

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 7th, 1970

8:30 A. M.

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

ALSO PRESENT: Acting Director Eric P. Thompson, Assistant County Administrator William Dewey, and Mr. Ed Long of the Coastal Area Planning and Development Commission

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

The Acting Director was requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the calendar year 1970 might be effected.

The Temporary Chairman called for nominations for the offices of Chairman and Vice-Chairman.

A motion was made by Mr. Knight and seconded by Mr. McGarvey that Mr. Gale serve as Chairman for the calendar year 1970.

There being no other nominations, the Temporary Chairman called for a vote on the motion.

Voting Aye: Messrs. Baldwin, Compton, Johnson, Knight, McDonald, McGarvey and Wiggins

Abstaining from Voting: Mr. Johnson

The Temporary Chairman declared the motion carried.

Chairman Gale assumed the Chair.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that Mr. Eric P. Thompson and Mrs. Mildred Curtis continue in their respective positions as Executive Secretary and Recording Secretary for the calendar year 1970, and, further, that Mr. Thompson continue to serve as Acting Director.

GC-11-70:

Request to rezone, from R-9 Residential to HC Highway Commercial, a tract lying approximately 130 ft. west of and parallel to U. S. Highway 17 and fronting approximately 220 ft. on the south side of 4th Street and approximately 225 ft. on the north side of 3rd Street with an approximate depth of 220 ft.; said application representing an extenuation of an existing HC Highway Commercial District.

Mr. Robt. J. Brunegraff, accompanied by Attorney B. N. Nightingale, was present in behalf of his application. Mr. Nightingale explained that the requested rezoning would extend, in a westerly direction, Mr. Brunegraff's existing commercially zoned property fronting on the west side of U. S. Highway 17. This Frontage had been so zoned at the adoption of the new Glynn County Zoning Ordinance. The requested extenuation would expand the HC Highway Commercial zoning an additional 220 ft. along the south side of 4th Street and 225 ft. along the north side of 3rd Street. Mr. Nightingale added that Mr. Brunegraff owned the land lying immediately west of the property involved.

Mr. Richard Irwin, Chairman of the Brunswick Airpark Advisory Committee, was present to express that committee's interest with respect to the type of construction proposed. He explained that his committee's primary concern was flight approach obstructions to the airpark.

In the pursuing discussion, it was learned that the applicant owned a small number of pine trees which are presently considered to be an obstruction to the airpark.

Mr. Nightingale said that his client was well aware of the height restrictions and nothing was proposed for construction that would be in conflict with these requirements. He indicated that Mr. Brunegraff would be willing to cooperate with the County Commission in any negotiations at a later date regarding the trees. Mr. Nightingale added that he did not believe that the Brunegraff property was in the flight path of the Brunswick Airpark.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the requested rezoning as the land involved has the same characteristics as the property now zoned HC Highway Commercial abutting the west side of U. S. Highway 17 and lying immediately east of the subject property; provided, however, that any construction on this property is to be controlled by Section 617 of the Glynn County Zoning Ordinance pertaining to height limitations to provide adequate protection to the flight path of the Brunswick Airpark.

B-4-70:

Request to rezone, from R-6 Residential to OC Office Commercial, Windsor Park Lots No. 23, 24, 25, 26, 27, 28, 47, 48 and 49 on the south side of Gloucester Street in the City of Brunswick.

Mr. Al Burke, representing the Trust Department of the American National Bank of Brunswick, was present in support of the subject request submitted by this bank. He stated that the bank had filed the application as Executor of the Estate of Mrs. Esther M. Nathan and as Agent for Office Park, Inc., Mrs. Louise Yates, Mrs. Louise P. Ringel and Mr. Phil Ringel. Mr. Burke stated that in the applicant's opinion the lots would be ideal for office commercial useage in view of the commercially zoned property lying north and west along Gloucester Street.

