

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 10th, 1970

8:30 A. M.

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

ABSENT: Cormac McGarvey

ALSO PRESENT: Director Eric P. Thompson and Assistant County Adminis-  
trator Wm. H. Dewey

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The Chairman announced that this was the Regular Meeting of the  
Planning Commission rescheduled from November 3rd, 1970, due to ill-  
ness in the Director's family.

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Upon a motion made by Mr. Compton and seconded by Mr. Hancock, the  
Minutes of the Regular Meeting held on October 6th, 1970, and a called  
Meeting held on October 9th, 1970, were approved.

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GC-19-70:

Request to rezone, from FA Forest - Agricultural to PD-G Planned  
Development - General, an irregularly shaped tract containing approx.  
8 acres fronting 523.5 ft. on the east side of U. S. Highway 17 North  
and lying approx. 1,150 ft. north of the center of Thornhill Creek.

Mr. and Mrs. William Oblander were present in behalf of the sub-  
ject request. Mr. Oblander explained that this zoning change was  
necessary in order to permit the establishment of a travel trailer  
facility. In view of the fact that the existing Glynn County Zoning  
Ordinance has no provision for such use, it became necessary to apply  
for a zoning change to a Planned Development classification.

Mr. Oblander then presented the required plot plan layout and  
narrative report and explained his ideas and intentions to the Com-  
mission.

The Director recommended that the rezoning request be approved  
but that no building permit be issued until all requirements, includ-  
ing review and approval by the Planning Commission of final plans for  
all construction and approval by the State Water Quality Control Board  
and the local Board of Health of the sewer and water facilities, are  
met. He further recommended that the property not be used until these  
regulations are met.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Hancock and unanimously adopted to recommend the rezoning of the subject property to PD-G Planned Development - Genral and to further recommend that no building permit be issued until the following conditions have been met:

1. final approval is received from the State Water Quality Control Board and the Glynn County Board of Health regarding sanitary requirements:
2. final plans including those for bathhouses, etc., are reviewed and approved by this Commission as required for **planned developments**; and
3. the property is not to be used by travel trailers until such time as the two foregoing conditions are met.

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GC-24-70:

Request to rezone, from LC Local Commercial to TR-12 Temporary Residential, an irregularly shaped tract lying within that area known as the Troup Creek Marina property.

Mrs. Robert L. Gill, accompanied by Mrs. Bill Holden, was present for review of this request. Mr. Gill stated that her husband and Mr. A. H. Durham were seeking a rezoning of a portion of their Troup Creek Mariana property for the location of mobile home to be used as a caretaker's quarters. Although the marina is well lighted at night explained Mrs. Gill, a number of instances of theft and vandalism had recently occurred to privately owned boats as well as their own equipment. She added that, since access can also be made by water, a nightwatchman is needed and that Mr. and Mrs. Holden were agreeable to accepting this responsibility, provided their mobile home is placed on the property.

The Director stated that, in his opinion, the requested rezoning for this purpose was justifiable.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. McDonald and unanimously adopted to recommend the rezoning of the subject property to TR-12 Temporary Residential to permit the location of a mobile home as a caretaker's quarters in order to afford protection from theft and vandalism.

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Review of Final Plat of a Portion of Phases II and III of the Sea Palms Subdivision.

The Director stated that, as the subject plat had not been received, its review would be deferred to the next regular meeting.

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

The Director next presented a legal opinion from County Attorney Edward B. Liles pertaining to the alignment of a zoning district boundary line as shown on Plate Maps No. 72 and 73. He stated that copies of this opinion had been furnished the members via mail prior to this meeting. In essence, Mr. Liles' opinion stated that, where discrepancies of this type occur, the applicable portions of Section 403, Interpretation of District Boundaries, in the County Zoning Ordinance would apply.

The Chairman stated after he had received this information he had discussed the matter with Mr. Liles. Mr. Gale continued that he felt the lack of continuity of these lines is a matter of interpretation. He added, in such instances, any individual who does not agree with the administrative interpretation of the ordinance may appear before the Board of Appeals.

