

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
APRIL 3rd, 1973
8:30 A. M.

PRESENT: Vice-Chairman Otto Johnson, Jr., Harry I. Driggers,
Wayne E. Floyd, Dorman McDonald and Cormac McGarvey

ABSENT: Chairman Neal Gale, John Baldwin and James E. Hancock

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

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

Upon a motion made by Mr. McDonald and seconded by Mr. Floyd, the Minutes of a Called Meeting held on February 13th, 1973, and the Regular Meeting held on March 6th, 1973, were approved.

GC-6-73:

Request to rezone, from FA Forest - Agricultural to R-12 One-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 a second review of this request, submitted by himself and Mr. Gary W. Strickland as holders of an option to purchase the subject property from Union Camp Corporation.

The Director stated that this application had received a recommendation for denial at the Planning Commission's meeting of February 6th, 1973, due to the property's proximity to N A S Glynco in relation to noise levels and safety factors. Mr. Stelle further stated that following a public hearing on March 5th, 1973, by the Glynn County Commission this request had been referred back to the Planning Commission for further study. The Director explained that the property is located in noise zone two, a zone in which the noise level is uncomfortable and people living in the area could be expected to complain. He also stated that the area in question is currently zoned FA Forest - Agricultural which allows single-family residences on 20,000 sq. ft. lots and a denial of this request would

not keep the petitioners from developing the optional property. It would merely keep the density of the tract lower. It was also explained that Health Department area requirements for wells and septic tanks would most likely preclude 12,000 square foot lots.

After discussion, a motion was made by Mr. McGarvey to recommend denial as increased density in the area in question may jeopardize the continued operation of N A S Glynco in Glynn County and the future noise levels and danger from plane crashes may be detrimental to persons living in the area who would not have prior information as to these factors.

This motion received no second and the Chairman declared the motion died from lack of a second.

Following further discussion, a motion was made by Mr. McGarvey and seconded by Mr. Floyd to recommend denial as increased density in the area in question may jeopardize the continued operation of N A S Glynco in Glynn County and the future noise levels and danger from plane crashes may be detrimental to persons living in the area who would not have prior information as to these factors.

Voting Aye: Messrs. Floyd, McDonald and McGarvey

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

GC-14-73:

Request to rezone, from R-6 One-Family Residential to GR General Residential, a tract fronting 120 ft. on the east side of Demere Road with an average depth of 167.55 ft. and lying immediately north of the St. Simons Island Elementary School property on St. Simons Island

Mr. Bill Edwards was present to represent the subject request, submitted by Mr. J. D. Lowe and Mrs. Carolyn S. McMillan. Mr. Edwards stated that the applicants were seeking a rezoning to GR General Residential in order that the existing multi-family structure on the property involved might become a conforming use. Mr. Edwards added that other multi-family residences are located within the immediate area as well as a number of substandard residences.

The Director pointed out that the property is bounded on the south by the St. Simons Elementary School and the multi-family dwelling could well serve as a buffer between the school and the single-family structures to the north.

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

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning of the subject property to GR General Residential in order that the existing multi-family structure located on the property will be a conforming use.

GC-15-73:

Request to rezone, from R-9 One-Family Residential to OC Office Commercial, Lot 20 of Pineview Subdivision, fronting 96.17 ft. on the east side of U. S. Highway 341 (New Jesup Highway) and lying 3,343.72 ft. southeast of the southeast corner of Gibson Creek (also known as Yellow Bluff Creek) Bridge

Messrs. J. L. Joiner of Seckinger Realty Company and James L. Conine were present for review of the subject request submitted by Mr. Denny L. Tapley. Mr. Conine stated that his firm, Conine/Kicklighter, Inc., desires to purchase the property for use as a professional surveyor's office, if the property is rezoned to Highway Commercial. He added that the existing residential structure on the property would be utilized for that purpose and the the property contains ample area for the parking of customer and company vehicles.

Although no one was present to express opposition, the Planning Commission felt that in addition to the property involved in this request the zoning of other property abutting U. S. Highway 341 between Georgia Highway 303 and the I-95 Interchange should be given further study prior to any recommendation being made.

In the event the Planning Commission does not make a recommendation to the County, the application is deemed to have received a favorable recommendation. Therefore, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted that the subject request be deferred to a Called Meeting scheduled for April 17th, 1973, in order that a study might be made as to the zoning pattern for property abutting U. S. Highway 341 (New Jesup Highway) in this vicinity.

GC-16-73:

Request to rezone, from R-9 One-Family Residential to MH Mobile Home Park, a tract containing 13.847 acres lying 150 ft. north and parallel to Georgia Highway 303 and immediately west of the Brunswick - Altamaha Canal and the abandoned A. C. L. Railroad right of way in the Dock Junction area; access to said tract being over other lands of applicants via a 50 ft. street known as Devlin Street

Mrs. Helem Devlin Vann was present to represent the subject request, submitted by herself and her sons, James J. Devlin, Jr., and Harry Devlin. Mrs. Vann stated that they were seeking a rezoning in order to establish a mobile home park on the property involved.

The Director stated that the land is high and adequate drainage could be provided via the adjacent Brunswick - Altamaha Canal. Mr. Stelle further stated that at this time only the rezoning request was at issue and the final detailed plans for the proposed mobile home park would have to be submitted for approval by the Planning Commission at a later meeting.

No one was present to express opposition to this application.

Following careful study, a motion was made by Mr. McDonald, seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of the property involved to MH Mobile Home Park subject to final plans being approved by the Planning Commission, the County Engineer and the Glynn County Board of Health prior to any construction permit being issued.

GC-2-73 E:

The Planning Commission next considered a request submitted by Mrs. Earldeen Thompson for an amendment to the text of the Glynn County Zoning Ordinance which would allow kindergartens or pre-school nurseries as a Conditional Use in FA Forest - Agricultural Districts.

