

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 5th, 1976

8:30 A. M.

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Present: Vice-Chairman Marlon S. Poitier, Margaret A. Brown,  
W. H. Cowman, Harry I. Driggers, Cormac McGarvey and  
C. Edward Nicholson

Absent: Chairman Wayne E. Floyd and Neal Gale

Also Present: Edward H. Stelle, Executive Director  
Wm. R. Dudark, Community Planner  
Wm. H. Dewey, Deputy County Administrator

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In the absence of Chairman Floyd, Vice-Chairman Poitier assumed the Chair and called the meeting to order. Invocation was given by Mr. Nicholson.

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Upon a motion made by Mr. Nicholson and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on August 3rd, 1976, and the Regular Meeting held on September 14th, 1976, were approved.

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B-7-76

Request to rezone, from R-6 One-Family Residential to GC General Commercial, Lots 211, 212, 213, 214 and 215 in Lincoln Park Subdivision in the City of Brunswick; said lots forming one complete block and fronting 450 ft. on the west side of Cochran Avenue, 180 ft., on the north side of "T" Street, 450 ft. on the east side of Amherst Street and 180 ft. on the south side of First Street

Mrs. Louise E. Yates was present for review of the above application. She pointed out that the rental houses in this area are in great need of improvements. She stated that there are a number of wholesale businesses around the property involved, therefore she is requesting that the subject property be rezoned to General Commercial.

Mr. Stelle pointed out that there are 18 residential dwellings presently on the site and that it would be logical to keep commercial uses out of this area.

Residential property owners were present to object to this rezoning in that they do not wish to have commercial zoning in the area.

Mr. Stelle recommended denial of this request inasmuch as a commercial rezoning would be an encroachment into the area.

After discussion, a motion was made by Mr. Nicholson and seconded by Mr. Driggers to recommend denial of this request.

Voting Aye: Mr. Driggers, Mr. McGarvey and Mr. Nicholson

Voting Nay: Mr. Cowman

The Vice-Chairman declared the motion adopted.

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GC-41-76

Request to rezone, from R-12 One-Family Residential to M-20 Mobile Home One-Family Residential, Lot 3 in Block 4 of Blythe Island Subdivision, Section B, fronting 166.77 ft. on the east side of Midway Circle and lying approx. 307 ft. south of Third Street

Mrs. Louise H. Chaney was present for review of this subject request. She stated that she proposes to locate a mobile home on the lot for her and her husband to live in. She further explained that the road to the property is not open at the present time.

A statement with 4 signatures was presented stating that they did not object to this request.

Mr. Stelle explained that the subject lot is located in an unopened portion of an approved subdivision and consequently is not provided with street access, utilities or other improvements such as drainage ways. Mr. Stelle then recommended denial of this request until the above is resolved.

After careful study, a motion was made by Mr. Cowman and seconded by Mr. Nicholson to recommend the rezoning of the subject property to M-20 Mobile Home One-Family Residential for the location of a mobile home.

Voting Aye: Mr. Cowman, Mr. Driggers and Mr. Nicholson

Voting Nay: Mr. McGarvey

The Vice-Chairman declared the motion carried.

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GC-42-76

Request to rezone, from FA Forest - Agricultural to LI Limited Industrial, a tract containing 1 acre in the Sterling section fronting 150 ft. on the north side of Georgia Highway 99 and lying immediately west of the Georgia Power Company Power Line

Mr. Richard E. Frisby was present for review of the subject application submitted by Sterling Enterprises. Mr. Frisby stated that the request is for the location of a food distribution warehouse. He explained that the structure will be built in an attractive manner with 2 driveways, night lights and will have grass and shrubs as a buffer strip.

No one was present to object to this request.

Mr. Stelle stated that if a 20 ft. strip could be left as a buffer he would recommend approval of the rezoning to LI Limited Industrial.

A motion was then made by Mrs. Brown, seconded by Mr. McGarvey and unanimously adopted to recommend that this request be approved

for the location of a food distribution warehouse in that the adjacent area is currently industrialized and that the 20 ft. natural planted buffer area is retained along the property line abutting Georgia 99.

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GC-43-76

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, a portion of Lot 9 and all of Lot 3A in Demere Hammock Subdivision (an unapproved subdivision lying south of Island View Subdivision in the Old Cypress Mill area); said property being L-shaped with a total frontage of 295.77 ft. on the east side of U. S. Highway 17 North with a depth of 204.98 ft. on its southern boundary and 93.03 ft. on its northern boundary, and located 50.50 ft. south of Marsh Drive (also known as Marsh Road)

Mr. William H. Meeler, Jr. and Mr. Hans Trupp were present for review of the subject application submitted by American National Bank.

Mr. Trupp explained that the reason for this request for a HC Highway Commercial zoning is to provide a higher and better use classification for the subject property. He stated that they have no plans at this time but feels the property is more suitable for a commercial use than residential.

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

Mr. Stelle stated that due to considerable traffic, mixed land uses and difficulty in acquiring alternative access to the site, he recommends approval of this request.

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted that this application be recommended for approval for the development of the property for highway commercial useage in that the property fronts a major highway and lies between two existing commercially zoned properties.

