

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 6th, 1970

8:30 A.M.

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

ABSENT: Dorman McDonald and Cormac McGarvey

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

GC-18-70

Request to rezone, from BI Basic Industrial to FA Forest - Agricultural, a triangular shaped tract containing 3 acres fronting 525 ft. on the north side of Green Swamp Road (Also known as Hopeton Road) approximately 885 ft. east of the center line of that road's intersection with the eastern edge of the U. S. 341 Highway pavement.

Mr. Dessie Mae C. Rooks was present in behalf of the subject rezoning request. She stated that she owned other tracts of land in the immediate area which are zoned as Forest - Agricultural and that she felt this classification best suited her needs. Mrs. Rooks further stated that the tract is not large enough to satisfy the 5 acre minimum lot requirement for the BI Basic Industrial Zoning District.

In the pursuing discussion it was learned that Mrs. Rooks had acquired the property as a result of a "land swap" with the county in relation to the widening of the Green Swamp Road.

After careful study, a motion was made by Mr. Compton, Seconded by Mr. Baldwin and unanimously adopted that the application be recommended for approval in order that the zoning would be contiguous to other lands in the same area owned by the applicant.

GC-20-70:

Request to rezone, from R-9 Residential to GR General Residential, a 60 ft. by 1,055 ft. rectangular shaped tract lying approx. 281 ft. east of and parallel to Altama Avenue and located approx. 350.81 ft. south of Kensington Drive, said tract lies immediately east of other lands of applicant and its rezoning would constitute an addition to an existing GR General Residential District.

Mr. Henry M. Dixon was present for the review of this request. Mr. Dixon explained that the area involved was a narrow strip of single-family zoned land lying immediately adjacent to other lands in his ownership zoned for apartment usage. He stated that this strip would be utilized to compliment the existing multi-family zoning of the adjacent area and would, at the same time, offset the loss of road frontage due to the proposed widening of Altama Avenue.

A number of residents of the Country Club Subdivision were present to express their concern as to what effect the requested rezoning would have on their properties.

The Director pointed out on Glynn County Plate Map 45 that there are approximately 1,400 ft. between that subdivision and Mr. Dixon's property. Mr. Thompson added that there is an approximately 400 ft. wide strip of land zoned R-12 Single-Family Residential lying between Country Club Subdivision and the R-9 Single-Family Residential zoned property recently purchased by Mr. Stephen Bean.

Mr. Dixon stated that Mr. Bean proposes to construct single-family residences on his 40 acre tract with access into the area via three streets leading southerly from Kensington Drive.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property to GR General Residential for the following reasons:

1. Surrounding property will not be adversely effected; and
2. said tract can then be utilized in conjunction with other lands owned by the applicant immediately west of this tract.

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GC-21-70:

Request to rezone, from R-12 Residential to M-20 Mobile Home Subdivision, a 11.78 acre tract located on the west side of Lynch Road approximately 1,214.4 ft. south of that road's intersection with Scranton Road.

Mr. Jas. J. Meadows, President of Pyramid Project, Inc., was present in behalf of that company's request for a rezoning of the subject property to an M-20 Mobile Home Subdivision classification. Mr. Meadows stated he had an option with Union Camp Corporation for the purchase of the property which was conditioned upon it being rezoned to M-20. He added that his proposal calls for the development of a mobile home subdivision and not for a mobile home park.

The Director stated that a petition bearing the names of 47 residents in the area opposing the proposal had been submitted.

A delegation of property owners in the neighborhood, accompanied by Attorney Wesley Wraggs, were present to express their opposition to the proposed use.

Their basic objections were:

1. a considerable number of single-family residences have been constructed within the area under its existing R-12 Residential classification;

2. mobile homes would have an adverse effect upon the value of their properties;
3. mobile home dwellers, in their opinion, are more of a transient type than permanent residents; which would have a tendency to further deteriorate the area;
4. the proposal would create a traffic hazard on Lynch Road; and
5. they expressed concern with respect to proposal creating a sanitary hazard in the area.

The Director pointed out that at the present time there are several mobile homes in the area. He added that 2 of these in the vicinity of Lynch Road were placed there on a TR Temporary Residential basis and the remainder became non-conforming uses with the adoption of the County's new Zoning Ordinance.

When asked his opinion, the Director stated that he did not feel that the development of a mobile home subdivision would be detrimental to the area. He further stated that both mobile home subdivisions and mobile home parks are needed in Glynn County and that from a traffic standpoint the residential character of that area would suffer less from a mobile home subdivision of 20,000 sq. ft. lots than from a single-family subdivision of 12,000 sq. ft. lots as presently zoned.

