

CALLED MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
OCTOBER 9th, 1970
9:00 A. M.

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

ABSENT: James E. Hancock

ALSO PRESENT: Director Eric P. Thompson and Assistant County Administra-
tor Wm. H. Dewey

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

At its meeting of October 6th, 1970, this matter was deferred in order that it might be given more study and an opinion obtained from the Planning Commission's Legal Counsel, Mr. Edward B. Liles.

The Director stated that he had discussed this matter with Mr. Liles who agreed that Subsection 403.5 of the Glynn County Zoning Ordinance should prevail. It was his opinion that, in this particular case, the zoning boundary line is considered to be 500 ft. seaward from the adjacent land area. In other words, it is immaterial that the zoning line does not exactly match because according to the intent of Subsection 403.5 all highland in this area abutting the Atlantic Ocean is construed to be RR Resort Residential.

Inasmuch as this boundary line abuts the Atlantic Ocean, the section pertaining to Interpretation of District Boundaries in the Glynn County Zoning Ordinance was discussed at length. Also given much consideration was the effect any change of these lines would have upon property owners in this subdivision.

After careful study, a motion was made by Mr. Knight and seconded by Mr. Johnson to defer action until the next regular meeting of this Commission and to give publicity to this matter in order that the citizens and property owners in the area may have an opportunity to express themselves and, further, that an opinion in writing might be obtained from the County Attorney as to the legal aspects of this matter.

Voting Aye: Messrs. Compton, Johnson, Knight, McDonald and McGarvey

Voting Nay: Mr. Baldwin

The Chairman declared the motion carried.

Final Plat Approval of the Revision of Demere Park Subdivision and Lots 3,4,5, and 6A in Mallory Park Subdivision.

Mr. J. H. (Red) Ringeling, Engineer for the developers, Pyramid Projects, Inc., was present for the review of the subject final plat. Mr. Ringeling stated that the proposal had been given oral approval by the State Water Quality Control Board for the development's sewer and water facilities.

The Director graphically indicated the area in question and stated that the resubdivision had been given a Preliminary Plat Approval by the Planning Commission on January 6th, 1970. He added, however, that there were a number of modifications needed on the plat which included the following:

1. name being designated for the street in the eastern portion of the property involved;
2. radius shown for cul-de-sac at east end of Eleanor Drive;
3. right of way width shown on Eleanor Drive;
4. correction of spelling of the word "subdivision"; and
5. I Ps (iron pins) shown on all strategic corners.

The Director said that a letter from the St. Simons Island Water and Sewer District stating that the property could be connected to its systems should be obtained.

Assistant County Administrator Wm. H. Dewey stated that approval had been given by the State Water Quality Control Board for the connection of single-family residences to the system. He added that the new pumps for that system had been received.

The Director expressed concern over setting a precedent by approving subdivisions that had not received final approval for sewer and water installations from the Water Quality Control Board. He explained that some local developers might sell lots to unsuspecting buyers who are unaware that water and sewer facilities are not available.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to approve the Final Plat of the Revision of Demere Park Subdivision and Lots 3, 4, 5 and 6A in Mallory Park Subdivision as it conforms to the platting of the two subdivisions and with the residential character of the neighborhood, such approval being subject to (1) the modifications recommended by the Director being made upon the plat and (2) approval of the local Board of Health and the State Water Quality Control Board.

Proposed Amendments to the Text of the Glynn County Zoning Ordinance pertaining to Travel Trailer Parks.

In order that the members might have sufficient time to study the subject proposed amendments, action had been deferred on October 6th, 1970, to the meeting called this date for that purpose.

The Director stated that the amendments, as proposed, would permit travel trailer parks as conditional uses in MH Mobile Home Park and FA Forest - Agricultural Districts.

The members thereupon reviewed these amendments in detail. During discussing, a number of alterations were decided upon.

After thorough study and deliberation, the members were in accord that a draft be prepared incorporating the alterations, whereby a new zoning district could be created to provide for travel trailer parks and similar uses rather than permit them in existing zoning districts. The Director stated that the redraft would be ready for review at the next regular meeting.

Time Limitations of Rezoning if Not Developed.

The Director advised the members that he had recently attended a meeting of the Augusta - Richmond County Planning Commission. He stated, at that time, he had further investigated the method used by that commission in restricting applicants to the same use of the property for which they seek rezonings. The Augusta - Richmond County Commission has established a policy whereby they inform the applicant at the time of filing that, if the property is rezoned and not developed according to his request within a certain time period, the commission will initiate proceedings for the property to be rezoned back to its original classification. Mr. Thompson added that such a stipulation would be the prerogative of the Planning Commission and, in such instances, should be reflected in the minutes of the meeting at which time a rezoning for a particular purpose is recommended.

This matter was discussed but no action was taken.

Audit for Fiscal Year 1969 - 1970.

The Director stated that he had been in contact with the firm auditing the Planning Commission's financial records for the 1969 - 1970 fiscal year with respect to the increase in the charge for this service. He added that the letter received were self-explanatory to the effect they had to adjust their fee in order to off-set accumulated cost as they could no longer continue to do the audit for \$80.00 as in the past.

The Director was directed to ask for bids on future audits prior to the work being done.

Thereupon a motion was made by Mr. Knight, seconded by Mr. Compton and unanimously adopted to approve the audit for the Joint Planning Commission's Fiscal Year ending June 30th, 1970, as prepared by Fuller & DeLoach, Certified Public Accountants, of Brunswick, Georgia, and to authorize payment to that firm in the amount of \$159.25 for the performance of this service.

Meeting Adjourned at 10:15 A. M.