

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

OCTOBER 5th, 1971

8:30 A. M.

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

ABSENT: Cormac McGarvey

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

Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the Minutes of our Regular Meeting held on September 14th, 1971, were approved.

GC-39-71:

Request to rezone, from R-6 Residential to GR General Residential, a tract of land containing 2 acres, fronting 163 ft. on the east side of Mallery Street, and lying approx. 885.64 ft. south of Mallery Park Subdivision on St. Simons Island.

Mrs. Minnie Lee Clements was present in behalf of the subject request. Mrs. Clements stated that she proposes to purchase the property involved from the Estate of Fannie Johnson Robinson contingent upon its being rezoned to GR General Residential. She said ~~that~~ this land will be added to that immediately to the north on which she is presently developing a townhouse complex. The subject property will support 24 additional units.

The Director stated that the submitted layout plan depicts parking spaces within the right of way of Mallery Street. He further stated this is a violation of the Glynn County Zoning Ordinance and should not be allowed. Mr. Thompson added that the Zoning Ordinance requires all parking to be provided "off-street" within the area being developed. Mrs. Clements, however, stated that plans for the northern portion of her property, now under construction, had been approved by the County Engineer.

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 GR General Residential as this zoning is the same as that for the townhouse complex being developed by the applicant on her adjacent property, with the stipulation, however, that all parking be located outside the Mallery Street right of way.

GC-40-71:

Request to rezone, from R-12 Residential to M-20 Mobile Home, all of Block L in Blythe Beach Subdivision; said block fronting approx. 571.5 ft. on the northeast side of Blythe Island Drive and approx. 455 ft. on the southwest side of Midway Circle, and lying 170 ft. southeast of Park Street;

and

GC-41-71:

Request to rezone, from R-12 Residential to TR-12 Temporary Residential, Lots 6 and 7 in Block D of Blythe Beach Subdivision; said lots fronting 300 ft. on the southeast side of the easterly continuation of Park Street, and lying between Beach Drive and Midway Circle with 60 ft. frontages on these two streets.

Due to the similarity of these two requests as to location and land use, the Planning Commission reviewed them simultaneously.

Mr. Jiles Hamilton was present in behalf of both requests.

Mr. Hamilton stated that GC-40-71, if approved, would result in a mobile home subdivision containing lots not less than 20,000 sq. ft. This request would also allow the location of one mobile home each on Lots 6 and 7.

Mr. Hamilton said the surrounding area contained a number of individual mobile homes, including Riverside Trailer Fillage. He added that, in his opinion, the location of the properties near the County-owned park and boat ramp made them unsuitable for conventional type dwellings.

A number of property owners in the area were present to express oppositon to both rezoning requests. Their basic objection was additional encroachment of mobile homes into an area zoned for single-family residences. In addition, they expressed concern as to an increase in population density of the neighborhood. These factors were felt to be detrimental to the area.

The Director stated that written approval for individual sewage disposal systems in Block L had been received from the Glynn County Health Department.

When asked his opinion, the Planning Director stated that the area in question had been heavily infiltrated by mobile homes. He further stated that individual mobile home lots are badly needed in the community. Due to the proximity of GC-41-71 to the Glynn County Park, he agreed that these two lots were probably undesirable for a single-family dwelling. He therefore recommended that both requests be approved.

After careful study, a motion was made by Mr. Johnson, seconded by Mr. Baldwin and unanimously adopted to recommend approval of GC-40-71 as such use is compatible with other mobile home uses in the area. It is also recommended that no more than 7 mobile homes be allowed to locate upon this tract.

After further study, a motion was made by Mr. McDonald and seconded by Mr. Driggers to recommend approval of GC-41-71 for the following reasons:

1. their proximity to a public recreation area is not conducive for single-family residential use; and
2. their use for mobile homes on a temporary basis would be compatible to other similar uses in the area.

Voting Aye: Messrs. Compton, Driggers, Hancock, Johnson and McDonald

Voting Nay: Mr. Baldwin

The Chairman declared the motion adopted.

Preliminary Plat Approval of Rivera Subdivision (a replatting of the western portion of El Dorado Subdivision), St. Simons Island.

and

Final Plat Approval of Wymberley on the Marsh Subdivision, Phase B, St. Simons Island.

