

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 4th, 1975

8:30 A. M.

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PRESENT: Chairman Wayne E. Floyd, Charles N. Croft, Harry I. Driggers, Neal Gale, Otto Johnson, Jr., and Cormac McGarvey

ABSENT: W. H. Cowman and Father Marlon S. Poitier

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

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Upon a motion made by Mr. Johnson and seconded by Mr. Driggers, the Minutes of a Special Meeting held on January 28th, 1975, a Special Meeting held on February 3rd, 1975, the Regular Meeting held on February 4th, 1975, and a Special Meeting held on February 18th, 1975, were approved as corrected.

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GC-3-75: (Referred back to the Planning Commission by the County Commission)

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

The Executive Director advised that, following denial of the subject request by the County Commission at its Public Hearing of February 6th, 1975, the applicants, Wendell E. and Diane W. Ashley, had petitioned that this application deemed a hardship case, rather than rezoning. The County, in turn, had referred this matter back to the Planning Commission.

Mrs. Ashley was present to explain the reasons for requesting reconsideration as a hardship case were that her father is elderly and has a full disability resulting from a spinal injury and, in addition, her parents want to relocate in Glynn County in order to be near her in case of need due to his physical handicap. Mrs. Ashley added that a mobile home would be best suited for their uses, as a conventional dwelling would require far more maintenance.

A number of property owners in the area appeared to oppose this petition. Their basic objections were: 1) that if the rezoning request has been denied it should not receive further consideration, even as a hardship case; 2) any additional mobile homes in the area would destroy the character of this R-20 One-Family Residential District; and 3) the mobile home should be located on the Ashley's residential property in Glyndale rather than Peek Road.

Discrepancies in surveys of the Ashley property and that of adjacent property owned by Mr. Walter Wroblewski were again brought out. Mrs. Ashley stated that their property had been resurveyed and their survey is now correct.

The Executive Director stated there is adequate evidence to substantiate a conditional use permit for the mobile home and there is sufficient land for its location, even though there had existed an irregularity in the surveys. Mr. Stelle recommended approval of this petition as adjacent properties contain mobile homes.

After careful consideration, a motion was made by Mr. Croft, seconded by Mr. Gale to recommend approval of the subject request for the temporary location of a mobile home on a conditional basis as a 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.

Voting Aye: Messrs. Croft, Driggers, Gale and McGarvey

Voting Nay: Mr. Johnson

The Chairman declared the motion adopted.

Mr. Johnson stated it was his opinion that the circumstances of the hardship should have been so represented at the Public Hearings held before the Planning Commission and the County Commission and not resubmitted as a hardship case and, therefore, he had voted nay on the motion.

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Rezoning Applications denied and later requested for consideration as a Hardship Case

Due to concern expressed that the circumstances and procedure involved in GC-3-75 above would set an unfavorable precedent which could be abused, a motion was made by Mr. Johnson, seconded by Mr. Driggers and unanimously adopted to request the County and City Commissions that they not make referrals back to the Planning Commission of any Rezoning Application for the location of a mobile home that is, as a result of their denial, later requested for consideration as a Hardship Case in that the hardship should be brought out in the initial hearing.

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GC-5-75:

Request to rezone, from MH Mobile Home Park to HC Highway Commercial, that portion of the Live Oak Trailer Park in the Dock Junction area fronting 580 ft. on the south side of Georgia Highway 303 with a depth of 100 ft.

Mrs. Fred W. Spaulding was present to represent the subject application submitted by herself and her husband. Mrs. Spaulding explained that they desired to install gas pumps adjacent of their mobile home park convenience store. She added that, in order to do so, a commercial rezoning would be required as a service station is not allowed in a mobile home park. Mrs. Spaulding stated that adequate space is available to meet the required setbacks for the pumps and parking. She further stated that of the 3 existing entries into the property 1 would be eliminated. Mrs. Spaulding pointed out that, while the convenience store was basically for the use of the residents in the park, it is now being used by the general public. She, therefore, felt that a rezoning to Highway Commercial would furnish the proper zoning for both the store and service station.

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

The Executive Director stated that, inasmuch as the property is highway commercially oriented and as plans submitted reduces to 2 entries to serve the park, the store and service station, he recommended approval.

After study, a motion was made by Mr. Johnson, seconded by Mr. McGarvey and unanimously adopted to recommend approval of this application as the proposed use will be compatible to the surrounding area; and the applicants have stated that 1 of the 3 curb cuts into their property will be eliminated, which will be beneficial to traffic along Georgia Highway 303.

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Subdivision Plat Approval: Sea Island Subdivision, Extension No. 1  
Final Approval Sea Island Company Plate Maps 49 and 62  
(Reference: GC-7-74)

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Mr. J. Dewey Benefield, Jr., of Sea Island Company accompanied by Attorney James B. Gilbert, Jr., was present for review of the subject subdivision plat.

