

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 4th, 1976

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Harry I. Driggers, Cormac McGarvey and C. Edward Nicholson

ABSENT: Chas. N. Croft, Neal Gale and Father Marlon S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle and Deputy County Administrator Wm. H. Dewey

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

GC-16-76:

Request to rezone, from HC Highway Commercial to MH Mobile Home Park to GR General Residential, an irregularly shaped tract containing a total of 10.26 acres, lying parallel to and 200 ft. west of U. S. Highway 17 North and north of the Brunswick Country Club, Inc., property, and bound on the northwest 1,599.97 ft. by Georgia Highway 303

The Chairman advised that Fairway Six Association, applicant, had requested in writing that hearing on this rezoning application be postponed to a later meeting.

GC-10-76:

Request to rezone, from R-20 One-Family Residential to M-20 Mobile Home One-Family Residential:

Parcel 1: a tract fronting 158 ft. on the west side of Lake Drive with a depth of 200 ft. and lying 272 ft. north of Georgia Highway 303,

and

request to rezone, from MH Mobile Home Park to R-12 One-Family Residential:

Parcel 2: Lot 6 as shown on plat (unapproved) of "Old Filtered Rosin Properties" (Harley S. Glover); said lot fronting 80 ft. on the west side of Harley Circle with an approx. depth of 162 ft. and lying approx. 257 ft. northwest of the Old Jesup Highway

Mr. and Mrs. Albert C. Andrews were present for review of the subject application which involved two (2) rezoning requests.

The Executive Director explained that Parcel 1 had previously been zoned to a temporary mobile home classification, but that classification had ceased to exist by action of the County Commission on April 18th, 1973. Mr. Stelle further

explained that under Rezoning Application GC-36-66 the property identified as Parcel 2 had been zoned without the Andrews' knowledge or consent as part of a mobile home park.

Mr. Andrews stated that they desire to move their mobile home from Parcel 2 and place it on Parcel 1. He added that they propose to construct a one-family residence on Parcel 2.

Statements were submitted bearing 20 signatures of residents in the vicinity of Parcel 1 and 6 signatures in the area of Parcel 2 expressing no objection to the requested rezonings.

It was noted that no opposition to these rezonings were heard.

The Executive Director recommended approval of the rezoning of Parcel 1 in that the location of a mobile home thereon would not have an adverse effect upon the character of the area which contains an intermingling of conventional homes and mobile homes.

A motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to recommend approval of the rezoning of Parcel 1 to M-20 Mobile Home One-Family Residential in that the character of the existing neighborhood is mixed.

The Executive Director recommended approval of the rezoning of Parcel 2 inasmuch as the construction of a conventional dwelling will be beneficial to the area.

A motion was made by Mr. McGarvey, seconded by Mr. Nicholson and unanimously adopted to recommend the rezoning of Parcel 2 to R-12 One-Family Residential in that the character of the existing neighborhood is mixed.

GC-17-76:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract fronting 295.2 ft. on the north side of U. S. Highway 84 (Waycross Highway) and 310.4 ft. on the east side of Myers Hill Road (also known as Emanuel Church Road and Hill Cabin Road); said tract identified as Parcel No. 1 on Glynn County Tax Map 131

Mr. L. S. Harper was present for review of this request. Mr. Harper stated he proposes to construct a general merchandise store on the property involved if it is zoned to Highway Commercial. It was noted that the tract contains 2 acres, adequate for the requirements for the proposed use.

No one appeared to express opposition to this request.

Stating that the subject land lies in a section of the county that has

little commercial facilities and that the area at the Waycross Highway - Myers Hill Road intersection is suitable for a commercial designation, the Executive Director recommended approval.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of this Highway Commercial request, due to the lack of commercial facilities in the area, the intersection involved would be a logical location for commercial uses.

