

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 6th, 1976

8:30 A. M.

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

ABSENT: Chas. N. Croft and Harry I. Driggers

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. Cowman, the Minutes of the Regular Meeting held on December 2nd, 1975, were approved.

GC-3-76:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract of land identified as a portion of Lot 8 of the G. S. Scarlett Estate, Fancy Bluff (an unapproved subdivision) and shown as Parcel 10 on Glynn County Tax Map 115-2; said tract fronting 95 ft. on the east side of Georgia Highway 303 and 230 ft. on the north side of Loderosa Street and lying immediately south of the property known as "Jones Apartments"

Mr. Brantley O'Quinn was present for review of the subject application. Mr. O'Quinn stated that at the present the property contains a rental dwelling but he did not feel that to be the best use of the property. He then explained that he does not have any immediate plans for commercial development but feels a Highway Commercial zoning would be more logical as the property abuts a major highway and lies in next to commercial and industrial uses. Mr. O'Quinn pointed out that, although he had not contacted any surrounding property owners, the property had been posted for the requested rezoning and he had not received any objections.

No one was present to express opposition to this application.

The Executive Director, stating in view of the commercial and industrial zonings nearby properties, he recommended approval.

After careful study, a motion was made by Mr. Gale, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested rezoning inasmuch as the property involved is Highway Commercial oriented as it abuts a major highway and commercial development and would be compatible to existing uses along Georgia Highway 303 within the vicinity.

GC-2-76 A:

Proposed Amendments to the Text of the Text of the Glynn County Zoning Ordinance to permit as Conditional Uses in R-20, R-12, R-9, R-6, M-20, M-12, M-9 and M-6 One-Family Residential Districts and in FA Forest - Agricultural Districts the following: Neighborhood Non-Commercial Recreation Areas: including swimming pools, cabanas, play fields, tennis courts, community houses, playgrounds, and other type recreation facilities provided such areas have been delineated on a subdivision plat of record and such uses or facilities are described on said plat as approved by the Glynn County Commission;

and

GC-2-76 B:

Proposed Amendment to the Glynn County Zoning Ordinance to permit tennis courts for use of the immediate family and guests and for which no charge is made, as Accessory Uses to Dwellings and/or Mobile Homes on Individual Zoning Lots

The two above proposed amendments, copies of which were furnished to the members, were reviewed simultaneously.

The Executive Director explained that, although efforts are being made towards an up-dating of the Glynn County Zoning Ordinance, he and the County Building Official were of the opinion that these amendments are needed now to resolve problems from the lack of provisions for the referenced type recreation facilities.

A lengthy discussion was held, during which a number of factors were brought out. Each member was given an opportunity to express their views as to the contents of and changes to these amendments. It was suggested that the Executive Director research as to how other communities deal with similar situations.

The Executive Director stated he would prepare revised drafts of these amendments, incorporating concepts brought out during discussion plus any additional information gathered during his research.

Thereupon, a motion was made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted to defer action on these two proposed amendments until such time as the Executive Director can review all aspects brought out during the above discussion and submit revised drafts for the Planning Commission's study at its Work Session of January 20th, 1976, in order that finalized drafts might be presented at a Planning Commission Regular Meeting.

B-2-76 A:

Proposed Amendments to the Text of the City of Brunswick Zoning Ordinance to eliminate the Maximum Building Height of 60 ft. in Basic Industrial Districts and to provide that Building Heights be subject to the approval of the Chief of the City of Brunswick Fire Department.

and

GC-2-76 C:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance to eliminate the

Maximum Building Height of 60 ft. in Basic Industrial Districts and to provide that Building Height be subject to the approval of the Chief of the Glynn County Fire Department

The Executive Director explained that the City had requested the Planning Commission to initiate an amendment to its Zoning Ordinance which would modify maximum building height requirements only in Basic Industrial Districts.

