

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 3rd, 1970

8:30 A. M.

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PRESENT: Chairman Neal Gale, John Baldwin, James D. Compton  
Otto Johnson, Jr., M. A. Knight, Dorman McDonald and  
James L. Wiggins

ABSENT: Cormac McGarvey

ALSO PRESENT: Acting Director Eric P. Thompson and County Building  
Official W. B. Wright

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Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the Minutes of the regular Meeting held January 6th, 1970, were approved.

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State of Georgia Rules and Regulations for Individual Sewage Disposal System.

Mr. Alvin M. (Mack) Powell, Jr., District Director of Environmental Sanitation, Glynn County Board of Health, was present to review and familiarize the Planning Commission with the "Rules and Regulations for Individual Sewage Disposal Systems" adopted by the Georgia Department of Public Health on December 20th, 1969. Mr. Powell furnished the members with copies of this publication.

In summarizing the regulations, Mr. Powell stated that they had been prepared by the State Board of Health in order to provide more protection to the public and to eliminate diseases resulting from inadequate sewer disposal. He indicated that wells and septic tanks located on small lots was one of the most frequently encountered problems. Mr. Powell added that, since the Planning Commission was the logical agency to regulate lot sizes in Glynn County, he felt this body should be made aware of these problems.

The Acting Director pointed out that control of lot sizes is included in the proposed new subdivision regulations for Glynn County. However, the County Commission to date has not adopted these greatly needed regulations which were recommended for adoption by the Planning Commission over a year ago.

With respect to sanitary sewage disposal regarding new subdivisions, Mr. Powell stated that the regulations require the developer to connect to a public system provided such a system exists within 500 ft. of the proposed development.

In areas where no public system is accessible within 500 ft., the new regulations require the developer to install an oxidation pond or a package treatment facility.

The Acting Director added that this provision has also been added to the proposed subdivision regulations.

The members expressed their appreciation to Mr. Powell for appearing and acquainting them with these new State regulations.

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Review of Plans submitted by Sea Palms, Inc., concerning Subsection 712.3, Paragraph C, of the Glynn County Zoning Ordinance pertaining to Alterations To CP Conservation - Preservation Districts.

Mr. Wm. J. (Sonny) Bryan was present for a review of a proposal by Sea Palms, Inc., to fill approximately 100 acres of marshland zoned CP Conservation - Preservation. The land involved lies immediately east of Sea Palm's PD - G Planned Development - General project and extends approximately 1,500 ft. into the marsh. Mr. Bryan stated that he was seeking permission to fill a portion of this property for the eventual construction of a 9 hole golf course which the developers feel would be a definite asset to the community. The plan called for the dredging of several large areas, thereby creating three lakes and providing fill material for the golf course. Upon one of these lakes the construction of a modern boat marina is proposed.

The Acting Director pointed out that the Glynn County Zoning Ordinance, Subsection 712.3, Paragraph C, required that plans for alteration of marshland from Conservation - Preservation be submitted to the Planning Commission for review and approved in writing by the County Commission prior to any desecration of these areas. He added that Application GC-27-69 for the rezoning of this area to Planned Development - General had been withdrawn by the applicants after receiving a recommendation for denial from the Planning Commission. Mr. Thompson further stated that, if the requested permit to fill were granted, an application for rezoning would have to be filed and approved prior to the property being used for a privately owned golf course. Under its existing Conservation - Preservation classification only publicly owned and/or operated uses of this type are permissible. In accordance with the Zoning Ordinance such an application could not be made until one year after the action on GC-27-69 (filed Aug. 15, 1969)

The members were informed that the Georgia General Assembly is now considering legislation which could conceivably place the control and use of conservation areas under State jurisdiction.

When questioned as to whether he would be willing for this request to be deferred until such time as action is formulated by the General Assembly, Mr. Bryan stated that he was not agreeable to any further delay on this matter.

