

REGULAR MEETING  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
MAY 7th, 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

---

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

---

Upon a motion made by Father Poitier and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on April 2nd, 1974, a Called Meeting held on April 16th, 1974, and a Called Meeting held on May 2nd, 1974, were approved.

---

GC-15-74:

Request to rezone, from R-12 One-Family Residential to GC General Commercial, a tract of land containing approx. 1.5 acres, fronting approx. 245 ft. on the west side of Frederica Road with a depth of 276 ft.; the southeast corner of said property being located approx. 340 ft. north of the intersection of North Harrington Road and Frederica Road on St. Simons Island

The Vice-Chairman announced that the subject application had been referred back to the Joint Planning Commission by the County Commission for further consideration in that Mr. Bennie Gentile amended his request by reducing the area requested for rezoning.

Mr. Gentile, accompanied by his Attorney, Mr. Thomas J. Lee, was present for this review. Also present was Mr. Ray W. Whittle, Jr., prospective purchaser of the property, who desires to utilize the land for an interior decorating business and storage warehouse. Mr. Lee stated that, in addition to reducing the acreage from 3 to 1.5 acres, 2 curb cuts on Frederica Road had been eliminated. He pointed out that the property involved lies a considerable distance from the residential Harrington Subdivision and, due to its proximity to a cemetery, it is not conducive for residential purposes. Mr. Lee stated that a 80 ft. buffer area separating the proposed commercial building from Frederica Road would be installed and maintained.

A considerable number of residential property owners in the Harrington Subdivision were present to again object to this rezoning and presented a petition to that effect bearing 155 signatures. The basic reasons for their objections were the same as those presented at the Planning Commission's first review on the subject request on February 5th, 1974 (See minutes of Joint Planning Commission meeting of February 5th, 1974). Also present to express opposition were Mr. and Mrs. Henry T. Smith, representing the St. Simons Action Group, and Mr. Baxter Rains, representing the St. Simons Concerned Citizens Association.

After careful study, a motion was made by Father Poitier and seconded by Mr. Cowman to again recommend denial of the subject application as the requested commercial rezoning would:

1. be an encroachment into and have a detrimental effect upon a well-established residential neighborhood;
2. constitute a "spot zoning";
3. establish an unfavorable precedent for further similar requests in the area in the future; and
4. not conform to the Glynn County Land Use Plan.

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

Voting Nay: Mr. Driggers

The Vice-Chairman declared the motion adopted.

---

GC-30-74:

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home One-Family Residential, a tract, identified as a portion of Lot 106 of Brunswick Farms Subdivision, Section No. 1, containing approx. 10,845 sq. ft., fronting 80 ft. on the east side of a 30 ft. road located 300 ft. south of 3rd Street; said 30 ft. road lying 1,330.6 ft. west of U. S. Highway 17 North

Mr. R. J. Bagaria was present in behalf of the subject application. Mr. Bagaria stated he was seeking a rezoning to M-9 Mobile Home One-Family Residential in order that he might locate a mobile home in which his daughter could live on the property involved.

No one was present in opposition to this request.

The Director pointed out that there were no mobile homes located in near proximity of the property involved and that access to the site was via a 30 ft. road.

After careful study, a motion was made by Mr. Johnson and seconded by Father Poitier to recommend denial of this request for a rezoning which would permit the location of a mobile home

on the subject property as such use would not be compatible to other uses in the area and would constitute a "spot zoning".

Voting Aye: Mr. Johnson and Father Poitier

Voting Nay: Messrs. Cowman, Driggers and McGarvey

The Vice-Chairman declared the motion failed to carry.

Therefore, a motion was made by Mr. Cowman and seconded by Mr. Driggers to recommend approval of the subject rezoning as the proposed use should not have an adverse effect upon surrounding property.

Voting Aye: Messrs. Cowman, Driggers and McGarvey

Voting Nay: Mr. Johnson and Father Poitier

The Vice-Chairman declared the motion adopted.

---

GC-31-74:

Request to rezone, from FA Forest - Agricultural to GC General Commercial, a tract containing 2.4 acres fronting 194 ft. on the north side of the Old Jesup Highway, bounded on the north by the A. C. L. Railroad tracks and lying 2,070 ft. east of the Floravilla Road in the Southern Junction Area

Mr. Ken Bush was present to represent this request, submitted by his father, Mr. K. N. Bush. Mr. Bush stated that a commercial rezoning was being sought in order that he might relocate his Foreign Car Center operations on the subject property in the future. He pointed out that the area in the vicinity of the I-95 Interchange at U. S. Highway 341 is rapidly developing commercially.

