

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 1st, 1976

8:30 A. M.

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

ABSENT: Harry I. Driggers

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

During the absence of Chairman Wayne E. Floyd, Vice-Chairman Father M.S. Poitier called the meeting to order and gave the invocation.

Upon a motion made by Mr. Gale and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on May 4th, 1976, and the Work Session held on May 18th, 1976, were approved as corrected.

Mrs. Margaret A. Brown was welcomed as the newly City appointed Planning Commission member to replace Mr. Chas. N. Croft, recently resigned, and the re-appointment by the City of Mr. Neal Gale was recognized.

Mrs. Lorraine Dusenbury; Coastal Zone Management Program

The Executive Director introduced Mrs. Lorraine Dusenbury, Chairman of the Glynn County Board of Commissioners and Chairman of the Coastal Area Planning and Development Commission, who had requested that she speak to the Planning Commission in relation to the State's CZM Program.

Mrs. Dusenbury explained that an Advisory Council has been established by Gov. George Busbee for long-term planning for Coastal Zone Management to provide for economical growth. Mrs. Dusenbury said she felt the Planning Commission could play a significant part in this program. She also stresses the importance of local in-put. Mrs. Dusenbury explained that the Planning Commission would be receiving pertinent material in order that they can be aware of progress of the program and that they can make their comments known to her or Percy Harrell, to be forwarded to the Advisory Council.

Proposed Subdivision Regulations for Glynn County

The Executive Director explained that the Proposed Subdivision Regulations (dated May, 1976) were approved at the Work Session of May 18th, 1976, subject to ratification at this Regular Meeting, consideration of a fee being charged for processing subdivision plats.

A motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to ratify the action taken at the Planning Commission's Work Session held on May 18th, 1976, to approve the subject Subdivision Regulations for Glynn County, with the regulations being forwarded to the County Commission for consideration.

After discussion an appropriate fee to be charged for the processing of subdivision plats, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend to the County Commission that provision be made in the Subdivision Regulations that Preliminary Plats, when submitted to the Planning Commission for review, be accompanied by a fee of \$100.00 payable to the Board of Commissioners of Glynn County.

Recommendation in respect to the plat fee will be submitted to the Glynn County Commission as Addendum No. 1 to the Proposed Subdivision Regulations.

The Planning Commission's 1976 - 1977 Proposed Budget

The members next considered a proposed budget prepared by the Budget Committee.

Following review, a motion was made by Mr. Nicholson and seconded by Mr. Cowman to adopt the Proposed Budget for the Planning Commission's 1976 - 1977 Fiscal Year.

Voting Aye: Mrs. Brown, Messrs. Cowman, Gale, Nicholson and Father Poitier
Voting Nay: Mr. McGarvey

The motion carried.

B-5-76:

Request to rezone, from R-6 One-Family Residential to OC Office Commercial, the eastern portions of Urbana Lots No. 41 and 42; said property fronting 89.35 ft. on the east of Goodyear Avenue and 100 ft. on the south side of Atlanta Avenue (also known as Atlantic Avenue) in the City of Brunswick

Mrs. Haywood L. Moore appeared in behalf of her application for an OC

Office Commercial rezoning. Mrs. Moore explained that if the property is rezoned that she will be selling it for commercial use.

The Executive Director pointed out that there is commercial property immediately within the adjoining subject property. He further explained that off-street parking facilities would be required if the property is rezoned.

Presented with the application was a statement bearing the signatures of 4 property owners in the area stating that they did not object to this request.

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

After review, a motion was made by Mr. McGarvey, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested Office Commercial rezoning, subject to a site plan being submitted demonstrating that off-street parking requirements can be met without any variances.

GC-21-76: (Reference: GC-9-71)

Request to rezone, from R-20 One-Family Residential to M-12 Mobile Home One-Family Residential, a tract fronting 100 ft. on the west side of Lynch Road with an approx. depth of 203.5 ft., and lying approx. 850 ft. south of Scranton Road; said tract being identified as the northern portion of Parcel No. 34 as shown on Glynn County Tax Map 77-4

Mrs. Ruth Harper was present to represent the subject application submitted by Mrs. Nora Goette and herself. Mrs. Harper stated that at the time they purchased the property that there was a mobile home on the lot. She further explained that in order to obtain an electrical hookup a rezoning to M-12 Mobile Home is required.

