

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 7th, 1976

8:30 A. M.

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- Present: Chairman Wayne E. Floyd, Margaret A. Brown, W. H. Cowman,
Neal Gale, C. Edward Nicholson and Father Marlon S. Poitier
- Absent: Harry I. Driggers and Cormac McGarvey
- Also Present: Edward H. Stelle, Executive Director
Wm. Roy Dudark, Community Planner
Vernon Lewis, County Building Inspector
Wm. H. Dewey, Deputy County Administrator
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The Chairman called the meeting to order and invocation was given by Mr. Nicholson.

GC-49-76

Request to rezone, from R-12 Mobile Homes One-Family Residential to R-12 One-Family Residential, Lots 3 and 4 of H. S. Fraser Subdivision (an unapproved subdivision) in the Pine Ridge area; said lots fronting approx. 200 ft. on the west side of Fraser Terrace, containing a total of 40,702.82 sq. ft. and lying approx. 430 ft. west of Fraser Road

Mr. H. S. Fraser and Mrs. Mattie Fraser were present for review of the above application. Mrs. Fraser pointed out that they plan to give the subject property to their son who proposes to construct a single-family residence on the property.

No one was present to express opposition.

Mr. Stelle pointed out that the street system in the area is severly disorganized with adequate public access appearing questionable for many parcels due to the narrow right-of-way. He then stated that the proposed single family residence is an appropriate use for the site and approval is recommended.

After discussion of the road situation, a motion was made by Mr. Gale and seconded by Father Poitier to recommend approval of the subject application with the further recommendation that the proposed road shown to serve the unapproved H. S. Fraser Subdivision be installed to meet County standards and approved by the County Engineer.

Voting Aye: Mrs. Brown, Mr. Gale, Mr. Nicholson and Father Poitier

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

GC-50-76

Request to rezone, from HC Highway Commercial to GC General Commercial, the southern portion of Lot 9 and all of Lot 10 in Block A of St. Simons Heights Subdivision on St. Simons Island; said property fronting 100 ft. on the east side of Frederica Road with an approx. depth of 260 ft., lying approx. 550 ft. north of the intersection of said road with Demere Road, and being the site of the Pappagallo Patch Shop

Attorney Robert M. Greene, accompanied by Mr. Ewell Gay III, was present for review of the above application submitted by C. G. K., Inc. Mr. Greene pointed out that the reason for this request is to allow Mr. Gay, owner of the Pappagallo Patch, to add an overhang to the existing structure. He further explained that the awning will facilitate protection during inclement weather for his customers and will add to the appearance of the building.

Mr. Gay pointed out that he had submitted a request to the Zoning Board of Appeals to get a variance to add the awning and was turned down.

Mr. Stelle explained that the building was in existence at the time of the ordinance and that now it does not meet the side and front yard setback requirements and is thus non-conforming, making the building expansion illegal. He then stated that the Board of Appeals refused to grant a variance for modification in that it would reduce the actual setback from 16' to 8' and were afraid this might hamper possible future right-of-way acquisition.

No one was present to object to this request.

After discussion, a motion was made by Mr. Cowman and seconded by Father Poitier to recommend denial inasmuch as this is not a matter for the Planning Commission to handle and to recommend that the applicant return to the Board of Appeals.

Voting Aye: Mr. Cowman and Father Poitier

Voting Nay: Mrs. Brown, Mr. Gale and Mr. Nicholson

The Chairman declared the motion failed to carry.

A motion was then made by Mr. Gale and seconded by Mrs. Brown that this application be deferred, with the concurrence of the applicant, until such time as the Planning Commission submits this matter to the Glynn County Board of Appeals for reconsideration and recommendations.

Voting Aye: Mrs. Brown, Mr. Gale and Father Poitier

Voting Nay: Mr. Cowman

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

GC-51-76

Request to qualify for a Conditional Use for a Hardship Case in an R-9 One-Family Residential District for the location of a mobile home on that portion of Lot 108 of Brunswick Farms Subdivision identified as Parcel 11 on Glynn County Tax Map B-39; said property fronting 247.8 ft. on the north side of 3rd Street with an approx. depth of 236.5 ft. and lying approx. 1,134 ft. west of U. S. Highway 17 North

Mr. Joseph M. Costa was present for review of this request. Mr. Costa stated that he proposes to locate a mobile home on the subject property until such time as he can afford to build a single family residence. He then explained that the reason that he plans to build on this property is so that he can be close to his mother that is in bad health.

A statement with 15 signatures was presented stating that they did not object to this request.

No one was present to express opposition.

A motion was then made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted that due to the circumstances involved in this request and with the concurrence of the applicant, to recommend approval of the temporary location of a mobile home on the subject property for a Conditional Use as a Hardship Case in an R-9 One Family Residential District.

GC-52-76

Request to rezone, from FA Forest - Agricultural to FC Freeway Commercial, two irregularly shaped parcels of land lying to the south of U. S. Highway 17 South near the southwest quadrant of the intersection of said highway with Interstate 95 in the Fancy Bluff area;

Parcel 1 - a tract containing approx. 54,834 sq. ft. lying approx. 850 ft. south of said Highway 17 and fronting approx. 114 ft. on the east side of a proposed 100 ft. road; and

Parcel 2 - a tract containing approx. 46,900 sq. ft. lying approx. 1,075 ft. south of said Highway 17 and fronting approx. 60.98 ft. on the east side of Interstate 95

Mr. Nicholson disqualified himself from discussion of this matter due to a conflict of interest.

Attorney Thomas J. Dickey was present for review of the above application, submitted by The 17 - 95 Corporation. Mr. Dickey pointed out that the property will be constructed for a fuel, service, restaurant, and motel facility for interstate truckers and other travelers.

It was noted that no one was present to object to this request.