No one was present to express objections to this request.

The Director stated that, although there is a definite need for relocation of Mr. Bush's existing business, a GC General Commercial rezoning of the subject property would be inadvisable until such time as a definite trend for development in the area is established. Therefore, he recommended denial.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Johnson and unanimously adopted to recommend denial of the subject application for the following reasons:

1. inasmuch as the effect of the I-95 - U. S. Highway 341 (New Jesup Highway) Interchange within a broad radius of its intersection is unknown at the present time, a commercial zoning of the property involved would be premature; and
  2. no concrete plans for immediate construction were presented.
-

GC-32-74:

Request to rezone, from R-9 One-Family Residential to RR Resort Residential, a tract containing 8.35 acres fronting 360 ft. on the westerly curve of Demere Road opposite the Bloody Marsh Monument property, with an average depth of approx. 925 ft., and bounded 440.5 ft. on the west by Simmons Avenue on St. Simons Island

Mr. J. S. Hutto, applicant, was present in behalf of his request for a rezoning in order that he might construct a private tennis club complex as a conditional use on the subject property. Mr. Hutto stated he planned to install 3 tennis courts with allied facilities and did not propose to develop the land not needed for this purpose. He further stated that the community had a need for this type tennis club. Mr. Hutto explained that the land would support 35 dwelling units but that he had not desire to develop the property in this way at the present time. He felt that the tennis courts would generate less traffic congestion than residential development.

A considerable number of residential property owners in the area were present. Each were given an opportunity to express their reasons for opposing this request. Basic reasons for their objections were the request would represent a "spot zoning" and that the requested RR Resort Residential classification would be incompatible and detrimental to the one-family residential character of the neighborhood, as well as generating an increase in traffic and density. Also submitted was a petition bearing the signatures of 124 residential property owners in the area expressing opposition to this application.

The Director pointed out that the zoning ordinance has no classification specifically allowing only the proposed use in this case and that a Resort Residential zoning would allow other uses than that proposed.

After careful study, a motion was made by Mr. Cowman and seconded by Mr. Johnson to recommend denial of this request as, in the event the property is rezoned to RR Resort Residential, the land could be utilized for a number of other uses along with the proposed tennis courts, such as a motel, multi-family dwellings, etc., which would generate an increase in density and traffic and be detrimental to the single-family character of the neighborhood.

Voting Aye: Messrs. Cowman, Driggers, Johnson and  
Father Pottier

Abstaining from Voting: Mr. McGarvey

The Vice-Chairman declared the motion adopted.

---

GC-33-74:

Request to rezone, from R-12 One-Family Residential to GI General Industrial, all of Lots 3, 4, 5 and 6 of the property of B. B and Dorothy M. Hill (an unapproved subdivision) in the Pine Ridge area, said lots fronting 608.48 ft. on the west side of Habersham Street, and lying approx. 603.1 ft. south of the intersection of the easterly lines of the Old Jesup Highway and the A. C. L. Railroad tracks with a frontage of 600 ft. on the east side of said railroad

Mr. Richard A. Brazell, as agent, was present to represent the subject request, submitted by Mrs. Dorothy M. Hill. Mr. Brazell explained that, if the property is rezoned to General Industrial, it will be utilized for a Heating and Airconditioning Sales Office and Storage Warehouse. He stated that the property adjacent to the south is industrial.

During discussion, it was pointed out that some measure of protection should be afforded to the residential property which abuts the site.

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

The Director recommended approval of the request if the residential properties are protected by a buffer strip and fencing.

After careful study, a motion was made by Mr. Johnson and seconded by Father Poitier to recommend the rezoning to GI General Industrial of the property involved which lies immediately north of similarly zoned land; and to further recommend that the County Commission stipulate that a 10 ft. wide buffer strip be maintained with a 6 ft. high fence being installed to separate the industrial use from all surrounding residential properties.

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

Abstaining from Voting: Mr. Driggers

The Vice-Chairman declared the motion adopted.

