

REGULAR MEETING
THE BRUNSWICK -- GLYNN COUNTY JOINT PLANNING COMMISSION
JANUARY 9th, 1973
8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, Harry I. Driggers,
Wayne E. Floyd, James E. Hancock and Otto Johnson, Jr.

ABSENT: Dorman McDonald and Cormac McGarvey

ALSO PRESENT: Director Edward H. Stelle

As the first order of business, newly appointed Planning Commission member Wayne E. Floyd was welcomed.

Resolution expressing appreciation to Mr. James D. Compton for his devoted services as a member of the Planning Commission

The members were furnished copies of a Resolution prepared upon receipt of the resignation of Mr. James D. Compton as a member of the Joint Planning Commission.

After expressing regret for his resignation, upon a motion made by Mr. Johnson and seconded by Mr. Baldwin, the following Resolution was unanimously adopted:

A RESOLUTION

WHEREAS, Mr. James D. Compton has diligently and faithfully served the City of Brunswick and Glynn County, in the field of planning as a member of the Glynn County Planning Board, and, particularly, as a member of the Brunswick - Glynn County Joint Planning Commission since its inception in May of 1958; and

WHEREAS, he has unselfishly contributed his valuable time and efforts during these years with a sincere interest and concern for the orderly growth and development of this community which can only be compensated by the expressed gratitude of his fellow Planning Commission members; and

WHEREAS, upon his resignation as a member of this Commission, it is felt that the Planning Commission in behalf of this community acknowledge its appreciation to Mr. Compton for his conscientious contribution in the field of planning; and

WHEREAS, it is with deep regret that this Commission accepts his resignation;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission in Regular Meeting on this the 9th day of January, 1973,

to express to Mr. James D. Compton its gratitude for his devotion 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 as a permanent record of tribute to Mr. Compton; and

BE IT FURTHER RESOLVED that a copy of this Resolution be presented to Mr. Compton.

GC-3-73:

Request to rezone, from LI Limited Industrial to LC Local Commercial, all of Lots 11 and 12 and the major portion of Lot 13 in Key Industrial Park (an unrecorded subdivision), said property fronting 569.09 ft. on the south side of New Community Road and 428.37 ft. on the east side of Habersham Street

Attorney James B. Gilbert, Jr., and Mr. Harold L. Friedman were present in behalf of the subject request, submitted by Robinson Hones, Inc.

Mr. Gilbert pointed out that most of the surrounding area is industrially developed. He said that due to the low elevation of the soil that commercial use was more conducive than industrial and, as well would be compatible with other uses in the vicinity.

Mr. Friedman, who has a half interest in the property, stated that at the present time there are no definite plans for the proposed commercial complex. He added that the cost of fill to support industrial uses would be prohibitive.

The Director stated that, due to the characteristics of the neighborhood, he would recommend approval of this request.

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

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Hancock and unanimously adopted to recommend the rezoning of the subject property to LC Local Commercial as such use will upgrade the zoning from LI Limited Industrial and will be compatible with existing uses in the area.

GC-4-73:

Request to rezone, from R-6 Single-Family Residential to LC Local Commercial, Lots 35, 36 and 37 in Block A of St. Simons Heights Subdivision, fronting 186.3 ft. on the north side of Brunswick Avenue and 125 ft. on the west side of Circle Drive and lying 71.85 ft. east of Frederica Road on St. Simons Island

Mr. Gordon MacGregor was present in support of the subject application submitted by his mother, Mrs. Ida H. MacGregor. He stated that she has owned the property since 1945 but has been unable to utilize it due to the effects of surrounding commercial uses rendering it unsuitable for residential use. He said a proposed office complex would provide a transition between a night club to the west and residentially zoned property. Mr. MacGregor added that a fenced-in nursery is directly across Brunswick Avenue and the nearest residence is approximately a block from the subject property.

The Director stated that the proposed office building would be a logical buffer between commercial and residential, but that he would not recommend further commercial use into the subdivision.

No one was present in opposition to this application.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property to LC Local Commercial as the proposed office building will be compatible with existing Highway Commercial to the west and will serve as a transition area between the Highway Commercial and nearby residential property.

Planned Development Review: Sea Palms New Executive Villa Complex -
Frederica House
Final Approval Evans & Mitchell Industries (GC-5-67) Plate Map 61

Member John Baldwin disqualified himself during discussion of the above identified matter.

Mr. Jim Strickland of Evans & Mitchell Industries, developers, and Architect Ed Cheshire were present for review of this portion of the Sea Palms Planned Development Complex.

Mr. Cheshire stated that the New Executive Villa Complex, to be known as Frederica House and of contemporary design, calls for 110 two-bedroom condominium units. He further stated that the structure heights, which have been approved by the State Fire Marshal would be submitted to the Glynn County Fire Chief for approval. Mr. Cheshire said that the villas would be serviced by existing streets with adequate interior cul-de-sacs.