Due to certain engineering features involved in the two subject contiguous subdivisions both plats were reviewed simultaneously.

The Director pointed out certain aspects in these layouts which needed to be resolved. He then explained that considerable controversy had arisen concerning the Planning Commission's action of March 10th, 1964 requiring Wymberley on the Marsh to provide access into the El Dorado Subdivision. Mr. Thompson further explained that street coordination between subdivisions is desirable for many reasons, including utility connection, traffic circulation, county services, etc.

A considerable number of property owners in the developed portion of Wymberley on the Marsh were present to oppose such an entry road through their subdivision. Their primary objection was the increase in traffic that would be generated by the use of such a road.

With respect to the final plat submitted of Wymberley on the Marsh, Phase B, the Director stated that the plan involves a small portion of marsh land which is zoned CP Conservation - Preservation. He suggested that the lots within this area be redesigned to contain only highland and there should be a clear delineation of the line dividing the highland from the marsh. He also stated that Lot 32B of said plat contained an insufficient amount of highland for residential development.

The Director, in reviewing the layouts of the two subject subdivisions, indicated that a redesign of the dead-end streets is needed on the Rivera Subdivision preliminary plat. He suggested that if the streets are closed, they should end in cul-de-sacs. Mr. Thompson stated that no provision for open space was shown on the plat of this subdivision. He further stated there should be a clear delineation of the highland - marsh line on the final plat of Rivera Subdivision.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to withhold approval of the Preliminary Plat of Rivera Subdivision until such time as:

1. Menendez and Reynoso Streets are redesigned to either cul-de-sac or remain open with no dead-end streets; and
2. arrangements are made to dedicate 5% of the highland area for open space or a monetary payment is made in lieu thereof;

and, further, that the Final Plat indicates the marsh growth line and CP Conservation - Preservation zoning.

After further study, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to withhold approval of the Final Plat of Wymerly on the Marsh, Phase B, until such time as:

1. a detailed survey is made to delineate the CP Conservation-Preservation zoned marsh land from the R-12 Residential zoned high ground;
2. a notation is made upon the Final Plat of the area so zoned CP Conservation - Preservation; and
3. Lots 32B through 35B, inclusive, are redesigned into lots containing a minimum of 12,000 sq. ft. of highland per lot.

Letter from Glynn County Farm Bureau Re: the Keeping of Horses
in Residential Areas.

The Director read the subject letter. Mr. Thompson also read a similar letter received from the Diamond Bar "D" Saddle Club. Both letters urged the Planning Commission to make a study for a possible amendment to the Glynn County Zoning Ordinance which would permit the keeping of horses in residential districts.

Mr. Thompson said he had contacted the Glynn County Health Department who had advised him that their requirements limit the keeping of livestock on a site containing at least 1½ acres and at least 300 feet from any adjoining property. He said that the Zoning Ordinance restricts the keeping of livestock except in FA Forest - Agricultural Districts.

After lengthy discussion, a motion was made by Mr. Compton that no recommendation be made to the County Commission to amend the Zoning Ordinance to allow horses and other livestock in residential districts. This motion did not receive a second and was withdrawn by Mr. Compton.

After discussing this request further, a motion was made by Mr. Baldwin, seconded by Mr. McDonald and unanimously adopted that the Director be requested to make a study of possible amendments to the Glynn County Zoning Ordinance to allow the keeping of horses in residential areas and that the Glynn County Farm Bureau be so advised.

Glynn County Land Use Plan.

The Planning Director introduced Mr. Paul Pritchard, representing the Bureau of State Planning and Community Affairs. Mr. Thompson stated that he and Mr. Pritchard are working on the Glynn County Land Use Plan, as requested by Governor Carter. He further explained that the Land Use Plan when completed would be submitted to the Joint Planning Commission for study, review and eventual adoption.

Mr. Thompson added that the Governor had deemed the study essential in view of the marsh land controversy, industrial uses in the County, and a number of proposed uses for the Blythe Island Military Reservation.

Meeting Adjourned at 11:00 A. M.