

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 9th, 1975

8:30 A. M.

---

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft, Harry I. Driggers, C. Edward Nicholson and Father Marlon S. Poitier

ABSENT: Neal Gale and Cormac McGarvey

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

---

Upon a motion made by Father Poitier and seconded by Mr. Nicholson, the Minutes of the Regular Meeting held on August 5th, 1975, were approved.

---

B-5-75: (Reference: B-4-70)

Request to rezone, from R-9 One-Family Residential to OC Office Commercial, Lot 23 and a portion of Lot 24 in Windsor Park Subdivision in the City of Brunswick, said tract fronting approx. 55.1 ft. on the south side of Gloucester Street at a point 94.1 ft. west of Magnolia Avenue and also fronting 75 ft. on the west side of Magnolia Avenue at a point approx. 130 ft. south of Gloucester Street

Mr. Hugh K. Tollison, President of Office Park, Inc., accompanied by Mr. Ted Shelander, was present to represent the application submitted by his company. Mr. Tollison stated that prior to the adoption of the new City Zoning Ordinance the subject property had been zoned commercially. He, therefore, was requesting that the Planning Commission make a recommendation that the land involved be zoned Office Commercial, that would enable them to construct an office building fronting Gloucester Street with adequate parking area fronting Magnolia Avenue.

Mrs. Grace Norton, acting as spokesman for a large delegation of Windsor Park Subdivision property owners, presented a petition of objection containing 57 signatures. Mrs. Norton stressed that on a number of occasion commercial rezoning had been sought for the property. She added that at each time these property owners had to voice their opposition to any commercial rezoning in this subdivision in order to protect it from any adverse zoning. Mrs. Norton pointed out that ample commercially zoned land lies within the vicinity.

Mr. W. I. Jones, an adjacent resident, stated that he could see no reason for the property not being rezoned as requested.

In response to a statement made that the property had been zoned commercial, the Executive Director explained that he had not been able to locate any record of this property having been so zoned since the enactment of the City's Zoning Ordinance on

February 3rd, 1975. Mr. Stelle pointed out that a major sewer line traverses the alley immediately west of the subject property and, therefore, the alley could not be closed and conveyed to the adjacent property owners which would enable them to construct one contiguous office building. Mr. Stelle added that definite consideration should be given to the character of development along Gloucester Street, one of the major entrances into the City. The Executive Director recommended that the action of the Planning Commission in 1970 in recommending denial of a commercial rezoning be adhered to.

After thorough consideration, a motion was made by Mr. Croft, seconded by Mr. Cowman and unanimously adopted to recommend denial of the subject application for the following reasons:

1. that the residential character of Windsore Park Subdivision within which the question property is located should be preserved;
2. there is land zoned nearby that could be utilized for commercial purposes; and
3. Gloucester Street is a logical dividing line for residential on the south and commercial on the north and at this time presents a very aesthetically pleasing entrance to the City.

---

GC-19-75:

Request to rezone, from R-12 One-Family Residential to RR Resort Residential, that irregularly shaped tract of land known as the Brunswick Country Club containing 163.9 acres, fronting 2,667.8 ft. the west side of U. S. Highway 17 North and being located approx. 600 ft. north of Fairway Road, and fronting 1,481.4 ft. on the north side of Fairway Road approx. 1,228 ft. west of that road's intersection with said highway

Mr. Russell Paulk, President of Brunswick Country Club, Inc., appeared to represent the subject request submitted by that organization in order that they might construct a private tennis court complex upon a portion of their property.

The Executive Director explained that under the property's existing R-12 One-Family Residential classification this type use is not permitted, therefore a rezoning to Resort Residential, which permits facilities of this nature as a conditional use, is being sought. Mr. Stelle further explained that the club's deed from Glynn County restricts the use of the property from being any other than a private golf course or private country club.

Plans submitted call for six lighted and fenced tennis courts, a pro shop and rest room building, and an off-street parking area with entry from the north side of Fairway Road. The complex will have a 100 ft. minimum planted buffered area paralleling Fairway Road. It was noted that 2 tennis courts exist on another portion of the property at the present time.

A considerable number of residents in Country Club Park Subdivision were present in opposition to this request. Mr. Albert Shelander submitted a petition of objection bearing the signatures of 101 property owners in the area. Each individual present was given an opportunity to express their opinion. The basic reasons for their opposition were: 1) traffic congestion that would be generated on Fairway Road which is only 40 ft. in width with 18 ft. paving at the entrance at U. S. 17; 2) parking along this road could be anticipated in front of the home owners' property; 3) due to the entrance being from Fairway Road, it would create a hazard to children and promote littering; 4) the complex being in such close proximity to the surrounding residential area noise and lighting would have an adverse effect upon that area; and 5) it was felt that the club's property is extensive enough that a more suitable and less detrimental location could be selected.

