

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JULY 13th, 1971

8:30 A. M.

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

ABSENT: Otto Johnson, Jr.

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

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The Chairman announced that this was the Regular Meeting of the Planning Commission rescheduled from July 6th, 1971.

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Upon a motion made by Mr. Compton and seconded by Mr. McDonald, the Minutes of the Regular Meeting held on June 8th, 1971, were approved.

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The Chairman announced that Mr. Pete Clay, as representative of the King and Prince Hotel, had requested that a review not be made this date on their request for the closing of a portion of Arnold Road, St. Simons Island.

However, Mrs. May Wilson Harber stated she was returning to Atlanta and after the meeting would like to express, as a property owner in the area, her opposition to the proposal.

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GC-20-71:

Amendment to Planned Development Rezoning Request deferred from Meeting of June 8th, 1971, at Applicant's Request.

Mr. John N. Jones, representing the applicant, Mr. Carlo G. Cambra, was present for consideration of this request.

The Director reviewed the circumstances relating to this amendment. He stated that at its meeting of June 8th, 1971, the Planning Commission had recommended denial of a portion of this application, due primarily to the proposed excessive reduction in lot size. Since that time, however, the applicant had requested that he be permitted to amend his application in order to redesign the subdivision. Mr. Thompson stated that he had consulted the County Attorney concerning the legality of such action and that the County Attorney had rendered an opinion favorable to the applicant.

Mr. Jones then presented a layout plan of Tract B which reflected a subdivision with minimum lot size of 9,000 sq. ft. or more. The revised plan also indicated that the recreational area would be centralized in one large tract rather several individual parcels.

In the pursuing discussion, the Planning Commission expressed concern pertaining to the ingress and egress to Altama Avenue. However, it was brought out that in view of the Planned Development Zoning the Planning Commission would review the plans prior to construction.

It was noted that no one was present in oppositon to the proposed amendment to this application.

After careful study, a motion was made by Mr. McDonald and seconded by Mr. Driggers to recommend the rezoning of the 20.1 acres identified as Tract B in the original Applicaton No. GC-20-71 to Planned Development - Residential with lots containing a minimum of 9,000 sq. ft. as the rezoning of the lots in this tract providing for single-family residential lots of such size is more compatible to surrounding property than the 6,000 sq. ft. originally requested.

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

Voting Nay: Mr. Compton.

Mr. Compton stated he had voted against the motion as he felt that approval should not be given until such time as two access points from Altama Avenue were provided for the entire Planned Development complex.

The Chairman declared the motion adopted.

The Director stated that in transmitting the recommendations on GC-20-71 he would inform the County Commission of the Planning Commission's determination that the final plans for this development should provide for two access points from Altama Avenue.

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GC-24-71:

Request to rezone, from R-12 Residential to LC Local Commercial, a 1.68 acre tract fronting 133 ft. on the west side of Frederica Road and lying 129.32 ft. north of the center line of that road's intersection with the center line of North Harrington Road, St. Simons Island.

Mr. Marvin Pipkin, Attorney, was present to represent the subject application submitted by Mrs. Juanita Wiley of Miami, Florida. Mr. Pipkin stated that Mrs. Wiley is semi-retired and proposes to construct a restaurant on her property. He added that a restaurant is permitted in an LC Local Commercial Zoning District on a "Conditional Use" basis and that these conditions would be met.

The Director stated that the existing and future land use of this area is basically residential and that approval of such application would constitute a "spot zoning".

No one was present in oppositon to the subject request.

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

1. approval would result in "spot zoning";
2. there exists no commercially zoned land within 500 ft. or more of the site on either side of Frederica Road; and
3. the proposed commercial use of the land is contrary to the established Land Use Plan for Glynn County.

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GC-25-71:

Request to rezone, from CP Conservation - Preservation to FA Forest - Agricultural, an irregularly shaped tract containing 23.68 acres, lying approx. 698.9 ft. northeast of the Old Belle Point Road, and bound on the northeast by lands of Pyramid Projects, Inc., and on the southeast by Troupe Creek with access via a private road.

Mr. Chas. E. Thrower, the applicant, was present in support of this request. Mr. Thrower stated that he was seeking this rezoning in order to construct residential dwellings for himself and his family on the filled portion of the property.

Mr. Hoyt Brown was present and stated that Mr. Thrower had filled the marsh without obtaining prior approval. Mr. Brown felt that it was improper to allow individuals to illegally fill the marshlands and then grant a rezoning request permitting detrimental land uses.

