

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 7th, 1975

8:30 A. M.

PRESENT: Chairman Neal Gale, W. H. Cowman, Harry I Driggers, Wayne E. Floyd, Otto Johnson, Jr., and Father Marlon S. Poitier

ABSENT: Cormac McGarvey

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

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

Upon a motion made by Mr. Cowman and seconded by Mr. Croft, the Minutes of the Regular Meeting held on December 3rd, 1974, were approved.

GC-3-75:

Request to rezone, from R-20 One-Family Residential to FA Forest - Agricultural, a tract containing approx. 1 acre with its southwest corner lying approx. 456.45 ft. north of Peek Road at a point on said road 615.8 ft. east of its intersection with U. S. Highway 17 North; said tract fronting 216.1 ft. on the west side of a curving continuation of Peek Road

Mr. and Mrs. Wendell Ashley were present to represent their request for a rezoning of the subject property to FA Forest-Agricultural. They explained that they propose to locate a mobile home on the site for use by Mrs. Ashley's parents.

The Director pointed out that the plat of survey accompanying the application reflected an encroachment upon the applicant's land. This, however, is a matter that will have to be resolved by the respective property owners. He added that mobile homes are located on both sides of the property.

Mr. R. C. Champey appeared to register his and two other property owners in the area opposition to this request. He said it was his understanding that no additional mobile homes would be located in the vicinity.

Mr. Walter Wrobleski was also present to express objection. He stated that he claims the encroachment referred to above as being a portion of his property under his deed and a survey made in 1964 and upon it is a mobile home which will be removed upon completion of a residence on his land. Mr. Wrobleski's reason for objection was his concern that the Ashley property would develop into a mobile home park.

The Director recommended approval of this request as adjacent properties contain mobile homes.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted to recommend approval of the requested rezoning to FA Forest-Agricultural for the location of a mobile home inasmuch as the property involved lies between properties being utilized for mobile home sites.

GC-4-75:

Request to rezone, from FA Forest-Agricultural to LC Local Commercial, an irregularly shaped tract fronting 300 ft., more or less, according to Glynn County Tax Map 115-1, on the south side of Georgia Highway 303, and bounded on the southeast by the curvature of Fancy Bluff Road (paved)

Mr. John H. Jones appeared to represent the subject application, submitted by his wife and himself. Mr. Jones stated that they were seeking a rezoning which would enable them to construct the operate a produce and seafood market on the highway frontage of their land.

The Director explained that a rezoning to Local Commercial was being sought as under that classification the proposed market and the Jones's existing dwelling would both be permitted uses.

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

Stating that due to the property abutting Georgia Highway 303 and its proximity to an area zoned Freeway Commercial, the Director recommended approval.

After careful study, a motion was made by Mr. Croft, seconded by Father Poitier and unanimously adopted to recommend rezoning to LC Local Commercial for the following reasons:

1. the subject property is commercially oriented as it abuts a **major highway** and lies to the east of FC Freeway Commercial zoned land; and
2. the existing residence on the property will remain a permitted use in the requested zoning classification.

B-3-75:

Request to rezone, from R-6 One-Family Residential to OC Office Commercial, all of Lots 14 and 15 in Urbana Subdivision in the City of Brunswick; said lots fronting 100 ft. on the south side of Atlanta Avenue and 140 ft. on the east side of Johnston Street

Attorney Robt. M. Greene, representing the applicants, Charles H. and Margaret J. Bryan, was present for review of this request. He was accompanied by Mr. Herman Wilkes, prospective purchaser of the subject property. Mr. Greene stated that, if the request is approved, Mr. Wilkes plans to make additions to the residence existing on these lots to convert it into office and residential facilities. The office portion would be used for an insurance agency. This use could not be considered as a home occupation as a secretary and salesman would be required for the agency. Mr. Wilkes would utilize the residential portion for living

quarters for himself and his children and would also provide him with a place for required rest during the day due to his health. Mr. Greene also pointed out that the property faced the Office Park Building parking lot across Johnston Street.

Medames Ottis Johnson and Robt. Palmer appeared to express opposition to this application in behalf of themselves and other residents in Urbana Subdivision who were unable to attend due to illness. Their basic objection was that the Urbana residents have over a 30 year period opposed all proposed commercial infringement into that subdivision. They believe that any type commercial rezoning would establish a precedent for further commercial encroachment into Urbana.

The Director recommended approval inasmuch as the property involved is commercially oriented due to its proximity to other Office Commercial uses in the area.

