

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 6, 1979
9:00 A. M.

Present: Billy R. Gibson, Chairman
Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Andy Haman

Absent: Bill Hicks

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

Mr. Gerald Atkinson was welcomed as the new County appointed Joint Planning Commission Member, to serve a 5 year term.

Mr. Gibson stated that Mr. Atkinson will be replacing Mr. William H. Cowman who has served as a Member of the Joint Planning Commission for many years.

Minutes of the January 16, 1979 Meeting was unanimously approved upon a motion being made by Mrs. Brown and seconded by Mr. Driggers.

Mobile Homes on Blythe Island

Mr. Stelle stated that the Glynn County Board of Commissioners requested that the Joint Planning Commission examine the mobile home situation on Blythe Island and the County-wide area in general. He explained that concern by the County Commission was brought about when residents of Blythe Island began expressing increased concern about the effects of mobile homes on the Island.

Mr. Stelle pointed out that the majority of mobile homes on Blythe Island have been illegal, according to the Glynn County Zoning Ordinance, since 1976. Mr. Stelle suggested that to clear the minds of the land and mobile home owners, that a resolution be adopted by the Planning Commission to recommend to the County Commission that no adverse action be taken against them.

Mr. W. H. Cowman, resident of Blythe Island, stated that he feels that if a owner of a mobile home loses his mobile home due to a fire, etc. that the owner should have the right to relocate a mobile home on the subject property. Mr. Cowman then recommended that this be included in the Planning Commission's resolution.

Each of the residents from Blythe Island present were given the opportunity to express their concern. However, Chairman Gibson pointed out that no final solution for the mobile home situation on Blythe Island would be made at this meeting and that the Planning Commission would have to have considerable time to review the matter. He further stated that the residents would be given the opportunity to express their views and concerns at the February 20 Meeting.

Following lengthy discussion, Mr. Stelle recommended that the Planning Commission adopt a motion to recommend to the County Commission that no further action be initiated by the County restricting property owners occupying their own mobile home on their own lots.

Thereupon, motion was made by Mr. Haman, seconded by Mr. Driggers and unanimously adopted that Mr. Stelle write a letter to the County Commission stating the Planning Commission's recommendations as stated above.

GC - 5 - 79

Request to rezone, from FA Forest - Agricultural to GR General Residential, a 15 acre portion of a tract commonly known as the Turkey Farm Tract, located 704 feet northwest and 622 feet northeast from the northeast corner of the intersection of U. S. 341 and Crispin Boulevard and being bound to the north by a 150 wide Georgia Power Easement

Mr. P. A. Leotis, High Hill Investments, Inc., was present to represent this request.

Mr. Stelle pointed out that the subject property is located at Crispin Boulevard and Highway 341 adjacent to the Georgia Power Easement and behind the Winn Dixie Shopping Center property. He stated that this request is for General Residential for the location of HUD Multi-family Dwellings.

It was noted that access to the property would be via a 60' easement from U. S. 341. Mr. Haman expressed concern as to the traffic in this area and suggested that this area be carefully studied regarding additional access, turning lanes, and traffic lights, etc. Mr. Stelle stated that the Glynn County Traffic Engineer would study the area in view of this project.

Mr. Kurchinski pointed out that the applicant needs rezoning approval prior to submitting site plans, detailed building design, etc. so he can obtain HUD financing.

Mr. Kurchinski then stated that the staff feels that the subject property is a good location for multi-family use in that the area contains a school, church and shopping center.

The staff then suggested that approval of this request be granted subject to: 1) construction not be allowed to begin until the Planning Commission has approved the HUD site plans; 2) the lot coverage and density not to exceed Table A and B of Section 703.6 of the Glynn County Zoning Ordinance; 3) a buffer strip as defined in the Ordinance encompass the entire area as well as the 60' easement; 4) all pertinent information which the applicant sends to HUD be forwarded to the JPC Office for public record; and 5) traffic safety of the area and access to the site being approved by the County Traffic Safety Engineer.

Thereupon, motion was made by Mr. Boatright, seconded by Mr. Driggers and unanimously adopted that this request be recommended to the County Commission for approval subject to the above conditions.

GC - 7 - 79

Request to rezone, from R-6 One-Family Residential to GC General Commercial, a .46 acre tract located on the northeast corner of the intersection of Beach Drive and Demere Road, presently the existing location of the Southern Bell Service Center

Messrs. David Muschamp, Bill Byram, Stephen Tolleson and Attorney Billie Ray were present for discussion of the above request submitted by Southern Bell Telephone and Telegraph.

