

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

REGULAR MEETING

October 4, 1977

9:00 A. M.

Present: Vice-Chairman C. Edward Nicholson
Johnie O. Boatright
W. H. Cowman
Harry I. Driggers
Neal Gale
Billy R. Gibson

Absent: Chairman Marlon S. Poitier
Margaret A. Brown

Also Present: Edward H. Stelle, Executive Director
Wm. Roy Dudark, Senior Planner
Frank Kurchinski, Planner
Vernon Lewis, County Building Official

In the absence of Chairman Poitier, Vice-Chairman Nicholson assumed the Chair. Vice-Chairman Nicholson called the meeting to order and invocation was given by Mr. Gibson.

Upon a motion made by Mr. Cowman, seconded by Mr. Driggers, the Minutes of the Regular Meeting held on September 13, 1977, were unanimously adopted.

B-12-77

Request to rezone, from GC General Residential to OC Office Commercial, New Town Lots 426, 427 and 428, excluding therefrom the easterly portion of said lots conveyed for Newcastle Street right of way; said lots having a frontage of approx. 87 ft. on the north side of "I" Street and 90 ft. on the easterly side of Newcastle Street in the City of Brunswick

Mr. Richard A. Brazell was present for review of the above subject application submitted by Mrs. Evelyn T. Peters.

Mr. Brazell stated that the proposed use of the subject property is for the location of a real estate office.

Mr. Stelle stated that the proposed office use is both an appropriate and compatible use of the property.

Access to the property was then discussed. Mr. Stelle pointed out the Planning Commission's and City Commission's policy regarding the discouraging of curb cuts along Newcastle Street. He then stated that the staff feels access to the property should be via "I" Street.

It was noted that no one was present to object to this request.

A motion was made by Mr. Gale, seconded by Mr. Boatright and unanimously adopted to recommend approval of this request, subject to no curb cuts being allowed on Newcastle Street in conformance to the agreement of 1968 between the City and Department of Transportation regarding the protection of the traffic characteristics on Newcastle Street.

GC-38-77

Request to rezone, from M-12 Mobile Home One-Family Residential to R-12 One-Family Residential, an 0.28 acre tract fronting 150 ft. on the east side of Flanders Drive (also known as the Old B & W Grade Road) with an average depth of 82.49 ft.; said property being located approx. 1,070 ft. north of the intersection of Community Road and Flanders Drive

Mrs. Juanita Crum Farmer was present for review of the above subject request.

Mrs. Farmer stated that she proposes to replace the existing mobile home on the subject property with a conventional dwelling.

Mr. Dudark stated that the proposed use would certainly be an improvement for the property and area.

No one was present to express opposition.

Staff recommended approval.

A motion was made by Mr. Gale, seconded by Mr. Driggers and unanimously adopted to recommend approval of this rezoning to a R-12 One-Family Residential zoning classification.

GC-44-77

Request to rezone, from R-20 One-Family Residential to M-20 Mobile Home One-Family Residential, Lot 6 in Block 10 of Blythe Island Subdivision, Section B, said lot fronting 200 ft. on the south side of Blythe Island Drive, containing approx. 66,800 sq. ft., and lying approx. 400 ft. south of Parland Road

Mr. Bill Drawdy was present for review of this subject application.

Mr. Stelle stated that this requested rezoning is being sought in order that the existing mobile home on the subject lot can become a conforming use and for the location of an additional mobile home to be placed on the rear of the subject property.

It was then noted that the Zoning Ordinance states that one-family residential dwellings, including mobile homes, shall be located on an individual zoning lot.

Mr. Stelle pointed out that the applicant has sufficient property and frontage to divide the property making two (2) individual zoning lots.

Discussion was then held regarding the dividing of the applicant's property. Mr. Drawdy stated that a survey would be obtained showing the dividing of this property into two (2) lots.

After review, a motion was made by Mr. Driggers, seconded by Mr. Cowman and unanimously adopted to recommend approval of this request subject to the applicant dividing the lot into two (2) sufficient size lots, with proper road frontage, prior to review by the County Commission.

