

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 2nd, 1975

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft,
Harry I. Driggers, Cormac McGarvey, C. Edward Nicholson
and Father Poitier

ABSENT: Neal Gale

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

Upon a motion made by Father Poitier and seconded by Mr. Croft,
the Minutes of the Regular Meeting held on November 4th, 1975, were
approved as corrected.

GC-25-75:

Request to rezone, from R-9 One-Family Residential to LC Local
Commercial, Lot 6 in the Pineview Subdivision fronting 100 ft.
on the west side of U.S. Highway 341 (New Jesup Highway) with an
approx. average depth of 290.95 ft.; said lot lying in the Dock
Junction area approx. 510 ft. north of the intersection of U.S.
Highway 341 and Georgia Highway 303

Mr. Roland D. Moore, was present in behalf of the subject
request. Mr. Moore stated that he proposed to establish a sporting
goods shop in the existing dwelling on the property involved. He
added that no exterior alternations would be made to the building,
with changes being made in the interior. Mr. Moore said he did
not feel that his proposed use would be detrimental to the neigh-
borhood as he feels that the area along the New Jesup Highway
between Georgia Highway 303 abd Interstate 95 will eventually become
commercial in nature.

A number of residential property owners in the vicinity were
present to express their opposition to this request. Their
objections were basically the generation of traffic congestion and
the creation of additional noise in the area.

The Executive Director explained that although the Planning
Commission has previously recognized that upon the completion of
I-95 Interchange and the 4-laning of U.S. Highway 341 from the

"Forks" to the interchange property in that area would become commercially-oriented, he felt that commercialization on the western side of the highway would be premature at this time. Mr. Stelle pointed out that a commercial rezoning at the present time on that side of the highway would be adverse to the character of the residential neighborhood. Also such use would add to the traffic congestion on U.S. 341 at this which is abnormally high due to the I-95 construction.

He also pointed out there now exist commercial buildings on the east side of the highway in this same vicinity that could be utilized for such proposed use. For these reasons, he recommended denial.

After discussion, a motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend denial of the subject application as a commercial zoning in this area would create a traffic hazard on U.S. Highway 341 and would not be compatible at the present time with the residential nature of the west side of this highway and the residential uses on each side of the property involved; further there are commercial buildings across the highway that are unused.

GC-26-75:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, all of Lots 1, 2 and 4 in Block F of St. Simons Park Subdivision, said lots lying together and forming an L-shaped tract of land with a frontage of 148.2 ft. on the east side of Mallory Street and 171.3 ft. on the north side of Magnolia Avenue in the Pier Section of St. Simons Island

Attorney James B. Gilbert, Jr., accompanied by Mr. Theobald V. Wolf, was present for review of the subject application, submitted by Mr. Wolf and Mrs. Alice I. Wolf. Mr. Gilbert explained that the applicants were seeking a General Commercial rezoning in order that the zoning of their property might be consistent with commercial zoning classification along Mallory Street. At the present time, improvements are being made to the existing apartment complex on Lot 2 in order to up-grade the character of the neighborhood. The requested General Commercial zoning would permit commercial uses as well as multi-family. This would, in turn, provide for restoration of the apartment complex in case of fire or similar damage.

During discussion it was brought out that, with the exception of Lot 3 lying to the north of the subject property, all frontages along Mallory Street northward to the Glynn County Park property is commercially zoned. The park would provide a natural buffer between commercial and residential properties.

No one appeared in opposition to this application.

The Executive Director recommended approval inasmuch as the requested GC General Commercial zoning would be compatible with and not detrimental to properties along Mallory Street.

After careful study, a motion was made by Father Poitier, seconded by Mr. McGarvey and unanimously adopted to recommend approval as the requested General Commercial rezoning would be consistent with the character of the surrounding area along Mallory Street.

GC-27-75:

Request to rezone, from CP Conservation - Preservation to FA Forest Agricultural, two (2) tracts of land containing approx. 33 acres each and described as follows:

Parcel 1 - located as a spoilage easement abutting the east side of Interstate 95 and extending northward from the Little Satilla River to the adjacent highground for a distance of approx. 2,400 ft.; and

Parcel 2 - located as a spoilage easement abutting the west side of Interstate 95 and extending northward from the Little Satilla River to the adjacent highground for a distance of approx. 2,400 ft.

