

REGULAR MEETING
SEPTEMBER 14th, 1965

8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
Neal Gale, W. Wright Parker and O. V. Shaw

ABSENT: Cormac McGarvey and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell

The first portion of the meeting was devoted to a review of changes requested by the general public in the proposed new zoning ordinance, under consideration for adoption for Glynn County by the County Commission.

The requested changes had been submitted to the County Commission at the public hearing held on the proposed ordinance at the Courtroom, Glynn County Courthouse, Brunswick, Georgia, on September 2nd, 1965. As required by law, these requested changes have been submitted to the Joint Planning Commission for review and recommendation.

The Commission proceeded to review and make recommendations on these requested changes.

ZH#1 (Written request submitted.)

Present in Support of Request: Judson Smith.

Present in Opposition to Request: Wm. C. Smith, K. A. Knight, Dan I. Millis, L.S. Staples, Albert F. Shelander, A. N. Shelander, Andrew Ryfun, Mrs. Bill Wiseman, Mrs. Dwight J. Brown, Mrs. Lewis Stanton, L. H. Stanton, James Hightower and J. Monroe Gay.

Property Involved: Reference: Zoning Map No. 45.

Property at rear of Woodland Mobile Home Park, extending approximately 380 ft. from east side of Carteret Road on the north, approximately 100 ft. from east side of Carteret Road on the south. Total depth of entire tract from U. S. 17 to revised western boundary requested by applicant, approximately 1,300 ft. along northern boundary.

Submitted by: Judson Smith, Frederica Road, St. Simons Island, representing himself and S.W.S. Company.

Present Zoning: D Agricultural.

Proposed in New Ordinance: R-12 One-Family Residential.

Requested by Petitioner: MH Mobile Home.

Basis for Request: Petitioner contends that the use of the property for mobile home purposes was granted him by action of the Glynn County Planning Board on February 26th, 1959, verified in letter from County Commission, dated March 3rd, 1959, and authorized under issued Building Permit No. 8622 and that he is requesting nothing more than what has already been granted him.

Recommendation of Joint Planning Commission: That the applicant's request to extend mobile home zoning classification across Carteret Road to a total depth of approximately 1,349 ft. westward from U. S. 17 along the northern property line of applicant's property be granted.

The Planning Commission felt the requested change to be justified in view of the fact that Mr. Smith had been authorized to use the property for mobile home purposes in a previous action of the Glynn County Planning Board on February 26th, 1959.

Recommendation adopted upon a motion made by: Mr. Compton.

Seconded by: Mr. Parker.

Vote: Unanimous.

ZH#2

Present in Support of Request: None.

Present in Opposition to Request: None.

Property Involved: Reference: Zoning Map No. 46.

Various residential properties:

A. Area fronting on the westerly side of U. S. 17 approximately 2,000 ft. from Brunswick Memorial Park on the south of creek passing under U. S. 17 on the north and to a depth varying from approximately 650 ft. to 1,100 ft.

B. Area on both sides of U. S. 17, generally south and east of Brunswick Memorial Park and east to the marshes, excluding a service station on the west side of U. S. 17.

Submitted by: R. G. Champey, P. O. Box 671, Brunswick, representing residents of the area.

Present Zoning: D Agricultural.

Proposed in New Ordinance: FA Forest - Agricultural.

Requested by Petitioner: R-20 Residential.

Basis for Request: At public hearing, petitioner claimed to represent residents of this general area, stated that they all would prefer to be included in a Residential rather than an Agricultural District.

No opposition at public hearing.

Recommendation of Joint Planning Commission: That the change requested by the applicant, from FA Forest - Agricultural to R-20 Residential, be granted for the affected property.

The Planning Commission felt the change to be acceptable and in keeping with the objectives of the Comprehensive Plan for Glynn County.

Recommendation adopted upon a motion made by: Mr. Parker.

Seconded by: Mr. Shaw.

Vote: Unanimous.

ZH#3

Present in Support of Request: None.

Present in Opposition to Request: None.

Property Involved: Reference: Zoning Map No. 75.

Property fronting 400 ft. on the west side of U. S. 17, depth: 200 ft., located approximately 0.75 mile north of Little Satilla River.

Submitted by: R. L. Spaulding, Jr., Route 1, Box 67, Brunswick.

Present Zoning: D Agricultural.

Proposed in New Ordinance: FA Forest - Agricultural.

Requested by Petitioner: HC Highway Commercial.

Basis for Request: Applicant proposes to purchase the property and use it for a truck stop, restaurant and service station, if rezoning is granted.

Owner of the property, C. K. Curry, was present at public hearing and expressed no objection.

In fact, no opposition of any type was present at public hearing.

Recommendation of Joint Planning Commission: That action on this request be deferred for further information.

