

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

DECEMBER 7th, 1971

8:30 A. M.

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PRESENT: Vice-Chairman Otto Johnson, Jr., James D. Compton,  
James E. Hancock, Dorman McDonald and Cormac McGarvey

ABSENT: Chairman Neal Gale, John Baldwin and Harry I.  
Driggers

ALSO PRESENT: Director Eric P. Thompson and Assistant County  
Administrator Wm. H. Dewey

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In the absence of Chairman Gale, Vice-Chairman Johnson assumed the Chair..

Upon a motion made by Mr. Compton and seconded by Mr. Hancock, the Minutes of the Regular Meeting held on November 2nd, 1971, were approved.

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GC-45-71:

Request to rezone, from R-12 Residential to TR-20 Temporary Residential, a tract lying approx. 277 ft. south of Georgia Highway 303 (Chapel Crossing Road), 278.39 ft. west of Altama Avenue and fronting 100 ft. on the north side of Carters Drive with an average depth of 240.75 ft.

Mr. and Mrs. James W. Williamson, Jr., were present in behalf of the subject request. They stated a rezoning was necessary in order to utilize the property as a mobile home site until they are able to build a house on the property.

The Director stated that 3 other tracts in the immediate area, all belonging to members of Mrs. Williamson's family, have previously been rezoned for temporary mobile home use. Mr. Thompson pointed out that the subject property is across Carters Drive from an existing mobile home park.

When questioned as to whether they knew that the requested temporary rezoning would expire in 1973, the applicants said they were aware of this.

It was noted that no one was present in opposition to this request.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to recommend the rezoning of the subject property to TR-20 Temporary Residential for the following reasons:

1. the site is compatible with the existing mobile home uses on

the surrounding property; and

2. the site is located in an area owned by one family that has, through similar rezoning applications, indicated no opposition to this request.

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Final Plat Approval, Wymberley on the Marsh, Phase B

The Director reviewed the status of the subject subdivision plat. Mr. Thompson stated that, as previously requested by the Planning Commission, several modifications had been made to this plat, including (1) a delineation of the line dividing the highland from the marsh, (2) the marsh land being shown as zoned CP Conservation - Preservation; and (3) Lots 32B through 35B through 35B designed to contain a minimum of 12,000 sq. ft. of highland each.

The Director brought to the members' attention that the County Engineer is reluctant to approve the drainage until such time as all proposed drainage has been installed.

Mr. McDonald felt that Lots 32B through 35B were too low for building purposes, thus not affording adequate protection for potential purchasers of the property. He stated he would not vote to approve the plate for that reason.

After study, a motion was made by Mr. Compton and seconded by Mr. McGarvey to approve the Final Plat of Wymberley on the Marsh, Phase B, as replatted, with the following provisions:

1. that the platting of Lots 32B through 35B, inclusive, contain a minimum of 12,000 sq. ft. of highland per lot; and
2. that all drainage be installed to County standards and be approved by the County Engineer.

Voting Aye: Messrs. Compton, Hancock and McGarvey

Voting Nay: Mr. McDonald

The Vice-Chairman declared the motion adopted.

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Final Plat Approval, Revision of Palm Drive and Windward Drive, Sea Palms, Phase I

Messrs. W. J. (Sonny) Bryan, of Sea Palms, and Joe Biletzskov, of Delta Engineers, were present for review of the subject final plat.

The Director explained that this plat represented a redesign of the Palm Drive and Windward Drive intersection in Sea Palms, Phase 1, which had received tentative approval at the meeting of November 2nd, 1971. Mr. Thompson stated that this revision provides for better traffic

circulation as well as a more attractive intersection, and, therefore, recommended approval of the revision.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Compton and unanimously adopted to approve the Final Plat of a Revision of a portion of Sea Palms, Phase 1, which provides for the redesign of the Palm Drive and Windward Drive Intersection.

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Final Plat Approval, Sea Palms, Phase 2

Messrs. W. J. (Sonny) Bryan and Joe Biletzskov were also present for review of the subject plat. Mr. Bryan stated that this plat represented the entire area of Phase 2 in Sea Palms, containing 53 residential lots and a commercial area along the east side of Frederica Road.

The Director stated that to date the drainage has not been approved by the County Engineer. He said that letter had been received from Sea Palms guaranteeing completion of the drainage within 60 days. He noted, however, that this plat would have to be signed by the County Engineer prior to its recording.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Hancock and unanimously adopted to approve the Final Plat of Sea Palms, Phase 2, subject to the approval of the County Engineer.

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Final Plat Approval, Revision of Lots 9 through 16, inclusive, in Block M, Sea Palms, Phase 6

Messrs. W. J. (Sonny) Bryan and Joe Biletzskov were also present to review of the subject plat. Mr. Bryan stated that only Lots 9 through 16, inclusive, in Block M of Sea Palms, Phase 6, were involved by this revised plat. He further explained that the revision was necessary because one of the property owners had requested a larger lot than originally platted. He explained, however, that none of the originally platted lots would be adversely affected.

