

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
MARCH 5th, 1974
8:30 A. M.

PRESENT: Chairman Neal Gale, Harry I. Driggers, Wayne E. Floyd, Otto Johnson, Jr., Cormac McGarvey and Father Marlon S. Poitier

ABSENT: W. H. Cowman and James E. Hancock

ALSO PRESENT: Director Edward H. Stelle

Chairman Gale announced that the County Commission had recently appointed two new members to the Planning Commission. Mr. Gale explained that Mr. W. H. Cowman was ill and would not be able to attend this meeting. Mr. Otto Johnson, Jr., previously a member, was welcomed back to membership.

A motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted that until such time as all members are present to defer the election of officers.

Upon a motion made by Mr. Floyd and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on February 5th, 1974, were approved.

GC-17-74:

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, an irregularly shaped tract located on the northeast corner of Cypress Mill Road and Gardenia Avenue, fronting 150 ft. on Cypress Mill Road and 89.9 ft. on Gardenia Avenue, and comprising a portion of Lot A and a portion of Lot 1 of Sherwood Subdivision.

Mr. C. B. Langford, Jr., was present in behalf of the subject application, submitted by Mr. William Downey and himself. Mr. Langford stated that, although they have no definite plans at present, the property's location in an area that is predominately commercial would not make it logical for any other type use.

No one was present to express opposition to this application.

The Director pointed out that adjacent property was recommended for rezoning to Highway Commercial at the February 5th, 1974, meeting.

Mr. Stelle added that the requested rezoning would not be in conflict with the Altama Avenue - Cypress Mill plan. The Director stated that, in view of these factors, he recommended approval.

After careful study, a motion was made by Father Poitier, seconded by Mr. Johnson and unanimously adopted to recommend the requested rezoning inasmuch as 1) the property's proximity to the I-95 F009 Spur and large Highway Commercial zoned areas would not be conducive for residential development, and 2) the rezoning would be in conformance with the Altama Avenue - Cypress Mill Road plan.

GC-18-74:

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home One-Family Residential, a tract 182.9 ft. by 200 ft., containing approx. 36,580 sq. ft. and being located an average of approx. 420 ft. west of the new right of way line of Cypress Mill Road and 200 ft. east of Habersham Street Extension; access to said tract being via a 20 ft. easement conveyed to applicant by deed of record

Mr. David G. Beckham was present for review of this request. He stated that he proposes to locate a mobile home on the subject property for his own use. Mr. Beckham said there were a number of similar uses in the neighborhood.

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

The Director stated that, inasmuch as the area predominately contains mobile homes, he recommended approval.

After careful study, a motion was made by Mr. Floyd, seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of the subject property to M-9 Mobile Home One-Family Residential as it lies in an area containing a considerable number of mobile homes and would not have a detrimental effect upon surrounding property.

GC-19-74:

Request to rezone, from HC Highway Commercial to GC General Commercial, a tract fronting approx. 107.99 ft. on the east side of Ocean Boulevard and 115 ft. on the north side of Arnold Road on St. Simons Island

Attorney Robert M. Greene, representing the applicant, Mr. Richard M. Augley, was present in behalf of the subject application. Mr. Greene explained that the Augleys propose to remodel the existing building, formerly a service station, into commercial uses on the first floor with a second floor being added for 4 efficiency apartments. He added that adequate off-street parking would be provided in the front of the building for commercial use and to the rear for the apartments.

No one was present to express opposition to the subject request.

The Director stated that under the present Highway Commercial zoning the commercial usage is permissive, but a General Commercial zoning would be required to support the proposed residential use. He recommended approval as the request meets all requirements with respect to land area, off-street parking and density.

After careful study, a motion was made by Mr. Johnson, seconded by Father Poitier and unanimously adopted to recommend approval of the subject rezoning for the following reasons:

1. the proposed commercial - residential use would be permissive in the requested General Commercial classification; and
2. the proposal would be conducive towards up-grading the property involved by eliminating an abandoned service station.

GC-20-74:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, a tract of land located on the northwest corner of the intersection of 6th Street and Treville Avenue, containing Lots 1 through 4, inclusive, of Model Farms Subdivision, and fronting 225 ft. on 6th Street and 100 ft. on Treville Avenue in the Arco Section of Glynn County

The subject request, submitted by Mr. Sam M. Roberts, was represented by Attorney Thomas J. Lee. Mr. Lee stated that Mr. Roberts operates a small shop for repair of equipment, which is now a non-conforming use. He further stated that, in order that this use might become permissive and as well utilize the property for offices, a General Commercial rezoning is being sought. Mr. Lee added that partial relocation is necessary due to acquisition of a portion of Mr. Roberts' property for the Newcastle Street Project.

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

The Director pointed out that, although the property lies within a residential neighborhood, its abutting the Newcastle Street Project makes commercial usage logical. In view of this factor, Mr. Stelle recommended approval. He added that access should be via Treville Avenue to relieve congestion on Newcastle Street.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Floyd and unanimously adopted to recommend the rezoning of the property involved to General Commercial which would permit the existing commercial operation to become a conforming use in view of the property's proximity to Newcastle Street and existing uses in the area.