Specifically, the Planning Commission expressed a desire to talk to the property owner, C. K. Curry, regarding the zoning of this site and portions of other highway frontage in the vicinity.

Final action on this matter is anticipated at the Planning Commission's next regularly scheduled meeting of October 12th, 1965.

Recommendation adopted upon a motion made by: Mr. Parker.

Seconded by: Mr. Compton.

Vote: Unanimous.

ZH#4 (Written request submitted.)

Present in Support of Request: Edwin Fendig, Sr., and Neal Fendig of Fendig Outdoor Advertising Company and Prof. Howard K. Menhinick.

Present in Opposition to Request: None.

Property Involved: 1. Frontage along U. S. 17 between City Limits and Chappell Crossing Road proposed for residential zoning.
2. Certain marsh areas along U. S. 17.

Provisions Involved: Article VI, Section 607.2 and Section 617; Article VIII, Section 811.1 b), Section 811.1 e), Section 816.1 d) and Section 818; and Article IX, Section 906.1.

Submitted by: Edwin Fendig, Jr., Fendig Outdoor Advertising Co., P. O. Box 797, St. Simons Island.

Present Zoning: Varies, but primarily CP (Areas of Scenic Beauty) and R-9 Residential.

Proposed in New Ordinance: CP (Areas of Scenic Beauty) and R-9 Residential (in some instances R-12 Residential).

Requested by Petitioner: No reclassification specifically requested.

Basis for Request: Applicants request interpretation of certain sections for better understanding. Changes in text requested because they feel their business would suffer severe damage otherwise. Written request sets forth details of requested changes.

No opposition voiced at public hearing.

Recommendation of Joint Planning Commission:

- 1. Under Section 607.2, the Planning Commission recommended that the term "discontinuance" be inserted in place of the term "abandonment" and that the section be revised to read as follows:

607.2 Discontinuance. Re-establishing of a non-conforming use after discontinuance for a period of twelve (12) months shall be prohibited.

Recommendation adopted upon motion made by: Mr. Compton.

Seconded by: Mr. Davis.

Vote: Unanimous.

- 2. Under Section 617, the Planning Commission recommended that the term "roof signs" be inserted and that the section be revised to read as follows:

Section 617 Exceptions to Height Limits.

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, roof signs, water towers, observation towers, transmission towers, silos, chimneys, smoke stacks, conveyors, flag poles, masts and aerials, provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport approach zones or flight patterns.

Recommendation adopted upon motion made by: Mr. Compton.

Seconded by: Mr. Gale.

Vote: Unanimous.

- 3. Under Section 811.1 b), the Planning Commission recommended that this paragraph be deleted in its entirety and that the following paragraph be substituted in its place:

- b) On any occupied zoning lot in a commercial or industrial district, not more than four (4) signs of any type having total area of not more than seven hundred fifty (750) square feet shall be permitted.

Recommendation adopted upon motion made by: Mr. Compton.

Seconded by: Mr. Gale.

Vote: Unanimous.

- 4. Under Section 811.1 e), the Planning Commission recommended that the applicant's requested changes be denied and that the language of this section, as presented at the public hearing, be retained intact.

Recommendation adopted upon a motion made by: Mr. Compton.

Seconded by: Mr. Gale.

Vote: Unanimous.

- 5. Under Section 816.1 d), the Planning Commission recommended that the applicant's request that the sign area be increased to 600 square feet be approved, but that the applicant's request that the linear spacing of signs be reduced from 2,000 to 500 linear feet on the same lot be denied. The Planning Commission did recommend the reduction of the linear space from 2,000 linear feet to 1,000 linear feet and recommended that the language of this section be revised to read as follows:

- d) One (1) free-standing sign structure having a combined sign area not exceeding six hundred (600) square feet, provided that it is spaced not closer than one thousand (1,000) linear feet from any other sign structure on the same side of the street.

Recommendation adopted upon a motion made by: Mr. Compton.

Seconded by: Mr. Davis.

Vote: Unanimous.

- 6. Under the fourth paragraph of Section 906.1, the Planning Commission recommended that the phrase "not bearing the proper sign tags" be deleted and that the phrase "for which proper sign tags have not been issued" be inserted in its place; said paragraph now changed to read as follows:

After one (1) year after the date of passage of this Ordinance, all those free-standing signs in unincorporated Glynn County for which proper sign tags have not been issued shall be considered in violation of this Ordinance and shall be subject to the provisions of Subsection 906.3 below. The persons responsible for such signs shall be subject to the penalties set forth under Section 907 below.

Recommendation adopted upon a motion made by: Mr. Parker.

Seconded by: Mr. Shaw.

Vote: Unanimous.