The Executive Director recommended that time be given to the club in order that it might consider other locations for its proposal.

After thorough discussion, a motion was made by Mr. Driggers and seconded by Mr. Nicholson that action on this request be deferred, with the concurrence of the applicant, in order that the applicant and representatives of the objectors might confer as to other sites within the Brunswick Country Club property that might be more suitable and acceptable for the location of the tennis court complex.

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

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

---

GC-20-75:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, an irregularly shaped tract containing approx. 10.937 sq. ft. and having a frontage of approx. 137 ft. at the southeast quadrant of the intersection of the I-95 F009 Spur and Canal Road

Mr. Robert E. Tatum was present in behalf of his application for the rezoning of the subject property to HC Highway Commercial. Mr. Tatum presented signatures of 7 property owners in the area stating they had no objections to his request. He stated that, although he has currently no specific plans, he is seeking a commercial rezoning for future development.

No one was present to express opposition to this application.

The Executive Director pointed out that the property involved, as well as others at I-95 F009 Spur intersections with number of roads, has no access. Mr. Stelle added that Mr. Tatum is in the process of litigation with the State for access to his property.

He then explained that a county-wide study, including transportation patterns and the like, is underway. Mr. Stelle stated that, until such time as this thorough analysis has been completed, any favorable action on this request at the present would be untimely, and he, therefore, recommended denial.

After careful study, a motion was made by Mr. Nicholson and seconded by Father Poitier to recommend denial as this request is premature due to the applicant stating that he has no immediate plans for commercial development of the property involved and also there exists no access to the property at this time.

Voting Aye: Messrs. Croft and Nicholson and Father Poitier

Voting Nay: Messrs. Cowman and Driggers

The Chairman declared the motion adopted.

---

GC-21-75: (References: GC-28-69 and GC-4-73)

Request to rezone, from R-6 One-Family Residential to GC General Commercial, all of Lots 27 through 34, inclusive, in Block A of St. Simons Heights Subdivision, St. Simons Island; said lots fronting 400 ft. on the west side of Georgia Street with a depth of approx. 120 ft. and lying approx. 125 ft. north of Brunswick Avenue

Mr. Robert M. Greene, Attorney, appeared to represent Messrs. William P. Oister, Mervyn T. Jones, John Edward Hardman II, and Robert M. Murphy, applicants of the subject application. Mr. Greene stated that a General Commercial rezoning of the subject tier of lots is being sought in order that a parking lot might be provided for the applicants' establishments on Frederica Road to the west of and across a 20 ft. alley from these lots. He then explained the layout of the proposed parking lot. Entry into the facility would be from Frederica Road. Exit would be via the alley towards Brunswick Avenue with no exit permitted onto Georgia Street. The 25 lighted parking spaces would be provided immediately to the east of the alley. To the rear of the parking area would be a 20 ft. scenic easement abutting Georgia Street. Maintenance of the alley and parking lot would be the responsibility of the applicants.

Mr. W. C. Mack expressed concern that other commercial uses could be made of the property once it is rezoned to General Commercial.

Mr. William Morton, developer of a nearby residential area, stated that he objected very strenuously to the requested commercial rezoning. He felt it would be an encroachment into residential areas including his development and the St. Simons Heights Subdivision

The Executive Director pointed out the parking and traffic problems already existing on Frederica Road and this proposal could alleviate some of these problems but

that the requested rezoning could also promote additional commercial growth in the vicinity, thus he recommended denial.

After careful study, a motion was made by Mr. Cowman, seconded by Mr. Croft and unanimously adopted to recommend denial of the subject request for the following reasons:

1. access, as proposed, into the property is undesirable;
2. the proposed use would have a detrimental effect on the character of the residential area of St. Simons Heights Subdivision; and
3. there already exists sufficient commercial property in the vicinity.

---

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

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

It was the consensus of the members that, due to lack of representation, review of the subject matter be deferred until such time as the applicant, Mr. Robert Plumbo, President of Hanibal Scientific, can be present for review of his proposal for the location of a complex for the manufacturing of glass parts for electrical components and related office space.

---

GC-10-75 D: (reference: GC-10-75)

Review of Site Plans for a GC General Commercial use to be located in the Malcolm McKinnon Airport Planned Development - General area on St. Simons Island

Mr. Wray Avera, President of Avera Realty, Inc., appeared in respect to his proposal to locate a real estate office and a hanger on a portion of the airport property.