GC-21-74:

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, a tract containing approx. 8.02 acres known as the H. S. Fraser Subdivision (unrecorded) in the Pine Ridge area of Glynn County; said property being located approx. 188 ft. east of the intersection of unopened Pine Terrace Road and Frazier Road

Mr. and Mrs. H. S. Fraser, applicants, were present for review of this request. Accompanying them was Attorney Thomas J. Lee. Mr. Lee said that they were seeking a rezoning which would permit the location of mobile homes on their property.

The Director explained that the subject application had been accepted under the impression that an old survey would suffice to properly reflect the location. Mr. Stelle added that, in preparation of a "flag" for presentation upon the applicable plate map, it was found that the survey was inadequate.

Mr. Lee stated that the Director had advised them of this problem. He added that the Frasers were reluctant to having a survey made because of the expense involved, until they were assured the property would be rezoned to M-12 Mobile Home One-Family Residential. Mr. Lee felt that a rezoning could be recommended subject to a proper survey being made prior to review by the County Commission.

The members deemed the application to be incomplete due to the lack of the required survey. They were in accord that any deviation in respect to the survey requirement would be unfair to other applicants who have had to meet this requirement and would, in effect, establish an adverse precedent.

The Frasers were advised that, upon receipt of an adequate survey, their application would be reviewed and recommendation made.

GC-22-74:

Request to rezone, from FA Forest - Agricultural to BI Basic Industrial, a tract containing approx. 13.21 acres located at the southeast corner of the intersection of Green Swamp - Hopeton Road and the Southern Railroad right of way; said tract fronting 1,009 ft. on the Green Swamp - Hopeton Road in north Glynn County approx. 3,600 ft. east of the intersection of Green Swamp - Hopeton Road and U. S. Highway 341

Mr. Richard A. Brazell, representing Mrs. Constance K. ~~Flexer~~, applicant, was present for review of the subject application. Mr. Brazell stated that Ledbetter Bros., prospective purchasers, propose to install an asphalt plant upon the property involved if it is rezoned to Basic Industrial. He further stated that they were aware that all requirements of the Environmental Protection Agency and all other applicable regulations, with respect to pollution, etc.,

for such use would have to be met. Mr. Brazell added that the availability of railroad service made the property a logical location for the proposed use.

A number of residents in the vicinity of the site appeared to express concern as to pollution from the proposed plant and its possible detrimental effect upon their residential properties.

The Director explained that, with strict control through existing laws and regulations, the pollution factor has now been minimized. Mr. Stelle recommended approval of this request as the site is a logical location for industrial use due to its accessibility to the railroad and location in an area industrial in character. He added that he felt that further industrial development would be unfeasible to the east due to lack of railroad frontage and to the north because of the swampy nature of land in that area.

After careful study, a motion was made by Mr. Johnson and seconded by Mr. Driggers to recommend approval of this application inasmuch as the property is bounded on the southwest by the Southern Railroad tracks as well as being adjacent to a large General Industrial area which makes it logical for industrial development.

Voting Aye: Messrs. Driggers, Johnson and McGarvey

Voting Nay: Mr. Floyd and Father Poitier

The Chairman declared the motion adopted.

GC-23-74:

Request to rezone, from R-12 One-Family Residential to FA Forest - Agricultural, a tract containing 16.5 acres fronting 100 ft. on Benedict Road and 2,549 ft. on the north side of the new F009 Interstate 95 - U. S. Highway 17 Connector Highway

Attorney James B. Gilbert, Sr., was present to represent Hercules, Inc., prospective purchaser of the subject property. Several representatives from that company were also present. Mr. Gilbert stated that Hercules proposes to purchase the site from KEGLAPP Partnership, J. C. Souter, Jr., and Mrs. Anita B. Souter, if the requested rezoning is approved. He explained Hercules proposes to utilize the property for solid waste disposal. Mr. Gilbert stated that excavation of soil from the property for construction of the I-95 - F009 Spur had resulted in an area logical for that company's purpose.

Mr. Harold E. Hicks, General Manager, explained that unusable by-products, basically sand, lime and silt, resulting from Hercules' operations would be placed in catch-basins for drying and transferred to the subject site periodically. Mr. Hicks stated that this transfer

would not be frequent enough to create any traffic problems on the I-95 - F009 Spur. At such time as the excavation is filled with this material, it would be covered with layers of soil, resulting in the reclamation of the property for future development. Mr. Hicks stated that all requirements of the county, state and Environmental Protection Agency would be met.

No one was present to express opposition to this application.

The Director recommended approval inasmuch as the proposal would be under strict control through existing laws and regulations as well as resulting in land restoration.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property for the following reasons:

1. the proposed use of the land would in effect be reclamation of land;
2. traffic on the I-95 F009 Spur would not be adversely affected; and
3. environmental laws would prevent damaging effects on surrounding properties.

Subdivision Plat Approval: Country Club Heights, Phase One, Revision;
Final Approval Country Club Heights, Inc. (Norman A. Way, Pres.)
(References: GC-15-72 and GC-30-69) Plate Map 45

Mr. C. B. Langford, Jr., was present for review of the subject plat.

