

REGULAR MEETING

APRIL 11th, 1967

8:30 A. M.

PRESENT: Vice-Chairman Otto Johnson, Jr., M. A. Knight, Brantley O'Quinn,
R. F. D. Paulk and James L. Wiggins

ABSENT: Chairman Neal Gale, James D. Compton and Cormac McGarvey

ALSO PRESENT: Planning Director James B. Williams and County Administrator
Howard J. Sears

In the absence of Chairman Gale, Vice-Chairman Johnson assumed the Chair.

Upon a motion made by Mr. Paulk and seconded by Mr. Wiggins, the Minutes of the Regular Meeting held on February 14th, 1967, and a Called Meeting held on February 28th, 1967, were approved.

It was noted that the Regular Meeting of March 14th, 1967, had been cancelled.

GC-5-67 Sea Palms Planned Development:

Request by Sea Palms, Inc., to rezone a tract of 493 acres lying on the east side of Frederica Road north of Black Banks Subdivision.

The proposed rezoning from R-12 Residential and Conservation - Preservation to a Planned Development District was reviewed at the Joint Planning Commission meeting on February 28th, 1967, and at that time it was deferred pending submission of sufficient information.

A revised plat was submitted to the Joint Planning Commission by Mr. Edwin N. Cofer and his engineer, Mr. J. H. Ringeling, for another review.

A motion was made by Mr. Knight, seconded by Mr. O'Quinn and unanimously adopted to make the following recommendations to the Glynn County Commission:

1. that the entire tract scheduled for development as shown on the submitted plat be rezoned to PD - G Planned Development - General and be developed in accordance with the general provisions that apply to that district;
2. that the design of the golf course, comprising 107.67 acres, be approved as submitted as part of the PD - G District;
3. that the design of the residential portion of Phase #1, comprising 86 lots and 54.42 acres, be approved as submitted as part of the PD - G District, and developed in accordance with the standards required in the submitted deed restrictions and Section 701 of the Glynn County Zoning Ordinance as it pertains to R-12 Residential Districts;
4. that the Club House Area of Phase #1, comprising 16.12 acres, be approved as submitted as part of the PD - G District, and developed in accordance with the standards required in Section 706 of the Glynn County Zoning Ordinance pertaining to LC Local Commercial Districts;
5. that the Motor Inn Area of Phase #1, comprising 12.27 acres, and the Concession Area of Phase #1 comprising 0.42 acres be approved as submitted

as part of the PD - G District, and developed in accordance with the standards required in Section 703 of the Glynn County Zoning Ordinance pertaining to RR Resort Residential Districts;

6. that the well areas and lift station in Phase #1, comprising 0.71 acres, be approved as submitted as part of the PD - G District;
 7. that the maintenance area in Phase #1, comprising 3.75 acres, be approved as submitted as part of the PD - G District;
 8. that the Commercial Area adjoining Frederica Road in Phase #1, comprising 2.60 acres, be approved as submitted as part of the PD - G District and developed in accordance with the standards required in Section 706 of the Glynn County Zoning Ordinance pertaining to LC Local Commercial Districts;
 9. that the Cemetery on Phase #1, comprising 0.58 acres, be approved as submitted as part of the PD - G District and reserved for the perpetual use of the residents in the adjoining Harrington Area;
 10. that the streets and easements in Phase #1, comprising 24.04 acres, be approved as submitted as part of the PD - G District and be designed and dedicated as required by the County Commission;
 11. that the area for Golf Villas and Condominiums in Phase #2, comprising 31.0 acres be approved for such use in the future as part of the PD - G District and be developed in accordance with the standards required in Section 703 of the Glynn County Zoning Ordinance pertaining to RR Resort Residential Districts;
 12. that the residential portion of Phase #3, comprising 44 lots and 20.09 acres, be approved for such use in the future as part of the PD - G District and be developed in accordance with the standards required in the submitted deed restrictions and Section 701 of the Glynn County Zoning Ordinance pertaining to R-12 Residential Districts;
 13. that the residential portion of Phase #4, comprising 77 lots and 43.35 acres, be approved for such use in the future as part of the PD - G District and be developed in accordance with the standards required in the submitted deed restrictions and Section 701 of the Glynn County Zoning Ordinance pertaining to R-12 Residential Districts;
 14. that the residential portion of Phase #5, comprising 36 lots and 21.29 acres, be approved for such use in the future as part of the PD - G District and be developed in accordance with the standards required in the submitted deed restrictions and Section 701 of the Glynn County Zoning Ordinance pertaining to R-12 Residential Districts; and
 15. that the residential portion of Phase #6, comprising 83 lots and 46.92 acres, be approved for such use in the future as part of the PD - G District and be developed in accordance with the standards required in the submitted deed restrictions and Section 701 of the Glynn County Zoning Ordinance pertaining to R-12 Residential Districts.
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Glynn County Plat 67 - 1 Sea Palms Subdivision:

Request for Preliminary Approval of Phase #1 of the proposed Sea Palms Golf Course Subdivision.