Inasmuch as no site plans had been submitted, a motion was made by Mr. Nicholson, seconded by Mr. Croft and unanimously adopted to defer action on this request until such time as the applicant submits site plans for review.

---

Revision of Lots 10 and 12 in Sutton Place South Subdivision Zoning Map 45

Mr. James L. Conine, Registered Surveyor, was present for review of the subject revision. Mr. Conine explained that, due to a land-swap between the purchasers of Lots 10 and 12, it was deemed necessary to make revision to the recorded plat in order that no confusion could arise in the future as to their boundaries. He further explained that, in addition, a correction is reflected on the revision correcting a 3 ft. mathematical error.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Croft and unanimously adopted that, inasmuch as the subject revision involves only the relocation of the lot line between two lots and corrects a platting error, to recommend Final Approval of the Revision of Lots 10 and 12 in Sutton Place South Subdivision.

---

Marsh Winds Subdivision (Preliminary Plat) Zoning Map 72

The Executive Director reported that at its meeting of September 4th, 1975, the Glynn County Board of Commissioners had heard objections and received a petition of opposition from property owners in the vicinity in relation to the subject subdivision. As a result, it was the consensus of the County Commission that approval of the Preliminary Plat of Marsh Winds Subdivision, be deferred back to the Planning Commission for further study. He suggested that when we receive instructions from the County that we act accordingly at our next meeting.

---

Marshes of McKay Subdivision Zoning Map 33

The Executive Director advised that, as a result of a ruling by Associate County Attorney James A. Bishop, the Glynn County Board of Commissioners had given Final Approval to the plat of Marshes of McKay Subdivision on August 21st, 1975. This ruling based on the County Attorney's opinion that, inasmuch as no public streets were contained within the subdivision, preliminary approval by the Planning Commission on August 1st, 1975, would be adequate for the County Commission to grant Final Approval.

---

Adoption of Aerial Photo Tax Maps prepared by Schmidt Photographers in lieu of Tax Maps previously prepared by Southeastern Mapping and Appraisal Company

The Executive Director pointed out that tax maps recently prepared by Schmidt Photographers have superseded those prepared by Southeastern Mapping and Appraisal Company in the early 1960's. Mr. Stelle added that 5 of the blue-line Southeastern tax maps have previously been adopted as Official Zoning Maps for Glynn County to property reflect properties rezoned. He explained that the new aerial photo tax maps prepared by Schmidt Photographers depicting the area shown on these Southeastern maps should be designated as Official Zoning Maps of Glynn County.

Upon the Executive Director identifying the specific maps involved, a motion was made by Mr. Nicholson, seconded by Mr. Croft and unanimously adopted to recommend to

the County Commission that the following aerial photo maps be adopted as Official Zoning Maps for Glynn County:

- Tax Map 106
  - Tax Map 107
  - Tax Map 138
  - Tax Map 138-1 (formerly 138-A)
  - Tax Map 157-1 (formerly 157-A)
- 

#### Glynn County Zoning Ordinances

The Executive Director reported that the supply of the Glynn County Zoning Ordinance has become depleted. Due to the fact that there are a number of amendments pending, Mr. Stelle pointed out that it would not be feasible at this time to reproduce this document. He explained he had investigated means of an interim measure of supplying the ordinance, and he made arrangements for Xerox copies to be made at the County by a Planning Commission staff member. He recommended that \$15.00 be established as the cost of a copy of the Ordinance.

After discussion, a motion was made by Mr. Driggers, seconded by Mr. Croft and unanimously adopted that a charge of \$15.00 be made for Xerox copies of the Glynn County Zoning Ordinance when requested by individuals until such time as this instrument is reprinted.

The Executive Director pointed out that in August of 1968 "continuing amendment" copies were sold for \$10.00 with "non-continuing amendment" copies selling for \$2.50. Mr. Stelle brought out the fact that, due to the increase in printing and other costs, the Planning Commission should give consideration as to some means of resolving the problem of handling the "continuing amendment" copies.

---

#### Planning Commission Work Sessions Established

The Chairman stated that, due to the numerous projects underway, a regular work session should be held each month, such session being open to the public. These meetings would give the Executive Director an opportunity to report to the members the aspects of various activities in which he is involved.

Thereupon, a motion was made by Father Poitier, seconded by Mr. Nicholson and unanimously adopted that, commencing in October 1975, the third Tuesday of each month at 8:30 A. M. be established as the date and time for the Planning Commission to hold

Work Sessions.

Due to a number of items having been deferred at this meeting, a motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted that a special meeting be called during the current month at such time as the Executive Director can confer with and obtain from the applicants additional information concerning items deferred this date.

---

MEETING ADJOURNED AT 11:45 A. M.