

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

JUNE 7th, 1977

9:00 A. M.

- Present: Chairman Marlon S. Poitier
 Johnie O. Boatright
 Margaret A. Brown
 W. H. Cowman
 Harry I. Driggers
 Neal Gale
 Billy R. Gibson
- Absent: C. Edward Nicholson
- Also Present: Edward H. Stelle, Executive Director

Chairman Poitier called the meeting to order and invocation was given.

Upon a motion made by Mr. Gale and seconded by Mr. Gibson, the Minutes of the Regular Meeting held on May 3rd, 1977, were unanimously approved.

GC-9-77 (Deferred at April 5th, 1977 Meeting)

Request to rezone, from R-9 One-Family Residential to GC General Commercial, that portion of Tract No. 2 in Long View Acres Tract on St. Simons Island 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 a Highway Commercial zoning classification

Mr. Clarence F. Gibson was present for review of the above application submitted by his wife and himself.

The Executive Director explained that this application has been deferred on April 5th, 1977, with the applicant's concurrence, in order that a Detailed Use and Layout Plan, as required for commercial rezoning requests, be submitted prior to the Planning Commission making any recommendation. He further explained that since that date, the applicant's had amended their application for rezoning to General Commercial rather than Highway Commercial as originally requested. The Executive Director pointed out that the plans submitted for review are only schematic. The proposal showed multi-family and commercial development upon the property involved.

Congested traffic conditions along Frederica Road in this vicinity and the traffic pattern within the development were discussed at length.

Planning Commission Member Gibson expressed his opinion that recommendation should be made to the County Commission that they investigate means whereby the congested traffic problems along Frederica Road might be alleviated.

After thorough consideration, a motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted to recommend the rezoning of the property involved to General Commercial, subject to the applicants making arrangements for a stop sign being erected at Frederica Road at the exit of the property and providing a 50 ft. road right-of-way as shown on the site plan submitted which would not be used in computing off-street parking space requirements.

B-7-77

Request to rezone, from GR General Residential to LC Local Commercial, Old Town Lots 318; said lot bound southerly 180 ft. by Albermarle Street, westerly 90 ft. by Ellis Street, northerly 180 ft. by Old Town Lots 317, and easterly 90 ft. by Egmont Street in the City of Brunswick

Attorney Jack J. Lissner appeared to represent the subject request, submitted by Mr. John J. Hart.

Mr. Dudark pointed out that the existing convenience store is a nonconforming use lying within an area zoned for general residential uses and predominately developed for multi-family purposes. Mr. Dudark stated that under its current zoning, over 50% destruction would prohibit replacement of the existing structure. It was further pointed out that if the property is rezoned to Local Commercial a number of other uses would be allowed.

Mr. Nelson Westbrooks, accompanied by other property owners in the vicinity, was present as spokesman for residents in the area who object to this request. In addition, all present were given a chance to state their objections. A petition of opposition was presented bearing 53 signatures. Their objection was that a rezoning to Local Commercial would not be in the best interest of the neighborhood because such a classification allows other commercial uses, in addition to the existing convenience store, that would produce noise, odor, traffic and other nuisances which detract from the residential nature of the neighborhood.

Mr. Cowman pointed out that due to the size of the property involved, there would not be sufficient space for any additional uses to be placed on the property other than the proposed gasoline pumps.

A motion was then made by Mr. Gale and seconded by Mr. Cowman to recommend approval of this request for a Local Commercial zoning inasmuch as the subject property was utilized for local commercial use for a considerable number of years prior to the adoption of the City of Brunswick's new Zoning Ordinance on February 3rd, 1965, and has continued to be so used since that date and that it is a reasonable use within the neighborhood.

Voting Aye: Messrs. Boatright, Cowman, Driggers and Gale

Voting Nay: Mrs. Brown and Mr. Gibson

The Chairman declared the motion adopted.

GC-19-77

Request to rezone, from R-6 One-Family Residential to LI Limited Industrial, an irregularly shaped tract containing 3.43 acres lying to the north of the Arco Community; said tract fronting 75 ft. on the east side of Southern Road and lying southeast of the A. B. & C. Railroad Spur as shown on Glynn County Tax Map B-59

Mr. Elmer Harper, accompanied by Mr. Hugh Strayhorn, was present for review of the subject application.

Mr. Strayhorn explained that Mr. Harper proposes to construct a 4,000 sq. ft. storage warehouse on the subject property for plumbing supplies.

The Executive Director pointed out that the property lies in the vicinity of single-family residences and several railroad tracks. He then stated that the proposed warehouse would appear not to be an incompatible use for the property.

Mr. Dudark stated that access into the property appears to be inadequate. He then explained that according to the Glynn County Zoning Ordinance, a building permit can not be issued until such time as the street has been constructed to meet the minimum County standards.

After consideration, a motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted to recommend the rezoning of the property involved to Limited Industrial with the further recommendation that Southern Road be improved by the applicant in accord with County standards prior to the issuance of any building permit.

