

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
JUNE 5th, 1973
8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, Harry I. Driggers,
Wayne E. Floyd, Dorman McDonald, Cormac McGarvey and
Father Marlon S. Poitier

ABSENT: James E. Hancock

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

As the first order of business, newly appointed Planning Commission member Father Marlon S. Poitier, was introduced and welcomed.

The Chairman advised that due to Mr. Otto Johnson, Jr., no longer being a member of the Planning Commission, it was in order to call for nominations for the office of Vice-Chairman, in which capacity Mr. Johnson had been serving.

Mr. McGarvey nominated Mr. Wayne Floyd to serve as Vice-Chairman.

No other nominations were offered.

Thereupon, a motion was made by Mr. McGarvey and seconded by Mr. Driggers that the nominations be closed and a vote taken on the above nomination.

Voting Aye: Messrs. Baldwin, Driggers, McGarvey and
Father Poitier

Abstaining from Voting: Mr. Floyd

Mr. McDonald was not present at the time this motion was voted upon.

The Chairman declared the motion adopted that Mr. Floyd serve as Vice-Chairman for the remainder of the calendar year 1973.

Upon a motion made by Mr. Floyd and seconded by Mr. Baldwin, the Minutes of a Called Meeting held on April 17th, 1973, and the Regular Meeting held on May 1st, 1973, were approved.

B-3-73:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, an L-shaped tract in Dixville Subdivision in the City of Brunswick fronting approx. 45 ft. on the east side of Cochran Avenue, 210 ft. on the south side of George Street, and 162.5 ft. on the west side of Stonewall Street, the southerly 117.5 ft. portion of the Stonewall Street frontage having a depth of 90 ft.

The Chairman advised that the above request, submitted by Mr. B. L. Brannen had been withdrawn by the applicant's attorney, Mr. Richard M. Scarlett, on June 4th, 1973, and that it would be rescheduled for a later meeting.

GC-25-73:

Request to rezone, from FA Forest - Agricultural to MH Mobile Home Park, a tract containing approx. 16.69 acres fronting a total of 496.6 ft. on the west side of U. S. Highway 17 South with a depth of 834.84 ft. and lying 2,147.73 ft. south of the center line of Buck Swamp Road; not included in above highway frontage is a 200 ft. by 75 ft. tract zoned HC Highway Commercial lying 2,308.62 ft. south of the center line of Buck Swamp Road

Mr. R. L. Spaulding, Jr. was present in behalf of the subject request submitted by himself, his daughter and son. He stated that they are seeking a rezoning in order to establish a mobile home park containing 250 spaces on the property involved. He further stated that, although they do not propose to develop the entire area at the present time, the park would be completed as the need for more spaces is warranted. Mr. Spaulding pointed out that the portion of their property on U. S. Highway 17 South and excluded from this application is zoned HC Highway Commercial. He added that this property contains a service station which can be utilized by the residents in the park as it is the only establishment of that type nearby.

The Director explained that the layout for the mobile home park, as submitted will require a number of changes. He said that, prior to any construction, the final layout plans will have to be approved by the Planning Commission and other agencies.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Baldwin and unanimously adopted to recommend the rezoning of the property involved for development of a mobile home park under the requested MH Mobile Home Park classification, subject to final plans being approved by the Planning Commission and County Engineer, particularly with respect to access and interior roads and drainage, 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.

GC-26-73:

Request to rezone, from R-20 One-Family Residential to M-12 Mobile Home Residential, a tract fronting 112.5 ft. on the southwest side of Blythe Island Drive with a depth of 200 ft. and lying 381.8 ft. south of Kirby Street on Blythe Island

Mr. Donnie M. Drawdy, accompanied by his father Mr. G. E. Drawdy, was present for review of the subject application. Mr. G. E. Drawdy, speaking in behalf of the applicant, stated that his son plans to construct a conventional type residence on the property involved as soon as finances will permit. He further stated that until that time his son was seeking a rezoning which would enable him to locate a mobile home on a temporary basis. He continued by saying six mobile homes exist in the neighborhood of his son's property. He added that they were aware that the Planning Commission had established a policy not to recommend any rezonings for mobile homes to be located north of Parland Road, from which they were seeking an exception in this instance. He presented a petition bearing 10 signatures of residents in the area expressing no opposition to the subject request.

Mr. McDonald was of the opinion that the Planning Commission might conceivably consider altering this policy to allow mobile homes north of Parland Road under certain circumstances. Mr. Baldwin stated that he felt a thorough study should be made in order that the Planning Commission might give consideration to any change being recommended in this respect.

