

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 1st, 1975

8:30 A. M.

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

ABSENT: Harry I. Driggers, Neal Gale and Father M. 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. Croft and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on June 3rd, 1975, were approved as corrected.

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GC-18-75: (Reference: GC-33-73)

Request to rezone, from R-6 One-Family Residential to MED Medical, all of Lots 7, 8 and 9 in Block 3 of Central Park Subdivision on St. Simons Island; said lots fronting approx. 100.31 ft. on the west side of Frederica Road and approx. 167.7/ on the north side of Ledbetter Avenue ft.

Attorney Marvin L. Pipkin was present for review of the subject application, submitted by Mr. Hugh Strayhorn. Accompanying him was Dr. Salim M. Osta, Internist specializing in Hematology. Mr. Pipkin explained that Dr. Osta proposes to purchase the Strayhorn property involved in the event it is rezoned to MED Medical. He further explained that Dr. Osta plans to construct a doctor's office accordance with the requirements for such use as set forth in the County Zoning Ordinance. Mr. Pipkin pointed out that, due to Dr. Osta's specific type of practice, a minimal amount of additional traffic would be generated in this area. The proposed building will be constructed so as to appear more residential in character than an office, with adequate off-street parking being provided. A buffer area would screen the office from adjacent residences. Dr. Osta stated that his staff would consist of approximately 7 individuals, including himself.

It was brought out that a number of varied uses other than residential, including a nursing home and retirement center, a bank, a church rectory and parish hall, exist in this area along Frederica Road.

A considerable number of residential property owners appeared to express opposition to this request. Mrs. Wade Thompson submitted a petition of objection bearing 47 signatures. All individuals present were given an opportunity to express their feelings. Their basic reasons for opposition were there are other locations that could be utilized for the office and they do not want a commercial "spot zoning" encroaching upon their quiet residential neighborhood.

Mr. Nicholson then quoted from an amendment to the Georgia Enabling Act authorizing Planning Commission stating courts have no power to substitute its discretion for the discretion of zoning authorities on questions of rezoning small areas of land for a use different from that of the surrounding property.

Pointing out that the subject request was for a MED Medical rezoning and not for a commercial rezoning, the Executive Director recommended approval of the application with a further recommendation that the County Commission, if it approves the rezoning, stipulate that the property be used for a doctor's office in accord with the applicable provisions of the County Zoning Ordinance.

After discussion, a motion was made by Mr. Croft and seconded by Mr. Nicholson to recommend approval of this application for the rezoning of the property involved to MED Medical as the area around Frederica Road in this vicinity contains an intermingling of zoning classifications, ranging from commercial to residential; and further recommend to the County Commission that if that body grants the requested rezoning it be conditioned that the property be utilized only for a doctor's office as provided in Subsection 715.2, Paragraph k), Subparagraph 1), of the Glynn County Zoning Ordinance.

Voting Aye: Messrs. Croft and Nicholson

Voting Nay: Messrs. Cowman and McGarvey

The Chairman voted Aye in order to break the tie vote and declared the motion adopted.

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GC-17-75:

Request to rezone, from FA Forest - Agricultural to LC Local Commercial, a 1.6 acre tract in the Basswood Estates Subdivision (an unapproved subdivision) fronting 170 ft. on the east side of the Old Jesup Highway and 409.02 ft. on the south side of May Road; said tract lying approx. 5 miles south of Everett City

Mrs. Mononia L. Anderson appeared in behalf of her request for a rezoning of the subject property to LC Local Commercial which would permit her to construct a convenience store with a self-service gas station. Mrs. Anderson stated that such a facility would provide needed services of this type to a residentially developed area. She added that the nearest facilities of this type area approximately 6 miles to the north or south of the property involved. Mrs. Anderson submitted a petition bearing the signatures of 32 residents in the area endorsing her request.

Mr. James Ford inquired as to the extent of land involved in this application. Mr. Ford was informed that only the property described above so identified in Mrs. Anderson's request would be effected with respect to rezoning.

It was noted that no one was present to express opposition to this application.

The Executive Director, pointing out the lack of services of this type proposed in the Basswood Estates area and receipt of the petition supporting Mrs. Anderson's request for a rezoning to Local Commercial, recommended approval.

After careful study, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to LC Local Commercial as the proposed convenience store and self-service gas station will furnish services needed by the

residents in the community as evidenced by the petition they submitted requesting that the property involved be so rezoned.

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GC-1-75 A: (Reference: GC-17-75 above)

Consider Glynn County Tax Map 123-1 being designated as an "Official Zoning Map of Brunswick and Glynn County" in order to properly reflect the property involved in Rezoning Application No. GC-17-75 in the event it is zoned as requested

The Executive Director pointed out that the property involved in GC-17-75 above does not appear on a Glynn County official plate map. Mr. Stelle recommended that, as the property is shown on Glynn County Tax Map 123-1, this map be included as an official zoning map.

A motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted that, inasmuch as Rezoning Application No. GC-17-75 above was recommended for approval, Glynn County Tax Map 123-1 be designated as an "Official Zoning Map of Brunswick and Glynn County" in order to properly reflect the property involved in that request.

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The Executive Director introduced U. S. Representative Ronald "Bo" Ginn to the members and others present. Grateful acknowledgement was expressed to Rep. Ginn for his untiring and timely efforts in the successful acquisition of the Consolidated Federal Law Enforcement Training Center for location at Glynco. Appreciation was also expressed to him for his interest in respect to Colonel's Island.

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GC-26-72:

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

Messrs. Albert F. Shelander and Tate Fletcher were present for review of a request for the subject revision, submitted by Camp Activities, Inc.

It was explained that the revision consists of a request for a variance as to the permitted height for sign proposed for erection at the entrance to the campground. The sign, to be located in front of the existing store, would be 58 ft. in height and bear the wording "Horne's Restaurant, Candy and Gifts" with continuous illumination.

No one was present to express opposition to this revision.

The Executive Director recommended approval inasmuch as the sign would not be detrimental to the area, particularly in view of its proximity to land zoned FC Freeway Commercial, which does permit high-rise signs up to 60 ft., at the nearby I-95 Interchange.

A motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested revision to the Master Plan of the K O A Planned Development - General tract to permit the erection of a 58 ft. high-rise sign at the entrance to the K O A Campground.

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B-4-75: (Reference: B-5-71)

Request to rezone, from R-6 One-Family Residential to LC Local Commercial, a triangular tract lying in the south end of Brunswick, identified as portions of Lots 38, 39 and 40 in the 33 Acre Addition, fronting 180 ft. on the south side of Fourth Avenue and 265.65 ft. on the east side of Albany Street, and bounded on the southeast by the Southern Railway Right of Way

Mr. George C. Patelidas, Vice-President and Treasurer of Builders Supply Corp., appeared in behalf of the subject application submitted by that company. Mr. Patelidas explained that a rezoning to LC Local Commercial is being sought in order that a Jack's Minit Market with a self-service gas station might be located on the property involved. Pointing out that there is an inadequacy of convenience stores, which are neighborhood oriented, and the lack of any filling station in the south end of Brunswick, he felt that the proposed establishment would be beneficial to the residents in the area for their immediate needs.

Appearing in opposition to this request were a great number of residents from the south end. Mrs. Evelyn Highsmith presented a petition bearing 99 signatures objecting to the subject application. All present were given an opportunity to state their objections. Basically their reasons for opposing this request were the surrounding property has been residential in character for a considerable number years; two stores existing nearby adequately provide the services contemplated by the applicant except for supplying gasoline, which they do not feel is needed in this vicinity; and any probability of the selling of beer would definitely be objectionable.

The Executive Director stated that the predominately residential character of the area should be carefully considered in making any recommendation to the City Commission.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Croft and unanimously adopted to recommend denial of the subject application as the requested LC Local Commercial zoning would be detrimental to the residential character of the south end of Brunswick.

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Subdivision Plat Approval: Mission Asao Subdivision  
Preliminary Approval Ben L. Odum, Jr., and Wm. K. Edwards  
Plate Maps 60 and 61

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Messrs. Wm. K. Edwards and Ben L. Odum, Jr., were present for review of the subject preliminary plat. Mr. Edwards explained that the proposed subdivision would contain 43 lots each having a minimum of 15,000 sq. ft. He added that every effort will be made to preserve all trees possible. Mr. Edwards pointed out that, although the streets will be private, they will be constructed in accordance with county requirements and maintained under conditions set forth in deed restrictions.

The Executive Director informed the members that Dr. F. C. Marland, Director of the Marshland Protection Agency, had examined the property involved but has not submitted his findings in writing.

In making his recommendation for approval of this Preliminary Plat, the Executive Director stated that the Final Plat, when submitted, would include the approval of all appropriate county and state agencies.

After study, a motion was made by Mr. McGarvey, seconded by Mr. Nicholson and unanimously adopted to approve the Preliminary Plat of Mission Asao Subdivision, subject to the Final Plat, when submitted, being accompanied by the approval of: the streets by the County Engineer as meeting County requirements; sewer and water facilities by the St. Simons Island Water and Sewer District; and the use of the land by the Georgia Marshland Protection Agency.

