

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 5th, 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, Planner Wm. P. Hooker and Deputy County Administrator Wm. H. Dewey

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

Coastal Zone Management Study

Mr. Wm. P. Hooker was introduced as Planner for the recently initiated Coastal Zone Management Study, a joint program financed by federal, state and local funds with citizen participation.

The Director advised the members that this program would provide a general land use analysis for the entire county using existing information generated during the study. He added that progress reports on this project would be made periodically.

Upon a motion made by Mr. Johnson and seconded by Father Poitier, the Minutes of the Regular Meeting held on October 1st, 1974, were approved.

B-6-74:

Request to rezone, from LC Local Commercial to GC General Commercial, Parcel A of Block 20 in Old Town Subdivision situated in the City of Brunswick, formerly the site of the Old City Hospital, fronting 275 ft. on the west side of Norwich Street and 225 ft. on the south side of First Avenue.

Mr. A. W. Gragg, applicant, was present for review of this application. He stated that the application had been filed requesting a rezoning from LC Local Commercial to GC General Commercial as there was some question as to the proposed uses being permitted under the property's existing zoning classification. Mr. Gragg introduced Mr. Leonard Dawson, Executive Director of the Coastal Georgia Area Community Action Authority, Inc., lessee of the property involved and the building existing thereon. Mr. Dawson explained that his agency's offices are housed on the first floor of the structure. He further explained they propose to utilize the second and third floors as living quarters for elderly individuals who are ambulatory, live alone and need a limited amount of care, but do not require the extensive services provided in nursing homes.

A large delegation of residential property owners in the surrounding neighborhood were present. Mr. Edward B. Liles acted as spokesman for this group and presented a petition bearing 130 signatures opposing the requested rezoning. He stated that these individuals' basic objections were the detrimental effect and encroachment upon the single-family residentially zoned area south of First Avenue. Mr. Liles enumerated numerous other adverse uses for which the property could be utilized under the requested General Commercial zoning. Mr. Liles pointed out that the residential area is bounded on the east, south and west by Basic and General Industrial zoned lands and should be protected from unfavorable infringements. He presented a photograph showing a large recently erected sign which the residents feel is an eye-sore to the residential area. All present in opposition were given an opportunity to express their objections, if they so desired.

Mr. Dawson stated that the larger portions of the sign are now being removed. He further stated that, although there is a definite need for the services they propose for senior citizens, his agency did not desire to go contrary to the feelings of the residents and would endeavor to locate another site for this purpose.

When questioned as to whether, under the circumstances, he desired to withdraw or defer his application, Mr. Gragg replied he would have to give further consideration to the matter prior to the Planning Commission taking action at the later part of the meeting.

The Director stated that, as he felt the second and third floors were not properly designed for the proposed use by elderly individuals and that such use would not be compatible to the character of the area, he recommended denial.

After careful study and in view of the applicant not having requested deferral or withdrawal of his application, a motion was made by Mr. Cowman and seconded by Mr. Driggers to recommend denial of the subject application as the lessee of the property stated that his agency wished to cooperate with the residents in the neighborhood and not utilize the building in any way adverse to their feelings.

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

The Vice-Chairman declared the motion adopted.

GC-52-74:

Request to rezone, from Fa Forest - Agricultural to M-12 Mobile Home One-Family Residential, a tract containing 12,000 sq. ft., fronting 100 ft. on the north side of "Old County Road" and 120 ft. on the east side of an unnamed road, lying 930 ft. west of U. S. Highway 341 (New Jesup Highway) and to the west of the Sterling Baptist Church.

Mrs. Alvin Lane was present in behalf of this request, submitted by her husband and herself. Mr. Lane stated that a rezoning is being requested in order that a mobile home might be located on the subject portion of their property for use by their son. Mrs. Lane further stated that a need exists for him to live in the proximity

of their mobile home as Mr. Lane is in ill health and their son should be nearby in case of an emergency. It was explained that an abandoned dwelling on the remaining portion of their property will be razed. Therefore, there will be adequate square footage in both portions to support two mobile homes.

No one appeared to object to this request.

The Director stated that inasmuch as a septic tank permit for the mobile home has been issued by the Board of Health and the mobile home would not be detrimental to the surrounding area, he recommended approval.

