

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
AUGUST 6th, 1974
8:30 A. M.

PRESENT: Vice-Chairman Wayne E. Floyd, W. H. Cowman,
Chas. N. Croft, Harry I. Driggers, Otto
Johnson, Jr., Cormac McGarvey and Father
Marlon S. Poitier

ABSENT: Chairman Neal Gale

ALSO PRESENT: Director Edward H. Stelle

In the absence of Chairman Gale, Vice-Chairman Floyd
assumed the chair.

Upon a motion made by Mr. Croft and seconded by Mr. Cowman, the
Minutes of the Regular Meeting held on July 9th, 1974, were approved.

GC-42-74:

Request to qualify as a Conditional Use for a Documented Hardship
Case in an R-9 One-Family Residential District in accordance with
Section 702, Subsection 702.3, of the Glynn County Zoning Ordin-
ance, for the location of a mobile home on the following described
property: Portions of Lots 35 and 36 in Pinehurst Subdivision
fronting approx. 96 ft. on the south side of Park Drive and lo-
cated 170 ft. east of Picric Street

Mr. Clifford N. Brundage was present to represent this
request. Mr. Brundage stated that the use of the subject pro-
perty is for a Conditional Use for a Documented Hardship Case,
in order to locate a mobile home for use by his mother. He
explained that she is 87 years old and requires aspiration every
morning in addition to other care. The location of a mobile
home on his property will enable him to furnish her with the
medical assistance she requires.

Submitted with this request was a statement signed by Dr.
Herbert Kirchman, verifying that this is a hardship case due to
Mrs. Brundage's physical condition.

When questioned as to whether the mobile home would be used for any other purpose, Mr. Brundage replied it would not.

It was noted that no one was present in opposition to the subject request.

The Director explained that a rezoning is not required in a Documented Hardship Case. Mr. Stelle stated that a recent amendment to the Glynn County Zoning Ordinance will enable Mr. Brundage to obtain a permit for a mobile home on his property for a two year period if the application is approved. He then recommended approval of this as it meets all requirements of the Ordinance for such cases.

After careful study, a motion was made by Mr. Croft, seconded by Father Poitier and unanimously adopted to recommend approval of the subject documented hardship case inasmuch as it qualifies under the provisions of the Glynn County Zoning Ordinance for such circumstances.

GC-43-74:

Request to rezone, from R-6 One-Family Residential to M-6 Mobile Home One-Family Residential, a tract in Gordon Heights Subdivision fronting 150 ft. on the north side of Lakewood Avenue with a depth of 200 ft., and located approx. 250 ft. east of Whitlock Street and 70 ft. west of the Old B & W Railroad Grade

Mr. Robert G. Boone was present for review of the subject application, submitted by his mother, Mrs. O. J. Boone. Mr. Boone stated that she desires to locate a mobile home on the property involved.

No one appeared to express objections to this request.

The Director stated that, although there are no mobile homes on Lakewood Avenue, there are a considerable number scattered in the general area and he, therefore, recommended approval.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to recommend approval of the requested rezoning as there exists a number of mobile homes in the vicinity of the subject property and the proposed use would not be detrimental to adjacent properties.

GC-44-74:

Request to rezone, from FA Forest - Agricultural to M-12 Mobile Home One-Family Residential, Lot 24 of the Glover Tract (an un-approved subdivision) fronting 130 ft. on the south side of Glass Circle and lying approx. 633.91 ft. west of Canal Road

Mr. and Mrs. H. B. Latham were present in behalf of this request. Mrs. Latham explained that, due to her husband's health, they desire to locate a mobile home on the subject portion of their property in order that it might be rented to a nurse who could assist in his care.

It was noted that no one appeared in opposition to the subject application.

The Director stated that, inasmuch as the Glover Tract neighborhood is predominately used for mobile homes, he recommended approval of the request.

After careful study, a motion was made by Father Poitier, seconded by Mr. Croft and unanimously adopted to recommend the rezoning of the subject property to M-12 Mobile Home One-Family Residential as the neighborhood is definitely mobile home in character, with adjacent lots being utilized for mobile home locations.

