

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

MAY 11th, 1971

8:30 A. M.

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

ABSENT: Chairman Neal Gale, Harry I. Driggers and Cormac McGarvey

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

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

Upon a motion made by Mr. Compton and seconded by Mr. Baldwin, the Minutes of the Regular Meeting held March 2nd, 1971, the Regular Meeting held April 6, 1971, and a Called Meeting held April 20th, 1971, were approved.

Preliminary Plat Approval for the Revision of Portions of the Sea Island Subdivision.

Mr. Dewey Benefield, Vice-President and Secretary of the Sea Island Company, was present in support of his company's request for Preliminary Plat Approval. He explained that the original subdivision plat of Sea Island was made in 1928 and that his company was in the process of amending that plat in order to provide larger lots.

The request before the Planning Commission at this time was for Preliminary Plat Approval for an area located between 31st and 36th Streets.

The Director stated that while there are a number of features to be added in the preparation of the Final Plat, the general layout of streets, lot sizes, etc., is acceptable. Mr. Thompson further stated that a Preliminary Plat Approval constitutes layout and general planning approval only and this plat could not be recorded until final plat requirements were met.

After careful study, a motion was made by Mr. Baldwin and seconded by Mr. McDonald to approve the subject plats as submitted; said plats conform to requirements as stated in the proposed Glynn County Subdivision Regulations.

Voting Aye: Messrs. Baldwin, Hancock and McDonald

Abstaining from Voting: Mr. Compton

The Chairman declared the motion adopted.

GC-12-71:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, Lot 12 in Glenwood Estates Subdivision fronting 98.5 ft. on the south side of Park Street and bounded 288.75 feet on the east by the Brunswick - Altamaha Canal.

The Vice-Chairman informed the members that Mr. Cecil Mitchell, as agent for his mother, had withdrawn the subject request.

Request from Sea Palms to amend Planned Development to allow location of an Administrative - Institutional Building.

The Planning Commission again reviewed the subject request.

The Director stated that at the Planning Commission's meeting of April 20th, 1971, final action had been deferred until such time as all property owners in the Sea Palms Subdivision could be notified of the proposed amendment.

Mr. W. J. (Sonny) Bryan, Executive Vice-President of Sea Palms, was present and stated that a letter of explanation had been mailed to all out of town property owners. He further stated that the property had been posted by the Planning Commission and that a notice had appeared in the local newspaper.

The Director stated that he had received 5 letters of objection and 4 in support of the request. He then commenced to read one each of objection and support.

After thoroughly considering both sides of the controversy, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to recommend approval of the requested amendments to the land use in the previously approved Sea Palms Planned Development which will permit the location of an administration - institutional building for the following reasons:

1. the location of the building at the entrance of Sea Palms would decrease the traffic flow through the existing residential subdivision; and
 2. the building is so designed so as to harmoniously blend with the residential character of Sea Palms.
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GC-17-71:

Request to rezone, from R-12 Residential and CP Conservation - Preservation to PD-G Planned Development - General, an irregularly shaped tract containing approx. 155 acres located west of Frederica Road and Sea Palms Subdivision and north of Fendig Road; said property is generally known as the Fendig Tract.

Messrs. Albert Fendig, Sr., Thos. J. Dickey, Jr., Attorney, and Mr. David Newton were present for review of the subject request.

Mr. David Newton, Land Planner for Evans & Mitchell Industries, Presented plans for this area. Mr. Newton explained that development would consist of a marina - supper club, and an intermingling of townhouses, condominiums, cluster housing and single-family lots.

Mr. Hoyt Brown was present and asked if these plans would disturb the marsh land which was included in the application.

Mr. Newton replied that a canal would be constructed along the marsh line but that the remaining marsh land would not be disturbed.

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

After careful study, a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted to recommend approval of the Sea Palms Plantation Planned Development - General proposal as submitted for the following reasons:

1. the proposal will enhance the orderly growth and development of St. Simons Island; and
2. a development such as this is compatible with the resort residential character of St. Simons Island.

A second motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted that the proposed zoning text of the Sea Palms Plantation Point Planned Development be adopted as submitted.

GC-11-71:

Request to rezone, from R-12 Residential to MH Mobile Home Park, Lots 2, 3, 18 and 19 of Block "E" in Blythe Beach Subdivision bounded on the north by Beach Drive and on the south by Midway Circle, and Lots 4, 5 and 20 of Block "J" bounded on the north by Midway Circle and on the south by Blythe Island Drive.

Mr. Jiles Hamilton was present in behalf of his request for the rezoning of the subject lots to MH Mobile Home Park. Mr. Hamilton stated that these lots, adjacent to his existing park, if rezoned, would enable him to expand his park. He further stated that these lots contain approximately 12,000 sq. ft. each and that only one mobile home would be allowed on each lot.

Noting that if Mr. Hamilton's request was approved, one R-12 Single-family lot in the area would be bound on three sides by a mobile home park, the Vice-Chairman inquired as to its ownership. Mr. Hamilton replied that particular lot is owned by Mr. Wm. R. Pittman, who had indicated that he had no objections to the requested rezoning.

The Director said a letter had been received from the Glynn County Health Department giving approval to use of septic tanks and tile nitrification fields and stating the water system needs to be modified to conform to the department's regulations.

There were no objectors at this public hearing.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. McDonald and unanimously adopted to recommend approval of the subject request for the enlargement of an existing mobile home park for the following reasons:

1. the proposed use is compatible to the surrounding area; and
2. the subject property is within an area containing a number of mobile homes on individual lots.