Mr. Burke explained that residential structures exist on two of the lots involved. However, these structures are delapidated and would require extensive repair in order to meet the minimum housing standards. He added that the bank did not have the authority under the Nathan will to borrow money to renovate these structures and, therefore, in his opinion the property would have more sell value if it were rezoned to a commercial classification.

Mr. Phil Ringel was also present and expressed his reasons for being a party to this request. He explained that the rezoning would enable him to construct an office on the vacant lot adjacent to his home. Mr. Ringel stated he and his wife had no intention of moving their residence from Windsor Park and that unless all the property involved is rezoned they want their lots to remain in the residential classification.

A large delegation was present in opposition to this request. Mrs. Grace Norton acted primarily as spokesman for the group. She presented a petition signed by 40 or more property owners in Windsor Park Subdivision. The basic objections were the detrimental effects a commercial rezoning would have on their substantial residential investments and that any change would constitute a "spot zoning". Mrs. Norton informed the members that the objectors felt ample commercially zoned property already existed in downtown Brunswick which should first be utilized and that they could see no practical reason for additional commercial land. With respect to an existing florist shop in the area, Mrs. Norton stated that it was a non-conforming use in this residentially zoned area.

When asked his opinion, the Acting Director referred to the City of Brunswick Future Land Use Plan which reflected the area in question as residential. He felt that the Planning Commission should follow its Future Land Use Plan and recommended denial.

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

1. that the residential intergrity of Windsor Park Subdivision might be maintained; and
2. the proposed commercial use of the property involved is contrary to the Future Land Use Plan for the City of Brunswick.

Correction of Scrivener's Errors on Plate Map 57. (Reference: GC-12-70 below)

The Acting Director advised that in the preparation of Plate Map 57 certain lots in Community Subdivision had been incorrectly plotted. These errors had been found upon the filing of Rezoning Application GC-12-70, submitted by Mr. A. L. Wooten.

The plate map shows only 12 lots in Community Subdivision south of Community Road. Although Lots 1 through 5, inclusive, are shown in their correct position, their depths are shown as being approximately 300 ft. This measurement should be shown as 218 ft. to conform to the plat of Community Subdivision.

In addition, Plate Map 57 should also be corrected to reflect Lots 6 through 13, inclusive, abutting the south side of Community Road, with Lot 13 lying immediately west of the Old B & W Grade as shown on the plate of the subdivision.

After the Acting Director indicated the needed correction upon the plate map, a motion was made by Mr. Knight, seconded by Mr. McDonald and unanimously adopted to recommend that Glynn County Plate Map 57 be corrected to correspond with the plat of Community Subdivision as follows:

1. Lots 1 through 5, inclusive, to be shown as having a depth of 218 ft.; and

2. Lots 6 through 13, inclusive, to be shown as abutting the south side of Community Road, with Lot 13 lying immediately west of the Old B & W Grade.
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GC-12-70:

Request to rezone, from TR-6 Temporary Residential to GI General Industrial, Gordon Heights Subdivision, North Section, Lots 2 and 3 in Block 3 and Lot 1 in Block 6, and Parcel 22 as shown on County Tax Map No. BR-61; and from R-12 Residential to GI General Industrial, portions of lots in Community Subdivision identified as the southern 212.7 ft. of Lot 9, the southern 150 ft. of Lot 10, the southern 275.5 ft. of Lot 11, and the southern 168.5 ft. of Lots 12 and 13; said property being a portion of the Edgy-Wooten Lumber Company tract in the Dock Junction area.

Mr. A. L. Wooten was present in behalf of the subject application.

Mr. Wooten stated that this request represented an extenuation of his industrially zoned land being used for a lumber mill. He added that the property involved is at present being used as a storage yard for the mill, and as such is now an illegal use. He explained that the unusual irregular shape and location of the property requested for rezoning was a result of its having been acquired piece-meal over a number of years. Mr. Wooten further explained that his rezoning, if approved, would convert his entire industrial operation into a conforming use.