The Director stated that he understood that Mr. Thrower had started his land fill operation prior to the enactment of the Georgia Marshlands Protection Act. However, Mr. Thrower had continued to fill the marshland after such act became law. Mr. Thompson also indicated that Mr. Thrower had violated the Glynn

County Zoning Ordinance by engaging in dredging and land fill operations in a Conservation - Preservation District prior to obtaining a permit. The Director hastened to add, however, that the Planning Commission had no enforcement authority in relation to the zoning ordinance nor the marshlands act.

Mr. Compton suggested that only the highground portion of the area be considered for rezoning.

Mr. Thrower indicated he was agreeable to amending the request to include only that portion of the property now considered as being highland and so amended the application.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Baldwin and unanimously adopted to recommend approval of the application as amended by the applicant, provided the applicant furnish the information necessary to delineate the filled highland area.

Subsequent to the meeting of this date, Mr. Thrower on July 19th, 1971, furnished the Director with the necessary information delineating the filled highland area. A recommendation to this effect was thereupon transmitted to the County Commission for their consideration.

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GC-26-71:

Request to rezone, from R-6 Residential to GR General Residential two lots in Dellwood Subdivision described as follows:

Lot 11 - fronting 113.7 ft. on the west side of Demere Road and 103.8 ft. on the south side of Dellwood Avenue; and

Lot 12 - fronting 122.7 ft. on the west side of Demere Road and 117.3 ft. on the north side of Dellwood Avenue.

Mr. George Tresher, representing Mr. W. S. Stuckey, was present for review of this request. Mr. Tresher stated he has an option to purchase the subject property contingent upon a rezoning to General Residential. He said a number of multi-family structures as well as a dilapidated shanty now exists in the immediate neighborhood. Mr. Tresher added he felt his proposed duplexes would be no more detrimental to surrounding property than those uses now existing.

The Director stated that in his opinion the Dellwood Subdivision had been developed with substantial single-family residences and as such should be so maintained in this recorded subdivision.

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

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

1. the subject lots are in a recorded subdivision that has been developed with substantial single-family residences; and
2. the proposed duplexes would be detrimental to surrounding property.

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GC-27-71:

Request to rezone, from FA Forest - Agricultural to MH Mobile Home Park, two tracts lying on the northwest side of U. S. Highway 17 North and described as follows:

Tract A - containing 7.94 acres, fronting approx. 418 ft. on said highway and bounded on the southwest by Thornhill Creek; and

Tract B - containing 8.31 acres, fronting approx. 555.66 ft. on said highway and bounded on the southwest by Abb Mobile home Park.

Mr. C. P. McDonald was present to represent the subject request submitted by Mr. Howard D. Gainous, Sr. Mr. McDonald stated Mr. Gainous proposes to establish a 33 unit mobile home park on Tract A abutting Thornhill Creek and that Tract B would become an addition to his existing Abb Mobile Home Park. He said Mr. Gainous has received preliminary approval from the State Water Quality Control Board for the installation of a package sewage treatment plant to service the parks.

The Director stated that it would be desirable for the entire frontage on the northwest side of U. S. Highway 17 North from Thornhill Creek to the north property line of Mr. Gainous' property to be zoned for mobile home parks but a section of this strip is in other ownership. Mr. Thompson said any recommendation for rezoning the subject tracts should be contingent upon final plans for the mobile home parks being submitted to and approved by the Planning Commission.

No one was present in opposition to the subject application.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. Compton and unanimously adopted to recommend the rezoning of the subject tracts to MH Mobile Home Park for the following reasons:

1. such use would not be detrimental to the surrounding property; and
2. the applicant has received preliminary approval from the State Water Quality Control Board for his means of Sewage disposal.

GC-28-71:

Request to rezone, from M-12 Mobile Home Subdivision to M-9 Mobile Home Subdivision, two tracts of land abutting Carteret Road described as follows:

Tract A - containing 4.61 acres, fronting 259.83 ft. on the east side of said road and bounded on the north by Culligan Drive; and

Tract B - containing 9.74 acres, fronting 275 ft. on the east side of said road and bounded on the north by Culligan Drive.

Mr. Richard A. Brazell, as agent for Mobile Home Industries, Inc., was present for review of the subject request.

The Director stated that in 1969 the property involved had been rezoned to a M-12 Mobile Home Subdivision classification requiring 12,000 sq. ft. per mobile home lot. He said the application under consideration this date was for a rezoning to M-9 Mobile Home Subdivision which would reduce the lot sizes to 9,000 sq. ft.

