

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 6th, 1971

8:30 A. M.

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

ALSO PRESENT: Director Eric P. Thompson and Deputy County Administrator W. H. Dewey.

The meeting was called to order by Chairman Neal Gale.

Motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously approved to adopt the following resolution which was read to the Commission by Chairman Gale, with a framed copy being presented to Mr. Knight.

A RESOLUTION

WHEREAS Morrell A. Knight has faithfully served the citizens of Brunswick and Glynn County in the field of Planning for a total of twenty-one years, and

WHEREAS eight years of that time, he served as Chairman of the Brunswick-Glynn County Joint Planning Commission, and

WHEREAS while serving the citizens of this community, he has unselfishly contributed his valuable time in molding the orderly growth and development of Brunswick and Glynn County, and

WHEREAS his contribution can only be compensated by the expressed gratitude of his fellow citizens, and

WHEREAS it is felt by the members of this Commission and this community that Mr. Knight's contributions to public service be acknowledged, and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the members of the Brunswick-Glynn County Joint Planning Commission in regular meeting on this the 6th day of April, 1971, that there be expressed to Morrell A. Knight the appreciation and gratitude of this Commission for his devotion and leadership while serving as a Planning Commission Member; and

BE IT FURTHER RESOLVED that a copy of this resolution be spread upon the official minutes of the Brunswick-Glynn County Joint Planning Commission to be retained as a permanent record of tribute to Morrell A. Knight.

B-3-71:

Request to rezone from R-9 Residential to HC Highway Commercial, a 6-1/2 acre tract located at the northwest intersection of U. S. 17 and 4th Street. Said tract further described as bounded on the east 500 ft. by U. S. 17, on the south 500 ft. by 4th Street, on the west 400 ft. by Trout Street, and on the north 735 ft. by the corporate limit line of the City of Brunswick.

Chairman Gale explained that the City of Brunswick requested this zoning change in order to lease the area to private enterprise for the purpose of constructing and operating a service station. Revenue received from this area would then be used for improvement of the Brunswick Airpark.

The Commission felt that rezoning of the subject property would not be detrimental to the growth of adjacent Demere Hammock Subdivision as this Subdivision has experienced very little growth in the past ten years. The Commission also felt that this area would not be suitable for residential purposes as per its existing zoning classification.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Johnson, and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial.

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GC-8-71:

Request to rezone from R-20 Residential to FA Forest Agriculture, a tract of land fronting 120 ft. on the west side of U. S. 17, 1-1/4 miles north of that highway's intersection with State Highway 303, and further described as being approx. 1,500 ft. south of Thornhill Creek.

Mr. Robert A. Knight was present in behalf of the subject request. Mr. Knight explained that he had built an addition to his home, which he intends to rent, and that a permit for electrical service could not be obtained until the property is rezoned to accommodate a multi-family dwelling.

The Director advised that the requested rezoning would not constitute spot zoning as most of the surrounding property is likewise zoned FA Forest Agriculture.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of maintaining a multi-family dwelling.

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GC-9-71:

Request to rezone from R-12 to TR-20 Temporary Residential, a .9 acre tract fronting 200 ft. on the west side of Lynch Road, 850 ft. south of that road's intersection with Scranton Road.

Mr. James D. Keyser was present for review of this request. Mr. Keyser explained that his house is located on this lot, and that he has had a mobile home on the same lot for two years without being able to use it. The requested rezoning to TR-20 Temporary Residential would enable Mr. Keyser to maintain his permanent residence as well as a mobile home on this property.

The Director recommended that the rezoning request be approved as several mobile homes now exist in the immediate area and that the location of a mobile home would not adversely affect the surrounding property owners.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Baldwin to recommend the rezoning of the subject property to TR-20 Temporary Residential.

Voting Aye: Messrs. Hancock, Baldwin, Gale, Johnson, McDonald, McGarvey and Driggers.

Voting Nay: Mr. Compton

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GC-10-71:

Request to rezone from R-6 Residential to PD-R Planned Development Residential, 16 acre tract, fronting 616 ft. on the east side of Mallory Street, immediately south of Mallory Park Subdivision, St. Simons Island.

Messrs. Richard Scarlett and Ben Spears were present for review of the application and to explain plans for garden type apartment-complex designed for the area. Layout plans were presented for the project which consists of four phases of 52 units each, a total of 208 units. The apartments will be rented and will be maintained by the owners.

Mrs. J. M. Clements, owner of the property adjacent to the site to be rezoned, was present to express concern that the building stay well within the boundary lines and that utility lines be placed underground. Mr. Spears assured Mrs. Clements that he intended to comply with these requests. He also stated that his plans would be adhered to as closely as possible.

The Director stated that, in his opinion, no space problem was involved as this area could support as many as 300 units.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin, and unanimously adopted to recommend the rezoning of the subject property to PD-R Planned Development-Residential for the purpose of constructing garden-type apartments, provided that construction begin no later than one year after water and sewer service is made available to the site.

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Proposed Amendments to Land Uses and Plats of Sea Palms Subdivision.

The Director explained that the owners of Sea Palms had requested an amendment to their master plan in order to construct an administrative - institutional type building. Mr. W. J. "Sonny"

Executive Vice-President, was present and presented layout plans which depict a one story building designed to blend with the residential character of Sea Palms. Mr. Bryan also agreed to certain changes in the written text submitted with the application.

After careful consideration, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously approved, that the Commission recommend the adoption of Section 704A.1, 704A.2, and 704A.3, as amended, covering regulations for the building of administrative and institutional buildings in Sea Palms Planned Development area.

The Director then explained that Sea Palms was also requesting two changes to their recorded subdivision plat. One change would be made with reference to the lot upon which the Administrative-Institutional building would be located. The other change was with reference to the back lot of an area along the number one fair-way adjacent to the Golf Villas.

After carefully reviewing those changes in the plat, a motion was made by Mr. Compton to recommend approval of the amended plat of the Planned Development layout of those areas involved as shown on Delta Engineers Plat of March 22nd, 1970. The motion was seconded by Mr. McDonald and unanimously adopted.

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Mr. Ralph Smith was present regarding his Glynn Acres Mobile Home Park. The Director explained that when the Glynn County Zoning Ordinance came into effect, Mr. Ralph Smith was operating this mobile home park. Mr. Smith then made application for a rezoning to MH Mobile Home Park Classification in December of 1965 (GC-40-65) and was advised to wait until he could acquire additional land so that he would meet the acreage requirements, or until the acreage requirements were reduced. Application was again reviewed in March, 1966, with action again being deferred.

The Director advised that Glynn Acres Mobile Home Park, under the Special Exceptions section, now meets the acreage requirements for mobile home parks and recommended that it be rezoned.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin, and unanimously adopted to recommend that Mr. Ralph Smith's Glynn Acres Mobile Home Park be rezoned to Mobile Home Park inasmuch as it meets the requirements of a mobile home park in existence before the adoption of the Glynn County Zoning Ordinance.

Amendment was made to the original motion by Mr. Compton, seconded by Mr. Baldwin, and unanimously adopted that the applicant conform to all other requirements under the Mobile Home Park Ordinance.

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The Director presented a 1970 Census, Population and Housing Report of Brunswick, Glynn County, Georgia, and the United States.

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The Director presented each member of the Commission with a copy of the City of Brunswick Zoning Ordinance. The Joint Planning Commission staff produced these booklets, and the Director suggested they be sold for five dollars each. After brief discussion, the Commission agreed that these booklets be sold for ten dollars each.

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Meeting Adjourned 10:15 A. M.