in opposition to this application.

The Director stated that, although the subject property would support more than one mobile home in the requested classification, he recommended approval as the proposed use would not be detrimental to the surrounding area.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested rezoning to FA Forest - Agricultural as the proposed location of a mobile home on the property involved would be compatible to similar uses in the neighborhood.

GC-25-74:

Request to rezone, from R-9 One-Family Residential and R-20 One-Family Residential to HC Highway Commercial (Tract A) and from MH Mobile Home Park to LI Limited Industrial (Tract B) two tracts in the Dock Junction Area described as follows:

Tract A - a parcel fronting 563.97 ft. on the north side of Georgia Highway 303 with a depth of approx. 150.4 ft. and bounded on the east by the Brunswick - Altamaha Canal; and

Tract B - a parcel containing 2 acres lying approx. 150.4 ft. north of and parallel to Georgia Highway 303 and being bounded on the south 210 ft. by Tract A above and on the east by said Canal

Mr. and Mrs. Tucker Knight appeared for review of this application, submitted by Mrs. Knight, James J. Devlin, Jr., and Harry A. Devlin. Mr. Knight stated that this two-fold rezoning would permit Highway Commercial development along the property's highway frontage and the location of a welding shop on the portion requested for Limited Industrial. He explained that, due to the Newcastle Street relocation project, his shop has to be moved.

It was noted that no one was present to express objections to either of the rezonings requested.

The Director recommended approval of the rezoning of Tract A, stating that the property's location makes it a logical use for Highway Commercial development.

After careful study, a motion was made by Mr. Cowman, seconded by Father Poitier and unanimously adopted to recommend approval of the Highway Commercial rezoning request as Tract A's frontage on Georgia 303 makes it conducive for this type commercial development.

The Director recommended approval of the rezoning of Tract B as he felt that the proposed industrial use would not be adverse to property in the vicinity. Mr. Stelle added he feels that a buffer strip should be installed along the property's Brunswick - Altamaha Canal boundary in order to afford protection to any future development of this canal.

After further study, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to recommend approval of the requested rezoning of Tract B to LI Limited Industrial as the property is located in an area in which the proposed use would not have a detrimental effect upon surrounding property.

GC-26-74:

Request to rezone, from R-12 One-Family Residential to HC Highway Commercial, Lot 8 in the C. J. Anderson Estate Subdivision (an

unapproved subdivision) fronting 115 ft. on the west side of the New Jesup Highway (U. S. Highway 341) and being located approx. 837.6 ft. southwest of the southwest corner of the Gibson Creek (also known as the Yellow Bluff Creek) Bridge

Mr. Driggers disqualified himself during consideration of the subject application, submitted by Mr. Robert G. Boone and himself. If the subject property is rezoned as requested, the applicants propose to construct a general merchandise facility on the site.

No one was present to oppose the subject request.

The Director stated that the Planning Commission previously had gone on record as being favorably inclined towards commercial rezoning requests along U. S. Highway 341 in this area, and, therefore, recommended approval of this application.

After careful study, a motion was made by Father Poitier and seconded by Mr. Floyd to recommend approval of the subject application inasmuch as the requested HC Highway Commercial is in accord with a policy previously established by the Planning Commission recognizing the commercial nature of properties abutting U. S. Highway 341 between the I-95 Interchange and Georgia Highway 303.

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

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

GC-27-74:

Request to rezone, from R-12 One-Family Residential to GC General Commercial, Lot 1, as identified on plat of Community Subdivision, Redivision of Lot 15, fronting 158.5 ft. on the north side of Community Road and 204.9 ft. on the east side of the Old B & W Grade

Mr. Driggers disqualified himself during review of this request, submitted by Mr. Marvin J. Highsmith, Mr. Robert G. Boone and himself. The applicants propose to utilize the subject property for a heating and airconditioning sales and service establishment, if the site is rezoned to the requested General Commercial classification.

In making a recommendation for approval, the Director explained that the land lies within an area that is not conducive for residential development due to its proximity to industrial and other commercial properties.

