

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
SEPTEMBER 10th, 1974

8:30 A. M.

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

ABSENT: Harry I. Driggers and Cormac McGarvey

ALSO PRESENT: Director Edward H. Stelle, Deputy County
Administrator Wm. H. Dewey and County Building
Official W. B. Wright

Mrs. Angela Young was introduced as Receptionist-Typist for the Planning Commission, filling a vacancy in this position recently created by the resignation of Mrs. Joyce Hill.

Upon a motion made by Mr. Johnson and seconded by Father Poitier, the Minutes of the Regular Meeting held on August 6th, were approved.

GC-47-74:

Request to rezone, from R-9 One-Family Residential to M-12 Mobile Home One-Family Residential, a tract containing 12,600 sq. ft., comprising the southerly portion of Lot 9 in the Edna Horne Tract (an unapproved subdivision), fronting 90 ft. on the west side of Lake Drive; the southeast corner of said tract being located approx. 1,100 ft. north of the intersection of Lake Drive and State Highway 303 in the Dock Junction area

Mr. F. J. Roberson was present for review of the subject application. Mr. Roberson stated he desired to locate a mobile home for use by his daughter on the property involved. He explained that confusion had arisen from a misunderstanding as to the procedure for being able to do so. Mr. Roberson added that he had not been informed that it was necessary to obtain a rezoning for such use, although he had obtained a septic tank permit. He further added that the mobile home is now located on the property involved.

Although no objectors to his request appeared, Mr. R. C. Strickland was present to inquire as to the effect the requested rezoning for a mobile home would have upon the tax valuation of his property. Mr. Strickland was advised that the Planning Commission has nothing whatsoever to do with the tax structure.

The Director recommended approval of this application as the property lies within an area utilized for a mixture of mobile homes and conventional type dwellings and, therefore, the proposed use should not be detrimental to the neighborhood.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Floyd and unanimously adopted to recommend approval of the subject request inasmuch as the property involved is in an area containing a considerable number of mobile homes.

GC-48-74:

Request to rezone, from FA Forest - Agricultural to GC General Commercial, a tract fronting 86,6 ft. on the north side of the Old Jesup Highway with a depth of 250 ft., and lying 653.9 ft. east of the New Jesup Highway (U. S. Highway 341) and 350 ft. west of Bailey Road in the Pyles Marsh area

Mr. H. F. Woodard was present in behalf of this application for the rezoning of the subject property to General Commercial. Mr. Woodard stated that this classification is being sought in order that he might utilize the site for a used car lot. He added that the land adjoins industrially zoned property on the north and, in his opinion, lies in an area with commercial potentials due to its proximity to U. S. Highway 341.

It was noted that no one appeared in opposition to this request.

The Director stated that Mr. Woodard had established a used car lot on the property around the first of the year in a neighborhood residential in character without obtaining a rezoning or permit for this use. Pointing out that a used car lot would have an adverse effect upon existing residential development of this area, the Director recommended denial.

After careful study a motion was made by Mr. Croft and seconded by Mr. Cowman to recommend denial of this application as the proposed used car lot would have a detrimental effect upon an area predominately residential in character.

Voting Aye: Messrs. Cowman, Croft and Johnson and
Father Poitier

Abstaining from Voting: Mr. Floyd

The Chairman declared the motion adopted.

GC-49-74:

Request to rezone, from LI Limited Industrial to HC Highway Commercial, portions of Tracts 11, 12, and 13 in Key Industrial Park fronting 110.5 ft. on the east side of New Community Road with an average depth of approx. 509.91 ft., bounded on the south by the City of Brunswick Limits Line and lying 130.08 ft. south of Key Circle

Mrs. David Ritter was present for review of the subject request submitted by Messrs. Elliott Robinson and G. Ogden Persons III. Mrs. Ritter explained if it is rezoned to Highway Commercial. She stated that Mr. Ritter proposes to construct and operate a skating rink on this site. She further stated that the proposed building would be located further to the rear than shown on the layout plan submitted, in order to provide adequate off-street parking on the front. Mrs. Ritter pointed out that the property abuts land on the south previously rezoned for this use but has not been utilized for that or any other commercial use.

