

REGULAR MEETING  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
FEBRUARY 6th, 1973  
8:30 A. M.

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PRESENT: Chairman Neal Gale, John Baldwin, Wayne E. Floyd,  
James E. Hancock, Otto Johnson, Jr., Dorman  
McDonald and Cormac McGarvey

ABSENT: Harry I. Driggers

ALSO PRESENT: Director Edward H. Stelle

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Upon a motion made by Mr. Baldwin, seconded by Mr. Floyd the Minutes of the Regular Meeting held on January 9th, 1973, were approved.

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GC-5-73:

Request to rezone, from R-6 Single-Family Residential to GR General Residential, a tract fronting 99 ft. on the east side of George Lotson Avenue (formerly known as Harlem Lane) with an average depth of 230 ft. and located 849 ft. south of Mallory Street on St. Simons Island

Mr. Sevron Baisden was present in behalf of this application. Mr. Baisden stated that he had secured a building permit for a residence which would provide the necessary housing for his large family. He said that the exterior portion of the dwelling was complete but the interior had not been completed inasmuch as plans call for more than one kitchen which was revealed upon the County Building Official's inspection. Therefore, he was seeking a General Residential rezoning in order that he might secure the proper electric and plumbing permits.

The Director stated that he could not see any detrimental effect the rezoning request would have on the surrounding area.

It was noted that there were no objectors present to this application.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Hancock and unanimously adopted to recommend the rezoning of the subject large tract of land to GR General Residential as the proposed multi-family dwelling would not be detrimental to the surrounding area and provide accommodations for the applicant's large family.

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GC-6-73:

Request to rezone, from FA Forest - Agricultural to R-12 Single-Family Residential, a tract containing 20.82 acres, fronting 1,361.64 ft. on the west side of U. S. Highway 17 North with a depth of 676 ft. and located approx. 344.6 ft. north of the northwesterly corner of North End Subdivision

Mr. Winston L. McLain was present for review of this application. Mr. McLain stated that he and Mr. Gary E. Strickland have an option from Union Camp Corporation to purchase the subject property if it can be developed as a single-family residential subdivision with lots containing a minimum of 12,000 sq. ft.

The Director pointed out the property's proximity to N A S Glynco and being within Noise Zone 3 of that facility. Mr. Stelle stated that in view of any additional jet service the noise factor would increase as would the possibility of plane crashes. In addition, acquisition for additional land for any expansion of N A S Glynco and the Brunswick Jet Port would become more difficult.

There was no one present in opposition to this application.

It was felt that prior to any action on this request, a more detailed study should be made in relation to these items. During the ensuing discussion, it was brought out that in view of the requirement for recommendations being made within 30 days, concurrence by the applicants would be necessary for deferral in order that such a study might be made.

Messrs. McLain and Strickland were contacted and stated they would not agree to a postponement on a recommendation on their application.

After further study, a motion was made by Mr. Baldwin and seconded by Mr. Johnson to recommend denial of this application due to the subject property's proximity to N A S Glynco with respect to noise and possible damage from aeroplane accidents and the need for further study.

Voting Aye: Messrs. Baldwin, Floyd, Hancock, Johnson and McGarvey

Voting Nay: Mr. McDonald

The Chairman declared the motion adopted.

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GC-7-73:

Request to rezone, from R-12 Single-Family Residential to M-12 Mobile Home District, the entire area in Glynn County identified as Sterling Park Subdivision containing a maximum of 41 lots and fronting 840 ft. on the south side of the Green Swamp - Hopeton Road and located approx. 1,050 ft. east of the New Jesup Highway (U. S. Highway 341)

The Director stated that the Glynn County Commission had requested the Planning Commission to consider the rezoning of Sterling Park Subdivision to R-12 Single-Family Residential. This matter had resulted from Mr. Floyd Goodbread appearing before the County Commissioners seeking relief from his mobile home becoming a non-conforming use as of January 1st, 1973. On that date, in accordance with the Glynn County Zoning Ordinance, the subdivision automatically became an R-12 Single-Family Residential District. Mr. Stelle pointed out that of the maximum of 41 lots in the subdivision 5 or 6 are vacant and only 6 contain conventional dwellings, with the remainder being utilized for mobile home sites.

Mr. Goodbread and Mr. and Mrs. Lester DuBose were present for review of this item.

The members expressed concern as to the conventional dwellings, all located on the perimeter of the subdivision, becoming non-conforming if the entire subdivision is rezoned to M-12 Mobile Home District.

The Director recommended that the subdivision could be rezoned to that classification with the exclusion of the 6 dwelling sites, which would retain an R-12 Single-Family Residential classification.