After careful consideration, a motion was made by Mr. Croft, seconded by Father Poitier and unanimously adopted to recommend approval of this request as the mobile home proposed for location on the subject property would be a compatible use in the area.

GC-53-74:

Request to rezone, from Forest - Agricultural to HC Highway Commercial and MH Mobile Home Park, two tracts of contiguous land containing 6.38 acres, fronting a total of 259.65 ft. on the east side of U. S. Highway 341 (New Jesup Highway) in the Sterling community; but excluding a 50 ft. frontage tract with a depth of 100 ft. lying 175.5 ft. north of the southeast corner of said tracts:

Parcel 1 - approx. 1.7 acres fronting a total 259.65 ft. on the east side of said highway (exclusive of the above 50 ft. by 100 ft. tract) being requested for rezoning from FA Forest - Agricultural to HC Highway Commercial; and

Parcel 2 - approx. 4.68 acres lying immediately east of Parcel 1 described above and immediately south of the Anderson Junk Yard and located approx. 260 ft. east of and parallel to said highway being requested for rezoning from FA Forest - Agricultural to MH Mobile Home Park

Mrs. B. F. Newkirk, Sr., appeared to represent the subject application, submitted by her husband and herself.

It was explained that this double rezoning request was being sought in order that the existing uses on the two tracts might be brought into compliance with the Glynn County Zoning Ordinance.

Parcel 1 at present contains commercial uses, a fire sub-station and a borrow pit. Parcel 2 is utilized for a mobile home park with adequate roads, the required oxidation pond and open space.

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

After careful study, a motion was made by Mr. Croft, seconded by Mr. Johnson and unanimously adopted to recommend the request rezoning of the subject tracts in order that the existing mobile home park and commercial establishment might become conforming uses in that they are compatible with other uses in the area.

GC-54-74:

Request to rezone, from RR Resort Residential to GC General Commercial, a tract containing approx. 1 acre fronting approx. 200 ft. on the north

side of Demere Road and lying approx. 580 ft. east of the center line of Plumb Brook Drive and approx. 650 ft. west of Market Street in Tabby Plaza; said tract lying across Demere Road approx. 300 ft. west of the First National Bank on St. Simons Island.

The Planning Commission next reviewed a rezoning request submitted by Ms. Lillian E. Shaw.

It was brought out that Ms. Shaw had granted agent authorization to Parker - Kaufman, Realtors and Insurors, for the filing of this application. A representative of this company was present.

Mr. Ray W. Whittle, Jr., as prospective purchaser, presented plans for the use of the land in the event it is rezoned. He stated that he proposed to erect a structure to house "Gallery W" to furnish interior design services and home furnishing sales. Plans call for the property to be attractively landscaped and be without unsightly neon signs.

Mrs. Berthenia J. Gibson acted as spokesman for a group of residential property owners in the surrounding area who appeared in opposition to the request. A petition bearing the signatures of 52 objectors was submitted. Mrs. Gibson pointed out that their opposition was based on the same reasoning as that given in 1973 when an Office Commercial rezoning, denied by Glynn County, was sought for this property. Their basic objection was that a commercial encroachment would be detrimental to a residential community in existence for many years.

The Director, pointing out the proximity of commercially zoned land in this vicinity and that the proposed use would be compatible to uses on that land, recommended approval.

After careful study, a motion was made by Mr. Cowman and seconded by Father Poitier to recommend the requested rezoning be denied as the proposed use would be detrimental to and represent an encroachment into a long established residential neighborhood.

Voting Aye: Messrs. Cowman, McGarvey and Father Poitier

Voting Nay: Messrs. Croft, Driggers and Johnson

The Vice-Chairman voted Aye to break the tie vote and declared the motion adopted.

Sea Palms Planned Development Complex - "Lagoon Villas" (Reference: GC-5-67)

Amendment and Final Approval to the Sea Palms PD-G Planned Development-General Complex involving a tract containing approx. 3 acres, located on the east side of Windward Drive between the Colony Condominiums and the Sea Palms Club House; said amendment to accommodate the construction of 34 condominiums on said site.