The Executive Director pointed out that the preliminary plat for the subdivision had previously received approval. Mr. Stelle said at that time a question had been raised as to the availability of easements for garbage pick-up and the like over all of the private roads. He stated that this problem has been resolved by the granting of perpetual easements.

The Executive Director pointed out that, with the exception of the necessary signatures, the plat was in order and he recommended approval contingent upon their affixed.

After review, a motion was made by Mr. Gale, seconded by Mr. Croft and unanimously adopted to recommend Final Approval of the Plat of Sea Island Subdivision No. 1, Extension 1, subject to all required signatures being inscribed thereon.

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Subdivision Plat Approval: Marsh Winds Subdivision  
Preliminary Approval Clarence Gibson Plate 72

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Architect John Baldwin was present to represent Mr. Clarence Gibson, developer of the referenced subdivision. Mr. Baldwin stated that since review on February 4th, 1975, the controversial lake has been eliminated on the preliminary plat being reviewed this date. He explained that interior cul-de-sacs have been provided in order that only 2 entries would be required from Demere Road. He also stated that there were no objections from abutting property owners.

It was pointed out by the Executive Director that plans submitted reflect semi-cluster development, which will not require a rezoning.

The Executive Director stated that the plat meets the requirements for preliminary approval.

A motion was made by Mr. Driggers, seconded by Mr. Johnson and unanimously adopted to give preliminary approval to the plat of Marsh Winds Subdivision, subject to the Final Plat, when submitted for review, meets the requirements of the County Engineer and all appropriate agencies.

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GC-2-74 B:

Proposed Amendments to the Text of the Glynn County Zoning Ordinance to establish rules and procedures regarding residential densities and lot coverage ratios; said Proposed Amendments to be applicable only to St. Simons Island and Sea Island, which are designated in said Ordinance as "Areas of Scenic Beauty and Historic Interest"

The Chairman announced that this would be the final Public Hearing on the subject matter prior to recommendation to the County Commission.

In reviewing what the proposed amendments are suppose to accomplish with respect to the question of "density" as applied to St. Simons and Sea Islands, the Executive Director presented a summation as follows:

The Proposed Amendments WILL:

1. Apply only to St. Simons Island and Sea Island.
2. Apply to RR and GR Residential Districts only.
3. Limit Site Coverage to 50% maximum for all permitted uses.
4. Define terms used in determining Site Coverage, such as Building Coverage, Development Area, Project Area, Site Area and Density.
5. Allow variances to Site Coverage requirements through Article XI, Amendments.
6. Clarify several dwelling type definitions such as Townhouse, Row House, Condominum and Cluster Dwelling.
7. Permit Cluster Dwellings in residential districts.
8. Require minimum of 2 off-street automobile parking spaces per unit regardless of unit size.

The Proposed Amendments WILL NOT:

1. Use Density Requirements to establish the number of dwelling units permitted on a certain parcel of land.
2. Include commercial and industrial development under Site Coverage requirements.
3. Alter R-6, R-9, R-12 and R-20 Residential Districts requirements.
4. Set Site Coverage requirements for conditional uses, i.e., motel hotel, tourist home, etc.
5. Prohibit Planned Development applications.

The Executive Director explained that finalized draft for the amendment has been prepared as a result of numerous special meetings and work sessions, during which all aspects conceivable have been given full consideration. He recommended approval of the amendments. Mr. Stelle expressed his opinion that prior to the County Commission holding their public hearing that both County Attorneys review the amendment as to legal aspects and contents.

Thereupon, a motion was made by Mr. Driggers, seconded by Mr. Croft and unanimously adopted to recommend to the County Commission the adoption of the proposed amendment to the Text of the Glynn County Zoning Ordinance after the County Attorneys has reviewed it as to their contents and legality.

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GC-2-75 A and B-2-75 A:

Proposed Amendments to the Text of the Glynn County Zoning Ordinance and the City of Brunswick Zoning Ordinance in order to clarify the Procedure for Refiling Rezoning Applications (Subsection 1103.1 Initiation of Amendments; in Section 1103, Procedure for Amendments; of Article XI, Amendments; in both Ordinances)

The Chairman announced that the proper advertisements had been published for public hearings with reference to the above proposed amendments to the County and City Zoning Ordinances.

The Executive Director explained the amendments were for the purpose of limiting 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, therefore, recommended they be transmitted to the County and City for their consideration.

During review, one small alternation in wordage was made to the amendments prepared by the Executive Director, i.e., deleting "more than once every" and inserting in lieu thereof the word "within".

No one appeared to express opposition to these proposed amendments.