Mr. Nicholson disqualified himself during discussion of the subject matter.

Mr. Albert Shelander, President of The 17 - 97 Corporation, and Attorney Thos. J. Dickey, appeared in behalf of this application, submitted by that corporation. Mr. Dickey explained that as a result of the filling of marshland for Interstate 95, two highland spoilage areas had been created on each side of I-95, from the Satilla River to the highland to the north. The area on the west side contains approx. 30 acres with 35 acres on the east side. Mr. Dickey displayed aerial photographs depicting these areas. Mr. Shelander then explained that it was his company's proposal to develop these areas lying at the southermost entrance of I-95 into Glynn County in a manner that would be focal community concept and beauty spot at this entrance into the county.

A discussion was then held as to the uses permitted in both CP Conservation - Preservation and FA Forest Agricultural Districts. It was noted that actually there is a very difference between the uses permitted in these districts.

The Executive Director expressed concern with respect to the possibility of billboards being erected at this strategic entry into the county. He added that at the present time billboards along interstate highways are controlled by Federal and State regulations. Mr. Stelle brought out any use of the property involved would be subject to the spoilage lease agreement and approval of the Marshland Protection Agency and U.S. Corps of Engineers.

It was noted that no one appeared to object to this request.

After taking consideration all aspects discussed above, the Executive Director recommended approval.

A motion was then made by Mr. Croft and seconded by Mr. Driggers to recommend approval of this request inasmuch as the property is a dredge disposal area that has been completely utilized and the requested zoning change is not inconsistent with the surroundings; and, further, that any use of the property be in compliance with the regulations of the Marshland Protection Agency and the Corps of Engineers.

Voting Aye: Messrs. Cowman, Croft, Driggers, McGarvey
and Father Poitier

Abstaining from Voting: Mr. Nicholson

The Chairman declared this motion adopted.

GC-34-69:

Review of Revision of the Master Plan of the Pyramid Projects Incorporated Planned Development - General Complex lying on the east side of U.S. Highway 17 North and south of Thronhill Creek, to permit the construction of a warehouse for storage of materials on a 1.26 acre portion of said complex fronting 115.56 ft. on the north side of Peek Road approx. 500 ft. east of said highway

Mr. James J. Meadows, President of Pyramid Projects Incorporated, was present for review of the subject revision to that corporation's above referenced Planned Development - General Complex. Accompanying him was Mr. Max Emery. Mr. Meadows explained that Emery's Ceramic Tile and Tabby Stucco Company desires to expand its

facilities by constructing a warehouse and providing employee parking on the subject property. The proposed structure would be located immediately to the east of that company's main building which fronts onto U.S. Highway 17 North. The warehouse would be for enclosed storage of materials that are now having to be in the open yard area to the rear of the principal structure. No new entrance would be required from Peek Road, a narrow unpaved road. The property involved would be fenced with a 15 ft. natural screening area along its exterior lines.

The Executive Director pointed out that when this Planned Development Complex had been approved by the Planning Commission and Glynn County Commission in 1969, the subject property had been designated as an oxidation pond site.

Mr. Meadows explained that the oxidation pond had been planned to support small lots in the event large lots, using septic tanks, were found to be unmarketable.

A number of residential property owners in the Peek Road area appeared to express their opposition to any modification from the original Pyramid Projects Complex (GC-34-69). Their basic objections were the proposed warehouse would be detrimental to their substantial residential neighborhood and felt their investments should be protected from commercial or industrial encroachment.

It was also pointed out that a major drainage ditch cuts across the center of the property involved and that regardless of how the property is utilized some alteration would be necessary as to its location.

The Executive Director, stating that although the proposed warehouse would improve the operations of the company involved it would have an definite adverse effect upon this residential neighborhood, recommend denial.

A motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend denial of the revision to the Master Plan of Pyramid Projects Incorporated Planned Development - General Complex as the proposed industrial warehouse would be an infringement into and detrimental to the adjacent established

residential area; and, further, that the drainage ditch traversing the property involved could be adversely affected.

