

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 7th, 1980 9:00 A.M.

Present: Johnie O. Boatright, Vice Chairman
Gerald Atkinson
Margaret A. Brown
Harry I. Driggers
Bill Hicks

Absent: W. W. Crosby
Billy R. Gibson
Andy Haman

Also Present: Roy Dudark, Assistant Director (Acting Planning Director)
Deborah B. Chapman, Administrative Secretary
Bill Edenfield, Planner

Vice Chairman Boatright called the meeting to order. Mr. Atkinson then gave the invocation.

B - 9 - 80

Request to rezone from BI Basic Industrial to GC General Commercial, a lot containing 20,000 square feet located at the intersection of Warde Street and the F. J. Torras Causeway with a frontage of 200 feet on Warde Street now the site of Radio Station WMOG, City of Brunswick.

Attorney Neal Gale was present to represent the above request.

Mr. Dudark pointed out that the subject property is the site of Radio Station WMOG which is presently zoned BI Basic Industrial. He stated that the applicants wish to construct a new tower which will require a zoning change to GC General Commercial.

Mr. Dudark stated that the staff recommends approval of the zoning change.

Attorney Gale pointed out that this is the first step, zoning change, to obtain a permit to make the existing radio station into an FM Station.

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

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above rezoning.

Mr. Boatright addressed the question regarding parking which was outlined in the staff review. Mr. Dudark stated that at the present time employees are parking in the right-of-way of Warde Street on the west side

of the building. He stated that he does not feel it to be a major problem, however, if additional development were to take place on Warde Street off-street parking would have to be provided. Attorney Gale stated that he feels there to be appropriate room to accommodate parking.

B - 10 - 80

Request to rezone from R-6 One-Family Residential to GR General Residential, a lot containing approximately 6,256 square feet fronting 62.56 feet on Goodyear Avenue, being Urbana Lot No. 96 and a portion of Lot No. 97, City of Brunswick.

Mr. Franklin Preston, applicant, was present for discussion of the above request.

Mr. Dudark presented a site plan showing the proposed multi-family development of the subject property. He noted that several duplexes exist in the same block with single-family uses predominating across Goodyear Avenue to the west.

It was noted that no one was present to object to the above request.

Mr. Dudark stated that the staff does not see any major problems. He stated that there is sufficient land to comply with setbacks and provide parking, etc. with good access to G Street and Gloucester Street via Goodyear Avenue.

Motion was made by Mr. Driggers, seconded by Mrs. Brown and unani- mously adopted to recommend approval of the above rezoning to GR General Residential.

GC - 35 - 80

Request to rezone from R-12 One-Family Residential to PD-G Planned Development - General, a tract of land containing 35.14 acres with frontage of approximately 1,112 feet on the south side of Pine Street, 486 feet on the north side of New Community Road, 1,686 feet on the north side of Benedit Road, and 1,211 feet on the west side of Cypress Mill Road, being a portion of Brunswick Peninsula Tract "H".

Mr. Wright Parker, applicant, was present for review of the above request.

Mr. Dudark pointed out that the subject property is bounded by New Community Road, Benedit Road, Cypress Mill Road, and Pine Street.

Mr. Dudark stated that this rezoning request is for a mixed develop- ment under the PD-G Planned Development - General zoning classification. He then presented the Master Plan for the 35 acres involved. He stated that 3 types of land uses are proposed - HC Highway Commercial, LI Limited Industrial and GR General Residential. He pointed out that access to the

Highway Commercial would be via New Community Road, access to Limited Industrial would be via Benedit Road, and access to the General Residential will be via Pine Street and Cypress Mill Road. Mr. Dudark stated that the narrative description and master plan map are consistent with the Zoning Ordinance for the Planned Development zoning classification.

It was noted that the subject property involved is the same piece of property that Mr. Wright presented to the Planning Commission at their last meeting but has been redrawn into a more detailed site plan as instructed by the Planning Commission for rezoning submission.

