

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 3rd, 1976

8:30 A. M.

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

ABSENT: Chas. N. Croft and Cormac McGarvey

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

Upon a motion made by Mr. Nicholson and seconded by Father Poitier, the Minutes of the Regular Meeting held on January 6th, 1976, were approved.

GC-4-76:

Request to rezone, from CP Conservation - Preservation to GC General Commercial, an irregularly shaped tract in the Arco area fronting 301.7 ft. on the east side of Ross Road (Old Dixie Highway), 324.1 ft. on the south side of Ninth Street, and approx. 240.1 ft. on the west side of the new right of way line of Newcastle Street; said tract containing approx. 2.16 acres

Mr. Pondelee Leotis was present to represent the subject request, submitted by Arco Development Co., Inc. Mr. Leotis explained that the County has been utilizing the property involved as a public recreation park. He further explained that the recent improvement and widening of Newcastle Street has appreciated the value of the site and promoted its potential for commercial development. Mr. Leotis stated that plans call for the construction of retail stores including a Jack's Minit Market. He added that adequate off-street parking will be provided and access will be from Ninth Street. Mr. Leotis pointed out that commercial properties lie to the north and east of the subject property.

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

After review, a motion was made by Mr. Gale, seconded by Father Poitier and unanimously adopted to recommend approval of the requested rezoning to GC General Commercial.

GC-5-76:

Request to rezone, from GR General Residential to GC General Commercial, all of Lots 15 and 16 in Block B of Washington Square Subdivision; said lots fronting 60 ft. on the south side of Sixth Street and 95 ft. on the east side of Habersham Street and lying approx. 475 ft. west of Altama Avenue

Attorney Thomas E. Dennard, Jr., accompanied by Mr. Talmadge Griffis, represented this application submitted by West-Trupp Insurance Agency, Inc. Mr. Dennard stated that Mr. Griffis proposes to purchase the subject property if it is rezoned to General Commercial which will permit him to construct an automobile repair garage.

Mr. Griffis explained that his operation would be conducted within the confines of the garage with no outside storage.

No one appeared to object to this request.

After consideration, a motion was made by Mr. Driggers and seconded by Father Poitier to recommend approval of the request for a GC General Commercial rezoning.

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

Voting Nay: Mr. Cowman

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

GC-6-76:

Request to rezone, from R-6 One-Family Residential to M-20 Mobile Home One-Family Residential, that portion of Lot 20 in the Harrington Subdivision on St. Simons Island fronting approx. 288.47 ft. on the west side of an 18 ft. easement at a point 367.372 ft. wouth of North Harrington Road, said easement lying approx. 650 ft. east of Harrington Lane; said portion of lot having an approx. depth of 153 ft.

Mr. Gentry M. Hawks was present to represent the above application submitted by Mrs. Angeline Odom. Mr. Hawk stated that the requested rezoning was being sought in order that the property involved might be utilized for the location of a mobile home. Submitted with this request was a statement signed by 3 property owners in the area stating they had no objection to a mobile home being placed on the subject property.

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

The Executive Director brought out to the members' attention that other than those located in a mobile home park and one permitted under a documented hardship case there are no approved mobile homes on St. Simons Island. Stating that he could not see where the requested rezoning wouls have a detrimental effect on the Harrington Subdivision or the public, Mr. Stelle recommended approval.

After discussion, a motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to recommend approval of the requested rezoning to M-20 Mobile Home One-Family Residential based on the Executive Director's recommendation.

GC-2-76 A; #1, #2, #3, #4 and #5:

Proposed Amendments to the Text of the Glynn County Zoning Ordinance to permit Subdivision Non-Commercial Recreation Areas 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

and

GC-2-76 B:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance to permit a Tennis Court as a Use Customarily Accessory to Dwellings and/or Mobile Homes on Individual Zoning Lots

The members were furnished revised copies of drafts for the above proposed amendments.

The Executive Director explained that following action taken at the Regular Meeting of January 6th, 1976, at which time the subject amendments had been deferred, they had been studied at length at the Work Session held on January 20th, 1976. He further explained that the drafts distributed this date reflect changes proposed at the two above meetings.

During the review of these drafts, Mr. Driggers expressed his opinion as to Item 4) (e) reading as follows: no recreation facilities, buildings or equipment shall be located closer than 100 ft. to any property lines of any buildable property outside of the subdivision. He stated he felt that 50 ft. would be adequate.

Following this matter being discussed at length, a motion was made by Mr. Nicholson and seconded by Mr. Gale that the Proposed Amendments to the Glynn County Zoning Ordinance, identified as GC-2-76 A; #1, #2, #3, #4 and #5, be recommended to the Glynn County Commission for adoption as follows:

PROPOSED AMENDMENTS TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

GC-2-76 A:

ARTICLE VII REQUIREMENTS BY DISTRICTS

Section 701. R-20, R-12, M-20 and M-12 One-Family Residential Districts.

Subsection 701.3 Conditional Uses.

