

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 7th, 1970

8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, James D. Compton, James E. Hancock, Otto Johnson, Jr., Dorman McDonald and Cormac McGarvey

ABSENT: M. A. Knight

ALSO PRESENT: Director Eric P. Thompson, City Manager J. E. Hulse, Jr., Assistant County Administrator Wm. H. Dewey, Dr. Kirby Rogers Consultant to the Planning Commission, and County Building Official W. B. Wright

Upon a motion made by Mr. Compton and seconded by Mr. Baldwin, the Minutes of the Regular Meeting held on June 2nd, 1970, and a Called Meeting held on June 18th, 1970, were approved.

B-5-70:

Request to rezone, from R-9 Residential to GC General Commercial, Lot 7 in Block D of Goodyear Park Subdivision, fronting 59.28 ft. on the east side of Altama Avenue and 88.25 ft. on the south side of 4th Street.

Mr. L. A. Ogden was present in behalf of the subject request. He stated that he was seeking the rezoning of this property so that he might utilize it commercially. Mr. Ogden then submitted two layout plans of the area which depicted its uses as either a service station or a used car lot.

A delegation of residential property owners in the Goodyear Park Subdivision were present in opposition to the subject request. Attorney Alan Smith, acting as spokesman for this group, presented a petition of opposition which had been signed by some 30 owners of lots within the subdivision. Mr. Smith stated that the basic reasons for their opposition were 1) Mr. Ogden was aware at the time of purchase the property was zoned residentially; 2) conveyance of all lots in Goodyear Park Subdivision contain deed restrictions prohibiting the use of the lots therein for any purpose other than residential; 3) the owners felt that a commercial rezoning would have an adverse effect upon the residential value and character of their properties and would lead to further commercial encroachment into the subdivision; and 4) a service station, although only occasionally in operation, located directly across Altama Avenue from Mr. Ogden's property.

Mr. Ogden expressed his opinion that if this existing service station is permissible he could see no reason why he should not likewise be allowed to utilize this property in a similar nature.

The Director pointed out that the Future Land Use Plan recently adopted by the City designates the property as residential. In addition, Mr. Thompson quoted from the Altama Avenue Area Policy Recommendations reviewed by the Planning Commission on February 20th, 1968, as follows: "The area south of Fourth Street between Altama Avenue and a commercial strip fronting on U.S. Highway 17 should be kept residential". The Director informed the members that the service station referred to above had been in existence for some time prior to the adoption of the City's new Zoning Ordinance and was now classi-

fied as a non-conforming commercial use in an R-9 Residential area.

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

1. deed restrictions relative to Goodyear Park Subdivision precludes the use of the subject lot for any other than residential use;
2. 30 residential property owners who would be adversely effected by commercial zoning of the property involved have submitted a petition that the request be denied;
3. the proposed commercial use of the subject lot is contrary to the previously adopted Future Land Use Plan for the City of Brunswick and the policy recommendations pertaining to commercial development by the Joint Planning Commission for the Altama Avenue and Fourth Street area; and
4. the rezoning, if approved, would constitute a "spot zoning".

Review of Final Plat of East Beach Subdivision, Phase Two; submitted by Chas. D. Bruce, et al.

The Director informed the members that Mr. Chas. D. Bruce had temporarily withdrawn his request for Final Plat approval of the proposed East Beach Subdivision, Phase Two.

However, Mr. Reid Harris, Attorney for protesting property owners in the existing East Beach Subdivision, was present and requested permission to submit a letter relevant to the proposal. In his letter, Mr. Harris stated that a number of deeds to lots in the existing subdivision contain covenants precluding any construction between the lots conveyed and the Atlantic Ocean. He also cited one instance where the deed conveying Lot 13 in Block 10 describes this lot's eastern boundary as being the Atlantic Ocean. Mr. Harris stated that he felt that, in view of the ownership involved for that particular lot and the restrictive covenants, the Planning Commission would be precluded from giving approval to the subject plat.

The Planning Commission accepted the letter and ordered it filed as a matter of record and information.

Recommendations from the Director on Amendments to the Glynn County Zoning Ordinance pertaining to Relocatable Homes.

