

REGULAR MEETING
NOVEMBER 8th, 1966
8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,
M. A. Knight, Cormac McGarvey, Brantley O'Quinn,
R. F. D. Paulk and James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams, City Manager J. E.
Hulse, Jr., County Administrator Howard J. Sears, and
Legal Counsel and County Attorney Edward B. Liles

Upon a motion made by Mr. Compton and seconded by Mr. Knight the minutes of the Regular Meeting held on October 11th, 1966, and the Special Planning Session held on October 25th, 1966, were approved.

Mr. O'Quinn was present at the start of the meeting but due to previous commitments had to leave during early discussion and was not present for any voting.

GC-42-66.

Dr. Wm. Tailer was present in support of a request submitted by himself and his wife, Mrs. Kathryn C. Tailer, for the rezoning, from GR General Residential to LC Local Commercial of a portion of Lot No. 60 of Bonnie Day Subdivision. The property involved is triangular in shape and lies immediately north of Fourth Street at the intersection of Altama Avenue and Habersham Street. This tract fronts 280 ft. on the west side of Altama Avenue and 241 ft. on the east side of Habersham Street with a northerly property line of 143 ft.

Dr. Tailer observed that nearby property was already commercially zoned and stated that a rezoning was being sought so that the subject property might also be sold or leased for local commercial purposes. According to Dr. Tailer, residential zoning in this area was unrealistic and the highest and best use was unquestionably for commercial purposes.

A discussion ensued with respect to the land use and traffic problems created by the convergence of Altama, Fourth and Habersham in the vicinity of the subject property and the steps that have recently been taken to alleviate the dangerous and confused situation.

In order to insure the County against construction on the property that could interfere with visibility and create even greater traffic hazards, it was suggested that the applicants consider conveying a portion of the southern tip of the property to the County as a gift. Dr. Tailer accepted this suggestion and expressed his willingness to work out the details of such a gift with the proper County officials.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted that the Joint Planning Commission recommend to the Glynn County Commission that the subject property be rezoned from GR General Residential to LC Local Commercial provided the owner applicants agree to convey to the County through a deed of gift a portion of the southern tip of the property bordered on the east by Altama, on the west by Habersham, and on the north by a line parallel to Fourth Street approximately 75 ft. north of the southern extremity of the

property; and, further, provided that the exact dimensions of such a conveyance be determined by the County Administrator, the Planning Director and the property owners.

Messrs. Buddy Edwards, John Vann, and John W. Franklin were present concerning a request by the St. Simons Boating and Fishing Club, Inc., for a recommendation from the Joint Planning Commission to the Glynn County Commission regarding an addition to the existing marina facilities on County property at Gascoigne Bluff, St. Simons Island. The club is a non-profit institution which operates its existing facilities on County property under a special lease arrangement with the County Commission.

It was pointed out there was presently a great need for the proposed new facilities to provide additional dry storage for the increasing number of boats belonging to local residents as well as visitors to the area. According to plans submitted with the request, the existing 90 ft. wide marina would be extended easterly 72 ft. to within approximately 100 ft. of Arthur J. Moore Drive. This construction would require the removal of at least four large oak trees and the trimming of limbs from several others.

It was brought out that the Sea Island Company conveyed the marina property to the County for park and public use with a reversionary provision in the event the land is not used for such purposes. Mr. Compton stated that although the Sea Island Company had approved the plans he was still concerned about any depreciation of value in the surrounding properties and the preservation of as many trees as possible on the site. He also suggested that a protective planting screen might be required.

Mr. McGarvey suggested the club might investigate alternative plans for expansion that would not damage so many of the trees along the historic bluff. The petitioners pointed out that a second story addition was unfeasible because of the existing nature of the operation of the facilities, and expansion to the south would involve costly piling.

After lengthy discussion, a motion was made by Mr. McGarvey, seconded by Mr. Wiggins and unanimously adopted to defer consideration of this request until such time as the individual members could make more thorough studies of the proposed marina and its site plan.

The Planning Commission reviewed its 1966 Fiscal Year Audit which was prepared by DeLoach, Bufkin & Co., Certified Public Accountants of Brunswick, Georgia.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to approve the audit as submitted.