Mr. Austin E. Roberson was present to object to the rezoning of that portion of the subject property abutting the lot upon which his home is located. He submitted photographs illustrating the numerous types of storage on Mr. Wooten's property, i.e., junked cars, gravel, lumber, various types of equipment, etc. Mr. Roberson stressed the detrimental effect this type of operation has on the value of his property and on the desirability of its use for residential purposes.

Mr. Wooten assured those present that the junked cars would be removed as quickly as possible.

Mr. Don Lee, of the North Glynn County Improvement Association, stated that "all the way around it has deteriorated in that area, all the area around this place, the residential part has deteriorated pretty far, all around is bad news".

The Acting Director pointed out that, although the lumber yard has been in operation for a considerable number of years in this location, he felt that Mr. Roberson should be afforded some protection for his residential investment. Mr. Thompson expressed the opinion that an adequate buffer area might be the solution to this problem.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Baldwin that action on this request be deferred, with the concurrence of the applicant, until he submits a statement in writing that he will install a 10 ft. buffer strip no less than 6 ft. in height along the westerly and northerly line of the subject property abutting the property of Mr. Austin E. Roberson.

Voting Aye: Messrs. Baldwin, Compton, Johnson, Knight, McGarvey and Wiggins

Voting Nay: Mr. McDonald

The Chairman declared the motion carried.

GC-8-70:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, a tract containing approximately 31,850 sq. ft., fronting 100 ft. on the west side of Lake Drive with an average depth of 318.5 ft., and located approximately 430 ft. north of State Route 303 in the Dock Junction area.

Mr. D. O. Price was present in behalf of the subject request filed by he and his wife. Mr. Prince stated they were seeking a rezoning which would enable them to move their mobile home from a mobile home park and place it on property they had recently purchased. He added that the immediate area contained a combination of conventional dwellings and mobile homes.

An inquiry was made with respect to Lake Drive being within Georgia Power Company's power line right of way. Mr. Price said that, although he had no knowledge concerning the status of the drive as to its being a public road, it is being maintained by the County.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Wiggins and unanimously adopted to recommend approval of the subject request for a rezoning to TR-20 Temporary Residential as the use of the property for the location of one mobile home is compatible with the character of the neighborhood, and, further, that this TR-20 rezoning, if approved, will not be considered for renewal in January of 1973, at which time all Temporary Residential rezonings will be reviewed.

GC-9-70:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, an irregularly shaped tract fronting 102.9 ft. on the north side of State Route 303, containing approximately 22,000 sq. ft., and being bounded on the east by the Brunswick - Altamaha Canal and on the west by other lands of applicant.

Mrs. Helen Devlin was present in support of her request for a rezoning of a portion of her property to TR-20 Temporary Residential. Mrs. Devlin said that she desired to place a mobile home on a temporary basis on a portion of her property. She added that the remainder of her property, not included in this application, contained a residence.

The Acting Director pointed out that the plat submitted with this application was in error inasmuch as it showed her easterly property line extending to the center line of the Altamaha Canal. He explained that this easterly property line is actually 50 ft. from the canal's center line, the County having retained that amount at the time frontages along the canal were sold to owners of abutting property. Mr. Thompson added that the remainder of the property involved is ample to support a TR-20 classification for one mobile home. The Acting Director informed the members that Mrs. Devlin's application when submitted had requested the rezoning in order to place two mobile homes on the subject property. However, the application had been amended to request a rezoning for the placement of one mobile home.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend approval of the subject request for a rezoning to TR-20 Temporary Residential as the use of the property for the location of one mobile home is compatible with the character of the neighborhood, and, further, that this TR-20 rezoning, if approved, will not be considered for renewal in January of 1973, at which time all Temporary Residential rezonings will be reviewed.

GC-10-70:

Request to rezone, from R-20 Residential to GR General Residential, an irregularly shaped tract fronting 200 ft. on the east side of U. S. Highway 17, containing approximately 2.1 acres and being located approximately 3,196 ft. north of Chapel Crossing Road (State Route 303).

