

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 1st, 1970

8:30 A. M.

PRESENT: Vice-Chairman Otto Johnson, Jr., James D. Compton,
James E. Hancock, M. A. Knight, Dorman McDonald, and
Cormac McGarvey

ABSENT: Chairman Neal Gale and John Baldwin

ALSO PRESENT: Director Eric P. Thompson, City Manager J. E. Hulse, Jr.
Assistant County Administrator Wm. H. Dewey

In the absence of Chairman Gale, Vice-Chairman Johnson assumed
the Chair.

Upon a motion made by Mr. Compton and seconded by Mr. Knight,
the Minutes of the Regular Meeting held August 4th, 1970, were
approved.

B-7-70:

Request to rezone, from GR General Residential to HC Highway Com-
mercial, Lots No. 3 and 4 of Oak Park Subdivision located within
the City of Brunswick, fronting 167 ft. on the north side of Cran-
dall Street 164 ft. east of that street's intersection with U.S.
Highway 17; said lots having an average depth of 107.4 ft.

Messrs. Albert Shelander, Realtor, and J. Thos. Whelchel, Atty.,
were present to represent the subject request submitted by Mesdames
Sara Sims Way and Patricia C. Whelchel. Mr. Shelander stated that
the property in question is proposed for use as a parking area for
a drive-in restaurant to be constructed on the lots immediately to
the west.

An adjacent property owner, Mr. John Yates, was present and sta-
ted he would not object to the proposal if he could be assured that an
adequate screen is provided for protection to residential properties.

Mr. Shelander assured the members that the prospective purchaser
of the property, Mr. H. M. Dixon, would be agreeable to installing
a buffer screen. He added that the proposed operation would not
create excessive noise and that no alcoholic beverages would be sold.

After careful study, a motion was made by Mr. Hancock, seconded
by Mr. McGarvey and unanimously adopted to recommend the rezoning
of the subject property to HC Highway Commercial contingent upon the
applicants installing an adequate buffer screen between their com-
mercial development and surrounding residential properties.

Time Limitations on Rezoning Applications if not developed.

During the review of Rezoning Application B-7-70 above, the Director referred to Rezoning Applications B-8-69 and B-2-70 as an example of why the Planning Commission should develop some method of restricting applicants to the same use of the property for which they seek rezonings. For example, in B-8-69 and B-2-70, the proposed use of the property in question was for a curb-market and parking lot. Since that time, however, the proposed use has evolved into a drive-in restaurant. The Director's point was that a drive-in restaurant could possibly be detrimental to adjacent residential areas but that the area had already been rezoned to a commercial classification which would allow either use.

In the pursuing discussion, it was pointed out that the Planning and Enabling Act does not allow a reversionary clause whereby the property would revert to its original classification in the event that it is not used as originally stated.

The director felt that some legal method could be found to alleviate this problem and stated that he would investigate this matter and report back to the Commission at its next meeting.

GC-16-70:

Request to rezone, from R-6 Residential to TR-9 Temporary Residential, Lots No. 423 and 424 in Lawrenceville Subdivision; said lots fronting 90 ft. on the west side of Marion Street with a depth of 100 ft. and lying 90 ft. south of 6th Street.

Mr. L. A. Ogden was present in behalf of the subject request. Mr. Ogden stated that he was requesting the rezoning in order that he might locate a mobile home on these 2 lots for his mother. She is now living in a mobile home park located several miles north of his property. Mr. Ogden said that, for reason of poor health, he wanted her to be closer to town, doctors' offices, drug and grocery stores, etc.

The Director informed the members that a petition of objection to the proposed use, bearing the signatures of 14 property owners in the area, had been submitted. He further stated that there are no existing public water and sewer facilities in this area. Therefore, this mobile home would have to be placed on a septic tank, thus adding to an existing health problem. He added that there are no other mobile homes in this immediate area.

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

1. a petition was submitted bearing the signatures of 14 residents in the area objecting to the rezoning from a single-family residential classification;

2. there are no other mobile homes in the immediate area; and
3. the lack of provision for adequate sewer and water facilities would augment an existing sanitation hazard in the immediate vicinity.

GC-17-70:

Request to rezone, from R-20 Residential to FA Forest - Agricultural, that portion of the Subdivision of DuBignon Estate (also known as Northern Portion of Blythe Island) identified as Lot 5 containing approximately 9.86 acres of highland; said tract fronting approximately 670 ft. on the west side of Blythe Island Drive and lying approximately 1,791 ft. north of Peninsula Drive at its southwesterly intersection with Blythe Island Drive and abutting the northerly property line of the Andrew Mavromat property.

Mr. Jiles Hamilton was present for the review of this request.