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

After careful study, a motion was made by Mr. Floyd and seconded by Mr. Johnson that, due to the vast majority of the lots in Sterling Park Subdivision being utilized for mobile homes and such uses are not detrimental to the surrounding area, to recommend the rezoning of the subject subdivision to M-12 Mobile Home District with the express exclusion of 6 sites lying on exterior portions of the subdivision which contain conventional type dwellings.

Voting Aye: Messrs. Floyd, Hancock, Johnson, McDonald and McGarvey

Voting Nay: Mr. Baldwin

The Chairman declared the motion adopted.

At a later date, and after this recommendation had been transmitted to the County, it was discovered that the public hearing notice had inadvertently read for a rezoning from TR-12 Temporary Residential rather than R-12 Single-Family Residential.

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GC-9-73:

Request to rezone, from GR General Residential to MH Mobile Home Park, a tract containing 16.33 acres located approx. 527.9 ft. north of Cypress Mill Road and bounded on the west by Azalea Gardens Subdivision (also known as Glynn Forest Development) and on the north by a drainage canal; egress to said tract being via a 50 ft. access road

Mr. Richard A. Brazell, representing Doyal Development Company and A. L. Outlaw & Associates, was present in behalf of the subject application.

The Director stated that a preliminary plan for a proposed mobile home park had been submitted with this request. Mr. Stelle further stated that, if the property is rezoned as requested, final plans will have to be submitted conforming to County requirements, including approval of drainage, street layout, and sewer and water facilities.

Mr. Cecil Little, representing residents in the area, appeared to oppose the request. Mr. Little stated they were concerned as to the increased traffic volume that would be generated by the proposed park. He said they also felt that the area contained ample property zoned for mobile home parks and that some land in this vicinity should be reserved for single-family construction.

The Director stated that inasmuch as the property involved abuts similarly zoned land he would recommend rezoning to MH Mobile Home Park with the understanding that such rezoning would not constitute the approval of the preliminary plan as submitted and further that plans would have to be approved and considerations as to access and safety would be brought out at that time.

After careful study, a motion was made by Mr. Hancock and seconded by Mr. Floyd to recommend the rezoning of the subject property to MH Mobile Home Park District inasmuch as it lies in an containing other Mobile Home Park Districts and is a compatible use in the vicinity and, further, that approval of the final park site plan will be approved by the Planning Commission in accordance with Section 714, Mobile Home Park District, of the Glynn County Zoning Ordinance.

Voting Aye: Messrs. Floyd, Hancock, McDonald and McGarvey

Voting Nay: Messrs. Baldwin and Johnson

The Chairman declared the motion adopted.

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GC-10-73:

Request to rezone, from R-12 Single-Family Residential to FC Freeway Commercial, a tract containing 6.655 acres fronting 645.91 ft. on the south side of Butler Drive and 610.29 ft. on the east side of Howard Drive and located approx. 560 ft. west of U. S. Highway 341 (New Jesup Highway) in the area of the Interstate I-95 and U. S. Highway 341 Intersection

Mr. Edward B. Parker, President of Host of America, Inc., of Golden Isles, was present for review of this application. He stated that his company proposes to construct a motel and restaurant on the property involved if it is rezoned as requested. Mr. Parker said that, although several homes are located in the vicinity the majority of the surrounding property is zoned Freeway Commercial.

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

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning of the subject property to FC Freeway Commercial as it lies immediately northwest of the Interstate 95 Interchange and within an area containing similarly zoned properties.

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GC-2-73 A:

Proposed Amendment to Section 706, LC Local Commercial District; Subsection 706.3; Conditional Uses; of the Glynn County Zoning Ordinance for the purpose of adding a conditional use to permit construction of theatres containing less than 3,500 sq. ft.

Attorney Terry Nichols was present in behalf of the subject proposed amendment requested by Mr. Stephen R. Been. Mr. Nichols explained that Mr. Been has a Local Commercial Development on Altama Avenue and has an opportunity to lease a portion for a "mini-theatre". He said that inasmuch as this is not a use allowed in Local Commercial Districts, Mr. Been was requesting that the Planning Commission give consideration to making a recommendation for an amendment to the Glynn County Zoning Ordinance to permit this use.

When questioned as to whether provision had been made for the required number of parking spaces, Mr. Nichols replied that this requirement would be met.

The Director stated that this type theatre had come into existence since the adoption of the ordinance and that he would recommend theatres containing less than 3,500 sq. ft. being a conditional use in LC Local Commercial Districts.

No one was present to oppose the requested amendment.

After discussion, a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted to recommend the following proposed amendment to the Glynn County Zoning Ordinance to permit as a Conditional Use theatres, not including drive-in type, under 3,500 square feet in size, provided construction and use meets all applicable state and local requirements:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

AMENDMENT No. 1 Section 706. LC Local Commercial District.

is amended by striking in its entirety Paragraph k) under Subsection 706.3, Conditional Uses, as follows:

- k) Temporary Uses in compliance with the provisions of Section 905.

