

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
JUNE 2nd, 1970

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

ABSENT: John Baldwin

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

Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the Minutes of the Regular Meeting held on May 5th, 1970, were approved as corrected.

Delegation of East Beach Subdivision Property Owners.
In Re: Proposed East Beach Subdivision, Phase Two.

A large delegation of St. Simons Island property owners appeared to express opposition to the development of the East Beach Subdivision, Phase Two. Plans for this development had been submitted to the Planning Commissioner earlier by Mr. Chas. D. Bruce.

Attorney Reid Harris, representing the Citizens' Committee to Save the Beaches, stated that his clients were seeking the rezoning of the area to a CP Conservation - Preservation zoning district. This would, in effect, prevent the development of the property and insure its preservation as a recreational area. Mr. Harris further stated that his clients were concerned with the possibility of ocean encroachment resulting from the levelling of the sand dunes.

After considerable deliberation, and in view of the fact that Mr. Bruce had withdrawn his request for Preliminary Plat Approval, Mr. Harris and the delegation were advised to present their information to the Glynn County Commission for consideration.

Planning Commission Personnel.

X The Director introduced Dr. Kirby Rogers to the members and informed them that Dr. Rogers will serve the Planning Commission as Consultant during the summer months, commencing June 8th, 1970. Mr. Thompson added that Dr. Rogers will primarily devote this time to the preparation of a Capital Improvements Program for Glynn County.

GC-15-70:

Request to rezone, from R-9 Residential and FC Freeway Commercial to TR-20 Temporary Residential, an irregularly shaped tract being a portion of Lot 59 in Glyndale Section C Addition, containing approximately 22,816.7 sq. ft. and fronting 103.4 ft. on the west side of Picric Street approximately 1,520 ft. southeast of Crispin Boulevard.

Mrs. Myrtice Green was present in behalf of the subject request. Mrs. Green explained that a majority of her lot had been condemned for the construction of I-95, leaving her with approximately one-half acre of useable land. She further explained that a mobile home had existed on the lot during previous years but it had been removed and sold approximately two years ago. In view of the fact that

Mrs. Green had lost her property due to condemnation proceedings, she felt that she should not have to bear the expense of rezoning the property. The Planning Director then read a letter from the applicant in which she had asked that she be reimbursed for the rezoning application fee.

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

1. that the site, consisting of a small portion of the applicants' property which was not acquired for Interstate 95 right of way, may be utilized for one mobile home for a member of their immediate family on a temporary basis; and
2. no property owners in the vicinity were present in opposition to the request;

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.

A motion was then made by Mr. Compton and seconded by Mr. Knight to recommend that the application fee be refunded to the applicants inasmuch as the rezoning request was necessary due to the taking of the larger portion of their property for Interstate 95 right of way.

Voting Aye: Messrs. Johnson, McDonald, McGarvey and Wiggins.

Voting Nay: Messrs. Compton and Knight.

The Chairman declared the motion carried.

Preliminary Plat Approval of Seaboard Coast Line Industrial Park;
B. N. Nightingale, District Counsel for Seaboard Coast Line Railroad Company.

Mr. B. N. Nightingale, District Counsel for Seaboard Coast Line Railroad Company, was present for a continued review of the preliminary plat of that company's proposed industrial park subdivision. Accompanying Mr. Nightingale were Messrs. James B. Gregory and A. E. Lewis of Seaboard Coast Line's Engineering and Land Development Departments.

The Director explained that action of this matter had been deferred on March 10th, 1970, until the legal transfer of buffer areas had been made to the City of Brunswick. In addition, there had been numerous engineering problems shown on the original plat which had to be resolved.

Mr. Nightingale submitted the revised Preliminary Plat and explained that the buffer areas shown have been conveyed to the City for park purposes. He further stated that his client had made provisions for the dedication of an additional 10 ft. for the widening of Habersham Street.

The Director stated that he had reviewed the revised plat and felt that all requirements have been met. He added, however, that the wording "General Industrial" should be changed to read "Limited Industrial" under the "Site Data" portion of the plat. Mr. Thompson read a letter from City Engineer E. F. (Mike) Ledford stating that the proposed design and typical sections, as well as base material and wearing surface, along with curb and gutter, meet the City's requirements. Mr. Ledford suggested that this work be done in accordance with State Highway Department specifications dated January 1st, 1966.

After careful study, a motion was made by Mr. Knight, seconded by Mr. Compton, and unanimously adopted to approve the preliminary plat of the Seaboard Coast Line Industrial Park Subdivision as amended; it being agreed by the applicant that the final plat when submitted will show the property involved as being zoned LI Limited Industrial rather than GI General Industrial as shown on the preliminary plat.

