

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

May 3rd, 1977

9:00 A. M.

Present: Chairman Marlon S. Poitier
W. H. Cowman
Harry I. Driggers
Neal Gale
Billy R. Gibson
C. Edward Nicholson

Absent: Margaret A. Brown

Also Present: Edward H. Stelle, Executive Director

The Chairman called the meeting to order and invocation was given by Mr. Gibson.

Upon a motion made by Mr. Cowman and seconded by Mr. Gibson, the Minutes of the Mid-Month Meeting held on March 15th, 1977, were unanimously approved.

Upon a motion made by Mr. Gibson and seconded by Mr. Driggers, the Minutes of the Regular Meeting held on April 15th, 1977, as corrected were unanimously approved.

GC-16-77

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, a triangular tract containing approx. .45 acre, fronting approx. 270 ft. on the south side of Walker Road, and lying approx. 300 ft. east of the I-95 F-009 Spur intersection with said road and approx. 385.6 ft. northwest of Goodbread Road

Mrs. Dixie S. Jacobs, accompanied by Mr. Tommy Blackstone, was present for review of the subject application. Mr. Blackstone stated that Mrs. Jacobs was seeking a rezoning which would enable her to utilize the property involved for the location of a small convenience store.

A considerable number of residents in the area appeared to express opposition to this request. Each were given an opportunity to give their reasons for objecting. Their basic objections were commercial encroachment into the residential neighborhood and the possibility of the applicants land lying immediately to the south of the subject property becoming commercial if the requested rezoning is granted.

The Executive Director suggested that as a protective measure to the property owners that Mrs. Jacobs, in the event she should sell any of the

remaining property, limit through deed restrictions its use for residential purposes only. Mrs. Jacobs stated her willingness to have her attorney prepare a statement to this effect.

After discussion, a motion was made by Mr. Cowman and seconded by Mr. Gale that, it being agreed by the applicant that any and all conveyances of her property lying southeast of the subject tract will contain a deed restriction which would limit the use of the land for only single-family residences in order to protect the residential character of the neighborhood from any further commercial expansion, to recommend approval of this request; and, further, that a statement to this effect will be required from her prior to requesting action by the County Commission.

Voting Aye: Mr. Cowman, Mr. Gale, Mr. Gibson and Mr. Nicholson

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

GC-17-77

Request to rezone, from R-9 One-Family Residential to GC General Commercial, an irregularly shaped tract fronting 176 ft. on the northeast side of U.S. Highway 341 (New Jesup Highway) with a maximum depth of approx. 273 ft. and lying immediately south of the Woodrow Sapp Water Well Digging property

Mr. Philip S. Allen appeared to represent this request submitted by the Estate of Iris Verscola Box.

The Executive Director read a letter accompanying this application in which Mr. Allen stated that existing building on the property would be utilized for an office for Milton J. Wood Co., General Contractor, with the area in the rear of the building being used for the storage of light construction equipment. Plans do not call for any additional structures at this time.

The Executive Director pointed out the policy established by the Planning Commission in 1973 with respect to traffic and zoning in this area.

After consideration, a motion was made by Mr. Gale, seconded by Mr. Nicholson and unanimously adopted that as a policy established by the Planning Commission in 1973 recognizes the properties in this vicinity as being more commercial in nature than residential and that traffic on U.S. Highway 341 will decrease in the fall of this year, to recommend approval of this request to rezone from R-9 One-Family Residential to GC General Commercial.

GC-18-77

Request to rezone, from FA Forest - Agricultural to CP Conservation - Preservation, the western portion of Oak Grove Island lying to the west of U.S. Highway 341 (New Jesup Highway) in the Pyles Marsh area

Mr. R. L. Holtzendorff was present in behalf of his application for the rezoning of the subject property to CP Conservation - Preservation.

The Executive Director explained that upon adoption of the Glynn County Zoning Ordinance in 1966 the subject property was designated as Basic Industrial as a potential site for industrial development. In 1972 Mr. Holtzendorff obtained a rezoning of this property to Forest - Agricultural. At this time he is seeking a rezoning to Conservation - Preservation in order to prevent any development of this land.

