

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 5th, 1970

8:30 A. M.

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

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

Upon a motion made by Mr. Compton and seconded by Mr. Johnson the Minutes of the Regular Meeting held on April 7th, 1970, were approved.

GC-12-70: (Deferred April 7th, 1970, with applicant's concurrence.)

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 200 ft. of Lots 6 and 7, the southern 160 ft. of Lot 8, the southern 212.7 ft. of Lot 9, the southern 150 ft. of Lot 10, the southern 275.5 ft. of Lot 11, and 165 ft. portions 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 for a continued review of the subject request which had been deferred at the meeting of April 7th, 1970. During the meeting on that date, Mr. Wooten had been requested to state in writing his willingness to install a buffer strip of a least 6 ft. in height along the westerly and northerly property lines abutting the property of Mr. Austin E. Roberson.

The Acting Director advised that a letter to this effect had been received and proceeded to read the letter to the members.

Mr. Wooten stated that there is an existing bamboo screen along the northerly line of the Edgy & Wooten Lumber Company property, and that he intended to construct a treated lumber fence along the line abutting Mr. Roberson's property.

Mr. Roberson was present to request that the southern portion of Lot 6 abutting his property not be rezoned for industrial useage. Mr. Roberson expressed the opinion that if this area is zoned industrially then the entire neighborhood should likewise be so zoned in order that he and the other owners might not suffer a financial loss due to the resulting depreciation of their residential property.

Mr. Roberson further stated that Mr. Wooten was aware of the existing residential zoning when he purchased the property and, furthermore, that he willfully and knowingly violated the zoning ordinance.

After considerable deliberation, the following motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted:

1. to recommend the application to rezone all of the subject property from residential to industrial be denied;
2. to recommend the rezoning to GI General Industrial all of the area involved with the exception of the southern 200 ft. of Lot 6 in Community Subdivision for the following reasons:

- a. this portion of Lot 6, when purchased by Mr. Wooten on November 2nd, 1968, was definitely residential property bearing an R-9 Residential zoning classification which does not permit industrial useage; and
 - b. the rezoning of the southern portion of Lot 6 would have a very detrimental effect on the adjacent residential property; and
3. to recommend that the Edgy & Wooten Lumber Company be required to remove all industrial violations existing on the southern portion of Lot 6 in Community Subdivision.

GC-14-70:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, the northern 136 ft. by 150 ft portion (20,400 sq. ft.) of the property of Mrs. Mitylene H. Emanuel located 170 ft. north of Goodbread Road approximately 850 ft. north of the intersection of that road with Walker Road and bounded on the north and east by N.A.S. Glynco and on the west by lands of Don Williams; access to said portion of land being via a 30 ft. easement over other property of Mrs. Emanuel.

Mr. J. H. Emanuel was present to represent the subject application, submitted by his mother, Mrs. Mitylene H. Emanuel. Mr. Emanuel stated that this rezoning request was being made in order to place a mobile home on a portion of his mother's property. He further stated that the mobile home would be located near the rear of his mother's existing residence and would not be visible from the road. Mr. Emanuel explained that his mother lived alone and periodically requires his assistance and that he therefore desired to locate his mobile home in her back yard until such time he builds a house in the vicinity.

The Acting Director explained that, under the requested temporary residential classification, a mobile home would be allowed to exist on the property until February of 1973. Mr. Emanuel replied that would allow him sufficient time to construct the proposed residence.

A number of property owners in the neighborhood were present to express opposition to the requested rezoning. Primarily, their objections were that if this rezoning were approved it would encourage further encroachment of mobile homes into the area and thus devalue their single-family residential property.

A motion was then made by Mr. McGarvey and seconded by Mr. Wiggins to recommend approval of the subject request inasmuch as Mr. Emanuel proposes to use the property involved for only a short period for such use until he constructs a conventional type dwelling on nearby property.

Voting Aye: Messrs. Knight, McGarvey and Wiggins

Voting Nay: Messrs. Baldwin, Compton, Johnson and McDonald

The Chairman declared the motion had failed to carry.

Thereupon, a motion was made by Mr. Johnson and seconded by Mr. Baldwin to recommend denial of the subject request for the following reasons:

1. that the residential integrity of the neighborhood might not be altered through the incompatibility of a mobile home being located in an R-9 Residential District; and

2. a number of property owners in the area object to the proposed use of the property involved.

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

Voting Nay: Messrs. Knight, McGarvey and Wiggins.

The Chairman declared the motion carried.