Mr. Brazell stated the basic reason for a reduction in lot sizes being sought was that development on the larger sized lots would not be feasible. He added that there is a possibility that the proposed development would connect to an existing water and sewer system; however, this proposal is now being considered by the State Water Quality Control Board.

When questioned as to his willingness to defer action on this request until such decision is made by the Board, Mr. Brazell concurred in the application being deferred to a later meeting of the Planning Commission.

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Mr. Neal Fendig. Re: Sign Ordinance (Reference: GC-23-71)

Mr. Neal Fendig, Vice-President and Manager of Fendig Outdoor Advertising Company was present and appealed to the Planning Commission to rescind its previous action with respect to permitted signs in the Freeway Commercial Zoning Districts. Mr. Fendig stated that by prohibiting billboards in the interchange areas, many local merchants would suffer.

After lengthy discussion, it was agreed that the Director would further investigate state and federal laws and would contact other municipalities regarding this matter.

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Budget Approval, 1971 - 1972 Fiscal Year.

Individual copies of a proposed 1971 - 1972 Operating Budget for the Planning Commission, as prepared and recommended by the Budget Committee were furnished the members.

The Director stated that the total amount of the budget as proposed exceeds the appropriations established at the present time by the City and County Commissions.

The Chairman read a letter signed by himself and the Director and sent to the County Commission on June 28th, 1971, apprising that body of the Planning Commission's need for a \$1,000.00 per year increase in appropriations by both the City and County. Mr. Gale said that to date no official reply had been received.

The Director, however, stated he had unofficially been informed that the County proposes to increase its appropriation by \$408.00. Mr. Thompson also said that he and the Chairman had suggested that one-half of the rezoning applications fees be credited to the Planning Commission for its use. The Director revealed that the Planning Commission is the only tenant in the Old City Hall Building that pays rent.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to accept the recommendations of the Budget Committee and to adopt the following operating Budget for the Brunswick - Glynn County Joint Planning Commission's Fiscal Year July 1st, 1971, through June 30th, 1972, in the total amount of \$30,300.00, for submission to the City and County Commissions:

OPERATING BUDGET

1970 - 1971 FISCAL YEAR

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

		<u>Sub-Totals</u>	<u>Totals</u>
1500	SALARIES		\$21,143.00
1501	Director	\$10,427.00	
1502	Administrative Assistant	5,520.00	
1503	Receptionist - Typist	4,196.00	
1504	Temporary Personnel	1,000.00	
1510	CAPITAL EXPENSES		500.00
1520	OPERATING EXPENSES		4,910.00
1521	Office Supplies	600.00	
1522	Rent	2,550.00	
1523	Telephone	600.00	
1524	Printing and Reproduction	500.00	
1525	Audit	160.00	
1526	Contingencies	500.00	
1530	AUTOMOBILE ALLOWANCES		600.00
1531	Director	600.00	
1540	DUES, PUBLICATIONS AND SUBSCRIPTIONS		250.00
1550	TRAVEL AND CONFERENCE EXPENSES		600.00
1560	SOCIAL SECURITY		1,047.00
1570	HOSPITALIZATION INSURANCE		250.00
1580	CONSULTANT SERVICES		1,000.00
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		TOTAL	\$30,300.00



Mr. Fred W. Spaulding. Re: Accessory Building (Store) at Live Oak Mobile home Village on State Route 303.

Mr. Fred Spaulding was present for a review of his request for the location of a small grocery store at his Live Oak Mobile Home Park.

The Director stated that at the June 9th, 1971, meeting, Mrs. Spaulding had appeared requesting a directive as to procedure required in obtaining approval of such proposed use. Mr. Thompson said that an accessory use such as this is permitted in a mobile home park on a conditional basis by the County Zoning Ordinance if, in the opinion of the Planning Commission and County Commission, it is deemed to be a use that will serve exclusively the residents of that particular mobile home park. The Director added that the layout plans for the proposed store were in order.

Mr. Spaulding said that a child had been killed recently while crossing heavily travelled State Route 303 while enroute to a store. Mr. Spaulding stated that the 40 ft. by 50 ft. store he proposes is needed to serve the residents of his park and to safeguard against similar tragedies in the future.

When questioned as to whether he would seek a license for alcoholic beverages, Mr. Spaulding replied that he did not intend to do so as he proposed to operate only a small grocery store for the residents of this park.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. McDonald and unanimously adopted to grant Planning Commission approval for the proposed construction of a small grocery store as an accessory building at the Live Oaks Mobile Home Village provided no alcoholic beverages are sold therefrom, as agreed by the applicant.

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Meeting Adjourned at 10:45 A. M.