

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

AUGUST 7th, 1979 9:00 A.M.

Present: Billy R. Gibson, Chairman
S. Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Andy Haman
Bill Hicks

Also Present: Edward H. Stelle, Executive Director
Frank Kurchinski, Planner
Deborah B. Chapman, Administrative Assistant

Meeting was called to order and the invocation was given.

B - 7 - 79

Request to rezone, from GR General Residential to OC Office Commercial, Lot # 437, Old Town said lot fronting on the south side of London Street lying between Wolfe Street and Albany Street in the City of Brunswick

Attorney Ivan Nathan, agent for the applicants, International Longshoreman Association, was present for review.

It was noted that the proposed use of the subject property is for the location of a union hall for the International Longshoreman Association.

It was noted that the general area contains both residential and commercial development and that this subject request would not be an encroachment into the area.

No one was present to object to this rezoning request. A petition in favor of this rezoning, bearing the signature of 18 property owners, was submitted.

Mr. Stelle stated that the staff recommends approval of this request in that the property across Albany Street is zoned and used commercially and that the proposed Office Commercial zoning would not adversely affect the public welfare and safety.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend approval of this rezoning request for the location of a union hall.

CUP - 6 - 79

Request for a Conditional Use Permit for the location of a boat marina to be located in a CP Conservation - Preservation District on the Turtle River waterfront of Blythe Island adjacent to Block F of Beach Subdivision with frontage on the intersection of Beach Drive and Parland Road

Mr. Hollis Burch was present for review of the above request.

Mr. Kurchinski pointed out that this conditional use involves the approval of the Marshland Protection Agency of DNR and an Army Corps of Engineers Permit.

Mr. Stelle stated that the staff has no objection to the proposed use being allowed as a conditional use in a CP Conservation - Preservation District and that he felt that additional water oriented facilities are needed.

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

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted that a Conditional Use Permit be granted for the location of a Boat Marina facility in a CP Conservation - Preservation District subject to the applicant obtaining Marshland Protection Agency approval and a permit from the Army Corps of Engineers.

CUP - 7 - 79

Request for a Conditional Use Permit for the location of an office building to be located in a FC Freeway Commercial District, on a parcel of land lying immediately north of the Days Inn Motel fronting 125 feet on the west side of U. S. 341

Mr. Esker D. Ryle was present to represent the applicant A. G. Proctor, Inc.

Mr. Stelle pointed out that this request is to allow the location of a two-story building within a FC Freeway Commercial District as a conditional use. He stated that the proposed building will contain 12,000 sq. ft. of floor area with parking being provided by the existing property of Best Western Motel which is located adjacent to the subject property and owned by A. G. Proctor, Inc.

Mr. Ryle stated that the two-story structure will contain light traffic commercial businesses and the office of A. G. Proctor, Inc.

Mr. Stelle stated that the uses allowed would be the permitted uses of a FC Freeway Commercial District.

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

Motion was made by Mr. Crosby, seconded by Mr. Atkinson, and unanimously adopted to recommend the granting of a Conditional Use Permit for the above referenced use.

GC - 32 - 79

Request to rezone, from R-12 One-Family Residential to GR General Residential, an approximately 45,000 sq. ft. tract of land fronting 153 feet on the east side of U. S. 17 North directly across from South Palm Drive in Glynn County

Mrs. Audrey Olsen was present for review of the above request submitted by Mrs. Louise S. Moyers Langley.

Mr. Stelle pointed out that this request is within an area that contains marsh and would have to receive marshland protection approval. He stated that Dr. Fred Marland does not feel that this request should be held-up until a permit is granted that he foresees no problem with encroachment into the marsh.

Mr. Stelle pointed out that the main question regarding this request is whether the proposed two 4-unit townhouses should be allowed on this small strip of land. He pointed out that the land contains a 157 foot wide opening on U. S. 17, an already heavily traveled area. He stated that the staff is uncertain as to whether this type of development should be permitted on this side of U. S. 17.

Mrs. Olsen then submitted the proposed site plan containing parking, etc. Also submitted were the proposed townhouses to be developed.

