

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MARCH 2nd, 1971

8:30 A. M.

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PRESENT: Chairman Neal Gale, James D. Compton, Harry I. Driggers, James E. Hancock, Otto Johnson, Jr., Dorman McDonald and Cormac McGarvey

ABSENT: John Baldwin

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

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Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the minutes of the Regular Meeting held on February 2nd, 1971, were approved.

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Welcome to New Planning Commission Member, Mr. Harry I. Driggers.

The Chairman introduced and the members welcomed newly County-appointed member Mr. Harry I. Driggers.

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A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted that a Resolution be prepared for adoption at the next Regular Meeting commending Mr. Morrell A. Knight for his dedicated service to the Planning Commission.

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B-2-71:

Request to rezone, from BI Basic Industrial to GR General Residential Lots No. 183, 184, 185, 186 and 187 in Montpelier Subdivision, fronting 370.5 ft. on the east side of Evergreen Road with a depth of 140 ft., and bounded on the south by Hercules, Inc., property, on the north by Hopkins Avenue, and on the east by a 15 ft. alley.

Mr. Malcolm Seckinger was present to represent the subject application submitted by Mr. Albert Crews. Mr. Seckinger stated Mr. Crews had a prospective purchaser who proposed to utilize the property for a multi-family complex. He said the complex would consist of 6 structures, each containing 6 unites.

The Director said he had submitted the proposed layout plan accompanying the request to City Building Official Hansen for his opinion as to the plan's compliance with the City's Zoning Ordinance. He thereupon read a letter received from the Building Official which stated that the off-street parking was inadequate.

The Director stated that apparently one building would have to be eliminated in order to provide the necessary parking areas and added he could not recommend the alley west of the property being used for access to the proposed complex.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted as the proposed townhouse complex would be compatible to multi-family zoning and usage of the surrounding property, provided complete plans for the complex with respect to recreational and open space, setbacks, off-street parking and buffer zones are submitted to and approved by the Planning Commission Director.

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GC-4-71:

Request to rezone, from R-12 Residential To TR-20 Temporary Residential, a tract containing approx. 23,980 sq. ft., fronting 101 ft. on the south side of State Route 303 with an average depth of approx. 232 ft., and lying 301.83 ft. west of that highway's intersection with Altama Avenue.

Mr. and Mrs. David D. Carter were present in behalf of the subject request. Mr. Carter stated that a rezoning was being sought in order to enable them to move their mobile home onto their property.

The Director, in pointing out the location of the property, said a mobile home park existing to the south and that the adjoining property to the east was rezoned in 1968 to TR-20.

Mr. Compton suggested that inasmuch as Mr. Carter's family, most of whom have mobile homes, own individual parcels in the immediate vicinity, all of their properties should be considered for rezoning to TR-20. The Director stated that a mobile home subdivision zoning could also be considered. Mr. Thompson further stated that applications for individual TR-20 zoning would have to be submitted by each owner and that a request for a mobile home subdivision zoning would require the signatures of all owners. He added that, while a study could be made of the entire area's zoning, the subject request pertained to only one tract.

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. a number of mobile homes are located in the vicinity; and
  2. a mobile home park is located to the south of the property involved.
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GC-5-71:

Request to rezone, from R-12 Residential to GR General Residential, a tract containing approx. 10.7 acres fronting 635.87 ft. on the east side of Altama Avenue with a depth of approx. 725 ft., and lying 400 ft. north of Stafford Avenue.

Mr. John N. Jones, real estate agent for Mrs. Marian L. Cambra, was present to represent this request. Mr. Jones stated the property would be used for an apartment complex. He then presented a layout plan which depicted 161 dwelling units, a recreational area and a laundry building.

Messrs. Franklin Crandall and Norman Way were also present in support of the application. Their interest in the matter stemmed from the fact that they would receive a utility easement across this property if it were rezoned.

The Director stated the layout plan had been submitted to the County Building Official for review. In his letter of reply, Mr. Wright stated that the information contained on the layout plan was insufficient for him to render an opinion as to its conformity to the Glynn County Zoning Ordinance.

Mr. Jones explained that he was aware that no building permit could be issued until all requirements of the Zoning Ordinance are met.

A lengthy discussion followed with respect to the Planning Commission's requirement for a detailed layout plan for rezoning purposes. It was then decided that the application should be amended to request a Planned Development zoning due to its unique continuing control features.

All were in agreement with the idea and with the concurrence of Mr. Jones, the application was amended to request a Planned Development - Residential zoning classification.

After further discussion a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted, to recommend the rezoning of the subject property to PD-R Planned Development - Residential, with the concurrence of the applicant, for the following reasons:

1. the area around the site is rapidly being developed for multi-family purposes; and
  2. the proposal would not be detrimental to the surrounding property.
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Layout Plan Requirements for GR General Residential Rezoning Requests.