Mr. Noble Sorrow, representing the residential property owners north of Cypress Mill Road, appeared to express opposition to the requested commercial rezoning. Mr. Sorrow explained that their basic objections were: 1) that the proposal was completely contrary to an agreement that had been made by the owners of the land involved with these property owners; and 2) an increase in traffic and noise which would be generated and illumination from the establishment at night would further create additional detrimental effects upon the area, resulting in devaluation of their residential properties. Mr. Sorrow added that the existing limited industrial zoning was preferable to the numerous undesirable uses that would be permitted in a highway commercial classification.

After careful study, a motion was made by Mr. Cowman and seconded by Mr. Johnson to recommend denial of the requested rezoning for the following reasons:

1. Controlled limited industrial use of the land involved would be preferable to uses to which the land could be used under a Highway Commercial zoning; and
2. There should be no deviation from the agreement previously made between the owners of the subject property and the residential property owners to the north as to the use of the land in this controversial area

Voting Aye: Cowman, Floyd, Johnson and Poitier

Voting Nay: Croft

The Chairman declared the motion adopted.

GC-50-74:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract fronting 151 ft. on the south side of U. S. Highway 17 south and 265 ft. on the west side of Bell's Cut Off Road, and lying approx. 889 ft. west of the intersection of said highway with U. S. Highway 84

Mrs. Mattie Chapman was present in behalf of the subject application submitted by her step-son, Mr. Barry Chapman. Mrs. Chapman stated that he proposes to construct a small restaurant on the subject property. She pointed out that the area contains a number of highway commercial uses. Mrs. Chapman also submitted a statement from Mr. Wm. H. Knowles, owner of the property immediately to the east, stating he had no objections to this proposal.

No one was present to express opposition to this request.

The Director recommended approval of the application as the area is definitely highway commercial oriented and the adjacent property owner had no objections to the proposed use. Mr. Stelle added, however, that the Georgia Department of Transportation should be consulted in respect to curb cuts.

After careful study, a motion was made by Mr. Floyd, seconded by Father Poitier and unanimously adopted to recommend approval of the subject application for the following reasons:

1. The proposed restaurant would up-grade the property involved, which abuts a major thoroughfare and is definitely commercially oriented; and
2. Curb cuts for egress and ingress will be controlled by the Georgia Department of Transportation.

GC-51-74:

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home One-Family Residential, Lot 2 in Block A of the Manning Subdivision, fronting 61 ft. on the south side of Austin Street with a depth of 155 ft., and lying 386 ft. west of U. S. Highway 341 (Norwich Street Extension) in the Dock Junction area

Mrs. Lucille W. Higdon appeared for review of the subject request. Mrs. Higdon explained that she was seeking a rezoning which would enable her to locate a mobile home on her property for the use of her son. She stated that there were approximately 30 mobile homes in the immediate area, including a mobile home to the north. She submitted a drawing reflecting their locations. Mrs. Higdon added she did not feel this use of her lot would adversely effect the neighborhood.

No one was present to object to this application.

After careful study, a motion was made by Mr. Cowman, seconded by Father Poitier and unanimously adopted to recommend the requested rezoning of the subject property as it lies within an area predominately used for mobile homes.

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 and Historic Interest".

The Chairman announced that the issue of density on St. Simons Island, deferred at previous meetings, was again under consideration.

The Director introduced Mr. John F. Petty, of Hart-Krivatsky-Stubee, Planning, Architectural and Environmental Design Consultants. Mr. Stelle explained that this firm has rendered valuable assistance and reports to Sea Island Company in the development of its holdings, copies of two reports relative to density, having been furnished to the Planning Commission. The Director stated that Mr. Petty had been invited to the meeting this date in order to give the commission the benefit of his expertise.

