

REGULAR MEETING  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
OCTOBER 2nd, 1973  
8:30 A. M.

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

ABSENT: Harry I. Driggers and Father Marlon S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle and County  
Building Official W. B. Wright

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Upon a motion made by Mr. Hancock and seconded by Mr. Floyd,  
the Minutes of a Called Meeting held on August 14th, 1973, and the  
Regular Meeting held on September 11th, 1973, were approved.

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B-6-73:

Request to rezone, from OC Office Commercial to GC General Commercial, portions of Town Commons Lots between Stonewall and Lee Streets, in the City of Brunswick, identified as the western one-half of Lots 25 and 27, and the southern one foot of the western one-half of Lot 29; said property fronting 100 ft. on the north side of Gloucester Street and 151 ft. on the east side of Stonewall Street

Miss Mary Miller, accompanied by Mr. Wm. H. Brown, Realtor, was present in behalf of the subject request, submitted by herself individually and as Executrix and Trustee under the Will of Mrs. Mary Edna Miller.

Mr. Brown explained that Miss Miller has a prospective purchaser of the property involved if it is rezoned to General Commercial. He stated that the property's Office Commercial classification will not permit any expansion, particularly for storage, to the existing building proposed for use by Town House Interiors. Mr. Brown added that firm would remodel the three separate stores into one. He pointed out that, although some are non-conforming, a number of General Commercial uses are existing in the vicinity. He submitted two statements from owners of adjacent property expressing no opposition.

It was noted that no one was present or object to this request.

The Director recommended approval as the requested rezoning would not be detrimental to surrounding properties.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Floyd and unanimously adopted to recommend approval of the subject application as the requested General Commercial rezoning is compatible to the surrounding commercial uses along Gloucester Street in that area.

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Planned Development Review: Mallory Villas Condominium Planned  
Final Approval Development - General Residential  
(Reference: GC-36-72) Complex  
Homes of Tomorrow, Inc.; Stephen Been Plate Map 72

Mr. Stephen Been, developer, accompanied by Attorney O. T. Nichols, was present for review of the subject planned development final plans.

The Director explained that this matter had been deferred at the September 11th, 1973, meeting until problems in relation to density, open space and parking requirements could be resolved. He added that approval as to water and sewer facilities had been received.

Mr. Nichols stated that the complex had been planned to utilize the property for the maximum number of condominiums. He explained that these units would be sold and that the interior streets would be privately maintained by the purchasers.

A lengthy discussion transpired with respect to the items involved in the deferral.

County Building Inspector W. B. Wright reviewed his computations and interpretations in this respect and he reiterated that the plans, as submitted, did not meet the requirements of the Glynn County Zoning Ordinance.

Also discussed was that, upon approval of the preliminary plans, the developer assumed that he could proceed with the preparation of final plans. At the time of preliminary approval all of the above problems had not been thoroughly analyzed. The members were in accord that more detailed study should be given in the future to preliminary plans for planned developments.

After careful deliberation, a motion was made by Mr. Hancock and seconded by Mr. Floyd that, due to previous action with respect to Preliminary Approval, to approve the Final Plans for the Mallory Villas Condominium Planned Development - General Residential Complex and that the development would have to meet all the standards of the zoning ordinance as to density, parking requirements and drainage.

Mr. McDonald was not present for this review.

Voting Aye: Messrs. Baldwin, Floyd and Hancock

Abstaining from Voting: Mr. McGarvey

The Chairman declared the motion adopted.

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Planned Development Review: Deerwood Estates (formerly known as  
Final Approval Riverview Estates) Planned Develop-  
(M. Albert Burke, Agent) ment - General Complex  
John A. Stubbs and Leonard Parrott  
(Reference: GC-49-72 and GC-29-68) Plate Maps 67 and 68

Mr. M. Albert Burke, representing the applicants, Messrs. John A. Stubbs and Leonard Parrott, was present for this review. Also present was Mr. Robert D. Miles, Attorney for the prospective purchaser of Parcel No. 1 of the Deerwood Estates Planned Development Complex.

