

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION

REGULAR MEETING

DECEMBER 13, 1977

9:00 A. M.

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Present: Chairman Marlon S. Poitier  
Johnie O. Boatright  
Margaret A. Brown  
W. H. Cowman  
Harry I. Driggers  
Billy R. Gibson  
C. Edward Nicholson

Absent: Neal Gale

Also Present: Edward H. Stelle, Executive Director

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Chairman Poitier called the meeting to order and Mr. Gibson gave the invocation.

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Upon a motion made by Mr. Cowman, seconded by Mrs. Brown the Minutes of the Regular Meeting held on November 1, 1977, were unanimously approved.

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Upon a motion made by Mr. Gibson, seconded by Mr. Cowman the Expense Report for November, 1977, was unanimously approved.

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GC-47-77:

Review of Marsh Winds Cluster Dwelling Development of 8 units on two (2) tracts of land on St. Simons Island identified as:

- Tract 1 - containing 2.63 acres fronting 330.8 ft. on the east side of Demere Road and 144.92 ft. on the north side of Yucca Lane; and
- Tract 2 - containing 8,655.3 sq. ft. fronting 80.22 ft. on the east side of Demere Road and 104.9 ft. on the south side of Yucca Lane

Mr. Bill Dimer, Attorney, accompanied by Messrs. John Baldwin and Robert Jenkins, was present to represent the above request submitted by Mr. and Mrs. Clarence Gibson.

Mr. Stelle pointed out that this request is for a cluster dwelling development, 8 units on two tracts of land.

Mr. Stelle explained that the 2.7 acre tracts in question is shown on the Glynn County Tax Map as the Croley Tract Subdivision, which is an unapproved subdivision. He pointed out that this property is bounded on the north by Bloody Marsh and the west by Demere Road with Air South Hanger across the street.

It was noted that the eight (8) homes sites facing the marsh will be serviced by water and sewerage. In addition the first floor elevations are proposed at 10 ft. M.S.L.

Mr. Dismer stated that there would be 25 ft. green buffer along Demere Road. He then stated that a tennis court and swimming pool are proposed, which will be owned and maintained by a homeowners association.

Mr. Bill Hooker pointed out the question of the Ordinance in regards to contiguous lots.

Mr. Edward Lyles, Attorney, was present in behalf of some property owners in the area. He stated that they object to this request in that they feel this type of development would be detrimental to the area.

Ownership of Yucca Lane was then discussed.

After lengthy discussion, a motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to defer the above item until the Regular Meeting on January, in order that information can be obtained from the County Attorney as to whether the subject property is within an existing subdivision and as to the ownership of Yucca Lane.

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GC-50-77:

Request to rezone, from HC Highway Commercial to GC General Commercial, all of Lot 4 and the southwesterly 50 ft. of Lot 3 in Block 14 of Ocean Breezes Subdivision on St. Simons Island; said property fronting 80 ft. on the northwesterly side of Ocean Boulevard with a minimum depth of 116 ft., lying 74.5 ft. northeast of the intersection of said Boulevard with Union Street, and being the site of "The Crab Trap"

Mr. Charles B. Williams and Bob Merrill, Applicants, were present for review of the above subject request. Mr. Williams pointed out that the subject property is the location of "The Crab Trap" Restaurant.

Mr. Stelle pointed out that this rezoning would allow the existing restaurant to become conforming. He then stated that a General Commercial zoning would be compatible with the surrounding area.

It was noted that additional parking would have to be provided, therefore, 12 parking spaces would be added across the street to the southeast. It was noted that curb cuts needed for the two parking areas should be required to conform to the specifications of the Ordinance.

No one was present to express opposition.

A motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend approval of this request in order that the existing "Crab Trap" Restaurant can become a conforming use, and further recommend that the proposed parking areas conform to the specifications of the Ordinance in regards to curb cuts.