The Director requested the Planning Commission to give him a directive regarding the possible requirement for adequate layout plans accompanying any request for rezoning to a General Residential classification. Mr. Thompson stated that a determination should be made as to this type proposal meeting the requirements of the City and County Zoning Ordinances and its compatibility to surrounding property. He further stated that this determination should be made prior to review by the Planning Commission.

After considerable discussion, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that layout plans shall be submitted with GR General Residential rezoning applications and shall include the following elements:

1. location and square footage of off-street parking and loading areas;
2. location and square footage of recreational areas;
3. location and square footage of buffer zones; and
4. adequate information as to setbacks.

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GC-6-71:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, two tracts of land described as follows:

- Tract A - 1.181 acres fronting 210 ft. on the northwest side of Goodbread Road 1,062.88 ft. northeast of the Old Jesup Highway (F. D. Mallard); and
- Tract B - 0.94 acres fronting 229.7 ft. on the northeast side of Goodbread Road 598.91 ft. northeast of the Old Jesup Highway (C. N. and Christine N. Shannon).

Messrs. F. D. Mallard and C. N. Shannon were present in support of their application for rezoning which would enable them to locate a mobile home on each of their properties. Mr. Shannon stated he planned to use his mobile home until such time as he could construct a conventional type dwelling. Mr. Mallard likewise indicated he proposed to follow the same course of action. Mr. Mallard further stated he desired to place the mobile home on the northeasterly end of his property temporarily and, therefore, had asked for enough of his land to be rezoned to meet the minimum requirements for TR-20.

The Director explained that the applicants had been allowed to file a joint application because it had been his understanding that the two tracts were contiguous. However, he discovered later that this was not the case. He then asked that a determination be made as to whether

this dual request should be handled as a joint application.

Mr. Johnson expressed his opinion that, inasmuch as the subject properties are within an area which had previously been strenuously opposed for temporary residential zoning, he felt that residents in this area should be polled as to their favoring or opposing this request.

The Director stated the area had not been polled but that a petition bearing 10 signatures in favor of the proposed rezoning had been received.

The Planning Commission agreed that the requested rezoning and the manner in which it had been processed was in order. However, it was the general consensus of opinion that the area lying between the two tracts should likewise be rezoned.

After considerable discussion centering around allowing additional mobile homes in the area, a motion was made by Mr. Compton and seconded by Mr. McGarvey to recommend the rezoning to TR-20 Temporary Residential of the properties identified as Tract A and Tract B. In addition to the two tracts so stated, the Planning Commission, with the applicant's concurrence, further recommends that all the property lying between the two tracts be likewise rezoned to a depth of 220 ft. It is understood by all parties concerned that no more than 2 mobile homes will be placed on all the property involved.

The recommendation for approval is based on the following reasons:

1. a number of mobile homes exist in the area;
2. additional mobile homes will not be detrimental to the surrounding area; and
3. a petition of approval bearing 10 signatures from surrounding property owners was submitted in support of the proposal.

Voting Aye: Messrs. Compton, Driggers, Hancock, McDonald and McGarvey  
Voting Nay: Mr. Johnson

The Chairman declared the motion adopted.

as before and hereby

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Final Plat Approval of Revised Lots in the Sea Palms Subdivision,  
Phases III and IV.

Mr. Joe Biletzkov of Delta Engineers was present for the review of the subject revisions. He stated that these revisions were necessary in order to correct a few minor problems in the final recorded plat.

The Director explained that Planning Commission approval is required prior to amending a recorded plat.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Hancock and unanimously adopted that these revisions be approved as submitted.

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Presentation of the Printed Text, the City of Brunswick Zoning Ordinance.

The Director informed the members that the printing of the City of Brunswick Zoning Ordinance, as amended to date, has been completed. He said each member will be furnished a copy as soon as the copies are bound.

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Possible Rescheduling of the Planning Commission's June, July and September, 1971, Regular Meeting Dates.

The Director informed the members that the dates for the Planning Commission's June, July and September, 1971, Regular Meetings are days following established holidays. Mr. Thompson stated that, due to work involved on the day before a meeting, he recommended the possible rescheduling of these meetings.

Upon a motion made by Mr. Johnson and seconded by Mr. Hancock, the subject meetings were rescheduled as follows:

June 8th, 1971  
July 13th, 1971 and  
September 14th, 1971.

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The Director introduced Mrs. D. C. Smith and explained that Mrs. Smith had requested to address the Commission. Mrs. Smith stated that she had recently purchased a mobile home to place on a portion of her property, only then to discover that zoning would not permit its location there. Mrs. Smith explained that she had a limited amount of time to remain in her home and that she was requesting the Planning Commission to hear her request prior to its next regularly scheduled meeting of April 6th, 1971.

After hearing all the circumstances, the Planning Commission agreed that Mrs. Smith's case could be considered one of hardship.

A motion was then made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to call a special meeting to review Mrs. Smith's case as quickly as possible, provided Mrs. Smith conforms with all existing application requirements.

The Director was then instructed to work with Mrs. Smith and to call a meeting for such time as the application requirements have been fulfilled.

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Meeting Adjourned at 10:45 A. M.