

REGULAR MEETING
DECEMBER 5th, 1967
8:30 A. M.

Upon a motion made by Mr. Compton and seconded by Mr. Knight the Minutes of the Regular Meeting held on October 10th, 1967, a Special Meeting held on October 17th, 1967, and the Regular Meeting held on November 7th, 1967, were approved.

GC-36-67:

Request to rezone, from FA Forest - Agricultural to TR-9 Temporary Residential, Lots No. 2, 8, 9, 10, 11, 12, 18A, 19, 20, 21, 22, 23, 26, 28, 29, 30, 31, 32, 36, and 37 of Harley Glover Subdivision (an unapproved subdivision); said subdivision lying generally 500 ft. northwest of Canal Road approximately 1,612 ft. northeast of the Glynco Spur.

Mr. Harley S. Glover, applicant, was present and stated that due to the inadequacy of lot sizes in his unapproved subdivision he is unable to obtain building permits for some of the lots he still owns. Consequently, he was requesting a TR-9 Temporary Residential rezoning which would permit the use of these lots, the smallest of which contains approximately 13,000 sq. ft., for conventional dwellings as well as for mobile homes. It was noted that several mobile homes are already existing in the subdivision.

The Planning Commission felt that the agricultural zoning in this area was logical and desirable. They were also concerned that a change in zoning which would reduce lot sizes would lead to problems in the disposal of sewage and would unfairly affect those property owners whose lands are devoted to agricultural uses.

It was also suggested that Mr. Glover might replat his land with lots containing 20,000 sq. ft. as required in FA Districts.

A motion was made by Mr. Johnson, seconded by Mr. Wiggins and unanimously adopted to recommend denial of the subject request to the Glynn County Commissioners.

GC-37-67:

Request to rezone, from R-12 Residential to GR General Residential, that tract of land abutting 828 ft. on the east side of Demere Road and 200 ft. on the south side of the East Beach Causeway, St. Simons Island.

Mr. Edwin N. Cofer, representing himself and Mr. H. G. Kaminer, Jr., was present and submitted a plan of a proposed 48 unit townhouse complex on the subject property.

The Planning Director pointed out that in reviewing the proposal he had noted that the plan did not meet the requirement that the lot area average no less than 2,000 sq. ft. with a minimum of any single lot being 1,800 sq. ft. Likewise, it did not meet the requirement that the minimum average width of a group of 5 or more units be at least 20 ft. The Planning Director stated that in his opinion, these area and width requirements were too strict and the Planning Commission should give some consideration to their modification, particularly in view of this proposal and another similar project being formulated for construction within the city.

Mr. J. J. Gray appeared to express his opposition to the subject rezoning, stating that he objected to apartments being located within a block of his property.

A motion was made by Mr. Knight seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-12 Residential to GR General Residential.

Minimum Unit Widths and Land Area Requirements for Townhouses:

As a result of the discussion pertaining to GC-37-67 above, a motion was made by Mr. Knight, seconded by Mr. O'Quinn and unanimously adopted that the Planning Director prepare recommendations for possible amendments to the City of Brunswick and Glynn County Zoning Ordinances to encourage greater use of town house developments in the community.

GC-38-67-JPC:

Rezoning, from MH Mobile Home Park to FA Forest - Agricultural and R-9 Residential, the area known as Patterson Heights Subdivision, located approximately 1,350 ft. east of the New Sterling Road.

The Planning Director informed the members that individual property owners in the Patterson Heights Subdivision were unable to obtain permits for the construction of residences. This situation had developed as a result of a previous rezoning to a MH Mobile Home Park classification (GC-33-66). In the opinion of the Planning Director this rezoning was improperly handled inasmuch as the applicants did not own all of the property they were requesting to be rezoned, contrary to the requirements of the Glynn County Zoning Ordinance. Consequently, the individual property owners in the subdivision had their property rezoned without their knowledge at the request of other private interests.

The Planning Commission felt that the portion of Patterson Heights Subdivision owned by persons other than the applicants should be rezoned back to its original R-9 Residential classification.

A motion was made by Mr. McGarvey, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission the rezoning, from MH Mobile Home Park to R-9 Residential, Lots C1 through C4, inclusive, A1 through A3, inclusive, and A22 through A29, inclusive, in the Patterson Heights Subdivision (an unapproved subdivision) in the Sterling area immediately to the east of the Georgia Power Company easement.

GC-39-67:

Request to rezone properties as follows:

- Parcel 1 - that portion of the Leon Jones Tract, roughly rectangular in shape, containing approximately 26 acres, bounded on the west by Azalea Gardens Subdivision and on the south by Sherwood Subdivision, from R-9 Residential to GR General Residential; and
- Parcel 2 - that tract of land known as the Kent property, roughly triangular in shape on the west side of U. S. Highway 17, and that portion of the Leon Jones Tract abutting the Kent property, said two tracts containing approximately 19 acres, from R-9 Residential to MH Mobile Home Park.

Mr. Algie Outlaw, applicant, was present and accompanied by his attorney, Mr. Robt. A. Sapp, and Mr. Wm. J. Lawrence.

Mr. Sap stated that Mr. Outlaw was seeking a rezoning to MH Mobile Home Park on Parcel 2 in order that it might be developed as a mobile home park subdivision. He pointed out that minimum lot sizes for individual lots in this tract, i.e., 60 ft. by 90 ft. or 5,400 sq. ft. are in excess of those usually found in mobile home parks.

