

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 2nd, 1971

8:30 A. M.

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

ALSO PRESENT: Director Eric P. Thompson and County Administrator Harold H. Baer

Upon a motion made by Mr. Compton and seconded by Mr. Baldwin, the Minutes of the Regular Meeting held on October 5th, 1971, were approved.

GC-43-71:

Request to rezone, from R-6 Residential to GR General Residential, Lots 9, 10 and 11 in Block G of Ocean Vue Gardens fronting 160 ft. on the west side of Sherman Avenue and 95 ft. on the south side of Marigold Court on St. Simons Island.

The Chairman announced that the subject application had been withdrawn by the applicants, Messrs. William K. Edwards and James E. Parmalee, and, therefore, no public hearing would be held on this request.

GC-42-71:

Request to rezone, from R-12 Residential to TR-20 Temporary Residential, Lots 23 and 24 in Block J of Blythe Beach Subdivision fronting 150 ft. on the northeast side of Blythe Island Drive and 150 ft. on the northwest side of Park Street.

Mr. Larry W. Holmes was present in behalf of the subject request, which would permit the location of a mobile home on the site.

The Director pointed out that the property involved lies in close proximity to the area recently recommended to the County Commission for rezoning to a mobile home subdivision classification.

Mr. Holmes was questioned as to why he had requested the rezoning of the two lots rather than one. He replied that the lots were small and that just one lot would not be large enough to comfortably house his mobile home.

It was noted that there was no one present in opposition to this application. However, the Director stated that he had received a number of calls opposing the request, but that none of the individuals calling were present at this public hearing. Mr. Thompson recommended the request be approved.

After careful study, a motion was made by Mr. Johnson and seconded by Mr. Hancock to recommend rezoning the subject property to TR-20 Temporary Residential as its use for a mobile home site is compatible to other similar uses in the area.

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

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

Request to Correct Plate map No. 45.

Mr. Richard Brazell, representing Mrs. Mary T. Lowther, was present to request action be taken in order to correct an alleged error on this Glynn County Zoning Plate Map. Mr. Brazell explained that a portion of the right of way width of U. S. Highway 17 is incorrectly shown on Plate Map. No. 45 in the vicinity of Big Sid's Steak House. He further explained that the State Highway Department has purchased additional right of way in this area, but to date had not yet acquired the land in question.

The Director stated that in the preparation of the Zoning Plate Map, the right of way had been platted as 200 ft. He further stated, however, that examination of State Highway maps revealed that the existing right of way is only 75 ft.

The Planning Commission agreed that the map should be corrected to reflect the proper right of way width.

Mr. Brazell felt that correction of the right of way would affect the zoning district lines. After considerable discussion, the Planning Commission decided that no action be taken with respect to changing the zoning lines.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. Driggers and unanimously adopted to recommend to the Glynn County Commission that Zoning Plate Map No. 45 be corrected to reflect a 75 ft. right of way width in lieu of 200 ft. as presently shown.

Adoption of Zoning Plate Map No. 41.

The Director stated that this map had been presented to the County Commission for adoption prior to all zoning district boundary lines being correctly represented. He stated that the map is now in order and is ready for adoption.

Upon the recommendation of the Director, a motion was made by Mr. Compton, seconded by Mr. Hancock and unanimously adopted to recommend to the Glynn County Commission that Zoning Plate Map No. 41, as now completed, be adopted as a part of the Official Zoning Maps of Brunswick and Glynn County to replace any and all other map or maps which have been used temporarily for zoning purposes in the area covered by this plate map.

Preliminary Plat Review of Sunset Gardens Subdivision.
(Rivera Subdivision)

The Director stated that a revised preliminary plat of Sunset Gardens Subdivision (reviewed at the Planning Commission's meeting of October 5th, 1971, as Rivera Subdivision) had been submitted for study. Mr. Thompson said that with the exception of a few items the plat was in order.

