

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 2nd, 1976

8:30 A. M.

PRESENT: Vice-Chairman Father Marlon S. Poitier, Messrs. W. H. Cowman, Harry I. Driggers, Neal Gale and C. Edward Nicholson

ABSENT: Chairman Wayne E. Floyd, and Messrs. Chas. N. Croft and Cormac McGarvey

ALSO PRESENT: Executive Director Edward H. Stelle and County Building Official Vernon Lewis

In the absense of Chairman Floyd, Vice-Chairman Poitier assumed the Chair.

Upon a motion made by Mr. Gale and seconded by Mr. Nicholson, the Minutes of the Regular Meeting held on February 3rd, 1976, were approved.

Planning Commission Staff

The Executive Director brought to the members' attention the volume of work accomplished by Mrs. Mildred Curtis and Mrs. Deborah Chapman in preparation of all materials and data required for a Planning Commission meeting.

Thereupon, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted that the Planning Commission formally thank these staff memberS for their diligent efforts on behalf of the Commission.

B-4-76:

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, Lot 21 in Revised Block E of Goodyear Park Subdivision; said lot fronting approx. 131.9 ft. on the west side of Altama Avenue and 155 ft. on the south side of Fourth Street in the City of Brunswick

Attorney Robert H. Baer was present to represent this application, submitted by Pep-0 Petroleum Co., Inc. Mr. Baer stated that Mr. J. D. Campbell proposed to purchase the subject property if it is rezoned to Highway Commercial. Mr. Campbell explained that he wishes to utilize the existing service station on the site for a radiator repair shop. He added that it is not his intent to sell gasoline.

The Executive Director pointed out that the service station was in existence prior to the adoption of the City of Brunswick Zoning Ordinance

and, therefore, is a non-conforming use. Without a rezoning from its current R-9 Residential classification, only limited alterations would be permitted and, in the event of more than 50% destruction, the building could not be reconstructed to this request.

No one was present to express opposition to this request.

Pointing out that properties to the north across Fourth Street and to the west are commercial zoned, that the current commercial use has been in existence for a considerable number of years, and that the rezoning would not have an adverse effect upon the general public, the Executive Director recommended approval.

After consideration, a motion was made by Mr. Gale, seconded by Mr. Driggers and unanimously adopted to recommend approval of the subject request for a rezoning to HC Highway Commercial inasmuch as the property is not suitable for R-9 One-Family Residential use.

GC-7-76:

Request to rezone, from R-12 One-Family Residential to M-9 Mobile Home One-Family Residential, a tract 200 ft. by 182.9 ft., containing approx. 36,500 sq. ft. and being located approx. 220 ft. west of the new right of way line of Cypress Mill Road and 400 ft. east of Habersham Street Extension; access to said tract being via a 20 ft. easement of record over land of applicant

Mr. Alvin R. Beckham appeared in behalf of his application for a M-9 Mobile Home One-Family Residential rezoning. Mr. Beckham stated that this request, if approved, would permit his daughter, Mrs. Patricia Kicklighter, to locate a mobile home on the subject property.

Submitted with this request was a statement bearing the signatures of 15 residents in the area expressing no opposition to this application.

It was noted that no one appeared to object to the subject rezoning.

The Executive Director pointed out that property immediately to the west had been rezoned to M-9 and a number of mobile homes are located in the vicinity. Mr. Stelle recommended approval of this application as the requested rezoning would not be detrimental to the neighborhood.

Following discussion, a motion was made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted to recommend approval of the requested rezoning to M-9 Mobile Home One-Family Residential as that use already exists in the immediate vicinity.

GC-8-76:

Request to rezone, from BI Basic Industrial to R-20 One-Family Residential, GR General Residential and HC Highway Commercial, a tract containing approx. 146.2 acres known as the Avoca Villa Acres - Burgess Tract; said tract being bound on the west by Oowpen Creek, on the east by U.S. Highway 341 (New Jesup Highway) and on the north by lands of others

Attorney Reid W. Harris was present to represent the subject request submitted by Glynn Industrial Park, Inc., and Mr. C. L. Webb, Sr.