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GC-51-77:

Request to rezone, from HC Highway Commercial to GC General Commercial, Lots 5, 6, 7, 8, 9 and 10 in Block 14 of Ocean Breezes Subdivision on St. Simons Island; said property fronting 130 ft. on the north westerly side of Ocean Boulevard and 122.3 ft. on the southwest side of Arnold Road, and being the site of "Bob's Super Market"

Mr. Jerry C. Miller was present for review of the above application submitted by Mr. Robert L. Stalvey.

Mr. Stelle pointed out that the subject property is the location of "Bob's Super Market". He then stated that the applicant proposes to locate self-service gasoline pumps on the property, in which the requested rezoning would allow, and in addition this rezoning would bring the existing use into conformance.

It was noted that any curb cuts which are created to serve the parking lot area should comply with the Ordinance, minimum width 9 ft., not closer than 25 ft. from the intersection.

No one was present to object to this request.

A motion was made by Mr. Gibson, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above request to bring the existing building into conformance with the Zoning Ordinance.

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GC-52-77:

Request to rezone, from R-12 One-Family Residential to HC Highway Commercial, a triangular tract containing approximately 12 acres and fronting approximately 1,540 ft. on the north side of Demere Road, approximately 660 ft. on the southeast side of the Sea Island Road, and approximately 1,610 ft. on the southwest side of Hamilton Road

Mr. Gibson disqualified himself from the above matter, due to a conflict of interest.

Mr. William C. Smith, accompanied by Mr. Pete Watson, was present for review of the above application submitted by Sea Island Company.

Mr. Stelle pointed out that the proposed use of the above property is for the location of a horticultural nursery on 1 acre of the 12 acre tract requested for rezoning.

Mr. Smith pointed out that at the present time Sea Island Company operates a nursery in Epworth, which is a non-conforming use and desires to move it to the tract in question.

Deep concern was expressed in regards to rezoning a 12 acre area for a use that would only accomodate 1 acre of the 12 acres.

Mr. Dick Broodbrook was present to express his opinion on this matter. He stated that he feels Sea Island Company has additional land elsewhere, already zoned, that could be used for this type of use.

Mr. Stelle stated that a site development plan for the entire tract was not presented with the application and that the staff was not able to evaluate the proposal as to its effect on traffir safety in that the tract fronts on both the heavily traveled Demere Road and New Sea Island Road. He also pointed out that while the site plan for the nursery was in the staff's opinion adequate but that the Highway Commercial zoning of the entire 12 acres would allow for a greater development which would impact the traffic safety of the area.

Mr. Stelle further stated that the staff feels this request should be limited to rezone only the 1 acre site at this time.

After lengthly discussion, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend to the Glynn County Commissioners that this application be denied in that the area involved when developed would create a large impact on the traffic safety conditions in the area and that there exists suitably zoned vacant property for the proposed use, there is no site development plan for the total area submitted as required in accordance with the requirements of the Zoning Ordinance.

Voting Aye: Mr. Boatright, Mrs. Brown, Mr. Cowman, Mr. Driggers  
and Mr. Nicholson

Abstain from Voting: Mr. Gibson

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GC-53-77:

Request to rezone, from RR Resort Residential to HC Highway Commercial, 0.9 acre of highland in a 1.7 acre tract on St. Simons Island fronting 217.72 ft. on the north side of Demere Road and lying approximately 530.48 ft. southwest of the intersection of said road with Frederica Road, and excluding from the over-all tract 0.8 acre of marsh land

Mr. Doyle Raulerson was present to represent the above application submitted by Florine B. Reid, Lillian Shaw and Samuel Richards.

Mr. Raulerson stated that the applicants propose to sell the subject property for the location of a Burger King Restaurant.

Mr. Stelle pointed out that the site plan submitted for this rezoning complies with the requirements for a Highway Commercial district. He then stated that the issue pertains to allowing commercial uses to profligate Demere Road in a strip nature.

