

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 13th, 1976

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, Mrs. Margaret A. Brown and Messrs. W. H. Cowman, Harry I. Driggers, Neal Gale, Cormac McGarvey and C. Edward Nicholson

ABSENT: Father Marlon S. Poitier

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

The Chairman called the meeting to order and invocation was given by Attorney James B. Gilbert, Jr.

Upon a motion made by Mr. Nicholson and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on June 1st, 1976, were approved.

GC-16-76:

Request to rezone, from MH Mobile Home Park to HC Highway Commercial,:

Tract 1: a tract containing approx. 4.4 acres, lying approx. 250 ft. west of and parallel to U. S. Highway 17 North and fronting approx. 1,550 ft. on the south side of Georgia Highway 303;

and

Request to rezone, from HC Highway Commercial and MH Mobile Home Park to GR General Residential,:

Tract 2: a tract containing 7.4 acres fronting 100 ft. on the west side of U. S. Highway 17 North with a depth of approx. 1,670 ft.; said tract lying immediately south of Tract 1 above

Mr. Albert McInnis was present to represent the subject application, submitted by Fairway Six Association. Mr. McInnis stated his organization proposes to develop Tract 2 for one- and multi-family residences. He further stated that the only access into the residential area will be from U. S. Highway 17 North with this area being adequately buffered from Tract 2 requested for rezoning to allow commercial development. In addition, he and other members of the association plan to establish their homes in the residential area. Mr. McInnis added he and his associates will be submitting the required subdivision plats for Tract 2. Tract 1 is proposed for commercial development of shops with controlled access points from Georgia Highway 303. Mr. McInnis said they are negotiating

for sewer and water facilities to be furnished via the NAS Glynco or Fairway Oaks systems by the City. Off-street parking will be in accordance with requirements of the County Zoning Ordinance.

The Executive Director explained he had contacted officials of the Federal Law Enforcement Training Center who have express accord as to the commercial development, in the vicinity of the NAS Glynco Gate, which will afford nearby shopping facilities to their students.

No one was present to express opposition to this request.

The Executive Director recommended approval of the application.

A motion was made by Mr. Nicholson, seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of Tract 1 to HC Highway Commercial and the rezoning of Tract 2 to GR General Residential.

GC-29-76:

Request to rezone, from R-9 One-Family Residential to M-20 Mobile Home One-Family Residential, a tract containing 20,350 sq. ft. fronting 110 ft. on the south side of Emanuel Farm Road, and lying approx. 1,220 ft. west of U. S. Highway 17 North and 1,727.4 ft. east of Carteret Road, and identified as the northwestern portion of Parcel 44 shown on Glynn County Tax Map 61-1

Mrs. Myrtice T. Howard appeared in behalf of this request, submitted by Mrs. Leila Chapman. Mrs. Howard stated she desires to locate a mobile home on the property until such time as she can construct a residence.

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

Explaining that, in addition to mobile homes existing in the area, a mobile home park is established on the north side of Emanuel Farm Road in this vicinity, the Executive Director recommended approval.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to recommend the rezoning of the property involved to M-20 Mobile Home One-Family Residential.

GC-13-76:

Request to rezone, from R-12 One-Family Residential to LC Local Commercial, the northern portion of Lot M of Druid Hills Subdivision; said property being triangular in shape and fronting 325 ft. on the eastside of the Old Jesup Highway and 375.25 ft. on the west side of Flanders Drive (Old A. C. L. R. R. Grade)

Mrs. Marian Benfield was present to represent her application for a rezoning of the subject property to LC Local Commercial. Mrs. Benfield said she proposed to convert the existing residence on the property into a ceramic and gift shop. She stated that the dwelling will not be utilized for living purposes. Mrs. Benfield further added that the property will support adequate off-street parking.

No one was present to express opposition to this request.

Stating that the property involved is commercially oriented, the Executive Director recommended approval.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested LC Local Commercial rezoning in order that the residence existing on the property might be converted into a ceramic shop.

GC-32-76:

Request to rezone, from R-12 One-Family Residential to PD-G Planned Development - General, an irregularly shaped tract containing 9.59 acres, fronting 733.52 ft. on the west side of Frederica Road and lying north of Glynn Haven Subdivision on St. Simons Island

Messrs. Robt. Freeman and Irvin Mazo, of Lake Forest Partnership, were present and accompanied by Attorney James B. Gilbert, Jr., for review of this Planned Development - General rezoning request.

It was pointed out that the 9.59 acres requested for Planned Development - General rezoning, to be known as Dunbar Creek Plantation, is a part of the undeveloped portion of the St. Clair Tract. It was also pointed out that of the undeveloped portion, 7.5 acres had previously been designated for commercial development. However, in the development of the 9.59 acre Dunbar Creek Plantation Complex, the commercial area had been reduced to 1.7 acres with the remainder of the acreage being developed for apartments. It was explained that the location of the commercial area had been located due to the proximity of the St. Simons Island Water and Sewer System Water Tower on the tract.

Renderings were presented depicting Tract A being developed in accordance with Section 707, General Commercial, and Tract B in accordance with Section 704, General Commercial, of the Glynn County Zoning Ordinance, as well as conforming to the density requirements recently adopted by Glynn County. This was set forth in the Zoning Text submitted with the application.

The Executive Director pointed out that only the rezoning of the property involved was under consideration at this time as detailed development layout plans will have to be submitted for review and approval at a later date.

Mr. George Anderson appeared to express opposition to this request as he felt the proposal would be an adverse encroachment to the character of the vicinity.

A lengthy discussion was held with respect to the variety of commercial uses that could be permitted in a General Commercial area and further commercial development northward along Frederica Road.

