

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 4th, 1970

8:30 A.M.

PRESENT: Chairman Neal Gale, James D. Compton, James E. Hancock, Otto Johnson, Jr., and M. A. Knight

ABSENT: John Baldwin, Dorman McDonald and Cormac McGarvey

ALSO PRESENT: Director Eric P. Thompson, Assistant County Administrator Wm. H. Dewey, and Dr. Kirby Rogers, Consultant to the Planning Commission

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

B-6-70:

Request to rezone, from R-6 Residential to GR General Residential, Lawrenceville Lot No. 325 in the City of Brunswick; said lot being bounded on the south 180 ft. by "T" Street, on the west 90 ft. by Albany Street, on the north 180 ft. by Lot No. 324 in said Subdivision, and on the east 90 ft. by Amherst Street.

The Director stated that he had received a letter from Mr. Ed L. Powers advising that he probably would not be present for the review of the subject application. In reviewing the plot plan submitted, Mr. Thompson pointed out that the applicant proposed the construction of 10 townhouse units with 13 parking spaces in the rear of the property. He then quoted from a letter from the City Building Official stating that the lot, if rezoned to GR, would be limited to 8 units in accordance with the City Zoning Ordinance.

The Director also quoted from the Minutes of the City Commission 's August 19th, 1964, Meeting, at which time a delegation from the Risley Park Improvement Association had appeared to request that the character of this area be retained as a single-family residential environment.

Mr. Elzie Clark acted as spokesman for a delegation from this association who appeared in opposition to the subject request. In addition, Mr. Clark presented a petition signed by 81 residents of the area. The basic reasons for their opposition were: 1) the property had been purchased and substantial single-family residences constructed under the existing R-6 classification; 2) multi-family construction would have an adverse effect upon the valuation of their properties; 3) the low-to-medium density residential character of the neighborhood would be destroyed; and 4) multi-family units are generally rented to transient rather than permanent type families.

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

- 1) a petition bearing the names of some 81 residents of the area was submitted in objection to the rezoning;
 - 2) the property involved was up-graded from an R-2 Multi-Family Residential classification to an R-6 Single-Family Residential classification at the request of the property owners within the immediate area at the time of the adoption of the City's new Zoning Ordinance; and
 - 3) the rezoning, if approved, would constitute a "spot zoning".
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Review of Revised Final Plat of Windward Acres Subdivision, Phase I.
(Pyramid Projects; James Meadows)

Neither the applicant nor his engineer were present for the review of this revised plat. However, in order to expedite recording, the Director agreed to present the application.

Mr. Thompson explained that the Final Plat of this phase of the subdivision, approved on June 2nd, 1970, had suffered considerable damage by rodents during the recording process in the Clerk of Glynn Superior Court's office. Consequently, another plat had been prepared. Mr. Thompson said that in the preparation of the substitute plat a few changes had been made in relation to the alignment of a drainage ditch along the westerly side of the subdivision. The alterations consisted of changes to the lot lines of Lots 5, 6, and 7 in Block A; Lot 1 in Block C; and Lot 1 in Block E; plus a revision for Thornhill Drive Curve 6A data.

After review and upon the recommendation of the Director, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to approve the Revised Final Plat of Windward Acres Subdivision, Phase I, as submitted.

Recording of Final Plats of Subdivisions.

The Director discussed the problems encountered during the recording process of a subdivision plat from the time of final Planning Commission approval until it is recorded in the office of the Clerk of Glynn Superior Court. He explained that in the past, plats have been returned to the developer for proper recording. However, in order that the plats might not become lost, damaged, altered or abused in any way prior to recording, it was Mr. Thompson's recommendation that plats be hand delivered by a member of the Joint Planning Commission staff after all required signatures have been affixed thereon. He added that the recording fee for plats is the responsibility of the developer.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that, at the request and recommendation of the Director, a policy be established whereby plats receiving final approval by the Planning Commission be hand delivered by a member of the Planning Commission staff to the office of the Clerk of Glynn Superior Court for the reasons previously discussed.

Submission of Final Plats of Subdivisions.