This request had come about as a result of industrial plants constructing facilities over 60 ft. in height after obtaining relief from the requirement from the City Board of Appeals. When the ordinance was adopted in 1965, the 60 ft. maximum was deemed adequate but now modern fire fighting equipment is better equipped to handle structures over that height requirement. In addition, Basic Industrial facilities are now being constructed containing their own fire fighting devices.

During discussion, it was brought out that this proposed amendment should be recommended for adoption by Glynn County as well as for the City of Brunswick.

Thereafter, a motion was made by Mr. Gale, seconded by Father Poitier and unanimously adopted to recommend adoption of the proposed amendment identified as B-2-76 A to the City Commission; and, further, that an identical amendment, to be designated as GC-2-76 C, also be recommended for adoption to the Glynn County Commission, as follows:

PROPOSED AMENDMENT TO THE TEXT
OF THE
CITY OF BRUNSWICK ZONING ORDINANCE

B-2-76 A:

Paragraph f), Maximum Building Height; of Subsection 709.4, Other Requirements; in Section 709, BI Basic Industrial District; of Article VII, Requirements by Districts; is amended by striking in its entirety said paragraph reading as follows:

- f) Maximum Building Height: Sixty (60) feet, subject to the approval of the Fire Chief. For exceptions to height regulations, see Article VI, Section 617.

and inserting in lieu thereof a new Paragraph f) to read as follows:

- f) Maximum Building Height: Subject to the approval of the Chief of the City of Brunswick Fire Department.

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

GC-2-76 C:

Paragraph f), Maximum Building Height; of Subsection 710.4, Other Requirements; in

Section 710, BI Basic Industrial District; of Article VII, Requirements by Districts; is amended by striking in its entirety said paragraph reading as follows:

f) Maximum Building Height:

Sixty (60) feet subject to the approval of the Fire Chief.

For exceptions to height regulations, see Article VI, Section 617.

and inserting in lieu thereof a new Paragraph f) to read as follows:

f) Maximum Building Height:

Subject to the approval of the Chief of the Glynn County Fire Department.

Glynco I-95 F009 Connector Road

In view of the Federal Law Enforcement Training Center urging that steps be taken to expedite provision for a county access road to Glynn County owned Glynco sites, in order that the existing road leading to their facilities might be closed to the general public, a discussion was held as to ways and means of accomplishing this need.

The Executive Director explained two alternate locations for the proposed roads, i.e., utilization of Canal Road or a new alignment, which could provide access to the Airport and Industrial Park at Glynco from the I-95 F009 Spur. Mr. Stelle further explained that the Georgia Department of Transportation has provided base cost estimates. He then stated that not only cost but time required for completion would be a definite factor to be considered. Mr. Stelle pointed out that a decision would have to be made as soon as possible in order to meet the deadline for filing an application for HUD Community Development funding.

The merits of these two routes were discussed at length.

Following this discussion, a motion was made by Mr. Nicholson and seconded by Mr. McGarvey that, in order that an access road into the county's facilities at Glynco might be established as expeditiously as possible, that the acquisition of an access road through the Union Camp property from F009 to Connole Ave., in the vicinity of Glynco, as being feasible and less expensive than the use of Canal Road.

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

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

Bay Street Up-Date

The Chairman brought the commission up to date on the presentation of the Bay Street Re-Use Plan to the City. He expressed his appreciation of all the people who served on the special sub-committee.

Following, a motion was made by Father Poitier, seconded by Mr. Nicholson and unanimously adopted that a letter be transmitted to the Bay Street Coordinating Committee expressing the Planning Commission's appreciation of their efforts in the replanning of the Bay Street Urban Renewal Area.

1975 - 1976 Fiscal Year Planning Commission Budget

The Chairman appointed Messrs. Cowman and Nicholson , and Father Poitier to serve with the Executive Director and himself on a committee to prepare a proposed budget for the Planning Commission's forthcoming fiscal year.

MEETING ADJOURNED AT 10:30 A. M.