

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 3rd, 1975

8:30 A.M.

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PRESENT: Chairman Wayne E. Floyd, W.H. Cowman, Harry I. Driggers, Neal Gale, Cormac McGarvey, C. Edward Nicholson and Father Marlon S. Poitier

ABSENT: Chas. N. Croft

ALSO PRESENT: Executive Director Edward H. Stelle and Staff Planner Wm. P. Hooker

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Upon a motion made by Mr. Cowman and seconded by Father Poitier, the Minutes of the Regular Meeting held on May 6th, 1975, were approved.

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GC-14-75:

Request to rezone, from FA Forest - Agricultural to M-9 One-Family Mobile Home Residential, Lot 15 of the Glover Tract (an unapproved subdivision) fronting 90 ft. on the west side of Glass Circle and lying approx. 1,652.45 ft. west of Canal Road

Mr. and Mrs. H. B. Latham were present to represent their request for a rezoning to M-9 One-Family Mobile Home Residential of the property involved. Mrs. Latham explained that they were seeking this rezoning in order to locate a mobile home on the subject lot for rental purposes, as her husband is unable to work and there is a need for them to supplement their income.

It was noted that the public hearing notice had inadvertently stated a M-12 One-Family Mobile Home Residential rezoning was being sought.

No one was present to express opposition to this request.

Pointing out that the Glover Tract has within the last 5 years become definitely mobile home in character, the Executive Director recommended approval.

After careful study, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted to recommend approval of the rezoning of the involved property to M-9 One-Family Mobile Home Residential inasmuch as the neighborhood is predominately utilized for mobile homes.

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GC-15-75:

Request to rezone, from LC Local Commercial to GC General Commercial, two tracts of land, under one ownership, abutting 5th Street between Altama Avenue and Habersham Street and identified as:

Tract 1 - Lots 7,8, and 9 in Block A of Washington Square Subdivision, said lots fronting 90 ft. on the north side of 5th Street and 95 ft. on the east side of Habersham Street; and

Tract 2 - Lot 60 of the Day and Bloom Tract of Brunswick Farms, said lot fronting 187.19 ft. on the west side of Altama Avenue, 240.2 ft. on the south side of 5th Street, and 162 ft. on the east side of Habersham Street

Mr. Hugh Strayhorn, representing the subject application, submitted by Sports Center, Inc., was present for review of this request.

The Executive Director pointed out that the two tracts involved had been zoned to a Class "E" Business classification prior to the enactment of the new Glynn County Zoning Ordinance. Upon adoption of the new ordinance in 1966, they had been given the designation of LC Local Commercial.

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

Mr. Strayhorn explained that a General Commercial zoning was being sought in order that a boat and motor repair might be conducted on Tract 1, such use not being permitted in LC. He stated that, although there were several prospective purchasers for Tract 2, no concrete plans exist for its use at the present time.

Considerable discussion transpired regarding to traffic problems that could be generated due to a resulting increased use of 5th Street, particularly due to the closing of Habersham Street at 4th Street. It was felt that a study should be made with respect to traffic entering and leaving the newly 4-laned Altama Avenue.

A motion was made by Mr. Cowman to recommend denial of this request as a study in relation to traffic hazards in this vicinity should be made.

This motion died for the lack of a second.

Thereupon, a motion was made by Mr. Nicholson and seconded by Father Poitier to defer action until such time as more information can be obtained with respect to traffic problems that could result from the requested rezoning.

Mr. Strayhorn, as representative of the applicant, was not agreeable for deferral.

The Executive Director explained that a considerable number of uses permitted in Local Commercial Districts, such as package liquor stores, banks, grocery stores, etc., would generate as much traffic as uses permitted in General Commercial Districts.

After discussion as to permitted uses in these two commercial districts and due to lack of the applicant's concurrence for deferral, Mr. Nicholson withdrew his motion and Father Poitier withdrew his second to the preceding motion.

Mr. Driggers then made a motion, which was seconded by Mr. McGarvey, to recommend approval of this request as the property involved is definitely general commercially oriented.

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

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

It was also suggested that the zoning pattern along Altama Avenue should be studied.

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GC-16-75:

Request to rezone, from R-12 One-Family Residential to M-9 One-Family Mobile Home Residential, Lot 15 of Blythe Island Subdivision, Section B, fronting 86 ft. on the west side of Midway Circle with an approx. depth of 164.5 ft. and lying 172 ft. north of 1st Street

Mr. Ralph V. Jackson appeared in behalf of this application. Accompanying him were his son, Mr. Larry W. Jackson, and Mr. G.E. Grawdy. Mr. Larry Jackson stated that the subject rezoning is being sought in order that he might locate a mobile home on the lot involved, which his father is conveying to him, as he is unable to construct a residence at this time. Mr. Drawdy presented a petition bearing the signatures of 31 property owners in the area expressing no objections to the request.

