

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
MAY 1st, 1973
8:30 A. M.

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

ABSENT: John Baldwin and Harry I. Driggers

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

Upon a motion made by Mr. Johnson and seconded by Mr. Floyd,
the Minutes of a Called Meeting held on March 27th, 1973, and the
Regular Meeting held on April 3rd, 1973, were approved.

GC-17-73:

Request to rezone, from PD-R Planned Development - General to GR
General Residential, LI Limited Industrial and HC Highway Commer-
cial, a 38.03 acre tract identified as portions of Brunswick Farms -
Day and Bloom Tract Lots 212, 213 and 214 lying between New Commu-
nity Road and Cypress Mill Road (with frontages on these roads of
1,898.91 ft. and 1,747.44 ft., respectively) and immediately south-
east of the Georgia Power Company Operating Headquarters property;
1) property requested for GR General Residential zoning being ad-
jacent to the Georgia Power Company Operating Headquarters property
and fronting 1,747.44 ft. on Cypress Mill Road with a depth of 200
ft.; 2) property requested for LI Limited Industrial zoning being
adjacent to the Georgia Power Company property and fronting 1,208.91
ft. on New Community Road; and 3) property requested for HC Highway
Commercial zoning being located immediately east of above property
requested for LI Limited Industrial zoning and fronting 690 ft. on
New Community Road

Mr. Elliott Robinson, accompanied by his attorney, Mr. James B.
Gilbert, Jr., was present for review of the subject application. Mr.
Robinson stated that a portion of the property fronting on Community
Road is being requested for Limited Industrial zoning and lies imme-
diately south of the Key Industrial Park, and, if so rezoned, would
represent an extension of an existing industrial area. Mr. Gilbert
pointed out that the value of this land is prohibitive for residen-
tial development. He stated that the remainder of the property
fronting on Community Road and requested for Highway Commercial
zoning is located immediately north of Highway Commercial zoned
property. Mr. Gilbert then explained that a rezoning to General
Residential of a tract with a depth of 200 ft., lying between the
property requested for Limited Industrial and Cypress Mill Road,
would provide a buffer area between industrial land and residential
property to the north of Cypress Mill Road.

Mr. Neal Gilchrist was present and stated that he had been having difficulty obtaining a site for the relocation of his firm, Five Transportation Company. He added that a portion of the subject property requested for industrial zoning would be ideal for that purpose.

Mr. Noble Sorrow appeared to represent residential property owners to the north of Cypress Mill Road in opposing the requested rezoning. Mr. Sorrow said it is their belief that the proposal would be detrimental to and would unfavorably affect the value of their residential investments.

Mrs. Ben Ramsey stated that a 200 ft. General Residential area would not be sufficient to serve as a buffer between residential and industrial land. She questioned Mr. Robinson as to whether the proposed preservation of a 50 ft. strip of trees would be located on the industrial or general residential area. Mr. Robinson replied that this strip would be a part of the residential area.

The Director, in recommending denial of this application, stated that 200 ft. is inadequate for a so-called buffer between two incompatible zoning areas.

After careful study, a motion was made by Mr. Johnson and seconded by Mr. Hancock to recommend denial of the subject request as the plans as submitted for the development of the property involved do not show sufficient protection for the residential property lying to the east across New Community Road and that the 1969 Master Plan for the area recommends that the land in question remain residential.

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

Abstaining from Voting: Mr. McGarvey

The Chairman declared the motion adopted.

GC-18-73:

Request to rezone, from GR General Residential to OC Office Commercial, a tract containing approx. 5.5 acres and fronting 372.57 ft. on the east side of Altama Avenue and 600 ft. on the north side of Stafford Avenue

Dr. David Schaffer, DVM, was present in behalf of the subject application, submitted by his son, Mr. J. Rod Schaffer, et al. Dr. Schaffer stated that the requested rezoning would permit apartment units on the second story with office spaces on the first floor of the proposed expansion to the existing

Beverly Shores Apartments. He further stated that officials of Brunswick Junior College had indicated there was a need for additional housing for students and faculty within close proximity to the college. Dr. Schaffer added that ample recreational facilities are being provided by a pool, cabanas, a playground and barbeque areas existing in the development.