The Executive Director pointed out that the surrounding area contains a number of legally non-conforming mobile homes. He explained that at one time this area was zoned TR Temporary Mobile Home but in 1973 the Temporary Residential classifications ceased to exist.

Submitted with this request was a statement from Mr. Albert J. Day, a property owner in the area, that he had no objections to this rezoning.

No one was present to express opposition to this request.

After consideration, a motion was made by Father Poitier, seconded by Mr. Nicholson and unanimously adopted to recommend approval of the subject request as the continued location of the mobile home on the property should not be

detrimental to the neighborhood or the general public of Glynn County.

GC-22-76:

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, Lot No. 21 in Block 6 of Blythe Island Subdivision, Section B; said lot fronting 86.5 ft. on the west side of Midway Circle (also known as Midway Drive) with an average depth of 188.75 ft., and lying 101.5 ft. south of the intersection of said Circle with 2nd Street

Mr. H. J. Gulley, representing his wife, Mrs. Vera G. Gulley, was present for review of this application. Mr. Gulley stated that the requested rezoning would enable them to locate a mobile home on the subject property.

The Executive Director pointed out that the property involved is located north of Parland Road. He further stated that it appears that the policy in regards to mobile home zonings north of Parland Road no longer stands.

Submitted with this application was a statement bearing the signatures of 14 residents in the area expressing no opposition to this request.

It was noted no one was present to object.

After study, a motion was made by Mrs. Brown, seconded by Father Poitier and unanimously adopted to recommend approval of this application for the location of a mobile home as such use would be detrimental to the area of the general public of Glynn County in that the neighborhood contains a number of mobile homes.

GC-23-76:

Request to rezone, from R-6 One-Family Residential to HC Highway Commercial, Lots No. 82 and 83 of Model Farms Subdivision in the Arco area; said lots fronting 100 ft. on the east side of Newcastle Street Extension and 100 ft. on the south side of 9th Street

Mr. Wm. H. Brown was present to represent the subject request, submitted by the Estate of Mrs. W. G. Pafford. Mr. Brown explained that Mr. E. D. Copeland, prospective purchaser of the property, proposes to enlarge Glynn Radiator Shop to provide for office space and additional parking. He further stated that they propose to enclose the subject property by placing a fence around it.

The Executive Director pointed out that traffic generated would not be detrimental to the public if its access were only from 9th Street.

No one was present to object to this request.

After discussion, a motion was made by Mr. Cowman and seconded by Mr. McGarvey to recommend approval of the requested Highway Commercial rezoning, subject to access into the property being only from 9th Street, such provisions to prevent any detrimental effect to the public.

Voting Aye: Messrs. Cowman, McGarvey and Nicholson, and Father Poitier
Abstaining from Voting: Mrs. Brown

The motion carried.

GC-24-76:

Request to rezone, from FA Forest - Agricultural to GC General Commercial, an irregularly shaped tract fronting 75 ft. on the west side of Myers Hill Road (also known as Ridge Road and Hill Cabin Road) approx. 3/4 miles southwest of the intersection of said road with U. S. Highway 84 (Waycross Highway) and identified as Parcel No. 7 on Glynn County Tax Map 132

Mr. Over Lee Wright was present to represent his subject application. Mr. Wright explained that he proposes to install a barbecue pit at his existing business if the property is rezoned.

The Executive Director pointed out that Mr. Wright's present operation does not appear detrimental to the area and that the building and grounds are very well keep.

Submitted with his application was a statement bearing the signatures of 25 people stating that they did not object to this request.

No objectos were present.

The Executive Directo recommended approval of the existing operation to become a conforming use.

After study, a motion was made by Father Poitier, seconded by Mrs. Brown and unanimously adopted to recommend approval of this application in order that the existing use may become conforming and providing for the installation of a barbeque pit.

GC-25-76: (References GC-22-66 and GC-24-75)

Request to rezone, from GC General Residential to LC Local Commercial, a tract containing 3.0 acres, fronting 390.81 ft. on the east side of Altama Avenue

with an approx. depth of 335 ft., and lying approx. 1,015 ft. south of Kensington Avenue

Attorney Carroll Palmatary was present to represent the subject application submitted by Mr. and Mrs. C. L. Webb. Mr. Palmatary stated that Mr. John J. Hart proposes to purchase the property if it is rezoned to Local Commercial for the location of retail stores.