GC-45-77

Request to rezone, from GR General Residential to FA Forest - Agricultural, that portion of Lot 183 of Brunswick Farms Subdivision containing 3.986 acres, fronting 181.5 ft. on the west side of an unnamed 30 ft. right of way (said rights of way commencing approx. 127.41 ft. west of Altama Avenue), and lying approx. 845 ft. north of Community Road; said property lying immediately south of the westerly or rear portion of the Altama Elementary School property

Mr. and Mrs. E. W. Merritt were present for discussion of the above rezoning.

Mr. Merritt stated that the proposed use of the property is for the location of a mobile home, as a security measure, for his land extraction and fill operation.

It was pointed out that the requested rezoning classification Forest - Agricultural would permit excavation of natural materials as well as the location of a mobile home.

Mr. Stelle stated that the borrow pit and mobile home are neighborhood compatibility concerns and should be considered. He then pointed out that the 30 ft. easement to the property does not meet County standards for maintenance and is not opened all the way to serve the subject property.

Mr. Donald E. Sadowski, property owner in the area, was present to express opposition to this request. His objections to the proposed rezoning are: 1) this rezoning to FA would be a down grading of the property; 2) it would be detrimental to the residential neighborhood property; and 3) the request was improperly advertised.

Following lengthy discussion, a motion was made by Mr. Boatright and seconded by Mr. Driggers to recommend approval of this application subject to a 50 ft. access being provided if any sub-dividing is proposed.

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

Voting Nay: Mr. Cowman

Motion carried.

GC-46-77

Request to rezone, from CP Conservation - Preservation to R-6 One-Family Residential, a peninsular shaped tract of high land containing approx. 1.38 acres lying 100 ft. north of and parallel to Atlantic Drive in Glynn Haven Subdivision on St. Simons Island; said property lying immediately north of Lots 3 through 11, inclusive, in Block 33 of said subdivision

Mr. Steve Raczynski was present for review of the above application submitted by Dr. Carl W. Noble.

Mr. Stelle stated that the proposed request is for residential development and would have to be presented to the Planning Commission and County Commission for subdivision approval prior to development.

The sewerage problem on St. Simons was then discussed at length.

Mr. C. M. German, Surveyor, pointed out that this subject request is to only enlarge the existing lots and the number of total lots would remain the same.

Mr. Stelle pointed out that a letter has been received from the Coastal Marshland Protection Agency indicating that the subject property is not marsh and clearly defined as highground.

Access into the property was then discussed. Mr. Stelle stated that the staff recommends a 50 ft. access entrance be provided into the subject property.

After discussion, a motion was made by Mr. Driggers and seconded by Mr. Gale to recommend approval of this rezoning to R-6 One-Family Residential conditioned upon the proposed development providing for only seven (7) lots and meeting the requirements for the provision of sewerage by the St. Simons Water and Sewer District.

Voting Aye: Messrs. Boatright, Driggers and Gale

Voting Nay: Messrs. Cowman and Gibson

Motion carried.

GC-43-77

Review of a Proposed Cluster Dwelling Development on an irregularly shaped tract containing 9.59 acres, fronting 733.52 ft. on the west side of Frederica Road and lying north of Glynn Haven Subdivision on St. Simons

Mr. Bob Freeman, Mr. David Lynch and Attorney Carroll Palmatary were present for review of the above development.

Mr. Stelle pointed out that this subject request was deferred at the Planning Commission's Meeting of September 13, 1977, until such time as the legal interpretation could be obtained from the County Attorney in regards to the requirements of the Zoning Ordinance as to Cluster Dwelling.

The proposal includes the following:

Streets - One access street connecting Frederica Road.

Utilities - Water lines will connect to an 8" main located on the southern property line. Sanitary sewer will connect to a pumping station now in operation in Dunbar Creek Plantation Subdivision. All utilities are to be installed underground.

Drainage - Storm drainage will be achieved by an inverted crown in the paving with drop inlets directing the flow into the existing County drainage ditch located within the site which has a 40' easement.

Open Space - Over 60% of the site will be open space with most trees over 12" diameter left undisturbed.

Fire Protection - Hydrants be installed to serve fire trucks according to the Fire Marshall.

Staff recommended approval of the cluster development provided: 1) the street easement is increased to 50'; 2) all lots achieve access from the internal street and not Frederica Road; 3) paving, utility, and drainage improvements are constructed according to County and State specifications; and 4) development identification signage to be limited to twenty-four (24) sq. ft. and set back 10' from the right-of-way line.