Mr. J. W. Wiggins, property owner within the area, stated that he does not object to this request but that he would like to express his concerns. He stated that one concern he and his neighbors have is the GR General Residential zoning. He stated that the General Residential zoning would adjoin existing R-12 One-Family Residential zoning and does not feel that the area should be for multi-family development. He stated that he is not concerned with the Highway Commercial or Limited Industrial areas in that the surrounding area is the same type use.

Buffers were then discussed. Mr. Dudark stated that naturally wooded buffers of 30 feet in width will be provided between industrial sites and all existing and proposed residential uses. Mr. Dudark then stated that the Planning Commission could request a buffer between the General Residential area and the single-family subdivision along frontage between access drives.

Mr. Boatright stated that a site plan would have to be submitted to the Planning Commission and County Commission for approval prior to any construction.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request subject to a 20 foot buffer being provided along the GR General Residential area on Pine Street and Cypress Mill Road. It being noted that the Master Plan Narrative and Map was approved as a part of this request.

CUP - 5 - 80

Request for a Conditional Use Permit in an R-6 One-Family Residential Zoning District to allow the expansion of the Church of the Holy Nativity, said property containing 48,254 square feet located at the intersection of Mallory and Martin Streets, with frontage of approximately 371 feet on Mallory Street, 178 feet on Martin Street, and 120 feet on Bartow Street, St. Simons Island.

Mr. David Rhodes, agent for the Church of the Holy Nativity, was present for review of the above request.

Mr. Dudark pointed out that the Church has recently obtained approval from the County to use the adjacent Mallory park property for parking during their church services on Sundays with no change in land ownership. He

stated that at the present time the church wishes to expand their facilities by making an addition to two sunday school rooms and a terrace.

Mr. Dudark stated that the request is for a conditional use permit in that a church is allowed within an R-6 One-Family Residential zoning classification as a conditional use and not a permitted use.

Mr. Dudark stated that he feels that the expansion will be compatible with the neighborhood and recommended approval.

It being noted that no one was present to object.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to approve the request for a Conditional Use Permit within the R-6 One-Family Residential zoning district to allow the construction of 2 sunday school rooms and a terrace.

CUP - 6 - 80

Request for a Conditional Use Permit for the location of a 300 foot tower in a LI Limited Industrial Zoning District, lot containing 48,250 square feet fronting 193 feet on Key Drive in the Key Industrial Park.

Ms. Karen Hasty was present to represent the above request submitted by Hasty's Communications.

Mr. Dudark pointed out that the subject property is Lot 14 of the Key Industrial Park. He stated that the proposed use is for a commercial tower. He stated that under the zoning ordinance towers over 150 feet have to come before the Planning Commission for approval.

Ms. Hasty stated that the main radio system to operate off the tower will be the Glynn Brunswick Memorial Hospital.

Mr. Dudark stated that the Airport Manager has recommended approval of the location of the tower, subject to the utilization of high intensity white observation lights for marking.

Ms. Hasty stated that their office may also be located on the subject property in the future.

Mr. Driggers stated that the proposed use should not create any problems in that the property is located within an industrial area, therefore, he made a motion to recommend approval of the above request. Motion was seconded by Mrs. Brown and unanimously adopted.

GC - 2F - 80

Request to Amend the Glynn County Zoning Ordinance, Section 1103.6
Public Hearing by County Commission.

Mr. Dudark stated that this amendment is to provide a more complete understanding of the public hearing process following action by the Planning Commission. He stated that it is designed to provide more positive public notice as well as correct the problem of indefinite postponement at the County Commission level. He stated that the County Commission requested he and County Attorney Tom Lee to draft a revision to the Ordinance due to problems which have developed recently with postponements.

Mr. Dudark pointed out that the amendment involves 3 parts: 1) applicant being notified; 2) interested parties being notified; and 3) citizens being notified.

Following review of the proposed amendment, Mr. Driggers stated that he feels that the alternative chosen of notifying the citizens within three-hundred feet of the property by mail would create problems.

