

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 6th, 1975

8:30 A. M.

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PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft, Harry I. Driggers, Neal Gale, Cormac McGarvey, C. Edward Nicholson 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. Gale and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on April 1st, 1975, a Special Meeting held on April 4th, 1975, and a Special Meeting held on April 14th, 1975, were approved as corrected.

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GC-11-75:

Request to rezone, from R-9 One-Family Residential to GC General Commercial, Lot A 30 in Patterson Heights Subdivision, fronting 149.55 ft. on the east side of DuBignon Street and 70 ft. on the north side of Sheffield Place in the Sterling Community

Mr. Roy Collins was present to represent his request for the rezoning of the subject property to GC General Commercial. Mr. Collins explained that his eating and drinking establishment had been constructed approximately 11 years ago, prior to the adoption of the new Glynn County Zoning Ordinance. At the time of adoption his property had been placed in an R-9 One-Family Residential classification, which he added resulted in his business becoming a non-conforming use. Mr. Collins further explained that he was seeking a rezoning as he would not be able to replace the building for its existing use in the event of fire and, further, complications that would arise in the event he ever desired to sell it.

One one was present to express opposition to this application.

The Executive Director recommended approval of a General Commercial rezoning which would enable Mr. Collins to make improvements to the building and replace it in case of damage by fire.

After careful study, a motion was made by Father Poitier, seconded by Mr. Cowman and unanimously adopted to recommend the rezoning of the property involved in order that the existing non-conforming use might become a permitted use, inasmuch as the eating and drinking establishment was located thereon prior to the adoption of the Glynn County Zoning Ordinance in 1966.

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GC-12-75:

Request to rezone, from R-12 One-Family Residential to M-12 One-Family Mobile Home Residential, a tract containing 1 acre, fronting 208.94 ft. on the east side of the Old B & W Grade Road and lying 208.9 ft. south of a point where the southerly line of Gaye Street, if extended easterly, would intersect the Old B & W Grade Road

Mr. John D. Halligan, accompanied by his brother, appeared in behalf of this application, submitted by Ms. Marie Grimes. The subject rezoning

request had been filed in order that Mr. Halligan might locate a mobile home on the property involved which lies adjacent to land owned by Mr. J. W. Halligan on which 2 mobile homes are located. It was also pointed out that the area contains a considerable number of mobile homes, including a mobile home park.

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

After further discussion, a motion was made by Mr. Croft, seconded by Father Poitier and unanimously adopted to recommend approval of the requested rezoning to M-12 One-Family Mobile Home Residential as the subject property lies within an area containing a considerable number of mobile homes and would have no detrimental effects on the surroundings.

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GC-13-75:

Request to rezone, from R-9 One-Family Residential to GC General Commercial, portions of Lots 7 and 8 and all of Lot 9 in Block One of Azalea Gardens Subdivision; said property fronting 178.88 ft. on the northeast side of the Interstate 95 F009 Spur and containing 0.535 acres

Mr. Malcolm Seckinger was present for review of this request submitted by himself and Mr. W. P. Portman. Mr. Seckinger pointed out that in 1974 when other land lying in the immediate vicinity had been rezoned to GC General Commercial the subject property had been inadvertently omitted. This had apparently resulted due to acquisition of right of way for the I-95 F009 Spur.

No one was present to express opposition to this application.

The Executive Director pointed out that, inasmuch as the surrounding property is zoned commercially, he recommended the requested rezoning to GC General Commercial.

A motion was made by Mr. Nicholson, seconded by Mr. Croft and unanimously adopted to recommend approval of the subject application as the property is commercially oriented having frontage on the I-95 F009 Spur and lies within an area predominately commercial.

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Reference : GC-10-75: (GC-10-75 A)

Review of Final Site Plans for a LI Limited Industrial use to be located in the Planned Development - General zoned area of Malcolm McKinnon Airport on St. Simons Island

Mr. W. J. (Sonny) Bryan was present for the subject review for final approval of a proposal by his company, Disc, Inc., for a portion of the recently Planned Development - General zoned area of Malcolm McKinnon Airport.

The Executive Director then explained that Glynn County will lease for 25 years to Disc, Inc., a tract containing approximately 60,000 sq. ft. of a Limited Industrial designated area. On this property a tool and machine shop will be constructed. Site plans submitted call for a Land Coverage of 37% that will include a 12,000 sq. ft. warehouse and office, employee parking area, and truck loading area. An existing dirt road from Demere Road will provide access to the site.

The Executive Director stated that the Georgia Department of Transportation is being requested to make surveys as to provisions for an adequate roadway system, with a perimeter road being the most logical.

The members expressed concern as to complications that could arise in the event of the possibility of the tract and facilities thereon being subleased or changes in use. They were in accord that provisions in this respect should be included in the lease agreement between the County and Disc, Inc.

Buffering of this property and noise pollution that could be generated by the operation of the machine shop was also discussed.

Mr. Richard Egeland was present to express concern as to confusion that could be created in the runways being assumed to be roadways. He also posed the question of who would be responsible for maintenance, pointing out that a number of existing uses at the airport are in need of improvements. He was informed that maintenance would be the responsibility of Glynn County.

The Executive Director recommended approval as submitted to the property being leased by Disc, Inc., being adequately buffered by a planted strip that will in the future obtain a height of 6 ft.