The Director explained that the purpose of the proposed amendments to the Glynn County Zoning Ordinance was to modify the definition of a mobile home and to provide a definition for a relocatable home. These recommended definitions would be consistent with those contained in the ordinance recently recommended to the County Commission for the registering of these type homes for tax purposes. In addition, Mr. Thompson added the proposed amendments would provide for the location of relocatable homes within certain zoning districts, inasmuch as the zoning ordinance now has no provision for such.

County Building Official W. B. Wright was present and cited several instances where his office had encountered problems in determining the exact differences between mobile, relocatable and modular type homes.

Mr. Alton Rushing, local mobile home dealer, was also present and offered any assistance he might give as to the proposed amendments, particularly with respect to the definitions.

After considerable discussion, the members determined that, prior to any action being taken on these recommendations, clarification as to the differences in these type homes be made.

The Chairman requested Messrs. Baldwin and McGarvey, both architects, to work with the Director in the preparation of definitions which would furnish definite distinctions between mobile, relocatable and modular type homes. These modified definitions would then be reviewed at the next regular meeting.

Report on the Capital Improvements Program for Glynn County by Dr. Kirby Rogers, Consultant to the Planning Commission.

Dr. Kirby Rogers reported on the progress of the Glynn County Capital Improvements Program. Dr. Rogers stated that forms and material had been furnished to all County department heads in order to acquaint them with the program. He added that a meeting has been scheduled with the department heads for the purpose of reviewing their capital needs for the coming 5 year period. Dr. Rogers added that inclusion of all capital improvements would then be reviewed by the Planning Commission and that final decisions pertaining to priorities would be determined by the County Commission. He then stated that a target date of August 1st, 1970, had been established for completion of the first draft.

Review of Proposed 1970 - 1971 Fiscal Year Budget.

Individual copies of a proposed 1970 - 1971 Operating Budget for the Planning Commission, as prepared and recommended by the Budget Committee, were furnished the members.

The Director commented on a number of changes in code categories, amounts for same, etc., in relation to the Planning Commission's preceding 1969 - 1970 budget. He pointed out the need for replacement of the Azograph duplicating machine by a mimeograph machine with funds allocated under 1526 Contingencies. Mr. Thompson added that he had requested a \$1,000.00 per year salary increase and this request had been approved by the committee.

A motion was made by Mr. Compton and seconded by Mr. Baldwin to accept the recommendations of the Budget Committee and to adopt the proposed budget for the Fiscal Year July 1st, 1970, through June 30th, 1971, in the total amount of \$29,202.95, for submission to the City and County Commissions.

The Chairman suggested that the Director's salary be further increased from \$9,500.00 to \$9,700.00 per year in order that his compensation might be comparable to other City and County department heads' salaries. It was suggested that the Travel and Conference category be reduced \$200.00 to offset this additional increase.

Messrs. Compton and Baldwin both accepted the Chairman's suggestion and requested that it become an amendment to their motion.

Without further discussion, a unanimous vote was cast to adopt the following Operating Budget for the Brunswick-Glynn County Joint Planning Commission's 1970 - 1971 Fiscal Year:

OPERATING BUDGET
 1970 - 1971 FISCAL YEAR
 BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

	<u>Sub-Totals</u>	<u>Totals</u>
1500 SALARIES		\$ 19,860.00
1501 Director	\$ 9,700.00	
1502 Administrative Assistant	5,520.00	
1503 Receptionist - Typist	3,640.00	
1504 Temporary Personnel	1,000.00	
1510 CAPITAL EXPENSES		480.00
1520 OPERATING EXPENSES		5,230.00
1521 Office Supplies	600.00	
1522 Rent	2,550.00	
1523 Telephone	500.00	
1524 Printing and Reproduction	500.00	
1525 Audit	80.00	
1526 Contingencies	1,000.00	
1530 AUTOMOBILE ALLOWANCES		600.00
1531 Director	600.00	
1540 DUES, PUBLICATIONS AND SUBSCRIPTIONS		250.00
1550 TRAVEL AND CONFERENCE EXPENSES		600.00
1560 SOCIAL SECURITY		930.00
1570 HOSPITALIZATION INSURANCE		250.00
1580 CONSULTANT SERVICES		1,002.95
	<u>TOTAL</u>	<u>29,202.95</u>

Meeting Adjourned at 9:30 A. M.