

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 2nd, 1971

8:30 A. M.

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

ABSENT: Cormac McGarvey

ALSO PRESENT: Director Eric P. Thompson and Assistant County Adminis-
trator Wm. H. Dewey

upon a motion made by Mr. Compton and seconded by Mr. Hancock, the Minutes of the Regular Meeting held on January 5th, 1971, were approved.

GC-2-71:

Request to rezone, from R-6 Residential to GR General Residential, all that area on the plat of Island Retreat Subdivision, Extension No. 2, shown as "Reserved for Future Development", fronting approx. 1,090 ft. on the west side of Mallory Street with an average depth of 136 ft. and lying between Martin and Leake Streets.

Mr. Jack J. Lissner, Jr., attorney for the applicant, was present to represent the requested change in zoning. Mr. Lissner explained that Sea Island Company owned the land in question; however, his client Mr. James L. Bentley, has an agreement to purchase the property contingent upon a change in zoning. Mr. Lissner hastened to add that Mr. Bentley would be the developer of the property and that Sea Island Company had no interest in the proposed project whatsoever.

Mr. Lissner stated that the proposed townhouse complex would be composed of high class type dwelling units which, in his opinion, would compliment the surrounding property. In his presentation, Mr. Lissner emphasized (1) the General Residential zoning located across Mallory Street, and (2) the fact that the original recorded subdivision plat had labelled this area "Reserved for Future Development".

In view of the fact that his firm was doing the architectural work on this project, Mr. John Baldwin disqualified himself as a Joint Planning Commission member. He then assisted Mr. Lissner with the presentation. Mr. Baldwin explained that 10 buildings would be erected containing 4 dwelling units each and that the entire complex would be enclosed within an 8 ft. tabby wall. He further explained that while some parts of the building would be 3 stories in height, the major portion would only be 2 stories and, consequently, would be barely visible from outside the project due to the surrounding wall.

Mr. H. M. (Mack) Manning acted as spokesman for a large delegation of objecting property owners from the area. Mr. Manning stated that these individuals were in opposition to the property being used for any purpose other than single-family residences. He said that, as tax payers residing in the area, they were concerned that the proposal would have a detrimental effect on their property values. Mr. Manning also submitted a petition bearing the signatures of 65 property owners in the subdivision opposing the requested rezoning.

All present were given an opportunity to express their objections among which were the increase in population density, additional traffic on Mallory Street, the loss of large trees, the possibility of the site not being developed as presented, and the inaccessibility at the present time of sewer and water services for the proposal.

Rev. R. H. Wright, Rector of the Holy Nativity Episcopal Church, stated that he, as an individual, felt the proposal to be a complimentary use of the land.

When questioned as to the feasibility of considering the proposal under a Planned Development zoning, the Director commented that the site did not contain the minimum 5 acres required for such classification.

Mr. Compton stated he would abstain from voting on the request due to his past connection with the Sea Island Company. He commented, however, at the time Extension No. 2 of the subdivision was plotted, the area in question was designated as "Reserved for Future Development" in anticipation of the Commercial area along Mallory Street extending northerly from the County Park.

Sewer and water facilities being unavailable at present was a matter of concern to the members and was discussed at length.

A motion was made by Mr. McDonald to recommend the rezoning of the subject property to GR General Residential for the following reasons:

1. there exists an ever increasing need for multi-family dwellings of this type in Glynn County;
2. the use of this site for the type of dwellings as described by the architect would not, in the opinion of the Planning Commission, be detrimental to surrounding property; and
3. due to the increasing traffic now using Mallory Street, this site has become less desirable for single-family dwellings.

This motion received no second and the Chairman declared the motion died for a lack of a second.

A motion for denial was then made by Mr. Johnson who felt that the Joint Planning Commission had committed itself to the residents of the area for no more General Residential zoning along Mallory Street.

This motion received no second and the Chairman declared the motion died for lack of a second.

After further discussion, Mr. McDonald again stated his original motion which was seconded by Mr. Hancock to recommend the rezoning of the subject property to GR General Residential for the following reasons:

1. there exists an ever increasing need for multi-family dwellings of this type in Glynn County;
2. the use of this site for the type of dwellings as described by the architect would not, in the opinion of the Planning Commission be detrimental to the surrounding property; and
3. due to the increasing traffic now using Mallory Street, this site has become less desirable for single-family dwellings.

Voting Aye: Messrs. Hancock, Knight and McDonald

Voting Nay: Mr. Johnson

Abstaining from Voting: Messrs. Baldwin and Compton

The Chairman declared the motion adopted.