After considerable discussion and careful study, a motion was made by Mr. Croft, seconded by Mr. Cowman to recommend Final Approval of the site plans submitted by Disc, Inc., for the use of a portion of the Limited Industrial section in the Malcolm McKinnon Airport Planned Development - General area; such approval being contingent upon:

- 1) the planting of minimum 3 ft. high shrubs along the south and west boundary lines of a variety or varieties that will eventually obtain a height of 6 ft.;
- 2) all requirements of the Glynn County Zoning Ordinance be met in order to minimize noise pollution; and
- 3) any proposed subleasing or change in the use of this portion of the airport will be processed in accord with planned development procedures with review by the Planning Commission for recommendation to the County Commission.

The members were in agreement that the above action taken does not establish a precedent for future proposals in the Malcolm McKinnon Airport Planned Development - General Complex, it being clearly understood that each proposed use in the complex will be considered on an individual basis by the Planning Commission.

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GC-2-75 C:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance for the inclusion of Tennis Courts and Other Recreational Facilities

It was explained that an issue regarding tennis court clubs had arisen, not as a rezoning request for a particular piece of property, but as a result of an application for an amendment to the Glynn County Zoning Ordinance to permit tennis courts and/or private tennis clubs

in R-9 and R-6 One-Family Residential Districts. This application (GC-2-75 B, submitted by Mr. Jack S. Hutto) had received an unfavorable recommendation from the Planning Commission had gone on record at its April 1st, 1975, meeting that a thorough study be made of this controversial issue, not only with respect to tennis courts but likewise other recreational facilities. The County Commission had deferred consideration of this application at the request of the applicant who was unable to attend its meeting of May 1st, 1975.

The Executive Director stated that a study had been commenced but asked for a directive as to whether adequate information had been obtained or the matter should receive a more in depth analysis. Controlling factors in relation to traffic, parking, noise and the like would be of major importance.

It was brought out that all existing tennis courts are located in or adjacent to residentially zoned land.

Mrs. Georgia Sullivan, a property owner in the Harrington Subdivision, appeared to express opposition to the location of the tennis courts in their R-6 Residential District. Mrs. Sullivan pointed out that, due to the lack of a park in this subdivision, children play in the streets. This she felt would create a hazardous problem. Mrs. Sullivan informed the Planning Commission that the land proposed for the tennis court use in being cleared and expressed concern as to whether the facility would be built.

After considerable discussion, a motion was made by Mr. Croft, seconded by Mr. Nicholson and unanimously adopted that the Executive Director contact other cities and counties in order to ascertain what type provisions and requirements they have in their rezoning ordinances for private tennis clubs and similar recreational facilities, and following study of this information to prepare recommendations in this respect for review at the Regular Meeting of July 1st, 1975.

Thereafter, a motion was made by Mr. Cowman and seconded by Mr. Croft to recommend to the County Commission that if construction of any facility oriented to tennis courts is commenced that the builder be ordered to cease until such time as a study can be made to determine the legality of such a facility.

Voting Aye: Messrs. Cowman and Croft

Voting Nay: Messrs. Driggers, Gale, McGarvey, Nicholson and Father Poitier

The Chairman declared the motion defeated.

After further discussion, a motion was made by Mr. Nicholson and seconded by Father Poitier that the Executive Director obtain a ruling from the County Attorneys to determine if the activity underway at the Harrington property is in fact commercial and, if it is so rules, to recommend to the County Commission that they take steps to halt any further activity in order to protect home owners in the area until such time as this controversial matter is resolved.

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

Abstaining from Voting: Mr. McGarvey

The Chairman declared the motion adopted.

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Mass Transportation Feasibility Study for the Brunswick Urban Area

The Executive Director explained that funds could be available upon application to the Georgia Department of Transportation for a Mass Transportation Feasibility Study. Mr. Stelle further explained that this technical study would be financed through 80% Federal funds and 10% State funds with 10% being contributed as in-kind services by the Planning Commission. He added that in order to qualify for these funds it would be necessary for the Planning Commission to adopt a resolution in order to enter into an agreement with the Department of Transportation for this purpose. Mr. Stelle then read a resolution prepared for this purpose.

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

A RESOLUTION

WHEREAS, the Commission of the City of Brunswick has requested the Brunswick - Glynn County Joint Planning Commission to undertake a study to determine the feasibility of initiating Mass Transportation Service by resolution on March 19th, 1975; and

WHEREAS, the Board of Commission of Glynn County has also requested the Brunswick - Glynn County Joint Planning Commission to undertake a study of the feasibility of initiating a Mass Transportation System by resolution on March 20th, 1975; and

WHEREAS, the Georgia Department of Transportation provides financial assistance for Mass Transportation Technical Studies in an amount up to 10% of the total cost of such studies;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the Brunswick - Glynn County Joint Planning Commission directs the Executive Director to make application to the Georgia Department of Transportation for \$2,970.00 which is 10% of the estimated cost of the proposed Mass Transportation Feasibility Study; and

BE IT FURTHER RESOLVED that the Executive Director is hereby directed and authorized to prepare and execute an agreement with the Georgia Department of Transportation for their financial participation in the Mass Transportation Feasibility Study for the Brunswick Urban Area.

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MEETING ADJOURNED AT 10:30