

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

APRIL 5th, 1977

9:00 A. M.

Present: Chairman M. S. Poitier
 Margaret A. Brown
 Harry I. Driggers
 Billy R. Gibson
 Cormac McGarvey
 C. Edward Nicholson

Absent: W. H. Cowman
 Neal Gale

Also Present: Edward H. Stelle, Executive Director
 Wm. Roy Dudark, Coastal Planner
 Wm. H. Dewey, Deputy County Administrator

The Chairman called the meeting to order and invocation was given by Mr. Nicholson.

Mr. Stelle introduced Mr. Mike McKenzie, a senior at Glynn Academy, who has been assigned to the Planning Commission under its Community Base Vocational Education Program. In this program students are assigned to various governmental agencies, businesses, etc., in order to become familiarized with actual work processes.

Upon a motion made by Mr. Nicholson and seconded by Mrs. Brown, the Minutes of the Regular Meeting held on February 1st, 1977, were unanimously approved.

Upon a motion made by Mr. Nicholson and seconded by Mr. Driggers, the Minutes of the Mid-Month Meeting held on February 15th, 1977, were unanimously approved.

B-5-77

Request to rezone, from R-9 One-Family Residential to LM Limited Medical, the easterly 46.6 ft. of Lot 13 and the westerly 46.73 ft. of Lot 12 in Block R of Goodyear Park Subdivision; said property fronting 93.33 ft. on the south side of Parkwood Drive in the City of Brunswick

Attorney Ronald W. Young and Architect Wm. P. Hooker were present to represent this rezoning application, submitted by Jesses J. Sedgwick. Mr. Young stated that the applicant has a prospective purchaser of the property conditioned upon its being rezoned for medical office purposes.

Mr. Hooker explained plans for the conversion of the existing residence for use as a doctor's office. Plans submitted revealed sufficient parking spaces to meet the requirements of the proposed amendments to the City's off-street parking regulations. Spaces for employees will be at the rear with patients' parking in front of the building.

During discussion it was brought out that in 1973 the subject property was proposed for a limited medical rezoning. Mr. Stelle explained that this request was denied in that at that time no definite use was presented. He then pointed out that due to the expansion of the Glynn - Brunswick Memorial Hospital additional areas zoned for doctors' offices are needed in order to facilitate the medical needs of this vicinity.

No one appeared to express opposition to this request.

A motion was then made by Mr. McGarvey, seconded by Mr. Nicholson and unanimously adopted to recommend rezoning the subject property to LM Limited Medical as there is an apparent need for additional LM zoned land for medical and professional offices in the proximity of the Glynn - Brunswick Memorial Hospital due to its expansion and a County wide increase in population.

B-6-77

Request to rezone, from GR General Residential to HC Highway Commercial, New Town Subdivision Lots 544 through 554, inclusive; said lots fronting 330 ft. on the east side of Newcastle Street with a frontage of 85 ft. on the south side of "P" Street in the City of Brunswick

Mr. Bennie Gentile was present in behalf of this request, submitted by himself and his daughter, Mrs. Diana G. Davis. Mr. Gentile explained that the existing repair shop facilities on the property would be removed and replaced with a new automotive service center buildings. He added that there would be no outside storage of wreacked vehicles, dismantled parts, or supplies.

The Executive Director reviewed a policy established in 1968 by the City Commissioners and the State Highway Department. This policy was to retain an orderly commercial and residential character at this entrance into the City, with controlled curb cuts. Mr. Stelle then stated that although since that time the City had deviated from the policy, he felt that it was still in effect.

There was no one present to object to this application.

After review, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of the property involved to HC Highway Commercial subject to:

- 1) a minimum 6 ft. high planted screening being installed between the property and adjacent residential properties;
 - 2) no outside storage of salvage materials;
 - and 3) only one additional curb cut being allowed on Newcastle Street.
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GC-9-77

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, that portion of Tract No. 2 in the Long View Acres Tract containing approx. 4.72 acres lying approx. 480 ft. west of and parallel to Frederica Road and immediately north of the Redfern Village Commercial Subdivision; said property being bound on the east by applicant's property having an existing Highway Commercial zoning classification

Mr. Clarence F. Gibson was present for review of this application, submitted by himself and his wife. Mr. Gibson explained that they do not have site plans for the property involved at this time. However, they are seeking a rezoning of land abutting to the west of their existing Highway Commercial zoned property to tie the two properties together for a long range development.