Plans submitted revealed that the property involved contains a total of 146.2 acres, of which 140.7 acres are owned by Glynn Industrial Park., Inc., and 5.5 acres owned by Mr. Webb. The application requested that 38.2 acres abutting U.S. Highway be rezoned to Highway Commercial, 64.5 acres to R-20 One-Family Residential, and 43.5 acres to General Residential. The area requested for R-20 Residential is proposed for development as Avoca Villa Acres Subdivision.

The Executive Director pointed out that the construction of Interstate 95 had resulted in the loss of this Basic Industrial zoned property's potential for water-oriented industrial use.

No one was present to express opposition.

Inasmuch as the property's value for industrial development has been minimized and the requested rezonings would be in the public's interest, the Executive Director recommended approval.

After review, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted to recommend approval of the subject request for R-20 One-Family Residential, GR General Residential and HC Highway Commercial rezonings of the property involved in that it would have no adverse effect on the surrounding area.

Subdivision Plat Review: Avoca Villa Acres Subdivision
Preliminary Approval Glynn Industrial Park, Inc.
(Attorney Reid W. Harris, Agent)
Reference: GC-8-76 above
Zoning Plate Maps 43 and 44

Inasmuch as Attorney Reid W. Harris, Agent for the developers, Glynn Industrial Park, Inc., and Mr. C. L. Webb, Sr., was unable to remain for review of the subject preliminary plat, this item was deferred to a future meeting.

GC-11-76:

Request to qualify as a Conditional Use for a Documented Hardship Case in an R-12 One-Family Residential District for the location of a mobile home on the following described property: Lot 5 in Cox Subdivision, fronting 100 ft. on the south side of Gaye Street approx. 495 ft. west of the Old B & W Grade County Road

Mr. Jack Warren appeared in behalf of this application for the location of a mobile home as a Documented Hardship Case. Mr. Warren explained that the mobile home would be located on the rear portion of his lot and occupied by his mother.

Submitted with this request was a statement signed by Dr. James A. Bedingfield, Baxley, Georgia, verifying that this is a Hardship Case due to Mr. Warren's mother's physical condition. Also submitted was a statement signed by 6 residents in the neighborhood expressing no objection to this request.

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

The Executive Director brought to the applicant's attention that, if this request is approved, a permit may be obtained for the location of a mobile home for a two year period with one 2-year renewal period being permissive.

The Executive Director recommended approval of this application as meeting all requirements of the Glynn County Zoning Ordinance in this respect.

After consideration, a motion was made by Mr. Driggers, seconded by Mr. Cowman and unanimously adopted to recommend approval of this request for the location of a mobile home in an R-12 One-Family Residential District as a Documented Hardship Case.

GC-9-76:

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, a tract containing 1.4 acres being a portion of Long View Acres Subdivision lying approx. 700 ft. west of and parallel to Frederica Road and being bound on the west and north by the Dunbar Creek marsh area; said tract being a portion of Tract 1 in said subdivision lying immediately west of the Long View Shopping Center on St. Simons Island

Attorney James B. Gilbert, Jr., was present in behalf of the subject application submitted by Robinson Homes, Inc. Mr. Gilbert pointed out that the requested rezoning would result in an extension of the Highway Commercial zoning of that company's property abutting Frederica Road. Plans call for both tracts to be developed as a shopping center, to be known as "Redfern Village", with adequate off-street parking.

A letter from Dr. Frederick C. Marland, Director of Marshland Protection, Department of Natural Resources, was read. In his letter, Dr. Marland stated that no objection is interposed to the rezoning as no marshland permit will be required.

During review of this application and plans submitted, it was noted that an incongruity exists with respect to the current Highway Commercial zoned area along Frederica Road in relation to the property involved in this request. It was apparent that the westerly line of the Highway Commercial area does not abut the easterly line of the subject property. See GC-1-76 A; #1 below for action taken regarding this matter.

No one appeared to express opposition to this request.

Stating that it would be unreasonable to anticipate residential development upon the land involved in this request due to its proximity to the Highway Commercial area, the Executive Director recommended approval.