Following lengthly discussion, a motion was made by Mr. Boatright seconded by Mr. Driggers and unanimously adopted to recommend approval of this proposed twenty-eight (28) unit cluster dwelling complex, subject to a 50 ft. easement being provided for utilities and public service lanes and the above staff recommendations being met.

Subdivision Plat Review: Revision of Portion of Lot 11 in Section C
Final Approval of Glyndale Subdivision
A. B. Knight, Developer

Mr. A. B. Knight was present for discussion of the above plat.

It was noted that this subject plat review was deferred at the Planning Commission's September Meeting until such time as Mr. Knight could be present for review.

Mr. Stelle pointed out that Mr. Knight lives on a portion of Lot 11 in Section C of Glyndale Subdivision and he wishes to divide his lot into three (3) individual lots.

It was noted that a 50 ft. easement would be provided.

After review, a motion was made by Mr. Gibson, seconded by Mr. Cowman and unanimously adopted to recommend approval of this Revision of Glyndale Subdivision, portion of Lot 11 in Section C from one (1) parcel into three (3) tracts.

Subdivision Plat Review: Revision of Lots 60 and 61 in Section C,
Final Approval Addition II, of Glyndale Subdivision
Andy Haman, Developer

Mr. Andy Haman was present for review of the above request.

It was noted that this revision is already on record, however approval by the Planning Commission and County Commission will have to be obtained prior to a building permit being issued.

A motion was made by Mr. Gibson, seconded by Mr. Boatright and unanimously adopted to recommend approval of this Revision of Glyndale Subdivision in that no streets are affected and the resulting lots exceed the requirements of the Zoning Ordinance.

Subdivision Plat Review: Palmetto Estates Subdivision
Final Approval (A Revision of Baybridge Subdivision)
Adair Mortgage Company, Developer James L. Conine, Surveyor

This item was deferred until such time as someone can be present to represent this request.

GC-2-77 A

Proposed Amendments to the Text of the Glynn County Zoning Ordinance

Proposed amendments to the Text of the Glynn County Zoning Ordinance was discussed at length. The proposed amendments included the following: establish standards for signage on Interstate and Primary Highways and in Areas of Scenic Beauty and Historic Interest; establish additional requirements for street access to structures; further define home occupations; further define off-street parking requirements; further define planting screen; revise standards for curb cuts and access points; further provide for vision clearance at private roadway intersections with public streets; permit one-family dwellings in mobile home districts; eliminate mandatory conditional uses and make them allowable under certain conditions; and further define site coverage for group dwellings, row houses, and multi-family dwellings in Areas of Scenic Beauty and Historic Interest.

Each of the Members were given a copy of the proposed amendments for their review and comments.

Following discussion of the proposed amendment regarding Signage on Interstate and Primary Highways, a motion was made by Mr. Gibson and seconded by Mr. Cowman and unanimously adopted to recommend this proposed amendment regarding Signage to the County Commission for approval.

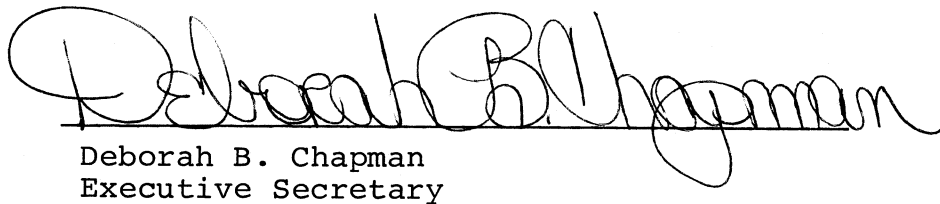
The other amendments were then discussed. A number of changes were suggested by Mr. Lewis, County Building Official, and by the Members.

A motion was then made by Mr. Cowman, seconded by Mr. Gale and unanimously adopted to recommend approval of these proposed amendments to the County Commission.

It was noted that the Sections and Subsections affected were as follows: 601, 602, 608.2, 611, 613, 614.1, 614.2, 616, 701.2, 701.3, 702.2, 702.3, 703.6, 803.3, 818, 818.1, 818.2, 818.3, 1101, 1103.2 and 1103.3.

A motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted that the Planning Commission's Meetings be held in the Conference Room of the Planning Commission Office rather than in the Brunswick Library.

Meeting Adjourned at 12:15



Deborah B. Chapman
Executive Secretary