The Director stated that the mobile homes existing in that area are non-conforming uses. Mr. Stelle then recommended denial of the request in view of the aforementioned policy. He pointed out that a favorable recommendation on this application would establish a precedent that would result in: 1) applicants of similar prior requests feeling their applications had been unjustly denied, and 2) an influx of like requests.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Baldwin and unanimously adopted that action on the subject request be deferred, with the concurrence of the applicant, to allow time for the Planning Commission to make a study in order to determine if the policy previously established to recommend disapproval of any rezoning requests for mobile homes on Blythe Island north of Parland Road should be altered or rescinded.

Planned Development Review: Sea Palms Commercial Complex -
Reception Center Corner of Frederica Road and Colonial Drive
Final Approval (Planned Development - General) (Reference: GC-5-67)
Evans & Mitchell Industries Plate Map 60

Mr. Robert R. King, President - General Manager of Sea Palms, was present to represent Evans & Mitchell Industries, developers of the subject complex. Mr. King explained that original plans for this commercial section of the Sea Palms development had primarily been for a shopping center. However, investigation had revealed that this would be unfeasible market-wise. He then reviewed plans which includes a reception center and offices for sales and rentals.

The Director stated that he had reviewed the revised plans with the County Engineer and Building Official and that examination revealed that all requirements for final approval have been met. He further stated that, therefore, he recommended approval.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Driggers and unanimously adopted to approve the Final Plans for the Sea Palms Commercial - Reception Center Complex, as submitted, subject to written approval of Glynn County's Building Official, Engineer and Fire Chief, and the St. Simons Island Water and Sewer District.

Subdivision Plat Review: Sherwood Forest Subdivision; Harry I. Driggers
Preliminary Approval Plate Map 33

Mr. Driggers, as developer of the subject subdivision, disqualified himself during review of the preliminary plat.

The Director explained that this preliminary review had been deferred at the May 1st, 1973, meeting for lack of representation. He stated that examination of this plat revealed that no provision had been made for open space. He further stated that the County had gone on record to no longer accept money in lieu of the dedication of land for open space. Mr. Stelle added that it was Mr. Drigger's feeling that, due to all lots containing a minimum of 20,000 sq. ft., no open space should be required.

The Director said the County Engineer had reviewed the layout and that drainage requirements could be met.

After careful study, a motion was made by Mr. McDonald and seconded by Mr. Baldwin to approve the Preliminary Plat of Sherwood Forest Subdivision, with the stipulation that the Final Plat of this subdivision provides for the open space requirement.

Voting Aye: Messrs. Baldwin, Floyd, McDonald, McGarvey
and Father Poitier

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

Subdivision Plat Review: Belle Point Subdivision, Section 5 - Area A
Preliminary Approval Stephen Been Plate Map 45

Attorney O. T. Nichols, representing Mr. Stephen Been of Homes of Tomorrow, Inc., was present for review of the subject preliminary plat. Mr. Nichols stated that this plat represented the initial northern portion of a proposed subdivision, to be developed in stages. He further stated that septic tanks are proposed for this portion as it lies some distance from the City's sewer system.

Examination revealed that no open space area had been provided on the plat. Mr. Nichols explained that this requirement would be met as the property to the south is developed.

The Director explained that an over-all plat for the entire subdivision has not been submitted and, therefore, it could not be determined if the open space requirement would be met. He pointed out that two undesirable dead-end streets are shown on the subject preliminary plat, which could present problems in the development of the southern portion of the subdivision.

The Director said he recommended approval of this plat conditioned upon the final plat of this section having an acceptable street pattern, with adequate provision for water and sewer. He also recommended that final approval be withheld until a preliminary over-all layout plan is submitted, meeting open space requirements for the entire subdivision.

After careful review, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to approve the Preliminary Plat of Belle Point Subdivision, Section 5, Area A, subject to the Final Plat for this section being accompanied by a Preliminary Plat of the entire land to be developed; said Final Plat to reflect an acceptable interior street pattern with adequate provision for open space, sewer and water facilities, together with written approval of the Glynn County Fire Department.

Subdivision Plat Review: Glynn Marsh Subdivision; Moore Homes, Inc.
Final Approval Plate Map 45

Mr. Wm. J. White, representing Moore Homes, Inc., was present for review of the Final Plat of the subject subdivision.