The Executive Director requested Mr. Gale to explain a policy that was established in 1969 whereby they would not recommend rezonings for mobile home locations north of Parland Road. This had been done in an effort to preserve the northern section of Blythe Island for conventional type dwellings. Mr. Stelle pointed out that since that time the County Commission had reversed an unfavorable Planning Commission recommendation in this respect. He added that a number of mobile homes do exist north of Parland Road.

No one was presented to oppose to this request.

The Executive Director expressed his opinion that the concept of mobile homes have within the last 5 years altered considerably and are now more acceptable outside of mobile home parks.

After discussion, a motion was made by Mr. Cowman and seconded by Mr. Driggers to recommend the rezoning of the subject property to M-9 One-Family Mobile Home Residential in that the surrounding area contains a number of mobile homes.

Voting Aye: Messrs. Cowman, Driggers, McGarvey and Nicholson

Voting Nay: Mr. Gale and Father Poitier

The Chairman declared the motion adopted.

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GC-45-74:

Further review, following receipt of additional pertinent information, on request to rezone, from CP Conservation - Preservation to R-12 One-Family Residential, an irregularly shaped tract containing 2.34 acres located northeast of The Meadows Subdivision and lying to the east of Wesley Oaks Subdivision and approx. 2,800 ft. east of Frederica Road, access to said tract being via Wesley Point Road for a distance of 155 ft. east of Wesley Circle on St. Simons Island

Mr. J. H. Ringeling, Registered Engineer, was present in behalf of Mr. William Lattimore, applicant, for this review.

It was explained that on August 14th, 1974, the rezoning of 4.6 acres to R-12 One-Family Residential was recommended for approval, inasmuch as the use of that acreage, particularly the marshland, will be under the control of the Coastal Marshland Protection Agency, as well as meeting the requirements of the County Engineer. Although this recommendation had been transmitted to the Glynn County Commission, it had not been acted upon by that body. Subsequent to that time, the Executive Director and Dr. F. C. Marland, Director of the Marshland Protection Agency, along with Mr. Ringeling had made an on-sight study of the 4.6 acres. Mr. Stelle stated that only 2.34 acres appeared as high ground with the remaining acreage being deemed under the jurisdiction of the Marshland Protection Act.

Thereafter, Mr. Ringeling had submitted a revised plat to utilize the 2.34 acres for residential development. A review of the plat reflected a subdivision containing 8 lots with a minimum of 12,000 sq. ft. each being contemplated. Also revealed was that the interior roadway system is to be privately owned and maintained by purchasers of the lots.

The Chairman was paged to the telephone, at which time Vice-Chairman Poitier assumed the Chair.

Complications with respect to privately owned streets was discussed at length. Concern was expressed that the streets might not be adequately maintained under private ownership and the County in turn would be requested to assume maintenance.

The Chairman resumed the Chair.

Mr. Elise J. Permar appeared to express opposition to the requested rezoning. She stated she was likewise representing two other property owners, Mrs. Robert S. Frence and Mr. Jennings Burns, in the area. Mrs. Permar stated that the basic objection was possible adverse drainage problems that could develop. Mrs. Permar also brought up the legality of this being reviewed again in less than 12 months and the taxation angle re owners in Wesley Oaks Subdivision being assessed for high ground residential property versus Mr. Lattimore being assessed for marshland.

Mr. Nicholson reviewed the ordinance in regard to Article XI-Amendments. Mr. Stelle explained that the County had still not acted on the proposed amendment and further that he had thought it best in light of the new information on the request to hold an additional Public Hearing on this case at the Joint Planning Commission to allow full access to the changed condition of the request. It was again explained that taxation was not in the realm of Joint Planning Commission activities.

The Executive Director pointed out that the issue before the Planning Commission this date was for the rezoning of the 2.34 acres of high ground to R-12 One-Family Residential. He added that a preliminary and final subdivision plat of this land will have to be submitted for review at a later date. Mr. Stelle also pointed out that the plat of the Wesley Oaks Subdivision provided for a roadway entry into the

Lattimore property evidenced provision for access to his land.

Stating that the items brought out at the August 14th, 1974 meeting had been studied, the Executive Director recommended approval of the request as modified as to acreage.