Final Plat Approval of Windward Estates Subdivision, Phase III, Area A; Planned Development - General; Pyramid Projects, Inc., Developers.

Mr. James J. Meadows, President of Pyramid Project Incorporated, was present for the review of the Final Plat of Windward Acres Subdivision, Phase 1. Mr. Meadows stated that the preliminary plat of the area involved when approved by the Planning Commission on March 10th, 1970, had been identified as Windward Estates, Phase III, Area A. He added that this area had since been redesignated as Windward Acres, Phase 1. This phase consists of 26.81 acres containing 32 R-20 Single-Family Residential lots and one 5 acre tract reserved for future commercial development.

The Director informed the members that written approval had been received from the County Engineer stating that, if the proposed drainage layout is installed according to plan, drainage will be adequate. Mr. Meadows said that the existing lake had been lowered in order to provide for more efficient drainage of the area. He added that purchasers of the lots will acquire ownership of the lake.

The Director then read a letter from Mr. Alvin M. (Mack) Powell, Jr., District Director of Environmental Sanitation. In his letter, Mr. Powell stated that, with respect to individual sewage disposal systems, each lot will be approved or disapproved on its own merits at the time of development. In addition, Mr. Powell said plans and specifications for a proposed central water system to serve the area would have to be submitted to the Georgia Department of Public Health's Water Supply Service for review and approval.

Director Thompson stated that no provision had been made on the plat for the required dedication of 5% open space. He added, however, that Mr. Meadows had submitted a letter describing the 1.34 acre tract Pyramid Projects will deed to Glynn County for this purpose. As each phase is developed additional land will be dedicated for open space purposes.

The Director stated that he had reviewed the final plat and that all requirements for recording of a subdivision plat had been satisfied.

After careful review, a motion was made by Mr. Knight, seconded by Mr. Wiggins, and unanimously adopted to approve the Final Plat of Windward Acres Subdivision, Phase One, involving 26.81 acres which had received preliminary plat approval under the designation of Windward Estates Subdivision, Phase III, Area A, and, further, to accept the developers' written commitment to deed to Glynn County 1.34 acres to meet the open space dedication requirement.

Mobile Home Ordinance

The Director explained that he had assisted the County Attorney in the preparation of this proposed Mobile Home Ordinance which would require the registration of mobile homes and relocatable homes with the Glynn County Tax Commissioner. He added that they had conferred with the Tax Commissioner during the process of drafting the proposed regulations. Mr. Thompson pointed out that the requirements of the Ordinance would furnish needed information as to the location, number, etc., of these type homes for taxation and other purposes.

The members were concerned with the effects these regulations would have on the Glynn County Zoning Ordinance as it relates to these type homes. The Director stated that the Zoning Ordinance contained no requirements for furnishing the date of purchase, purchase price, date moved or removed, etc., and therefore does not assist the Tax Commissioner in any way.

The Planning Commission expressed opposition to any action being taken at this time on the Ordinance. They felt that, since copies of this Ordinance had been furnished them only one day prior to this meeting date, they had not had time for a thorough review of its contents. In addition, it was felt that the general public, as well as the members of the Glynn County Commission and the Planning Commission, should be given an opportunity to study the Ordinance and to make suggestions for any changes deemed advisable.

A motion was made by Mr. Compton, seconded by Mr. Knight, and unanimously adopted to defer action on the Mobile Home Ordinance until the July 1970 meeting in order that:

1. the Planning Commission members and the County Commissioners might have sufficient time to study the provisions of this proposed ordinance and to determine if any changes are deemed desirable; and
2. the Director might have an opportunity to prepare for review recommendations for any change in the Glynn County Zoning Ordinance or other ordinances or regulations pertaining to mobile homes that might be effected by the proposed Mobile Home Ordinance.

Military Leave, Director

The Director stated that he would be required to be on Military Leave with the Georgia Air National Guard from July 11th, 1970, through July 26th, 1970.

A motion was made by Mr. Compton, seconded by Mr. Johnson, and unanimously adopted that Mr. Thompson be granted authorization for Military Leave during this period and, in accordance with previously established policy, that he be reimbursed for the difference between his military pay and his regular salary as Director of the Planning Commission for that two week period.

Discussion of Budget for 1970 - 1971 Fiscal Year.

The Director requested that a committee be appointed to assist him in the preparation of a proposed budget for the Planning Commission's 1970 - 1971 Fiscal Year. Stressing the importance of the budget becoming effective as soon after July 1st as possible, he stated that individual copies would be furnished the members in ample time for their study prior to the July 7th, 1970, meeting.

The Chairman appointed Messrs. Johnson and Knight to a special committee to assist Mr. Thompson in the preparation of this budget.

Meeting Adjourned at 10:15 A. M.