The Executive Director read the motion containing conditions placed upon the rezoning to Local Commercial of the property lying immediately to the north (GC-24-75). He then recommended approval of this application if the same conditions are met.

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

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested LC Local Commercial rezoning contingent upon, and with the concurrence of this applicant, that all site plans be reviewed by the Planning Commission and approved by the County Commission prior to issuance of a building permit; and, further, that the Glynn County Building Official be notified of this stipulation.

GC-26-76:

Request to rezone, from R-9 One-Family Residential to M-12 Mobile Home One-Family Residential, Lot. No. 8 of "Edna Horan Tract, V. D. Dennard Lands, Dock Junction" (an unapproved subdivision), fronting 105 ft. on the east side of Lake Drive with a depth of 142 ft.; said lot being located approx. 1,100 ft. north of the intersection of said drive with Georgia Highway 303

Mrs. Gloria Brockington was present for review of this request. Mrs. Brockington stated that they propose to locate a mobile home on the subject property.

The Executive Director pointed out that, although Lake Drive is an unapproved road it is County maintained. He further explained that the area is surrounded with mobile homes.

No one was present to object.

A motion was made by Mrs. Brown, seconded by Father Poitier and unanimously adopted to recommend approval of the subject rezoning in that the location of a mobile home would be in conformity with the character of the area containing a considerable number of mobile homes.

GC-27-76:

Request to rezone, from BI Basic Industrial and FA Forest - Agricultural to HC Highway Commercial, an irregularly shaped parcel of land consisting of Tract C and a portion of Tract D bound 200 ft. on the north by Perry Lane Road and running southeasterly from said road along the east side of U. S. Highway 341 (New Jesup Highway) for approx. 1,200 ft. on the intersection of said highway with the Old Jesup Highway

Attorney Thomas J. Lee was present for review of this request submitted by Messrs. Charles E. Thrower and R. B. McGoogan, Jr. Mr. Lee explained that the site is proposed for the location of a truck dealership with sales and service for new and used trucks.

No one appeared to express opposition.

Pointing out that the requested HC zoning would be less severe on that portion of the property currently zoned Basic Industrial and that the entire tract lies opposite Highway Commercial zoned land on the west side of U. S. Highway 341, the Executive Director recommended approval.

A motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted to recommend approval of this application for a HC Highway Commercial zoning for the proposed location of a truck dealership with sales and service for new and used trucks in that a portion of the subject property is currently classified BI Basic Industrial and the HC Highway Commercial classification would be more in keeping with the nature of the location.

GC-28-76:

Request to rezone, from M-20 Mobile Home One-Family Residential to LC Local Commercial, Lots No. 1 and 2 in Block I of Blythe Beach Subdivision, fronting 150 ft. on the west side of Midway Circle (also known as Midway Drive) and 150 ft. on the north side of Landing Street

Mr. Jerry T. Stephens was present for review of the subject application submitted by Mr. T. R. May, Sr. Mr. Stephens stated that he proposes to purchase the property involved if it is rezoned to LC Local Commercial. He further stated that he would utilize the property for the location of a convenience store. Submitted with his application was a statement bearing the signatures of 51 residents of Blythe Island expressing no objection to the proposed use.

Mr. and Mrs. T. R. May, Jr., and Mr. and Mrs. G. J. Blount (adjacent property owners) appeared to express opposition to this request. Their basic objection was commercial infringement into a residential neighborhood with resultant traffic congestion and littering,

The Executive Director recommended disapproval inasmuch as a commercial use at this particular location would be detrimental to the general public in that the property is located on a minor street in an area devoid of any commercial development.

A motion was then made by Mr. McGarvey, seconded by Mr. Cowman and unanimously adopted to recommend denial of the subject request inasmuch as the proposed commercial use would be detrimental to the totally residential character of the neighborhood, that the subject property is not located on a major collector street, and the infusion of commercial traffic in this neighborhood would be of further detriment and danger to the general public.

GC-30-76:

Proposed reclassification, from G Government to One-Family Residential, of Parcels I through VI, inclusive, totally approx. 114.19 acres and fronting approx. 3,755.64 ft. on the north side of Georgia Highway 303; said parcels containing the surplus one-family Capehart Housing; access being via the Old Altama Avenue Gate at N A S Glynco

County Building Official Vernon Lewis was present for discussion of this matter.