The request for preliminary approval of Phase #1 of the plat was heard by the Joint Planning Commission at its meeting of February 28th, 1967, and at that time the matter was deferred pending submission of additional information.

The revised Preliminary Plat was submitted to the Joint Planning Commission this date by Mr. Cofer and Mr. Ringeling for another review. The written approval of the County Engineer, St. Simons Island Water and Sewer District, the Board of Health and the State Water Quality Control Board, with several minor conditions attached thereto, were also submitted in support of the proposed plat.

A motion was made by Mr. Paulk and seconded by Mr. O'Quinn to recommend that the Glynn County Commission grant approval of Phase #1 of the Preliminary Plat as submitted and including an 18-hole golf course, 86 single-family residential lots, a club house with associated recreational facilities, a motor inn with related commercial uses, a concession stand, a maintenance area, a neighborhood commercial area along Frederica Road, portions of Windward Drive and Palm Drive, all of Colonial Drive, the necessary wells, pumps, lift stations and easements, the dedication of land along the right of way of Frederica Road so as to assure a constant 50 ft. width from the centerline of Frederica Road to the east along the entire length of the tract, and the reservation of a cemetery in the northwest corner of the tract for the perpetual use of the residents in the adjoining Harrington Area; however, in view of the abundance of open land associated with the proposed golf course and the recreation area in the vicinity of the Club House, an additional dedication of park land or donation of money in-lieu-of park land need not be required as a condition for approval.

- Voting Aye: Messrs. O'Quinn and Paulk.
- Voting Nay: Mr. Knight.
- Abstaining from Voting: Mr. Wiggins.

Vice-Chairman Johnson declared the motion carried.

Glynn County Plat 67 - 2 Sea Island Subdivision:

Request for approval of a plan to resubdivide Blocks 61, 62 and 63 of the original Sea Island Subdivision.

Mr. J. D. Benefield, Jr., Vice-President of Sea Island Company, presented a plan of a proposed resubdivision of Block 61, 62 and 63. The original plan was changed to eliminate the platted lots within the marsh and enlarge the highland lots to a more adequate size. The proposal would eliminate Oglethorpe Boulevard within these blocks.

All affected property owners signed a statement on the submitted plat to the effect that they were in agreement with the proposed changes.

A motion was made by Mr. Paulk, seconded by Mr. Wiggins and unanimously adopted to recommend that the Glynn County Commission approve the amended plat as submitted.

Proposed Standard Format for Submission of Subdivision Plats:

The Planning Commission reviewed a set of drawings which the Planning

Director proposed to distribute to the various developers and engineers in the area in order to guide them in the design and preparation of future subdivision plats.

In the past, plats have not had to conform to any particular standard with respect to sheet size, scale, or information shown. Consequently, they have been difficult to review, check, record, or compare.

The proposed standard plats would graphically demonstrate the proper stages of plat development from the sketch plan, to the preliminary plat, to the final plat. These drawings would eventually be incorporated into a new set of subdivision regulations.

The Commission approved of the drawings and urged that they be made available to the general public as soon as possible.

Report on Planning and Development Coordinating Committee:

The Planning Director reviewed the activities and efforts of the recently created Planning and Development Coordinating Committee of which he is the Chairman.

It was explained that this special committee was established to help coordinate local planning and development activities and to provide local professional administrators with an opportunity to regularly interchange ideas and information about their respective programs.

The committee was intended to serve only as a coordinating body with the responsibility of analyzing the administration of public affairs and periodically issuing recommendations and advisory reports. The first of these reports has already been submitted and was favorably received by the City and County Commissions, the Grand Jury and a number of civic organizations. The report, which deals with the conduct of industrial development in the area, was distributed to the members of the Joint Planning Commission.

Selden Park Development Plan:

The Planning Director presented a plan for the future development of Selden Park. This plan was prepared at the request of the County Administrator and was intended to guide the County Commission in maintaining and expanding Selden's recreational facilities over the next ten years.

Included in the plan was the provision of new swimming facilities, a new basketball court, a football field, a running track, and dressing rooms.

The Commission approved the plan and directed that it be forwarded to the County Commission with a request that every effort be made to begin implementation at the earliest possible date.

Development Coordinator for Glynn County:

The Commission was notified that the Planning Director was recently named County Development Coordinator by the County Commission. In this position he will regularly receive information from the National Association of Counties as to various federal, state and private sources of financial aid for necessary county improvements.

