

MINUTES

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

JANUARY 16, 1979

Present: Billy R. Gibson, Chairman
Johnie O. Boatright
Margaret A. Brown
W. H. Cowman
Bill Hicks

Absent: William Crosby
Harry I. Driggers
Andy Haman

Also Present: Edward H. Stelle, Executive Director
Roy Dudark, Assistant Director
Frank Kurchinski, Planner
Bill Edenfield, Planner
Dave Kyler, Planner

Mr. Cowman pointed out a correction to the Minutes of the November 7, 1978 Meeting. Thereupon, he made a motion that the Minutes of November 7, December 5, and December 19, 1978, be approved subject to the correction being made to the November 7, 1978 Minutes. Motion was seconded by Mr. Hicks and unanimously adopted.

Nominations for the offices of Chairman and Vice-Chairman for 1979 were called for.

Mr. Boatright nominated Mrs. Brown, Vice-Chairman at the present time, to serve as Chairman.

Mr. Cowman nominated Mr. Gibson to continue to serve as Chairman.

Mr. Cowman called for nominations to be closed and a secret ballot vote was taken. Vote was 3 to 2 in favor of Mr. Gibson serving as Chairman for 1979.

Mr. Cowman then nominated Mrs. Brown for Vice-Chairman. Vote was unanimous that Mrs. Brown continue to serve as Vice-Chairman.

It was then unanimously adopted that Mr. Edward Stelle continue to serve as the Executive Secretary, in addition to his capacity as Executive Director, of the Planning Commission for 1979.

Dr. Bob Reimold and Mr. Rick Cothran, Department of Natural Resources, were present to present the Planning Commission with a draft copy of the Shore Assistance Act of Georgia.

Dr. Reimold stated that this draft is not a rewrite from last year's legislation. He stated that this Bill would encourage property owners to build on the landward end of their property. He then explained the steps that would be necessary for

obtaining a permit. Dr. Reimold explained that a technical committee would be appointed to review the permit applications from the States viewpoint and that local governments could enact and carry-out the provisions without State involvement. Dr. Reimold stated that the Planning Commission's support is needed. He suggested that the Commission call or write a letter to the local legislative delegation stating that they do support the Shore Assistant Act.

Mr. Stelle suggested that the Planning Commission Members read this draft and take action at their meeting of February 6, 1979.

Dr. Reimold pointed out that public hearings regarding this Act would be held Wednesday January 24th, 1979 at 5:00 in the Glynn - Brunswick Regional Library; Thursday, January 25th, 1979, at 10:00 in Kingsland and also on Thursday at 5:00 on Tybee Island. He suggested that those who can, be present.

GC - 3 - 79

Request to rezone, from R-12 One-Family Residential to FA Forest - Agricultural, a 2 acre tract located 732 ft. southeast from the intersection of Altama Ave. and Benedict Road, fronting 200 ft. on Benedict Road next to the Hercules Land-fill Site which abuts the F009 Spur

Mrs. Reatha Jean Morgan was present for review of the above application.

Mr. Stelle pointed out the location of the subject property. He stated that the property is large enough to locate a conventional home and a mobile home, as proposed by the applicant.

Mr. Kurchinski pointed out that there are a number of non-conforming mobile homes in the area. He stated that located on the west side of the property is a landfill and that the entire small residential area abuts the rear of a medium size shopping center's service area. He also pointed out that the area abuts FA Forest - Agricultural property and does not feel this request would adversely affect the neighborhood.

Mr. Stelle stated that the staff recommends approval of this rezoning request to a FA Forest - Agricultural zoning classification.

No one was present to object to this request.

Motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted to recommend approval of this request.

GC - 4 - 79

Request to rezone, from R-12 One-Family Residential to M-6 One-Family Residential, a 7.07 acre tract located 1,072 ft. from the intersection of Culligan Drive and U. S. 17 directly behind and adjacent to Woodland Trailer Park

Mr. Richard Brazell was present to represent the above rezoning request submitted by Messrs. Roger Lane and Frank Coffey. Mr. Brazell stated that the applicants propose to locate a mobile home subdivision on the subject property.