GC-45-74:

Request to rezone, from CP Conservation - Preservation to R-12 One Family Residential, an irregularly shaped tract containing 4.6 acres located northeast of the Meadows Subdivision and lying to the east of Wesley Oaks Subdivision and approx. 2,800 ft. east of Frederica Road, access to said tract being via Wesley Point Road for a distance of 155 ft. east of Wesley Circle on St. Simons Island

Mr. J. H. Ringeling, representing the applicant, Mr. William Lattimore, appeared for review of the subject application. He stated that a 12 lot single-family residential subdivision is proposed on the 4.6 acre portion of Mr. Lattimore's property. Mr. Ringeling explained that the interior streets would not be publicly dedicated or maintained, as conveyance of the lots would include title to one-half of the abutting street right of way. Mr. Ringeling presented photographs depicting the property involved, as well as other adjacent land owned by Mr. Lattimore, in relation to highland and marshland areas.

The Director explained that Dr. Fred Marland, Director of the Coastal Marshland Protection Agency, Mr. Ringeling and himself had made an on-site inspection of the land involved.

During discussion, it was brought out that 1) the designation of the highland and marshland areas has been determined by the Protection Agency, 2) only the highland portion is to be used for the residential subdivision, 3) any use of the

marshland will be under that agency's control, and 4) construction elevations will be controlled by the National Flood Insurance Program requirements.

Drainage of the area was also discussed. Mr. Ringeling advised that the developer proposes to extend the drainage system and install 2 additional catch basins.

Mrs. Elise Permar, a property owner in Wesley Oaks Subdivision to the west, was present to oppose this request. Mrs. Permar's basic opposition was the effect the development would have upon drainage of the surrounding area. She also objected to the contrast in the tax valuation between that of the residential property in Wesley Oaks and that of the entire 57.2 acres owned by Mr. Lattimore. Mrs. Permar was advised that the Planning Commission has nothing whatsoever to do with the tax structure.

After careful study, a motion was made by Mr. Driggers and seconded by Mr. Croft that inasmuch as the use of the subject property, particularly the marshland, will be under the control of the Coastal Marshland Protection Agency, as well a meeting the requirements of the County Engineer, to recommend approval of this application.

Voting Aye: Messrs. Croft, Driggers, McGarvey
Voting Nay: Messrs. Cowman and Johnson
Abstaining from Voting: Father Poitier

The Vice-Chairman declared the motion adopted.

GC-46-74:

Request to rezone, from R-6 One-Family Residential to OC Office Commercial, Lot 6 in Block 2 of Island Retreat Subdivision fronting 70 ft. on the south side of Ocean Boulevard with a depth of 121.6 ft., and located approx. 450.1 ft. west of Mallory Street on St. Simons Island

Mr. Joe McDonough, Agent for the applicant, Charles W. and Faye C. Drury, was present to represent this request. Mr. McDonough stated that a rezoning to Office Commercial is being sought in order that the existing residence on the subject lot might be converted into an office. It was pointed out that a number of office uses exist at present in the immediate area.

No one was present to express opposition to this application.

The Director recommended approval of the request as the character of the neighborhood seems to be changing to commercial

usage and the proposed use of the lot would be consistent with that type use.

After careful study, a motion was made by Mr. Johnson, seconded by Father Poitier and unanimously adopted to recommend approval of the subject request as the property lies within an area with a trend towards commercial usage and will be a logical location for the proposed office which will be compatible to similar uses in the neighborhood.

GC-2-74 B:

Communication from the St. Simons Concerned Citizens Association relative to Density Requirements on St. Simons Island

A letter from the St. Simons Concerned Citizens Association, requesting postponement of further consideration of a proposed amendment to the text of the Glynn County Zoning Ordinance with respect to residential density on St. Simons Island, was read to the members. In their letter, they requested that this item be deferred for 30 days.

After discussion, a motion was made by Mr. Cowman, seconded by Mr. Poitier and unanimously adopted to concur with the request of the St. Simons Concerned Citizens Association that the above identified matter be deferred to the Planning Commission's Regular Meeting of September 10th, 1974, in order that it might be given additional study.

GC-49-72 and GC-42-73:

Amendment to Zoning Text for the above referenced PD-G Planned Development - General Complex for Section B of Deerwood Estates Subdivision (formerly known as Riverview Estates Subdivision)

and

Subdivision Plat Review: Deerwood Estates Subdivision
Final Approval Jetstream Development Company (References
M. Albert Burke, Property Manager above)
Plate Maps 67 & 68

Mr. M. Albert Burke was present for review of the two above referenced matters. These items were reviewed as one unit inasmuch as they both pertain to the Deerwood Estates Subdivision.

It was explained that an amendment to the zoning text for this Planned Development - General Complex was required in order that Section B of the subdivision might be developed for one-family residences, rather than mobile homes as originally planned. Mr. Burke stated that deeds to the lots would contain restrictive

covenants for a 25 year period for their use for only single-family residences.