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

The Director stated that he felt that the combination of multi-family dwelling and office uses on the subject property would be compatible with property zoned HC Highway Commercial to the south.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the 5.5 acre tract to OC Office Commercial as the intermingling of office and additional apartments is a logical use of the property involved in view of the commercial nature of the adjacent properties.

GC-19-73:

Request to rezone, from R-9 One-Family Residential to GR General Residential, an irregularly shaped tract containing 10 acres and fronting a total of 925.5 ft. on the south side of Butler Drive and 160.15 ft. on Howard Drive with an approx. maximum depth of 475 ft.; not included in above Butler Drive frontage is a 92.5 ft. by 112 ft. parcel lying 248 ft. west of Howard Drive and identified as "Mims" property on plat of survey

Mr. Jack J. Lissner, Jr., Attorney for Mrs. Maude T. Hyers, applicant, represented this rezoning request. He stated that the property involved contains 10 acres on which Mrs. Hyers proposes to build a 144 apartment complex.

A considerable number of single-family residential property owners were present at the meeting to voice opposition to this application. Their basic objections were: 1) their properties had been purchased from the Hyers under deed restrictions which limited construction to single-family dwellings, 2) the proposal would adversely affect the value of their homes, and 3) multi-family units would definitely result in a greater volume of traffic in this vicinity.

Mr. Stelle stated that, although traffic will probably stabilize when Interstate 95 is opened, an increase of population through apartment usage of the land would create additional traffic problems. He also stated that the site plan for this tract does not conform to the survey of the property and its legal description. In view of these facts, the Director recommended denial of this request.

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

- 1) an apartment complex would be incompatible to the one-family residential character of the neighborhood;
 - 2) a substantial increase in traffic would be generated by the proposed use; and
 - 3) the layout plan for the complex does not conform to the plat of survey and legal description.
-

GC-20-73:

Request to rezone, from FA Forest - Agricultural 1) to HC Highway Commercial a triangular shaped tract containing .14 of an acre fronting 113.92 ft. on the southeast side of the Old Fancy Bluff Road and 101.92 ft. on the south side of the Georgia Power Company and Georgia Ports Authority right of way (Colonel's Island Railroad); and 2) to LI Limited Industrial a triangular shaped tract containing 1.41 acres fronting 416.56 ft. on the southeast side of the Old Fancy Bluff Road and 292.2 ft. on the west side of the Georgia Power Company and Georgia Ports Authority right of way (Colonel's Island Railroad)

Chairman Gale, as Attorney for the applicant of this request, relinquished the Chair. Vice-Chairman Johnson assumed the chair.

Mr. Thomas E. Morris, President of Brunswick Paper and Chemical Company, stated the purpose of requesting the subject rezonings is that his firm might construct a warehouse on the tract identified as 2) above with a retail office on 1). Mr. Morris further stated that the property's location adjacent to the Colonel's Island Railroad made it a justifiable site for the needs of the company. He added that, in his opinion, property abutting the railroad is not suitable for residential purposes.

Mrs. Nancy Barr, representing the residents in the vicinity, stated their opposition to this application was that they had located their homes in an area which would not produce traffic problems for children playing in this neighborhood. Mrs. Barr said that, in addition to an increase in traffic volume, the requested rezoning would be setting an unfavorable precedent, which would lead to further similar requests.

The Director, in recommending approval of this request, stated that the property adjoining the railroad is more conducive for industrial rather than residential purposes.

After careful study, a motion was made by Mr. McGarvey and seconded by Mr. Floyd that, due to the subject property lying adjacent to Colonel's Island Railroad, to recommend the rezoning

of the tract designated as 1) above to HC Highway Commercial and the tract designated as 2) above to LI Limited Industrial, as they are logical locations for these zoning classifications and are unsuitable for residential purposes.