GC-26-72: (Deferred at November 4th, 1975, Meeting)

Review of Revision to the Master Plan of the KOA Planned Development - General tract lying 876 ft. northeast of the intersection of the Waycross Highway and U.S. Highway 17 South, to permit the erection of four 4 ft. by 12 ft. signs at the north entrance to the KOA Campground

Mr. Albert F. Shelander, President of Camp Activities, Inc., was present to represent the subject revision to the KOA Planned Development - General Complex, owned by that corporation. Mr. Shelander reiterated that the owners of Horne's Restuarant, lessee of the property on which the 4 proposed signs would be located, feel the signs are essential to fully acquaint the travelling publis of what their facility has to offer.

The Executive Director reviewed the discussion held with County Building Official Vernon Lewis at the Planning Commission's Work Session of November 18th, 1975, with respect to the above identified revision in relation to additional signs at the KOA Campground. At the work session, in addition to giving his interpretation that the requested signage would not be in conformity with the Glynn County Zoning Ordinance, Mr. Lewis gave a generalized review as to the ordinance's regulations and requirements for signs in the various zoning districts.

Stating that it would be remiss for the Planning Commission not to support the Glynn County Commission and its Building Official in their efforts to prevent this type signage and to recommend approval would be tantamount of going against their endeavors, the Executive Director recommended denial.

Thereupon, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to recommend denial of the Revision to the Master Plan of the KOA Planned Development - General Complex, for the erection of four signs at the north entrance to the KOA Campground, in accordance with the County Building Official's interpretation that the proposed signs would be in conflict with the requirements of the Glynn County Zoning Ordinance relating to signs in areas designated as Highway Commercial.

Voting Aye: Messrs. Cowman, Croft, McGarvey and
Nicholson and Father Poitier

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

B-8-75:

Request to qualify as a Conditional Use as a Documented Hardship Case in an R-9 One-Family Residential District in accordance with Section 701, Subsection 701.3, Paragraph g), of the City of Brunswick Zoning Ordinance, for the location of a mobile home on the following described property: Lot 9 in Block D of Goodyear Park Subdivision fronting 70 ft. on the south side of Fourth Street with a depth of 225 ft., and lying 158.2 ft. east of Altama Avenue and 130 ft. west of Kelwin Avenue

Mr. and Mrs. George W. Pryor was present for review of this request. Mrs. Pryor explained that the proposed use of a portion of Lot 9 is for the location of a mobile home as a Conditional Use. She explained that the mobile home would be located on the rear portion of that lot behind an existing rental residence which she and her husband own. Mrs. Pryor added that they live in their residence on Lot 10 immediately to the north of the subject property, on which there is not ample room for the placement of a mobile home. She said there would be adequate buffering by a bamboo hedge on two sides of Lot 9. Mrs. Pryor then explained that the mobile home would be for the use of her mother, Mrs. Nell Scoggins, as a Documented Hardship Case.

Submitted with this request was statement signed by Dr. Wm. F. Austin, verifying that this is a Hardship Case due to Mrs. Scoggins' physical condition.

Also submitted was a statement signed by residents in Block D of Goodyear Park Subdivision expressing no objections to this request. Included in these signatures were Mr. and Mrs. David Steele's, renters of Lot 9.

No one was present to express opposition to this request.

It was brought to the applicant's attention that, if this request is approved, a permit may be obtained for the location of a mobile home for a two year period with one 2-year renewal period being permissive.

The Executive Director recommended approval of this application as meeting all requirements of the City of Brunswick Zoning Ordinance

in this respect.

After consideration, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the subject request for the temporary location of a mobile home on a conditional basis as a documented hardship case, it being clearly understood by the applicants that this conditional use might be renewed for one additional 2-year period and that should this hardship case cease to exist the mobile home would have to be removed.

B-9-75:

Request to rezone, from GR General Residential to OC Office Commercial, all of the eastern one-half ($\frac{1}{2}$) of the western one-half ($\frac{1}{2}$) of Town Commons Lot 21 between Stonewall and Lee Streets in the City of Brunswick, said portion of Lot lying 75 ft. south of and parallel to Gloucester Street with a depth of 75 ft. and 50 ft. east of and parallel to Stonewall Street with a depth of 50 ft.

