

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

MARCH 1st, 1977

9:30 A. M.

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Present: Chairman M. S. Poitier  
Margaret A. Brown  
W. H. Cowman  
Harry I. Driggers  
Neal Gale  
C. Edward Nicholson

Absent: Cormac McGarvey

Also Present: Edward H. Stelle, Executive Director  
Wm. Roy Dudark, Coastal Zone Planner  
Wm. H. Dewey, Deputy County Administrator

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Chairman Poitier called the meeting to order and gave invocation.

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Upon a motion made by Mr. Nicholson and seconded by Mrs. Brown, the Minutes of the Regular Meeting held on November 16th, 1976, were unanimously approved.

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GC-10-75 F

Review of Site Plans for a LI Limited Industrial use to be located in the PD - G Planned Development - General zoned area of Malcolm McKinnon Airport on St. Simons Island

Mr. Robert W. Bernard, President of Radio Switch Corporation, accompanied by Attorney Robert M. McCartney and Mr. Jack Jarome, was present in behalf of the request by Radio Switch Corporation to lease a portion of the Limited Industrial zoned area of Malcolm McKinnon Airport. Mr. McCartney stated that plans submitted call for a light manufacturing facility office and hanger.

It was noted that no one was present to express opposition to this request.

Mr. Stelle pointed out that the proposed use is the type of operation that meets the intent of the Limited Industrial area of the airport, therefore he recommends approval of this proposal.

Following review, a motion was made by Mr. Gale, seconded by Mr. Driggers and unanimously adopted to recommend approval of the site plans submitted with this application in that preliminary discussion with FAA in Atlanta indicated that there were no incompatibilities and that the proposed use is in conformance with the intent of the Limited Industrial use designation of the airport.

GC-10-75 G

Review of Site Plans for a commercial use in the PD - G Planned Development - General zoned area of Malcolm McKinnon Airport on St. Simons Island

Mr. Robert A. Hammer, applicant, accompanied by William P. Hooker, Architect, was present for review. Mr. Hammer explained that he proposes to construct a restaurant and lounge on the subject site at Malcolm McKinnon Airport.

Mr. Hooker stated that every effort would be made to preserve the natural beauty of the site. He explained that the proposed building exterior would be of wood siding and tabby panels with an asphalt shingle roof. He further explained that sufficient parking would be provided. He then stated that Phase 11 would be an office building, not to exceed 5,000 sq. ft., with a similar exterior.

Mr. Nicholson stated that he does not feel this type use is the intent of this area.

After discussion, a motion was made by Mr. Nicholson and seconded by Mr. Cowman to recommend disapproval of Site Plans submitted for the location of a restaurant and lounge on a portion of the Malcolm McKinnon Airport Planned Development area as the proposed use is not compatible to the intent of the office use designation of the site.

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

Voting Nay: Mr. Driggers and Mr. Gale

The Chairman declared the motion adopted.

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Malcolm McKinnon Airport Improvements

Mr. Stelle pointed out that he and Mr. Dewey had gone to Atlanta to talk with FAA regarding the new proposed shopping center by the airport, when it was brought out that a number of problems exist at the McKinnon Airport.

He explained that at the present time the airport does not meet FAA approval. He stated that in order to get funds to make improvements at the airport, it would have to meet FAA approval. He then pointed out that this matter needs to be studied in depth as to the surrounding land use in relationship to the future use of the airport.

A motion was then made by Mr. Nicholson, seconded by Mr. Gale and unanimously adopted that Mrs. Brown, Mr. Driggers and Chairman Poitier be on a sub-committee to work with the citizens on this matter.

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Proposed Mackay River Fishing Park

A representative from the Golden Isles Sports Fishing Club came before the Planning Commission stating the need for additional small boat launching facilities. He stated that his club would provide the labor and materials to improve the Mackay River Boat Ramp. He explained that a dock would be built with the Club's funds. He then stated that additional land would have to be sought from the Sea Island Company in order that improvements might be made.

A motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to defer this item until the meeting of March 15th, 1977, in order that additional information can be gathered up to present to the Planning Commission.

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Subdivision Plat Review: Thornhill Terrace Subdivision  
Preliminary Approval Pyramid Projects Incorporated

Mr. James J. Meadows, President of Pyramid Projects Inc., was present for review of the above subdivision plat. Mr. Meadows pointed out that Phase 1 has a total of 37 lots and that each lot is greater than 20,000 sq. ft.

It was then pointed out that concern as to the 5% open space requirement being provided in Phase 111, inasmuch as Phase 11 and 111 may not be developed until a later date and that would leave Phase 1 without any provision of open space.

Mr. Stelle stated that he feels the open space requirement should be provided in Phase 1. He then explained that the subdivision plat meets preliminary approval according to the check list.

After discussion, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted to approve the Preliminary Plat of Thornhill Terrace Subdivision, Phase 1, subject to the Final Plat reflecting dedication of open space in Phase 1, and approval by the Glynn County Board of Health.

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Proposed Policies with respect to Detailed Use and Layout Plan Requirements for Multi-Family, Planned Development, Commercial and Industrial Rezoning Requests

A motion was made by Mr. Nicholson, seconded by Mrs. Brown and unanimously adopted to adopt the following:

DETAILED USE AND LAYOUT PLAN POLICIES  
FOR  
MULTI-FAMILY, PLANNED DEVELOPMENT,  
COMMERCIAL AND INDUSTRIAL REZONING REQUESTS

Adequate information shall accompany the above enumerated Rezoning Requests and shall be used by the Planning Commission as a means of determining if these type proposals meet the requirements of the City of Brunswick and Glynn County Zoning Ordinances and their compatibility to surrounding property.

Detailed Use and Layout Plans shall accompany such requests and shall contain, but not be limited to, the following elements:

1. location and dimensions of all existing and proposed structures;
2. proposed use of the land and structures;
3. adequate information as to front, side and rear yard setbacks;
4. location and square footage of off-street parking and loading areas;
5. location and dimensions of buffer zones, if any;
6. location and size of recreational areas, if any;
7. location and size of water and sewer facilities;
8. for Residential developments: number of dwelling units proposed and density calculations; and
9. for Commercial and Industrial developments: proposed signage and lighting.

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Meeting Adjourned at 11:15 A. M.

  
Secretary