

REGULAR MEETING  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
JULY 9th, 1974  
8:00 A. M.

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- PRESENT: Chairman Neal Gale, W. H. Cowman, Charles N. Croft,  
Wayne E. Floyd and Cormac McGarvey
- ABSENT: Harry I. Driggers, Otto Johnson, Jr., and Father  
Marlon S. Poitier
- ALSO PRESENT: Executive Director Edward H. Stelle and Deputy  
County Administrator William H. Dewey
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The Chairman introduced Mr. Charles N. Croft, recently appointed to the Planning Commission by the City of Brunswick to fill the unexpired term of Mr. James E. Hancock.

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GC-2-74 B:

The Planning Commission held a short work session with respect to residential density on St. Simons Island.

This matter was taken up at length later during the meeting.

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Upon a motion made by Mr. Floyd and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on June 4th, 1974, were approved.

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B-5-74: (References: B-8-69, B-2-70 and B-7-70)

Request to rezone, from LC Local Commercial to HC Highway Commercial, Lot 2 of Oak Park Subdivision, fronting 82 ft. on the north side of Crandall Street and located 82 ft. east of the intersection of said street with U. S. Highway 17 North (Glynn Avenue) in the City of Brunswick

Attorney Thomas J. Dickey, Jr., was present to represent the applicant, Mr. Louis Sharp, for review of the subject request. Mr. Dickey pointed out that the lot involved lies between property zoned HC Highway Commercial, yet it bears an LC Local Commercial classification. He further stated that all of these contiguous lots have been utilized as a unit for a drive-in restaurant, and plans call for a continuation of this type use.

An inquiry was made as to a rumor that the subject property would be rezoned in the future. In the meetinghouse, Mr. Dickey replied that this is in

No one was present to express opposition to this request.

The Director stated that the requested rezoning is compatible with the zoning of the abutting lots and recommended approval.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Cowman and unanimously adopted to recommend approval inasmuch as the requested rezoning will result in all lots in a single use development bearing the same zoning classification.

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GC-38-74:

Request to rezone, from R-6 One-Family Residential to LC Local Commercial, Lot 25 of Model Farms Subdivision, fronting 100 ft. on the south side of 7th Street, 50 ft. on the east side of Treville Avenue, and 50 ft. on the west side of an unnamed alley

Ms. Agnes Floyd appeared to represent the subject application, submitted by Lowe & Co., Inc. Ms. Floyd stated that a residence exists on the property at present. She further stated that a rezoning is being sought to permit the use of the property for a paint store and parking in conjunction with an office and warehouse located across 7th Street from the property involved.

It was noted that no one was present to object to this application.

The Director pointed out that the property is in close proximity to a residential area but that the property directly across 7th Street is zoned industrially. Inasmuch as the proposed use would lie within that residential area, Mr. Stelle stated that, if the property is zoned to Local Commercial, a planted buffer area should be provided rather than the cyclone fence shown on the layout plan submitted.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Floyd and unanimously adopted to recommend approval of this application, subject to a planted 6 ft. high buffer strip being installed and maintained along all sides of the property abutting residential property.

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GC-39-74:

Request to rezone, from R-9 One-Family Residential to GC General Commercial, the eastern triangular portion of Lot 3 of Sherwood Subdivision, containing 0.5 acres, fronting 55 ft. 10 in. on the north side of Cypress Mill Road and bounded on the west approx. 221 ft. 10 in. by the F009 I-95 Connector and on the east approx. 163 ft. 4 in. by Gladiola Street

Mr. John T. Bennett, applicant, accompanied by Mr. John G. Klinowski, prospective purchaser of the property involved, was present for review of the subject request. Mr. Klinowski explained that construction of the I-95 F009 Connector has resulted in the house now located on the land being only 2 ft. from that highway's right of way, resulting in the property not being feasible for residential use.

No one was present to express objection to this request.

The Director pointed out that, as Mr. Klinowski proposes to convert the residence into an office, a General Commercial rezoning would make this a permitted use and, as well, would meet the setback requirements for that classification. Mr. Stelle recommended approval as a commercial designation would be the only logical use of the property due to its proximity to the I-95 Connector.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Cowman and unanimously adopted to recommend the rezoning of the subject property inasmuch as commercial is the only feasible use of the land due to its abutting the I-95 F009 Connector on the west.

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GC-40-74:

Request to rezone, from CP Conservation - Preservation to R-12 One-Family Residential, a tract containing 4.5 acres, fronting 355.6 ft. on the south side of Frederica Road with the northwest corner of said property lying approx. 400 ft. from the triangular intersection of the Christ Church property on St. Simons Island

Attorney James B. Gilbert, Jr., was present to represent the applicant, Ms. Eva Lee Powell, for review of this application. Mr. Gilbert stated that Ms. Powell has a prospective purchaser of the subject property if it is rezoned to permit the construction of a single-family residence.