GC-18-76:

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract containing 1.5 acres, located near Brookman, fronting 262.66 ft. on the south side of U. S. Highway 84 (Waycross Highway) and 262.66 ft. on the west side of Myers Hill Road (also known as Ridge Road and Hill Cabin Road); said property being a portion of Parcel No. 64 as shown on Glynn County Tax Map 131

Next reviewed was a Highway Commercial rezoning request submitted by Dr. David J. Griffin. Mrs. Anabelle Robinson was present to represent Mr. Jesse J. Thompson, prospective lessee of the property involved. Mr. Thompson proposes to remodel the existing building on 1.5 acre tract and convert it into a barber shop and package liquor store.

It was noted that no one was present to object to the requested rezoning.

Pointing out that the subject land lies at the intersection of the Waycross Highway and Myers Hill Road as does the property involved in GC-17-76 above, the Executive Director recommended approval for the same reasons as given for that application.

A motion was then made by Mr. Cowman, seconded by Mr. McGarvey and unanimously adopted to recommend approval of this Highway Commercial request, due to the lack of commercial facilities in the area, the intersection involved would be a logical location for commercial uses.

GC-19-76: (Reference: GC-2-76 E below)

Request to rezone, from GR General Residential to GC General Commercial, a portion of Lots 172 in Brunswick Farms Subdivision containing 3.1 acres and a portion of Lot 183 in said subdivision containing 4.7 acres; said property lying behind Frederica Plaza on Altama Avenue

Mr. Stephen R. Been was present in behalf of the subject application. Mr. Been stated he proposes to construct "mini-warehouses" for rental purposes. He added that access to the warehouses could be through his property known as Frederica Plaza or over a 30 ft. easement connecting into Benedict Road.

During review of this request no one was present to express opposition.

Later during the meeting after Mr. Been had departed, Mr. Donald E. Sadowski appeared to object. The Commission agreed to depart from their usual policy and offer Mr. Sadowski an opportunity to voice his opinion. Mr. Sadowski's reasons for objecting were basically that 1) in June of 1966 the property had been zoned to General Residential, but has never been developed as such, 2) the proposed commercial use would be inconsistent with the residential nature of adjoining property, and 3) once the land is rezoned there is no requirement that the applicant must carry out his stated purpose.

A motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to defer the subject application to the June 1st, 1976, regular meeting in order that Mr. Been might have an opportunity to be present to answer questions posed by Mr. Sadowski in regards to the requested rezoning.

GC-2-76 E:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance to provide for the construction of Non-Commercial Residential Warehouses in GC General Commercial Districts

Due to action on GC-19-76 above with respect to Non-Commercial Residential Warehouses, heretofore designated as "mini-warehouses", being deferred the Executive Director stated that study of this proposed amendment should be deferred to the Work Session to be held on May 18th, 1976, with action to be taken at the June 1st, 1976, meeting at which time GC-19-76 will also again be reviewed.

Subdivision Plat Review: Forest Park Subdivision Zoning Plate Map 72
Final Approval W. A. Morton, Developer; J. H. Ringeling, Engineer

Mr. Wm. A. Morton, developer, and Mr. J. H. Ringeling, Registered Engineer, were present for review of the subject final subdivision plat.

The Executive Director reviewed action taken on preliminary plat approval on November 5th, 1974, of this subdivision. At that time, preliminary approval was given, subject to Final Plat reflecting the County's 5% open space requirement and that improvements, including provision for water and sewer and road construction meet the approval of the Glynn County Board of Health, the St. Simons Island Water and Sewer District and the County Engineer.

Review of this final plat revealed that all of these stipulations have been met with the exception of the open space requirement.

Following discussion, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend Final Approval of Forest Park Subdivision, subject to the developer demonstrating to the County Commission that he will either designate an area for open space or pay in lieu of designation an amount equal to 5% of the pre-developed value of the net acreage to be sold.