Mr. Dahl E. Cochran, of St. Simons Properties, Inc., was present to represent the referenced amendment to plans for the development of a portion of the Sea Palms, Inc., subject complex. The property involved contains 3.089 acres and is located in the middle eastern portion of the Sea Palms development.

The Director pointed out that the subject area had been designated for club house and condominium development under the zoning text approved in 1967. He added that detailed plans have been submitted

for review this date.

Mr. Cochran explained this condominium development, to be known as "Lagoon Villas", would contain 17 structures varying from 1 to 2 stories with a total of 34 units consisting of duplexes and triplexes with 1 single-family dwelling.

The Director stated that the proposed development meets all land area requirements, but that the actual parking area proposed is slightly less than desirable. However, in view of the environmental aspects, the saving of as many trees as possible and leaving of open space, as well as the fact that this is a report development as opposed to a permanent dwelling area, he recommended approval of the site plan as presented.

It was noted that there were no objectors present.

After careful study, a motion was made by Mr. Croft, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the proposed Amendment and Final Plan to the Sea Palms Planned Development - General Complex for the 3 acre tract involved, it being recognized that the development will have to meet all requirements of the Glynn County Fire Department and other 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 Artical 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 advised that as a result of further study, he did not feel that the Planning Commission should recommend an amendment relative to the subject matter until after another work session is held in this respect. Mr. Stelle added he thought the recommendations contained in a study prepared by Mr. John F. Petty of Hart-Krivatsy-Stubee for Sea Island Company should be considered in the preparation of the proposed amendment.

The Director also advised that the Glynn County Building Official has requested that all multi-family proposals be reviewed by the Planning Commission prior to the issuance of building permits.

The members requested the Director to prepare a proposed amendment in these two respects for review at a work session to be held prior to the Planning Commission's next meeting. Friday, November 15th, 1974, at 7:00 P. M., was established as the date and time for this session. Representatives from the St. Simons Concerned Citizens Association, Land Developers, Contractors, Realtors, the Brunswick Bar Association and other interested individuals are to be invited to attend the session.

Subdivision Plat Review: Forest Park Subdivision
Preliminary Approval W. A. Morton (J. H. Ringeling, Engineer)
(Reference: GC-14-74 Plate Map 72

Mr. J. H. Ringeling, Engineer, and Attorney Thomas J. Lee were present for preliminary plat review of the subject subdivision to be

developed by Mr. W. A. Morton on 5.12 acres located immediately to the north of St. Simons Heights Subdivision.

The Director explained that the plat meets all requirements for an R-9 One-Family Residential subdivision with the exception of meeting the 5% open space provision. He added that it would be serviced by the St. Simons Island Water and Sewer District systems. Mr. Ringeling stated that this aspect had also been worked out with the Georgia Water Control Board.

With respect to the 5% open space requirement, the Director suggested that the developer could possibly provide that area at such time as he develops additional land he owns to the north.

Mr. Lee pointed out that Mr. Morton's extending the sewer and water systems at no cost to Glynn County should be given consideration in off-setting the open space provision.

The members were in accord that 5% of land should be provided within the subject development.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Driggers and unanimously adopted to give Preliminary Approval to the Plat of Forest Park Subdivision, subject to the Final Plat, when submitted for review, reflecting the County's 5% open space requirement and that improvements, including provision of water, sewerage and road construction meet the approval of the County Engineer, the St. Simons Island Water and Sewer District and the County Health Department.

Review of Proposed Addition to the King and Prince Hotel

Messrs. Dahl E. Cochran and James D. Landrum, of St. Simons Properties, Inc., made a presentation of their proposed plans for improvements on the King and Prince Hotel site. Among the items included in their proposal were an addition to the hotel dining room; additional buildings to provide 80 more rooms; a play area for children of guests; renovation of the existing pool; an additional pool; additional parking for guests, the public and employees; 4 and 8 ft. pavement for across to facilities and the beach and for pedestrians and bicycle riders; and the establishment of a one-way traffic pattern.

This being a matter of information only, no action was necessary by the Planning Commission. However, the members did suggest that the Neptune Street right of way improvement reflect a separation of the walkway from the bicycle path, and that the entire right of way remain as County property.

MEETING ADJOURNED AT 10:00 A. M.