When questioned as to his opinion, the Director stated that the plate maps were prepared by the Planning Commission staff from U. S. Coast and Geodetic maps and it was, therefore, the Commission's responsibility to see that any and all errors of this type are corrected.

The Chairman replied that, in order for this to be done, notification should be given all effected property owners to allow them an opportunity to express themselves. He added that, in the event a request is received for relocating either of these lines, the matter could then be considered.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted that this matter be tabled until such time as a specific request is received for action on what is apparently an unintentional error on Plate Maps No. 72 and 73, and, further, that in this particular instance the easterly RR Resort Residential District boundary in the East End Subdivision vicinity is controlled by Subsections 403.4 and 403.5 of the Glynn County Zoning Ordinance which definitely states the district boundary will be parallel to and at a fixed distance of 500 ft. seaward from the Atlantic Ocean shore line.

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Discussion of Possible Amendment to the Text of the Glynn County Zoning Ordinance for creating a CR Commercial Recreation District Classification.

GC-25-70 and B-8-70:

The Director stated that copies of proposed amendments to the Glynn County Zoning Ordinance had been distributed by mail in order to afford the members an opportunity to review them. Mr. Thompson said that at the Planning Commission's request of October 9th, 1970, he had prepared

these proposed amendments which would permit travel trailer parks and other similar uses in a new zoning district to be entitled CR Commercial District, rather than in existing districts. Mr. Thompson pointed out that travel trailer parks would be allowed in this district as a conditional use requiring detailed plans to be submitted to and approved by the Planning Commission and the County Engineer.

When questioned as to the proposed reduction in the minimum lot area to 1 acre, the Director replied that, in the event the Planning Commission decided to make a recommendation to the City for the adoption of these amendments, very few locations could be found in the City containing 3 acres.

After reviewing the proposed amendments, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to recommend to the Glynn County Commission and the Commission of the City of Brunswick that the proposed amendments reviewed this date for the creation of a CR Commercial Recreation District classification be incorporated in their respective Zoning Ordinances.

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Discussion of Possible 701 Planning Contract with Coastal Area Planning and Development Commission

The Director stated he had been consulting with Mr. Vernon Martin, Executive Director of the Coastal Area Planning and Development Commission, with respect to a 701 Planning Contract. Mr. Thompson said that such an agreement would permit the needed updating of the Planning Commission's Comprehensive Plan which could not otherwise be done due to a limited staff and budget. He added that financing would be obtained through a contract with the Department of Housing and Urban Development who would furnish three-fourths of the cost and that the Coastal Area Commission had agreed to supply the remaining funds. The Director said that the Joint Planning Commission's "in-Kind" contribution to the contract could be studies, reports, etc., which have already been prepared.

Mr. Thompson then introduced Mr. Martin who further explained the proposal. Mr. Martin stated that while the chance of obtaining funds this year is slim it would be worthwhile to apply. He said that such a contract would enable the Coastal Area Commission to receive money for the hiring of additional staff and accomplish the needed updating. Mr. Martin stressed that the Joint Planning Commission would not be expected to furnish any funds and that the work would be performed by the Coastal Area Commission's staff under the direction of the Joint Planning Commission's Director. In other words, the Coastal Area Commission would act in a consulting capacity to the Joint Planning Commission.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted that the Joint Planning Commission request the Coastal Area Planning and Development Commission to investigate the possibility of a 701 Planning Contract for accomplishing the much needed updating of its Comprehensive Plans for the City of Brunswick and Glynn County; that our Director be requested to work closely with the Coastal Area Commission for the development of such a contract; and, further, that this action does not commit the Planning Commission for any monetary funds in order to participate under a 701 contract.

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GC-23-70: (Reference GC-43-69)

Request to rezone, from BI Basic Industrial to MH Mobile Home Park, a 30.16 acre tract lying within the New Hope Plantation and located 1,287.35 ft. northeast of the centerline of U. S. Highway 17 North and northeast of the point where the New Hope Plantation Road intersects the Old Coastal Highway.

and: GC-1-70:

Correction on Plate Map 21 as to the exact location of the land in New Hope Plantation previously rezoned to HC Highway Commercial under GC-43-69.