The Director informed the members that the area in question had been subdivided into lots of approximately one-half acre. Mr. Hamilton proposes to utilize 2 of the lots for a cable T V facility, and the remainder would be sold for the location of mobile homes on individual lots. Mr. Thompson added that both proposed uses would be permitted in an FA Forest - Agricultural District.

Mr. Hamilton said that several years ago he was refused the use of a parcel of land on the north end of Blythe Island for a mobile home park due to the strenuous objections of surrounding property owners. He added, however, his present request was for the location of mobile home on lots containing a minimum of 20,000 sq. ft. and was not to be confused with a mobile home park. Mr. Hamilton stated that one of the lots had already been sold to Mr. Jack Lissner, who had expressed no objections to the proposal, and that Mr. Andrew Mavromat, owner of the land immediately to the south, has likewise expressed no objections.

The Director reminded the Planning Commission of the policy it had established in relation to mobile homes on individual lots on Blythe Island. This policy precludes the recommendation for the location of mobile homes on individual lots north of Parland Road. Mr. Thompson added that since the policy had been established a number of requests for the location of mobile homes north of that road had been unfavorably received.

Mr. Compton commented that in all probability the owners of property on the north end of Blythe Island did not know that a FA Forest - Agricultural zoning would permit mobile homes on individual lots. He added that before action is taken on the rezoning of the entire area to that classification these owners should be made aware of this fact.

The Director stated that the 2 lots could receive a recommendation for rezoning to FA for the TV cable facility and that Mr. Hamilton could submit the remainder of the property for consideration as a mobile home subdivision at a later date.

Mr. Thompson stated that the plat submitted with the application was inadequate as it had no tie-in by which it can be plotted accurately on the Glynn County Plate Map. He added that Mr. Hamilton would have to submit a correct plat whether or not he received a favorable recommendation on the entire tract or for only the 2 lots proposed for the tower. The Director said since one lot had been sold to Mr. Lissner a letter should be furnished by him stating he has no objections to the proposal, and, further, that Mr. Lissner's lot should be eliminated from the new plat to be furnished by Mr. Hamilton.

Mr. Hamilton stated that he was agreeable to action being taken only on the 2 lots proposed for the T V cable tower. He added that he would consult with the Director with respect to the development of the remainder of his property as a mobile home subdivision.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend denial for the rezoning of the entire property involved in this respect, but, with the concurrence of the applicant, to recommend the rezoning to FA Forest - Agricultural of that portion of the property indentified on an unrecorded subdivision plat as Lots 2 and 3 and described as a tract commencing at a point immediately north of the Andrew Mavromat property, thence running in a northerly direction for 245 ft. on the west side of Blythe Island Drive, thence from said Drive running westerly at a 90° angle for a distance of 190 ft., thence running southerly at a 90° angle for a distance of 230 ft., and thence running easterly 200 ft. to the point of beginning at Blythe Island Drive in order to permit the installation of a Cable T V Tower with the necessary control service facilities as such use would not be detrimental to surrounding residential property and would serve an area now without T V cable service; it being a requirement of this recommendation that the applicant furnish an accurate plat of the property above described in order that it might be correctly plotted on Zoning Plate Map 56; and, further, that this recommendation is contingent upon approval of F A A, F C C, N A S Glynco and other regulatory government agencies.

Review of Final Subdivision Plat of Belle Point, Area A, Section 3, Revised.

Mr. J. H. (Red) Ringeling, Engineer, and Mr. Charles Lipthrott, Mortgage Loan Officer of the First National Bank, were present for the review of the final plat of the revised subject subdivision.

Mr. Ringeling stated that this particular area of the Belle Point Subdivision had been redesigned and that all lots contained a minimum of 12,000 sq. ft. He added that, at the time of the original subdivision approval, a 5 acre tract had been designated for use as a temporary oxidation pond. However, this area would revert back into open space when sewer disposal facilities were extended into this section from the City. Such extension has not been accomplished and the time limitation on the oxidation pond has now expired. Mr. Ringeling added that Mr. Rock Howard of the State Water Quality Control Board had been contacted for approval of the pond but that approval is being withheld until existing related problems in the County are resolved.

The Director offered suggestions as to how the design could be improved. Mr. Ringeling agreed with the suggestions and stated that the necessary changes would be made.

Action on this plat was deferred until:

1. the proposed sewer and water facilities are discussed with the City Commission and some determination made as to its intention.
2. approval is received from the State Water Quality Control Board of the oxidation pond.

Review and Consider Plan for a Proposed Travel Trailer Park to be located on U.S. Highway 17.