The Director expressed concern as to the parking areas proposed at the north property line adjacent to Harrington Subdivision. Mr. Cheshire stated there was ample space for a bamboo hedge buffer to be placed along that boundary and the parking areas.

The Director stated that inasmuch as the original Sea Palms plans designated the property involved for condominiums, he recommended approval conditioned upon approval being obtained from the Glynn County Fire Chief as to access, design and the St. Simons Fire Department's ability to service the complex capably.

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

After careful study, a motion was made by Mr. Hancock and seconded by Mr. Johnson that the Final Plans for the Sea Palms New Executive Villa Complex - Frederica House, subject to assurance in writing by the Glynn County Fire Chief that Glynn County Station No. 2 (St. Simons Island District) can adequately service the complex as designed and with respect to access.

Voting Aye: Messrs. Driggers, Floyd, Hancock and Johnson

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

Planned Development Review: Glynn Forest, Project One and Two
Final Approval Harvey Anderson (GC-14-72) Plate Map 58

Mr. Harvey Anderson, developer, accompanied by the architect, Mr. Allen Frye, was present for review of the subject planned development.

Mr. Frye explained that a total of 428 multi-family units would be constructed in Projects One and Two of the Glynn Forest Planned Development Complex, utilizing 26.5 acres of a 78 acre tract. He stated that, in the interest of ecology and the preservation of the unusual natural beauty of the property, plans had been developed which would afford maximum preservation of trees on the land. Mr. Frye further stated that the projects would be constructed in two segments with a density of 15 units per net acre in Project One and 21 in Project Two, resulting in 17 units per net acre for the two projects.

The Director stated he had reviewed the plans with the County Building Official and that the parking provisions and density are within the requirements of the Glynn County Zoning Ordinance. Mr. Stelle stated that written assurance should be obtained from the Glynn County Fire Chief that the County's Fire Department can capably service the complex.

It was noted that no one was present in opposition to the subject review.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Johnson and unanimously adopted to approve the Final Plans for the Glynn Forest, Projects One and Two, Complex, subject to assurance in writing by the Glynn County Fire Chief that Glynn County Station No. 1 (Ballard District) can adequately service the complex as designed.

Discussion of potential variances from the Glynn County Zoning Ordinance for the Plantation Point Planned Development Complex; Evans & Mitchell Industries (GC-17-71) Plate Maps 47 and 60

The Chairman advised that the developers of the Plantation Point Planned Development Complex had requested that this item be deferred to a later meeting.

Subdivision Plat Review: Belle Point Subdivision, Section 4, Area A
Final Approval Reference: Belle Point Subdivision, Section 2,
Area A Plate Map 45

Next reviewed was the Final Plat Revision for Section 4, Area A, of the Belle Point Subdivision.

The Director explained that this plat represents a replatting of the subdivision to more adequately define its boundaries. Mr. Stelle said water and sewer facilities and streets have been installed.

County Engineer D. C. McCaskill expressed concern as to the proposed fill and drainage plan as having an adverse effect on existing drainage in the area.

The Director stated he would recommend approval of the plat, inasmuch as the plat designates that all first floor elevations will be a minimum of 8.5 ft. Mean Sea Level.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Driggers and unanimously adopted to approve the Revised Final Plat of Belle Point Subdivision, Section 4, Area A.

Subdivision Plat Review: Seaboard Coast Line Industrial District,
Blocks C and D
Final Approval Plate Map 58

The Director stated that the subject plat had received preliminary approval on December 5th, 1972, and is now in order for final approval. Mr. Stelle said the developers are ready to proceed with construction. He added that the City of Brunswick has a contract with Seaboard Coast Line for street paving and is awaiting final approval of the plat by the Planning Commission.

The Director recommended approval as it meets all requirements of the City of Brunswick's Subdivision Regulations.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Baldwin and unanimously adopted to approve the Final Plat of Blocks C and D of the Seaboard Coast Line Industrial Park.

Subdivision Plat Review: Touchstone Ridge; Mrs. Sarah Louise Wildsmith Preliminary Plat Approval (Jack J. Lissner, Attorney) Plate Map 31

Mr. and Mrs. Ed Wildsmith, accompanied by Attorney Jack J. Lissner, Jr., were present for review of the Preliminary Plat of Touchstone Ridge Subdivision, located on property near the Cate and Canal Roads.

Mr. Lissner stated that Mr. and Mrs. Wildsmith propose to develop a mobile home subdivision containing 64 lots, each having a minimum of 20,000 sq. ft., with the lots being sold on an individual basis. He further stated that the land involved is high with adequate drainage. Mr. Lissner said open space areas had been provided and the plat meets the requirements of the proposed Glynn County Subdivision Regulations.