After careful consideration, a motion was made by Mr. Driggers and seconded by Mr. McGarvey to recommend the rezoning of the property involved to PD-G Planned Development - General for the development of the Dunbar Creek Plantation Complex according to the designated areas on the Master Plan and in accordance with the Zoning Text submitted with the application.

Voting Aye: Mrs. Brown and Messrs. Driggers, Gale and McGarvey

Voting Nay: Messrs. Cowman and Nicholson

The Chairman declared the motion adopted.

Later during the meeting, Attorney Gilbert re-appeared and explained that he and the developers wish to please the Planning Commission by doing whatever is necessary to resolve the confusion as to the commercial use. He then stated that they would restrict the commercial useage to offices, if the Planning Commission feels this would be the most appropriate and less severe use.

Mr. Nicholson pointed out that if the commercial is restricted to office use he would not be apposed to this rezoning.

Mr. Cowman then stated that he felt it is not in order for the applicants to re-open their request after formal action had been taken. Consequently this matter was dropped.

B-6-76:

Request to rezone, from R-6 One-Family Residential to OC Office Commercial, Town Commons Lots 75 and 76 between Albany and Amherst Streets; said lots fronting 180 ft. on the east side of Albany Street and 180 ft. on the north side of "Q" Street in the City of Brunswick

Mr. L. E. Lewis appeared for review of this application. Mr. Lewis stated he was seeking an OC Office Commercial rezoning in order that he might establish

a funeral home on the subject property. He explained that he felt the proposed use will be in keeping with the surrounding area and would be an asset to the community. Mr. Lewis explained further that the facility will be of modern design with an enclosed storage garage and sufficient off-street parking will be provided.

Submitted with this application was a statement bearing the names of 13 residents in the area and the Risley Park Improvement Association.

It was noted that no one appeared to object to this rezoning.

The Executive Director, stating that the proposed facility is a realistic use of the property involved due to its location, recommended approval.

A motion was then made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of the requested OC Office Commercial rezoning in order that a funeral home may be located on the property involved.

Discussion of Subdivision Plat Procedures

Present for discussion of the subject matter were Attorney Reid W. Harris and Mr. Robert G. Boone.

The Executive Director explained that the processing and recording of subdivision plats has recently become a very confusing matter. This in part is due to a recent article in the Brunswick News. Mr. Stelle pointed out that the Planning Commission and its staff has, at a considerable number of work sessions and regular meetings, endeavored since 1960 to up-date ordinances and regulations. To date, new zoning ordinances have been adopted by the City of Brunswick and Glynn County. The City has also adopted new subdivision regulations. Although up-date subdivision regulations have not yet been adopted by the County, a Public Hearing on proposed regulations will be held on August 5th, 1976, by the Glynn County Commission. These regulations should resolve questions relating to processing and recording of plats.

However, certain legal aspects have arisen which need clarification. The Executive Director stated that Attorney Harris had volunteered to make a study in this respect. Mr. Harris then gave a summation to the Planning Commission as to his findings. He then stated he would do additional research.

At this time Mr. Boone expressed his concern regarding this matter.

As a result of Mr. Harris' summation, the members were in accord that correction of any inconsistencies in the proposed subdivision regulations be forwarded to the County Commission in the form of addenda prior to its Public Hearing in August.

Subdivision Plat Review: Twin Rivers Subdivision
Preliminary Approval Richard A. Brazell, Agent Glynn County Tax Map 127

Mr. Richard A. Brazell, Agent, was present for review of the subject Preliminary Plat.

It was pointed out that two open space areas are shown on the plat. Sewer facilities will be provided by septic tanks; also drainage will have to receive the approval of the County Engineer.

The Executive Director recommend approval of this Preliminary Plat in that it meets the current requirements for preliminary approval.

A motion was made by Mr. Gale and seconded by Mr. McGarvey to approve the Preliminary Plat of Twin Rivers, subject to Final Plat when submitted bearing the approval of the County Engineer, the Glynn County Board of Health and other appropriate agencies.

Voting Aye: Mrs. Brown and Messrs. Cowman, Gale, McGarvey and Nicholson

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

Subdivision Plat Review: Don-El Subdivision
Preliminary and Final Approval Gerald L. Moody, Developer Zoning Plate Map 43

Mr. Gerald L. Moody, Developer, was present for review of the subject plat. Mr. Moody requested that final approval, as well as preliminary, be considered at this time. He stated that open space had not been provided due to size of the lots, which range from .46 of an acre to approx. 3 acres and should furnish ample play area for children in the subdivision.

The Executive Director pointed out that the Planning Commission's recommendation could include the waivering of the open space requirement. Mr. Stelle stated that the subdivision has received approval of the Glynn County Board of Health.

In that the lots within the subdivision meet the requirements of the Glynn County Zoning Ordinance, the Executive Director recommended Preliminary and Final

Approval of the Don-EI Subdivision plat.

A motion was made by Mr. Driggers and seconded by Mr. McGarvey to approve the Preliminary Plat of Don-EI Subdivision and to recommend to the County Commission approval of the Final Plat of this subdivision, subject to the approval of the County Engineer.

Voting Aye: Mrs. Brown and Messrs. Driggers, Gale and McGarvey
Voting Nay: Mr. Cowman
Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

GC-2-76 E:

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

A motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted to defer this item to a later date.

1976 - 1977 Planning Commission Fiscal Year Budget

The Executive Director informed the members that Glynn County had approved the Planning Commission's 1976 - 1977 Budget with the exception of the employment of an Assistant Director.

The Executive Director then stated he had contacted the State Office of Planning and Budget with respect to the hiring of a Planner for the Coastal Zone Management Program. He added that Mr. Roy Dudark is interested in being employed in this capacity and he would like for those members who could to remain after the meeting to interview Mr. Dudark.

Meeting Adjourned at 11:00 A. M.