After careful study, a motion was made by Mr. Cowman and seconded by Mr. Driggers to recommend approval of the subject rezoning as the property involved is located immediately to the north and east of land bearing the requested OC Office Commercial zoning classification.

Voting Aye: Messrs. Cowman, Croft, Driggers and Floyd

Voting Nay: Mr. Johnson and Father Poitier

The Chairman declared the motion adopted.

GC-2-74 B:

Establish Public Hearing Date for Proposed Amendments to the Glynn County Zoning Ordinance with respect to Density

The Chairman requested that a date and time be set by the Planning Commission for the above referenced Public Hearing.

Mr. Croft made a motion, which was seconded by Mr. Floyd, that Tuesday, January 28th, 1975, at 8:30 A. M., be designated as the date and time at which a Public Hearing will be held for the purpose of discussing proposed Amendments to the Text of the Glynn County Zoning Ordinance to establish rules and procedures with respect to residential densities and lot coverage ratios.

Mr. Cowman said he felt, although he realized Realtors, Attorneys, Home Builders and the like could attend a morning meeting, the general public could not due to loss of time from their jobs, and he therefore suggested that a night meeting would be more advantageous to all citizens of the county.

The Director stated that the Planning Commission should take advantage of the above groups' expertise in that better attendance by them could be expected at a morning meeting which would be serving as a review and work session. He then suggested that the County Commission be requested to hold their Public Hearing on the Planning Commission's recommendations at an evening meeting in order that the general public might attend.

The Chairman then called for a vote on the motion.

Voting Aye: Messrs. Croft, Driggers, Floyd, Johnson and Father Poitier

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

Procedures for the Refiling of Rezoning Applications

Pursuant to discussion held at the December 3rd, 1974 meeting, with respect to the above subject matter, the Director distributed copies of a proposed amendment to the Glynn County Zoning Ordinance. Mr. Stelle explained that this amendment would limit resubmission of a rezoning request to a 12 months waiting period after formal action is taken by the Planning Commission at a Public Hearing. He requested that the members reviewed this proposal prior to the duly advertised notice of a Public Hearing at which action would be taken.

Election of Officers

Chairman Gale called for nominations for the offices of Chairman and Vice-Chairman for 1975.

Mr. Croft nominated Mr. Wayne E. Floyd to serve as Chairman.

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

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

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

Abstaining from Voting: Mr. Floyd

Chairman Gale declared this motion adopted.

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

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

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

Voting Aye: Messrs. Cowman, Croft, Driggers, Floyd and Johnson

Abstaining from Voting: Father Marlon S. Poitier

Chairman Gale declared the motion adopted.

Glynco Activities; Letter from Gordon R. Davis, Jr., Director of the Glynco Development Committee

The Director read a letter from Mr. Gordon R. Davis, Jr., Director of the Glynco Development Commission, in which he advised that the General Services Administration has now declared N A S Glynco surplus and it is available for acquisition.

Mr. Stelle then gave a briefing as to activities with respect to efforts made in obtaining a number of proposals for the utilization of various portions of the land.

The Planning Commission requested the Director to notify Mr. Davis and the General Services Commission that it is now in the process of rezoning the property from G Government to compatible and appropriate zoning classifications.

Coastal Zone Management Activities

Mrs. Anne Bramlett, Planner at the Coastal Area Planning and Development Commission, was introduced. Mrs. Bramlett will act as coordination for citizens participation under the Coastal Zone Management.

Due to the lateness of the hour, it was determined that an activity report for this program would be deferred to a later meeting.

Mini-Warehouses

The Director explained that a number of developers had expressed the need for mini-warehouses or storage buildings for use by residents in their multi-family complexes. He pointed out that the zoning ordinances do not provide for such facilities. Mr. Stelle added he would investigate the various aspects in this relation for proposals towards amending the ordinances to make provision for this type use, with specifications and requirements that could be established, and make a report at a future meeting.

Scheduling of 1975 Meeting Dates

Individual copies of the regular meeting dates schedule for 1975 were furnished to the members. It was pointed out that with one exception, i.e., conflict with a holiday in September, the meetings would be held on the established first Tuesday of each month. The Following meeting dates therefore, were established for 1975:

January 7th, 1975
February 4th, 1975
March 4th, 1975
April 1st, 1975
May 6th, 1975
June 3rd, 1975
July 1st, 1975
August 5th, 1975
September 9th, 1975
October 7th, 1975
November 4th, 1975
December 2nd, 1975