Mr. Miles explained that Tidewater Equipment Co., Inc., desires to expand their existing facilities by purchasing Parcel No. 1, lying immediately to the north of their industrial property. He stated that, as this parcel was zoned Planned Development - General under GC-49-72, a revision to the original Master Plan for the Deerwood Estates Planned Development Complex was being sought for a Planned Development - Industrial classification for this purpose. Mr. Burke said that a 50 ft. buffered road is proposed for separation of Parcel No. 1 from the property to be developed residentially to the north. He also indicated that other modifications to this complex would be submitted for review and approval at a later date.

The members were in accord that a rezoning request would be preferable to a revision to the master plan, inasmuch as these two tracts of property involved would be contiguous and under one ownership.

Due to the extenuating circumstances involved in this request, a motion was made by Mr. Baldwin, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning, from PD-G Planned Development - General to PD-I Planned Development - Industrial, with the concurrence of the applicants, of that area in the Deerwood Estates (formerly known as Riverview Estates) Planned Development Complex identified as Parcel No. 1 on plat submitted with the request and described as follows:

An irregularly shaped tract fronting 1,142.634 ft. on the south side of a proposed 50 ft. road with an approx. average depth of 156.35 ft. (with a maximum depth of

292.706 ft. on the eastern boundary line), and located approx. 877.164 ft. west of State Route 303 at a point approx. 604.44 ft. north of the center line of the Georgia Power Company and Georgia Ports Authority right of way (Colonel's Island Railroad);

and, further, it is understood that the above described parcel will definitely become an addition to the existing Tidewater Equipment Co., Inc.'s PD-I Planned Development - Industrial property lying immediately to the south which was rezoned to that classification under GC-29-68.

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

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Mr. Stephen Been, developer of the land involved in the subject plat review, was present and was accompanied by his Attorney, Mr. O. T. Nichols.

The Director reviewed the status of Section 5 of the Belle Point Subidivision, stating that Preliminary Approval had been given by the Planning Commission on August 7th, 1973, to the over-all layout of the land to be developed in Section 5. Mr. Stelle explained that Final Approval of only Area A of this Section is being sought this date.

Mr. James L. Conine, Registered Surveyor, was also present and stated that all lots involved were of at least 8 ft. Mean Sea Level elevation.

It was noted that 1) the subject plat lacked the County Engineer's signature of approval as to drainage and street layout, 2) written approval of sewer and water facilites had not been received from the Glynn County Board of Health, and 3) written approval by the Glynn County Fire Department had not been given.

The Director stated that, with the exception of the three above deficiencies, the submitteed plat meets the requirements for Final Approval. He added that the Preliminary Plat of Section 5 provides the necessary open space requirement for Area A.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Baldwin and unanimously adopted to recommend Final Approval to the plat of Belle Point Subdivision, Section 5, Area A, subject to the required approvals of the Glynn County Engineer, Board of Health and Fire Department.

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Subdivision Plat Review: Deerwood Estates (formerly known as  
Preliminary Approval Riverview Estates) Parcel No. 2  
John A. Stubbs and Leonard Parrott  
(M. Albert Burke, Agent) (Reference: GC-49-72) Plate Maps 67 and 68

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Mr. M. Albert Burke, as representative of the Messrs. John A. Stubbs and Leonard Parrott, developers of the subject subdivision as a part of the Deerwood Estates Planned Development Complex, was present for this Preliminary Plat review.

The Director stated that the Master Plan for this complex had been approved for a PD-G Planned Development - General complex on November 7th, 1972.

Mr. Burke explained that the Planned Development - General Complex Master Plan called for development of a mobile home park with allied commercial uses. He added, however, that modifications were being made to their original plan and it was recognized that these changes would have to be submitted to the Planning Commission for approval. In this particular instance, a portion of the property is now being proposed for a residential subdivision to be known as Deerwood Estates, Parcel No. 2.

The Director pointed out that this Preliminary Plat will have to conform to Glynn County plat standards and meet the requirements of the County Engineer and Health Department, and all other appropriate agencies and officials prior to Final Approval. He added that the plat was in order for Preliminary Approval.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Baldwin and unanimously adopted that Preliminary Approval be given to Deerwood Estates Subdivision, Parcel No. 2, of the Deerwood Estates Planned Development Complex, subject to the Final Plat having the approval of the Glynn County Engineer and Board of Health, and all other appropriate agencies and officials.