Mr. Stelle pointed out that the proposed use is an appropriate use of the land and recommends approval.

A motion was made by Mr. Gale and seconded by Mrs. Brown to recommend approval of this application for the rezoning of the two subject parcels to FC Freeway Commercial.

Voting Aye: Mrs. Brown, Mr. Cowman, Mr. Gale and Father Poitier

Abstaining from Voting: Mr. Nicholson

The Chairman declared the motion adopted.

GC-53-76

Request to rezone, from R-6 One-Family Residential to GC General Commercial, an irregularly shaped tract of land containing approx. 5 acres, fronting 237 ft. on the northwest side of Demere Road with an average depth of approx. 670 ft. and lying approx. 300 ft. south of the intersection of said road with Arnold Road

Mr. Curtis Castellio was present for review of the above application. Mr. Castellio stated that the purpose of the above request was to make the existing non-conforming use conforming. He then stated that at the present time a night club is located on the subject property.

Mr. Stelle pointed out that the existing building on the site has been used in the past for commercial purposes but the termination of the business for 1 year makes re-activation illegal due to it's non-conforming status.

No one was present to object to this rezoning.

After lengthy discussion, in which the owner agreed to lessen the amount of property in his request, a motion was made by Father Poitier, seconded by Mr. Gale and unanimously adopted to recommend rezoning of the following described property to HC Highway Commercial, inasmuch as the property was rezoned to commercial in 1961 and used commercially up to 1975.

Rezone from R-6 One-Family Residential to HC Highway Commercial, an irregularly shaped tract on St. Simons Island as shown on a portion of a survey, dated May 22, 1973, by J. H. Ringeling, Reg. Ga. Engineer; said tract fronting 210 ft. on the northwest side of Demere Road with approx. depth of 400 ft. and lying approx. 300 ft. south of intersection of Demere Road with Arnold Road, and as shown as Parcels 28, 39 and a portion of Parcel 21 of Glynn County Tax Map S-8.

Subdivision Plat Review: Shaw's Bountry Subdivision
(formerly known as Glynn Oaks Subdivision)
Shaw's Bountry, Inc., Developers

Messrs. R. Chase and Ben Sparks, were present for review of the subject plat. Mr. Chase stated that he feels that the plat meets all the requirements for preliminary approval.

Mr. Stelle stated that, except for the provision of open space, the above plat meets the requirements of the Glynn County Subdivision Regulations.

After review, a motion was made by Mr. Nicholson, seconded by Father Poitier and unanimously adopted to approve the Preliminary Plat of Shaw's Bounty Subdivision, Phase 1, subject to Final Plat reflecting dedication of open space or payment in lieu thereof.

Proposed Amendment to the Text of the Glynn County Zoning Ordinance which will modify the number of Off-Street Automobile Parking Spaces Requirement (Subsection 611.1)

Mr. Stelle explained that the County Commission has stated that there is a need for more stringent requirements for parking spaces for restaurants, theatres, night clubs and other places of public or semi-public assembly. Mr. Stelle then presented copies of the proposed amendments.

After review of the amendment Mr. Gale suggested that Mr. Stelle, Mr. Nicholson and Mr. Lewis, County Building Inspector, review this matter and present it back to the Planning Commission at the next meeting.

Mr. Gale then made a motion, seconded by Mr. Nicholson and unanimously adopted to recommend that the County Commission establish a 30 day moratorium upon the issuance of a building permit for the construction of or addition to any restaurant, theatre, night club or place of public or semi-public assembly that would provide in excess of space for every five (5) seats.

Election of Officers for 1977 Calender Year

Chairman Floyd called for nominations for the offices of Chairman and Vice-Chairman for 1977.

Mr. Gale nominated Mr. Floyd to continue to serve as Chairman.

No other nominations for Chairman were offered and Chairman Floyd recommend that nominations be closed.

Thereupon, a motion was made by Mr. Gale and seconded by Mrs. Brown that this nomination be closed and a vote was taken on the above nomination.

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

Abstaining from Voting: Chairman Floyd

Chairman Floyd declared the motion adopted.

Mr. Gale nominated Father Poitier to continue to serve as Vice-Chairman.

No other nominations for Vice-Chairman were offered and Chairman Floyd recommended that nominations be closed.

Thereupon, a motion was made by Mr. Gale and seconded by Mrs. Brown that this nomination be closed and a vote was taken on the above nomination.

Voting Aye: Chairman Floyd, Mrs. Brown, Mr. Cowman, Mr. Gale and Mr. Nicholson

Abstaining from Voting: Father Poitier

Chairman Floyd declared the motion adopted.

A motion was then made by Mr. Gale, seconded by Father Poitier and unanimously adopted that Mr. Edward H. Stelle continue to serve as Executive Secretary, in addition to his capacity as Executive Director, of the Planning Commission for 1977.

Meeting Schedule for 1977 Calender Year

Individual copies of the regular meeting dates schedule for 1977 were furnished to the members. Thereupon, a motion was made by Mr. Cowman, seconded by Father Poitier and unanimously adopted that the following meeting dates be established for 1977:

1977 Meeting Schedule

<u>Meeting Date</u>	<u>Deadline Date</u>
January 11th, 1977	December 28th, 1976
February 1st, 1977	January 18th, 1977
March 1st, 1977	February 15th, 1977
April 5th, 1977	March 22nd, 1977
May 3rd, 1977	April 19th, 1977
June 7th, 1977	May 24th, 1977
July 12th, 1977	June 28th, 1977
August 2nd, 1977	July 19th, 1977
September 13th, 1977	August 30th, 1977
October 4th, 1977	September 20th, 1977
November 1st, 1977	October 18th, 1977
December 13th, 1977	November 29th, 1977

Meeting Adjourned at 12:00


Secretary