- 7. Under Section 818, referring to Areas of Scenic Beauty, the Planning Commission deferred action pending the submission of additional information by the applicant with regard to the number of existing signs owned by the applicant that this provision would affect.

ZH#5 (Written request submitted.)

Present in Support of Request: None.

Present in Opposition to Request: Wm. C. Staples, K. A. Knight, Dan I. Millis; L. S. Staples, Albert F. Shelander, A. N. Shelander, Andrew Ryfun, Mrs. Bill Wiseman, Mrs. Dwight J. Brown, Mrs. Lewis Stanton, L. H. Stanton, James Hightower and J. Monroe Gay.

Property Involved: Reference: Zoning Map No. 45.

Property fronting 153 ft. on the west side of U. S. 17 and

150 ft. on the north side of Fairway Road at the northwest corner of said streets.

Submitted by: Martin J. Graham, 2422 Acadia Drive, Jacksonville, Fla., 32217.

Present Zoning: D Agricultural.

Proposed in New Ordinance: R-12 One-Family Residential.

Requested by Petitioner: HC Highway Commercial.

Basis for Request: Petitioner proposes the use of the property for a service station, if the request is granted.

No opposition expressed at public hearing.

Recommendation of Joint Planning Commission: That the R-12 One-Family Residential classification originally proposed for the property by the Joint Planning Commission not be changed.

Primarily, the Planning Commission expressed concern that the use of the property for the purpose proposed by the applicant would tend to create additional traffic hazards at an already dangerous intersection leading into a residential neighborhood.

Recommendation adopted upon a motion made by: Mr. Compton.

Seconded by: Mr. Gale.

Vote: Unanimous.

ZH#6 (Recommendations of Planning Director submitted in written form.)

Action of the Joint Planning Commission on the text of the proposed Zoning Ordinance for Glynn County, as recommended by Planning Director Frederick K, Bell, in order to clarify certain definitions under Article III of the proposed Ordinance, was as follows.

Upon a motion by Mr. Shaw, seconded by Mr. Parker, the Planning Commission unanimously recommended that the following changes be incorporated into the proposed Zoning Ordinance, thereby simplifying interpretation of said Ordinance:

1. Section 302.12.
 - a. Presently reads as follows:

302.12 Dwelling. A building or portion of a building, other than a mobile home, arranged or designed to provide living quarters for one or more families.
 - b. Recommended to read as follows:

302.12 Dwelling. A building or portion of a building, other than a mobile home, designed for, or occupied for, residential purposes.
2. Section 302.15.
 - a. Presently reads as follows:

302.15 Dwelling, Group. A building, or portion of a building, under the ownership and supervision of a public institution, occupied or intended for occupancy by several unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families.
 - b. Recommended to read as follows:

302.15 Dwelling, Group. A dwelling, under the ownership and supervision of a public institution, occupied or intended for occupancy by several unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families.
3. Section 302.16.
 - a. Presently reads as follows:

302.16 Dwelling, Multi-Family. A dwelling designed for or occupied by three or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.
 - b. Recommended to read as follows:

302.16 Dwelling, Multi-Family. A dwelling designed for or occupied by three or more persons or families living independently of each other.

4. Section 302.18.

a. Presently reads as follows:

302.18 Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment for use on a basis involving owner occupancy or rental or lease on a weekly, monthly or longer basis, with provision for cooking, eating and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.

b. Recommended to read as follows:

302.18 Dwelling Unit. One or more rooms within a dwelling constituting a separate, independent housekeeping establishment, for use on a basis involving owner occupancy, or rental or lease on a weekly, monthly or longer basis, with provision for cooking, eating, and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.

ZH#7

Present in Support of Request: W. Wright Parker.

Present in Opposition to Request: None.

Property Involved: Reference: Zoning Map No. 58.

Portions of frontage between Redwood Street and Fourth Street on the west side of U. S. 17 not presently recommended for HC zoning to a depth of 150 ft.

Submitted by: W. Wright Parker.

Present Zoning: D Agricultural.

Proposed in New Ordinance: R-9 One-Family Residential.

Requested by Petitioner: HC Highway Commercial.

Basis for Request: In view of location of property and character of surrounding use, applicant feels this land should be classified commercial.

No opposition expressed at public hearing.

Recommendation of Joint Planning Commission: That the applicant's request that the property on the west side of U. S. 17 between Redwood and Fourth Streets, not presently used or proposed for commercial use, be rezoned, from R-9 One-Family Residential to HC Highway Commercial, be approved to a depth of 200 ft. west of the western right of way line of U. S. 17.

The Planning Commission felt that HC Highway Commercial zoning was more appropriate for the property under consideration than the originally recommended R-9 classification.

Recommendation adopted upon a motion made by: Mr. Compton.

Seconded by: Mr. Davis.

