

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

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

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

Upon a motion made by Mr. Floyd and seconded by Mr. McDonald,
the Minutes of the Regular Meeting held on October 2nd, 1973, were
approved.

GC-2-73 M:

Discussion of the elimination of Subsection 703.4, Townhouses -
Special Requirements, from the Glynn County Zoning Ordinance

The Chairman announced that due to the large delegation present,
representing Realtors and the Home Builders Association, the above
matter would be considered prior to other agenda items.

During discussion, these individuals were given an opportunity
to briefly express their views in relation to the aspects of modifi-
cations to the Twonhouse Special Requirements, Subsection 703.4.
They requested that they be given an opportunity to have representa-
tives meet with the special committee previously appointed from the
Commission for a broader study and review in analyzing any changes
that might be made to the subject requirements.

It was the consensus of opinion of the members that this request
be granted.

Tuesday, November 13th, 1973, at 8:30 A. M., was established as
the date and time for this work session.

GC-43-73:

Request to rezone, from R-6 One-Family Residential to M-6 Mobile
Home One-Family Residential, two (2) lots in Gordon Heights Sub-
division identified as a portion of Lot 6 fronting 80 ft. on the
south side of Burroughs Avenue with a depth of 75 ft., and lying
470 ft. east of that avenue's intersection with Whitlock Street;
and Lot 9 fronting 80 ft. on the south side of said avenue with
a depth of 75 ft., and lying 715 ft. east of that avenue's inter-
section with Whitlock Street

Mr. Kaiser Cravey was present in behalf of his application to rezone two lots in Gordon Heights Subdivision in order that they might be used for mobile home sites. A statement, signed by property owners in the area of the lots involved, expressing no objection to this request was submitted.

The Director explained that the majority of this subdivision had been zoned for temporary mobile home usage prior to the expiration of that type zoning classification on January 1st, 1973.

Mr. Cravey stated that a mobile home had already been moved onto one of the lots but he was unable to get an electrical power hook-up permit as the property is no longer zoned for mobile home locations. He added that he proposes to rent the mobile homes.

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

The Director stated that, inasmuch as the area is primarily used for mobile homes, he recommended approval.

After careful study, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to recommend the rezoning of the subject property to an M-6 Mobile Home classification as the two lots involved in this application are in an area predominately utilized for mobile homes.

GC-44-73:

Request to rezone, from R-20 One Family Residential to M-20 Mobile Home One-Family Residential, that portion of Lot 12 in Block 13 of Blythe Island Subdivision, Section B, fronting 101.6 ft. on the west side of Blythe Island Drive, with an average depth of 149.5 ft., and lying 101.6 ft. north of that drive's intersection with Cut Off Road

Mr. R. L. O'Quinn was present for review of the subject request. Mr. O'Quinn stated that he was seeking a rezoning that would enable him to utilize the mobile home he had recently placed on his property for rental purposes. He said that a mobile home had previously been located on the site.

The Director stated that the property had been zoned TR Temporary Residential previous to January 1st, 1973, when that classification expired.

Mr. and Mrs. John H. Padgett and Mr. Carlton B. Keen were present to express opposition to this application. Their objections were based on the proposed use devaluating their property and that there were no other mobile homes located in the immediate vicinity.

to major intersections. Roads within the golf community would be maintained by the developers, with pedestrian sidewalks serving as connectors between the residential and commercial areas. Provisions for water and sewer facilities, drainage, easements and the like will be provided in accordance with all regulations. Mr. Petty pointed out that the magnitude of the proposal would necessitate it being accomplished over a period of 10 to 12 years in order that it might be developed to the highest possible standards.

The required Zoning Text for this Planned Development was submitted with the application.

It was the consensus of opinion of the members that preparations for this Planned Development proposal had been given the utmost analysis for sound planning principals from all aspects.

Although there were no objectors present, Mr. Norman Hartmann, representing the St. Simons Concerned Citizens Association, appeared to express the feelings of that organization. He stated that the association felt this proposed planned development complex would be an asset to St. Simons Island.

The Director stated that he had been working closely with the developers, the County Engineer, the County Building Official, the Coastal Marshland Protection Agency, the Soil Conservation Service, and the St. Simons Island Water and Sewer District who were in accord that development plans for the proposal were logical and adaptable for the property involved. He was of the same opinion and, therefore, recommended approval of the subject application.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to PD-G Planned Development - General, as the plans submitted are consistent with Section 713, Planned Development, of the Glynn County Zoning Ordinance; it being recognized that final development plans for all phases will be reviewed by the Planning Commission with recommendations forwarded to the County Commission for their review and action.