The Director pointed out the need for a connecting street stub to be provided into the northerly adjacent property. He added that no provision had been made for open space. He also suggested that the blocks in the subdivision be designated alphabetically and the lots be labeled numerically.

After review of the plat, a motion was made by Mr. Compton and seconded by Mr. Baldwin that the Preliminary Plat of Sunset Gardens Subdivision be approved provided:

1. that a utility easement between the property in this subdivision and the Gould property immediately to the north be provided;
2. that the blocks within this subdivision be identified alphabetically; and
3. that, in lieu of the dedication of 5% of the Subdivision area for open space, in monetary payment be made by the developers in an amount to be determined by the Glynn County Tax Appraisers Office as the fair market value of that percentage of the subdivision.

After discussion, a motion was made by Mr. McGarvey and seconded by Mr. Hancock that the above motion be amended to require one connecting street stub which could contain the utility easement.

The Chairman called for a vote on the motion for amendment.

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

Voting Nay: Messrs. Compton, Driggers and Johnson

The Chairman declared the motion for amendment adopted.

The Chairman then called for a vote on the first motion as amended.

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

Voting Nay: Mr. McGarvey

The Chairman declared the motion as amended adopted.

Preliminary Plat Review of Glynmarsh Subdivision. (Originally known as Snap Finger Woods Subdivision.)

The Director next submitted the Preliminary Plat of Glynmarsh Subdivision for review. Mr. Thompson explained that the property in question had been rezoned PD - R Planned Development - Residential to be used as single-family residential containing a minimum of 9,000 sq. ft. per lot.

The Director stated that the design was in order with the possible exception of the access road from Altama Avenue. He felt that a 40 ft. right of way would not be sufficient to adequately handle the traffic generated by both the subdivision and the apartment complex to the west. He recommended that this street be widened to 70 ft. or even 80 ft.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Hancock and unanimously adopted to approve the Preliminary Plat of Glynmarsh Subdivision contingent upon the access road's width being increased from 40 ft. to 80 ft., with a divided median of not less than 5 ft., for its entire length to its intersection with Altama Avenue.

Tentative Approval of Sea Palms Planned Development Amendment.

The Planning Commission next reviewed an amendment to the Sea Palms Planned Development.

The Director stated that the proposed amendment involved only the redesigning of the Palm Drive and Colonial Drive intersection and, in his opinion, was a better design than originally planned.

Mr. W. J. (Sonny) Bryan of Sea Palms was present and explained that the proposed changes at this intersection would afford better traffic circulation in that Palm Drive is the major entry into the development and the intersection would be more attractively landscaped. Mr. Bryan added that the redesign would not adversely effect any lot which had been sold in the area.

After careful study, a motion was made by Mr. Compton and seconded by Mr. McGarvey to approve this request for the realignment of Palm Drive.

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

Abstaining from Voting: Mr. Baldwin

The Chairman declared the motion adopted.

Mrs. Bryan was advised that an amended plat of this section of the Sea Palms Planned Development would have to be submitted for Final Approval.

Keeping of Horses in Residential Zoned Districts.

The Planning Commission reviewed a report submitted by the Director relating to the keeping of horses in Residential Districts. The Director had been instructed to make such study as a result of a request submitted by the Glynn County Farm Bureau and the Diamond Bar "D" Saddle Club.

After discussion, a motion was made by Mr. Compton and seconded by Mr. Hancock to recommend that no change be made to the Glynn County Zoning Ordinance that would allow the keeping of horses in Residential Districts.

1970 -1971 Audit Report.

The members were furnished copies of the audit report for the Planning Commission's 1970 - 1971 Fiscal Year.

After reviewing this report, a motion was made by Mr. McDonald, seconded by Mr. Driggers and unanimously adopted to approve the audit for the Joint Planning Commission's Fiscal Year ending June 30th, 1971, as prepared by Schell & Hogan, certified Public Accountants, of Brunswick, Georgia, and to authorize payment to that firm in the amount of \$165.00 for the performance of this service.