Mr. Kurchinski pointed out that the subject property is located at Demere Road and Beach Drive on St. Simons Island. He then pointed out that the area surrounding the property to the north, south, east and west is zoned One-Family Residential.

Mr. Bill Byram pointed out that in 1977 Southern Bell became engaged in seeking to get this subject property into conformity with the zoning codes. He pointed out that their central office was located on this subject property at one time, however, additional property was purchased and now their central office is located on Frederica Road. He explained that upon finding out that the property was zoned residential and thus their operation was not allowed to expand its facilities, they purchased a lot at the corner of Beach Drive, which contained a house that was demolished, to be used as parking. He stated that they felt an employee parking lot would not be in violation of the zoning codes. However, since that time they have found out that the parking lot is in violation so therefore they are requesting a zoning change.

It was noted that the Building Inspection Department received a petition from the adjoining neighbors of the property, expressing their objections to the parking situation in the area and the expanded use of the telephone facility.

Mr. Byram stated that they plan to address the neighbors petition by providing sufficient parking on their property. He stated that Southern Bell wants to conform with the Zoning Ordinance so therefore that is why they are seeking this rezoning. He stated that they have been located on a portion of the subject property since 1947.

It was noted that a letter was received from an adjacent church stating that they do not object to this rezoning. Also a letter was received from a nearby property owner stating no objection to this request.

Mr. Steve Tolleson then presented the proposed development site plan for the area. He pointed out that 2 parking lots would be provided, one for company vehicles and the other for employees. He stated that only the portion of Beach Drive leading to Demere Road would be used by the company trucks. He pointed out that one of the requirements of the Zoning Ordinance is to provide a buffer from the residential property. He stated that they propose to plant shrubs that will grow to 6 ft. tall within 2 years.

Mrs. D. McCaskill representing St. Simons Chamber and Mrs. Peg Jones were present stating that they have no objections to this rezoning in that they feel the proposed improvements would enhance the area and would help solve the parking problem in the area.

Hugh Mayes, Ronald Strayhorn, Hazel Parker, Al Bostick, Guy Bunkley and Elizabeth Henry were present to object to this rezoning request. Their objections were: 1) commercial encroachment into their residential neighborhood; 2) traffic congestion; 3) noise; 4) such a commercial rezoning would set a precedent for additional commercial uses to locate in this area; and 5) Bell Telephone's business would keep expanding in the future. They also pointed out that it is their understanding that Southern Bell demolished the house that was located on the corner lot that is being used for parking, without any prior announcement or permit.

Mr. Byram replied by stating that the contractor was responsible for getting the necessary permits and that they regret that he did not do so.

It was noted that the following comments were pointed out in the staff report compiled by the JPC Staff, as follows:

This property at one time was in conformance with the Zoning Ordinance as a switching station. However, as time passed the telephone company stepped up their utilization of the switching station to a service center for the Island. In the past two years the switching activity has been relocated to a new structure on Frederica Road and the use of the building has reverted to a office storage function. When this was done the use of this property became in direct violation of the Ordinance. In March of 1977 Southern Bell purchased the two corner lots at Demere Road and Beach Drive with which had a duplex located on it. Without a demolition permit the house was removed. The Building Inspection Department was notified of Southern Bells intention to locate a service center with on-site parking on these lots. The Building Inspection Department on March 30, 1977 notified Southern Bell of the property's classification and that to do as they intended was in violation with the Zoning Ordinance. On August 10, 1978 the Planning Commission received a petition from adjacent property owners about Southern Bell's activities and asked that the County's Ordinance be enforced.

Mr. Haman questioned as to whether Southern Bell's operation is covered under the Grandfather Clause. After discussion of this matter, Mr. Haman made a motion that this matter be tabled fill futher information could be obtained. Motion died due to a lack of a second.

Following further discussion, motion was made by Mr. Haman, seconded by Mr. Crosby and unanimously adopted that this request be deferred until such time as the County Attorney can review this matter and further information can be obtained.

Conditional Use Permit - #1 - 79

Request for a conditional use permit for the purpose of site plan approval in a Limited Industrial zone, a 1.5 acre tract located in the southeast corner of the intersection of Key Circle and Community Road in the Key Industrial Park

Mr. Bobby Ellis, Ellis Marine, Inc., was present for discussion of the request.