GC-46-73:

Request to rezone, from FA Forest - Agricultural to GC General Commercial, a one (1) acre tract fronting 220 ft. on the east side of the Old Post Road and 217.5 ft. on the north side of Tram Road (Union Camp Corp.) with an average depth of approx. 200 ft., and lying approx. 3,581.60 ft. south of U. S. Highway 84 (Waycross Highway)

Mr. Richard A. Brazell was present to represent Mr. Isaac Sermon's application for a rezoning to HC Highway Commercial. Mr. Brazell stated that Mr. Sermon proposes to construct a night club on his property.

It was pointed out that the property involved is in an area in the northernmost portion of the county that has had very little development.

The Director stated that the request represented a "spot zoning". He added that, inasmuch as the area has not been developed to any extent to date, the requested rezoning would have no adverse affect at the present time. He said, however, that, if the area is developed, there is a possibility of the proposed night club being incompatible with future uses in the vicinity.

After careful study, a motion was made by Mr. Driggers and seconded by Mr. Floyd to recommend the rezoning of the property involved to GC General Commercial as it is located in a fringe area of the county that has had minimal development and the rezoning will have little effect on surrounding properties.

Voting Aye: Messrs. Driggers, Floyd, McDonald and
Father Poitier

Voting Nay: Messrs. Baldwin and McGarvey

Abstaining from Voting: Mr. Hancock

The Chairman declared the motion adopted.

GC-1-73 B: (Reference: Item 5; GC-46-73 above)

Tax Map 184, in the event the property requested for rezoning under GC-46-73 above is rezoned by Glynn County, inclusion of said tax map as an "Official Zoning Map of Brunswick and Glynn County" will be required to properly reflect the rezoning

In reviewing Rezoning Application GC-46-73 above, it was brought out that, in the event the County Commission rezones the property involved in that request, Tax Map 184 will be required to be designated as an official zoning map to allow the subject property to be properly designated on a plate map.

After careful consideration, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted that, inasmuch as the rezoning requested under GC-46-73 above received a favorable recommendation, to recommend to the County Commission that Tax Map 184 be included as an "Official Zoning Map of Brunswick and Glynn County" in order to properly reflect the property involved in the event that Commission grants the requested rezoning.

Planned Development Review: Sea Palms Racquet Club and Condominium
Final Approval Planned Development Complex
Evans & Mitchell Industries (References: GC-45-72; Plantation Point
and Sea Palms Tennis Club and Condomi-
Plate Map 47 nium Planned Development Complex)

Mr. Baldwin disqualified himself during discussion of the subject review, in order to make the presentation of the subject matter.

It was noted that following Preliminary Approval on September 11th, 1973, the Sea Palms Tennis Club and Condominium Planned Development had been redesignated as Sea Palms Racquet Club and Condominium Planned Development - General Complex.

The Director stated that, with the exception of a decrease in density, very few modifications are reflected on the Final Plan for this complex now being reviewed. He further stated that, upon examination of the plans, the County Building Official had found the plan satisfactory with the exception of the lack of certain required signatures and seals. Mr. Stelle added that verbal approval as to plans had been given by the County Engineer. Sewer and water facilities had been approved by the St. Simons Island Water and Sewer District, subject to requirements of the State Water Control Board being met. The Director stated that, with the exception of the above items, the plan was in order for final approval.

After careful study, a motion was made by Mr. McDonald and seconded by Mr. Floyd to approve the Final Plans for the Sea Palms Racquet Club and Condominium Planned Development - General Complex (formerly identified as Sea Palms Tennis Club and Condominium Complex), subject to all proper signatures being affixed to the plans and written approval of all appropriate agencies and officials.

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

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

Director's Report of American Institute of Planners Conference.

The Director reported that his attendance at the American Institute of Planners Conference held in Atlanta from October 22nd through 26th, 1973, had been very informative. Mr. Stelle stated this was especially true in respect to Planned Development concepts. He explained that this type zoning classification is presenting problems in other areas of the country. Mr. Stelle added that the portions of Glynn County's Ordinance pertaining

to Planned Developments closely followed a copy of a "model ordinance" he had obtained at the meeting.

The Director concluded his report by stating that the conference had been of great benefit to himself personally and will, therefore, be indirectly beneficial to the Planning Commission.

MEETING ADJOURNED AT 10:00 A. M.