

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 3rd, 1971

8:30 A. M.

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PRESENT: Chairman Neal Gale, James D. Compton, James E. Hancock, Otto Johnson, Jr., and Cormac McGarvey

ABSENT: John Baldwin, Harry I. Driggers, and Dorman McDonald

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

The Chairman called the meeting to order.

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Upon a motion made by Mr. Compton and seconded by Mr. Hancock, the minutes of the Regular Meeting held on July 13th, 1971, were approved.

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GC-30-71:

Request to rezone, from LI Limited Industrial to GI General Industrial, a tract of land containing approx. 1.8 acres fronting 276 ft. on New Community Road and 233 ft. on Key Drive.

Mr. John Gaynor, representing the applicants, appeared and requested this application to be withdrawn. He explained that the County Attorney had ruled this particular land use was permitted in a Limited Industrial zone and that a building permit had already been issued. A delegation of property owners who were present to oppose the requested rezoning were told that due to these circumstances no public hearing would be held on this matter by the Planning Commission. It was suggested that their oppositon to this intended land use be directed to the County Commission.

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B-5-71:

Request to rezone from R-6 Residential to LC Local Commercial a tract of land containing approx. 1.1 acres located on the corner of Albany Street and 4th Avenue in the south end of the City of Brunswick.

The Chairman announced that Mr. George Patelidas, Vice-President of Builders Supply Corporation, had requested the subject application be postponed until a later meeting.

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GC-1-71 a:

Correction of Scrivener's Errors on Glynn County Plate Maps No. 67 and 75.

The Director advised the members that upon reviewing rezoning application No. GC-29-71, it was discovered that the property involved had been incorrectly plotted on Plate Map No. 75. Mr. Thompson then indicated on Plate Map No. 67 the correct location of the property and suggested corrections be made to the two maps.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Hancock and unanimously adopted that necessary corrections of scrivener's errors on Plate Maps Nos. 67 and 75 be made as follows:

1. Delete from Plate Map No. 75 that area shown as HC Highway Commercial lying near the Glynn County-Camden County line; and
2. Delineate on Plate Map No. 67 this area as lying approx. 2,400 ft. south of U. S. 17's intersection with Buck Swamp Road. (As per surveyor's plat submitted with rezoning application GC-29-71).

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GC-29-71:

Request to rezone from HC Highway Commercial to FA Forest-Agricultural, a portion of a tract containing approx. 2 acres fronting 420 ft. on the northwest side of U. S. Highway 17 south and lying approx. 2,400 ft. south of that road's intersection with Buck Swamp Road.

Mr. R. L. Spaulding, Jr., was present in behalf of the subject request. Mr. Spaulding stated that at the present time a service station and three mobile homes exist on the property. Mr. Spaulding requested the FA rezoning in order that the non-conforming mobile homes could become permitted uses.

When it was explained to Mr. Spaulding that a service station would not be a permitted use in an FA district, he amended his application so that the portion of his property containing the service station could remain HC Highway Commercial. 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. Johnson, and unanimously adopted to recommend approval of the subject application contingent upon:

1. that portion of the property fronting 200 ft. on U. S. Highway 17 with a depth of 75 ft. and containing a service station remain in its present HC Highway Commercial Classification; and
2. the remaining portion of the property be rezoned to FA Forest-Agricultural and with the concurrence of the applicant, be utilized for a maximum of three mobile homes each located on a site containing a minimum of 20,000 square ft.

3. that the mobile homes presently existing on the property conform to all pertinent requirements of the Glynn County Zoning Ordinance and the Board of Health.

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B-4-71:

Request to rezone, from R-9 Residential to GR General Residential, Lots 44 through 49, inclusive, in Block D of Magnolia Park Subdivision further described as fronting approx. 500 ft. on the east side of Habersham Street and being located between Tara Lane and Pine-wood Drive.

Mr. James Gilbert, Jr., representing Robinson Homes, Inc., and accompanied by Mr. Joe McDonough, was present on behalf of the subject request. Mr. Gilbert stated that his client proposes to construct an apartment complex on the lots in question. He presented layout plans for the proposal depicting 6 buildings containing 4 dwelling units each. There were also provisions for adequate play areas, planted buffer areas, and egress and ingress from Habersham Street.

A number of property owners in Magnolia Park Subdivision were present to oppose the subject request. They submitted a petition bearing 56 signatures in opposition to any deviation from the single-family character of this subdivision.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Compton and unanimously adopted to recommend denial of the requested rezoning to GR General Residential for the following reasons:

1. the proposed use would not be in compliance with the City of Brunswick's land Use Plan;
2. the proposed use is not in character with adjacent single-family residentially zoned land;
3. the requested rezoning would result in a "spot zoning";
4. the proposed use would result in an unfavorable increase in population density within the area; and
5. a petition bearing 56 signatures was submitted in opposition to the proposed use of the property.

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GC-31-71:

Request to rezone, from R-6 Residential to GR General Residential, Lots 11 and 12 located in the Kaufman Tract on St. Simons Island and further described as being approx. 150 ft. from the intersection of May Jo Street and Demere Road.

Mr. Cormac McGarvey, Jr. was present in support of the subject request. Mr. McGarvey explained that he proposes to purchase the

property involved subject to its rezoning to a GR General Residential classification. He then presented plans depicting a single 4-unit apartment building with adequate parking areas.