Mr. Stelle presented a letter from Mrs. Berthenia J. Gibson, representing the residents of the Jewtown Community, Members of St. Ignatius Episopal Church, and Members of St. Paul Baptist Church stating that they object to commercial encroachment. He pointed out

that in 1974 a commercial rezoning request in this area was sought, at which time the Planning Commission recommended denial.

Mr. Stelle indicated that since the applicants are willing to dedicate 25 ft. to the Demere Road right-of-way they are requesting a variance on the sign setback (10 ft.) required under the Ordinance.

A motion was made by Mr. Cowman and seconded by Mr. Nicholson to recommend denial of this request.

Voting Aye: Mr. Cowman and Mr. Nicholson

Voting Nay: Mr. Boatright, Mrs. Brown, Mr. Driggers and Mr. Gibson

Motion failed to carry.

Mr. Nicholson stated that he feels recommending approval of this request would be premature until such time as the Master Plan for St. Simons is complete.

Mr. Nicholson and Mr. Cowman both expressed deep concern in this matter. They stated that they feel such a rezoning would be an encroachment into the Jewtown Community and would set a precedent for additional commercial zoning in this area.

A 10 ft. strip on the west boundary line of the property being left Resort Residential, to provide a buffer for the adjacent residential property, was discussed. Mr. Raulerson stated that he does not feel the applicants would have any objections.

Chairman Poitier stated that he had strong feelings against the action to approve the request in that it was a reversal of a previous policy of the Planning Commission.

A motion was then made by Mrs. Brown and seconded by Mr. Boatright to recommend approval of this application for the location of a Burger King Restaurant subject to a 25 ft. right of way dedication being made along the Demere Road frontage and a 10 ft. strip on the west boundary line of the property involved being left as Resort Residential, to provide a buffer strip to adjacent residential property to the west indicating a policy to restrain further commercial development to the west.

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

Voting Nay: Mr. Cowman and Mr. Nicholson

Motion carried.

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GC-54-77:

Request to rezone, from R-9 One-Family Residential and HC Highway Commercial to GC General Commercial, an irregularly shaped tract containing approximately 17.04 acre, fronting approximately 2,084.15 ft. on the northeast side of the Golden Isles Parkway (I-95 F009 Spur), and lying approximately 404.81 ft. northwest of the intersection of said Parkway with U. S. Highway 17 North; access to property involved from said Highway 17

Mr. Michael Clements was present for review of the above request submitted by himself and Mrs. Minnie Lee Clements.

Mr. Stelle stated that this rezoning request is being sought as the first step in obtaining a commercial subdivision. He then stated that if this rezoning is granted then the applicant must proceed through the subdivision process with a preliminary and final plat being submitted for approval.

Mr. Clements stated that he proposes to construct this commercial subdivision similar to Redfern Village on St. Simons Island.

It was noted that the area would be serviced by city water. However, because of the absence of sewer, the lots will have to be limited to 1,500 sq. ft. minimum lot size.

Mr. Stelle then stated that access as shown on the site development plan would be restricted from the Golden Isles Parkway. He explained that one access point onto Highway 17 would be permitted, with it being at least 500 ft. from the Parkway and Highway 17 intersection.

No one was present to object to this request.

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Boatright and unanimously adopted to recommend approval of this application with the condition that the property will be subdivided in accordance with the Glynn County Subdivision Regulations prior to any building permits being issued for development.

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Subdivision Plat Review: Quail Run Subdivision  
 Final Approval Fairway Six Corporation, Developers  
Biletzskov & Associates, Inc., Surveyors

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Mr. Burgay Staley was present for review of the above subdivision plat.

It was noted that the above subdivision was formerly known as The Fairway Subdivision.

Mr. Stelle stated that no changes have been made to this subdivision since it was given preliminary approval on July 12, 1977.

Mr. Stelle pointed out that completion of improvements within the subdivision is assured by a Letter of Credit from the American National Bank of Brunswick payable to Glynn County, in the sum not to exceed \$35,000.00.

It was noted that the open space requirement is being met through reservation of 0.29 acre of land that will be maintained under private covenants.