The Director stated that examination of this plat by the County Engineer, County Building Official and himself revealed that all requirements had been met for final approval with two exceptions. The plat had not been signed by the owners; and the area shown as "park" had not been properly dedicated. Mr. Stelle said that the County Engineer had indicated by letter that if the proposed drainage plan is followed, it will be adequate. He added that sewer and water facilities will be provided by the City of Brunswick system.

The Director recommended final approval, subject to the two above mentioned exceptions being rectified.

After careful review, a motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to approve the Final Plat of Glynn Marsh Subdivision, contingent upon: 1) the proper ownership signatures being affixed thereon and 2) receipt of a dedication from the owners to the area shown as "Park" to meet the open space requirements, prior to submission to the Glynn County Commission for its approval.

Subdivision Plat Review:	Country Club Heights, Phase I
Final Approval	Plate Map 45

Mr. Joe Biletzkov of Delta Engineers was present for review of this phase of Country Club Heights Subdivision.

The Director explained that the preliminary plat had previously been approved with the provision of a monetary contribution in lieu of open space. He said the County will no longer approve plats on this basis. This, in turn, necessitated the developers to revise the layout for all phases of the Country Club Heights Subdivision. Mr. Stelle stated that, while Phase II provides the required 5% of open land for the entire subdivision, none is shown on Phase I. He said that the developers had indicated that, while the open space requirements would be retained in Phase II, they were contemplating making some revisions in that phase.

The Director recommended approval of the Final Plat of Phase I of Country Club Heights Subdivision inasmuch as open space for this phase is provided in Phase II with adequate access.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted to approve the Final Plat of Country Club Heights Subdivision, Phase I, with the required open space dedication being provided in Phase II, such approval being contingent upon approval of the County Engineer as to drainage and street design.

Subsequent to the above action, the developers advised that they were withdrawing the plat which would be resubmitted at a later date.

GC-17-73:

Request to rezone, from PD-R Planned Development - Residential to GR General Residential, LI Limited Industrial and HC Highway Commercial, a 38.03 acre tract identified as portions of Brunswick Farms - Day and Bloom Tract Lots 212, 213 and 214 lying between New Community Road and Cypress Mill Road (with frontages on these roads of 1,898.91 ft. and 1,747.44 ft., respectively) and immediately southeast of the Georgia Power Company Operating Headquarters property; 1) property requested for GR General Residential zoning being adjacent 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 Operating Headquarters 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. James Gilbert, Jr., Attorney, was present to seek the Planning Commission's opinion as to revisions proposed to be made on the subject request at the County Commission's Public Hearing to be held on June 7th, 1973.

Mr. Gilbert explained that:

- 1) due to opposition from property owners to the north as to the inadequate 200 ft. depth of the property abutting Cypress Mill Road proposed for rezoning to GR General Residential, the applicants, Messrs. Elliott Robinson and G. Ogden Persons III, were agreeable to increasing the depth to 250 ft. and having it remain in its existing PD-R Planned Development - Residential classification;
- 2) in increasing the depth of the above residential area, the depth of the area requested for LI Limited Industrial would be decreased by 50 ft; and
- 3) a rezoning to LI Limited Industrial would be requested for the area originally sought for HC Highway Commercial rezoning.

In addition, Mr. Gilbert stated that the developers had met with representatives of the residential property owners north of Cypress Mill Road and had reached an agreement that the revisions were more agreeable than the original request.

The Director was instructed to convey to the County Commission the feelings of the Planning Commission that the proposed revisions to the subject application would be a better utilization of the property involved than originally requested and that the residential property owners north of Cypress Mill Road were in accord with the proposed changes.

Beach and Sand Dune Study Report.

The Director explained that Governor Jimmy Carter had appointed a special committee to conduct a study of the beach and sand dunes in this area. This committee consisted of Dr. Eugene Odum, Director of the Institute of Ecology at the University of Georgia; Dr. George Oertel, a Marine Sedimentation Specialist with the Skidaway Institute of Oceanography; Dr. Anthony Catanese, a Professor in Graduate Program of City Planning at the Georgia Institute of Technology; and Mr. Charles Parrish, Director of the Office of Planning and Research of the Department of Natural Resources.