---

GC-34-74:

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 422 ft.; the northwest corner of said property being located at a point approx. 275 ft. east of the intersection of the centerline of the F009 I-95 Connector on said road

Mr. Driggers, as one of the applicants of the subject request, disqualified himself during discussion.

Messrs. Robert G. Boone and Marvin J. Highsmith, the co-applicants, accompanied by Mr. Richard A. Brazell, acting as their agent, were present for review of this request. Mr. Brazell stated that a convenience store, similar to a "7-11" of a "Jack's Minit Market", is proposed for location on the property involved.

A number of property owners in the area were present to oppose this application. Their basic reasons for objecting were the vicinity is residential and a rezoning would set a precedent for further commercial encroachment in the area.

The Director pointed out that a number of pertinent studies are being made with respect to future land use in the vicinity of the controlled access F009 I-95 Connector and recommended that this request be deferred to a later meeting pending the results of these reports.

After careful study, a motion was made by Mr. Johnson and seconded by Father Poitier to defer, with the concurrence of the applicants, action on the subject application, until such time as a complete presentation of a land use plan and supporting recommendations can be made as a result of studies now underway.

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

Abstaining from Voting: Mr. Driggers

The Vice-Chairman declared the motion adopted.

---

Subdivision Plat Review: Sea Island Subdivision, Extension No. 1  
Preliminary Approval Sea Island Company (Reference: GG-7-74)  
Plate Maps 49 and 62

---

Messrs. J. Dewey Benefield, Jr., and William C. Smith were present to represent Sea Island Company, owners of the land involved in the subject subdivision.

The Director stated that examination of this plat revealed that it basically meets the requirements for preliminary approval. He added, however, that a number of factors would have to be resolved prior to submission of the Final Plat. These include 1) that all streets will be reflected as being private and not to be maintained by the County, 2) dedication of appropriate easements clearly stated, and 3) bear the approval of the County Engineer and Board of Health, and all other appropriate agencies and officials. Mr. Stelle recommended approval of this Preliminary Plat subject to these conditions being met.

After careful review, a motion was made by Mr. Driggers, seconded by Mr. Johnson and unanimously adopted to give Preliminary Approval to Sea Island Subdivision, Extension No. 1, and that the Final Plat with 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.

---

Density Requirements on St. Simons and Sea Island.

The Director advised that the St. Simons Concerned Citizens Association had notified that they propose to file an application for an amendment to the Glynn County Zoning Ordinance. This amendment would reduce the residential density to between 8 and 10 dwelling units per net acre and apply only to the above identified islands designated as "Areas of Scenic Beauty and Historic Interest". Mr. Stelle explained that density requirements currently range from 17 to 35.

---

Status of Mobile Homes and Mobile Home Parks.

The Director stated that he had furnished each member with a copy of a communication received with respect to the above matter for their information. Among the complaints expressed in the letter were mobile homes being located on individual lots as "spot zoning", with a question as to whether they qualify under the requirements of the Board of Health and are taxed the same as mobile home park lots; and continuation of the use of a mobile home as a hardship case after the hardship ceases to exist. Mr. Stelle added that no Planning Commission action was necessary at the present time.

---

Brunswick Urban Area Transportation Plan.

The Director explained that the Planning Commission would be responsible for gathering certain information required for this plan. In view of the present limited Planning Commission staff, additional funding will be necessary in order to employ an individual who will devote his entire time in this relation as well as consultant assistance. He explained that funds are available from the D. O. T. and requested that he be allowed to proceed

with an application for additional funds. Vice-Chairman Floyd instructed him to proceed with his activities on the application.

---

Coastal Zone Management.

The Director stated he had been working with the Department of Natural Resources on an application for state funds under the Coastal Zone Management Act of 1972. The application, if approved, will provide funds for the coastal area, including provision for a staff planner for the Joint Planning Commission. A meeting is to be held on May 13th and 14th, 1974, for the purpose of finalizing a budget for a 3 year program.

---

1974 - 1975 Planning Commission Budget.

The Director explained that a proposed budget for the coming year, as prepared by the special budget committee, had been reviewed by Mr. Glenn McConnell, Finance Director for Glynn County. Mr. McConnell had indicated that the Planning Commission staff salaries would receive the same "step level" increases as those proposed for other county personnel. Mr. Stelle added that an additional permanent staff member had been included in the proposed budget.

---

MEETING ADJOURNED AT 10:30 A. M.