GC-13 70: (Reference: GC-8-65)

Consider recommendation to rezone, from MH Mobile Home Park to FA Forest - Agricultural, a tract containing approximately 5.1 acres fronting 585 ft. on the east side of Willow Road with an average depth of approximately 396.45 ft. and lying approximately 600 ft. north of Cate Road in the Southern Junction area.

The Acting Director informed the members that the subject recommendation had been initiated in behalf of the Planning Commission as a result of the recent study pertaining to Mobile Home Parks.

Mr. Thompson explained that the subject property had been rezoned to a Mobile Home Park classification in 1965. Since that time, however, Mr. Wm. H. Farnell had sold a large portion of the property which was now being utilized as a borrow pit. Furthermore, as a result of the subdivision, Mr. Farnell now does not have enough land to meet the minimum 5 acre land requirement. He stated that letters had been received from the owners concurring with the recommendation that the property be rezoned to a Forest - Agricultural classification. He added that the two existing uses located on this property, a residence on the Farnell property and a borrow pit on the E. W. Merritt property, would be conforming uses in an FA District.

A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend the rezoning, from MH Mobile Home Park to FA Forest - Agricultural, of the subject property, owned by Mr. Wm. H. Farnell and Mr. E. W. Merritt, for the following reasons:

1. the area in question, since its zoning to MH Mobile Home Park classification under GC-8-65, has been subdivided, resulting in insufficient land area to satisfy the 5 acre minimum for a mobile home park;
2. the excavation of a borrow pit on the Merritt property, now an illegal use in a MH District, would become a permitted use in a FA District; and
3. written concurrence has been received from the two owners of the property involved.

Report on Mobile Home Park Zonings: GC-33-66; GC-38-68; GC-9-69; and GC-14-69

The Acting Director advised the members that written notification had been sent the last three owners of land rezoned to a Mobile Home Park classification but as yet not developed for that purpose. He stated that these notifications had contained the same information and requests as those contained in the other mobile home park zonings which were reviewed during the March and April 1970 Planning Commission meetings.

The Planning Commission first reviewed GC-33-66, involving property of Mr. A. A. Nathan, et al, to be known as Patterson Heights Mobile Home Park. This review had been deferred at the meeting of April 7th, 1970. Mr. Nathan was present and requested that no change be made in the zoning classification at this time. He stated that, although he and his associates have several developers

interested in the proposed park, its development has been delayed due to the inadequate drainage of the area. Mr. J. H. Ringeling, engineer for the project was also present and explained that a new ditch which would adequately drain the area was proposed. He further explained that the ditch would be constructed by the County in connection with the Turtle River Watershed Project and that rights of way for this purpose had already been deeded by the owners. Mr. Nathan stated that he had been before the County Commission a number of times regarding the ditch and is still awaiting action. He further stated that he and his associates were even contemplating clearing the property and laying out the streets in order that they might proceed as soon as the ditch is installed.

With respect to GC-38-68, involving property now owned by Mr. W. Harvey Anderson, to be known as Cedardale Village Mobile Home Park, the Acting Director reported that a letter had been received from Mr. Anderson explaining his plans for development. In the letter Mr. Anderson requested that he wanted the property to remain in its present classification as an effort was presently being made to secure approval from the Georgia Water Quality Control Board concerning sewerage disposal. Mr. J. H. Ringeling explained that, inasmuch as the Water Quality Control Board had indicated the area should be on a County-Wide sewer system, a number of other mobile home park developers are confronted with this same problem. He added that most of these developers had indicated their willingness to participate with the County financially for such a facility. Mr. Ringeling further stated that although he had no authority to make any definite commitment in behalf of Mr. Anderson, he felt that Mr. Anderson had already invested too much in his project not to proceed with its completion within a reasonable length of time.

With respect to GC-9-69, involving property of Mr. John W. Yates and Mrs. Mary Yates Stevens and representing an extension of the Palmetto Mobile Home Park, the Acting Director advised that he had also received a letter from Mr. Yates. In his letter, Mr. Yates stated that development of the park would proceed as soon as the filling of the property is completed. This statement, therefore, inferred that the owners would be adverse to the property involved being rezoned back to its original classification.

With respect to GC-14-69, involving property of Mr. Harvey J. Watkins, Sr., to be known as Canal Road Mobile Home Park, the Acting Director informed the members that a letter he had been received from Mr. Watkins. In his letter, Mr. Watkins stated that he was seeking an easement from the State Highway Department in order to channel the effluent from his oxidation pond into the Altamaha Canal. He explained that although he has already received that agency's verbal approval, he still prefers to wait for the approval in writing before proceeding. His letter, therefore, indicated a desire that the property remain under its existing zoning classification.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted that no action be taken with respect to the above reference properties; however, that these as well as other undeveloped Mobile Home Park properties be again reviewed by this Commission in January 1972.