Mr. Petty explained that innovations in land development techniques are now considering zoning as a "process", realizing that set-backs, access, parking, are all necessary, but that many other factors should be examined in studying development projects. These factors include site conditions, topography, natural features, market, types of people living in the development, i.e., retired or young married couples and many other factors. He advised that in our study of density we should develop the evaluation capacity into the ordinance which would account for such factors.

A question and answer session followed with all present involved taking part.

After careful consideration, a motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted to defer action, with the concurrence of the St. Simons Concerned Citizens Association, on any amendment pertaining to density in order that the Director might prepare a proposed amendment taking into consideration the concepts outlined by Mr. John Petty.

Policies for Beach and Dune Boating Activities

Mr. Floyd reported on progress made by the Committee appointed for the purpose of assisting in resolving the problems presented by the use of surf sailing type boats using the St. Simons Island beach for storage. He stated that the committee had met with members of the St. Simons Surf Sailors group and other concerned citizens.

The Director explained that the boat owners had expressed their willingness to rearrange the location of their boats and to restrict their activities to pulling them only over the beach itself and not over the sand dunes and sea oats. Mr. Stelle added that the controversial electric lights are being removed.

After discussion, a motion was made by Mr. Floyd, seconded by Mr. Cowman and unanimously adopted that the Director prepare a resolution for review by the Planning Commission advising the County Commission of steps taken to resolve the problem recently taken to alleviate the problem created by the storage of and night security illumination for surf sailing boats on the St. Simons Island beach, in order that this type situation might not reoccur; and, further, that the County be requested to open the 80 ft. right of way of 1st. Street in the vicinity of the Coast Guard Station in order to furnish the general public direct access to the beach.

Meeting Place for the Joint Planning Commission

The Director informed the members that he had been advised that the Brunswick Regional Library intends to remove the commission meeting table for its use upon completion of their new library quarters. Their claim to ownership resulted from lack of space when the table was supposedly given to the library when the City Commission moved into the New City Hall Building (formerly the Brunswick U. S. Post Office).

During discussion, it was brought out that the table had been included in the furnishings made available to the Planning Commission upon its moving into its present location in the Old City Hall Building. In addition, it was deemed that moving the table and its glass covering would be unfeasible, due to its size and the difficulty in transporting it from a second floor location without damage to the table, glass and building.

After careful deliberation, a motion was made by Father Poitier, seconded by Mr. Croft and unanimously adopted that the Director transmit a letter to the Brunswick Regional Library

advising them that the Planning Commission intends to retain the commission meeting table furnished by the City at the time the Planning Commission established offices in its present location in the Old City Hall Building.

Parking Study of Frederica Road, referred to the Planning Commission by Glynn County Board of Commissioners at its meeting of August 15th, 1974

The Director reported that on the request of the County Commissioners, he worked with Mr. Don McKaskill, County Engineer, on a parking plan for the Frederica Road niteclub strip area.

The presentation was made at the Commissioners September 5th, 1974 meeting. A copy of the proposal is on file at the Commission Office.

Proposed Request to Glynn County Board of Health

Mr. Stelle pointed out that the County Health Department Septic Tank Permit forms had no notation of zoning compliance for proposed user. He asked the Commission to direct him to request inclusion of such information on the forms.

After some discussion a motion was made by Mr. Floyd, seconded by Mr. Johnson and unanimously adopted that the Director request in writing that the Glynn County Board of Health indicate upon all future septic tank permits that the zoning classification of the property involved is in compliance with the Glynn County Zoning Ordinance; this information to be furnished prior to application being made for a building permit.

Request from the County Building Official to review townhouse plans in relation to the Beach and Dune Ordinance

Mr. Stelle explained that County Building Official, W. B. Wright, had asked him to review a proposed townhouse project in relationship to its proximity to the Beach and Dune District on St. Simons Island. After reviewing the plans and location of the project, it was determined that the development was not within the Beach and Dune District and would not be affected by its requirements.