Mr. Stelle stated that the Planning Commission adopted a policy whereby a detailed use and layout plan must be submitted with commercial rezoning request.

Thereupon, a motion was made by Mr. Nicholson, seconded by Mr. Gibson and unanimously adopted that GC-9-77 be deferred until such time as a detailed use and layout plan is submitted.

GC-10-77

Request to rezone, from R-12 One-Family Residential to M-20 Mobile Home One-Family Residential, Lot 17 in Pine Haven Subdivision, said lot fronting 150.4 ft. on the north side of Pine Circle with a depth of approx. 166 ft.

Mr. and Mrs. Joseph E. Crews appeared in behalf of their request for a M-20 Mobile Home One-Family Residential rezoning. Mr. Crews explained that they desire to have one of their 3 lots zoned to that classification in order that they might locate a mobile home there while constructing a conventional dwelling on another of their lots.

A considerable number of property owners in Pine Haven Subdivision were present to express opposition to this request. Each were given an opportunity to state their reasons for objecting. Their basic reason was they felt a mobile home would devalue their properties. This delegation submitted a petition bearing the signatures of 28 residents in the subdivision as opposing this application.

The Executive Director pointed out that drainage is inadequate in this section of the subdivision and that the road is not fully constructed. He then demonstrated the location of the one existing mobile home in the subdivision.

A motion was then made by Mr. Gibson, seconded by Mr. McGarvey and unanimously adopted to recommend denial of this application inasmuch as the requested M-20 Mobile Home rezoning would set a precedent for approval of similar mobile home requests in this conventional dwelling subdivision and the drainage conditions for any use are questionable.

GC-11-77

Request to rezone, from R-20 One-Family Residential to M-12 Mobile Home One-Family Residential, Lot 1 of Village Subdivision, Blythe Island, fronting 187.5 ft. on the west side of Blythe Island Drive; the southeast corner of said lot being 120 ft. north of the intersection of Blythe Island Drive with Davenport Drive

Mr. W. M. Cottingham was present to represent his application for a rezoning to M-12 Mobile Home One-Family Residential. Mr. Cottingham stated that his mobile home is located on half of the subject lot and he desires to sell the other half for the location of another mobile home.

The Executive Director pointed out that the requested rezoning would bring Mr. Cottingham's mobile home into conformity, as well as permitting the location of an additional mobile home.

No one was present to express opposition.

After discussion, a motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning to M-12 Mobile Home of the subject property as it is located in an area containing an intermingling of conventional dwellings and mobile homes.

GC-12-77 (Reference: GC-15-73)

Request to rezone, from OC Office Commercial to HC Highway Commercial, Lot 20 in Pine View Subdivision, said lot fronting 100 ft. on the east side of U. S. Highway 341 (New Jesup Highway) with an approx. depth of 324 ft., and lying approx. 1,300 ft. north of the intersection of said highway with Georgia Highway 303

Mr. James L. Conine, accompanied by Messrs. Alton Wooten and M. L. McClain, appeared in behalf of this request. Mr. Conine stated that he has a contract with the Glynn County Farm Bureau for them to purchase the subject property if it can be rezoned to permit the use of the existing structure for their purposes.

Mr. Wooten explained that the Farm Bureau has a dual function in that it handles insurance policies for and sale of automotive supplies to their members. A small warehouse for the storage of supplies will be attached to the existing building.

The Executive Director pointed out that the subject property was rezoned to Office Commercial in 1973 inasmuch as this area along U. S. Highway 341 northwest of Georgia Highway 303 was heavily impacted with traffic, consequently becoming more suitable for commercial use. He added that the completion of I-95 later part of this year should result in a decrease in traffic along 341. Mr. Stelle then stated that while the property is now in a commercial classification, an Highway Commercial rezoning would permit more intensive commercial uses, such as highway retailing.

No one appeared to object to this rezoning.

