

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 8th, 1971

8:30 A. M.

---

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

ABSENT: John Baldwin

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

---

The Chairman announced that this was the Regular Meeting of the Planning Commission rescheduled from June 1st, 1971.

---

Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the Minutes of the Regular Meeting held on May 11th, 1971, were approved.

---

GC-21-71:

Request to rezone, from TR-20 Temporary Residential to TR-12 Temporary Residential, the southwest portion of Lot 81 of "The Village" Subdivision on Blythe Island fronting 175 ft. on the southeast side of South Road and 175 ft. on the southwest side of Blythe Island Drive 212.5 ft. southwest of the intersection of these streets; said tract being separated from said intersection by the northeast portion of Lot 81.

The Chairman informed the members that Mr. Douglas E. Spaulding had withdrawn the subject request and, therefore, no public hearing would be held on this matter.

---

Mr. Ken Lemmond Re: Possible Amendment to the Text of The City Zoning Ordinance for the purpose of allowing Mobile Homes to be used for Security Housing.

Mr. Ken Lemmond appeared to request the Planning Commission to recommend an amendment to the City's Zoning Ordinance which would allow mobile homes to be used as security housing on commercially zoned property. Mr. Lemmond cited the number of robberies his package store had been subjected to recently. He felt that the placing of a mobile home on his adjoining property would provide additional protection from further break-ins.

The Director explained that a residential use is permitted in a commercial area provided it is used in conjunction with commercial usage of the property. He further stated that the residential dwelling must be housed in the same building as the commercial use.

During discussion, the installation of a burglar alarm system and the use of trained guard dogs were suggested. Also discussed was the devaluating effect the scattering of mobile homes would have in commercial districts.

After careful study, a motion was made by Mr. McGarvey and by Mr. Johnson that no such recommendation be made to the City Commission which would allow the use of mobile homes for security purposes in commercially zoned districts inasmuch as a burglar alarm system could be used for this purpose, and the City's Zoning Ordinance does allow residential additions to commercial buildings.

Voting Aye: Messrs. Compton, Johnson and McGarvey

Voting Nay: Mr. Hancock

Abstaining: Messrs. Driggers and McDonald

The Chairman declared the motion adopted.

---

Discussion of Mobile Homes being allowed to be located in the City and County without Joint Planning Commission recommendation.

Commissioner Johnson brought to the members' attention that on a number of occasions the City Commission has granted permission to individuals appearing before it to locate mobile homes on their property. Mr. Johnson stated that the City and County Zoning Ordinances require any proposed use of land not permitted in the various zoning districts to first be reviewed for a recommendation by the Planning Commission.

After discussion, a motion was made by Mr. Johnson, seconded by Mr. Compton and unanimously adopted to instruct the Director to remind the two governing bodies that in all matters pertaining to zoning, rezoning or change in land use must first be submitted to the Joint Planning Commission for recommendation.

---

GC-18-71:

Request to rezone, from R-9 Residential to TR-20 Temporary Residential, that portion of Lot 11 in Section "C" of Glyndale Subdivision fronting 100 ft. on the east side of the Old B & W (Also known as ACL) Railroad right of way 677 ft. south of its intersection with Glyndale Drive, bounded on the north and south by other portions of said lot and fronting 170 ft. on the west side of the Southern Railroad right of way.

Mr. Ardell B. Knight was present in behalf of the subject request. Mr. Knight stated he was seeking a rezoning which would allow the location of a mobile home on a portion of his property. He stated that the mobile home would be owned by his son who plans to move from Jesup.

When questioned as to whether there was already a mobile home on his property, Mr. Knight replied that there was.

The Director stated that the County Building Official had informed him that the existing mobile home was placed there without a permit. Mr. Thompson said that, if this were the case, approval of the subject request should be withheld until that mobile home is brought into conformity or removed.

It was noted that no one was present in opposition to this request. However, Commissioner Johnson stated that he had talked with several residents of the area who were opposed to the rezoning.

After careful study, a motion was made by Mr. McDonald and seconded by Mr. Hancock to recommend the rezoning of the subject property to TR-20 Temporary Residential as there are a number of mobile homes in the area, provided the existing mobile home on the applicants' property is located thereon legally and is properly licensed and, further, that this TR-20 rezoning, if approved, will not be considered for renewal in January of 1973, at which time all TR rezonings will be reviewed.

Voting Aye: Messrs. Driggers, Hancock and McDonald

Voting Nay: Messrs. Compton, Johnson and McGarvey

The break this tie vote, the Chairman voted Aye and declared the motion adopted.