It was noted that no one appeared to express opposition to this application.

After discussion, a motion was made by Mr. Johnson and seconded by Father Poitier to recommend approval of the requested GC General Commercial rezoning as this type development would be a logical use for the property involved and would not adversely effect property in this area along Community Road.

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

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

GC-28-74:

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, Lots 12 and 13 in Block J of Blythe Island Subdivision, fronting 75 ft. on the east side of Blythe Island Drive and a total of 300 ft. on the south side of Landing Street

Mr. T. R. May, Sr., accompanied by Mr. Richard A. Brazell, was present for review of this request. Mr. Brazell stated that Mr. May proposes to locate his mobile home on the subject property as he desires to reside in a location other than on Norwich Street, which carries a heavy degree of traffic.

No one was present in opposition to this request.

The Director, pointing out that the property involved is in an area containing a mixture of mobile homes and conventional dwellings, recommended approval.

After careful study, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to recommend approval of the rezoning of the subject property to M-12 Mobile Home One-Family Residential as it is in an area used predominately for mobile homes and consequently would be consistent with the character of the neighborhood.

GC-29-74:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract fronting 1,200 ft. on the west side of the New Jesup Highway (U. S. Highway 341) with a depth of 600 ft., said property being immediately adjacent to the north of the Little Savoy Tavern.

The Planning Commission next considered the subject request, submitted by Mr. Robert G. Boone. In the event the property is rezoned to the requested Highway Commercial classification, the applicant proposes to locate retail outlets on the site.

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

The Director stated that the area of the proposed rezoning represents a large amount of acreage to be classified Highway Commercial in that area, possibly for more than is needed today, but that the area adjacent to the highway frontage is probably not conducive to any other kind of development.

After careful study, a motion was made by Mr. Johnson and seconded by Mr. Floyd to recommend approval of the subject application as Highway Commercial development of the property involved would not be detrimental to the surrounding area due to its frontage on a major thoroughfare and its location immediately north of similarly zoned land.

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

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

B-3-74:

Request to rezone, from LC Local Commercial to GC General Commercial, portions of Town Commons Lots 19, 21 and 23 between Cochran Avenue and Stonewall Street in the City of Brunswick, fronting 100 ft. on the south side of Gloucester Street and 180 ft. on the east side of Cochran Avenue

Mr. Roy L. Smith was present to represent this application for the rezoning from one commercial to another commercial zoning classification. Mr. Smith explained that his proposed open boat sales and storage is not a permitted use on Local Commercial zoned land and, as well, setback requirements present a problem in that classification. He added that the proposed building will be set back in alignment with existing commercial businesses to the north.

No one appeared to express opposition to this request.

In recommending approval, the Director reiterated the points brought out by Mr. Smith in his request for a rezoning to General Commercial and stated the proposed use would definitely up-grade the property and such classification is in keeping with adjacent zoning districts.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested rezoning to GC General Commercial inasmuch as the area is commercially oriented and the proposed use will result in a definite improvement to the property involved.

Subdivision Plat Review: Belle Point Subdivision, Section 5, Area A,
Revised, and including a Revision of Lots 23,
24, 25, 26, 26-A and 27 in Section 3, Area A,
of said subdivision
Final Approval Stephen Been Plate Map 45

The Director explained that the following Final Approval of the Plat of Belle Point Subdivision, Section 5, Area A, an error in closure had been discovered. He further explained that an encroachment onto lots in Section 3, Area A, had also been found. Mr. Stelle pointed out this had necessitated replatting the areas involved. He stated this had been accomplished and the subject plat was in order for Final Approval.

Following study, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted to recommend approval to the Plat of Belle Point Subdivision, Section 5, Area A, as Revised, including a Revision of Lots 23, 24, 25, 26, 26-A and 27 in Section 3, of said subdivision.

Proposed Glynn County Subdivision Regulations.

The members were reminded of a Called Meeting scheduled for Tuesday, April 16th, 1974, for continued review of the proposed Glynn County Subdivision Regulations.

MEETING ADJOURNED AT 9:00 A. M.