

REGULAR MEETING
OCTOBER 10th, 1967
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 and County Administrator
Howard J. Sears

Upon a motion made by Mr. Wiggins and seconded by Mr. Paulk the Minutes of the Regular Meeting held on September 5th, 1967, were approved.

GC-29-67:

Request to rezone properties within an unapproved section of St. Clair Estates Subdivision as follows:

Tract 1 - a 7.5 acre tract fronting approximately 732 ft. on the west side of Frederica Road and approximately 600 ft. on the north side of Spruce Street from R-12 Residential to LC Local Commercial; and

Tract 2 - Lots No. 1 through 6, inclusive, 19 through 25, inclusive, and 27 through 43, inclusive, of Block A from R-12 Residential to GR General Residential.

Mr. J. S. Hutto, attorney, was present in behalf of Lake Forest Estates, Inc., applicant, and stated that the subject rezonings were being sought in order that Tract 1 might be developed as a commercial area and Tract 2 utilized for apartments. He further stated that due to land costs apartments would be constructed in keeping with the environment and would not be detrimental to surrounding property. He pointed out that an area of Sea Palms Subdivision across Frederica Road had recently been rezoned for commercial use and his company did not feel that Sea Palms should be granted exclusive rights for commercial development in the vicinity.

A considerable number of property owners objecting to the requested rezonings were present and each was given an opportunity to express his objections. In addition, two petitions bearing the signatures of property owners objecting to any change in the existing zoning of the property involved were submitted to the Planning Commission.

Mr. Thos. J. Dickey, Jr., representing a considerable number of objectors, presented a copy of conditions, restrictions and limitations applicable to St. Clair Subdivision, as recorded. These restrictions state that all lots in the subdivision shall be known and described as residential lots and shall be used solely for residential purposes consisting of one detached, single-family dwelling.

It was noted that many people have already purchased homes and property in the surrounding area under the assumption that the single-family low-density character would be preserved as planned.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted that denial of the subject rezonings be recommended to the Glynn County Commission, it being the feeling of the members that the portion of St. Simons Island in question should continue to be developed for low-density residential use

in accordance with the Comprehensive Plan for the community and in accordance with the plat approved for the specific area.

GC-26-67:

Request to rezone, from R-9 Residential to HC Highway Commercial, an irregularly shaped tract of about 20 acres fronting 485 ft. on the west side of U. S. Highway 17 approximately 525 ft. north of Fourth Street.

Mr. Marvin Bluestein, President of Hayes Construction Company and applicant, was present in behalf of the subject request. He stated that if the property is rezoned his plans call for the immediate construction of a motor hotel, restaurant and service station thereon.

Concern was expressed relative to plans for the I-95 Connector to U. S. Highway 17 requiring right-of-way in the northern portion of the subject property. Mr. Bluestein assured the Planning Commission the portion of the property needed for that purpose would not be developed, as he felt the connector would be a definite asset to the remainder of the property and the uses proposed, and he would not want to deter it in any way.

It was pointed out that the Hayes property lies immediately south of property similarly zoned Highway Commercial.

A motion was made by Mr. Wiggins, seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-9 Residential to HC Highway Commercial.

GC-27-67:

Request to rezone, from R-9 Residential to LI Limited Industrial, an irregularly shaped portion of Long View Acres Subdivision containing about 13.8 acres and lying between the marsh and the Long View Shopping Center on St. Simons Island.

Mr. Gerald H. Edwards, representing Messrs. Davy D. Edwards, J. Gregory Edwards, E. M. Culver, A. C. Oliver, Arthur True and himself, was present in behalf of the subject request.

Mr. Edwards pointed out that as the property involved lies to the west of an area zoned Highway Commercial and east of marshland the applicants felt it could well be developed for limited industrial use. In their opinion it would not be suitable for residential development, but they have no definite plans as to how it could be developed industrially.

Mr. Wm. R. Killian, attorney, representing a group of objectors, submitted a petition bearing the signatures of nearby residential property owners as being in opposition to the request.

A Considerable number of owners of residential property lying to the north of the subject property were also present and each was given an opportunity to express his objection to the requested rezoning. In addition, they expressed objections to the use now being made of a portion of the residential property in question. They maintain that they are maintaining a non-conforming use which, at times, causes a considerable noise problem and leaves the area cluttered with building material, scrap and other trash.

Concern was expressed by everyone with respect to the preservation of St. Simons Island from additional industrial encroachment.

A motion was made by Mr. Compton and seconded by Mr. Paulk to recommend to the Glynn County Commission denial of the subject request, on the grounds that indiscriminate industrial development on St. Simons Island must be strongly restricted as being detrimental to surrounding residential and recreational property values and the request is contrary to the community's Comprehensive Plan.

Voting Aye: Messrs. Compton, Knight, McGarvey and Paulk.

Voting Nay: Messrs. Johnson, O'Quinn and Wiggins.

The Chairman declared the motion carried.