GC-20-77

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract containing approx. 20,000 sq. ft. fronting 130.161 ft. on the north side of Georgia Highway 99; the southwest corner of said tract being 992.236 ft. east of the intersection of said highway with U. S. Highway 341 (New Jesup Highway) in the Sterling Community

Mr. H. G. Shurling was present for review of the above application submitted by Mr. Eddie Ryles. Mr. Shurling stated that Mr. Ryles proposes to locate a bar-be-cue restaurant on the subject property.

The Executive Director pointed out that the character of the surrounding property is primarily rural with the land primarily in forestry production. He stated that the subject property has already been cleared and a culvert has been installed.

A motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to recommend that the property involved in this application be rezoned to Highway Commercial inasmuch as it is located near the intersection of two heavily traveled highways which contains industrial, commercial and residential zoned land.

GC-21-77

Request to rezone, from R-6 One-Family Residential to GR General Residential, Lots 18, 19 and 20 in Kaufman Subdivision on St. Simons Island, said lots fronting 110 ft. on the north side of Magnolia Avenue and 120 ft. on the east side of 11th Street

Mr. John H. Carmichael was present for review of the subject request. Mr. Carmichael stated that he proposes to remodel the one-family residence into a duplex which is located on the subject property.

Mr. Dudark stated that the proposed duplex appears to be compatible with the surrounding neighborhood. He pointed out that this property is accessible only through a 12' wide unpaved lane.

A motion was made by Mr. Boatright, seconded by Mr. Gale and unanimously adopted to recommend approval of the rezoning of the property involved to General Residential, in that similar uses exist in the vicinity of the subject property and no adverse affect would be created by the changing use.

GC-22-77 (Reference: GC-40-73)

Request to rezone, from OC Office Commercial to HC Highway Commercial, an 0.25 acre tract fronting 63.75 ft. on the south side of Cypress Mill Road with a depth of approx. 177 ft., and lying 1,030.8 ft. west of U. S. Highway 17 North and approx. 1,429.95 ft. east of the intersection of the centerline of the I-95 Spur (Golden Isles Parkway) and Cypress Mill Road

Mr. Russell O. Mosher appeared in behalf of the subject application, submitted by Mr. Ballard H. Paxton, III.

Mr. Mosher stated that the proposed use of the property is to convert the existing office use into a wrought iron furniture business.

A petition, bearing 8 signatures stating that they had no objections to this request, was submitted.

It was pointed out that the property is adjacent to Highway Commercial zoned property.

A motion was made by Mr. Cowman, seconded by Mr. Gibson and unanimously adopted to recommend approval of this application for a rezoning to Highway Commercial in that the property is on a heavily traveled highway and adjacent to similar zoned property.

GC-23-77

Request to rezone, from FC Freeway Commercial to R-20 One-Family Residential, a tract of land identified as a portion of Lot 2 of the Old R. M. Scarlett Estate fronting 150 ft. on the southeasterly side of Georgia Highway 303 with a depth of 150 ft.; said property lying approx. 698.75 ft. northeasterly from the intersection of said highway with the Old Fancy Bluff Road (unpaved)

Mr. Bob McVay was present for review of the above application, submitted by Mr. Fred R. Cave. Mr. McVay stated that Mr. Cave plans to raze the existing dilapidated one-family residence and construct a new home on the subject property.

A petition with signatures of 3 property owners in the area was submitted stating that they did not object to this request.

The Executive Director stated that once I-95 is completed that traffic on Highway 303 will decrease making it suitable for a single-family residence.

A motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to recommend the rezoning of the subject property to R-20 One-Family Residential which will enable the applicant to replace a dilapidated dwelling on his property with a new home for his personal use.

GC-25-77

Request to rezone, from R-9 One-Family Residential to PD-G Planned Development - General, a triangular tract containing approx. 8.19 acres fronting 660 ft. on the north side of Walker Road and fronting 935 ft. on the east side of the I-95 Spur (Golden Isles Parkway); said tract being located in the northeast quadrant of the I-95 Spur and Walker Road intersection

Mr. Robert Ussery, Baldwin Architects, was present for review of the above request submitted by Coastal Investment Corporation.

It was pointed out that the proposed planned development zoning is for the construction of multi-family and commercial development. In addition, it was noted that public water and sewerage facilities would be necessary.

The Executive Director stated that under a Planned Development - General zoning classification the final site plans would have to be approved by the Planning Commission and County Commission.

Following discussion, a motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to recommend the requested rezoning of the subject property, which will permit multi-family residential and highway commercial development under the requirements of a Planned Development - General zoning classification subject to: 1) public water and sewer serving the project; and 2) the conditions and specifications set forth in the following submitted zoning text.

ZONING TEXT

Proposed General Residential Zoning

Total Area	230,424 sq. ft.	5.28 acres
75 apartments 500 sq. ft. each on the ground	37,500 sq. ft.	
150 required parking spaces at 300 sq. ft.	45,000 sq. ft.	
recreation area tennis courts, pool and playgrounds	65,000 sq. ft.	
clubhouse & grounds	20,000 sq. ft.	
green areas, patios & pedestrian walks	62,924 sq. ft.	