The amendment was then further discussed. Following discussion, a motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the amendment to the Glynn County Zoning Ordinance without the section pertaining to notification of adjacent property owners by mail. The amendment to read as follows:

1103.6 Public Hearing by the County Commission. The County Commission may, from time to time on its own motion or by petition, after review and recommendation by the Planning Commission, amend the regulations and districts herein established. No amendment shall become effective until after a public hearing has been held thereon, at which hearing the applicant, interested parties, and citizens shall have an opportunity to be heard. Said participants shall be notified in the following manner:

- a) The applicant shall be informed in writing at least fourteen (14) days in advance of the date, time and place of the public hearing by the Clerk of the County Commission. If the applicant cannot be present or does not wish the proposed amendment to be heard at such time, the applicant shall notify the Clerk of the County Commission in writing of applicant's desire to postpone the hearing day or that applicant is discontinuing the rezoning request. The Board of Commissioners may require the applicant to pay an administrative fee to cover the cost of placing one advertisement in the Brunswick News advising the public of the postponement or continuance of the date of the public hearing. The public hearing in the event of a continuance, shall be rescheduled to the next succeeding regular meeting date of the Board of Commissioners. If the applicant fails to appear on date set for the public hearing, the Board of Commissioners may proceed to dispose of the zoning request or dismiss the application.

- b) Interested parties shall be notified by posting notice of the date, time and place of public hearing and the present zoning and zoning sought on the affected property at least ten (10) days before the date of the hearing.
- c) Citizens shall be notified at least fourteen (14) days prior to the public hearing by placement of notice in a newspaper of general circulation in Glynn County. Said notice shall contain:
 - 1. General location of the property;
 - 2. Present zoning of the property and the zoning sought by the applicant; and
 - 3. Date, time and place of the public hearing.

GC - 2G - 80

Request to Amend the Glynn County Zoning Ordinance, Section 713 PD Planned Development District consisting of procedures for creating and maintaining a PD District, master plan requirements, site plan approval, design criteria and development standards, permitted uses PD district, and maintaining common areas.

Mr. Dudark stated that the above amendment would correct deficiencies within the existing ordinance as well as simplify both application requirements and development processing procedures. He then stated that the more significant features of the subject amendment include: 1) separation of the application process between master plan and site plan approval; 2) defines what progress landowners will have to make to keep Planned Development zoning; 3) provides flexibility in the placement of structures following site plan approval; and 4) gives the Planning Commission final authority to approve site plans with master plan approval still resting with the County Commission.

Mr. Driggers made a motion that this amendment be deferred until the next Planning Commission meeting in order that the Commission can study the amendment in detail. Motion was seconded by Mrs. Brown and unanimously adopted.

Mr. Chuck Munn, BOS & Associates, was present to address the problem regarding the requirements which were placed upon the Conditional Use Permit approved for Sea Palms Beach Club. He stated that it is his understanding that at the last Joint Planning Commission Meeting Mr. Joe McDonough was present stating that the conditions have not been met.

Mr. Munn stated that condition #1 regarding the parking lot being constructed as dust free has encountered some minor problems with the oyster shell drive since it was originally installed. They are currently considering another type material and will solve the problem prior to opening of the club in the spring. Item #2 regarding the fence or buffer between the subject property and the northwest adjacent property owner. He stated

that the permit stipulated that any type of screening was to be worked out between the owner of the adjacent property and Bay Colony. He stated that the only property which has not been buffered is Mr. Lang's. He stated that he has talked with Mr. Lang and that a buffer will be provided as soon as the weather conditions are proper to plant myrtle as requested by Mr. Lang. Item #3 and 4 have been met. Item #5 regarding the paving of the 15 foot apron coming off Ocean Boulevard to the property line will be completely in approximately 2 weeks. He then stated that Items #6, 7, 8, 9, 10 and 11 have been met.

The Commission thanked Mr. Munn for presenting this to them.

Brunswick Airpark Master Development Plan Report

Mr. Edenfield then presented the Planning Commission with a preliminary master plan and maps for the proposed development of the Brunswick Airpark property which is located on Fourth Street. He stated that the Airpark Master Plan addresses the future use of the Old Brunswick Airport which is a 100 acre publically-owned site. Some of the proposed uses include private and public office space and new public sports complex which would consist of a football stadium, softball field and practice fields.