Mr. Wildsmith said that approval has been obtained from the Glynn County Board of Health for individual wells and septic tanks.

Mr. Lissner explained that a question had been raised as to the developers using a road traversing lands of Brunswick Pulp & Paper Company but that an effort is being made to resolve this problem. Entry into the property at the present is via a private road, which precludes the issuance of any building permits.

The Director stated he would recommend approval of this preliminary plat layout as it will have to be submitted for Final Approval at a later date, at which time proof will be required evidencing that access to the property involved is over a publicly dedicated, publicly accepted or publicly maintained street.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted to approve the Preliminary Plat of Touchstone Ridge Mobile Home Subdivision with the understanding that the Final Plat will reflect:

1. interior streets meeting the requirements of Glynn County Road design standards;
2. approval of the County Engineer as to drainage of the area; and

3. proper egress and ingress from a publicly dedicated, publicly accepted or publicly maintained street.

Subdivision Plat Review: Country Club Heights, Phase One
Final Approval Norman A. Way (GC-15-72) Plate Map 45

Mr. Franklin Crandall was present for review of the subject plat.

The Director stated that his plat as submitted conforms to requirements for Final Plat Approval under the proposed Glynn County Subdivision Regulations and that he recommended approval.

County Engineer D. C. McCaskill stated that drainage of the property involved is adequate.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Hancock and unanimously adopted to approve the Final Plat of Country Club Heights, Phase One, Subdivision, subject to payment in lieu of land as agreed upon with preliminary plat approval to meet the 5% open space requirement; said payment to be determined as 5% of total assessed valuation of the property prior to development.

Discussion of Land Use Controls on the Atlantic Seacoast Beaches

Chairman Gale opened discussion on a land use controls study on the Atlantic Coast beaches in Glynn County and requested the Director to make his report.

Mr. Stelle then presented a written report as follows:

A REPORT TO THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
GLYNN COUNTY BEACHES AND THE PUBLIC INTEREST

A request was made by Evans & Mitchell Industries to clarify the eastern district boundary line in the vicinity of East End Subdivision at the December 5th meeting of the Brunswick - Glynn County Joint Planning Commission. The district boundary line in question separated a Resort Residential District and a Conservation - Preservation District in an area of secondary sand dunes along the Atlantic seacoast in that area. The owner felt that there was an uncertainty as to the exact location of the boundary location and desired a clarification as to its location so they could determine how to use their 13 acres in the area in question. The Planning Commission deferred any action on the request in that Section IV of the text of the Glynn County Zoning Ordinance defines district boundary lines where uncertainties exist and that the matter was administrative and should be handled by the Building Inspector's office.

At a subsequent meeting of the Glynn County Commissioners held on December 21st, the Commissioners however did take action on the request and passed a resolution that sets the eastern district

boundary line as a line which intersects the northern property boundary 525 feet easterly from the eastern right of way of the unopened Beach Drive and intersects the southern property boundary 373 feet easterly from the eastern right of way of Beach Drive.

The problem arising is two fold. The first is the question of locating the district boundary line and determining if in fact there exists any needed Conservation - Preservation zoning along the Atlantic coast beach in Glynn County and if such is needed. The second is to determine how to establish such a boundary and who is responsible for administering questions arising over boundary locations.

The interpretations by two County attorneys that the boundary lies 500 ft. seaward from adjoining land and that land is possibly determined on the mean high water line leads one to believe that no control exists over development on any Glynn County beach.

Thus, this report is presented to bring out the many questions about existing controls over beach development, issues concerning beach and dune development, and potential problems arising from beach and dune development.

Background

Glynn County Atlantic coast beaches are contained on Jekyll Island, St. Simons Island, Sea Island and Little St. Simons Island. Jekyll Island is owned by the State of Georgia who controls the beach development on that Island. St. Simons Island has about 4.04 miles of beach with public access, Sea Island has 5 miles of beach with no public access and Little St. Simons Island is a private game preserve. The main areas of concern are the beach areas of St. Simons and Sea Island in that they have the only beaches with public or private access and which have significant adjacent development for which protection from the natural elements must be considered.

Factors affecting Glynn County Beach and Dune Areas

Glynn County is in a zone subject to tropical storms of hurricane intensity. The coastal area is also subject to relative frequent coastal storms from the northeast. The 1970 report by the U. S. Corps of Engineers, "Beach Erosion Control and Hurricane Protection" presents an extensive study of the beaches in question. The report in addition to much other pertinent data, points out that there were seven damaging tropical storms within the period from 1893 to 1970. The worst of these storms occurred in 1898 inundating most of St. Simons Island causing complete damage as far inland as Frederica Road and causing the deaths of 200 people in the vicinity of Brunswick and St. Simons. While the hurricane is the most dramatic type of storm, the northeaster on a high spring tide has been known to cause as much damage and is far more frequent. As an example as described in the book "Design with Nature" by Ian McHarg, a Winter northeaster lashed the eastern seacoast in March of 1962. Sixty mile winds built up waves of 40 feet which lashed the New Jersey coast which is very similar to ours. That three day storm created 80 million dollars damage destroying homes, schools, roads and utilities. The majority of damage resulted from water breaching and developed barrier islands where dunes and beaches had been encroached upon or destroyed by development.