It was noted that no one was present to express opposition to this amendment.

The Director recommended approval of the proposed amendment.

The Director stated that the subdivision had previously received preliminary approval and that the plat, as submitted this date, meets all requirements for an R-12 One-Family Residential subdivision, including the required 5% open space dedication, and he recommended Final Approval of the plat, subject to approval by the County Engineer. He added that the lot sized had been approved by the Glynn County Board of Health.

After careful study and upon a motion made by Father Poitier and seconded by Mr. Johnson, the Planning Commission unanimously adopted a motion to recommend approval of:

1. the proposed Amendment to the Zoning Text for Section B of Deerwood Estates Subdivision, which limits the use of the property for conventional type single-family dwellings, rather than mobile homes as originally contemplated; and
2. the Final Plat of Section B of Deerwood Estates Subdivision, subject to the approval of the Glynn County Engineer.

Subdivision Plat Review:	Sea Palms Subdivision
Resurvey Review	St. Simons Properties

Mr. Dahl Cochran, representing St. Simons Properties, was present for review of the subject plat.

The Director explained that the plat actually reflected a resurvey, and not a replatting, of 60 lots in this subdivision. This had become necessary due to purchase of these lots by St. Simons Properties from Evans & Mitchell. He also pointed out that with this purchase they would have to re-register these lots with the Department of Housing and Urban Development in compliance with the Federal Land Registration Act which required this resurvey.

The Director recommended approval of the subject resurvey.

After careful study, a motion was made by Mr. Driggers, seconded by Father Poitier and unanimously adopted to recommend

approval of 60 Lots of the Sea Palms Golf and Country Club Subdivision, as shown on plat submitted for review this date, subject to the approval of the County Engineer.

Mass Transit Study - Consultants' Proposals

The Director distributed individual copies of six Consultants' Mass Transit Study Proposals. Mr. Stelle explained that these proposals provide for the furnishing of data with respect to transportation, land use, social and economic structures, and the like for consideration as a mass transit plan. The Study will be financed by Federal funds. He stated that he had reviewed all of the proposals. Mr. Stelle added that, although as a result of his review he would recommend the proposal submitted by the Transportation Planning & Research Corporation as being the most acceptable, he felt a committee should be appointed to study the proposals in detail.

The Vice-Chairman appointed a committee consisting of Messrs. Cowman and McGarvey to work with himself and the Director and make recommendation to the Planning Commission.

Monday, August 12th, 1974, at 5:00 P. M., was the date and time established for this committee to meet.

Discussion of Policies for Beach and Dune Permits

The Director explained that a number of citizens had requested a discussion on a situation that has arisen with respect to the St. Simons Surf Sailors using the beach in the vicinity of the King & Prince Hotel for the storage of approximately 30 surf sailing type boats. This group has relocated to the south in front of the old Sea Palms Club.

This use of the beach has brought out some possible problems. Island property owners and others have objected to their inability to use the beach and the blocking of their access to the ocean. They say a new gully has developed on the beach and the sea oats in this area have suffered considerable damage and loss. Electric lights for security measures to the boats have been installed in possible violation of applicable ordinances.

The Vice-Chairman appointed a committee consisting of Messrs. Cowman and Driggers and Father Poitier to work with the Director and make further recommendations to the Planning Commission as to any action necessary.

It was agreed that this committee meet at the same time set for the Mass Transit Study Committee on Monday, August 12, 1974, at 5:00 P. M.

Discussion of Current Activities

The Director asked if the members had any questions as to the memorandum recently furnished which summarized various current activities in which the Planning Commission's staff had participated.

Mr. Johnson stated he felt the U. S. Corps of Engineers should not limit its beach and dune study to the Jekyll Island Beach Erosion Project. He suggested that telegrams or letters be sent to Georgia's Governor, Congressmen and Senators expressing concern and requesting the inclusion of St. Simons and Sea Islands in this Project.

Concerning the Glyngo Re-Use Plan, the Director stated that he would invite Glyngo Coordinator, Gordon Davis and the planning consultants to give the Planning Commission a briefing either at its next meeting or shortly thereafter.

As to the Governor's Oil Refinery Study, the Director stated he had been working with the Georgia Office of Planning and Budget on a study commissioned by Governor Carter to determine issues and questions that should be answered by any oil refinery project considering a location on the Georgia coast.

MEETING ADJOURNED AT 10:30 A. M.