

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 1st, 1970

8:30 A. M.

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PRESENT: Vice-Chairman Otto Johnson, Jr., James D. Compton, James E. Hancock, M. A. Knight and Dorman McDonald

ABSENT: Chairman Neal Gale, John Baldwin and Cormac McGarvey

ALSO PRESENT: Director Eric P. Thompson and Assistant County Administrator Wm. H. Dewey

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

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Upon a motion made by Mr. Compton and seconded by Mr. McDonald, the Minutes of the Regular Meeting held on November 10th, 1970, were approved.

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GC-27-70: (Reference: GC-36-69)

Request to rezone, from R-9 Residential to GR General Residential, a tract containing 8.35 acres fronting 360 ft. on the westerly curve of Demere Road opposite the Bloody Marsh Monument property.

Attorneys Richard M. Scarlett and John Gaynor accompanied the applicant, Mr. Kenneth H. Traylor, in behalf of the subject request. Mr. Gaynor explained that his client desired to construct 72 townhouse dwelling units on the subject property. Recalling GC-36-69 when a similar request for the property was denied due to a potentially hazardous intersection on Demere Road, Mr. Gaynor stated that arrangements would be made with the County for a warning light to be placed on the Bloody Marsh Curve.

Mr. Scarlett then presented a layout plan which called for a swimming pool and playground area. He also stated that children living outside the townhouse development would be invited to utilize the facilities.

A number of local realtors were present in support of the application. Some made statements pertaining to the critical housing shortage. Others stated that more rental units such as this are needed in the area.

A delegation of nearby property owners were present in opposition to the proposal. Basically, their opposition was for the same reason as in 1969. They felt apartments would be detrimental to their property due to an increase in children, automobiles, and congestion. They also objected on the grounds that an existing drainage problem in their area would be intensified.

When asked his thoughts on the application, the Director stated he felt that the request should be approved for the following reasons:

1. without subdivision regulations, and under its existing classification, neither the Planning Commission nor the County Commission has any control over the type of development nor the ingress and egress to the area. Planned Development zoning would insure such control;
2. In view of the size of the tract involved, approval would not constitute a "spot zone"; and
3. The near critical need for apartment dwellings in Glynn County.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Knight to recommend denial of the subject request for the following reasons:

1. access onto Demere Road would add to the existing hazardous traffic condition in the vicinity of the Bloody Marsh Curve;
2. the location of a high density townhouse complex surrounded on three sides by substantial single-family residences is not conducive to good planning; and
3. a large delegation of property owners in the vicinity was present to express their opposition to the proposal as being detrimental to the single-family residential character of the neighborhood.

Voting Aye: Messrs. Compton, Knight and McDonald

Voting Nay: Mr. Hancock

The Vice-Chairman declared the motion adopted.

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GC-28-70:

Request to rezone, from R-12 Residential to TR-20 Temporary Residential, Lot 2 of Block M. in Blythe Beach Subdivision fronting 100 ft. on the southwest side of Midway Circle with a depth of 255 ft. and lying approx. 560 ft. northwest of Beach Drive at its intersection with Midway Circle.

Mr. Ralph L. Kessie, Sr., was present in behalf of his request for the rezoning of the subject property to TR-20 Temporary Residential. Mr. Kessie stated that his plans are to locate a mobile home on the property and then construct a conventional type dwelling around it. He said that the mobile home would be placed on a solid foundation and upon completion the resulting structure would have no resemblance to a mobile home.

The Director stated that at the present time a number of mobile homes are located in the surrounding neighborhood.

After careful study, a motion was made by Mr. Knight, seconded by Mr. McDonald and unanimously adopted to recommend the rezoning of the subject property to TR-20 Temporary Residential for the following reasons:

1. several mobile homes already exist within the vicinity;
2. the applicant has exhibited every indication that he will convert the mobile home into a conventional type dwelling without appearance of its being a mobile home; and
3. no opposition has been expressed to the subject request.

GC-23-70: (Reference: GC-43-69)

Request to rezone, from BI Basic Industrial to MH Mobile Home Park, a 30.16 acre tract lying within the New Hope Plantation and located 1,287.35 ft. northeast of the centerline of U. S. Highway 17 North and Northeast of the point where the New Hope Road intersects the Old Coastal Highway.

This application had been deferred on November 10th, 1970, in order that several pertinent problems could be resolved.

Mr. Harry Liles was present in behalf of the request and stated that approval of his request would permit his existing mobile home park to become a conforming use. Mr. Liles also stated that he was in agreement with the Planning Commission's recommended amendments as stated in the minutes of November 10th, 1970, and presented a revised layout plan reflecting these changes.

The Planning Commission further recommended that a small tract fronting on U. S. Highway 17 should be rezoned HC Highway Commercial rather than MH Mobile Home Park as shown on the layout plan.