Mr. Malcolm Seckinger was present to represent Mr. and Mrs. William Oblander. Mr. Seckinger stated that the Oblanders are interested in purchasing a tract of land approximately 8 miles north of Brunswick on the east side of U. S. Highway 17 for a proposed Travel Trailer Park.

The Director commented that the Glynn County Zoning Ordinance does not contain provision for such use of land in Glynn County, and, therefore, the applicants were seeking a means whereby they might establish such a facility.

Mr. Seckinger stated that the proposed park would be an asset to the public traveling in campers for over-night parking and that it would not be intended for permanent type trailers or mobile homes. He pointed out that there are presently no facilities in our county to accommodate travel trailers. Mr. Seckinger added that the police are directing camper travelers into the Lanier Plaza for overnight parking in order to eliminate traffic hazards by their parking along the highways.

Mr. Seckinger further stated that adequate water, dumping and sewage disposal facilities would be provided at the proposed park. The Director advised that, in accordance with a letter from the Glynn County Health Department, plans for these facilities would have to be submitted to the Georgia Water Quality Control Board for approval prior to construction.

With respect to the zoning of the property proposed for the park, the members considered the possibility of an amendment to the ordinance for provision in FA Forest - Agricultural Districts for such uses or the development of the property as a Planned Development. Mr. Thompson was directed to study this and report back at the next meeting.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted that, realizing the need in this community for a facility to provide accommodations for users of short-stay trailers and campers and recognizing that the site proposed for such use is a logical one, we recommend that the applicants submit a request for the rezoning of the property involved to a PD-G Planned Development - General District classification in accordance with standards to be prepared by the Director for the Planning Commission's consideration for recommendation to the County Commission.

Discussion of a Possible Amendment to the Glynn County Zoning Ordinance with reference to Travel Trailer Parks.

Due to the action taken on the review of the above plans for a Travel Trailer Park proposed by Mr. and Mrs. William Oblander, consideration of an amendment to the Glynn County Zoning Ordinance for the provision of Travel Trailer Parks was deferred.

National Flood Insurance Program.

The Director stated that Mr. Sheldon McKeever of the U.S. Army Corps of Engineers had informed local officials that in order to initiate a National Flood Insurance Program for the County an application should be made for a "Special Tidal Flood Study". A study such as this is a requirement for participation in this program and should take from 6 months to 1 year to complete.

A motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted that the Director be requested to submit an application for a "Special Tidal Flood Study" for Glynn County in order to qualify for participation in the National Flood Insurance Program.

The Director stated that a commitment expressing cooperation should be obtained from the County.

Glynn County Capital Improvements Program.

The Director advised that Dr. Kirby Rogers, as Consultant to the Planning Commission, had completed the preliminary work on a Capital Improvements Program for Glynn County. He said the next step would be to confer with the County Commissioners to establish priorities. Mr. Thompson added that he intended to hold a work session as soon as possible after the new Commissioners take office.

Committee Decision on Amending the Glynn County Zoning Ordinance with relation to Modular, Relocatable and Mobile Homes.

The Director stated that it was the recommendation of the committee appointed to consider amending the Glynn County Zoning Ordinance with respect to definitions for modular, relocatable and mobile homes that no amendments be made at this time. Mr. Thompson added that the County Building Official had likewise recommended no changes be made.

Review Audit for Fiscal Year 1969 - 1970.

The members were furnished with individual copies of the Audit for the Planning Commission's 1969 - 1970 Fiscal Year for review.

The Director stated that in the past \$80.00 per year had been allocated in the Planning Commission's budgets for payment of the auditing fee. He added, however, that a statement for \$159.25 for this service had been rendered by Fuller & DeLoach, Certified Public Accountants. Mr. Thompson said that this billing should be looked into before the audit is approved and payment authorized.

Mr. Compton commented that all Certified Public Accountants have sent notification to their clients that, due to increasing costs, their fees would likewise have to be increased as much as 30 to 50%.

The Director was requested to consult with the auditing firm with respect to the amount budgeted and the amount charged for the audit.

Personnel Matters.

The Director notified the members that Mrs. Gale Harrel had submitted her resignation as Receptionist - Typist for the Planning Commission. He added that Mrs. Harrel is moving to Marietta where her husband will resume his college education.

The Planning Commission expressed regret that Mrs. Harrel was leaving the staff.

The Director was authorized to seek a replacement for this position.

Office Equipment

The Director stated that, in accordance with action taken at the August 4th, 1970, meeting, a Rex-Rotary Mimeo Printer has recently been purchased. He added that the office still has the A B Dick Azograph machine and requested instruction as to its disposal.

Mr. Thompson was authorized to use his judgment and to sell the Azograph printing machine to the best advantage.

Meeting adjourned at 11:20 A.M.