Mrs. Thompson stated that she proposes to operate such a facility on the property involved if the requested amendment is approved.

The Director said the County Building Official had received a number of inquiries in respect to such uses being allowed in Forest Agricultural Districts. He added that, although this type operation is allowed as a Conditional Use in certain residential districts, it is not in Forest Agricultural Districts. Mr. Stelle stated that he had, therefore, recommended to Mrs. Thompson that she request the subject amendment rather than seek a rezoning to a residential classification that would allow the proposed use.

After discussion, a motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted that the following Proposed Amendment to the Glynn County Zoning Ordinance be recommended to the County Commission:

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

Section 716.3 Conditional Uses.

is amended by adding a new Paragraph g) to Subsection 716.3 of Section 716, FA Forest - Agricultural, as follows:

- g) Private kindergarten or pre-school nursery, provided that plans for such facilities receive the written approval of the Georgia Department of Family and Children's Services and the County Fire Chief prior to the issuance of any permits for construction and operation; copies of such approval to be attached to the building permit and to be retained in the files of the Building Official.

GC-2-73 F:

Next considered was a request submitted by the St. Simons Concerned Citizens Association for an amendment to the text of the Glynn County Zoning Ordinance to place a height limitation for buildings on St. Simons Island and Sea Island, which are designated as Areas of Scenic Beauty and Historic Interest.

Mr. Norman Hartmann and others from this organization were present for review of this request. Glynn County Fire Chief W. R. Cavanaugh was also present.

During discussion, it was agreed that the following changes be made to the proposed amendment as follows:

1. that the suggested 40 ft. height limitation be increased to 45 ft. in districts which allow building heights in excess of 35 ft; and
2. that no building shall exceed 4 stories of occupied space.

After further discussion, a motion was made by Mr. McGarvey and seconded by Mr. McDonald to recommend to the County Commission the following Proposed Amendment to the Glynn County Zoning Ordinance:

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

Section 502. Height of Building.

is amended by striking in its entirety Section 502, Height of Building, as follows:

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitation for the zoning district in which it is or will be located;

and

inserting in lieu thereof a new Section 502, Height of Building, to read as follows:

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitation for the zoning district in which it is or will be located, and that, inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no building on said islands shall hereafter be erected, altered or moved so as to exceed four (4) stories of occupied space and forty-five (45) feet in height in zoning districts which allow building heights in excess of thirty-five (35) feet. For exceptions to height regulations, see Article VI, Section 617.

Voting Aye: Messrs. Driggers, McDonald and McGarvey

Voting Nay: Mr. Floyd

The Chairman declared the motion adopted.

GC-2-73 C:

A proposed amendment to the text of the Glynn County Zoning Ordinance, initiated by the Planning Commission, to establish more adequate setbacks for townhouses to provide protection to abutting property was next considered.

During discussion, it was deemed advisable that a 7 ft. requirement from side and rear yard property lines be made rather than 20 ft. as proposed.

After careful consideration, a motion was made by Mr. Floyd, seconded by Mr. McDonald and unanimously adopted that the following Proposed Amendment to the Glynn County Zoning Ordinance be recommended to the County Commission:

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

Section 703. RR Resort Residential District.

is amended by striking in its entirety Subparagraph 5) in Paragraph c), Site Plan and Design Criteria, Details; of Subsection 703.4, Townhouses - Special Requirements; as follows:

- 5) Yards: No front, side, or rear yards as such is required in connection with any townhouses, except that the nearest point of each building shall be at least twenty (20) feet from the nearest right of way line of abutting streets. Each townhouse shall have on its own lot one rear or side yard, private or reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for any accessory building.

and in lieu thereof adding a new Subpar-graph 5) in Paragraph c), Site plan and Design Criteria, Details; of Subsection 703.4, Townhouses - Special Requirements; as follows:

- 5) Yards: No front, side, or rear yard as such is required in connection with any townhouses, except that the nearest point of each building shall be at least twenty (20) feet from the nearest right of way line of abutting streets and at least seven (7) feet from all other property lines adjacent to the townhouse complex. Each townhouse shall have on its own lot one rear or side yard, private or reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for any accessory building.

Planned Development Review: Plantation Point Tennis Club
Final Approval of location of Tennis Courts Evans & Mitchell
Industries
(References: GC-17-71 and GC-45-72) Plate Maps 47 and 60

Mr. Jim Strickland, Vice-President - Planning, of Evans & Mitchell Industries was in attendance to present site plans of Plantation Point Phase I and Tennis Club Phase I for final approval by the Planning Commission. The plans call for the construction of 64 cluster housing units on 14.2 acres with 106 parking spaces in the Plantation Point Golf Course area and 9 tennis courts, a pro shop and parking in the Tennis Club area.

The Director pointed out that the final site plans, as presented are in accord with the approved Master Plan for Plantation Point and have met with the County Building Official's

verbal approval. He suggested that any approval by the Planning Commission be contingent upon the written approval of the County Fire Chief, the County Engineer and the St. Simons Island Water and Sewer District.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Driggers and unanimously adopted to approve the Final Plans, as presented, of Phase I of Plantation Point and Phase I of its Tennis Club, subject to written approval of Glynn County's Building Official, Engineer and Fire Chief, and the St. Simons Island Water and Sewer District.

Discussion of Activities relating to the Brunswick - Altamaha Canal

The Director reported that he was working with members of the Glynn County Historical Society and the Georgia Heritage Trust Program on a project to include the Brunswick - Altamaha Canal in the Heritage Trust Program and to establish it as a Waterway through the County.

MEETING ADJOURNED AT 10:45 A. M.