Attorney M. Fleming Martin, III, was present to represent the subject application, submitted by the Estate of M. A. Copeland. Mr. Fleming explained that if the property described above is rezoned, it will be combined with another portion of Lot 21 and a portion of Town Commons 23 between Stonewall and Lee Streets, which will form an L-shaped tract fronting on Gloucester Street. The latter 2 parcels are currently zoned Office Commercial. Dr. Robt. B. Butler, Dentist, and Dr. Chas. Patton, Orthodontist, propose to utilize the resulting L-shaped tract for the construction of 2 medical buildings with adequate off-street parking. In order to use the subject property for this purpose it would likewise have to be rezoned to Office Commercial.

No one appeared to object to this application.

The Executive Director recommended approval inasmuch as it is recognized that there is a need for more offices of this type and the proposed use would be in character with the nature of this area along Gloucester Street.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Driggers and unanimously adopted to recommend approval of this application as the proposed medical offices would be an asset to the downtown area of the City and is

compatible with surrounding land uses.

Election of Chairman and Vice-Chairman for calendar year 1976

Chairman Floyd called for nominations for the offices of Chairman and Vice-Chairman for 1976.

Mr. Driggers nominated Mr. Wayne E. Floyd to continue to serve as Chairman.

No other nominations for Chairman were offered and Chairman Floyd recommended that nominations be closed.

Thereupon, a motion was made by Mr. Driggers and seconded by Mr. McGarvey that this nomination be closed and a vote taken on the above nomination.

Voting Aye: Messrs. Cowman, Croft, Driggers, McGarvey
and Nicholson and Father Poitier

Abstaining from Voting: Mr. Floyd

Chairman Floyd declared this motion adopted.

Mr. McGarvey nominated Father Marlon S. Poitier to continue to serve as Vice-Chairman.

No other nominations for Vice-Chairman were offered and Chairman Floyd recommended that nominations be closed.

Thereupon, a motion was made by Mr. McGarvey and seconded by Mr. Driggers that this nomination be closed and a vote taken on the above nomination.

Voting Aye: Chairman Floyd, and Messrs. Cowman, Croft,
Driggers, McGarvey and Nicholson

Abstaining from Voting: Father Poitier

Chairman Floyd declared the motion adopted.

Designation of Executive Secretary

The Chairman, with the unanimous concurrence of the members, designated Mr. Edward H. Stelle to serve as Executive Secretary, in addition to his capacity as Executive Director, to the Planning Commission.

Belle Point Subdivision, Section 5, Area A

The Executive Director advised the members that he had been contacted by the Glynn County Building Official regardsing an undedicated recreation lot in the above referenced subdivision. Mr. Stelle explained that Mr. Stephen Been, developer, is seeking permits for construction of a recreation area on that lot to consist of 3 tennis courts, club house and a play yard. He further explained that these facilities would be private in character for the residents of Section 5, Area A, and not available to the general public.

After reading a rough draft of a letter addressed to Building Official Vernon Lewis, he requested the members' opinion on this matter.

A number of aspects, i.e., maintenance of the area is so developed, the proper procedure for handling this item, ect. were discussed at length.

After careful consideration, a motion was made by Mr. McGarvey seconded by Mr. Driggers and unanimously adopted that Glynn County Building Official Vernon Lewis be advised by letter that the members do not feel this to be a matter pertaining to the duties of the Planning Commission.

Scheduling of 1976 Meeting Dates

Individual copies of the regular meeting dates scheduled for 1976 were furnished to the members. It was pointed out that with two exceptions, i.e., conflict with a holiday in July and another in September, the meetings would be held on the established first Tuesday of each month.

Upon a motion made by Mr. Nicholson, seconded by Mr. Croft, the following meeting dates were established for 1976:

- January 6th, 1976
- February 3rd, 1976
- March 2nd, 1976
- April 6th, 1976
- May 4th, 1976
- June 1st, 1976

July 13th, 1976

August 3rd, 1976

September 14th, 1976

October 5th, 1976

November 2nd, 1976

December 7th, 1976

MEETING ADJOURNED AT 11:15 A. M.