

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 5th, 1971

8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, James E. Hancock, Otto Johnson, Jr., M. A. Knight, Dorman McDonald and Cormac McGarvey

ABSENT: John Baldwin

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

Upon a motion made by Mr. Compton and seconded by Mr. McDonald, the minutes of the Regular Meeting held on December 1st, 1970, were approved.

GC-31-70:

Request to rezone, from R-12 Residential to R-9 Residential, a tract of land containing approx. 53 acres, fronting 1,606 ft. on the Cypress Mill Road, 1,631 ft. on the proposed I-95 Connector, and lying immediately north of the Suburban Estates Subdivision.

Mr. Wright Parker was present in behalf of the subject request submitted by KEGLAPP Partnership. In order to acquaint the Planning Commission with the site in question, Mr. Parker remarked that this property was the same tract which had previously received preliminary subdivision plat approval under the name of Lunar Park Subdivision. However, since that time several modifications had become necessary, including changing the proposed name to the Americana Subdivision and reducing the lot sizes from 12,000 to 9,000 square feet.

When questioned as to the reasons for the rezoning request, Mr. Parker cited high cost of paving and utility installations as being prohibitive in the development of subdivisions of 12,000 square foot lots. He added that the proposed lot sizes of 9,000 square feet would be comparable to other subdivisions in the area.

Upon examination of the proposed subdivision, it was noted that there was no provision for open space. Mr. Parker responded by stating that his partnership preferred to satisfy the 5% open space requirement by donating cash in lieu of land.

The Planning Commission felt that there should be a provision on the plat for open space rather than money in lieu thereof.

A number of property owners in the area were present to express opposition to the request as being incompatible and possibly detrimental to the R-12 Residential character of the surrounding property.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Knight to recommend denial of the subject request for the following reasons:

1. the creation of a substantial additional number of lots through reduction in minimum lot size from 12,000 square feet to 9,000 square feet would result in a definite increase in the population density of the area;
2. due to the lack of dedicated open space within the property involved, a considerable number of children could be expected to "over flow" into the surrounding neighborhood; and
3. a delegation of property owners in the vicinity was present to express opposition to the type of development proposed as being detrimental to the R-12 Residential character of the area.

Voting Aye: Messrs. Compton, Hancock, Johnson, Knight and McDonald.

Voting Nay: Mr. McGarvey.

The Chairman declared the motion adopted.

Review of Preliminary Plat of Americana Subdivision, a Resubdivision of that Area Previously Identified as Lunar Park Subdivision. (Reference: GC-31-70 above)

The Preliminary Plat of the revised subdivision, now known as Americana Subdivision, was reviewed by the members in relation to its layout with lots containing a minimum of 9,000 square feet and to the above action on GC-31-70.

Discussed at length were 1) the reduction of lot sizes in relation to its effect on surrounding property, 2) the lack of provision for open space, and 3) the need for the dedication of open space rather than payment of money in lieu thereof. The members were in accord that there was a definite need for a recreational park in this section of the County.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Johnson that the Preliminary Plat of Americana Subdivision (formerly known as Lunar Park Subdivision) not be approved for the following reasons:

1. that the plat as submitted would be in conflict with the recommendation for denial of Application No. GC-31-70 requesting a reduction in lot sizes from a minimum of 12,000 square feet to 9,000 square feet; and

2. no provision for open space has been provided within the proposed subdivision;

and, further, that any replatting of the property involved should provide for 5% of the land being dedicated for open space rather than a monetary contribution in lieu thereof.

Voting Aye: Messrs. Compton, Hancock, Johnson, Knight and McDonald.

Voting Nay: Mr. McGarvey.

The Chairman declared the motion adopted.

GC-32-70:

(Reference: GC-24-66)

Request to rezone, from R-9 Residential to LI Limited Industrial, Lots 2, 3, 4, and the easterly half of Lot 15 in Pineview Subdivision; said tract fronting 300 ft. on U. S. Highway 341 and 390 ft. on the Southern Railroad right of way, and lying approx. 477 ft. north of the intersection of U. S. Highway 341 and Island View Drive (Community Road).

Messrs. Donald Ray Thomas and Neal Fendig were present in behalf of the subject request submitted by R. E. Thomas Erectors, Inc. Mr. Fendig assisted Mr. Thomas in the preparation of the application with the understanding that if successful, Fendig Outdoor Advertising would erect signs on the property. Mr. Fendig indicated that one large double-faced billboard would be located on the south side of the property.

Mr. Thomas stated that a rezoning to Limited Industrial would enable the existing industrial facility to become a conforming use. He added that the location of the property with respect to adjacent rail and highway frontage contributes to its industrial usage.

As a matter of information, the Director stated that a similar request for this property had been denied in 1966. He then questioned the possibility of open storage of junk or salvage materials. Mr. Thomas stated that the only open storage of this type was for material to be used on small jobs and that all other junk material was boxed and hauled away by truck.

The Director added that in order to avoid any future conflict he felt it advisable to obtain an opinion from the County Building Official as to the classification of this material. After an unsuccessful attempt to contact the Building Official, the Director stated that, in his opinion, providing the junk material is boxed and removed, it would not be termed as open storage. With respect to the land use plan, the Director stated that the request was in conflict with a previous zoning study by the Planning Commission. However, it was his opinion that sufficient changes had taken place in the area to warrant a re-study.