#1 Paragraph a) Conditional Uses in R-20 and R-12 Zoning Districts is amended by adding a new Subparagraph 4) to read as follows:

- 4) Subdivision Non-Commercial Recreation Areas, provided that:
 - (a) such area is delineated on the plat of the subdivision in which it is located;
 - (b) the uses and/or facilities within the area are described on the plat of the subdivision;
 - (c) the use of the area shall be for the residents of the subdivision and their guests only and for which no fee is charged;
 - (d) the method of the provision of facilities and operation of the recreation area shall be demonstrated to the satisfaction of the County Commission;

- (e) no recreation facilities, buildings or equipment shall be located closer than 100 feet to any property lines of any buildable property outside of the subdivision;
- (f) revisions to existing plats of record, which provide for new recreation areas, will be required to show evidence of notification to all existing property owners within the confines of the subdivision in which the revision is sought; and
- (g) facilities within such recreation areas shall include and be limited to the following:
 - (1) Swimming pools, cabanas, and accessory facilities to swimming pools;
 - (2) Play fields, including baseball, football, soccer and track and field;
 - (3) Courts, including tennis, basketball, shuffleboard, handball and horseshoe;
 - (4) Children's playgrounds, including equipment;
 - (5) Community buildings with meeting rooms;
 - (6) Picnic Facilities; and
 - (7) Miniature golf and putting greens.

#2Paragraph b) Conditional Uses in M-20 and M-12 Zoning Districts is amended by adding a new Subparagraph 3) to read as follows:

- 3) Subdivision Non-Commercial Recreation Areas, subject to conditions set forth in Subsection 701.3, Paragraph a), Subparagraph 4).

Section 702. R-9, R-6, M-9 and M-6 One-Family Residential Districts.

Subsection 702.3 Conditional Uses.

#3Paragraph a) Conditional Uses in R-9 and R-6 Zoning Districts is amended by adding a new Subparagraph 7) to read as follows:

- 7) Subdivision Non-Commercial Recreation Areas, subject to conditions set forth in Subsection 701.3, Paragraph a), Subparagraph 4).

#4Paragraph b) Conditional Uses in M-9 and M-6 Zoning Districts is amended by adding a new Subparagraph 6) to read as follows:

- 6) Subdivision Non-Commercial Recreation Areas, subject to conditions set forth in Subsection 701.3, Paragraph a), Subparagraph 4).

Section 716. FA Forest - Agricultural District.

#5Subsection 716.3 Conditional Uses in FA Forest - Agricultural Districts is amended by adding a new Paragraph h) to read as follows:

- h) Subdivision Non-Commercial Recreation Areas, subject to conditions set forth in Subsection 701.3, Paragraph a), Subparagraph 4).

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

Voting Nay: Mr. Driggers

The Chairman declared the motion adopted.

A motion was then made by Mr. Nicholson, seconded by Father Poitier and unaimously adopted that GC-2-76 B, reading as follows, be recommended to the Glynn County Commission for adoption:

PROPOSED AMENDMENT TO THE TEXT
OF THE
GLYNN COUNTY ZONING ORDINANCE

GC-2-76 C:

Subsection 609.1, Uses Customarily Accessory to Dwellings and/or Mobile Homes on Individual Zoning Lots; in Section 609, Accessory Uses; of Article VI, General Provisions; is amended by adding a new Paragraph j) to read as follows:

- j) One (1) tennis court for use of the immediate family
and guests and for which no charge is made.

Mass Transit Technical Study Resolution

The Executive Director explained that another resolution, clarifying the Planning Commission's responsibility in complying with various Civil Rights Laws, was necessary for the Mass Transit Study Application.

Upon a motion made by Mr. Gale and seconded by Father Poitier, the following Resolution was unaimously adopted:

WHEREAS, the Secretary of Transportation is authorized to make grants for mass transportation projects;

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of project costs;

WHEREAS, it is required by the U.S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Urban Mass Transportation Act of 1964, as Amended, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U.S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project, and the definitive procedures shall be established and administered to ensure that minority businesses shall have the maximum feasible opportunity to compete for contracts when procuring construction contracts, supplies, equipment contracts, or consultant and other services;

NOW, THEREFORE, BE IT RESOLVED by the Brunswick - Glynn County Joint Planning Commission

1. That Edward H. Stelle is authorized to execute and file an application on behalf of the Brunswick - Glynn County Joint Planning Commission with the U.S. Department of Transportation, to aid in the financing of the Technical Study to determine the feasibility of initiating a mass transit system in the Brunswick Urban Area.
2. That Edward H. Stelle is authorized to execute and file with such application an assurance or any document required by the U.S. Department of Transportation effectuating the purposes of Title VI of the Civil Rights Act of 1964.

3. That Edward H. Stelle, Executive Director, is authorized to furnish such additional information as the U.S. Department of Transportation may require in connection with the application or the project.
4. That Edward H. Stelle is authorized to set forth and execute affirmative minority business policies in connection with the project's procurement needs.

Glynco Airport and Industrial Park Zoning Concept Presentation

The Executive Director advised the Planning Commission that the Glynco Development Authority is asking for rezoning of the property involved from G Government of GC General Commercial and GI General Industrial. Mr. Stelle advised that this would be advertised for the March 2nd, 1976, meeting.

Glynn County Subdivision Regulations

The Executive Director presented draft copies of the proposed regulations. Chariman Floyd requested that this matter be brought up at the forthcoming Work Session.

Beach and Dune Protection District Inquiry

The Executive Director advised the members that Mr. Vernon Lewis, Glynn County Building Official, has a question as to the jurisdiction of a beach lot adjacent to a Beach and Dune Protection District line on East Beach, St. Simons Island. The Chairman requested Mr. Stelle to prepare a presentation on the case for review at the Work Session.

A motion was then made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted that this matter be deffered to the Regular Meeting to be held on March 2nd, 1976.

MEETING ADJOURNED AT 10:30 A. M.