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

Abstaining from Voting: Chairman Gale

The Vice-Chairman declared the motion adopted.

Chairman Gale resumed the Chair.

GC-21-73:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, a tract containing .262 of an acre fronting 63 ft. on the north side of Arnold Road with a depth of approx. 200 ft. and located approx. 410 ft. east of Demere Road and approx. 430 ft. west of Ocean Boulevard

Mr. Emory A. Rooks was present in behalf of this application. Mr. Rooks stated he was seeking a GC General Commercial zoning of the subject property. Mr. Rooks said that the existing building thereon, previously used as a night club, is a non-conforming use and he proposes to renovate and redecorate the structure into a family-type restaurant, if the property is commercially zoned. He presented a photograph of the building as it exists and plans for his proposed improvements. Mr. Rooks also presented a statement signed by property owners in the area expressing no opposition to his plans to use and improve the structure. He added that he felt his proposal would not be detrimental to the character of the surrounding property.

No one was present to object to the subject application.

The Director recommended approval as the use is compatible with similar uses in the area.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McDonald and unanimously adopted to recommend the requested rezoning to GC General Commercial as the proposed restoration of the existing building and its use as a restaurant will upgrade and improve the area of the subject property.

GC-22-73:

Request to rezone, from R-6 One-Family Residential to FC Freeway Commercial, Lots 96, 97, 98, 99 and 100 in Glynn Heights Subdivision and the land lying between the southerly line of Cary Street and the north line of Aubrey Street and west of the easterly line of Lucian Street; the last portion of said above described property being a 50 ft. by 370 ft. portion of Lucian Street now officially closed

Mr. A. L. Wooten, accompanied by Attorney Jack J. Lissner, Jr., was present for review of the subject request. Mr. Lissner stated that the request represented an extension of adjacent FC Freeway Commercial land. He further stated that Mr. Wooten has a prospective purchaser for the property, if it is rezoned, for a proposed motel and restaurant.

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

The Director recommended approval of the request as the proposal is in character with adjacent development in the area.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the property involved, proposed for the location of a motel and restaurant, to FC Freeway Commercial as it is a logical expansion of the Freeway Commercial District lying immediately to the east.

GC-23-73:

Request to rezone, from R-9 One-Family Residential to LC Local Commercial, the western portion of Lot 14 in Community Subdivision, as Revised, fronting approx. 75 ft. on the south side of English Avenue with an average depth of 136 ft. and located approx. 80 ft. west of the Old Jesup Highway

Mr. J. H. Selph, accompanied by his sons, was present in behalf of his application to rezone a portion of the subject lot on which his residence is located. Mr. Selph stated that a commercial zoning is being sought in order that a dilapidated garage might be restored and remodelled for use as a television and radio repair shop which will be operated by his teen-age sons.

The Director stated that there was adequate land for the existing residence, the proposed shop and off-street parking.

Submitted with Mr. Selph's application was a statement of property owners in this residential subdivision stating they had no objections to a shop on the property involved. No one was present to oppose this application.

The Director stated that, although the requested rezoning would be a "spot zoning", he recommended approval of the request due to the unusual nature of the proposed use.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Johnson and unanimously adopted, that while recognizing that the requested rezoning would represent a "spot zoning", considering the unique character of the request and the favorable approval of residential property owners in the area who might be adversely effected, to recommend approval of this application for the rezoning of the subject property to LC Local Commercial for the proposed location of a television and radio repair shop.

GC-24-73:

Request to rezone, from TR-12 Temporary One-Family Residential to M-9 Mobile Home Subdivision, a tract containing approx. 7 acres fronting 362.73 ft. on the west side of Frazier Road and located 160 ft. south of Hendricks Lane; said property being directly across Frazier Road from the rear of Proud Acres Mobile Home Park and lying approx. 500 ft. west of the Old B. & W. Right of Way

Mr. and Mrs. C. J. Benfield were present for review of their application for a rezoning to M-9 Mobile Home Subdivision in order that their existing mobile home subdivision might become a conforming use. Mr. Benfield stated that under the property's existing classification if a mobile home is moved out, it could not be replaced by another nor could they increase the number of spaces at a later date in the event they desired to expand. He further stated that the request was for a subdivision for mobile homes and not a park.

