

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
MAY 6th, 1980 9:00 A.M.

Present: Johnie O. Boatright, Vice Chairman
S. Gerald Atkinson
Margaret A. Brown
Harry I. Driggers
Andy Haman

Absent: Billy R. Gibson
Bill Hicks
W. W. Crosby

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

Vice Chairman Boatright called the meeting to order and invocation was given.

B - 4 - 80

Request to rezone, from R-9 One-Family Residential to LM Limited Medical, Lots 6 and 7 in Block R of Goodyear Park Subdivision, fronting approximately 143 feet on Willet Street, said lots being at the intersection of Willet Street and Kemble Avenue

Attorney Orion Douglass, accompanied by Dr. Flourney, was present to represent the above request submitted by Henry F. Flourney and James F. Gowen.

Mr. Stelle pointed out the location of the subject property on the zoning map.

Attorney Douglass pointed out that a study was made by the Joint Planning Commission in November 1978 on the subject area surrounding the Glynn - Brunswick Memorial Hospital. He stated that the study pointed out 3 criterias for rezoning property - 1) the property's physical proximity to the Hospital; 2) neighborhood preservation from office or medical encroachment, and 3) the site plan for medical zoning request must adequately consider traffic congestion and parking.

Attorney Douglass stated that the adjacent lots fronting on Parkwood were rezoned to LM Limited Medical. He then pointed out that across the street from the subject property is a print shop. He stated that the subject property, which has a residence already located on the property, suffers more than any other residence in that it is the only house that faces Kemble Avenue. He stated that he does not feel residential to be a good use for the property.

Attorney Douglass then stated that if the property is rezoned for a medical use, buffering will be provided from the surrounding neighborhood. He stated that the subject property is the only house that doesn't face a residential home. He stated that the surrounding houses face other residential uses on Willet Street and would be buffered from the subject property.

Attorney Douglass pointed out that he feels that the street could be closed off with a cul-de-sac being provided. He stated that such a buffer would give the residents in the area a buffer from traffic. He further stated that the closing of the street would preserve the residential neighborhood.

Mr. Andrew G. Kroscavage was present to state objection. He stated that he is stating objection in behalf of himself, his family and neighbors. He stated that they desire to maintain the residential integrity, safety and security of their neighborhood. He stated that they feel if the area is rezoned that there would be an increase in vehicular traffic.

Mr. Kroscavage pointed out that he feels there are many areas already zoned for medical uses within close proximity to the hospital that can be utilized.

Mr. Kroscavage presented a petition bearing the signatures of 29 property owners within the area stating that they object to the proposed rezoning.

Also present to state their objections were Mr. James Moran, Millie Armstrong, and Mrs. Dorothy Delevett. They stated that the subject house is not the only house facing on Kemble Avenue as so stated by Attorney Douglass. They further stated that if this rezoning is granted that the whole complexion of their neighborhood would change. They stated strong opposition to this rezoning.

Attorney Douglass stated that his statement regarding the only house facing on Kemble Avenue is that the subject property is the only house that faces Kemble Avenue on the west side.

Attorney Douglass pointed out that buffers would be provided from the residential neighborhood and that parking would not create any problems. He stated that he feels that the value of the property for residential use has decreased.

Attorney Douglass presented a petition from 4 property owners within the area stating that they do not object to this rezoning.

Mr. Stelle pointed out that he does not feel any changes have taken place since the last request was submitted and denied by the Planning Commission and City Commission. Mr. Stelle stated that this is an issue that is hard to determine. He then stated that he recommends denial in that he feels the subject rezoning would be an intrusion into the residential neighborhood as so stated by the residents. He then stated that if the request is approved by the board he feels that conditions should be made on

buffering. Mr. Stelle stated that he feels a 10 foot buffer the entire length of the remainder of Kemble Avenue, except driveway, to 20 feet from the intersection of Kemble and Willet, containing a 6 foot wooden fence on the interior of the buffer with planting meeting requirements of the Zoning Ordinance, a similar 10 foot wide buffer connecting the Kemble Avenue buffer with the same fence and planting requirements for the entire length of frontage on Willet Street. He stated that the access should be carefully considered.

Mr. Haman stated that he feels that this matter should be deferred until such time as concrete information can be obtained. He stated that he feels the closing of Kemble Avenue would provide a buffer from the residential homes.

Mr. Stelle pointed out that under City Charter to close a street a public hearing would have to be held and would have to be agreed upon by all property owners involved. Mr. Stelle stated that this matter has been looked at previously and that the City does not feel such a closure to be feasible.