The Director stated that although this request would result in a "spot zoning", a study should be made of this neighborhood in order to consider it for rezoning to General Residential.

No one was present in opposition to this application.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Johnson to recommend the rezoning of the subject property to GR General Residential as the proposed apartment complex is in character with similar uses in the surrounding area.

Voting Aye: Messrs. Compton, Hancock and Johnson

Abstaining from Voting: Mr. McGarvey

The Chairman declared the motion adopted.

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GC-34-71:

Request to rezone, from R-12 Residential to M-20 Mobile Home, a tract of land known as Lot "J" in Druid Hills Subdivision and further described as fronting 131.61 ft. on the east side of the Old Jesup Highway and 87.05 ft. on the west side of the old B & W Railroad Grade.

Mrs. O. L. Ammons, Sr., and her daughter, Mrs. Joyce Newbern, were present in support of the subject request.

Mrs. Newbern stated that she desired to place a mobile home on this property in order to be near her parents who are in poor health. Mrs. Newbern further stated that there are 5 mobile homes in the neighborhood, and that she plans to construct a permanent residence on the property in the future.

It was brought to Mrs. Newbern's attention that a conventional residence is not a permitted use in an M-20 Mobile Home District. The application was then amended to request the rezoning to TR-20 Temporary Residential.

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

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Hancock, and unanimously adopted to recommend approval of the subject application, as amended, for the rezoning to TR-20 Temporary Residential of that portion of Lot "J" in Druid Hills Subdivision identified as fronting 87.05 ft. on the west side of the Old B & W Railroad Grade with a depth of 250 ft. on the north and south property

lines for the following reasons:

1. the subject property is within an area containing a number of mobile homes; and
2. the proposed location of the mobile home would provide living quarters for the applicant's daughter near her parents, who are in poor health, until such time as she can construct a permanent residence on the property.

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Mr. Ernest L. Robarts. In Re: Allowing an Office-Residential Use in the Fairview Trailer Village.

Mr. Ernest L. Robarts was present for the review of his request for an office addition to his existing residence in his Fairview Trailer Village.

The Director stated that the Glynn County Zoning Ordinance permits such an accessory use in a mobile home park on a conditional basis if, in the opinion of the Planning Commission and the Glynn County Commission, it is a use that will serve only the residents of that particular mobile home park. Mr. Thompson said that the layout plans for the proposed addition were in order and that he felt this to be a reasonable request.

After careful study, a motion was made by Mr. Hancock, seconded by Mr. McGarvey, and unanimously adopted to grant Planning Commission approval for the proposed office addition to Mr. Robart's residence provided construction conforms to plans submitted with the request.

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Revised Preliminary Plat Approval, Sea Palms, Phase II.

The Director said that he had reviewed the subject revised plat and found it to be in order for preliminary plat approval. Mr. Thompson stated that the basic revision provides for an additional cul-de-sac permitting access to more lots.

The Director further stated that he had contacted Col. Richard M. Ludlow, developer of the adjacent Black Banks Subdivision, in order to familiarize him with the proposed changes.

Col. Ludlow stated that if the revised plat did not alter the commercial area along Frederica Road as shown on the Sea Palms Master Plan he had no objections to the revision in question.

After careful study, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to approve the revised preliminary plat of Sea Palms Subdivision, Phase II, with the stipulation that the drainage ditch easement be shown on the final plat as being 10 ft. on either side of the center line of the ditch, in accordance with the Sea Palms Master Plan.

Consider Director's Request for additional appropriation of \$2.13 per month for Hospitalization Insurance.

The Director advised the members that the premium for his hospitalization insurance coverage had increased \$2.13 per month.

Upon a motion made by Mr. Compton and seconded by Mr. Hancock, payment of the \$2.13 increase for the Director's hospitalization insurance was authorized to be made from Planning Commission funds.

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Report of 701 Contract, Housing and Urban Development

The Director informed the members that a Comprehensive Planning Assistance(701) allocation in the amount of approx. \$7,000.00 has been made to the Coastal Area Planning and Development Commission. This grant is to be used in updating the City and County's Comprehensive Plans including a Housing Needs Analysis, a Land Use Survey, and a Population and Economic Base Study. Mr. Thompson said the total cost for these studies will be \$9,333.00 with the \$2,333.00 difference being provided through the "in-kind" contribution of his time, and studies and reports already prepared.

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City and County Appropriations to the Planning Commission.

The Director reported that he had received no official reply from the County Commission concerning a \$1,000.00 increase per year in its appropriation to the Planning Commission. Mr. Thompson stated, however, that an additional \$34.00 allocation was made by the County for the month of July 1971. this amount, if continued, would result in an annual increase of \$409.00 from the County.

The Director stated that no inquiry had been made in this respect to the City Commission as its next budgetary year does not commence until January 1st, 1972.

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Mobile Home Park Zonings.

Mr. Johnson stated that he felt the Planning Commission should follow up its previous survey of land rezoned to a Mobile Home Park classification lying dormant and undeveloped for that purpose.

It was agreed that the unavailability of Water and sewer facilities was a prime factor in delaying construction of the parks. Mr. Compton suggested that a letter be sent to all property owners with mobile home park zonings requesting a progress report on the status of their development.