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GC-44-76

Request to rezone, from R-6 One-Family Residential and GC General Commercial to PD - C Planned Development - Cultural, a tract of land in King City Subdivision on St. Simons Island containing 6.43 acres; said property being located to the west of Mallory Street, traversed by Butler Avenue and further described as follows: a tract containing 3.64 acres fronting 550 ft. on the north side of Butler Avenue with a maximum depth of 360 ft. and a tract containing 2.79 acres fronting 310 ft. on the south side of Butler Avenue with a maximum depth of 400 ft.

Attorney Marvin L. Pipkin was present in behalf of the above application, submitted by W. S. Stuckey, Jr.

Mr. Pipkin explained that if the above property is rezoned to PD - C Planned Development - Cultural, Mr. Stuckey intends to sell the property for use as a christian retreat called the Christopher Edwards Foundation.

He pointed out that the only additions to the property that will be made is construction of a swimming pool.

There were a number of residents of the area that were present to object to this request. It was noted that they did not object to the Christopher Edwards Foundation itself but that they did object to the zoning classification being changed.

The Neal Fendig Family presented a letter stating that they feel this rezoning would provide the most desirable and the most protective classification possible for this property, therefore they were very much in favor of this rezoning.

Mr. Stelle explained that the subject parcel represents the largest remaining tract of beach front land under single ownership south of the King and Prince Hotel. He pointed out that the applicant's proposal consists of the following: 1) use of the large home for religious education and group quarters; 2) use of the carriage house for corporate office space; 3) redesignate the eastern one-third of the southern parcel from the zoning classification of R-6 to R-12, and 4) redesignate the northern 3.64 acre parcel from R-6 to R-12. He added that there are no proposed uses for the R-12 areas at this time. He then pointed out that the proposed use based on known plans is believed to be less intensive than that which is possible for the tract under the existing zoning. Mr. Stelle then stated that he recommends approval of this request.

After lengthly study, a motion was made by Mrs. Brown, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the property involved to permit the development of a PD - C Planned Development - Cultural Complex to be utilized according to the submitted site development plan and the written zoning text outlining the institutional use area and the R-12 classified area that will remain as open space until such time as an amendment describing development of that portion of the tract approved by the Joint Planning Commission and County Commission.

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Subdivision Plat Review: Glynco Industrial Park (at NAS Glynco)  
Preliminary Approval (formerly Brunswick - Golden Isles Industrial  
Park as Sketch Plan)  
Glynn Development Authority, Developers

This item was postponed until such time as someone from the Glynn Development Authority can be present for review.

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Subdivision Plat Review: Waverly Pines Subdivison, Phase II  
Final Approval (Capehart Housing at NAS Glynco)  
Arnold Proctor, Owner

Mr. Stelle pointed out that no changes have been made to the plat of the above subdivision since preliminary approval. He then explained that the homes in the subdivision have already

been constructed and that it meets the 5% open space requirement.

After review, a motion was made by Mr. Nicholson, seconded by Mr. Driggers and unanimously adopted to recommend Final Approval of the plat of Waverly Pines Subdivision, Phase II as submitted.

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GC-34-76

Request to rezone, from CP Conservation - Preservation to R-12 One-Family Residential, an irregularly shaped tract containing 0.35 acre fronting 469.08 ft. on the east side of U. S. Highway 17 North; said tract lying approx. 76.22 ft. south of Fairway Road, if extended easterly, and identified as portions of Parcels 23, 24 and 25 on Glynn County Tax Map 60-4

The Executive Director pointed out that at the September Regular Meeting a motion and second was made for approval of this application with a tie vote, therefore the motion failed to carry. However, after the motion did not carry no additional motion was made in regards to this application. He then stated that another motion on this request needs to be made.

At this time, a motion was made by Mr. Cowman and seconded by Mr. Nicholson to recommend denial of this request for a rezoning to R-12 Residential which would permit the location of a one-family residence and additions to an existing boathouse.

Voting Aye: Mr. Cowman and Mr. Nicholson

Voting Nay: Mr. McGarvey

Abstaining from Voting: Mrs. Brown and Mr. Driggers

The Vice-Chairman declared the motion adopted.

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Blythe Island Park Plan

Plans were submitted as to the proposed development of outdoor recreation facilities at the naval reservation on Blythe Island. Mr. Stelle stated that he feels the County should contact the State in regards to getting funds for such a plan.

After discussion of this matter, a motion was made by Mr. Nicholson and seconded by Mr. Cowman that a letter be written to the County Commission stating that the Joint Planning Commission is in favor of getting funds from the State for a Blythe Island Park project to be funded over a number of years.

Voting Aye: Mrs. Brown, Mr. Cowman, Mr. Driggers and Mr. Nicholson

Voting Nay: Mr. McGarvey

The Vice-Chairman declared the motion carried.

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Staff

Mr. Stelle pointed out that due to the work capacity, an additional planner is needed. He suggested that he contact the State and see if they would possibly fund another planner through the CZM program.

A motion was then made by Mr. Nicholson and seconded by Mrs. Brown to go ahead and contact the State in regards to this matter.

Voting Aye: Mrs. Brown, Mr. Cowman and Mr. Nicholson

Voting Nay: Mr. McGarvey

Abstaining from Voting: Mr. Driggers

The Vice-Chairman declared the motion adopted.

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Meeting Adjourned at 11:30 A.M.

  
Secretary