Mr. Liles agreed with this recommendation and so amended his application.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted that recommendation be made on the subject request, as amended by the applicant this date, as follows:

- Tract 1. To rezone, from BI Basic Industrial to MH Mobile Home Park, an irregularly shaped tract containing 61.93 acres located within the interior of the New Hope Plantation property with its nearest point lying 400 ft. northeast of the northeasterly right of way line of U. S. Highway 17; and
- Tract 2. To rezone, from BI Basic Industrial to HC Highway Commercial, an irregularly shaped tract containing 1.98 acres located in the New Hope Plantation property having a depth of 400 ft. and fronting 17 ft. on the northeasterly side of U. S. Highway 17.

GC-1-70 f. and GC-1-70 g.

Corrections on Glynn County Zoning Plate Map No. 21 (Reference: GC-43-69)

In conjunction with the review of Rezoning Application No. GC-17-70 immediately above, the incorrect locations on the subject plate map of two other tracts within Mr. Harry Liles' property, previously rezoned to HC Highway Commercial under GC-43-69, were again discussed. Action on this matter had likewise been deferred at the November 10th, 1970, meeting until such time as a resurvey of Mr. Liles' New Hope Plantation property had been made.

The Director stated that the resurvey made in connection with GC-17-70 furnished adequate information for the correct plotting of these areas.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to recommend that the two following corrections be made on Glynn County Zoning Plate Map No. 21:

GC-1-70 f.

The corrected location of a tract containing 8.26 acres located within the interior of the New Hope Plantation property and lying approximately 2,380 ft. northwest of the northeasterly right of way line of U. S. Highway 17 North, said tract having been rezoned to HC Highway Commercial under GC-43-69; and

GC-1-70 g.

The corrected location of the northwesterlymost Zoning District Boundary Line bordering the New Hope Plantation lying on the northeast side of U. S. Highway 17 North and having a bearing of North 7° 9' East for a distance of 1,758.2 ft; as a result of this correction a small portion of property shall revert from a BI Basic Industrial classification to an FA Forest - Agricultural classification.

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GC-26-70:

Request to rezone, from R-12 Residential to GR General Residential, a 38.03 acre tract identified as portions of Brunswick Farms - Day and Bloom Tract Lots 212, 213 and 214 lying between New Community Road and Cypress Mill Road (with frontages on these roads of 1,898.71 ft. and 1,747.44 ft., respectively) and immediately southeast of the Georgia Power Company operating Headquarters property.

Mr. Elliott Robinson (Robinson Homes, Inc.) was present on behalf of the subject request. Mr. Robinson stated that he intends to construct a multi-family complex on the property. He added that if the property were so developed, it would probably be connected to the City's water and sewer facilities. Mr. Robinson also said that since this property lies immediately southeast of the Georgia Power Company's industrially zoned land, it would, in his opinion, be best suited for multi-family residences.

The Director stated that no plans for the multi-family complex had been submitted.

A number of property owners in the residential development immediately north of Cypress Mill Road were present to express concern for the proposed use. They were apprehensive, because under a General Residential Zoning, neither recreation areas nor planted buffer strips are required. They also felt that in addition to increasing the population of the neighborhood, a multi-family complex would have a detrimental effect on the single-family residential character of the neighborhood.

When asked if he would consider amending his application to a Planned Development classification, Mr. Robinson replied that he would have to review the requirements for that type zoning before he could make a decision.

Later during the meeting, Mr. Robinson advised the Director that he would not amend his application.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Knight to recommend denial of the subject request for the following reasons:

1. the applicant has not submitted layout plans showing the type of multi-family complex he proposes to construct; and
2. a large delegation of property owners in the area were present to express their concern over the proposal as possibly being detrimental to the single-family residential character of the neighborhood;

and, further, that the applicant be urged to consider the development of the property under a Planned Development Zoning classification so there could be controls as to setbacks, buffer areas, density, square footages, etc., and that the surrounding property owners might be assured that the proposed development would not be detrimental to their substantial residential investments.

Voting Aye: Messrs. Compton, Hancock and Knight  
Abstaining from Voting: Mr. McDonald

The Chairman declared the motion adopted.

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B-9-70:

Request to rezone, from HC Highway Commercial to GR General Residential, an irregularly shaped tract containing approx. 7.1 acres located on the south side of Stadium Street and Approx. 280 ft. west of Cook Street; said tract being identified as Mayhew Subdivision lots 327 through 334, inclusive, and Lots 384 through 392, inclusive, and the Dart Tract #2 lying immediately north of Lanier Plaza in the City of Brunswick.

During the course of the meeting, the Planning Commission reviewed the subject request and adopted a motion to recommend the subject rezoning with two stipulations relative to acquisition of Colson Street and the reversion of the property back to its HC Highway Commercial classification in the event the proposed apartment complex is not developed.

However, following the meeting it was determined that a Highway Commercial zoning District allows any use permitted in a General Commercial District, and a General Commercial District allows any use permitted in a General Residential District. Therefore, a rezoning was not necessary in this instance.

In view of this, the application fee and all pertinent supporting papers, layout plans, etc., were returned to the applicant along with a letter of explanation and apology.

