

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 14th, 1976

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, and Messrs. W. H. Cowman, Neal Gale, Cormac McGarvey and C. Edward Nicholson

ABSENT: Mrs. Margaret A. Brown, Mr. Harry I. Driggers and Father Marlon S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle, Staff Planner Wm. R. Dudark and Deputy County Administration Wm. H. Dewey

The Chairman called the meeting to order and invocation was given by Mr. Nicholson.

Approval of the Minutes of the Regular Meeting held on August 3rd, 1976, was deferred to the Regular Meeting of October 5th, 1976.

The Chairman advised that Rezoning Application No. GC-38-76, submitted by High Hill Investments, Inc., was being deferred to a later meeting at the request of the applicants.

GC-34-76:

Request to rezone, from CP Conservation - Preservation to R-12 One-Family Residential, an irregularly shaped tract containing 0.85 acre fronting 469.08 ft. on the east side of U. S. Highway 17 North; said tract lying approx. 76.22 ft. south of Fairway Road, if extended easterly, and identified as portions of Parcels 23, 24 and 25 on Glynn County Tax Map 60-4

Mr. Joseph H. Legette was present in behalf of his application for the rezoning of the subject property. Mr. Legette explained that he desired to add a kitchen and bathroom to his existing boat house. He added that at a later date he proposes to construct a one-family residence on his property.

The Executive Director pointed out that the boat house is a permitted use in the property's current zoning classification but, however, the proposed additions would require a rezoning to a residential classification. Mr. Stelle then stated that a septic tank permit has been issued for the additions to the boat house.

Questions arose as to the elevation of the land involved and as to the division of the property to permit two residential structures.

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

The Executive Director recommended approval of the subject request.

After discussion, a motion was made by Mr. McGarvey and seconded by Mr. Gale to recommend that Rezoning Application GC-34-76 be approved.

Voting Aye: Messrs. Gale and McGarvey

Voting Nay: Messrs. Cowman and Nicholson

Chairman Floyd voted nay to break the tie vote and declared the motion failed to carry.

No further motion was made regarding this case.

GC-35-76:

Request to rezone, from R-12 One-Family Residential and RR Resort Residential to GC General Commercial, a tract containing 2.482 acres, fronting 144.16 ft. on the east side of Demere Road and 158.87 ft. on the east side of Hamilton Road (with a total frontage of 303.03 ft.) on St. Simons Island; said property being the site of Peddler Steak House

Mr. Bill Gantt, representing Gantt and Worthington, Inc., and accompanied by Attorney Robt. H. Baer, was present for consideration of the subject application. Mr. Baer explained that in order to obtain a loan for improvements to the existing Peddler Steak House a rezoning is required.

The Executive Director pointed out that under the existing residential classification of the property, only limited improvements can be made and in the event the restaurant were to be destroyed by fire the commercial structure could not be replaced.

Ms. R. Cobb submitted a statement signed by members of the St. Paul Baptist Church, the St. Ignatius Episcopal Church and residents of the Jewtown Community requesting that the area remain residential and not be rezoned to General Commercial.

Following discussion, a motion was made by Mr. Cowman and seconded by Mr. McGarvey to recommend approval of this application.

After further consideration, Mr. Cowman withdrew his motion and Mr. McGarvey withdrew his seconding of the motion.

Concern was expressed that if the 2.482 acre tract is rezoned to general commercial its utilization for all permitted and conditional uses within that classification would be allowed and as well generate other commercial useage within the area.

Following additional discussion, a motion was made by Mr. Nicholson and seconded by Mr. McGarvey to recommend denial of this request for a rezoning to General Commercial which would enable the existing Peddler Steak House to become a conforming use.

Voting Aye: Messrs. Cowman, McGarvey and Nicholson

Voting Nay: Mr. Gale

The Chairman declared the motion for denial adopted.

GC-36-76:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, an irregularly shaped tract containing 37,790.36 sq. ft. and fronting 216.237 ft. on the east side of U. S. Highway 341 (New Jesup Highway) and 176.96 ft. on the south side of Georgia Highway 99 at the southeast corner of the intersection of said highways in Sterling

Mr. Nicholson disqualified himself from discussion of this matter due to a conflict of interest.

Attorney Thos. J. Dickey was present for review of this application, submitted by Mr. Jas. D. Moore. Mr. Dickey pointed out that the property involved is in a predominately commercial district as there are 6 (six) commercially zoned areas within approx. 1/4 mile. He added that a Jack's Minit Market plus 2 small stores are proposed for location on the site and that adequate off-street parking with controlled ingress and egress will be provided.