When questioned as to whether they would be agreeable to amend their application to request an M-12 Mobile Home Subdivision classification, Mrs. Benfield replied that they would not be. She added that, although all existing lots meet the 12,000 sq. ft. requirement for M-12 Districts, being required to maintain that square footage might impede any future development.

A number of residents in the vicinity were present to express opposition to the subject request. Their main reason for opposition was that they did not feel another mobile home park was needed in the area. A petition to this effect was submitted. The Chairman explained that the subject request was for a mobile home subdivision rather than a mobile home park and that final layout plans would have to be submitted for approval by the Planning Commission.

During discussion, it was brought out that certain drainage factors would have to be corrected, approval obtained from the Board of Health as to sewer and water facilities, and adequate access and interior roads provided prior to final approval.

The Director recommended approval of this request.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the property involved in order that its existing non-conforming usage might become permitted uses under the requested M-9 Mobile Home Subdivision classification, subject to final plans being approved by the Planning Commission and County Engineer, particularly with respect to access and interior roads, and the Glynn County Board of Health as to sewer and water facilities, prior to the issuance of any further permits for the location of mobile homes.

Planned Development Review: Plantation Point Phase II, Residential
Units Evans & Mitchell Industries
Final Approval (Planned Development General)
(References: GC-17-71 and GC-45-72) Plate Maps 47 and 60

Mr. Jim Strickland of Evans & Mitchell Industries, developers, was present for review of this phase of the Plantation Point Planned Development Complex. Mr. Strickland stated that sanction by the Planning Commission would allow the construction in Phase II of 75 condominiums with a density of 8 units per acre. He also said a site would be provided as a play area for children.

Mr. Norman Hartmann was present and stated that, although he had no objections to the plans, he wanted to inquire as to the number of units needed for Phase I and Phase II. Mr. Strickland replied that there would be 64 units in Phase I and 75 units in Phase II.

No one was present in opposition to this application.

The Director stated that requirements for final approval had been met, but before any construction approval must be obtained from the Glynn County Engineer, Fire Chief and Building Inspector.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Johnson and unanimously adopted that, upon the recommendation of the Planning Director, to approve the Final Plans for Plantation Point Phase II - Residential Units, subject to written approval of Glynn County's Building Official, Engineer and Fire Chief, and the St. Simons Island Water and Sewer District.

Planned Development - General Residential Review: Demere Park,
Condominiums Preliminary Approval Homes of Tomorrow, Inc.
(Reference: GC-36-72) (O. T. Nichols, Attorney) Plate Map 72

Mr. Stephen Been, accompanied by Attorney O. T. Nichols, was present for review of the subject Planned Development Complex. Mr. Nichols stated that all of the units proposed for the Demere Park Condominiums project at this time contain two bedrooms. Mr. Nichols added that Mr. Been feels it would be best to determine if there will be further demand for apartments of this size and type before constructing others.

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

The Director pointed out that approval by the Planning Commission would allow the applicant to proceed with Final Plans for this project. Mr. Stelle stated that plans meet requirements for open space, density and width of streets. He also stated that a 30 ft. buffer strip around the entire area, a patio and a swimming pool has been provided. Mr. Stelle recommended preliminary approval of the plans submitted.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Hancock and unanimously adopted to approve the over-all Preliminary Plan for the Demere Park Condominiums Planned Development - General Residential Complex to allow further architectural and engineering work to proceed. Final plans will then have to be approved by the Planning Commission.

Subdivision Plat Review: Sherwood Forest Subdivision
Preliminary Approval Harry I. Driggers (Ted Harris, Reg. Surveyor)
Plate Map 33

Inasmuch as no one was present for review of the subject preliminary plat, a motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted to defer action on this item until a future meeting.

MEETING ADJOURNED AT 11:00 A. M.