Mr. Howard J. Brown was present in behalf of the subject request filed by he and his wife. Mr. Brown stated they were seeking a rezoning in order that additions might be made to their residence so as to convert it into a two-family dwelling. He explained that his brother-in-law is retiring and that he and his wife were planning to move to Glynn County to reside. Mr. Brown added that he and his wife would like to provide them with adequate living facilities in their home.

The Acting Director pointed out that at the public hearing on the new Glynn County Zoning Ordinance the property owners in the vicinity of the Brown property had appeared and requested that the area be zoned to the highest residential classification. Their action had stemmed from a desire to up-grade the vicinity and eliminate further undesirable uses, such as a junk yard proposed in the rear of an existing service station. As a result, the area had been designated as R-20 One Family Residential.

Mr. Brown said that he had contacted all but one of these property owners and they had registered no objections to the proposal and were willing to state this in writing if necessary. He added that Mr. John Bell, who as owner of the adjoining property would be the most effected, had accompanied him for the review of this request. Mr. Bell stated he had no objections to Mr. Brown's proposal.

The Acting Director cautioned the Planning Commission that this application if approved, would constitute a "spot zoning".

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to recommend approval of the subject request for the rezoning of the property involved to GR General Residential for the following reasons:

1. this zoning classification will permit the applicants to provide living quarters for members of their immediate family; and
2. as the applicants own a large area of the surrounding property the proposed use will not have an adverse effect upon adjacent property owners.

Report on Mobile Home Park Zonings. GC-39-67; GC-35-67; GC-33-66; and GC-8-65

The Acting Director informed the members that he had notified in writing three additional owners of lands that has been rezoned to a Mobile Home Park classification which as not been used for that purpose. He said that the letters sent to these individuals contained the same information and requests as those contained in the mobile home park zonings reviewed at the meeting of March 10th, 1970.

With respect to GC-39-67, involving property of Algie Outlaw & Associates, the Chairman advised that as an associate of that company he would speak in behalf of Mr. Outlaw who was unable to be present. Mr. Gale stated that the park to be known as Square Lake Point Mobile Home Park, is being developed and that they were requesting her zoning on the property remain MH Mobile Home Park. He added that the delay in development was due to provision for water and sewer facilities. Mr. Gale advised that this problem will be resolved when the City of Brunswick extends its utilities lines into the area involved.

With respect to GC-35-67, the Acting Director advised that he was in receipt of a letter from Mr. Vincent Dobbs, Vice-President of Guardian Capital Corporation, developers of the proposed Trans villa Mobile Home Park. In his letter Mr. Dobbs stated that all engineering has been completed and financing arranged for the park. He further advised that approval from the State Water Quality Control Board is being sought for water to be furnished by the Beverly Shores Utility Company. Mr. Dobbs also explained that the Water Quality Control Board was requesting some changes in the sewerage system proposed for the park. Mr. Dobbs indicated in his letter that as soon as approval of these facilities are received construction would commence within 30 days, and, therefore, his company wanted its property to remain zoned for mobile home park useage.

With respect to GC-33-66, involving property of Mr. A. A. Nathan, et al, to be known as Patterson Heights Mobile Home Park, the Acting Director advised that due to illness, Mr. Nathan had requested the review of this mobile home park zoning be postponed until a later date.

The Planning Commission again discussed GC-8-65 as a result of its determination at the regular meeting on March 10th, 1970. The affected property, which had been identified as Willow Mobile Home Park, is no longer adequate for the development of a mobile home park. Therefore, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted that the Acting Director initiate in behalf of the Planning Commission a rezoning of the property involved in order that it might revert back to its original zoning classification, FA Forest - Agricultural.

The Acting Director introduced Miss Gale Gibson to the members and informed them that she had assumed the duties of receptionist - typist on the Planning Commission staff.

Mr. Thompson added that he had intended to introduce Mr. William Dewey, newly appointed assistant to the County Administrator, and Mr. Ed Long, Economic Development Director of the Coastal Area Planning and Development Commission, but that these gentlemen were no longer present.

Meeting Adjourned at 11:15 A. M.