GC-19-71:

Request to rezone, from R-12 Residential to TR-20 Temporary Residential, Lot 5 in Block C of Pineview Subdivision fronting 72 ft. on the east side of Ash Street and lying 340.65 ft. north of Pine Street which is located approx. 870 ft. southeast of Cypress Mill Road.

Mrs. J. R. Starling was present in behalf of the subject request. Mrs. Starling stated her daughter is to be married soon and proposes to use the subject property for a mobile home site until such time as she can construct a residence. She further stated that she was seeking a rezoning which would permit the mobile home on a temporary basis.

No one was present in oppositon to the subject request.

After careful study, a motion was made by Mr. McDonald,

seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of the subject property to TR-20 Temporary Residential for the following reasons:

1. there already exists a number of mobile homes in the area;  
and
2. the proposed location of a mobile home would provide living quarters for the applicants' daughter until such time as she can construct a permanent residence on the property;

and, further, that this TR-20 rezoning, if approved, will not be considered for renewal in January of 1973, at which time all TR rezonings will be reviewed.

---

GC-20-71:

Request to rezone, from R-12 Residential to PD-R Planned Development - Residential, two contiguous tracts lying on the east side of Altama Avenue approx. 1,000 ft. north of Stafford Avenue and described as follows:

Tract A - 13.76 acres fronting 835.19 ft. on the east side of Altama Avenue with an average depth of approx. 722 ft.,  
and

Tract B - 20.1 acres lying immediately east of and adjacent to Tract A above with an average depth of approx. 910 ft.

Mr. John N. Jones, as agent for Mr. Carlo G. Cambra, was present in behalf of the subject request. Mr. Jones, accompanied by Messrs. Erwin A. Friedman and LeRoy Moore, stated that his client was seeking this rezoning in order to develop this tract into an apartment complex with a large portion to be rezoned for single-family residences. The planned development, as submitted, called for a reduction from 12,000 to 6,000 sq. ft. for the lots in the single-family area. As a result, this proposed high-density residential area would abut a low to medium density area. The layout also indicated a number of small scattered open space recreational areas. These two factors were discussed at length. Mr. Friedman stated that, with respect to the parks, the proposal could be redesigned to provide one large open space area.

The Director stated that the development's proposed zoning text is in order. He also recommended that the entrance from Altama Avenue should be redesigned due to an anticipated increase in traffic volume.

There was no one present in opposition to this request.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted as follows:

1. to recommend the rezoning of Tract A to PD-R Planned Development - Residential; and
2. to recommend denial of the rezoning of Tract B for the following reasons: the reduction in lot sizes to 6,000 sq. ft. within this tract would result in a higher population density than that of the surrounding R-12 Residential zoned property;

and, further, that proceedings for the rezoning from Planned Development - Residential back to R-12 Residential on Tract A would be initiated in the event development has not commenced 1 year from the date that sewer and water is made available.

Subsequent to the meeting this date, a communication was received from Mr. Jones requesting the above action not be transmitted to the County Commission as an amendment to this application will be submitted for review by the Planning Commission at its July 1971 meeting.

---

GC-22-71:

Request to rezone, from R-12 Residential to PD-G Planned Development - General, a tract containing 15.77 acres fronting 462 ft. on the northwest side of Frederica Road and lying immediately southwest of Youngwood Subdivision; a portion of said tract contains Lots 1 through 9, inclusive, in Block 2 of Central Park Subdivision.

Messrs. James A. Bishop and E. Thomas Stroud were present in behalf of their request. Mr. Bishop stated that they were seeking a Planned Development - General rezoning in order to develop their property for a number of uses, including a nursing home and multi-family type units.

Mr. Stroud stated that a recent survey had revealed the need for such facilities on St. Simons Island. Mr. Stroud said that although the multi-family units are planned primarily for a "retirement village", they could be used by younger couples. He added that the nursing home facilities could be used in cases of emergencies on St. Simons Island. Mr. Stroud said he had personally contacted a large number of residents on the Island, particularly those in the immediate area, and had received favorable reactions to the proposal.

A number of property owners in this area were present and expressed their approval. One property owner, however, stated she had no objections to the proposal other than the possibility of garbage trucks entering the development through Youngwood Subdivision.

Mr. Herb Simmons, project consultant, stated that this was not the intent of the developers and that in all probability some alterations would be necessary before final approval is given by the Planning Commission and the County Commission.

