

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 6th, 1976

8:30 A.M.

PRESENT: Vice-Chairman M. S. Poitier, W. H. Cowman, Harry I. Driggers,
Neal Gale, Cormac McGarvey and C. Edward Nicholson

ABSENT: Chairman Wayne E. Floyd and Chas. N. Croft

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

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

Upon a motion made by Mr. Nicholson and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on March 2nd, 1976, were approved.

Beach and Dune Protection District Inquiry; Mr. James Moynihan

The members again discussed an inquiry made by Mr. James Moynihan with respect to a lot on East Beach in relation to the Beach and Dune District boundaries.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted that the Planning Commission feels that, since this is a lot of record and the Beach and Dune Ordinance is unclear as to this particular lot, restricting building on this lot due to the Beach and Dune Ordinance would possibly be confiscatory and, therefore, the Commission would not be in objection to the issuance of a building permit for the construction of a single-family residence on said lot.

GC-12-76

Request to rezone, from R-6 One-Family Residential to GC General Commercial, all of lots 15, 16 and 17 in Block B of St. Simons Heights Subdivision, St. Simons Island; said lots fronting 186.5 ft. on the south side of Brunswick Avenue and 138 ft. on the west side of Circle Drive and lying approx. 92.58 ft. east of the intersection of Brunswick Avenue with Frederica Road

Mr. Joe. H. Bradford, Jr., appeared in behalf of his application for a rezoning of the subject property to GC General Commercial. Mr. Bradford explained that additional space is needed in order that Alice Wonderland Nursery and Playschool might be enlarged to provide additional facilities

including a conference room, sickroom, teachers' lounge, reception room, and office space. He added that their proposed expansion would provide for a safer traffic circulation pattern for parents to leave and pick up the children. A petition was submitted with the application signed by three (3) property owners in the area expressing no opposition to this request.

No one appeared to object to the requested rezoning.

Stating that the property is not conducive for residences and the facilities would provide a good buffer between residential and other commercial uses in the area, the Executive Director recommended approval.

Following discussion, a motion was made by Mr. Cowman, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the subject application inasmuch as the property involved, in the opinion of this Commission, is more commercially oriented than residential.

GC-13-76

Request to rezone, from R-12 One-Family Residential to M-20 Mobile Home One-Family Residential, all of Lots 8 and 9 of Block F of Beach Subdivision, Unit No. 4, Blythe Island; said lots fronting 150 ft. on the northeast side of Midway Circle (also known as Midway Drive) with a depth of 150 ft. and lying approx. 35 ft. northwest of the intersection of said road with Parland Road

Mr. B. N. Bowen, was present to represent the subject application, submitted by his wife, Mrs. Willie M. Bowen. Mr. Bowen explained that they propose to let one of their children live in their residence located on the two (2) lots adjacent to the subject property. Therefore, they were requesting a rezoning in order that a mobile home might be located on the property involved for their own use as they propose to travel in their retirement and a mobile home would be adequate for their needs.

When questioned as to access to the lots to the north in the event they could be sold, Mr. Bowen indicated his willingness to record an access easement traversing the lots involved in this application.

It was noted that no one appeared in opposition to this request.

After review, a motion was made by Mr. Cowman, seconded by Mr. McGarvey to recommend the rezoning of the subject property to M-20 Mobile Home One-Family as it lies within an area in which there is an intermingling of mobile homes and conventional dwellings. Motion was unanimously adopted.

GC-15-76

Request to rezone, from R-20 One-Family Residential to M-20 Mobile Home One-Family Residential, the northern portion of Lot 13 in Block 14 of Blythe Island Subdivision, Section B, fronting 196.26 ft. on the southwest side of Crossway Road and lying approx. 600 ft. southeast of the intersection of said road with State Hwy. 303

Mr. William H. Ogden appeared in behalf of the subject request. Mr. Ogden stated that he desired to locate a mobile home on the property involved for use by his father. He further stated that the existing dwelling on the property is dilapidated and beyond repair.

The Executive Director asked County Building Official Vernon Lewis how the dwelling would effect the issuance of a building permit for a mobile home if the property is rezoned. Mr. Lewis stated that electrical service would have to be discontinued for the dwelling in order that an electrical cut-in might be obtained for the mobile home. Mr. Ogden said that as soon as he obtained a permit for the mobile home the dwelling will be demolished.

No one appeared to object to this application.

The Executive Director recommended approval inasmuch as the surrounding area contains an intermingling of residences and mobile homes.

A motion was then made by Mr. Driggers and seconded by Mr. Gale to recommend approval of this request for a rezoning from R-20 One-Family Residential to M-20 Mobile Home One-Family Residential in that the area had mixed mobile home and conventional dwellings.

Voting Aye: Messrs. Driggers, Gale, McGarvey and Nicholson

Voting Nay: Mr. Cowman

The Vice-Chairman declared the motion adopted.

GC-14-76

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home One-Family Residential, the western portion of a .76 acre tract fronting 130 ft. on the south side of Goodbread with an approx. depth of 160 ft., and lying approx. 100 ft. east of the Old Jesup Highway

Mrs. Walton C. Johnson, representing her husband, was present for review of this application. Mrs. Johnson stated that the requested rezoning would enable them to locate a mobile home on the western portion of the .76 acre tract. She explained that they are at present living in an adequate residence on the eastern portion.

Mr. William M. Miller was present and expressed opposition to mobile homes being located in this vicinity and to his application.