After lengthy review, a motion was made by Father Poitier and seconded by Mr. Gale to recommend approval of the subject application as modified for the rezoning of 2.34 acres in lieu of the originally requested 4.6 acres to R-12 One-Family Residential, if having been evidenced that the 2.34 acres are high ground and the requested zoning classification is compatible to the area.

Voting Aye: Messrs. Driggers, Gale, McGarvey and Father Poitier

Voting Nay: Mr. Cowman

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

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Subdivision Plat Approval: Revision to Marsh Winds Subdivision  
Preliminary Plat  
Preliminary Approval Clarence Gibson (John Baldwin, Agent)  
Plate Map 72

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Mr. Clarence Gibson, developer, accompanied by Mr. John Baldwin, Architect, appeared for review of revisions to the Preliminary Plat of Marsh Winds Subdivision.

Mr. Baldwin stated the basic revisions to the preliminary plat recommended for approval at the March 14th, 1975, were with respect to easements and the inclusion of tennis courts. He further stated that, whereas Mr. Gibson had originally proposed to construct residences on the 10 lots, he now proposes to sell them for individual construction. Mr. Baldwin further explained that the deeds of conveyance would in essence contain binding covenants similar to a "home owners agreement". Under this agreement, each owner would be required to provide a 2-car garage, which should alleviate any parking problems, and assume maintenance of the tennis courts. Access to the tennis courts would be a matter to be resolved by the property owners. In addition, specific ares for the location of the residences would be clearly defined.

The Chairman announced that the telephone call he had received during discussion of GC-45-74 above had been from Mr. Tom Mabray as an "ex-parte communication", at which time he had expressed opposition to the entire concept of the Marsh Winds Subdivision.

It was noted that the plat submitted this date did not indicate it was a Revision of the original Preliminary Plat. It was the consensus of opinion that when the Final Plat is submitted that it be reflected as a Revision and that a copy of the restrictive covenants be attached.

The Executive Director stated that he recommended approval of this preliminary plat subject to set backs being clearly defined as to permissible buildable area and the square footage per lot be shown on the Final Plat and the existing road right of way be clarified.

After careful study, a motion was made by Mr. McGarvey and seconded by Mr. Driggers to give conditional Preliminary Approval to the Revision of Marsh Winds Subdivision as reviewed this date, subject to the Final Plat containing the elements enumerated above.

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

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

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Subdivision Plat Review: Marshes of McKay Subdivision  
Malcolm Seckinger, et al (Robt. D. Miles, Agent) Plate Map 33

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

Attorney Robt. D. Miles and Mr. Malcolm Seckinger were present for review of the proposed development concept for the Marshes of McKay Subdivision.

Mr. Miles explained the over-all development concept of the Marshes of McKay Subdivision located in the Turton Tract east of U. S. Highway 17 north. He explained that they wished to inform the commission of their plans in that they would be submitting plats in the future for commission review. The over-all development will be oriented around single-family lots utilizing a maximum of open space nature and bridal trails and the preservation of the marsh areas.

The Chairman stated no official action was necessary on this item at this time.

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Summary of Activities for May 1975

1. Housing and Urban Development Application Grant

The Executive Director informed the members that the Planning Commission would be receiving \$6,000.00 from the HUD for planning activities, such as up dating the zoning ordinances and their amendments. This sum will have to be matched locally by \$2,500.00 cash or in-kind services.

2. Coastal Zone Management Program

The Executive Director announced that the Planning Commission would be receiving \$17,000.00 for this program for Fiscal 1976.

3. Malcolm McKinnon Airport

Mr. Stelle reported that he and the Staff Planner had prepared 3 draft schemes for the Limited Industrial portion of the airport. These schemes will be submitted for review at the July 1st, 1975, meeting.

4. St. Simons Island Beach Access

A display consisting of photographs and a map was presented. Mr. Stelle stated that this display had been prepared following a on-sight examination of streets having access to the beach from

the Sea Island Golf Course to the northern end of East Beach.

A study in this respect will be continued in order that public access points to the beach will be clearly defined. Mr. Stelle explained that he and the Staff Planner would be working with the St. Simons Civic Organization and Chamber of Commerce on this matter.

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The Chairman announced that Governor Busbee had recently appointed him to the Coastal Zone Management Forum. Mr. Floyd stated that a meeting of the Forum will be held on June 20th, 1975, and he will keep the Planning Commission informed as to its progress.

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MEETING ADJOURNED AT 11:00 A. M.