Vote: Aye: Messrs. Compton, Davis, Gale and Shaw.

Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

Following review of the changes proposed at the public hearing on the Glynn County Zoning Ordinance, the Planning Commission proceeded with the regular business of the meeting.

GC-28-65.

Review was made of a request to move a white frame building, owned by the St. Simons Masonic Lodge, from the corner of Magnolia Avenue and Neptune Street, to Lot 1, Block 7, Island Retreat Subdivision, at the corner of Kings Way and Park Lane, St. Simons Island.

A permit to move the structure had been requested of the Glynn County Building Inspector, who in turn had requested a recommendation from the Joint Planning Commission.

Present in support of the request were the Rev. Arthur L. Dasher of the Holy Nativity Episcopal Church, Mr. Daney C. Loving, Senior Deacon of the church, the Rev. William L. Worrel, the Rev. Talbert Morgan, and W. Allen Morrow. Mr. Dabney, acting as spokesman for the group, stated that it was proposed to move the building to the Island Retreat site and to use it as a mission church. He presented renderings of the proposal and indicated that the building would be remodelled for such use, with a seating capacity of approximately 80 and off-street parking provision for 16 automobiles.

It was brought out that several times in the past that this building had served in a similar capacity for other denominations.

Among those present in opposition to the proposal, particularly with respect to its appearance and inadequate parking, were Mr. C. P. McDonald, Mrs. Sammy Gillican, and Mr. R. C. Finn.

The Planning Commission did not feel that the lot proposed for the location of the building was large enough to satisfactorily provide for the provision of adequate parking in connection with normal church activities. Concern was also expressed over the lack of space for expansion.

The Planning Commission seriously questioned whether the structure could be restored to a safe condition, and an attractive appearance and, because of its condition, feared that the building would seriously detract from the property values of neighboring residences.

A motion was made by Mr. Gale and seconded by Mr. Shaw that recommendation be made to the County Building Inspector that the requested permit not be issued.

Voting Aye: Messrs. Compton, Gale, Parker and Shaw.

Abstaining from Voting: Mr. Davis.

The Chairman declared the motion carried.

GC-29-65.

Mr. Olin Henry, applicant, and Mr. Monroe Gay were present for a review of a request, for the rezoning from Class D Agricultural to Class E Business, of a tract fronting 144.8 ft. on the west side of Altama Avenue. The property in question lies immediately south of Brown - Gay Motors, has an average depth of approximately 450 ft., contains 1.319 acres, and is known as a portion of Lot 100, Brunswick Farms Subdivision.

Mr. Henry stated that, if the rezoning is granted, he proposes to lease, with an option to purchase, the property to Brown - Gay Motors for use as a new and used car lot. He further pointed out that the adjacent property is now being used for a like establishment.

A motion was made by Mr. Parker, seconded by Mr. Gale, and unanimously

adopted to recommend approval of the request as submitted for the rezoning of the subject property from Class D Agricultural to Class E Business (LC Local Commercial under proposed new County Zoning Ordinance).

Upon a motion made by Mr. Davis and seconded by Mr. Parker, the minutes of the regular meeting held on August 10th, 1965, and the special meeting held on September 2nd, 1965, were approved.

In keeping with the Joint Planning Commission By-Laws, a motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted designating the Chairman to sign purchase orders, payrolls, and the like during the period that the Planning Commission is without a Director.

The members reviewed the audit of the Joint Planning Commission's operations for the period July 1st, 1964, through June 30th, 1965.

A motion was made by Mr. Parker, seconded by Mr. Shaw, and unanimously adopted to approve the audit as submitted by DeLoach, Bufkin & Co., Certified Public Accountants of Brunswick, Georgia, of the Joint Planning Commission's accounts for the fiscal year ending June 30th, 1965, payment for said audit being hereby authorized.

The Planning Director advised that a Status Report of the Joint Planning Commission's activities would be mailed to each member before the end of the week.

Planning Director Bell advised that he would furnish a listing of prospective candidates to fill the position of Planning Director, and as well would prepare a draft of a letter which could be sent to these prospects.

It was brought out that this meeting would be the last that Mr. Bell would attend in the capacity of Planning Director.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that the Brunswick - Glynn County Joint Planning Commission go on record as expressing the deep appreciation of its membership for the superior job Mr. Bell has done during the three years he has served as Planning Director with particular emphasis on the excellent work he has done in putting together the City and County Zoning Ordinances and conducting these efforts through to a successful conclusion, and to wish him every success in the new position he is about to undertake, to further wish him and his family Godspeed, good luck, and good health, and that copies of this motion be furnished Mr. Bell as evidence of a job well done.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted to authorize payment of pro rata compensation to Mr. Bell for the one and one-half weeks of unused vacation time which he has earned and to which he is entitled.