The Executive Director recommended approval in that the neighborhood is utilized for both conventional home and mobile home locations.

After discussion, a motion was made by Mr. Cowman, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the subject application for a rezoning to M-9 Mobile Home One-Family Residential in that the area has mixed mobile homes and conventional dwellings.

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

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

Mr. Nicky Argol, applicant, accompanied by Attorney Robt. M. Greene, was present in behalf of his proposal for the leasing of a portion of the Limited Industrial zoned area of Malcolm McKinnon Airport. Mr. Greene stated that plans submitted call for an Automobile Service and Repair Garage. Mr. Argol then explained that his operations would be conducted six (6) days a week and employ approximately five (5) mechanics. He further explained that there is not a facility of this character on St. Simons Island and that there would not be any outside storage of materials or junk.

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

The Executive Director pointed out that the proposed use is the type of operation that meets the intent of the Limited Industrial area of the airport and would fulfill the need for a service repair garage on St. Simons Island.

Following review, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of plans submitted by Mr. Nicky Argol for the use of a portion of the Limited Industrial section of the Malcolm McKinnon Airport Planned Development - General area for the location of an Automobile Service Garage.

Subdivision Plat Review: Revision to St. Clair Subdivision
Preliminary Approval (James B. Gilbert, Jr., Attorney)
Zoning Plate Map 60

Attorney James B. Gilbert, Jr., representing Messrs. Robt. Freeman and Irwin Mazo, developers, appeared for review of the subject preliminary plat. Mr. Gilbert explained that the revision provides for a reduction in the number of lots from 20 to 13 for the western peninsula portion of the St. Clair Estates Subdivision. He further explained that the revision also relocates Dunbar Drive to the north side of the tract in order that the lots might consist of the highest land.

A lengthy discussion took place concerning conflicting findings of percolation test regarding the useability of the land for home sites. These tests were made separately by the developers' engineers, Messrs. R. B. DeYoung and W. J. White, of Hussey, Gay & Bell, Consulting Engineers, and by Mr. Alvin M. Powell, Jr., of the Glynn County Board of Health.

After review of this matter, a motion was made by Mr. McGarvey, seconded by Mr. Gale and unanimously adopted to give preliminary approval of the subject plat, subject to the approval of the Glynn County Board of Health.

Subdivision Plat Review: Bel Air Estates Annex Subdivision
Preliminary and Final Approval Gary Strickland and Paul Flowers, Developers
Zoning Plate Map 45

Mr. Gary Strickland was present for review of the subject plat of the above subdivision to be developed by himself and Mr. Paul Flowers.

The Executive Director explained that, although this plat has not received preliminary approval, the developer has requested final approval. Mr. Stelle further explained that this is due to the fact that the developers have commenced development with grading of streets, installation of a private water systems and gaining approval for septic tanks, ect. It was pointed out that entry into the subdivision would be from Walker Road through Bel Air Estates as Goodbread Road, lying to the south, is inadequate to handle the amount of traffic that will be generated.

The Executive Director recommended approval of the subject plat for final approval subject to the final approval of the Glynn County Board of Health, the County Engineer and all other appropriate agencies.

A motion was made by Mr. Driggers seconded by Mr. Cowman and unanimously adopted to recommend Final Approval of Bel Air Estates Annex Subdivision.

Subdivision Plat Review: Glynn Oaks Subdivision
Preliminary Approval Chase, Cummings & Tucker, Inc., Developers
Zoning Plate Map 60

Mr. Ben Sparks, III, Consultant for Chase, Cummings & Tucker, Inc., Developers, were present for review of this preliminary plat. Also present was Mr. H. Chase, Jr. Mr. Sparks stated that the property involved, fronts on Frederica Road between Youngwood and Devonwood Subdivisions with lots ranging from 18,000 to 25,000 sq. ft. Two one-acre lakes with depths of approx. 12 ft. with marsh overflow are proposed. Drainage culverts connecting with the adjacent subdivision will be installed. Mr. Sparks added that tentative approval has been granted by the Marshland Protection Agency however that Dr. Frederick Marland of that agency had requested that the lake located on the western portion of the subdivision be relocated.

Mr. Gale expressed his opinion that on all future subdivisions involving marshland that the plat be required to show 5.6 ft. topographical lines differentiating between highland and marshland.

After study, a motion was made by Mr. Gale, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Glynn Oaks Subdivision, subject to the Final Plat, when submitted delineating a topographical line representing a 5.6 ft. M. S. L. line on the lots and included in the legend that ownership is limited to only land above the 5.6 ft. level and that said plat be approved by all appropriate agencies.

Proposed Glynn County Subdivision Regulations

The Executive Director asked that a date and time be established for a Public Hearing to be held on the proposed regulations.

Thursday, April 22nd, 1976, was set for this hearing to be held at the Glynn County Courthouse. The Executive Director was requested to insert a public hearing notice in the Brunswick News to this effect.

Mr. Cowman stated he felt that notification of the Planning Commission's meetings should be given to the public through radio station announcements. The Executive Director was requested that the stations be furnished with the necessary information in this respect.

Mr. Nicholson requested that an invocation be given at the beginning of each meeting. The members concurred with this request.

County HUD Community Development Application

The Executive Director stated that the application submitted to the Housing and Urban Development in Atlanta for funds in relation to the Glynco Access Road has been turned down due to lack of funds.

Meeting Adjourned at 11:15 A. M.