Mr. Stelle added that this study committee had made an on-site examination of the St. Simons Island beach and sand dune areas. As a result, the committee had prepared the following recommendations and conclusions, which have been submitted to the County Commission:

PRELIMINARY RECOMMENDATIONS
AND CONCLUSIONS

GLYNN COUNTY
DUNE STUDY COMMISSION
MAY 17, 1973

Primary Recommendations and Conclusions

1. In areas with established dune systems, including an active and stabilized dune, development should occur only landward of the most seaward stabilized dune.
2. In unstable areas without established dune systems, development should occur only after the establishment of an active and stable dune system.
3. In order to enforce the preceding recommendation, a "Beach and Dune Protection District" should be created in the Glynn County Zoning Ordinance.
4. Special Building Code provisions should be established, applicable to those areas of the "Beach and Dune Protection District" in which construction is made permissible.
5. Within the "Beach and Dune Protection District", all physical improvements, such as roads, seawalls, jetties, etc., should be conditional uses, subject to prior review of their probable effects on the natural system.

Related Recommendations and Conclusions

6. A Glynn County "Beach and Dune Vegetative Protection Ordinance" should be enacted.
7. Signs, warning the general public not to interfere with the dunes and their natural vegetation, should be posted immediately.
8. All non-authorized motor vehicles should be banned from the beach and dune area.

Mr. F. Norman Hartmann, President of the St. Simons Concerned Citizens Association, was present at the meeting and stated that he had heard the presentation made to the County Commission. He further stated his group felt this to be an ideal means of initiating protection of the beaches and sand dunes. He added that the Concerned Citizens Association is willing to do everything possible to help in implementing this study.

The members were in accord that these recommendations and conclusions were an excellent guide line for the preservation and development of the beach and dune areas.

Rescheduling of Regular Meeting of July, 1973.

A motion was made by Mr. Baldwin, seconded by Mr. Driggers and unanimously adopted that, due to the Regular Meeting for July 1973 conflicting with the 4th of July holidays during which a number of members will be on vacation, this meeting be rescheduled from the 3rd to the 10th of July, 1973.

Budget Committee Report - 1973-1974 Fiscal Year Operating Budget.

The Director explained that in order for the County Commissioners to incorporate the Planning Commission's monetary needs into their 1973 - 1974 budget, they were requesting this information as soon as possible. He further explained that as of July 1st, 1973, the Planning Commission's finances will be transferred from the City to the County Finance Department. This change came as a result of arrangements being made for increasing the County's appropriation and decreasing the City's. Mr. Stelle said that a planning grant from Housing and Urban Development and on from the Economic Development Administration will be available through the City during the coming fiscal year.

The members were furnished with individual copies of a proposed Operating Budget for the Planning Commission's 1973 - 1974 Fiscal Year, as prepared by the Budget Committee and the Director.

The Director pointed out that the basic changes from the 1972 - 1973 budget are for increases in personnel salaries, audit, automobile allowance, and social security, with a decrease in travel and conference expenses. He added that provision for consultant services had been included.

After careful review, a motion was made by Mr. Baldwin, seconded by Mr. Driggers and unanimously adopted to accept the recommendations of the Budget Committee and to adopt the following Operating Budget

for the Brunswick - Glynn County Joint Planning Commission's Fiscal Year, July 31st, 1973, through June 30th, 1974, in the total amount of \$31,575.00, for submission to the City and County Commission, as follows:

OPERATING BUDGET		
1973 — 1974 FISCAL YEAR		
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION		
	<u>Sub-Totals</u>	<u>Totals</u>
1402	SALARIES	\$ 24,700.00
1402	Executive Director	\$ 13,100.00
1402	Administrative Assistant	6,150.00
1402	Receptionist - Typist	4,450.00
1403	Temporary Personnel	1,000.00
1455	CAPITAL EXPENSES	500.00
1400	OPERATING EXPENSES	2,075.00
1417	Office Supplies	600.00
1439	Rent	- 0 -
1411	Telephone	600.00
1417	Printing and Reproduction	300.00
1433	Audit	175.00
1423	Contingencies	400.00
1423	Subdivision Plat Fees	- 0 -
1400	AUTOMOBILE ALLOWANCES	1,000.00
1414	Executive Director	1,000.00
1419	DUES, PUBLICATIONS AND SUBSCRIPTIONS	200.00
1414	TRAVEL AND CONFERENCE EXPENSES	600.00
9231	SOCIAL SECURITY	1,200.00
9133	HOSPITALIZATION INSURANCE	300.00
1406	CONSULTANT SERVICES	1,000.00
	TOTAL	<u><u>\$31,575.00</u></u>

Subsequent to the meeting of this date, the County Finance Department had assigned code numbers in accordance with its code numbering system. These numbers are reflected above.

MEETING ADJOURNED AT 10:30 A. M.