Mr. Driggers then stated that apartments are located across the street from the subject property and therefore would not be an encroachment into the area or cause significant adverse impacts. Thereupon, motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted to recommend approval of this subject rezoning to GR General Residential to allow the location of two 4-unit townhouses.

GC - 33 - 79

Request to rezone, from FA Forest Agricultural to HC Highway Commercial, a 3.3 acre parcel into two tracts which will be identified as Tract A lying on the southeast corner of the intersection of McKay Drive and U.S. 17 North containing 1.34 acres and Tract B lying on the northeast corner of the intersection of McKay Drive and U.S. 17 North containing 1.99 acres

Mr. Bill Portman was present for review of the above request submitted by Coastal Conservancy.

Mr. Stelle pointed out that the above request is being considered as two different tracts of land. He stated that a site plan was submitted only for Tract B, for which a Jacks Minit Market and additional commercial rental units are proposed. He stated that the site plan has been reviewed and that adequate parking will be provided. He stated that a 15 foot buffer in natural state would be left on all three sides of the proposed development. He stated that under the Zoning Ordinance that only a 6 foot buffer is required but due to the nature of the surrounding development the staff feels a 15 foot buffer will provide greater visual and noise protection.

Mr. Stelle pointed out that this area is within the Glynco Airport Noise Zone.

Mr. Stelle stated that due to a site plan not being submitted for Tract A that the staff recommends denial of the rezoning request for the tract.

Mr. Stelle stated that Tract B is ready to be considered for approval and further that a 60 foot right-of-way is being provided on McKay Drive. He stated that due to the energy and fuel situation that this type of facility will be needed in the area. He then pointed out that a curb cut would also be provided onto U. S. 17 as well as on McKay Drive.

Mr. Glenn McBay was present to object to this rezoning request. He stated that if the request is granted that no side entry road onto McKay Drive from the development should be provided and that the natural buffer should be 100 feet paralleling the subdivision entrance road into Marshes of McKay Subdivision. Mr. McBay also submitted a petition bearing the signature of 41 residents of Marshes of McKay, Marsh Oaks, and Oglethorpe Manor stating objection to the request. Their objections were that they purchased land in this area to get away from such commercialization and congestion as the proposed, the area would be unsafe and have heavy traffic with the proposed development, the value of their residential properties would stagnate or decline with the addition of nearby commercial businesses and that if this rezoning is granted that the door will be opened for all types of businesses to locate in the immediate area. Also others present to object were given the opportunity to state their objections.

Mr. Portman stated that Coastal Conservancy also owns land in this area and would not develop anything that would hurt the subdivisions within the area. He stated that he feels the development would enhance the area and would provide needed services. He stated that he feels this type development would be beneficial to the area.

Mr. Driggers stated that due to his having property within this area that he was abstaining from any further discussion on this matter.

Drainage was then discussed. A great amount of concern was expressed by the property owners as to the drainage situation. Mr. Stelle suggested that this item be deferred until such time as the drainage question and other information can be obtained.

Mr. Stelle then stated that he recommends that Tract B be deferred until the September Meeting and that Tract A be recommended for denial. The applicant agreed to defer the request.

Motion was made by Mr. Boatright that Tract A be recommended to the County Commission for denial. Motion was seconded by Mr. Hicks. Voting aye to the motion were Mrs. Brown, Mr. Atkinson, Mr. Crosby, Mr. Boatright, Mr. Hicks, and Mr. Haman. Abstaining from voting was Mr. Driggers. Motion carried for denial.

Motion was then made by Mr. Haman and seconded by Mr. Atkinson that Tract B be deferred until the September Meeting so that sufficient information can be obtained prior to making their recommendation. Voting aye to the motion were Mrs. Brown, Mr. Atkinson, Mr. Boatright, Mr. Crosby, Mr. Hicks, and Mr. Haman. Abstaining from voting was Mr. Driggers. Motion carried for deferral.

Mr. Stelle explained to the objectors that the Planning Commission's responsibility is to consider all sides of a request and only deny a request for legal reasons.