It was brought out that the property involved consists of both highland and marshland, and that, under the requested R-12 One-Family Residential classification, only the highland could be used for that purpose. It was also pointed out that any use of the marshland would have to be under the control of state and local regulations.

Several individuals were present in order to ascertain exactly what the request involved. However, no one expressed opposition.

The Director pointed out that the subject property lies within an area basically residential in character and, therefore, recommended approval. Mr. Stelle added that state and local regulations would govern the use of the marshland.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to recommend approval of this application as the property involved is located in an area predominately residential, abutting residentially zoned land on the east, south and west, subject to only the highland being utilized for the proposed single-family residential use and compliance with all state and local regulations pertaining to marshlands and health.

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GC-41-74:

Request to rezone, from FA Forest - Agricultural to M-12 Mobile Home One-Family Residential, a tract containing approx. 54,404 sq. ft., fronting 398.5 ft. on the south side of the Sterling - Broadfield Road (also known as Old State Route 99), and located approx. 635.1 ft. east of the intersection of said road with U. S. Highway 341 (New Jesup Highway)

Mr. and Mrs. Oliver Gale, applicants, were present for review of the subject request. Mr. Gale stated that his property did not meet the square footage requirements of Forest - Agricultural Districts for the location of 3 mobile homes. He further stated that under the requested M-12 Mobile Home One-Family Residential classification the required area per mobile home would be provided.

It was noted that no one was present to object to this application.

The Director stated that, inasmuch as there are a number of mobile homes existing in the area and that the requested rezoning would afford sufficient square footage to support 3 mobile homes, he recommended approval.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to recommend the rezoning of the subject property that is located in an area predominately utilized for mobile homes and will support the 3 proposed mobile homes.

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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; by adding a new paragraph to said Section which would reduce the residential density requirements, currently ranging from 17 to 35 dwelling units per net acre, to a maximum of nine (9) dwelling units per net acre, which would be applicable only to St. Simons Island, designated in the Ordinance as an "Area of Scenic Beauty and Historic Interest"

The Chairman announced that although a "work session" relative to the above proposed amendment had been held on Wednesday, June 19th, 1974, a Public Hearing on this matter had not been advertised for this date, it being the consensus of the Planning Commission members that this proposal should receive intensive study prior to any definite action.

After lengthy discussion with representatives of the St. Simons Concerned Citizens Association, applicants, and representatives from Land Developers, Contractors, Realtors, the Brunswick Bar Association and other interested individuals, a motion was made by Mr. Floyd, seconded by Mr. Cowman and unanimously adopted to defer action on the proposed amendment, with the concurrence of the applicants, until such time as additional study and more information can be obtained in this respect.

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GC-2-74 C:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance to create an additional permitted use by including "private school" in Paragraph k); Subsection 707.2, Permitted Uses; of Section 707, GC General Commercial District

The Director explained that the subject proposed amendment would permit private schools as well as commercial trade schools in a GC General Commercial District. Mr. Stelle pointed out that parking requirements for private schools are set forth for that type district in the ordinance, but that no provision is made for them in the permitted uses in this district. The Director stated that, inasmuch as the ordinance allows trade and vocational schools in this classification and implies through the parking regulations the allowance, he recommended approval.

After careful consideration, a motion was made by Mr. McGarvey, seconded by Mr. Floyd and unanimously adopted to recommend an Amendment to the Text of the Glynn County Zoning Ordinance to create an additional permitted use by including "private school" in Paragraph k); Subsection 707.2, Permitted Uses; of Section 707; GC General Commercial District, as follows:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Paragraph k); Subsection 707.2, Permitted Uses; of Section 707, GC General Commercial District; is amended by striking in its entirety said paragraph reading as follows:

k) Commercial trade or vocational school.

and inserting in lieu thereof a new Paragraph k) to read as follows:

k) Commercial trade, vocational or private school.

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Discussion on request of the Glynn County Board of Appeals concerning proposed parking variance re commercial development on northeast corner of Mallory Street and Ocean Boulevard on St. Simons Island

The Director explained that the Glynn County Board of Appeals had requested the Planning Commission to render an opinion with respect to a requested off-street parking variance for a proposed commercial development at the above identified location. The Board of Appeals had reviewed this application, submitted by Mr. Paul Asher, on June 27th, 1974, but had deferred action until such time as the Planning Commission could give the matter consideration.

The Director then read Subsection 1005.2, which outlines the factors which would be applicable to a special exception of this type.

During discussion it was determined that none of these factors would qualify a recommendation for the granting of the requested variance.

After thorough study, a motion was made by Mr. Cowman, seconded by Mr. Floyd and unanimously adopted that there are no justifications for a variance in this area of the Pier Section of St. Simons Island due primarily to an increase in traffic and congestion which would be generated at the subject location.

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MEETING ADJOURNED AT 10:30 A. M.