

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
DECEMBER 3rd, 1974
8:30 A. M.

PRESENT: Chairman Neal Gale, W. H. Cowman, Chas. N. Croft, Wayne E. Floyd, Otto Johnson, Jr., and Cormac McGarvey

ABSENT: Harry I. Driggers and Father Marlon S. Poitier

ALSO PRESENT: Director Edward H. Stelle, Planner Wm. P. Hooker and Deputy County Administrator Wm. H. Dewey

Upon a motion made by Mr. Cowman and seconded by Mr. Floyd the Minutes of the Regular Meeting held on November 5th, 1974, were approved as corrected.

GC-55-74:

Request to rezone, from FA Forest - Agricultural and CP Conservation - Preservation to PD-G Planned Development - General, 2 tracts of contiguous land containing a total of 27,621 acres, fronting 156 ft. on the southeast side of Georgia Highway 303 and approx. 650 ft. on the north side of Taylor Drive; said tracts extending approx. 2,000 ft. to the South Brunswick River and being bounded on the east by the westerly right of way of Interstate 95 and lying approx. 950 ft. north of the intersection of said highway with the Colonel's Island Railroad right of way

Mr. Blenn Taylor, Secretary of Sea Circus, Inc., prospective purchaser of the subject land, owned by Mrs. Audrey Stutts and Max Williams, was present to represent this request. He explained that a rezoning is being sought in order that this company might install commercial recreational facilities under a PD-G Planned Development - General classification. These exhibits would include, but not be limited to, a Marine Life Exhibit, Gift Shop, Restaurant and Motel. Mr. Taylor stated that entrance into the complex from Georgia Highway 303 onto Taylor Drive would be provided in accordance with Georgia Department of Transportation requirements. He added that the Marsh and Sowland area would be kept in its natural state due to unsatisfactory percolation tests.

It was noted that a portion of the property is marshland and zoned CP Conservation - Preservation at the present time. Any utilization of the marsh and the property's river frontage will require approval of the Coastal Marshland Protection Agency and the U. S. Corps of Engineers.

No one was present to express opposition to this application.

The Director recommended the rezoning of the property involved, subject to the above named approvals, inasmuch as its proposed use is tourist oriented in the vicinity of an I-95 Interchange and will not detract from the development of the community. He added that at this time only the rezoning of the land is under consideration, with finalized plans for the project being submitted for Planning Commission approval at a later date.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Cowman and unanimously adopted to recommend the rezoning of the subject property to PD-G Planned Development - General as the proposed Commercial Recreational Facilities will be an asset to Glynn County as a tourist attraction due to its location in relation to South Brunswick River and its proximity

to the Interstate 95 Interchange in the Fancy Bluff area; subject to final plans meeting all requirements and regulations of the Coastal Marshlands Protection Agency and the U. S. Corps of Engineers as to the use of the marsh and any docking facilities.

Subdivision Plat Review: The Island Club, Phase 1 St. Simons
Final Approval Resorts, Ltd. (Reference: GC-45-73)

Dr. Dahl E. Cochran, representing St. Simons Resorts, Ltd., was present for review of the subject plat.

The Director explained that the plat reflected Phase 1 of Island Club Subdivision in the "triangular area" (bounded basically by Kings Way, Demere Road and Frederica Road) to be developed under a Planned Development - General classification. Sections A and B of this phase will be for dwellings meeting the requirements of R-20 One-Family Residential Districts and Section C of R-12 One-Family Residential Districts. Mr. Stelle stated that the plat layout complies with this Planned Development Complex's master plan and zoning. He further stated that the proposed sewer water and sewer facilities have been approved. Mr. Stelle pointed out that the interior streets are 40 ft. and that, at the time of approval of the master plan, private streets of this width, and not dedicated 60 ft. streets, were approved. He added that, as a result of review by himself and the County Engineer, who has given verbal approval, he recommended this final plat be approved.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Croft and unanimously adopted to recommend approval of The Island Club Subdivision, Phase 1, subject to approval of the County Engineer and all appropriate agencies.

GC-2-74 B:

Continued Review of Proposed Amendment to the text of the Glynn County Zoning Ordinance: by amending Section 503, Density; of Article V, Application of Regulations; relative to reducing the residential density requirements on St. Simons Island, designated as an "Area of Scenic Beauty and Historic Interest"

The Director distributed copies of a rough draft or proposed amendments to the text of the Glynn County Zoning Ordinance with respect to the subject matter. He then requested Planner Bill Hooker to briefly review the concepts embraced in the draft.

Mr. Hooker explained that the proposal places more emphasis upon performance standards and guidelines than upon density requirements which do not reflect the total impact of dwelling units on a particular site in some instances. The proposal is based upon comments and suggestions proposed by Mr. John F. Petty, Associate Partner of Hart-Krivatsy-Stubee, Consultants for Sea Island Company.

The primary emphasis would be maximum site coverage of 50%, which includes building coverage, surface parking and drives, walkways, patios and similar improvements impermeable to water. Other revisions and additions include definitions, dwelling types, parking requirements, height clarifications and site coverage examples. It was also brought

out that the proposed amendments would be applicable to all of Glynn County and not restricted to St. Simons Island.

The Chairman announced that at its regular meeting in January 1975 a date would be established for a public hearing for a detailed review of the proposed amendments.

The Director was requested to furnish all interested groups and individuals with copies of the draft.