Subdivision Plat Review: Revision of Belle Point East Subdivision Zoning Plate Map 46
Final Approval C. B. Langford, et al, Developers; J. H. Ringeling, Engineer

Mr. J. H. Ringeling, Registered Engineer, was present for review of the subject Final Plat.

The Executive Director pointed out that the plat represents a revision of the recorded Final Plat of Belle Point East Subdivision.

Mr. Ringeling explained that revisions were necessary in order to improve the drainage and alignment of the sewer lines, and to replat a lot which cannot be filled.

The Executive Director recommended approval of this final plat.

Following review, a motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to recommend Final Approval of the Revision of Belle Point Subdivision, subject to final approval of the Glynn County Board of Health and the County Engineer.

Subdivision Plat Review: Lake Forest Subdivision (St. Clair Estates Subdivision)
Sketch Plan Review Robt. Freeman, Developer Zoning Plate Map 60

Mr. Bill Lovett was present for review of the subject sketch plan.

The Executive Director explained that the sketch plan had been submitted for information and as a concept as to the proposed layout of this subdivision, with a preliminary plat being submitted at a later date.

Mr. Lovett said that the preliminary plat would reflect the County's 5% open space requirement.

A motion was made by Mr. Nicholson, seconded by Mr. Driggers and unanimously adopted that the Sketch Plan be accepted by the Planning Commission in concept as the proposed layout of Lake Forest Subdivision.

Commercial Subdivision Plat Review: Redfern Village Zoning Plate Map 72
Preliminary Approval Attorney James B. Gilbert, Jr., Agent
Biletzskov Associates, Inc, Surveyors

Attorney James B. Gilbert, Jr., and Mr. Joe Biletzskov, Registered Surveyor, were present for review of this subject preliminary plat.

Discussion was held as to the access into the property and water and sewer facilities.

The Executive Director pointed out that these commercial lots meet the requirements of the Glynn County Zoning Ordinance. Mr. Stelle added that the plat submitted meets the requirements for preliminary approval and is ready for final approval.

A motion was made by Mr. McGarvey, seconded by Mr. Nicholson and unanimously adopted to give approval of the Preliminary Plat of Redfern Village, a commercial subdivision.

Subdivision Plat Review: Oglethorpe Manor Subdivision Zoning Plate Map 33
Preliminary and Final Approval Harry I. Driggers Construction Co., Inc. Developers
Richard Brazell, Agent

Mr. Driggers disqualified himself during review of the subject plat.

Mr. Richard Brazell was present to represent the developers, Harry Driggers Construction Company, Inc., of Oglethorpe Manor Subdivision.

The Executive Director explained that the developers are requesting preliminary approval and final approval at this time.

Mr. Brazell pointed out that the 2 drainage easements shown on the plat will be eliminated and in lieu 1 drainage ditch will be installed in the corner of the subdivision between Lots 5, 6, 15 and 16 in Blocks A and B.

The Executive Director recommended Preliminary Approval and Final Approval of the plat.

After review, a motion was made by Mr. Cowman and seconded by Mr. Nicholson to approve the Preliminary Plat of Oglethorpe Manor Subdivision and to recommend to the Glynn County Commission approval of the Final Plat of this subdivision, subject to the approval of the County Engineer as to drainage and the Glynn County Board of Health, with the open space requirements for this subdivision having been met by the over-all development of adjacent land.

Voting Aye: Messrs. Cowman, McGarvey and Nicholson

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

Glynn County Subdivision Regulations

The members reviewed at length modifications brought out at the Public Hearing held on the proposed regulations April 22nd, 1976.

After discussion, it was determined that a number of items, including minimum pavement width being either 18 ft. or 20 ft. for two lane single roadway and 9 ft. or 10 ft. for two lane divided roadway, which needs further consideration, would be given additional study at the Planning Commission's Work Session to be held May 18th, 1976.

Upon a motion made by Mr. Cowman and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on April 6th, 1976, were approved.

Meeting Adjourned at 11:30 A. M.