After review, a motion was made by Mr. McGarvey, seconded by Mr. Gibson and unanimously adopted that as a policy established by the Planning Commission in 1973 recognizes the properties in this vicinity as being more commercial in nature than residential and that traffic on U. S. Highway 341 will decrease in the fall of this year, to recommend approval of this request to rezone from OC Office Commercial to HC Highway Commercial.

GC-13-77 (References: GC-27-75 and GC-52-76)

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, two tracts of land running northward from the Little Satilla River:

Parcel a. approx. 34.5 acres fronting approx. 5,200 ft. on the west side of Interstate 95 with an average depth of 300 ft.; and

Parcel b. approx. 34.0 acres fronting approx. 5,150 ft. on the east side of Interstate 95 with an average depth of 300 ft.;

and a triangular tract lying approx. 95 ft. north of Parcel b above and fronting approx. 960 ft. on the east side of Interstate 95 with a maximum depth of approx. 250 ft.

Mr. Albert Shelander, President of the 17 - 95 Corporation, accompanied by Attorney Thomas J. Dickey, was present for review of the subject request. Mr. Dickey stated that at the present time the proposed use of the property is for the location of billboard signs.

Mrs. Brown, Mr. Nicholson and Mr. Gibson disqualified themselves from taking action on this application.

The Executive Director informed the members that a detailed use and layout plan has not been submitted with this request. He also pointed out that no direct access from I-95 is afforded to the property.

During discussion a number of factors were brought out. Among these were the fact that Glynn County had established by ordinance that the Marshes of Glynn adjacent to highways is designated as "Areas of Scenic Beauty and Historic Interest" in which billboard signs are prohibited. The question as to whether the spoil area traversing the marsh is deemed to be marshland or highland was discussed. Mr. Stelle presented a letter from Dr. Fred Marland, Marshland Protection Agency, stating that the area is under the Marshland Protection Act and recommends denial of this matter.

Mr. Herman Krause was present to object to this request.

After discussion, it was the consensus of the members that this application be deferred, with the applicant's concurrence, until such time as a site plan and more additional pertinent information is furnished to the Planning Commission.

GC-14-77

Request to rezone, from LI Limited Industrial to HC Highway Commercial, Tract 20 in Section 1 of Phase 2 in Key Industrial Park; said tract containing 1.21 acres and fronting 303.8 ft. on the northeast side of New Community Road and 190.05 ft. on the south side of Key Circle

Mrs. Mary Bryan Fields of Parker - Kaufman Realtors, and Mr. G. C. Ganas appeared in behalf of the subject request submitted by G. Ogden Persons, II. Mrs. Fields explained that Mr. Ganas proposes to purchase the property if it is rezoned to Highway Commercial. Mr. Ganas stated that he plans to utilize the site for the location of a horticultural nursery with gardening and landscaping.

Mr. Stelle explained that a horticultural nursery is allowed in a Limited Industrial zone but a 5 acre site is required and that with todays land costs this size is probably prohibitive.

No one appeared to object to this application.

A motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to recommend approval of this application to a Highway Commercial rezoning as the proposed horticultural nursery would be a compatible use within a Limited Industrial area.

Subdivision Plat Review: Dunbar Creek Plantation Subdivision, Phase 1
Final Approval Robert D. Freeman and Irwin Mazo, Developers

Mr. Bill Lovett and Mr. Joe Biletskov, Surveyor, was present for review of this final plat.

The Executive Director stated that no changes have been made to the subdivision plat since its preliminary approval on September 14th, 1976. He further stated that the 5% open space requirement is being met by dedication to the neighborhood association in compliance with regulations. In addition, the developers have dedicated a strip approx. 25 ft. in width to give Glynn County a 100 ft. right of way on Frederica Road abutting the subdivision. Stating that the plat meets the requirements of the Glynn County Subdivision Regulations for final approval, the Director recommended approval.

Mr. Gibson stated that his on-site inspection of the subdivision revealed that street signs have not been erected.

After review, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to approve the Final Plat, subject to the street signs within the subdivision being installed.

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract containing approximately 2 acres and fronting 123 feet on the north side of Georgia Highway 303; said tract lying immediately southwest of the WYNR Radio Station property

Mr. Richard A. Brazell was present to represent the subject application submitted by Mr. D. R. Jarman. Mr. Brazell stated that the applicant has a lease for the erection of a billboard sign on the property and contemplates commercial development in the future.