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GC-2-75 A:

A motion was made by Mr. Gale, seconded by Mr. Croft and unanimously adopted to recommend to the County Commission the following proposed amendment to the Text of the Glynn County Zoning Ordinance in order that the Procedure for refiling Rezoning Applications might be initiated:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Subsection 1103.1, Initiation of Amendments; in Section 1103, Procedure for Amendments; of Article XI, Amendments; is amended by striking in its entirety said subsection reading follows:

1103.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Secretary of the Planning Commission by the owner or owners of the property proposed to be changed, provided, however, that action shall not be initiated for rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner and owners more than once every twelve (12) months.

and inserting in lieu a new Subsection 1103.1 to read as follows:

1103.1 Initiation of Amendments. A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the County Commission, or by application filed with the Secretary of the Planning Commission by the owner or owners of the property proposed to be changed, provided, however, that action shall not be initiated for rezoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners within twelve (12) months after formal action is taken by the Planning Commission at a duly advertised Public Hearing.

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B-2-75 A:

A motion was then made by Mr. Gale, seconded by Mr. Croft and unani-  
mously adopted to recommend to the City Commission the following proposed  
amendment to the Text of the City of Brunswick Zoning Ordinance in order  
that the Procedure for refiling Rezoning Applications might be initiated:

PROPOSED AMENDMENT TO THE TEXT

OF THE

CITY OF BRUNSWICK ZONING ORDINANCE

Subsection 1103.1, Initiation of Amendments; in Section 1103, Procedure for  
Amendments; of Article XI, Amendments; is amended by striking in its  
entirety and subsection reading as follows:

1103.1 Initiation of Amendments. A proposed amendment to the  
Zoning Ordinance may be initiated by the Planning Commission,  
the City Commission, or by application filed with the  
Secretary of the Planning Commission by the owner or owners  
of the property proposed to be changed, provided, however,  
that action shall not be initiated for a rezoning amendment  
affecting the same parcel or parcels or property, or nay  
part thereof, by a property owner or owners more than once  
every twelve (12) months.

and inserting in lieu thereof a new Subsection 1103.1 to read as follows:

1102.1 Initiation of Amendments: A proposed amendment to the  
Zoning Ordinance may be initiated by the Planning Commission,  
the City Commission, or by application filed with the  
Secretary of the Planning Commission by the owner or owners  
of the property proposed to be changed, provided, however,  
that action shall not be initiated for a rezoning amendment  
affecting the same parcel or parcels of property, or any  
part thereof, by a property owner or owners within twelve  
(12) months after formal action is taken by the Planning  
Commission at a duly advertised Public Hearing.

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Brunswick Area Transportation Study Resolution

The Executive Direcotr informed the members that the City of Brunswick  
and Glynn County propose to adopt resolutions requesting the Brunswick -  
Glynn County Joint Planning Commission to make application to the Urban  
Mass Transportation Administration for a technical study grant to determine  
the feasibility of initiating a mass transportation system. Mr. Stelle  
explained that a study would be made as to the feasibility of a transit  
system to serve this area. If the application is approved, funding will  
be 80% by the federal government, 10% by state funds and 10% in-kind  
staff participation by the Joint Planning Commission.

After discussion and upon a motion made by Mr. Gale and seconded  
by Mr. Croft, the following Resolution was unanimously adopted:

A RESOLUTION

WHEREAS, a Brunswick Area Transportation has been initiated and  
is currently being undertaken to assess the transportation needs of  
the City of Brunswick and Glynn County; and

WHEREAS, the private automobile is the primary means of transpor-  
tation alternative to the private automobile is not a viable

transportation alternative to the private automobile is not available to the citizens of the City of Brunswick and Glynn County; and

WHEREAS, the cost of owning and operating an automobile is becoming an economical burden to many citizens; and

WHEREAS, there has been a great deal of interest expressed within the community concerning the institution of a mass transportation system; and

WHEREAS, the citizens of the City of Brunswick and Glynn County should have economical transportation and transportation alternatives; and

NOW, THEREFORE, BE IT RESOLVED that the Brunswick - Glynn County Joint Planning Commission will make application to the Urban Mass Transportation Administration for a technical study grant to determine the feasibility of a mass transportation system within the urban area of Glynn County; and

FURTHER, BE IT RESOLVED that the Brunswick - Glynn County Joint Planning Commission will provide in-kind staff services for this study in the amount of \$2,970.00 as one-half of the local funds for the study.

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1975 - 1976 Fiscal Year Budget Committee

The Chairman appointed Messrs. Croft, Cowman and Driggers to serve with the Executive Director and himself on a committee to prepare a proposed budget for the Planning Commission's forthcoming fiscal year.

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MEETING ADJOURNED AT 10:00 A. M.