Preliminary Plat Approval - East Beach Subdivision, Phase 2; submitted by Chas. Bruce, et al.

The Acting Director graphically illustrated the location of the proposed subdivision area. He explained that the tract consists mainly of

sand dunes which have apparently been gradually built up over a period of years. He stated that his primary concern was the elevation and the stability of the property.

With reference to the Preliminary Plat, the Acting Director reported that the plat had been submitted to him only one day prior to the meeting date and he therefore had not had sufficient time to thoroughly review the proposal. He added, however, that he had quickly reviewed the proposed plat and had made notes of several items pertaining to layout, drainage, etc., which needed clarification.

When a question was raised as to the zoning of the area, the Acting Director stated that the area was zoned R-6 Residential with the adoption of the new Glynn County Zoning Ordinance.

Mr. J. H. Ringeling, engineer for the project, was present and stated that, with the exception of a few places which would require fill, he had established that the area had an average elevation of 9 ft. He added that sewer lines, including a lift station, and water mains would be installed and would be connected to the St. Simons Island Water and Sewer District System.

The Acting Director pointed out that without County Subdivision Regulations a developer is not required to submit a preliminary plat for review by the Planning Commission. Mr. Thompson added that Planning Commission approval would simply assure the developer that his plat conforms with good subdivision planning.

Each member expressed concern as to the effect this project might have on existing property in the area. Inasmuch as the property owners in this area were almost completely unaware of this impending development, the Planning Commission felt that in all fairness, these property owners should be given an opportunity to furnish proof of any riparian or beach rights they might have.

The Chairman commented that this application constituted one of the most important developments reviewed by the Planning Commission to date due to its effect on so many people, and, therefore, should be studied very carefully before approved.

After much deliberation, a motion was made by Mr. Knight, seconded by Mr. Baldwin and unanimously adopted to defer action on approval of the Preliminary Plat of East Beach Subdivision, Phase 2, in order that:

1. the Planning Commission has an opportunity of studying the effects of the proposed development on the property owners in the existing East Beach Subdivision;
2. the engineering details pointed out by the Acting Director are resolved;
3. the County Engineer may have an opportunity to review the plat as to drainage and streets;
4. with the assistance of the U. S. Corps of Engineers, a determination can be made as to the exact location of the high water of the Atlantic Ocean in the area involved; and
5. a determination can be made as to the extent of riparian and beach rights of the property owners in the existing East Beach Subdivision;

and, further, that this deferral is deemed justifiable due to the plat submitted only one day prior to this meeting date, thus affording insufficient time for a thorough review by the Acting Director and the County Engineer.

Review of Future Land Use Plan for I-95 - Brunswick Connector Interchange.

The Acting Director presented for review and consideration a Future Land Use Plan for I-95 - Brunswick Connector Interchange. This plan had been prepared for Transtates Properties Incorporated, a subsidiary of Union Camp Corporation, by Reynolds, Smith & Hills, Architects, Engineers and Planners.

The Acting Director explained that plans prepared by the State Highway Department presently call for a full diamond interchange at this point, and that this future land use plan had been prepared in anticipation of an influx of commercial and residential land uses.

As owner of approximately 391 acres within the east and south quadrants of the interchange, Transtates Properties proposes to develop this property themselves and offer its uses for lease. Their proposal calls for a well organized plan providing sites for 2 residential areas, 3 office park areas, 4 motels and 4 service stations. One advantageous feature in relation to the service station sites is the provision for access to them being from side roads rather than directly from the connector. A large borrow pit to the north will be converted into a lake.

The Acting Director said in his opinion the proposed plan was well formulated. He added that no action by the Planning Commission is necessary at this time.

Existing Land Use Plan - Glynn County Urban Area.

The Acting Director reported that an Existing Land Use Plan for the Glynn County Urban Area is nearing completion and will be presented for review at a later meeting.

Staff Consideration.

The Chairman brought to the member's attention that Mr. Eric P. Thompson had been serving the Planning Commission as Acting Director since April 15th, 1970. Mr. Gale stated that during this time Mr. Thompson had proven his capabilities and requested the members to consider appointing him Director.

A motion was made by Mr. Johnson, seconded by Mr. Wiggins and unanimously adopted that, due to his outstanding record as Acting Director, Mr. Eric P. Thompson be designated as Director of the Joint Planning Commission and, furthermore, that he be afforded the full duties and responsibilities of that position.

Meeting Adjourned at 10:30 A. M.