The Director stated that the zoning text for the proposal was in conformity to zoning ordinance requirements.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to PD-G Planned Development - General for the following reasons:

1. the applicants have prepared in detail attractive plans for this proposal and have thoroughly considered all foreseeable aspects of its development;
2. this proposed development will satisfy a need for nursing home/retirement units in this community; and
3. the proposal as designed will not in the opinion of the Planning Commission be detrimental to the surrounding properties;

and, further, that proceedings for the rezoning from Planned Development - General back to R-12 Residential would be initiated in the event development has not commenced 1 year from the date that sewer and water is made available.

---

Preliminary Plat Approval of Baybridge Subdivision.

Mr. C. P. MacDonald, Registered Civil Engineer, was present for the review of the subject preliminary plat. Mr. McDonald stated that the Baybridge Subdivision layout, containing approximately 38.83 acres, provides for a little over the 5% requirement for open space recreation area. He said plans call for the extension of the City's sewer and water facilities to serve the subdivision.

The Director stated that the property involved is under two zoning classifications, R-9 and R-12 Residential, and it was his understanding no change of these classifications is proposed. He said that the over-all layout of the preliminary plat submitted is satisfactory.

It was the consensus of the Planning Commission that the preliminary plat of Baybridge Subdivision met the requirements for preliminary plat approval.

GC-23-71:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance;  
Re: Signs in FC Freeway Commercial Districts.

The Director stated that, as a result of requests to the Glynn County Board of Appeals for variances to height limitations in FC Freeway Commercial Districts, he had been requested to prepare a proposed amendment to the ordinance. Mr. Thompson distributed copies of this proposed amendment and proceeded to review it with the members. He stressed that the higher signs, if the amendment is adopted, would be permitted only in FC Freeway Commercial Districts.

The maximum height of such signs was discussed at length. The Director stated he was recommending this to be 85 ft. due to the flatness of land in Glynn County. He said any sign over 100 ft. would require approval of the Federal Aviation Administration and would have to be lighted as well. The members were in agreement that the 85 ft. height be recommended.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McGarvey and unanimously adopted to recommend to the County Commission the Amendments to the Text of the Glynn County Zoning Ordinance pertaining to signs in FC Freeway Commercial Districts as prepared by the Director.

---

Discussion of Fiscal Year 1971 - 1972 Budget.

The Director requested that a committee be appointed to assist him in the preparation of a proposed 1971 - 1972 budget.

The Chairman appointed Messrs. Hancock, Johnson and McGarvey to a special committee to be chaired by Mr. Johnson to work with the Director in the preparation of a proposed budget for the Planning Commission's 1971 - 1972 Fiscal Year.

---

Preliminary Plat Approval of Additions to Wymberly on the Marsh Subdivision.

Mr. William Downey was present for review of the subject Preliminary Plat. Mr. Downey stated that the additions, Phases B and C, would extend the existing Wymberly on the Marsh westerly. He said that at the time Phase A was approved the developers had contributed money in lieu of the required 5% open space for the entire subdivision.

When questioned as to whether Phase C would extend into the marsh, Mr. Downey replied it would not.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Phases B and C which comprise the remaining undeveloped portions of the Wymberly on the Marsh Subdivision with the following stipulations:

1. that no encroachment would be made into the adjoining marsh land;
2. that the Director ascertain whether or not the 5% open space requirement for subdivisions has been satisfied; and
3. that all conditions relating the Final Plat approval of Phase A be reviewed and corrections to the layout of the entire Subdivision, if any, be made.

---

Policy for Submission of Preliminary Plats and Miscellaneous Items to be considered by the Planning Commission.

The Director explained the hardship upon the staff resulting from individuals requesting on the day before a meeting that preliminary plats and miscellaneous items be placed on the agenda.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Driggers and unanimously adopted to establish a policy requiring all preliminary plats and miscellaneous items to be submitted to the Director 3 working days prior to the meeting at which time they will be considered by the Planning Commission.

---

Mrs. Fred Spaulding Re: Accessory Use for her property on State Route 303.

Mrs. Fred Spaulding was present to request a directive as to how to proceed in obtaining approval for the construction of a small store at her Live Oak Mobile Home Park on State Route 303.

The Director said a use, which in the opinion of the Planning Commission and the County Commission serve exclusively the residents of a mobile home park, is a permitted use in Mobile Home Park Districts.

The Chairman requested Mrs. Spaulding to submit her proposal to the Director in order that it might be considered at the next regular meeting.