The Executive Director explained that the Capehart Housing at N A S Glynco will be offered for sale by the U. S. General Services Administration on July 7th, 1976. Mr. Stelle further explained that the parcels of which these single family dwellings are located are zoned G Government. He pointed out that upon these houses becoming privately owned under the Government zoning classification they will become non-conforming uses. This will result in the owners being limited in obtaining permits for any additions, alternations, modification of electrical systems, and the like.

Pointing out the need for a residential rezoning, the Executive Director recommend that R-6 One-Family Residential would be appropriate.

After discussing the Executive Director's recommendation, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the surplus Capehart Housing, identified as Parcels I through VI, inclusive, at N A S Glynco to R-6 One-Family Residential.

GC-19-76: (Deferred at May 4th, 1976, Meeting) (Reference: GC-2-76 E below)

Request to rezone, from GR General Residential to GC General Commercial, a portion of Lot No. 172 in Brunswick Farms Subdivision containing 3.1 acres; said property lying behind Frederica Plaza on Altama Avenue (As amended by applicant via letter dated May 20th, 1976)

The Executive Director explained that Mr. Stephen R. Been had modified his rezoning application subsequent to it having been deferred at the May 4th, 1976, meeting. The modification was to delete Lot 183 of Brunswick Farms Subdivision from this request.

The Donald E. Sadowski had appeared at the May meeting to oppose this commercial zoning as being inconsistent with the residential character of adjoining property. Upon Mr. Been amending his application, Mr. Sadowski had advised the Planning Commission in writing that he no longer had any objections.

A motion was then made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted to recommend approval of the subject request, as amended by the applicant to eliminate the portion of Lot 183 in Brunswick Farms Subdivision containing 4.7 acres, for the rezoning of that portion of Lot 172 in said subdivision containing 3.1 acres to GC General Commercial.

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

A motion was made by Mr. Nicholson, seconded by Father Poitier and unanimously adopted that consideration of this proposed amendment be deferred to the next regular meeting to be held on July 13th, 1976.

Subdivision Sketch Plan Review: Demere Oaks Estates Subdivision
James Moynihan, et al, Developers
J. H. Ringeling, Registered Engineer
Zoning Plate Map 72

Mr. J. H. Ringeling, Registered Engineer, was present for review of the subject sketch plan.

This sketch plan had been submitted for information and as a concept as to the proposed layout of this subdivision. A preliminary plat will be submitted at a later date, with the County's open space requirements being shown.

A motion was made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted that the Sketch Plan of Demere Oaks Estates Subdivision be accepted by the Planning Commission in concept as the proposed layout of the subdivision.

Subdivision Plat Review: Mission Asao Subdivision
Final Approval Ben L. Odum, Jr. and Wm. K. Edwards, Developers
Biletskov, Inc., Surveyors
Zoning Plate Maps 60 and 61

Mr. B. L. Odum, Jr., accompanied by Mr. Joe Biletskov, Surveyor, was present for review of the final plat of Mission Asao Subdivision, to be developed by himself and Mr. Wm. K. Edwards.

The Executive Director pointed out that only a few minor changes had been made since approval of the preliminary plat. Mr. Stelle stated that open space requirement will have to be agreed upon. Open space is shown as a planted buffer area along Frederica Road, the dedication of additional ROW to Frederica, a ROW for a pathway to the marsh and marshland.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the Final Plat of Mission Asao Subdivision and that it be realized that the preliminary plat was approved in 1975 showing marshland as meeting open space requirements which was prior to the latest Supreme Court decision on marsh ownership.

Resolution commending Mr. Chas. N. Croft for his services while serving as a member of the Planning Commission

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

A RESOLUTION

WHEREAS, Chas. N. Croft has faithfully served the Citizens of Brunswick and Glynn County in the field of planning from July 8th, 1974, to May 7th, 1976; and

WHEREAS, during his tenure as a member of the Brunswick - Glynn County Joint Planning Commission he has generously donated his time and efforts towards the orderly growth and development of this community; and

WHEREAS, this Commission feels that an expression of gratitude of itself and the citizens of Brunswick and Glynn County should be extended to Mr. Croft for his public service;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission in Regular Meeting assembled on this 1st day of June, 1976, that the gratitude of this

Commission be expressed to Mr. Croft for his unselfish efforts while serving as a member of this Commission; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. Croft.

Meeting Adjourned at 10:30 A. M.