After careful study, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval to the Glynn County Commission of the rezoning of the subject portion of the applicant's property to HC Highway Commercial, as the balance of the tract is Highway Commercial and the character of the vicinity is clearly commercial.

GC-1-76 A; #1 and #2: (Reference: GC-9-76 above)

Amendments to Glynn County Zoning Plate Map No. 72; Corrections as to:

- #1 the location of the western line of property bearing an HC Highway Commercial classification which abuts the west side of Frederica Road immediately north of Tabby Plaza Subdivision on St. Simons Island; and
- #2 right of way width of Frederica Road northward from the intersection of Frederica Road and Demere Road

Further discussion was held with respect to the apparent discrepancy existing as to the location of the dividing line between the Highway Commercial and R-9 One-Family Residential Districts lying to the west of Frederica Road in the Long View Acres Subdivision.

The Executive Director stated that an obvious error, made during preparation of the subject zoning map, should be corrected to reflect the proper alignment of the dividing line of these districts as being 700 ft. west of Frederica Road. Mr. Stelle added that such correction would in no way effect the rezoning requested in GC-9-76 above.

The Executive Director pointed out that the 100 ft. right of way width of Frederica Road as shown on the subject map is incorrect. Mr. Stelle explained that the right of way of this road northward from the intersection of Frederica Road and Demere Road should be 100 ft. to the northernmost boundary line between Tabby Plaza and Long View Acres Subdivision, but from that point northward the right of way width reduces to 50 ft.

The Executive Director recommended that these corrections be made.

After review, a motion was made by Mr. Gale, seconded by Mr. Driggers and unanimously adopted to recommend that the above referenced corrections be made upon Glynn County Zoning Plate Map No. 72.

GC-20-76:

Proposed Reclassification of the area of the Brunswick - Golden Isles Municipal Airport, formerly the northern portion of NAS Glynco, from G Government to GC General Commercial and GI General Industrial

The Executive Director explained that the Glynco Development Authority had requested that the Planning Commission initiate appropriate rezonings for the Brunswick - Golden Isles Municipal Airport area, formerly the northerly portion of NAS. Mr. Stelle pointed out individually the areas proposed for General Commercial and General Industrial zonings, which would promote an orderly development of the facility.

Following discussion, a motion was made by Mr. Gale and seconded by Mr. Driggers to recommend approval of the rezoning from G Government to GC General Commercial and GI General Industrial of the designated portions, respectively, of the NAS Glynco property.

Voting Aye: Messrs. Cowman, Driggers and Gale

Abstaining from Voting: Mr. Nicholson

The Vice-Chairman declared the motion adopted.

GC-2-76 D; #1 #2 and #3:

Proposed Amendments to the Text of the Glynn County Zoning Ordinance to provide for a definition for directional signs; mobile home park identification signs; setbacks; and restrictions upon signs abutting Federal Primary and Interstate Highways

The Executive Director explained that the Georgia Department of Transportation had requested that certain amendments relative to signs be made to the Glynn County and City of Brunswick Zoning Ordinances and had assisted in their preparation. Mr. Stelle further explained that these amendments were, therefore, being proposed in an effort to bring the ordinances into conformity with Federal and State laws with respect to 1) location of signs abutting Federal and State Highways; 2) providing a definition for "directional signs" in the ordinance; and 3) placing a limitation of one business identification sign for mobile home parks within the City and County.

After reviewing each element individually, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted that the Proposed Amendments to the Glynn County Zoning Ordinance, identified

as GC-2-76 D; #1, #2 and #3, 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 D; #1, #2 and #3:

ARTICLE VIII. SIGNS

#1 Section 802. Definitions.

Is amended by adding a new Subsection 802.7 to read as follows:

802.7 Directional Signs. The term "directional signs" means signs containing directional information about public places owned or operated by State, Federal, or local governments or their agencies; publicly or privately owned natural phenomena, historic, cultural, scientific, educational, and religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation, deemed to be in the interest of the travelling public.

#2 Section 803. General Provisions.