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

1. a petition bearing the names of 47 residents in the area in opposition to the proposed use of the property was submitted;
2. a large delegation of property owners in the vicinity was present to express opposition and felt the proposal to be detrimental to the residential character of the area; and
3. while recognizing the need for mobile home subdivisions in Glynn County, the Planning Commission does not feel that this area would be a proper location for such a subdivision.

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GC-22-70:

Request to rezone, from FA Forest - Agricultural to LI Limited Industrial, a 1 acre tract in the Fancy Bluff area fronting 100.5 ft. on the southeast side of State Route 303 and 410 ft. on the northeast side of the Georgia Power Company and Georgia Ports Authority right of way.

Mr. Richard A. Brazell, as agent for Mr. T. R. May, applicant, was present to represent the subject request. Mr. Brazell stated that Mr. May has a prospective purchaser of the 1 acre tract providing it is rezoned to permit a warehouse for beauty and barber shop supplies.

The Director illustrated the area in question on Glynn County Zoning Plate Map 68 and emphasized its location in relation to the Colonel's Island Railroad. He stated that it was his opinion that the area was suitable for Limited Industrial use because rail service would be available and because the area is now rural in nature.

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 LI limited Industrial for the following reasons:

1. that this particular site, as well as other property in the area, has an excellent potential for development of limited industrial uses due to proximity to railroad facilities and Interstate 95; and
2. no opposition from surrounding property owners was expressed.

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Fence Lines along Interstate 95 - U. S. Highway 17 South Interchange.

The Director introduced Mr. H. S. Brunson, Assistant Field Engineer of the State Highway Department.

Mr. Brunson stated that he had been requested by the Planning Director to appear before the Planning Commission in order to explain a recent directive from the Federal Bureau of Public Roads concerning the fence line along U. S. Highway 17 at the I-95 Interchange. Mr. Brunson explained that at the time of the public hearing, this fence line had been designed to be placed near the ramp termini. However, since that time, the Bureau of Roads had issued a directive stating that at all future interstate interchanges the fence lines would be extended to a point 300 ft. from the ramp termini. As a result, there could be no access to U. S. 17 along this fenced area. He added, however, that the Highway Department is making every effort to justify a frontage road for the area.

The Director stated that the property owners of the effected area had protested the change to the County Commission, who, in turn, asked the Planning Commission to study the matter.

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Correction of Scrivener's Errors on Zoning Plate Maps No. 72 and 73.

The Director stated that, while examining Glynn County Zoning Plate Maps No. 72 and 73, an apparent scrivener's (delineator's) error was discovered in the zoning line which separates the Resort Residential from the Conservation - Preservation District. Mr. Thompson explained that the line, which is actually a strip of colored tape, is not in alignment at the junction point of the two maps. The error was evident only after the maps were joined.

Mr. Ed McGowan, of Bay Street Properties, Inc., was present and expressed his concern as to the effect a change in the subject district line would have upon property his company owns in the area. He stated that, although they have no immediate plans for development of their land, a clarification was needed. Mr. McGowan added that, in his opinion, the zoning ordinance should be adhered to where an uncertainty exists. He stated further that it would not be advisable for his company to have architectural and layout plans, etc., prepared until the matter is resolved.

The Director proceeded to read from Subsection 403.5 of the Glynn County Zoning Ordinance. This subsection provides that, within the area known as the Atlantic Ocean where an uncertainty exists, the establishment of a district boundary line shall be construed to be parallel to and 500 ft. seaward from adjacent land or marsh shore lines.

The Chairman stated that, in his opinion, relocation of the boundary line would in any event have an effect upon some of the property in the area. He added that he felt publicity should be given this matter in order that all property owners who might be effected by any change encompassing more land would be aware of the circumstances.

After considerable discussion, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted that the Director be requested to obtain an opinion from the Planning Commission's Legal Counsel as to what course of action to take in order that this problem might be resolved.

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Possible Amendment to the Text of the Glynn County Zoning Ordinance pertaining to Travel Trailer Parks.

The Director stated that due to the increasing number of inquiries concerning travel trailer parks he had drafted a proposed amendment to the Glynn County Zoning Ordinance which would permit such facilities to be located in Forest Agricultural and Mobile Home Park Zoning Districts. He added, however, that if this proved to be unfeasible, a new zoning district could be established to provide for this type land use.

After considerable discussion, the members agreed that this matter should be given more study. The Chairman then announced that a meeting would be called for October 9th, 1970, at 9:00 A. M., in order that ample time might be given to this item.

Due to the lateness of the hour, the Chairman stated that any items on the agenda for this regular meeting which were not taken up this date would be handled at the called meeting.

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Meeting Adjourned at 11:00 A. M.