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

Staff Planner Roy Dudark stated that the proposed uses would be logical in this location.

The Executive Director recommend approval in that the existence of traffic generated at the intersection of the two major highways commercially orients the property and that there appears a need for additional commercially zoned land in the vicinity.

After consideration, a motion was made by Mr. Cowman and seconded by Mr. McGarvey to recommend rezoning of the subject property to permit Highway Commercial development, including a Jack's Minit Market.

Voting Aye: Messrs. Cowman, Gale and McGarvey

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

GC-37-76:

Request to rezone, from FA Forest Agricultural to GI General Industrial, a tract containing 13.9 acres fronting 1,452.5 ft. on the west side of U. S. Highway 341 (New Jesup Highway) and lying immediately north of Murray Hill Road and approx. 3,903.47 ft. north of the intersection of the easertly right of way line of said highway with the centerline of the Georgia Power Company Power Line and approx. 1 3/4 miles north of the intersection of said highway with Georgia Highway 99 at Sterling

Mr. Virgil H. Hinson appeared for review of the subject application, submitted by himself and his wife. Mr. Hinson stated that this request was for an enlargement of his property rezoned in 1971 to General Industrial. He added that no development is planned at this time.

No one appeared to express opposition to this request.

The Executive Director recommended approval inasmuch as the proposed industrial classification would not be adverse in this sparsely developed area of the county.

A motion was made by Mr. Gale, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the subject application for the rezoning of the property involved for an extension of an existing General Industrial site.

GC-39-76:

Request to rezone, from HC Highway Commercial to GC General Commercial, Lots 1, 2, 3 and 4 in Section A of Block B in St. Simons Heights Subdivision fronting 124.77 ft. on the east side of De,ere Road and 72.58 ft. on the south side of Brunswick Avenue on St. Simons Island

Mrs. Sam Cofer appeared to represent this request, submitted by her husband, Mrs. Cofer stated that a rezoning to General Commercial

is being sought in order that the existing uses on the property might be conforming.

The Executive Director pointed out that while no changes are proposed as to the useage of the property, existing setback requirements will become conforming under the General Commercial classification.

No one appeared to object to this request.

A motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of this application which will enable existing uses on the property to become conforming.

GC-40-76:

Request to rezone, from GR General Residential to GC General Commercial, all of Lots 1, 2, 3, 30, 31 and 32 in Blcok D of Washington Square Subdivision, said lots fronting 190 ft. on the west side of Habersham Street and 90 ft. on the south side of 6th Street

Mr. Eugene A. Roberts was present for review of this application, submitted by himself and his wife. Mr. Roberts explained that he proposes to locate a drug store, floral shop and pool room wth adequate off-street parking and contolled access.

The Executive Director pointed out that the area contains an intermingling of zoning classifications.

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

The Staff Planner stated these type uses could be an improvement to this unstable area.

The Executive Director recommended approval of this request inasmuch as the proposed uses would not be detrimental to the neighborhood.

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Gale and unanimously adopted to recommend rezoning of the subject property to permit General Commercial development, including a drug store, pool room and floral shop.

Reference: GC-45-73:

Request for review of the proposed amendment to the St. Simons Properties PD-G Planned - Development - General Triangular Tract Layout to permit the clarification of the Commercial Area boundary lines

Attorney Reid W. Harris appeared to represent the subject request submitted by St. Simons Properties. Mr. Harris explained that in submitting the original request for rezoning of property contained in this planned development complex the boundary lines separating the various tracts were merely shown in concept fashion. He further explained that at this time the applicants are seeking a clarification of the boundary lines for the commercial area, designated as Tract 1, in accordance with a survey made for this specific purpose.

The Executive Director stated that definite establishment of boundary lines for each of the tracts within the Triangle Tract Layout will likewise be handled in this manner. He then recommended approval of this request.

After review, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the boundary lines defined by a recent survey of the commercial area designated as Tract 1 of the Planned Development - General Triangular Tract approved on November 6th, 1973.

Subdivision Plat Review: Waverly Pines Subdivision, Phase I;
Final Approval (Capehart Housing at NAS Glynco);
Arnold G. Proctor, Owner;
George P. Underwood, Jr., Surveyor

Mr. George P. Underwood, Jr., Surveyor, was present for review of the subject final plat.

Major factors noted for this phase of the Waverly Pines Subdivision were that the land contained therein has been developed containing 74 (seventy-four) single-family residences; adequate park area is centrally located and the drainage areas are rights of ways, and are dedicated to Glynn County.