AMENDMENT No. 2 Section 706. LC Local Commercial District.

is further amended by inserting a new Paragraph k) to Subsection 706.3, Conditional Uses, to read as follows:

- k) Theatres, not including drive-in type, under 3,500 square feet in size, provided construction and use meets all applicable state and local requirements.

AMENDMENT No. 3 Section 706. LC Local Commercial District.

is further amended by inserting as a new Paragraph l) to Subsection 706.3, Conditional Uses, the following:

- l) Temporary Uses in compliance with the provisions of Section 905.

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Subdivision Plat Review:	Tiffany Estates;	Mobile Home
(GC-12-69 and GC-28-71)	Industries, Inc.	Plate Map 45

Mr. C. P. McDonald was present for review of the Final Plat of Tiffany Estates, a Mobile Home Park Subdivision. Mr. McDonald stated that the lots contained a minimum of 9,000 sq. ft. He further stated that a drainage system for the property has been completed and that the base for the interior roads has been installed. Mr. McDonald said that sewer and water facilities would be provided by the Beverly Shores System, which has been approved by the State Water Quality Control Board.

The Director recommended approval of this plat subject to approval by the County Engineer.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted to approve the Final Plat for the Tiffany Estates Mobile Home Subdivision, subject to the County Engineer's approval.

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Planned Development Review: Sea Palms Square Commercial Complex  
Frederica Road (GC-5-67) Evans & Mitchell Industries Plate Map 60

Mr. Baldwin disqualified himself during the subject review.

Mr. R. Edward Cheshire, Architect, was present to represent the developers, Evans & Mitchell Industries. He stated that the area in question had been designated for commercial use in the rezoning of the Sea Palms Planned Development - General complex property. Mr. Cheshire said that the layout plan submitted meets the requirements for the small shopping center proposed.

Col. Richard M. Ludlow, developer of the residential subdivision immediately to the south of the property involved, was present. Col. Ludlow stated he had a memorandum in his files that Sea Palms would contact him prior to submission of plans for the commercial area. He further stated that he was opposed to the inadequate width of the buffer strip and the location of the area designated for trash disposal units. Col. Ludlow also stressed the need for fencing as well as a buffer strip.

After discussion, a motion was made by Mr. McDonald and seconded by Mr. Hancock to defer action to the March 1973 Meeting, with the concurrence of the applicant, on approval of the Sea Palms Square Commercial Complex in order that the items discussed might be resolved.

Voting Aye: Messrs. Floyd, Hancock, McDonald and McGarvey

Voting Nay: Mr. Johnson

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

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Planned Development Review: Plantation Point - Fendig Tract  
(GC-17-71) Evans & Mitchell Industries  
Frederica Road Plate Maps 47 and 60

Mr. Baldwin disqualified himself during discussion of this item.

Messrs. Jim Strickland and Bob King of Evans & Mitchell Industries were present for review of the subject planned development.

The Director stated that the preliminary master plan for the Plantation Point Planned Development - General Complex was ready

for review, to be followed with an additional review for final approval at a later date as to street design, parks, parking provisions and the like.

Mr. Strickland stated that the complex would contain areas for single-family residences, multi-family residences, limited commercial uses and a golf course.

The Director recommended preliminary approval of the master plan which will allow the developer to proceed with the preparation of engineering and construction plans, and also to begin construction of the golf course.

After careful study, a motion was made by Mr. Hancock and seconded by Mr. McDonald that, upon the recommendation of the Director, to approve the Master Plan for the Plantation Point Planned Development as submitted.

Voting Aye: Messrs. Floyd, Hancock, Johnson,  
McDonald and McGarvey

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

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County Commission request to review Beach and Dune Area Resolution

The Director brought the Planning Commission members up to date on activities relating to beach and dune areas in Glynn County. He pointed out that the County had requested the Commission to initiate a rezoning to CP Conservation - Preservation of the beach area between high and low water marks.

In the ensuing discussion it was brought out that further moratoriums on rezoning of these areas would be advisable as well as a moratorium on building permits to allow time for study prior to any additional development.

Following discussion, a motion was made by Mr. McDonald, seconded by Mr. Johnson and unanimously adopted to ask the County to enact a moratorium on rezonings and building permits for a period of 1 year, during which time a study will be made on this matter.

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Discussion on Status of TR Temporary Residential Zonings

The Chairman appointed Messrs. Baldwin, Floyd and Johnson to a committee to work with the Director on a study of the above subject matter and report their recommendations for consideration by the Planning Commission at a later date.