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Subdivision Plat Review: Seaboard Coast Line Industrial Park,  
Final Approval Revision of Block C  
B. N. Nightingale, Attorney (References: B-15-65 and B-5-69)  
Plate Map 58

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The Director stated that the subject revisions on the plat of Blocks C and D of this Industrial Park Subdivision were minute and consisted of three minor corrections in dimensions and bearings along the northerly line of Block C. Mr. Stelle added that the plat reviewed this date was in order for Final Approval.

Following review, a motion was made by Mr. McGarvey, seconded by Mr. Hancock and unanimously adopted to give Final Approval of a Revision to the Plat of Blocks C and D of the Seaboard Coast Line Railroad Industrial Park Subdivision.

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Committee for Review of Townhouse and Planned Development Criteria.

The Chairman appointed a special committee consisting of Messrs. Baldwin and McDonald together with the Director to make a study and recommendations as to the existing requirements in the zoning ordinances pertaining to townhouses and planned development complexes, particularly with respect to density, off-street parking and open space.

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Office Equipment.

The Director pointed out the need for an electronic calculator for use by the Planning Commission staff. He explained that such equipment would be of immeasurable value in expediting the massive volume of calculations involved in all types of reviews.

After consideration, a motion was made by Mr. McGarvey, seconded by Mr. Baldwin and unanimously adopted to authorize the Director to purchase a quality electronic calculator at a price not to exceed \$100.00.

The Director also stated that there are numerous occasions when a folding or card table would be a definite asset to the staff and its functions.

A motion was then made by Mr. Hancock, seconded by Mr. McDonald and unanimously adopted to authorize the Director to purchase such a table at a price not to exceed \$25.00.

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Planning Assistant.

The Director pointed out that in order to implement a Housing and Urban Development grant for local planning studies it will be necessary, due to the staff's work load, to retain the services of an assistant planner on a temporary basis.

Mr. Stelle stated he had interviewed Mr. Edward J. Maag, who, in his opinion, could qualify in this respect. He added that an appointment could be made for an interview by the Planning Commission. The

members were in accord that if the Director was satisfied as to his qualifications, there would be no need for the members of the body to interview Mr. Maag.

Thereupon, a motion was made by Mr. Floyd, seconded by Mr. McGarvey and unanimously adopted that the Director contact Mr. Maag for prospective employment as temporary assistant planner at a salary not to exceed \$750.00 a month.

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#### Meeting Announcements.

First, the Director notified the members of a National Flood Insurance Program review meeting which would be held in the Conference Room of the Planning Commission on Wednesday, October 10th, 1973, at 10:00 A. M. He added that it would be beneficial for as many members as possible to attend this important session.

Mr. Stelle then informed the members of the forthcoming American Institute of Planners Conference to be held October 21st through 25th in Atlanta, Georgia, and requested authorization to attend. When asked if any member would like to attend, Mr. Floyd indicated that he would be.

The Director was authorized to attend the American Institute of Planners Conference, with expenses to be charged towards Travel and Conference, Code Number 1414 in the 1973 - 1974 budget.

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#### 1972 - 1973 Audit.

Individual copies of the audit of the Planning Commission's financial activities for the fiscal year 1972 - 1973 were submitted to the members for their consideration.

After review of this report, a motion was made by Mr. Hancock, seconded by Mr. McGarvey and unanimously adopted to approve the Audit for the Fiscal Year July 1st, 1972, through June 30th, 1973, as prepared by Schell & Hogan, Certified Public Accountants of Brunswick, Georgia, and to authorize payment to that firm in the amount of \$175.00, as per statement submitted, for the performance of this service.

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#### N. A. S. Glynco Study.

The Director announced that Eric Hill and Associates, of Atlanta, Georgia, and Jacksonville, Florida, had been approved as consultants for a study with respect to the closing of N. A. S. Glynco, its impact upon the economy of Glynn County and the potential use for this facility after it is closed down by the Navy.

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Proposed Amendments to the Glynn County Zoning Ordinance.

- 1) GC-2-73 K: Planned Development Review Fee
- 2) GC-2-73 L: Off-Street Parking

Due to the lateness of the hour, the members were in accord that consideration of the two above proposed amendments to the Glynn County Zoning Ordinance be deferred to the next regular meeting.

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MEETING ADJOURNED AT 11:00 A. M.