The Executive Director stated that in his opinion the plat meets all requirements for final approval. He added that the original NAS Glynco water and sewer plans are on file.

A motion was made by Mr. Gale and seconded by Mr. Nicholson to recommend Final Approval of the Plat of Wavely Pines Subdivision, Phase I.

Voting Aye: Messrs. Gale, McGarvey and Nicholson

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

Subdivision Plat Review: Revision of Certain Blocks, Lots and Streets in
Final Approval Old Town Subdivision in the Bay Street Urban
Renewal Project;
City of Brunswick;
Attorney Clinton O. Pearson

The Executive Director explained that the subject plat represents the final survey of property contained in Bay Street Urban Renewal Project, Georgia R-110, prepared by Angas & Associates, Jacksonville, Florida. This plat reflects the revisions within the area as it has been developed.

A motion was made by Mr. Nicholson and seconded by Mr. Cowman to recommend Final Approval of the Plat of the Revision of Certain Blocks, Lots and Streets in Old Town Subdivision in the Bay Street Urban Renewal Project.

Subdivision Plat Review: Dunbar Creek Plantation Subdivision, Phase I;
Preliminary Approval (formerly Lake Forest Subdivision as Sketch
Plan);
Robert G. Freeman and Irwin Mazo, Owners
Biletzskov & Associates, Inc., Surveyors

Mr. Bill Lovett, representing Messrs. Robert G. Freeman and Irwin Mazo, Developers, was present for review of the subject Preliminary Plat.

The Executive Director explained that the Sketch Plan for this subdivision had been reviewed and approved as to concept at the Planning Commission's May 4th, 1976, meeting. Mr. Stelle pointed out that the lots will face upon Dunbar Road with no private egress and ingress from Frederica Road. He added that no provision has been made for meeting the open space requirements.

A motion was made by Mr. Gale, seconded by Mr. McGarvey and unanimously adopted to approve the Preliminary Plat of Dunbar Creek Plantation, Phase I, subject to the Final Plat reflecting dedication of open space or

payment in lieu thereof; no private vehicular access to be provided on the individual lots abutting Frederica Road; provision of a buffer strip to the rear of the lots abutting Frederica Road; and provision of water and sewer facilities being furnished by the St. Simons Island Water and Sewer System.

Subdivision Sketch Plan: Brunswick - Golden Isles Industrial Park
Review (at NAS Glynco)
Glynn Development Authority, Developers;
Sverdrup & Parcel, Engineers

Due to lack of presentation for the above Sketch Plan Review, this item was deferred to a later meeting in order that someone might be present for its review.

GC-1-76 B:

Adoption of Glynn County Tax Map 123, prepared by Southeastern Appraisal & Mapping Services, as an Official Zoning Map, in order that the property involved in Rezoning Application GC-17-75, submitted by Mrs. Mononia L. Anderson, might be properly reflected upon a zoning plate map
and

GC-1-76 C:

Adoption of Glynn County Tax Map 127, prepared by Southeastern Appraisal & Mapping Services, as an Official Zoning Map, in order that the property contained in Twin Rivers Subdivision might be properly reflected upon a zoning plate map

The Executive Director explained that, when property involved in rezoning or subdivision plat is not shown upon a existing Zoning Plate Map, a Glynn County Tax Map including the area in question is adopted as an Official Zoning Map for Glynn County. He added that it is in order that the 2 tax maps identified above be officially adopted for this purpose.

A motion was then made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted that Glynn County Tax Maps 123 and 127 be recommended for inclusion as Official Zoning Maps for Glynn County.

Staff Reports for Rezoning Applications and Subdivision Plat Approvals

The Executive Director explained that Staff Reports will be furnished the members prior to the meeting at which time rezonings and

plans will be reviewed. These reports will furnish pertinent information with respect to the background of the area, zoning patterns, adaptability of property involved and the like as means of enabling the Planning Commission to arrive at the most feasible recommendation.

Work Session

The Executive Director stressed the need for a work session to be held prior to the next regular meeting. At that time reports on the Blythe Island State Park and the St. Simons Causeway will be reviewed.

September 28th, 1976, at 8:30 A. M. was the date and time set for this Work Session.

Planning Commission Quarters

The need for improvements to the appearance of the Old City Hall Building, especially space therein occupied by the Planning Commission, was discussed.

Mr. Cowman expressed his opinion that the Planning Commission members and its Executive Director should appear before the City and County Commissions in an effort to obtain assistance in this respect.

Meeting Adjourned at 11:00