Another damaging factor to the normal accretions and erosion of beaches is the littoral forces created by waves, tides, currents and winds. The prevailing littoral current affecting the seacoast

of St. Simons and Sea Island flows in a southerly direction. This current affects the flow of sand along the beaches and offshore bars. If this flow is obstructed or deflected a build up of sand to the north of the obstructions can be expected and an erosion of sand due to eddying currents to the south can be expected. In viewing aerial photographs of the area to the north and south of the King and Prince Hotel, it appears that such action has occurred causing the historical erosion of the beach to the south of the King and Prince presenting a question as to what may happen if the St. Simons beach and dune area is further developed north of the King and Prince.

The Chapter "Sea and Survival" of McHarg's "Design with Nature" presents an extensive description of the importance of the primary and secondary dune system to islands such as St. Simons and Sea Island. A cursory study of damaging storms and beach erosion affecting our islands points out the possibility of future problems resulting from indiscriminate development of our remaining beach and dune areas.

Information from the Glynn County Tax Assessor's office indicates that existing development in the East Beach area of St. Simons and that of Sea Island alone has an estimated market value of \$38,955,075.

Potential danger resulting from the destruction of protective dunes and beaches also affect the public utilities and roads serving those areas whose destruction would be a great loss or cost to all the people of the County. The beaches and their recreation factor contribute enormously to the entire economy of the County and are in fact a major factor in Glynn County's total development.

With all of these factors in mind and with the realization that the County has no control over the beach and dune area, it seems mandatory that some action is taken to protect the public interest in this critical area. A detailed study is necessary to examine all factors affecting this area and the public interest it serves. It is known by recent activities by developers that there is a possibility of further development on the St. Simons dune and beach area. Control of this development could be established through Conservation - Preservation zoning, adoption of performance standard development codes and ordinances or outright purchase of the areas in question.

Due to the critical nature of the beach and dune area and the potential damage to the public interest a moratorium on building permits in that area could be suggested to the County Commissioners to allow time for further study and definition of potential problems and the development of necessary control procedures.

The Director then proceeded to explain the contents of the report, using assorted documents and photographs.

After the report was read, Mr. Jim Strickland stated that his company, Evans & Mitchell Industries, had a study of their beach and dune areas, and would make this study available to the Planning Commission if it pursued the controls study of the beach and dune areas.

Mr. James B. Williams of the State Division of Planning and Budget made a statement pertaining to the State's interest in Jekyll Island and to the fact that there now exists much information, data and knowledge as to factors pertaining to beach and dune areas, their protective nature to adjacent development, and the very unstable

characteristics of these areas. He also stated that the State would probably be initiating a study on the entire coast around June, but recommended that the Planning Commission waste no time in continuing its study of these areas.

Mr. Don McCaskill reported that he had seen these beach and dune areas erratically build up and erode during his life time and that he felt a thorough study should be made.

After further discussion on this matter and upon the recommendation of the Director, a motion was made by Mr. Johnson and seconded by Mr. Floyd to adopt the following Resolution:

A RESOLUTION ADOPTED BY THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

WHEREAS, the St. Simons, Jekyll and Sea Island beaches, the primary and secondary dune areas along the Atlantic seacoast are of utmost importance to the protection of the public interest and safety of the citizens of Glynn County and,

WHEREAS, the St. Simons, Jekyll and Sea Island beaches, the primary and secondary dune areas along the Atlantic seacoast are of major importance to the economy of Glynn County and,

WHEREAS, there appears to be no existing public control over these beaches or dune areas development.

BE IT HEREBY RESOLVED, that the Brunswick - Glynn County Joint Planning Commission recommend to the Glynn County Commissioners to enact a moratorium on the issuance of construction building permits to be enforced from this day January 9, 1973 to January 1, 1974, on the areas along St. Simons Island, Jekyll and Sea Island for the purpose of determining the extent of development which should occur in the interest of public safety, said areas being further defined as all areas along the Atlantic seacoast beaches and dune areas of St. Simons Island, Sea Island, and Jekyll Island east of existing structural development.

This the 9th day of January, 1973.

/s/ Neal G. Gale
Neal Gale, Chairman
The Brunswick - Glynn County
Joint Planning Commission

{ SEAL }
{ OF }
{ COMMISSION }

Attest: /s/ Mildred W. Curtis
Mildred W. Curtis
Recording Secretary