No one was present to express opposition.

The Executive Director stated that the property is located in an area that is clearly highway oriented.

After review, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial inasmuch as the land, abutting Georgia Highway 303 near the intersection of Interstate 95, U.S. Highway 17 South and U.S. Highway 84 is definitely highway commercially oriented.

Subdivision Plat Review: Wymerly on the Marsh Subdivision, Phase C
Preliminary Approval Wm. Downey, Developer

Mr. William Downey was present for review of the subject preliminary plat.

The Executive Director pointed out that in 1973 platting of the property involved reflected direct access from Frederica Road for two lots. The plat being submitted this date shows a redesign which provides access for these lots from a cul-de-sac.

Residents of El Dorado appeared to request that a buffer area be provided between their subdivision and this proposed subdivision. It was pointed out that the regulations do not require a buffer.

Stating that this plat meets the requirements for preliminary approval, the Executive Director recommended approval.

After review, a motion was made by Mr. McGarvey, seconded by Mrs. Brown and unanimously adopted to approve the Preliminary Plat of Wymerly on the Marsh Subdivision, Phase C.

Subdivision Plat Review: St. Clair Estates Subdivision
Preliminary Approval Robert D. Freeman and Irwin Mazo, Developers

Mr. Bill Lovett and Mr. Joe Biletskov, Surveyor, was present for review of the subject preliminary plat.

The Executive Director explained that in 1976 a plat of this subdivision was given preliminary approval subject to the approval of the Glynn County Board of Health. The Board of Health would not approve the use of septic tanks on the property involved. Therefore, the developers redesigned this subdivision for use of the St. Simons Water and Sewer System facilities. This will be accomplished by an extension of the Dunbar Creek Plantation Subdivision facilities. Mr. Stelle stated that approval had been received from the Marshland Protection Agency as the development would not encroach upon marshlands.

Mr. Stelle recommended approval of this plat inasmuch as it meets the requirements of the Glynn County Subdivision Regulations for preliminary approval.

After review, a motion was made by Mr. Gibson, seconded by Mr. McGarvey and unanimously adopted to approve the Preliminary Plat of St. Clair Estates Subdivision.

Subdivision Plat Review: Shaw's Bounty Subdivision, Phase II
Preliminary Approval Shaw's Bounty, Inc., Developers

Mr. Henry Chase, Jr., was present for review of the subject preliminary plat.

Responsibility of the lake shown on the plat was discussed. Mr. Chase stated that, being aware that the County would not accept dedication, a homeowners association would be formed to maintain the lake.

The Executive Director recommended approval of this preliminary plat. He further recommended that a performance bond not be accepted for improvements, i.e., streets, drainage, utilities, etc., and that the final plat not be approved until such time as all improvements are installed.

After review, a motion was made by Mr. McGarvey, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Shaw's Bounty Subdivision, Phase II, subject to the Executive Director's recommendation as to improvements and bond.

Glynn County Subdivision Regulations

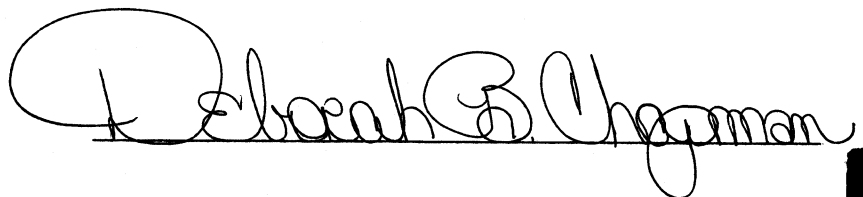
County Surveyor James L. Conine appeared to request the Planning Commission to give consideration to an amendment to require monuments in newly platted subdivisions to be placed only after completion of all improvements. He pointed out that if the monuments are installed prior to improvements being made they are more often than not displaced.

The members requested Mr. Stelle to prepare a proposed amendment to this effect. Mr. Stelle stated that it appears a number of additional amendments would be prepared for Planning Commission review at its next regular meeting.

TPCC

Chairman Poitier appointed Mr. Cowman to serve as the Planning Commission member on the Transportation Planning and Coordinating Committee.

Meeting Adjourned at 12:30 P.M.





Recording Secretary