A motion was made by Mr. Nicholson, seconded by Mr. Boatright and unanimously adopted to approve the Final Plat of Quail Run Subdivision in that the plat and Letter of Credit, on record, from American National Bank meets the requirements of the Glynn County Subdivision Regulations.

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Subdivision Plat Review: Wymberley on the Marsh Subdivision, Phase C  
 Final Approval Wymberley Development Co., Inc., Developers  
 John H. Ringeline, Engineer  
 Hugh D. Thomas, Surveyor

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This item was postponed until a representative of the developers can be present for review.

Subdivision Plat Review: Windward Acres Subdivision, Phase 2  
 Preliminary Approval Pyramid Projects Incorporated, Inc., Developers  
 Biletzskov & Associates, Inc., Surveyors

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Mr. James Meadows and Mr. Joe Biletzskov, Surveyor, were present for review of the above subdivision plat.

Mr. Stelle pointed out that the subject property has a total of 57 acres and is zoned Planned Development General.

Mr. Stelle stated that the open space requirement is being met by land dedication, 7.2 acres, with private covenants.

It was pointed out that a lake is proposed to be shown on the final plat, which will be owned by a homeowners association.

Mr. Stelle stated that the preliminary plat of the above subdivision meets all the requirements of the Glynn County Subdivision Regulations for preliminary approval, therefore he recommends approval.

After review, a motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to give Preliminary Approval to Windward Acres Subdivision, Phase 2 in that it meets the general requirements for preliminary approval and subject to the results of percolation test being indicated on the final plat.

Subdivision Plat Review: Canal Landing Subdivision  
 Preliminary Approval Mrs. Virginia Ramsey and Ben T. Ramsey, Jr.,  
 Developers  
 Patrick C. Garner, Surveyor

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Mr. and Mrs. Ben Ramsey, accompanied by Mr. Pat Garner, Surveyor, were present for review of the above subdivision.

It was noted that the above subdivision is 10.117 acres, with 14 lots zoned R-9.

It was also noted that each lot will be provided with their own water and waste disposal system. Water being provided by individual wells and waste disposal by individual septic tanks.

Mr. Stelle stated that the well and septic tank installation would have to be approved by the Glynn County Board of Health.

Mr. Stelle recommended that the open space requirement be met by cash payment in lieu of land dedication.

After review, a motion was made by Mr. Gibson, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Canal Landing Subdivision.

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GC-1-72:

Request of the County Board of Commissioners for the Joint Planning Commission to re-evaluate the District Boundary Line separating the RR Resort Residential District and the CP Conservation - Preservation District in the vicinity of East End Subdivision on St. Simons Island

Mr. Stelle gave a brief up-date on the above item.

A motion was then made by Mr. Nicholson and seconded by Mr. Gibson that the above item be postponed until the January Mid-Month Meeting.

Unanimously adopted.

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GC-2-77 A 3:

Proposed Amendment to the Text of the Glynn County Zoning Ordinance with respect to the Glynn County Board of Appeals

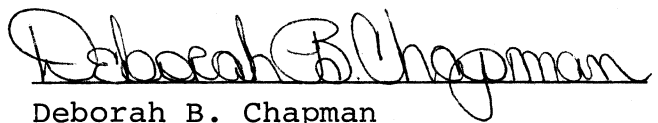
Each of the Members were given a copy of the above proposed amendment for their review and discussion.

Following discussion, a motion was made by Mr. Boatright, seconded by Mrs. Brown and unanimously adopted to recommend to the County Commissioners the adoption of the proposed amendment with respect to the Glynn County Board of Appeals; Article X, Appeals How Taken, Section 1001. Appointment of the Board of Appeals; Paragraph 2; 1st Sentence, to read as follows:

No member of the Board shall hold any public office or position, except that one member shall serve on the Planning Commission.

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Meeting Adjourned at 12:45

  
Deborah B. Chapman  
Executive Secretary