Mr. Hoyt Brown was present to again ask the Planning Commission to make every effort possible to preserve the County's marshlands. Mr. Brown stated that, in his opinion, the subject request did not actually differ from Application GC-27-69, which, if granted would have required the filling of this marshland.

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

1. approval would encourage similar requests from other owners of large marsh tracts; and
2. due to the impending legislation now under consideration by the Georgia General Assembly with respect to the uses and controls of conservation areas, it is deemed advisable that no action be taken at this time that might prove adverse to such legislation.

Voting Aye: Messrs. Baldwin, Johnson, Knight and McDonald

Voting Nay: Mr. Wiggins

Abstaining from Voting: Mr. Compton

The Chairman declared the motion carried.

Review of Blythe Island Land Use Plan in relation to Proposed I-95 Interchange.

The Acting Director submitted for review a Blythe Island Land Use Plan which has been prepared in support of the proposed I-95 interchange and its location on Blythe Island. He indicated an area on the western part of the island where the interchange had originally been proposed and stated that this location, due to the acute angle of intersection with State Route 303, could result in a number of problems. Mr. Thompson then pointed out a location which he felt would better serve the area and provide for a 90° intersection.

The Land Use Plan submitted depicted a commercial useage of the land in the immediate area of the interchange and industrial useage of the area to the southeast. The Acting Director pointed out that the plan was basically the same as the Brunswick Urban Area Basic Land Use Plan previously adopted by the Planning Commission. He added that commercial land use around the interchange could be anticipated. Mr. Thompson said that the State Highway Department will depend on the Planning Commission to justify this interchange to the Federal Bureau of Public Roads.

After careful study, a motion was made by Mr. Knight, seconded by Mr. Compton and unanimously adopted to approve the Blythe Island Land Use Plan as submitted and to recommend to the Bureau of Public Roads and the State Highway Department that the proposed full diamond or cloverleaf interchange on Blythe Island be located in the vicinity of West Shore Drive as shown on the referenced plan as submitted to and reviewed by the Planning Commission, it being recognized that this proposed location, providing for a 90° intersection, is more preferable and less hazardous than the location initially considered as well as being more advantageous to citizens of Blythe Island.

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Preliminary Plat Review of Phases II, III, and VI of Sea Palms Subdivision, Sea Palms, Inc., Developers.

Mr. Wm. J. (Sonny) Bryan, accompanied by Mr. Joe Biletzskow of Delta Engineers, was present for a review of proposed revisions to be made to Phases II, III and VI of their PD - G Planned Development - General subdivision shown as Sea Palms. Mr. Bryan explained that the changes proposed consisted basically of relocation of roads and lot layouts. He stated that the area involved did not include any more additional marshland than was shown on the plat submitted when the property was rezoned to Planned Development - General under GC-5-67. He added that the marshland rezoned at that time consisted basically of "fingers" extending into the highland.

The Acting Director stated that he had reviewed this revised layout and felt that all requirements had been met and, in fact, constituted a much better design than originally proposed. He stated that the preliminary plat of the proposed revisions was being submitted as required under Planned Development - General zoning for review and approval of the Planning Commission. Mr. Thompson added that the final plat of these phases of Sea Palms Subdivision could not be recorded until it receives final approval by the Planning Commission and the Glynn County Board of Commissioners.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to recommend approval of the final plat of Sea Palms Subdivision Phases II, III and VI when submitted, subject to the following:

1. accurate bearings and dimensions shown on all lots within these Phases of the subdivision;
2. accurate curve data, right of way widths, etc., shown for all streets within these Phases of the subdivision;
3. final approval from the County Engineer as to streets, drainage, etc., within these Phases; and
4. final approval from the Board of Health on water and sewer facilities to serve these Phases.

The Acting Director was requested to furnish the Glynn County Commission and the developers with the information contained in the above action.

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Review and Approval of Glynn County's Workable Program Application to H. U. D.

