

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

REGULAR MEETING
NOVEMBER 1st, 1977
9:00 A. M.

Present: Johnie O. Boatright
Margaret A. Brown
W. H. Cowman
Harry I. Driggers
Billy R. Gibson

Absent: Father M. S. Poitier, Chairman
C. Edward Nicholson
Neal Gale

Also Present: Edward H. Stelle, Executive Director
Roy Dudark, Senior Planner
Joel P. Ford, Planner
Frank Kurchinski, Planner

Due to the absence of Chairman Poitier and Vice-Chairman Nicholson, Mr. Gibson was asked to assume the Chairmanship.

Meeting was called to order by Mr. Gibson and invocation was given.

Mr. Stelle gave a brief background on the situation regarding the temporary restraining order involved in the Ashmore Law Suit. He pointed out that the reason the Ashmore's were denied a building permit for a 48 unit project was that their Site Plans did not show the necessary information needed to obtain a foundation permit from the Building Inspection Office. He stated that the County was restrained from making any rezoning which would restrict the Ashmore's property.

The Commission expressed that they would like County Attorney Whelchel to brief them at their convenience. Mr. Stelle was instructed to ask him to the 2nd Meeting of November.

GC-48-77

Request to rezone, from R-9 One-Family Residential to M-9 Mobile Home Residential, a triangular tract containing approx. 41,241.58 sq. ft. fronting 333.4 ft. on the southeast side of the Old Jesup Highway and 401.2 ft. on the west side of Habersham Street at the intersection of the two rights of way

Mrs. Bettie Stephens was present for review of the above application submitted by Mr. Hardy Crews.

Mr. Stelle pointed out that the proposed use is for the existing two (2) residences and one (1) mobile home on the property to become conforming and for the location of one (1) additional mobile home. He stated that four (4) dwelling units are allowed per net acre in an M-9 Zoning District, however, the subject property does not have adequate room but could possibly receive a variance to allow the units, due to the shape of the property.

It was noted that the proposed rezoning of this property is dependent upon the zoning amendment being adopted permitting residential dwellings in a Mobile Home District.

Mr. Stelle stated that the uses in the area are mixed conventional homes and mobile homes and that this rezoning would be compatible to the area.

It was noted that access would be provided by way of Habersham Street and the Old Jesup Highway.

No one was present to object to this request.

After discussion, a motion was made by Mr. Cowman, seconded by Mrs. Brown and unanimously adopted to recommend approval of this request subject to the property being divided into individual lots, and the proposed amendment allowing One-Family Dwellings in a Mobile Home Zoning District being adopted.

GC-49-77

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home Residential, a tract containing approx. 28,483 sq. ft. fronting 198.35 ft. on the southwest side of Cypress Mill Road and lying approx. 971.17 ft. southeast of the center line of the Old Jesup Highway

Mr. and Mrs. Newbern was present for review of this subject request submitted by Mr. J. D. Day.

Mrs. Newbern stated that she wishes to locate a mobile home to the rear of the existing residence on the subject property. She stated that her grandfather lives in the existing residence and that she and her husband plan to live in the mobile home and care for him.

It was noted that this rezoning is being submitted in anticipation of the proposed amendment, allowing conventional residential structures in a Mobile Home Zoning District, being adopted.

Mr. Stelle stated that the existing zoning of the surrounding area is predominately R-12. He pointed out that several lots in the area have been rezoned to accomodate mobile homes, and does not feel another mobile home in the area would be incompatible.

It was noted that there is a 50 ft. access easement leading back to the proposed use, divided by a fence with 35 ft. on the applicant's side.

Mr. Stelle stated that a permit will be required before the installation of a septic tank can be allowed.

A survey was then submitted showing the subdividing of the property to allow the two (2) proposed structures.

No one was present to express opposition to this application.

After review, a motion was made by Mr. Boatright, seconded by Mrs. Brown and unanimously adopted to recommend approval of this rezoning subject to the proposed amendment allowing One-Family Dwellings in a Mobile Home Zoning District being adopted.

Subdivision Plat Review:
Fish Hall Estates Subdivision
Final Approval
Robert C. Edgy and Virginia O'Quinn, Developers
George P. Underwood, Jr., Surveyor

Mr. Robert C. Edgy was present for review of the above final plat.

Mr. Stelle pointed out that this subdivision was developed in 1974 but has never been officially approved.

It was noted that this subdivision was given preliminary approval at the Planning Commission's Meeting of August 2, 1977.

Mr. Stelle stated that since that time the drainage has been installed as requested by the County Engineer and the roads have been approved as meeting minimum County standards.

Open space will be provided by land dedication.

In that the plat meets all the requirements for final approval, the staff recommended approval.

After review, a motion was made by Mr. Driggers, seconded by Mr. Cowman and unanimously adopted to approve the Final Plat of Fish Hall Estates Subdivision in that all improvements have been made in accordance with County Subdivision Regulations.

GC-2-77 A 2

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: define the term "Density"; establish a 5 ft. Minimum Front Yard Setback, a 7 ft. Minimum Side Yard Setback, and a 45 ft. Maximum Building Height in Office Commercial Districts; establish a 20,000 sq. ft. Maximum Lot Area, a 10 ft. Minimum Front Yard Setback, and a 7 ft. Minimum Side Yard Setback in Local Commercial Districts; provide that certain uses may be permitted as Conditional Uses in Conservation - Preservation Districts; provide a 3 acre minimum for establishing a Planned Development for other than Residential; establish Administrative Procedures for

Planned Development Districts; establish Procedures for Maintaining Common Facilities/Areas in Planned Development Districts; establish additional Permitted Uses in Freeway Commercial Districts; provide that certain uses may be permitted as Conditional Uses in Freeway Commercial Districts; provide that signs shall be spaced not closer than 500 linear feet in Commercial and Industrial Districts; provide that Site Plans shall show the location and dimensions of proposed structures for application for a Building Permit; establish Procedures for the review and approval of Conditional Uses; provide that one member from the Board of Appeals shall serve on the Planning Commission; establish an Application Fee Schedule for Rezoning Applications submitted to the Planning Commission; provide that no Planning Commission staff member shall represent any individual applicant of party; and modify the title of Table A in Subsection 703.6.

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

Each proposed change was discussed at length. A number of changes were suggested.

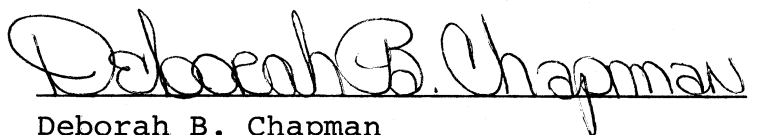
Following discussion of the proposed amendments, a motion was made by Mr. Cowman, seconded by Mrs. Brown and unanimously adopted to approve all the proposed amendments except Section 1101, Board of Appeals, in that it needs further study.

It was noted that the Sections and Subsections approved are as follows: 302.11; 2-1.63; 703.6; 705.4; 706.4; 712.3; 713.2; 713.3; 713.9; 718.2; 718.3; 811; 902.2; 904; 1103.4 and 1103.5.

Upon a motion made by Mr. Cowman, seconded by Mrs. Brown, the Minutes of the October 4, 1977 Regular Meeting, were unanimously approved.

Mr. Stelle pointed out that the Planning Commission's 1st Meeting of the Month, Regular Meeting, will be for rezonings and if the agenda is large he will hold subdivision plat reviews until the 2nd Meeting of the Month.

Meeting Adjourned at 11:00 A. M.


Deborah B. Chapman
Executive Secretary