Mr. Stelle pointed out that the applicant proposes to locate a pre-fabricated metal building to be used as a marine repair garage and a whole-sale and retail business outlet on the subject property. Mr. Stelle explained that the repair garage is an allowable use under the Limited Industrial zoning classification in which it is allowed. However, the wholesale and retail business outlet is a conditional use according to the Glynn County Zoning Ordinance and that a conditional use permit would have to be granted to operate such a use.

Mr. Stelle then recommended that the applicant be granted approval for a conditional use permit.

Mr. Driggers made a motion, seconded by Mr. Crosby, that it be recommended that Ellis Marine, Inc., be granted a conditional use permit.

Voting Aye were Mrs. Brown and Messrs. Boatright, Crosby and Driggers.

Shore Assistance Act

Mr. Rick Cothran, Department of Natural Resources, was present to present the Planning Commission with the revised draft copy of the Shore Assistance Act of Georgia. Mr. Cothran pointed out that the various minor changes within the Act.

Mr. Stelle then suggested that the Planning Commission send a letter to the respective committees and local legislative delegation stating that they support the concept of the Shore Assistance Act.

Motion was made by Mr. Crosby, seconded by Mrs. Brown and unanimously adopted that Mr. Stelle be authorized to write the legislative delegation stating that the Joint Planning Commission supports the concept of the Shore Assistance Act.

Mr. Cothran stated that each of the Members would be given a copy of the final Act.

Roberts & Eichler - Contract

Mr. Stelle pointed out that the Planning Commission held a special meeting last week to review the proposal submitted by Roberts & Eichler for work on the Energy Impact Study. Mr. Stelle stated that the contract will be in the amount of \$10,000. He stated that action is needed by the Planning Commission authorizing the Chairman to sign the proposed contract.

Motion was made by Mrs. Brown, seconded by Mr. Crosby and unanimously adopted that the Contract with Roberts & Eichler be signed by the Chairman.

Reynolds, Smith & Hills - Contract

Mr. Stelle stated that the County Commission approved the balance of \$36,400 for work on the St. Simons Island Plan at it's meeting last week. He further stated that County Attorney Tom Lee has reviewed the Contract, suggested a few changes which have been added, and that the Contract is in order to be signed by the Chairman of the Planning Commission, if the Commission so wishes.

Mr. Stelle pointed out that Mr. Lewis Dismukes will be down tomorrow to talk with the Planning Commission staff. A meeting for Monday, February 12 at 3:30 was set to discuss Reynolds, Smith and Hills proposed timetable and citizen participation strategy.

Motion was made by Mr. Haman, seconded by Mr. Crosby and unanimously adopted that the Contract with Reynolds, Smith and Hills be initiated by the Chairman.

Mr. Robert Varner, a senior at Brunswick High School, was introduced. Mr. Stelle stated that Robert is working with the Planning Commission through a school program called the Community Basic Vocational Education Program.

Waterfront Development Plan

Mr. Stelle stated that the Planning Commission staff at the present time is working with Ed Hulse of the City of Brunswick and John Raulerson of the Georgia Port Authority in revising the scope of work of the waterfront study. He explained that proposals for the waterfront development plan have been received however, since that time a number of proposed changes have come about such as development of Andrews Island, etc. He stated that if things proceed on schedule a recommended scope of work will be available for the Commission's review at the February 20th Meeting.

Mr. Stelle further stated that by July 1, if a viable plan is ready grants for specific projects may be applied for if future development appears feasible.


Mr. Cap Fendig stated that he proposes to locate a boat marina, restaurant, offices, dock, etc. on the north end of the waterfront. He expressed concern stating that he hopes private developers and the public sector can work together to make the waterfront a feasible utilization of property.

Mr. Wayne Booth, Marine Extension Service, was also present. He stated that all concepts for the use of the waterfront should be studied and that the Seafood Industrial Park proposed in the CAPDC report should not be designed without first doing a detailed user study of demand.

Mr. Stelle stated that considerable study and review is needed on this matter before any final concept can be proposed for development. He further explained that everyone will be working together on this plan.

Mr. Haman made a motion that a resolution be drafted, for approval by the Commission, commending Mr. William H. Cowman for serving on the Planning Commission. Motion was seconded by Mr. Driggers and unanimously adopted.

Meeting Adjourned at 11:30 A. M.



Deborah B. Chapman
Administrative Assistant