Mr. Stelle pointed out that the property is located adjacent to Woodland Mobile Home Park on U. S. 17. He stated that access to the property would be via Culligan Drive and would have City water and sewer.

Mr. Kurchinski pointed out that the above request is only for a rezoning at this time. However, at such time as the applicants propose to develop the mobile home subdivision they will have to comply with both the Subdivision Regulations and the Glynn County Zoning Ordinance (Section 714). He further stated that if the rezoning is granted the zoning classification will be for a M-6 which requires a minimum of 6,000 sq. ft. lots.

Mr. Cowman stated that he feels there should be more than one (1) entrance into the subject property. Mr. Stelle stated that this matter would be considered when the preliminary plat of the subdivision is submitted.

No one was present to express opposition.

It was noted that inasmuch as the area is already existing as an area of mobile home concentration, the staff recommends the rezoning to M-6.

Motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted to recommend approval of this rezoning request.

Andrews Island

Mr. Stelle pointed out that he has met with the Manager of the Port Authority and the City Manager to discuss a project to expand the Brunswick Port to Andrews Island. He stated that the Island is owned by the local Port Authority and access could be over the dams closing the East River and Academy Creek. The Port expansion would be located on the southern shore of the Island at deep water. He suggested that the Commission revise its Waterfront Study to include Andrews Island. He further stated that a full report would be made at the February 6th Meeting.

Downtown Redevelopment

Mr. Bill Edenfield, staff planner, gave a slide presentation on the downtown proposed concepts that the Georgia Tech architectural students have been working on. He stated that the Downtown Redevelopment Council's meeting was to be held that afternoon and asked the Planning Commission Members to be present.

Mr. Cowman stated that he feels there should be maps available showing the street boundaries of the voting districts within Glynn County.

Mr. Stelle stated that there is a legal description of the dividing lines of the voting districts and stated that he would get the necessary information and maps.

Thereupon, motion was made by Mr. Cowman, seconded by Mr. Hicks and unanimously adopted that this information be obtained for the public can have knowledge of the voting district boundaries.

Mr. Stelle pointed out that the staff has been working with Mr. Roy Brogdon, County Engineer, in regards to the proposed amendments to the Glynn County Subdivision Regulations. He stated that he feels a committee should be appointed to work with Mr. Brogdon and the JPC Staff on the proposed amendments.

Mr. Gibson stated that he would get with Mr. Stelle and work-up a committee with representatives from - Home Builders Assoc.; Surveyors; JPC; Realtors; citizens from the Mainland; and citizens from the Island.

Mr. Ludlow presented a letter from the Glynn County Civic Association that was addressed to the Glynn County Board of Commissioners and the Joint Planning Commission. Chairman Gibson read the letter as follows:

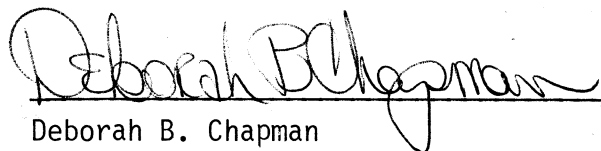
Dear Mr. Wooten:
Glynn County Commissioners;
Glynn County Joint Planning Commissioners;

At the January meeting of the Glynn County Civic Association, the membership unanimously voted for a motion to go on record with the County Commission and the Joint Planning Commission stating opposition to the closing of any public roads, the giving away of any public records, and the giving away of any public property for any reason to any private interest. We feel that the citizens of Glynn County have not benefited in the past from such public give-aways and could not benefit in the future.

In order for this stand to be made public record, we ask that this letter be read aloud at a regular meeting of the County Commission and the Joint Planning Commission and incorporated into the minutes.

The letter was signed by Mr. James Henderson, President of the Civic Association. Letter was dated January 11, 1979.

Meeting Adjourned at 11:30 A.M.


Deborah B. Chapman