GC-13-71:

Request to rezone, ^D from R-6 Residential to GR General Residential, Lot 19 in Block 5 of Island Retreat Subdivision fronting 60 ft. on the south side of Magnolia Street approx. 130 ft. west of Mallory Street and directly across the street from the Taste Freeze Drive-In, St. Simons Island.

Mrs. Virginia Atwell, accompanied by her husband, was present in behalf of the subject request. Mrs. Atwell stated they were moving out of the state and plan to sell the lot involved. She further stated that, due to the General Residential and Commercial Zoning surrounding her lot, she felt its marketability would be enhanced were it zoned to a classification which would permit apartments.

In the discussion which followed, the Planning Commission generally agreed that the lot in question was not conducive to single-family residential use, due to past commercial encroachments.

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

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

1. the property involved could not be deemed desirable for single-family purposes due to the nature of the surrounding property; and
2. the use of the property for multi-family residential would not be detrimental to adjacent areas.

GC-14-71:

Request to rezone, from FA Forest - Agricultural to GI General Industrial, an irregularly shaped tract containing 89.3 acres and located approx. 2 miles north of Sterling; said tract fronting 1,266 ft. on the west side of U. S. Highway 341, approx. 1,322 ft. north of Murray Road.

Mr. Virgil Hinson, accompanied by his Attorney, Mr. Jack Hutto, was present in behalf of his request for an industrial rezoning of the subject property.

Mr. Hutto stated that Mr. Hinson is having to relocate his junk yard and salvage facilities due to imminent right of way condemnation proceedings involved in the Newcastle Street project.

Mr. Hinson told the members that he fully intends to comply with all requirements of the County Zoning Ordinance. He said that for his own protection he plans to install a 6 ft. cyclone fence around the entire perimeter of the tract and, in addition, plant an evergreen hedge along the fence line to further screen the proposed facilities.

The Director suggested that if the boundary of the property, which is heavily wooded, is not cleared it could serve as a natural buffer affording protection to property owners in the vicinity. He further stated that he felt sure that there was existing legislation pertaining to junk yards along federal highways, but that he had been unable to locate such legislation.

Mr. Wm. B. Wright, owner of the adjacent 15 acre tract was present in opposition to the proposal. Mr. Wright felt that a junk yard or salvage operation in this area would be detrimental to his property. He asked that if the Planning Commission recommended approval of this application he thought a buffer should be installed as required.

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, with the exception of #1. below, to GI General Industrial with the following conditions:

1. that a 30 ft. wide strip bounding the applicant's entire property remain in its existing FA Forest - Agricultural classification and in its natural state; and

2. that a cyclone fence of a minimum 6 ft. height be installed around the entire perimeter of applicant's property; said fence to be erected prior to the placement of any junk cars, buildings, etc., on the property.

GC-15-71:

Request to rezone, from R-9 Residential to TR-9 Temporary Residential, a portion of Lot 9 in Pineview Subdivision with an approx. depth of 214 ft., fronting 100 ft. on the west side of U. S. Highway 341, 250 ft. north of that road's intersection with Ga. Highway 303.

The Director stated that he had talked with Mr. R. L. Copeland on several occasions. Mr. Copeland had explained that a mobile home is already located on the property. However, it was not possible for him to obtain a 220 volt electrical hook-up until the property is rezoned. Mr. Copeland had further stated that he was unaware that a rezoning was necessary in order to place a mobile home on his property.

There were no objectors present at this public hearing.

After careful study and recognizing that the subject request represented a hardship case, a motion was made by Mr. McDonald, seconded by Mr. Baldwin and unanimously adopted to recommend the rezoning of the property involved to TR-9 Temporary Residential for the following reasons:

1. there are a number of mobile homes existing in the surrounding area; and
2. this will enable the applicant to live in a mobile home while rebuilding his home which was partially destroyed by fire.

GC-16-71:

Request to rezone, from R-12 Residential to TR-20 Temporary Residential, a Lot 277 ft. south of Ga. Highway 303 (Chapel Crossing Road) 178 feet west of Altama Avenue, and fronting 100 ft. on Carter Road with an average depth of 222 ft.

Mrs. Theresa D. Carter was present in behalf of her request for the rezoning of her property to Temporary Residential. Mrs. Carter stated that she was unable at the present time to utilize her property for a conventional type dwelling. She said she was seeking a rezoning which would enable her to use the property for the location of a mobile home on a temporary basis.

The Director stated that this was the third rezoning request submitted by members of the Carter family in this area, and

it was his understanding that a fourth application would soon be filed for the same type rezoning. The Director again stated that, due to the proximity of a mobile home park and other temporary residential areas, a mobile home subdivision classification for this particular tract might be considered.

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

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

1. there are a number of mobile homes and a mobile home park located in the surrounding area; and
2. the addition of this mobile home to that area would not be detrimental to the surrounding property.

Habersham Industrial Park; Letter from Seaboard Coast Line Railroad Co., Developer.

The Director read a letter received from Mr. H. B. Hutcheson, Assistant Vice President of Seaboard Coast Line Railroad. In his letter, Mr. Hutcheson requested the Planning Commission to give a 12 month extension to the preliminary plat approval of that company's Habersham Industrial Park Subdivision. Mr. Thompson stated that such an extension would be in order as provided in the City of Brunswick Subdivision Regulations.

After discussion a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted to grant a twelve month extension, expiring on June 2nd, 1972, to the Preliminary Plat Approval to the Seaboard Coast Line Railroad Company for its Habersham Industrial Park Subdivision.

Meeting Adjourned at 10:30 A. M.