Is amended by deleting Subsection 803.3 in its entirety reading as follows:

803.3 All signs located on sites abutting Federal or State Highway rights of way shall conform to all applicable Federal and/or State regulations. In instances where the sign controls of this Ordinance are more strict than these regulations shall apply.

and inserting in lieu thereof a new Subsection 803.3 to read as follows:

803.3 All signs located on sites abutting Federal or State Highway rights of way shall conform to all applicable Federal and/or State regulations. In instances where the sign controls of this Ordinance are more strict, then these regulations shall apply.

The erection, construction, or maintenance of signs in areas adjacent to and within 660 feet of either side of the rights of way of primary and interstate highway systems shall be limited to OC Office Commercial, LC Local Commercial, GC General Commercial, HC Highway Commercial, FC Freeway Commercial, LI Limited Industrial, BI Basic Industrial, and GI General Industrial Zoning Districts.

#3 Section 814. Signs Permitted in Mobile Home Park Districts.

Is amended by deleting Paragraph b) in its entirety reading as follows:

- b) Signs, illuminated or non-illuminated, not to exceed a combined total sign area of 300 square feet per mobile home park.

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

- b) One (1) business identification sign, illuminated or non-illuminated, not to exceed a total sign area of 300 square feet per mobile home park.

An additional motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted that the Proposed Amendments to the City of Brunswick Zoning Ordinance, identified as B-2-76 B; #1, #2 and #3, be recommended to the City Commission for adoption as follows:

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

B-2-76 B; #1, #2 and #3:

ARTICLE VIII. SIGNS

#1 Section 802. Definitions.

Is amended by adding a new Subsection 802.7 to read as follows:

802.7 Directional Signs. The term "directional sign" means signs containing directional information about public places owned or operated by State, Federal, or local governments or their agencies; publicly or privately owned natural phenomena, historic, cultural, scientific, educational, and religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation, deemed to be in the interest of the travelling public.

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

- b) One (1) business identification sign, illuminated or non-illuminated, not to exceed a total sign area of 300 square feet per mobile home park.

Beach and Dune Protection District Inquiry

The Executive Director reviewed the above district lines in relation to property on East Beach proposed for purchase by Mr. James Moynihan.

After discussion of this matter, a motion was made by Mr. Nicholson and seconded by Mr. Cowman to defer this item until the Planning Commission's next Work Session in order that all members might have a clearer understanding of the issue.

Voting Aye: Messrs. Cowman, Gale and Nicholson

Voting Nay: Mr. Driggers

The Vice-Chairman declared the motion adopted.

Windward Estates - Planned Development - General (Reference: GC-34-69)

Mr. James Meadows, President of Pyramid Projects Inc., developers of this subdivision, appeared to request the Planning Commission to advise him as to the use of property within the complex for a recreational area. Mr. Meadows wanted a clarification as to whether previous plans entitled him to a building permit for that purpose.

After discussing this matter, a motion was made by Mr. Nicholson and seconded by Mr. Gale that action taken in the approval of this planned development complex in 1969 still prevails and, therefore, Mr. Meadows should be entitled to a permit for this purpose.

Voting Aye: Messrs. Driggers, Gale and Nicholson

Voting Nay: Mr. Cowman

The Vice-Chairman declared the motion adopted.

Coastal Zone Management Contract

The Executive Director informed the members that a contract is being prepared by the State Office of Planning and Budget for execution which will provide for office space and the Staff Planner's salary in connection with the Coastal Zone Management Program.

County HUD Community Development Application

The Executive Director explained that this application provides for multi-services and the Glynco Access Road. Mr. Stelle stated that the application has been prepared and is being hand-delivered by Mr. Mike Gleaton of the Coastal Area Planning and Development Commission to the office of Housing and Urban Development in Atlanta,

St. Simons Causeway

Mr. Nicholson inquired as to the status of an additional causeway connecting the mainland and St. Simons Island.

The Executive Director stated that a three-year study by the State Department of Transportation is now approximately one-half complete and that policy advisory matters will be ready for Commission discussion around June of this year.

MEETING ADJOURNED AT 11:10 A. M.