The Planning Commission was in agreement to initiate rezoning proceedings from GR General Residential back to R-6 Residential on the above referenced property in the event development plans have not commenced one year from the date that water and sewer service is made available to the site.

GC-3-71:

Request to rezone, from RR Resort Residential to GC General Commercial, Lots 175, 176, 178 and 179 in St. Simons Beach Subdivision, fronting 200 ft. on the north side of Beach View Drive and 200 ft. on the south side of Oglethorpe Street with a depth of 150 ft. and lying between 13th (Oak) and 12th Streets.

Attorney Q. Robert Henry was present in behalf of the subject request submitted by Mrs. Frank Hughes and Messrs. Sam T. Cofer and L. W. Everett. Mr. Henry stated that he has an option to buy a portion of the property known as the Wynn Gables Hotel. He further stated that he plans to convert the old hotel to business offices. Mr. Henry added that the entire block had been submitted for rezoning at the suggestion of the Director, Mr. Thompson.

When asked why he had requested General Commercial zoning rather than the more appropriate Office Commercial classification, Mr. Henry replied that the GC General Commercial zoning district would permit his intended use and be more compatible with adjacent General Commercial zoned areas.

The Director stated that he would prefer a rezoning to Office Commercial as a transition between the existing commercial and residential areas, however, General Commercial zoning was justifiable for this area.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Compton and unanimously adopted to recommend the rezoning of the subject property as requested to GC Genral Commercial for the reason that this classification is in conformity with similarly zoned areas to the west and south and, therefore, could not be considered a "spot zoning".

Report on Housing Trends 1970.

The Director furnished the members with individual copies of a 1970 Housing Activity Report for Brunswick and Glynn County, Georgia. Mr. Thompson explained the report reflected new residential units and residential unit removals, with a resulting net total of 440 units increase during 1970. A summation of these categories for 1960 through 1970, inclusive, indicated a net residential unit gain of 4,102 for these 11 years.

The Director said no action on the report was necessary as it had been prepared as a matter of study and information.

Workable Program for County.

The Director advised that Glynn County had been notified that its Workable Program was accepted by the U. S. Department of Housing and Urban Development. Mr. Thompson said the County is now eligible for federal assistance for urban renewal, sewer and water extensions, and similar programs.

Capital Improvements Program for County.

The Director advised that the Glynn County Capital Improvements Program is now ready for submission to the County Commission who will review the program and establish priorities for improvements on a 5 year basis.

National Flood Insurance Program for City.

The Director informed the members that to date he had not received a reply to his letter addressed to the City Manager, dated December 16th, 1970. He stated the letter requested certain pertinent information that only the City could furnish with respect to a special study in order that Brunswick might qualify for participation in the National Flood Insurance Program. Mr. Thompson said that this matter was being brought to the members' attention as a matter of information.

Airport Layout Plan for Brunswick Airpark.

The Director informed the Planning Commission members that the Brunswick Airpark Layout Plan was nearing completion. Although the Planning Commission has not been directly involved with this project, the Director has expended a great deal of time assisting the Airpark Advisory Committee. This matter was also presented as a point of information.

Existing Mobile Home Parks (Non-Conforming Use Expiration).

The requirements of the Glynn County Zoning Ordinance pertaining to mobile home parks existing on its effective date was discussed at length. The Director said that the 5 year period allowed for these parks to exist as non-conforming uses expired on February 1st, 1971. Mr. Thompson stated that on March 5th, 1970, the County Commission had gone on record expressing its intent to enforce the Zoning Ordinance. He further stated he had attended the meeting and it was his understanding he personally would assist in this respect, inasmuch as the Planning Commission has no enforcement authority. Mr. Thompson added that, as far as he knew, the affected park owners had not been formally notified in writing of the time expiration.

The Director was requested to write a letter to the County Commission, with copies to the Building Official and County Attorney, appraising them of this matter.

Letter from Mr. Ed McGowan, Jr.

As a matter of information, the Chairman presented a letter from Mr. Ed McGowan, Jr. In his letter, Mr. McGowan commended Director Thompson for the dignity and decorum with which he conducted himself at a recent Public Hearing held by the Glynn County Commission. At that time, Mr. Thompson had stated he did not feel it proper to express his personal opinion when he was representing the Planning Commission in his capacity as its Director.

Residential Density Requirements.

At the suggestion of Mr. Baldwin, the Director was requested to investigate residential density requirements in other areas in order to determine if those required in the County and City Zoning Ordinances were not too liberal. The Director said he would investigate and report back to the Planning Commission at a later date.

Meeting Adjourned at 10:15 A. M.