The Director explained the complications which resulted from subdivision plats being submitted only a day or so prior to their review by the Planning Commission. Mr. Thompson stated that in most instances this did not allow him sufficient time to adequately review the plats, and, consequently, gave the developer only a limited time in which to make any required alterations. He requested that the Planning Commission establish a deadline for the filing of plats prior to the meeting at which they would be reviewed in order that this matter might be resolved.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted, at the request and recommendation of the Director, to establish a policy to require final plats of subdivisions to be submitted to the Planning Commission one week prior to the date of the regular meeting at which time they would be considered for approval by the Planning Commission,

in order that the Director might be afforded ample time to review the proposed plats.

Amendments to the Glynn County Zoning Ordinance, particularly pertaining to Definitions of Mobile, Relocatable and Modular Type Homes.

Mr. Compton commented that at the last regular meeting the Director had been requested to work with Messrs. Baldwin and McGarvey in preparing definitions which would establish definite distinctions between mobile, relocatable and modular type homes for review at meeting of this date.

The Director stated that due to his having been absent on Military Leave for two weeks, he and these members had not had an opportunity as yet to prepare the definitions. Mr. Thompson added that several reliable sources had furnished him with pertinent information and he would review this at the earliest possible time with Messrs. Baldwin and McGarvey.

Glynn County Capital Improvements Program.

A follow-up report was given by Dr. Kirby Rogers, Consultant to the Planning Commission, as to the progress being made with respect to the Glynn County Capital Improvements Program. Dr. Rogers stated that of the 28 departments contacted 17 had completed summations of their anticipated needs over the next 5 year period. He pointed out that departments with major capital improvement requirements, such as the St. Simons Island Water and Sewer District, would naturally require a longer time to complete their forms which would require more detailed data. He added that by the end of the week he approximated that 90% of the information would be on hand.

Glynn County Land Use Plan.

The Director gave a brief report on the progress being made on the Glynn County Land Use Plan. The plan will reflect useages of land by acreage and percentages for residential; manufacturing; communications; distribution; services; public health, education and welfare; and undeveloped land, each being broken down into various categories. The residential summary will consist of single-family, multi-family and mobile home dwellings being analyzed as to their conditions, whether standard, in need of repair or dilapidated. The residential and land use figures with corresponding acreages have been completed.

National Flood Insurance Program.

The Director advised the members that the City of Brunswick had adopted a motion indicating a desire to participate in the National Flood Insurance Program. However, a "Flood Plain Study" would be a prerequisite in order to qualify in this program. This study could either be done with the assistance of the U.S. Corps of Engineers or on a local level. The study would outline flood prone areas in order to establish insurance rates and to designate the areas which could qualify for the additional coverage.

The Director further explained that coverage for this type insurance would be partially federally subsidized and would be optional to property owners.

Mr. Thompson stated that a meeting had been scheduled for Tuesday, August 18th, 1970, at which time a staff member of the U. S. Army Corps of Engineers will explain the requirements for a flood plain study. The meeting will be attended by representatives of the City, County, Joint Planning, and Coastal Area Planning and Development Commissions.

Zoning along F009 (the Brunswick I-95 Connector)

The Director advised that Mr. Johnson had requested that consideration be given to zoning patterns in relation to the F009 Spur (the Brunswick I-95 Connector) at its intersection with Community Road, Cypress Mill Road and Altama Avenue.

Mr. Johnson explained that he felt a study should be made in order to establish a policy with respect to the extent of commercial zoning in these areas.

The Director stated he was concerned and that the study should be made, but at the same time he was of the opinion that any policy established should provide protection to College Park Subdivision from commercial encirclement.

After discussion, the Director was requested to make such a study for review at a later meeting.

Purchase of a Duplicating Machine.

The Director advised that since the adoption of the 1970 - 1971 Operating Budget he had investigated the replacement of the Planning Commission's Azograph machine with a mimeograph machine.

Mr. Thompson stated that an A B Dick 550 electric machine, costing \$750.00 less \$20.00 trade-in on the Azograph machine, had been demonstrated. In addition, a Rex-Rotary 650 electric machine, costing \$585.00 less 10% governmental discount, had also been demonstrated. He added that the price differential between the two machines, as well as their operational adequacy, were important factors in determining which machine should be purchased. The Director indicated that both companies had other models that he would like to have demonstrated.

The Director stated that he would like to see a central reproduction unit established and felt that the Planning Commission could off-set, to some extent, the purchase price by supplying this service to other City and County departments.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that the Director be authorized to purchase a duplicating machine which will adequately serve the needs of the Planning Commission.

Meeting Adjourned at 10:00 A. M.