Dr. Flourney stated that they wish to move their (Dr. Flourney's and Dr. Gowen's) office to the proposed site. He stated that an additional doctor is utilizing their office space with them at the present time and additional room is needed. Dr. Flourney stated that their office would have to be within walking distance to the hospital and feels the subject property to be a good location as to proximity, etc.

Dr. Flourney stated that he does not feel that their patients will encroach on the adjacent residential neighborhood.

Dr. Flourney pointed out that other doctors offices have been built within a residential neighborhood and does not feel that the medical uses have created any adverse effects on the neighborhood.

Access into the subject property was then discussed. It was stated that access should be limited to Kemble Avenue and that the subject access should be in alignment with Wren Street.

Mrs. Brown pointed out that the property involved contains 2 lots not one. She stated that the subject property contains more area than the adjoining properties.

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted to recommend approval of the rezoning to LM Limited Medical with the above conditions so stated by the Executive Director being met and the parking condition being met.

It was noted that the above conditions are as follows: Recommend approval subject to the following conditions, which have been agreed to by the petitioners, access will be by one driveway at the northern portion of the property in alignment with Wren Street facing Kemble Avenue, a 10 foot wide buffer the entire length of the remainder of Kemble Avenue to 20 feet from the intersection of Kemble and Willet, containing a 6 foot wooden fence on the interior of the

buffer with planting meeting requirements of Section 613 of the Zoning Ordinance; a similar 10 foot wide buffer connecting the Kemble Avenue buffer with the same fence and planting requirements for the entire length of frontage on Willet Street; and all other requirements of Section 715 LM Limited Medical being meet.

CUP - 1 - 80

Request for a Conditional Use Permit on a lot in a GI General Industrial Zoning District, said lot contains 1.04 acres fronting 127 feet on Cedar Street Extension, to allow the expansion of an adjacent existing auto salvage yard in the vicinity of Edgy Planing Mill

Mr. J. P. Williams from Brazell Realty was present to represent the above request. It was noted that the property owner of the subject property is Brunswick Van and Storage Company.

Mr. Stelle pointed out that this request is for a conditional use permit. It was stated that the location of the subject property is on Cedar Street Extension off Whitlock Avenue.

The Director advised that a conditional use permit across the railroad track was granted a few months ago by the Planning Commission (CUP-14-79) for the location of a salvage yard and that the above request would allow the extension of this auto salvage yard.

Mr. Stelle stated that the whole area is an industrial area with similar uses and then recommended approval subject to the requirements of the Zoning Ordinance being meet.

Motion was made by Mr. Haman, seconded by Mrs. Brown and unanimously adopted that this subject request be granted.

GC - 14 - 80

Request to rezone, from R-9 and R-20 One-Family Residential to M-9 One-Family Residential, a 4.72 acre tract of land having a width of approximately 175 feet and a depth of approximately 1,000 feet, approximately 660 feet west of Georgia Highway 303 at the intersections of Boone Lane, Fader Lane, and Deloach Street in the Dock Junction Area

Mr. D. L. Waters, applicant, was present for review of the above request.

Mr. Stelle pointed out that the subject property is a parcel of land which was the Seaboard Coastline Railroad right-of-way.

Mr. Waters stated that at the present time 3 mobile homes are located on the 4.7 acre property. He then stated that he is seeking a rezoning in order that additional mobile homes may be located on the property. He pointed out that the mobile homes to be located on the property would be for family use only.

An adjacent property owner was present for review. He stated that he objects to a mobile home park being placed on the property.

Mr. Stelle explained that the request is not for a rezoning to allow a mobile home park. He stated that if a mobile home park is requested that Mr. Waters would have to meet the requirements of the Subdivision Regulations and would have to seek a mobile home zoning classification.

Mr. Stelle then pointed out that a portion of the subject property was rezoned for temporary mobile home use back in 1972. He then explained that in 1973 the TR temporary use zoning was no longer in effect.

Mr. Stelle stated that with the rezoning Mr. Waters would be able to locate 2 additional mobile homes with access being via Deloach Street and Railroad Avenue.

Mr. Stelle explained to the concerned residents of the area that this rezoning would not permit Mr. Waters to develop a mobile home park. He then further explained that a mobile home park would require paving, water and sewer, or 20,000 sq. ft. lots zoned MH Mobile Home Park and that the requested rezoning is for a change to M-9 One-Family Residential. Mr. Stelle recommended that the best zoning classification would be M-20 One-Family Residential. The applicant then agreed to changing the rezoning request to M-20 One-Family Residential.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to recommend the rezoning of the above subject property to M-20 One-Family Residential subject to only 2 additional permits for the location of mobile homes being granted with access via Deloach Street and Railroad Avenue.