GC-28-67:

Request to rezone, from R-12 Residential to HC Highway Commercial, portions of Brunswick Farms Subdivision Lots No. 172 and 184, abutting 208.57 ft. on the west side of Altama Avenue and 261.74 ft. on the south side of Community Road.

Mr. Marion Bryson, applicant, was present in behalf of the subject request. He stated that he has a prospective purchaser of his property if it is rezoned for highway commercial purposes. It is his desire to move from Altama Avenue to a more suitable residential area.

Mr. Dean A. Auten, the prospective purchaser, stated that he proposed to use the existing residence on the property for an insurance office and the rear portion of the land for a retail car sales lot.

Messrs. Ben Ramsey and Cecil Little, of the North Glynn Improvement Association, were present to protest any further commercial rezoning along Altama Avenue. They pointed out that of the land currently zoned Highway Commercial along Altama less than 50% is being utilized for such purposes, and, in their opinion, further commercial zoning along this heavily travelled thoroughfare would only result in serious traffic problems.

A motion was made by Mr. O'Quinn and seconded by Mr. Wiggins to recommend to the Glynn County Commission the rezoning of the subject property from R-12 Residential to HC Highway Commercial.

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

Voting Nay: Messrs. Compton, Knight, McGarvey and Paulk.

The Chairman declared the motion did not carry.

Another motion was made by Mr. McGarvey and seconded by Mr. Paulk to recommend that denial of the subject rezoning be recommended to the Glynn County Commission, as zoning in that area along Altama Avenue north of the proposed I-95 Connector is essentially residential and should remain so, at least until clear evidence is presented to indicate that commercial land would serve the best interests of the community as a whole.

Voting Aye: Messrs. Compton, Knight, McGarvey and Paulk.

Voting Nay: Messrs. Johnson, O'Quinn and Wiggins.

The Chairman declared the motion carried.

GC-30-67:

Request to rezone, from R-12 Residential to MH Mobile Home Park, Lots No. 4 through 9, inclusive, and 12 through 17, inclusive, of Block E, and Lots No. 6

through 11, inclusive, and 16 through 18, inclusive, of Block J, of Beach Subdivision, Unit No. 4, Blythe Island; said lots lying between Beach Drive and Blythe Island Drive.

Mr. Jiles Hamilton, applicant, was present in behalf of the subject request. He stated that prior to the enactment of the new Glynn County Zoning Ordinance he legally obtained permits for placing mobile homes on individual lots within the property involved. Mr. Hamilton said that in addition to making his property a conforming use the rezoning would also enable him to replace and repair his mobile homes as needed, thus keeping up the standards of his park. He also pointed out that under the Board of Health requirements it would be almost impossible to increase the mobile home spaces to include more than the 20 existing spaces.

It was pointed out that the park as it now exists has the approval of the County Engineer and the Board of Health.

A motion was made by Mr. O'Quinn, seconded by Mr. Compton and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-12 Residential to MH Mobile Home Park.

GC-31-67-JPC:

Rezoning, from GI General Industrial to TR-6 Temporary Residential, of the tract of land lying between the Southern Railroad and the Seaboard Coastline Railroad, bordered on the north by Wooten's Lumber Yard and Community Road and on the south by Edgy's Planning Mill.

Pursuant to a request made by the Glynn County Commission, a study was made of possible ways to grant a measure of relief to homeowners in certain areas that are presently zoned for industrial use, but show little indication of actually becoming industrial property in the near future.

After a review of the study and a few minor changes in the recommendations, a motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission the rezoning of the area that is bounded on the west by Whitlock Avenue, on the north by Wooten's Lumber Yard and Community Road, on the east by the Seaboard Coastline Railroad, and on the south by Edgy's Planing Mill, from GI General Industrial to TR-6 Temporary Residential.

This rezoning recommendation was made with reluctance because of the possible undesirable implications that may arise before the land will eventually be purchased for industrial use. However, the members felt that the needs of the people living in the area were sufficient to warrant the action and the risks involved.

To make sure that no question would arise in the future as to the intended use of the subject property, the Planning Commission stipulated that the area continue to be designated for industrial purposes on the community's Land Use Plan.

GC-32-67-GC:

Rezoning, from R-9 Residential to HC Highway Commercial, of the tract of land at the northwest corner of U. S. Highway 17 and Cypress Mill Road at the request of the County Commission.

At its meeting of October 4th, 1967, the Glynn County Commission requested that the Joint Planning Commission give consideration to the rezoning of a small piece of property located on the northwest corner of the intersection of U. S. Highway 17 and Cypress Mill Road. The purpose of this request was to consolidate several random "spot zones" into a single, homogeneous commercial zone fronting on U. S. 17.

After review of the request, a motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property to HC Highway Commercial, as requested.

Remainder of the Agenda:

In view of the late hour and the number of important matters on the agenda remaining to be discussed, a motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to defer consideration of the remainder of the agenda until the next meeting.

It was agreed that a special meeting would be held at 8:30 A. M. on the following Tuesday, October 17th, 1967, to consider the deferred portion of the agenda.

Meeting Adjourned at 11:30 A. M.