Mr. Compton expressed his opposition to the property being rezoned industrially for the purposes of erecting signs along Highway 341.

After careful study, a motion was made by Mr. Johnson and seconded by Mr. McDonald to recommend the rezoning of the subject property to LI Limited Industrial for the following reasons:

1. that the industrial facilities, which have been in existence on the property for approximately 30 years, might become a conforming use;
2. the property's location adjacent to railroad facilities is conducive to industrial use; and
3. no opposition from surrounding property owners was expressed.

Voting Aye: Messrs. Hancock, Johnson, Knight, McDonald and McGarvey.

Voting Nay: Mr. Compton

The Chairman declared the motion adopted.

GC-29-70:

Request to rezone, from R-9 Residential to LI Limited Industrial, Lot 19 in the L. M. Kinstle Subdivision, Addition 1, fronting 245 ft. on the northwest side of Scranton Road 3,656.8 ft. west of Walker Road.

Mr. and Mrs. W. H. McSwain were present in behalf of the subject request. Mr. McSwain stated that he was seeking a rezoning in order that he might utilize the property for the purpose of manufacturing septic tanks and continuing a house moving business.

In reviewing the plat of the property involved, it was discovered that the area did not contain the minimum 1 acre requirement for a Limited Industrial District.

As a result of this oversight, the Director recommended the application be withdrawn and all fees and pertinent documents returned to the applicant. Mr. Thompson then assured the McSwains of his willingness to assist them in finding a suitable location for their operations.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted that, in view of the discovery of the error in verification of the acreage of the property involved and the applicants' subsequent withdrawal of the subject request, this application be voided and the application fee and all other pertinent supporting papers, plot plans, etc., be returned to the applicants.

GC-30-70:

Request to rezone, from R-9 Residential to TR-12 Temporary Residential, Lot 12 of the Bourne Subdivision, fronting 153.8 ft. on the east side of Habersham Street Extension 10.2 ft. south of the Old Jesup Highway.

Mr. and Mrs. D. R. Selph were present in behalf of the subject request. Mr. Selph stated that they were seeking a Temporary Residential rezoning in order that they might locate a mobile home on the property. He said that it would be used by his mother and would not be rented. Mr. Selph further stated that this lot is adjacent to commercially zoned property and there are a number of mobile homes existing in the immediate neighborhood.

The Director stated he could see no objection to the request and recommended approval.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to TR-12 Temporary Residential for the following reasons:

1. there are a number of mobile homes existing in the surrounding area;
2. the proposed location of a mobile home would provide living quarters for a member of the applicants' immediate family on property adjacent to their residence; and
3. no one was present to express opposition.

Transvilla Mobile Home Park, Phase A, Engineering and Construction Plans.
(Reference: GC-35-67)

The Director presented construction and engineering plans submitted for Phase A of the Transvilla Mobile Home Park. He pointed out that Phase A was the northeastern portion of the property rezoned under GC-35-67 to a MH Mobile Home Park classification. Mr. Thompson said that this phase, containing sufficient recreational area, met the requirements of the Glynn County Zoning Ordinance. He stated that written approval had been received from the County Engineer as to the area's drainage.

After study of the plans submitted and upon the recommendation of the Director, motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to approve the engineering and construction plans for Phase A of the Transvilla Mobile Home Park as submitted.

Resolution concerning ITT Rayonier, Fernandina, Florida.

The Director advised the members that the Florida Department of Air and Water Pollution has approved the plans of ITT Rayonier for piping 30,000,000 gallons of hot acid wastes into the Atlantic Ocean 3 miles seaward from the Georgia - Florida state lines. Mr. Thompson said that, due to potential damage to the ecology of the coast line in this vicinity, such an operation could possibly have an extremely detrimental effect to the Brunswick - Glynn County waters.

The Chairman added that Rayonier should attempt to find a method by which the acid might be removed prior to dumping. It was Mr. Gale's opinion that the acid wastes would have a definite adverse effect upon fishing and shrimping along the coast.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that the Joint Planning Commission go on record as being opposed to the proposed dumping of hot acid wastes by ITT Rayonier from its Fernandina, Florida plant into the Atlantic Ocean at a location 3 miles eastward from Cumberland Island, Georgia, because of the detrimental effect these wastes could have on the ecology of the adjacent areas.

Report on City and County Zoning Changes for the Year 1970.

The Director distributed individual copies of a report reflecting City of Brunswick and Glynn County Rezoning Actions during the calendar year 1970. He stated that no action was necessary on the report which had been prepared as a matter of information and study.

Non-Conforming Mobile Home Parks Existing on the Effective Date of the Glynn County Zoning Ordinance.

The Director was questioned as to the status of Mobile Home Parks existing at the time of the adoption of the new Glynn County Zoning Ordinance. Mr. Thompson stated that the Commission approximately one year ago had emphasized the enforcement of the Zoning Ordinance with respect to mobile home parks. The 5 year non-conforming use for mobile home parks expires February 1st, 1971.

It was suggested that the County Building Official be requested to attend the Planning Commission's next meeting in order to discuss this matter with the members.

Meeting adjourned at 10:15 A. M.