Following Mr. Edenfield's presentation and discussion by the Planning Commission, a motion was made by Mr. Hicks that this matter be advertised so that the surrounding property owners, Exchange Club and Brunswick Junior College representatives can be present at a public hearing for further discussion of this matter. Motion was seconded by Mrs. Brown and unanimously adopted.

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of September 9th, 1980, were unanimously adopted.

Motion was made by Mrs. Brown, seconded by Mr. Hicks and unanimously adopted to approve the August Expense Report.

Mr. Dudark stated that Messrs. Smitty Ledbetter and Olin Williams were present to present a proposal for the development of Public Housing outside the City limits. Mr. Dudark pointed out that the location of the subject project is the west side of U.S. 17 North adjacent to Beverly Shores Subdivision and south of Westminster Club Apartments.

Mr. Dudark pointed out that the project will consist of 100 cluster development units. He stated that a study has been made as to the need for public housing and it has been determined that Brunswick needs approximately 300 units by 1981. He stated that there is a waiting list of approximately 230 City and 100 County residents which need public housing.

Mr. Dudark explained that the site which has been chosen for the proposed development is zoned PD-GR Planned Development - General Residential. He stated that prior to beginning development a site plan would have to comply with specified design criteria and development standards and be approved by both the Planning Commission and County Commission.

Mr. Ledbetter then presented the proposed site plan.

It was noted that the density will be 6.3 units per acre, with 2 acres of open space and extensive buffers.

It was further noted that the subject property would be provided with City water and sewer.

Following discussion, a motion was made by Mr. Atkinson and seconded by Mr. Hicks that the Planning Commission support the Brunswick Housing Authority project to be located outside the City limits. Voting Aye: Mr. Atkinson, Mrs. Brown and Mr. Hicks. Voting Nay: Mr. Driggers. Motion carried.

Mr. Dudark explained that a Public Hearing will be held by the Department of Transportation regarding the Torras Causeway on October 30th, 1980, at 7:00 p.m. He stated that a briefing of the alternatives to the Frederica River Bridge and Back River Bridge have been submitted to each member for their review and consideration. He stated that the Commission may wish to familiarize themselves with the information submitted to them and suggested that at the next Planning Commission meeting specific alternatives with designs, etc. could be chosen and supported.

Vice Chairman Boatright suggested that each of the Members review the different proposals and then if most of the Members agree on one of proposals the Commission may wish to send a recommendation to the Georgia Department of Transportation.

Altamaha Canal

Mr. Dudark stated that the contract on the Altamaha Canal Study is approximately 50% complete. He stated that to date expenses incurred on the project amounts to \$25,000 with reimbursement of 50%. He stated that

an additional \$25,000 of the grant is available and there are two elements of the plan which still need to be completed - 1) water supply feasibility and 2) recreational use. He stated that he would like the Commission to authorize him to hire consultants to prepare the above information in lieu of normal salaries, due to the lack of staff at the present time. He stated that the amount would be approximately \$5,000.

A motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted authorizing preparation of a contract with a consultant to do the above work, sum not to exceed \$5,000.

During Commissioners items, Mr. Hicks stated that due to the amount of money which has already been spent on the St. Simons Island Plan that the Commission needs to go ahead and bite the bullet and hold public hearings. He stated that he feels the Commission needs to go ahead and get to work and adopt a plan for the Island so that a plan can get started on the mainland. Mr. Hicks then made a motion to move forward with the Plan.

Mr. Boatright stated that Mr. Gibson has talked with the County Commission. He stated that public hearings will start some time in November. He stated that the delay has been due to the lack of an Executive Director.

It was felt by the Commission that the County Commission should be given a briefing regarding the Plan. Mr. Boatright asked Mr. Dudark to provide each of the County Commissioners with a copy of the Plan.

Motion was then made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted that public hearings on the St. Simons Island Plan be scheduled for November.

Meeting Adjourned at 11:40 a.m.