Proposed Highway Commercial Zoning

Total Area	126,768 sq. ft.	2.19 acres
proposed max. building area	35,648 sq. ft.	
179 parking spaces max. at 500 sq. ft. space	53,700 sq. ft.	
green areas & pedestrian walks	27,520 sq. ft.	
60' wide easement & greenbelt to GR zone	9,900 sq. ft.	

Proposed Uses of Highway Commercial Zone

- Minutes Market
- Laundramat
- Barber Shop
- Beauty Salon
- Drug Store
- Sandwich Shop

Signage in Highway Commercial Zone

Signs to be limited to no more than 24 sq. ft. and are to be mounted in the buildings at a designated height. An area will be set aside for a kiosk displaying names of the businesses in a uniform fashion.

Lighting in Highway Commercial Zone

Lighting to be limited to store front and walk lights and pole lights in parking lot for safety and security.

Subdivision Plat Review: Revision No. 1 of Touchstone Ridge Estate
Final Approval Subdivision
 Sara A. Wildsmith, Developer

Mrs. Sara A. Wildsmith, accompanied by her husband Edward A. Wildsmith, were present for review of Revision No. 1 of Touchstone Ridge Estates Subdivision.

The plat of the above subdivision was presented and discussion was held.

The Executive Director pointed out that the 5% open space requirement will be met by designation of 1.7 acres of land for recreational purposes. He stated that the plat meets the requirements set forth in the Glynn County Subdivision Regulations for subdivision plat revision.

After discussion, a motion was made by Mr. Gale, seconded by Mrs. Brown and unanimously adopted to approve the Final Plat of Revision No. 1 of Touchstone Ridge Estate Subdivision.

GC-24-77

Request to rezone, from HC Highway Commercial to LI Limited Industrial, a tract containing approx. 1 acre fronting 151.37 ft. on the east side of U. S. Highway 17 North with an average depth of approx. 300 ft.; said property lying approx. 1 mile south of the Needwood Community and approx. 3 miles north of the intersection of said highway with Georgia Highway 303

Mr. Gordon Woodring was present in behalf of the above request submitted by Mr. Bennie Gentile.

The Executive Director stated that Mr. Gentile proposes to locate a small manufacturing assembly plant for apparel on the subject property. He further explained that he proposes to utilize the existing building and construct an additional building for storage of

materials. He then explained that the proposed use would be a conditional use of the requested Limited Industrial zoning classification, which would limit the use for 6 months, after which time another permit would have to be obtained.

Mr. Cowman stated that he was concerned that this rezoning would effect the four laning of U. S. 17 in the future, because the building would be to close to the right-of-way.

After consideration, a motion was made by Mr. Driggers and seconded by Mr. Gale to recommend approval of the subject request in that the property is currently being utilized as light industrial and this would not appear to be any detrimental factors to its further use.

Voting Aye: Mr. Boatright, Mrs. Brown, Mr. Driggers, Mr. Gale and Mr. Gibson

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

Personnel

The Executive Director introduced Mr. Joel Ford as the new planner hired by the Planning Commission. He explained that Mr. Ford started to work with the staff on June 1st, 1977. He then stated that the additional planner is still being sought and that the applications received are still under consideration.

Conferences

The Executive Director reported that he attended the Downtown ReDevelopment Conference on June 2nd, 1977 in Macon, Georgia. He stated that he had gathered alot of ideas and information while attending this conference, and he would report further at the next Mid-Month Meeting due to the late hour.

Mr. Stelle then stated that Mrs. Brown attended the Georgia Planning Association Conference in Atlanta, Goergia on June 3rd, 1977.

Mrs. Brown stated that she would report this information she had obtained at the Mid-Month Meeting.

Coastal Zone Management

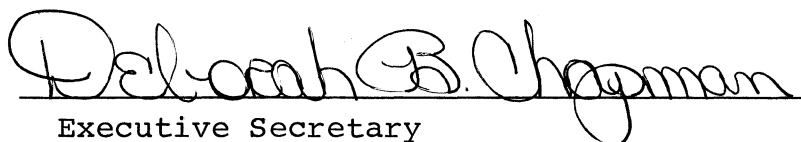
Mr. Dudark reported that at the last meeting of the Coastal Zone Management Council they voted direct State control of Coastal Development. The direct state control came in a 11 to 6 vote with the 6 votes being local people. Since that happened 2 sub-committees and staff are rethinking the decision in order to come back with a different alternative and to see if the coucil wants a different way.

He then stated that OPB is preparing a staff response on the above but that it is not known what the response will be. The local control option exists with a homerule amendment. A CZM program cannot be established which involves local governments in a formal way until an amendment to the Constitution is passed.

The Executive Director stated that the alternative is an environmental permit process. He then explained that, with the approval of the Planning Commission, the planning staff would continue to work for local control.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to lend the support of the Planning Commission to local representatives, through a resolution stating their position.

Meeting Adjourned at 11:15 A. M.


Executive Secretary