GC - 34 - 79

Request to rezone, from HC Highway Commercial to GR General Residential, a 9.95 acre tract fronting approximately 621 feet on the north side of Crispen Boulevard, the west side of said tract lying adjacent to the Georgia Power line easement

Attorney Carroll Palmatary was present to represent the above rezoning request submitted by Warren Mason.

It was noted that the proposed use of the subject property is for the location of 39 duplex structures.

Mr. Stelle pointed out the location of the subject property. He stated that access would be via Crispen Boulevard. He stated that the site plan submitted is just for information and that a detailed site plan would be submitted prior to development.

Mrs. Murray was present to object to this request. She stated that the residents of the area do not want this type of development in the area. She stated that such a development would cause traffic congestion and would be unsafe for the children attending the adjacent school. She stated that according to the Zoning Ordinance any development that would be unhealthy, unsafe, etc. should be denied and that she feels that this proposed development would create such. She then stated that a master plan should be done of this area and urged the Commission to recommend denial of this request.

Mr. Clarke Wiggins was present to express concern as to the main entrance into the development. He stated that the proposed entrance would be right in front of his house and would create a problem.

Mr. Stelle stated that according to the Traffic Safety Engineer this type of development would create a lesser impact on the area than the existing commercial zoning. He further pointed out that if the property is rezoned that the zoning change to GR General Residential would be an upgrading from the HC Highway Commercial zoning now existing. He also pointed out that a turning lane on Crispen Boulevard should be provided by the developers if feasible.

Following lengthy discussion Mr. Stelle recommended that this request be deferred until such time as the entrance, traffic, buffers, etc. could be studied.

Mr. Stelle explained that if the rezoning is granted that they would have to still come back to the Planning Commission to submit their final detailed plans meeting the requirements of the subdivision regulations.

Motion was made by Mr. Hicks that the above request be recommended for rezoning to GR General Residential with further a detailed site plan being submitted for approval to allow 39 duplex units providing sufficient turning lanes, entrances and buffers. Motion failed for lack of second.

Motion was then made by Mr. Haman, seconded by Mr. Atkinson that the above motion be tabled till the September Meeting in order that all problems can be worked out prior to sending a recommendation to the County Commission. Motion was unanimously adopted.

Upon a motion made by Mr. Driggers and seconded by Mr. Atkinson the Minutes of June 19th and July 10th were unanimously adopted.

The submission fees for rezonings and site plan reviews were discussed. Mr. Stelle pointed out that at the present time City submissions are a flat fee with the County submissions being based on the amount of land involved and the type of development, he then stated that he feels the City submission fee should be the same as the County.

Motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted that the County's submission fee scheduled be adopted for City application submissions.

The Old City Hall Building was then discussed. Mr. Hicks stated that he is very concern as to the needed repairs for the building.

Mr. Stelle pointed out that the City Commission has set money aside in their budget to do repairs on the Old City Hall. He stated that Phase I of repairing the building still has \$15,000 available.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that a letter be sent to the City Commission showing the Planning Commission's interest in the repair of the building and express concern as to the City moving forward in making the necessary repairs with the \$15,000.

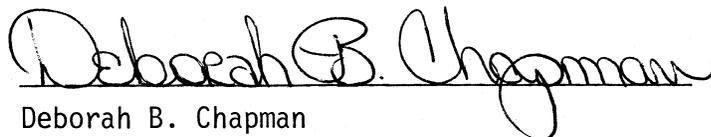
Mr. Crosby stated that he feels it to be necessary to have a work session prior to the Joint Planning Commission's Meetings.

Mr. Stelle explained that the Resolution adopting the Joint Planning Commission states that one meeting be held each month. He then stated that a couple of years ago it was decided by the Planning Commission that due to the work load that two meetings should be held a month, one called the regular meeting and one as the mid-month meeting.

Mr. Stelle then explained that with two meetings a month one of the problems created is the review time that the staff has for the items. He stated that the deadline is two weeks prior to a meeting which is not a sufficient amount of time on most reviews.

Motion was made by Mr. Crosby, seconded by Mr. Hicks and unanimously adopted that the Joint Planning Commission hold one meeting a month with a work session being held prior to the scheduled meeting.

Meeting Adjourned at 11:30 A.M.


Deborah B. Chapman

JPC August 7th, 1979