GC - 15 - 80

Request to rezone, from R-9 One-Family Residential to M-20 One-Family Residential, a tract of land on the west side of Carteret Road, said lot being 140 feet west of Carteret Road, access via 15 foot easement dating back to 1962

Ms. Donna Boyd, applicant, was present for review of the above request.

Mr. Stelle pointed out that the subject property is located off Carteret Road with access via an existing recorded 15 foot easement granted in the 1960's.

Mr. Stelle stated that Ms. Boyd wishes to locate a mobile home on the subject property. He pointed out that there are mobile homes located within the area.

Mr. Stelle pointed out that a letter of objection has been received. However, it was noted that the letter was not signed.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request.

Live Oak Lane - Final Plat
Sunbelt Inc., Property Owners
Robert A. Jenkins, Agent

Mr. John H. Ringeling was present to review the above submission.

Mr. Stelle pointed out that the subject road is located off of Buck Swamp Road on U.S. Highway 17 South.

Mr. Stelle stated that the subject road will be dirt road but has been built to County standards with ditches, and other County requirements. He then stated that Mr. Brogdon, County Engineer, has been out to look at the road and will grant approval after final specifications have been made.

It was noted that preliminary approval of the subject matter was given on April 17th, 1979. It was further noted that 3 acre lots will be developed off this subject road.

Motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted to give Final Approval to Live Oak Lane,

Mr. Stelle explained that the Planning Commission and County Commission has received a contract from the Department of Natural Resources in the amount of \$3,000 in order that a historical survey for St. Simons Island and Sea Island can be done. Mr. Stelle stated that action needed by the Planning Commission at this time is to authorize him to sign the subject contracts. Motion was made by Mr. Haman, seconded by Mrs. Brown and unanimously adopted that Mr. Stelle be authorized to sign the contact with the Department of Natural Resources.

Mr. Stelle then stated that a CEIP Contract with State Office of Planning and Budget has also been offered to the County to finalize the Brunswick Waterfront Study. He stated that included in this will be the publishing of a brochure showing the waterfront ideas and opportunities. He stated that a local firm will be hired to assist in printing the brochure.

Mr. Stelle stated that the subject grant will be in the amount of \$10,000 with 100% granted. He then stated that the close out date for the work involved in this contract will be July 1st, 1980.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted that Mr. Stelle sign the contract with the State Office of Planning and Budget for the CEIP monies for the Brunswick Waterfront.

Mr. Stelle stated that both of the subject contracts stated above will be approved by Mr. Tom Lee, County Attorney, prior to his signing.

Mr. Stelle explained that at the Planning Commission's meeting of April the Commission approved a contract with Robinson Fisher Associates for the Altamaha Canal. Mr. Stelle pointed out that at the present time contact has not been made with Mr. Gibson in order for him to sign the contract so therefore he stated that he would like to have authorization to sign the contract. Motion was made by Mr. Atkinson, seconded by Mr. Haman and unanimously adopted that Mr. Stelle be authorized to sign the contract with Robinson Fisher Associates.

Mr. Stelle pointed out that the Planning Commission will have the opportunity to have assistance from the Governors Summer Law Student Intern Program if the Planning Commission so wishes. Mr. Stelle stated that the student will assist revising the Zoning Ordinances, etc. He stated that the Planning Commission's portion of the cost will be approximately \$750.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted that a student from the Governors Summer Law Student Intern Program be obtained.

1980 - 81 Budget

Each of the Members were presented a copy of the Planning Commission's 1980 - 81 Budget.

Mr. Haman pointed out that the subject budget submitted to the Members is the budget that the budget committee recommends being adopted for 1980 - 81. He then made a motion that the budget be approved. Motion was seconded by Mr. Driggers.

Mr. Stelle explained that one position has been dropped. He then pointed out that this year's budget is approximately \$10,000 less than 1979 - 80.

Mr. Stelle then stated that the total budget is in the amount of \$117,502. He stated that this includes a 10% increase in salaries.

Vote was unanimous on approving the 1980 - 81 Budget as submitted.

Motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted that the Minutes of April 1st, 1980, be adopted.

Upon a motion made by Mr. Driggers and seconded by Mrs. Brown the April Expense Report was unanimously approved.

Meeting Adjourned at 10:45 A. M.


Deborah B. Chapman