In the pursuing discussion, the Planning Commission was assured that Mrs. Wilcox would continue to have access into her property via a 15 ft. easement as shown on the plat.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted to approve the Final Plat of a Revision of a portion of Sea Palms, Phase 6, which provides for the redesign of Lots 9 through 16, inclusive, in Block M, subject to approval by the County Engineer.

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Elevations and Contour Line Requirements for Subdivision Plats

The Planning Commission next discussed the problems presented by the lack of elevations and contour lines being shown on subdivision plats, particularly in area where marsh adjoins highland.

After lengthy discussion and in order to establish a policy in this respect, a motion as made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted that subdivision plats submitted for approval in the future shall meet the following requirements:

1. Contour Lines shall be shown on Preliminary Plats at 1 ft. intervals; and
2. Elevations shall be shown on Final Plats on all marsh lines abutting highland at 100 ft. intervals.

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Letter from City of Brunswick In Re: Height Limitation

The Director next read a letter from the City Commission referenced to building height limitations. The City requested a recommendation as to the possibility of removing the 60 ft. maximum height restrictions as now defined in the City of Brunswick Zoning Ordinance.

In the general pursuing discussion, the Planning Commission felt that in view of the fact that, if warranted, a height variance could be obtained through the Zoning Board of Appeals, no amendment should be made to the Zoning Ordinance in this regard.

A motion was then made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted to recommend to the City Commission that the height limitations in commercial districts contained in the City of Brunswick Zoning Ordinance remain as follows:

OC Office Commercial	-	60 ft.;
LC Local Commercial	-	35 ft.;
GC General Commercial		60 ft.;
GC Core Commercial	-	60 ft.;
HC Highway Commercial	-	35 ft; and

further, that relief from these limitations might be sought from the City's Zoning Board of Appeals.

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Consider a Recommendation to the City Commission In Re: Parking on Gloucester Street from Cochran Avenue to U. S. Highway 17

The Director called to the members attention the traffic congestion generated by on-street parking on Gloucester Street between Cochran Avenue and U. S. Highway 17. Mr. Thompson pointed out that this portion of Gloucester is narrower, being only 2-lane, than the portion west of Cochran Avenue, which is 4-lane. He explained that the same vehicles

are parking in this area day after day and thereby are rendering use of the west bound lanes ineffective. He said that in these areas ample off-street parking is available.

After discussion, a motion was made by Mr. McGarvey to recommend to the City Commission that no on-street parking be permitted from Cochran Avenue to U. S. Highway 17, as Gloucester Street is designated as a major thoroughfare.

This motion died for the lack of a second.

After further discussion, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to suggest to the City Commission that it make a study of traffic and parking on both sides of Gloucester Street from Cochran Avenue to U. S. Highway 17 to determine if in the interests of safety this portion of Gloucester Street should be designated as an area in which no on-street parking will be permitted; or, if it is presently so designated, to implement enforcement.

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Consider Sale of Surplus Office Equipment.

The Director informed the Planning Commission that its office has three pieces of equipment which are not being used, i.e., an opaque projector, a ditto machine, and the photocopier. Mr. Thompson requested the members to give consideration to the advisability of selling these items, and, if they are to be sold, the method of doing so.

After discussion, a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted that the Director contact the City Commission, the County Commission, and the Board of Education to ascertain if they would be interested in purchasing all or part of this equipment for any of their departments, and, if not, to place a "for sale" advertisement in the newspaper.

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Election of Officers for the 1972 Calendar Year

The Director was requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the Calendar Year 1972 might be effected.

The Temporary Chairman called for nominations for the Offices of Chairman and Vice-Chairman.

Mr. Compton nominated Mr. Neal Gale to serve as Chairman and Mr. McDonald nominated Mr. Otto Johnson, Jr., to serve as Vice-Chairman.

No other nominations were offered.

Thereupon, a motion was made by Mr. Compton and seconded by Mr. McDonald that nominations be closed and a vote taken on the above nominations.

Voting Aye: Messrs. Compton, Hancock, McDonald  
and McGarvey

Abstaining from Voting: Mr. Johnson

The Temporary Chairman declared the motion that Mr. Gale serve as Chairman and Mr. Johnson serve as Vice-Chairman for the Calendar Year 1972 adopted.

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Possible Rescheduling of January 4th, 1972, Meeting due to New Year's Holiday Week End

The Director informed the members that the January 1972 meeting is scheduled to follow immediately after a long holiday week end. Mr. Thompson stated that, due to the work involved in preparation for a meeting, he recommended the rescheduling of this meeting to a later date.

After discussion, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted that the next regular meeting of the Planning Commission be scheduled for January 11th, 1972.

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Second Printing of The Glynn County Zoning Ordinance

The Director informed the members that a reprinting of the Glynn County Zoning Ordinance had now been completed. Mr. Thompson stated that 50 copies had been prepared and were now being sold at \$10.00 per copy. He further stated that additional copies can be printed in the future as the ordinance has been imprinted on reusable electronic stencils.

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Meeting Adjourned at 10:00 A. M.