Review of Final Plat of a Portion of Phases II and III of the Sea Palms Subdivision.

Mr. Wm. J. (Sonny) Bryan, Vice-Resident of Sea Palms, Inc., developers of Sea Palms Subdivision as a Planned Development, was present for the review of the subject final plats. Mr. Bryan stated that only a portion of Phase II containing four lots and a portion of Phase III containing fourteen lots were requested for approval at this time. He said these lots could now be put on the market for sale as the streets abutting them have been paved and a lift station, sewer lines and water lines have been installed to service them.

The Director stated he felt an orientation map should be shown on these and all other plats in order that the property involved might be more easily located. Mr. Thompson also expressed dissatisfaction as to plus and minus bearings and measurements being shown on the rear of lots abutting a proposed lake in Phase III. This, he said, made it impossible to accurately locate the tie line on the rear of these lots.

Mr. Joseph Biletzskow, of Delta Engineers, engineers for the subdivision, stated that until the lake is constructed the tie line and high land point could not be established.

Mr. Bryan said that the recorded master plan is changed to show all alterations and revisions.

The Director said that the plats would require the approval of the County Engineer prior to approval by the County Commission and recording.

After a review of the plats, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to approve the Final Plat of a Portion of Phase II and a Portion of Phase III of the Sea Plams Subdivision.

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Review of Revised Final Plat of Revision of Demere Park Subdivision and Lots 3, 4, 5 and 6A in Mallory Park Subdivision.

Mr. J. H. (Red) Ringeling, of Delta Engineers, was present in behalf of Mr. James J. Meadows, developer of the property involved in the subject plat. Mr. Ringeling stated that the Final Plat of the Revision of Demere Park Subdivision and Lots 3, 4, 5 and 6A in Mallory Park Subdivision had received final approval by the Planning Commission on October 9th, 1970, subject to a number of modifications being made. He said that the modifications as recommended by the Director had now been made. Mr. Ringeling further stated that since that date, however, an additional revision had become necessary in order to provide 7 ft. planting strips.

After review of the revised plat as submitted and upon the recommendation of the Director, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to approve the Revised Final Plat of the Resubdivision of Demere Park Subdivision and Lots 3, 4, 5 and 6A in Mallory Park Subdivision.

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Review of Final Construction Plans for Weathering Oaks Travel Trailer Park; William Oblander, Developer. (Reference: GC-19-70)

The Director stated that some confusion had arisen as to the need for further review of final plans for the subject travel trailer park, including those for bathhouses, etc., by the Planning Commission. In order that this matter might be resolved, Mr. Thompson requested that the plans and narrative report for this one stage Planned Development again be reviewed.

After study of the material submitted, a motion was made by Mr. Hancock, seconded by Mr. McDonald and unanimously adopted to approve the final plans for construction at the Weathering Oaks Travel Trailer Park, such approval being a requirement for Planned Developments.

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GC-25-70 and B-8-70:

Possible Amendments to the Text of the CR Commercial Recreation District.

The Director stated that he had talked with County Building Official W. B. Wright concerning the Proposed Amendment to the Glynn County Zoning Ordinance which would create a CR Commercial Recreation District. In particular, they had discussed the area requirement for travel trailer parks as a conditional use in this proposed district. Mr. Thompson said that Mr. Wright had conveyed his opinion that the one acre requirement for travel trailer facilities was inadequate. The Director stated that he concurred with Mr. Wright's opinion and requested the Planning Commission to give consideration to increasing the area requirement to a minimum of three acres.

After careful study and upon the recommendation of the Director, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted that, prior to submission to the Glynn County and City of Brunswick Commissions, the text of the proposed CR Commercial Recreation District be amended by requiring the minimum land area for travel trailer parks to be three acres, rather than one as originally proposed.

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Amendments to the Text of the Proposed Glynn County Subdivision Regulations.

The Director distributed copies of amendments to the text of the Proposed Glynn County Subdivision Regulations. Mr. Thompson stated that these amendments had been prepared as a result of consultation with various individuals and organizations. Copies of the proposed regulations had been furnished in order that they might make any comments as to its contents. The Director requested the members to study the amendments so that they might be reviewed at a later meeting.

Mr. Thompson stated that he had recently attended a meeting of the Glynn County Board of Health at which time that body had adopted a resolution urging the Glynn County Commission to adopt subdivision regulations.

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Coastal Area Planning and Development Commission 701 Planning Contract with H U D.

The Director stated that copies of a letter addressed to the Coastal Area Planning and Development Commission had been distributed by mail. Mr. Thompson said this had been done in order to afford the members an opportunity to determine if the letter's contents verified the extent of the Planning Commission's "in-kind" participation in the Coastal Area Commission's 701 Planning Contract with the Department of Housing and Urban Development for updating the Planning Commission's Comprehensive Plan.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted that the contents of the subject letter are in keeping with the intent of the Planning Commission with respect to the proposed 701 Planning Contract.

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Meeting Adjourned at 11:30 A. M.