Resolution regarding Corps of Engineers Port Development Project

The Director advised that the City and County Commissioners had recently passed resolution endorsing a proposal by the U. S. Corps of Engineers for the Brunswick Harbor Improvements Project. Mr. Stelle explained that the improvements consisted of deepening and widening of the harbor with a turning basin to accommodate larger ships. The proposal would promote additional port development and the development of Colonel's Island, in accordance with existing land use plans. The Director announced that a hearing in the respect would be held by the Corps on this date at 7:30 P. M. , at which time as many of the Planning Commission members as possible should be present.

Following discussion and upon a motion made by Mr. Johnson and seconded by Mr. Floyd, the following Resolution was unanimously adopted;

A RESOLUTION

WHEREAS, a Public Hearing has been called by the Department of the Army, Savannah District, Corps of Engineers, on December 3rd, 1974, at 7:30 P. M., to discuss the Brunswick Harbor Improvements in order that the public and all interested groups might be informed regarding the proposed improvements under this project; and

WHEREAS, since 1772, the Brunswick Port has played a significant part in the development of Coastal Georgia; and

WHEREAS, as evidenced by the Corps of Engineers, the Brunswick Harbor is no longer serviceable for today's Maritime needs; and

WHEREAS, improvements to the harbor will vastly increase economic benefits to Brunswick, Glynn County and the State of Georgia; and

WHEREAS, the Brunswick - Glynn County Joint Planning Commission has long considered the Port of Brunswick and Colonel's Island as industrial areas;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the Brunswick - Glynn County Joint Planning Commission at its Regular Meeting of December 3rd, 1974, unanimously went on record as supporting the Corps of Engineers Harbor Improvements Project; and

BE IT FURTHER RESOLVED that a copy of the Resolution be presented at the aforesaid Public Hearing.

Discussion of Parking and Regulation Requirements for Taverns, Night Clubs, etc., on St. Simons Island

The Director explained that Commissioner Johnson had asked him to look into the validity of parking and location requirements for taverns and night clubs. He then read the requirements for parking for these types of establishments which are included in Section 611.1 f) of the Glynn County Zoning Ordinance requiring one space for every 10 seats. Chairman Gale pointed out that this section also includes theaters, restaurants, and other places of public and semi-public assembly.

After a discussion on the matter Mr. Stelle was requested to study this matter further in that possible changes should only reflect standards for night clubs.

Transportation Study

The Director presented a brief up-to-date summary of the activities of the Brunswick Area Transportation Study. Mr. Downing Mascgrove was present at the last Technical Planning Committee meeting at which Mr. Croft and Mr. Cowman were present. He further stated that the land use and socio-economic study were now under way, and that the Planning Commission would begin their review of all data early in 1975.

Transit Application

The Director explained that two of the three consulting firms suggested by the Planning Commission to the State to assist in the preparation of the Brunswick Urban Area Mass Transit Feasibility Study had merged and have been approved by the state to act as consultants for the study. These firms are Transportation Planning and Research Corp. and Campbell, Foxworth and Pugh. He stated that with the assistance of these firms, he would proceed with the preparation of an application to the Urban Mass Transit Administration for the required funds.

Glynco Activities

The Director up-dated the Planning Commission on his activities regarding the civilian reuse of N A S Glynco. He pointed out that the County Commission had requested him to prepare some data on the impact of the Youthful Offender proposal, which he prepared and presented at the public meeting on the proposal. Mr. Stelle stated that no occasion similar requests have been made by both the City and County Commissions for data and presentations for various projects. Further, that in many cases that time and deadline requirements prevented presentation to the Planning Commission prior to presentation to the respective public bodies. He pointed out, however, that he did not present any recommendations, only data and information.

On other activities regarding Glynco, Mr. Stelle advised that in January the Commission would be reviewing the reuse plan for the base and begin its zoning study for the area.

Coastal Zone Management Activities

The Director explained that our main activities or responsibilities under the States Coastal Zone Management Program were the preparation of land use information and citizen-participation. He explained that he and Mr. Hooker would like to present a program on Coastal Zone Management at the January meeting for the Planning Commission's approval prior to any presentation to local civic groups, clubs, etc.

Multi-Mode Conference Announcement

The Director announced that there would be a conference on the Multi State - Multi Mode Brunswick to Kansas City Transportation Corridor. This conference will be held on December 13th and 14th, 1974 at Sea Island and all the Planning Commissioners are invited. He further stated that the office would send out a reminder and agenda prior to that date.

Reapplication of Rezoning Requests

The Chairman announced that a question had arisen relative to resubmission within one year from the time a rezoning request had been submitted and where the County Commission had not taken final action. Mr. Gale stated that, in order that this be resolved, an opinion had been sought from County Attorney J. Thomas Whelchel. He then read a letter from Mr. Whelchel in which he construed the word "initiated" to be the key determinating factor; that an application with the Planning Commission is the initiation of a rezoning request; and that the Glynn County Zoning Ordinance does not provide that re-intiation of the request may be begun within 12 months if the County Commission does not act upon the original request.

A discussion ensued in which it was determined that the Director prepare a d-aft of an amendment, applicable to both the City and County Zoning Ordinances, which would provide for a definite determination as to the exact commencing and initiation points for the one year timing.

Personnel - Joint Planning Commission Staff

The Director advised the members that Mrs. Angela Young had recently resigned the position of Receptionist - Typist the reloacte in another city. He further advised he had received a number of applications for that position. The Director was requested to screen these applications and employ a replacement for this staff member.

MEETING ADJOURNED AT 10:30 A. M.