Mr. Lawrence said that plans for this parcel call for underground utility wires and city water and sewer facilities. Usage would be permitted under a lease arrangement with very high restrictions. Mr. Lawrence further pointed out that this tract has been designed so that it could be converted from mobile home to conventional residential usage with very little modification. He recognized that in such an event an appropriate rezoning would be sought.

With respect to Parcel 1, the applicant stated that his proposal calls for the development of medium density multi-family residential units. Minimum lot sizes in this tract would be about 90 ft. by 120 ft.

It was pointed out that 2.4 acres in Parcel 1 and 1.1 acres in Parcel 2 had been designated for recreational purposes for both the mobile home park and the future multi-family units.

A motion was made by Mr. Wiggins and seconded by Mr. O'Quinn to recommend to the Glynn County Commission the rezoning of Parcel 1 described above from R-9 Residential to GR General Residential and the rezoning of Parcel 2 described above from R-9 Residential to MH Mobile Home Park.

Voting Aye: Messrs. Johnson, Knight, McGarvey, O'Quinn and Wiggins
Voting Nay: Mr. Compton
Abstaining from Voting: Mr. Paulk

The Chairman declared the motion carried.

Preliminary Approval of the Final Plat of the Resubdivision of Oriole Subdivision:

Dr. C. R. Cooper, the developer, was present for the review of the proposed layout of the Oriole Subdivision (as Revised November 1967). Dr. Cooper stated that the land involved had previously been approved as a 4-lot subdivision. He was now submitting a proposal for a 6-lot subdivision of the same tract with each lot containing a minimum of 9,000 sq. ft., meeting the minimum requirements for the R-9 Single-Family Residential District classification of the property.

It was noted that the 40-ft. wide cul-de-sac with an 80-ft. diameter turn-around was below the standard presently being required for public thoroughfares. However, it was felt that, as only 6 families would be served and the street is less than 300 ft. in length, this would be adequate.

It was further noted that the County Engineer was unsatisfied with the drainage and recommended a larger ditch. Also, the Board of Health had in 1965 issued a permit for the installation of 6 septic tanks on the property involved.

It was pointed out that the plat was drawn on an unacceptable grade of tracing paper and was not suitable for recording. It was recommended that, in addition to the drainage problem being resolved, the plat be redrawn on a tracing cloth, as specified in the Subdivision Regulations, prior to final County Commission approval.

A motion was made by Mr. Knight, seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission approval of the proposed layout

of Oriole Subdivision, as Revised November 1967, subject to the final approval of the County Engineer and Board of Health.

Preliminary Approval of the Final Plat of Belle Point Subdivision, Sections 1 and 2, Area A:

Mr. J. H. Ringeling, engineer, was present for a review of the layout of Sections 1 and 2 of Area A of the Belle Point Subdivision, as revised.

Mr. Ringeling stated the subdivision was revised at the request of the Federal Housing Administration. The FHA felt that the excessive dimensions prohibited proper and orderly landscaping and maintenance of the individual lots.

A motion was made by Mr. Knight, and seconded by Mr. O'Quinn to recommend approval to the Glynn County Commission of the Revision of Sections 1 and 2 of Area A of the Belle Point Subdivision, subject to the final approval of the County Engineer, the City Engineer and the Board of Health.

Voting Aye: Messrs. Johnson, Knight, McGarvey, O'Quinn, Paulk and Wiggins

Voting Nay: Mr. Compton

The Chairman declared the motion carried.

Meeting with the City of Brunswick Board of Appeals:

Due to the lateness of the hour and the number of items remaining on the agenda, it was determined that the scheduled meeting with the City of Brunswick Board of Appeals be deferred to a later meeting.

Resolution on Widening of U. S. Highway 17:

The Planning Director advised the Commission that the Glynn County Commission and the State Highway Department had requested that the Joint Planning Commission consider adopted a resolution in support of the proposed widening of U. S. Highway 17 for presentation at the forthcoming public hearing.

A motion was made by Mr. O'Quinn and seconded by Mr. Wiggins to adopt the following Resolution:

RESOLUTION

WHEREAS, the Brunswick - Glynn County Joint Planning Commission is aware of the importance of U. S. Highway 17 to Brunswick and Glynn County and the need for additional capacity to handle present and future traffic, especially in the vicinity of the I-95 Connector;

NOW, THEREFORE, BE IT RESOLVED that the Brunswick - Glynn County Joint Planning Commission supports the proposed project to widen U. S. Highway 17 and add two additional lanes of traffic; that the Joint Planning Commission fully approves the alignment of the proposed project; and that the Joint Planning Commission endorses any limitations on access to properties in the vicinity of the I-95 Connector that are necessary to assure safe and convenient traffic circulation.

This Resolution was unanimously adopted.

Discussion of Subdivision Regulations Draft:

The Chairman advised the members that it would be necessary for them to attend a number of informal meetings in order to review proposed subdivision regulations as prepared by the Planning Director. It was pointed out that time is of the essence as the County Commission desires a recommended subdivision ordinance for its consideration about the first part of the forthcoming year.

It was determined that these necessary meetings would be limited to one hour sessions, the first of which would be held at 7:30 a.m. on December 6th, 1967.

Approval of Audit and Ratification of Payment:

At the regular meeting of September 5th, 1967, individual copies of the audit of the Joint Planning Commission's financial activities were submitted to the members for their review.

A motion was made by Mr. Knight, seconded by Mr. Compton and unanimously adopted to approve the Audit for the Fiscal Year ending June 30th, 1967, as prepared by Smoak, Davis & Nixon, Public Accountants of Brunswick, Georgia, and to ratify payment to that firm in the amount of \$80.00 for the performance of this service.

Meeting Adjourned at 10:30 A. M.