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Subdivision Plat Approval: Marshes of McKay Subdivision  
Preliminary Approval Ed McGowan, Jr., et al (Attorney Robt. D. Miles,  
Plate Map 33 Agent)

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

Attorney Robt. D. Miles and Messrs. Ed McGowan, Jr., and Malcolm Seckinger appeared for review of the preliminary plat of Marshes of McKay Subdivision. Mr. Miles explained the proposed subdivision is to be located on property know as the Turton Tract lying east of U. S. Highway 17 North with access via a 60 ft. officially recorded easement. Rights will be granted for the use of the easement to all County departments that will have the need to use it for access into the subdivision. Mr. Miles further explained that the subdivision will be developed under a home owners type association which will place the burden of maintenance of the private streets upon the owners.

The Executive Director pointed out approval by the Glynn County Board of Health cannot be obtained for the use of individual wells and septic tanks until certain criteria are met, i.e., percolation tests made, and topographic and water table information furnished.

The Executive Director recommended approval, subject to the Final Plat, when submitted, be accompanied by the approval of the County Engineer, the Glynn County Board of Health and the Marshland Protection Agency.

After discussion, a motion was made by Mr. Croft and seconded by Mr. McGarvey to approve the Preliminary Plat of Marshes of McKay Subdivision, subject to the Final Plat, when submitted, being accompanied by the approval of: the streets by the County Engineer as meeting County requirements; sewer and water facilities by the Glynn County Board of Health; and the use of the land by the Georgia Marshland Protection Agency.

Voting Aye: Messrs. Cowman, Croft and McGarvey

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

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Subdivision Plat Approval: Demere Retreat Subdivision  
Final Approval Charles D. Bruce, et al Plate Map 72

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Mr. J. H. Ring, Registered Engineer, was present for review

of the subject plat.

The Executive Director stated that the plat of Demere Retreat Subdivision had received Preliminary Approval on June 4th, 1974.

A number of pertinent factors in relation to the development of this subdivision were brought out. Among these were private streets, lease arrangements and marshland.

A motion was made by Mr. McGarvey to recommend Final Approval of the Plat of Demere Retreat Subdivision.

This motion died for lack of a second.

Inasmuch as none of the developers were present to furnish information as to these items, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to defer action on the Final Approval of the Demere Retreat Subdivision to the next Regular Meeting in order that Mr. Chas. D. Bruce, or his representative, might be present to answer questions with respect to the marsh area, the streets and any proposal for lots in the subdivision being leased.

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GC-10-75: Industrial  
LI Limited/Requirements and Layout Plan for Planned Development -  
General area of Malcolm McKinnon Airport

The Executive Director reported that he had a number of trips to Atlanta, Georgia, in order to confer with Federal Aviation Agency officials in relation to the Airport Master Plan for the area recently released by that agency and zoned on April 17th, 1975, by the Glynn County Commission to Planned Development - General. As a result several concepts have been formulated for the various types uses and their requirements, the use of abandoned runway, any additional roadways, parking areas, and the like.

The Executive Director stated he felt that, as this matter needs more analysis, further study of these factors with the County Engineer and Airport Manager should be made prior to any finalization. Mr. Stelle added that a Planning Commission work session in respect to these items should be held during the current month.

After discussion, a motion was made by Mr. Croft, seconded by Mr. Nicholson and unanimously adopted that the Executive Director be requested to continue working with the appropriate agencies and individuals in order to formulate requirements and layout plan for the LI Limited Industrial portion of the Planned Developed - General area of Malcolm McKinnon Airport.

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GC-2-75 C:  
Possible amendments to the Glynn County Zoning Ordinance to allow Tennis Courts and other Recreational Facilities as Conditional Uses

The Executive Director advised the members that after considerable study and consultation with Mr. Nicholson and Staff Planner Hooker that he questioned the propriety of amending the County Zoning Ordinance in order to make provision for tennis courts as accessory uses in residential districts. Mr. Stelle then explained that this one particular

item was not the only one that needs study and suggested that an overall review be made pertaining to various aspects of the ordinance.

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Up-Dating of the Glynn County Zoning Ordinance

Following information received regarding the item immediately above, a discussion was held with respect to the up-dating of the Glynn County Zoning Ordinance, not only in relation to tennis courts, but as well a number of other factors that have recently arisen and need clarification.

The Executive Director informed the members that federal funds are available for such purposes and suggested they consider utilization of such assistance for accomplishing this objective. Mr. Stelle then explained that a part of a Department of Housing and Urban Development \$6,000.00 grant, plus local in-kind participation, could provide for retaining the services of a consultant with zoning ordinance expertise.

After discussion, a motion was made by Mr. Croft, seconded by Mr. McGarvey and unanimously adopted that the Executive Director, working with a committee consisting of Messrs. Cowman, Gale and Nicholson, attempt to obtain the services of a consultant specializing in zoning ordinances in order that an in-dept review and up-dating the Glynn County Zoning Ordinance might be accomplished; this project to be financed by a portion of a \$6,000.00 grant from the Department of Housing and Urban Development with local in-kind participation.

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MEETING ADJOURNED AT 11:15 A. M.