Mr. J. H. (Red) Ringeling, Engineer, was present to represent the subject request which would permit Mr. Harry Liles' existing mobile park to become a conforming use. Mr. Ringeling said that the requested MH Mobile Home Park had been designed to fit in with the existing mobile homes located on Mr. Liles' property. He further stated that this area would be serviced by 3 wells and an oxidation pond. He added that plans for these sanitation facilities had received approval from the Glynn County Board of Health and were now with the State Water Quality Control Board for its approval.

The Director reviewed the circumstances which had brought about this dual request. Prior to the enactment of the new Glynn County Zoning Ordinance, Mr. Liles had obtained a rezoning for his mobile home park but with the adoption of the new ordinance this area had not been zoned for such purpose. In addition, since the ordinance's adoption, Mr. Liles had received a rezoning of his entire property to BI Basic Industrial and, at a later date, 2 other parcels had been rezoned to HC Highway Commercial. Due to discrepancies in information furnished for the plotting of these 2 parcels, their boundary lines had been incorrectly shown on Plate Map No. 21. This had been brought to the Planning Commission's attention and, with the assistance of Mr. Ringeling, it was thought that they had then been correctly plotted on the plate map. However, upon receipt of the subject application, it was discovered that discrepancies still exist as to the accurate location of the 2 Highway Commercial parcels.

The Director stated that it was his recommendation that no action be taken on the subject request until a complete survey of Mr. Liles'

property is made in order to prevent these 2 parcels being inaccurately shown on the plate map for the third time.

Mr. Compton expressed his opinion that the location of a mobile home park completely surrounded by industrially zoned land is not good planning and that the applicant should give serious consideration to extending his mobile home park to his northerly property line. He also expressed the opinion that the open space requirement for the park be contained in one large area rather than in several small scattered areas.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to defer action on this request until the next regular meeting in order that the applicant may submit an accurate, certified and up to date map showing the correct location of the 2 HC Highway Commercial areas rezoned under GC-43-69 and the property involved in the subject request for MH Mobile Home Park rezoning; and, further, that the applicant is strongly urged to relocate the proposed boundaries of his mobile home park area in order to have a more compatible total development.

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GC-1-70 d. (New Plate Map)

The Director requested that consideration be given to the inclusion of newly prepared Plate Map No. 41 as an Official Glynn County Zoning Plate Map. He indicated on the index map the location of the land covered by this map as being generally in the Anguilla - Jamaica area. Mr. Thompson said that a portion of the Colonels Island Railroad traverses this area.

Upon the recommendation of the Director, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend to the Glynn County Commission that recently prepared Zoning Plate Map No. 41 be adopted as a part of the Official Zoning Maps of Brunswick and Glynn County to replace any and all other map or maps which have been used temporarily for zoning purposes in the area covered by this new plate map.

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GC-1-70 e. (Amendments to Plate Maps)  
Colonels Island Railroad Location on Glynn County Zoning Plate Maps.

The Director informed the members that location plans for most of the Colonels Island Railroad had been obtained. He stated that this information had been plotted on Glynn County Plate Maps No. 42, 55, 67 and 68. Mr. Thompson added that it also should be shown on newly approved Plate Map No. 41.

Upon the recommendation of the Director, a motion was made by Mr. Knight, seconded by Mr. Johnson and unanimously adopted to recommend the plotting of the Colonels Island Railroad right of way upon all pertinent Glynn County Zoning Plate Maps.

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Study of Zoning in the Vicinity of Airports.

Mr. Johnson requested that the Planning Commission give consideration to the need for airport zoning that would afford control over structure heights within the flight lanes of the Brunswick Airpark, Glynco N A S, and Malcolm McKinnon Airport.

After discussion, a motion was made by Mr. Johnson, seconded by Mr. Baldwin and unanimously adopted that the Director be requested to make a study for possible airport zoning for review at a future meeting.

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Meeting Adjourned at 10:15 A. M.