GC-38-66

The County Administrator and County Attorney, representing the County Commission, requested that the Joint Planning Commission reconsider its recommendation of September 23rd, 1966, to rezone Virgil Hinson's property along State Route 303 from R-9 One-family Residential to GC General Commercial.

In deference to the wishes of the County Commission, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that the Joint Planning Commission reconsider Mr. Hinson's rezoning request at its next regularly scheduled meeting in December and that the Planning Director be instructed to provide interested parties with proper advance notice of the date, time and place of the hearing.

In view of the controversy that often is associated with requests for rezoning, it was suggested by the Planning Director that the Joint Planning Commission, as a matter of general policy, advertise each rezoning petition before its scheduled hearing. The City Manager, the County Administrator and the County Attorney all agreed there was a need for better public notice of proposed rezonings.

Several methods of advertising were discussed including the use of newspaper notices, Courthouse notices and standard signs posted on the property to which rezoning petitions pertain.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted that, in order to provide the general public and interested property owners with adequate knowledge of petitions pending before the Joint Planning Commission to rezone property in Brunswick and Glynn County, the Planning Director be instructed to have published a proper notice of each rezoning petition in a newspaper of general circulation in Glynn County and also have posted a proper sign in a conspicuous location upon the actual property to which each rezoning petition pertains; that such advertisement be made not less than ten (10) days prior to the date of the meeting at which each rezoning petition will be considered by the Joint Planning Commission; and that the costs incurred in such advertisement be deducted from the fifty (\$50.00) dollar application fee in accordance with the provisions of Section 1103.2 of both the City of Brunswick Zoning Ordinance and the Glynn County Zoning Ordinance.

The County Administrator notified the Joint Planning Commission that at its meeting of November 16th, 1966, the County Commission unanimously adopted a motion that the Planning Director be requested to give further study to the provision of service roads and the regulation of curb cuts in Freeway Commercial Zones at the proposed interchanges of Interstate Highway 95.

The Joint Planning Commission instructed the Planning Director to undertake such a study and report his findings to the Commission as soon as possible.

The Planning Director presented several recommendations regarding possible amendments to the City of Brunswick Zoning Ordinance and the Glynn County Zoning Ordinance with respect to mobile homes.

After a review of these recommendations, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend to the Glynn County Commission and the City of Brunswick Commission that for the purpose of clarification the first paragraphs of Sections 607 entitled "Non-conforming Uses" in both the Glynn County Zoning Ordinance and the City of Brunswick Zoning Ordinance be deleted in their entirety and in lieu thereof new first paragraphs be inserted to read as follows:

"Any lawfully existing building, structure or use of land which is not a

permitted use in the district within which it is located upon enactment of this Ordinance into law shall be deemed to be a non-conforming use. This definition shall not be construed to include among non-conforming uses those building, structures or uses which prior to the enactment of this Ordinance were not lawfully existing in accordance with all applicable codes, ordinances and regulations. Any lawfully existing use may be continued subject to the following conditions:"

A motion was then made by Mr. Johnson, seconded by Mr. McGarvey and unanimously adopted to recommend to the Glynn County Commission and the City of Brunswick Commission that Sections 607.5 entitled "Cessation" in both the Glynn County Zoning Ordinance and the City of Brunswick Zoning Ordinance be deleted in their entirety and in lieu thereof new sections be inserted to read as follows:

"607.5 Cessation. All non-conforming uses, as defined above, shall be discontinued, and/or shall be torn down, altered or otherwise made to conform with the provisions of this Ordinance within the following periods of time after said ordinance is enacted into law:

- a) Three (3) years: auto wrecking, salvage and junk yards and other uses of land;
- b) Five (5) years: signs and outdoor advertising structures;
- c) Ten (10) years: mobile homes;
- d) Twenty-five (25) years: frame, block or light metal structures;
- e) Forty (40) years: all other structures.

Notice shall be sent by the Building Official to all non-conforming uses stating wherein they do not conform to said Ordinance and stating the date by which they must either comply or cease to exist. The status of non-conformity shall commence on the date of enactment of this Ordinance whether or not notice is sent by the Building Official or received by the affected owner.

The date that a non-conforming use must either comply or cease to exist shall be measured from the date of enactment of this Ordinance and shall be observed regardless of whether notice of non-conformity is sent by the Building Official or received by the owner."

Meeting Adjourned.