A S P O Convention:

The Planning Director gave a brief report on the recent convention of the American Society of Planning Officials in Houston, Texas.

B-6-65:

Recommendation of the Joint Planning Commission to correct the property description in City Ordinance No. 502.

A motion was made by Mr. Wiggins, seconded by Mr. Paulk and unanimously adopted to recommend to the City Commission that City Ordinance No. 502 be amended by deleting the words "Beginning at the intersection of the easterly line of Altama Avenue" contained in paragraph (b) of Section 1 and in lieu thereof inserting the words "Beginning at the intersection of the westerly line of Altama Avenue".

B-8-65:

Request that a previous recommendation of the Joint Planning Commission be considered by the City Commission.

It was discovered that a Planning Commission recommendation, dated May 11th, 1965, had never been considered by the City Commission and was probably misplaced. This recommendation was felt to be necessary because it called for an addition to the text of the City of Brunswick Zoning Ordinance that would help to clarify the appeals procedure and bring the Ordinance into conformance with existing state laws.

A motion was made by Mr. Paulk, seconded by Mr. Wiggins and unanimously adopted to again recommend to the City Commission that the following provision be added to the City of Brunswick Zoning Ordinance as Section 1009 under Article X, entitled "Appeals, How Taken":

Section 1009 Appeals from Decisions of Board of Appeals.

Any person or persons severally or jointly aggrieved by any decision of the Board of Appeals may take an appeal to the Superior Court. Said appeal to the Superior Court shall be the same as an appeal to the Superior Court from any decision made by the Court of Ordinary and as specified in Chapter 6-2 of the Code of Georgia, except, however, that said appeal shall be filed within thirty (30) days from the date of the decision of the Board of Appeals, and upon failure to file said appeal within thirty (30) days the said decision of the Board of Appeals shall be final. Provided, however, that on appeal said case shall be heard by the Judge of the Superior Court without a jury, unless one of the parties files a written demand for a jury trial within thirty (30) days from the filing of the appeal.

B-4-67-JPC:

Recommendation by the Joint Planning Commission to correct the City of Brunswick Zoning Ordinance.

In preparing the new Zoning Ordinance for the City of Brunswick a scrivener's error was made in the subsection number referring to information required on submission of a planned development proposal.

A motion was made by Mr. Wiggins, seconded by Mr. Paulk and unanimously adopted to recommend that due to a scrivener's error the following correction be

made in the City of Brunswick Zoning Ordinance: the wording "Subsection 712.3" contained in Paragraph a) of Subsection 712.8 entitled "Special Requirements for Individual Districts" be deleted and in lieu thereof there be inserted the wording "Subsection 712.2".

GC-6-67-JPC:

Recommendation of the Joint Planning Commission to correct the Glynn County Zoning Ordinance.

In preparing the new Zoning Ordinance for Glynn County a scrivener's error was made in the subsection number referring to information required on submission of a planned development proposal.

A motion was made by Mr. Paulk, seconded by Mr. Wiggins and unanimously adopted to recommend that due to a scrivener's error the following correction be made in the Glynn County Zoning Ordinance: the wording "Subsection 712.2" contained in Paragraph a) of Subsection 713.8 entitled "Special Requirements for Individual Districts" be deleted and in lieu thereof there be inserted the wording "Subsection 713.2".

Non-Conforming Uses:

A brief discussion was held with respect to non-conforming uses created by the adoption of the new zoning ordinances. However, it was agreed no action should be taken without all of the members present.

Requirement of Park D^edication in New Subdivisions:

The Commission agreed that at a future date consideration would be given to possible changes in the Glynn County Subdivision Regulations with respect to the mandatory dedication of park land or payment of money in-lieu-of dedication. Some of the members of the Commission felt this requirement is presently too harsh and a detriment to proper subdivision development in the County.

Zoning Administrator:

Request of the Planning Director for the appointment of a Zoning Administrator.

The Planning Director requested that Mrs. Mildred W. Curtis be officially designated as Zoning Administrator and be made responsible for processing future zoning applications. This would free the Planning Director of many of the chores of daily administration and allow him to devote more time to long-range planning.

In this new position Mrs. Curtis would also serve as Administrative Assistant and continue to receive a salary of \$5,004.00 annually.

A motion was made by Mr. Paulk, seconded by Mr. Wiggins and unanimously adopted to designate Mrs. Mildred W. Curtis as "Zoning Administrator" with responsibility to process zoning applications in addition to her present duties, and with the salary of \$5,004.00 annually as specified in Range 21, Step C, of the "Personnel System for Brunswick, Georgia".