The Acting Director advised that the Glynn County Commission has requested a recommendation from the Planning Commission as to its Workable Program Application. Copies of this application had previously been furnished the members in order that they might review it prior to the meeting of this date. Mr. Thompson stated that the Planning Commission staff had assisted the County in its preparation.

In reviewing the application, the Acting Director informed the members that its certification by the Department of Housing and Urban Development would qualify the County to receive Federal assistance in relation to urban renewal, water and sewer facilities, code enforcement and many other programs for community development.

The Acting Director added that the application, if recommended for approval, would be submitted to the Department of Housing and Urban Development in Atlanta on February 9th, 1970.

After careful consideration, a motion was made by Mr. Compton, seconded by Mr. Wiggins and unanimously adopted to recommend to the Board of Commissioners that the Glynn County Workable Program Application, as prepared, be submitted to the Department of Housing and Urban Development.

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Report on Housing Activity for City of Brunswick and Glynn County during 1969.

Individual copies of a summary of Housing Activity for Brunswick and Glynn County for the year 1969 were furnished the members.

In summarizing this report, the Acting Director pointed out that within the City and County 352 residential units had been constructed with 31 units being lost through removals, resulting in a net gain of 321 residential units for 1969.

Using a graphic chart, Mr. Thompson also pictorially illustrated housing activities for the last ten years. This chart indicated that more new residential units had been provided in 1969 than for any year since 1961.

The Planning Commission accepted the report as a matter of statistical information.

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Report on Mobile Home Park Zonings and Status.

The Planning Commission continued its study with respect to the large amount of land that has been rezoned for Mobile Home Parks and which has not been developed for such purposes.

The Acting Director explained that, in several instances, the applicants had merely sought to increase the size of their mobile home park in order to satisfy the five acre minimum size requirement of the new Glynn County Zoning Ordinance. In at least one instance, he added, the property in question had been subdivided and sold, thus becoming a non-conforming use. He further explained that development is hampered by the expenses encountered by the developers in providing adequate water and sewer facilities as well as paved streets. In addition, obtaining funds for such purposes from lending institutions has proven difficult due to the statistical appearance that a sufficient number of mobile home parks now exist in the community.

The members expressed concern over the fact future potential developers of mobile home parks will be penalized because of the over-abundance of MH zoned land lying dormant.

After careful consideration, a motion was made by Mr. Johnson, seconded by Mr. Compton and unanimously adopted to instruct the Acting Director to contact by letter the owners of property involved in the three oldest applications under which land has been rezoned for Mobile Home Park use with a request that they reply in writing as to their intentions with respect to their plans for proceeding with the development of a mobile home park, and if they propose to proceed to indicate a date on which they intend to commence development; and, if they have abandoned their proposed development, whether they would be agreeable for the Planning Commission to initiate rezonings in order for the land to revert back to its original classification.

The Acting Director was asked to request these property owners to appear at the next Planning Commission meeting to fully explain their intentions regarding plans for the use of the properties involved.

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Request by the Acting Director to attend a 3 Day Seminar on Downtown Revitalization to be held in Washington, D. C.

The Acting Director informed the members that he had been contacted by Mr. Warren Mitchell, Manager of the Chamber of Commerce Welcome Center, in relation to attending a Downtown Revitalization Seminar to be held in Washington, D. C., during the later part of February 1970. He added that he had also been requested by a group of Downtown Brunswick merchants to attend this seminar. Mr. Thompson stated that they felt it would be of great value to that area in view of the current downtown urban redevelopment program by the City of Brunswick.

A motion was made by Mr. Wiggins, seconded by Mr. McDonald and unanimously adopted to authorize the Acting Director to attend the 3 Day Seminar on Downtown Revitalization to be held on February 22nd through February 25th, 1970, inclusive, Code No. 1550, Travel and Conference Expenses.

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Meeting Adjourned at 10:30 A. M.