The Director stated that the plat of Phase One of Country Club Heights had again been revised. Mr. Stelle explained that this revision had resulted from a dimensional error in the open space area. He added that this increases the size of the park without affecting any lot sizes.

A motion was made by Mr. McGarvey, seconded by Father Poitier and unanimously adopted to recommend approval of this Revision to the Final Plat of Country Club Heights, Phase One, as it meets all requirements.

Resolutions expressing appreciation to Messrs. John Baldwin and Dorman McDonald for their services as members of the Planning Commission

The Director read the subject Resolutions to the members.

A motion was made by Father Poitier, seconded by Mr. Floyd and unanimously approved to adopt the following Resolution:

A RESOLUTION

WHEREAS, Mr. John Baldwin has diligently and faithfully served the citizens of Brunswick and Glynn County as a member of the Brunswick - Glynn County Joint Planning Commission since his appointment by the Board of Commissioners, Glynn County, on February 19th, 1969; and

WHEREAS, during his service as a member, he has unselfishly contributed his valuable time and efforts with a sincere interest for the orderly growth and development of this community; and

WHEREAS, his contribution can only be recognized by and expression of gratitude by the citizens of Brunswick and Glynn County; and

WHEREAS, it is felt that the members of this Commission should express, in behalf of itself and his fellow citizens, gratitude for his valuable service;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission, in Regular Meeting this the 5th day of March, 1974, that an expression of appreciation be made for his conscientious efforts while serving as a member of the Planning Commission; and

BE IT FURTHER RESOLVED that this Resolution be spread upon the Official Minutes of the Brunswick - Glynn County Joint Planning Commission to be retained as a permanent tribute to Mr. John Baldwin; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. John Baldwin.

Upon a motion made by Mr. Floyd and seconded by Father Poitier, the following Resolution was unanimously adopted:

A RESOLUTION

WHEREAS, Mr. Dorman McDonald has diligently and faithfully served the citizens of Brunswick and Glynn County as a member of the Brunswick - Glynn County Joint Planning Commission since his appointment by the Board of Commissioners, Glynn County, on February 19th, 1969; and

WHEREAS, during his service as a member, he has unselfishly contributed his valuable time and efforts with a sincere interest for the orderly growth and development of this community; and

WHEREAS, his contribution can only be recognized by an expression of gratitude by the citizens of Brunswick and Glynn County; and

WHEREAS, it is felt that the members of this Commission should express, in behalf of itself and his fellow citizens, gratitude for his valuable service;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the members of the Brunswick - Glynn County Joint Planning Commission, in Regular Meeting this the 5th day of March, 1974, that an expression of appreciation be made for his conscientious efforts while serving as a member of the Planning Commission; and

BE IT FURTHER RESOLVED that this Resolution be spread upon the Official Minutes of the Brunswick - Glynn County Joint Planning Commission to be retained as a permanent tribute to Mr. Dorman McDonald; and

BE IT FURTHER RESOLVED that a framed copy of this Resolution be presented to Mr. Dorman McDonald.

Director's Items.

The Director reported on a number of items of immediate importance to the Commission.

Brunswick Urban Area Transportation Plan.

The Director explained that this much discussed study is now well under way. The main effort at this time is an origin-destination study, with highway interviews taking place on our major roads. A home interview phase will be initiated in April with about 3,000 interviews to be made. In conjunction with this study, an application is being made for a Urban Mass Transportation Study grant. The grant would be utilized for consultant services and staff to examine the feasibility of mass transit for the Brunswick area. Data derived from both studies will provide the information for the Commission to prepare an updated Land Use Plan for the community.

Coastal Zone Management Study.

The Director reported that the state is applying for funds from the National Oceanic and Atmospheric Administration to prepare a land use management plan for the coastal area of Georgia. He stated that the state may be able to assist the Joint Planning Commission with funds to support a planner who would work on the Glynn County input to this effort. Also the JPC would have a representative on the Executive Committee of the State's Coastal Zone Management Steering Committee.

Glynco Impact Study.

The Director informed the members that the Coastal Area Planning and Development Commission has received additional funds for the Glynco

reuse planning activities. The JPC is providing in-kind support (Director's and staff time) to match these funds. The new grant will provide for funds for a full time coordinator which will alleviate some of the time burden from the Director.

Subdivision Regulations.

The Director advised the members that a Public Hearing would be held on March 19th, 1974, for review of the Proposed Subdivision Regulations for Glynn County. He said that copies of the regulations have been furnished to various groups and individuals, including the Board of Realtors, Consulting Engineers, and the Board of Health. At the Public Hearing these groups will have an opportunity to present any modifications or suggestions they deem important.

Budget Committee.

After a discussion of staff needs, Chairman Gale appointed Harry Driggers, Wayne Floyd and Otto Johnson, Jr., to serve as members of a committee to prepare a proposed budget for the Planning Commission's forthcoming fiscal year.

MEETING ADJOURNED AT 10:15 A. M.