After consideration, a motion was made by Mr. Gale, seconded by Mr. Gibson and unanimously adopted to recommend approval of the subject application in order to allow the owner to maintain the property in its natural condition as allowed under the Conservation - Preservation zoning.

Subdivision Plat Review: Second Revision to Belle Point Subdivision
Final Approval Belle Point Developers

Mr. Gale disqualified himself during consideration of this item.

Mr. Joe Biletzskov, Surveyor, was present for review of the subject final plat.

The Executive Director explained that the plat reflected corrections as to distances and bearings in order that a proper closure might be obtained. Mr. Stelle added that no other changes have been made and all lots meet the minimum lot size requirement for R-12 One-Family Residential districts.

After review, a motion was made by Mr. Driggers and seconded by Mr. Cowman to approve the Final Plat of the Second Revision of Belle Point East Subdivision.

Voting Aye: Messrs. Cowman, Driggers, Cowman and Nicholson

Abstaining from Voting: Mr. Gale

The Chairman declared the motion adopted.

GCSR-1-77 A

Proposed Amendments to the Text of the Glynn County Subdivision Regulations

The Planning Commission reviewed the individual proposed amendments at length.

Upon a motion duly made and seconded the Proposed Amendments to the Glynn County Subdivision Regulations with respect to Sections 706 and 803, and Subsections 803.3 b, 803.3 b.2, 803.6 and 804.4 b as written, were approved for recommendation to the County Commission.

The Executive Director was requested to rephrase the proposed amendment to Subsection 804.1 1. and the last sentence of the proposed amendment to Subsection 804.3 for review by the Planning Commission at its Mid-Month Meeting of May 17th, 1977.

Report regarding trees in public right of way on Demere Road

The Executive Director explained that the Glynn County Police Department, some of the County Commissioners and himself did some investigation of a 1,000 foot strip on Demere Road that is believed to be a dangerous stretch of road. He stated that the 1,000 foot stretch lies between the Airport Road and the Bloody Marsh Entrance. He explained that one of the solutions to this problem may be the possible removal of some trees along the stretch.

Mr. Stelle then presented a drawing of the stretch showing the amount of footage between the road and pavement. He also showed a number of photos showing the condition and location of the trees. He then explained that before any action should be made on this matter the public should have the right to express their opinion.

There were a number of individuals present to express their opinion regarding this matter. Their suggestions were 1) speed limit be reduced; 2) enforce the speed limit; 3) put up a caution light at each end of the stretch; 4) cut down the 3 trees that are really dangerous; 5) get traffic off this road and construct a road through the Airport; and 6) that a complete study be made before any action is taken.

After considering the above suggestions, a motion was made by Mr. Cowman and seconded by Mr. Gale to recommend to the County Commission that a committee be appointed to review this matter and make a recommendation back to this Commission.

Voting Aye: Mr. Cowman and Mr. Gale

Voting Nay: Mr. Driggers, Mr. Gibson and Mr. Nicholson

The Chairman declared the motion failed to carry.

A motion was then made by Mr. Gibson, seconded by Mr. Nicholson and unanimously adopted that a public hearing be held.

It was then decided that Monday, May 9th, 1977 at 7:30 P.M. be the date and time for the Public Hearing to be held at the Casino on St. Simons Island.

Report on request from County Commission for a recommendation on an over-all drainage plan

The Executive Director explained that this Commission has been requested to work up a county-wide drainage program and that a draft of a program would be prepared for the Mid-Month Meeting for the Commission's review.

Torras Causeway Activities

The Executive Director stated that the County Commissioners adopted the Resolution submitted by this Commission regarding the bridge opening policies on the Torras Causeway. He then explained that the County Commission would present the Resolution to the Coast Guard and that the Coast Guard would then hold a public hearing in Glynn County regarding the proposed policies.

The Executive Director explained that stop signs will be but up on Kings Way to help the flow of traffic coming off the Torras Causeway. He stated that 2 directional signs will be placed showing the way to Sea Island and the Village.

Mr. Stelle then stated that the Jesup Highway Department of Transportation was doing a report on a method of improving the Causeway and U.S. 17 Intersection.

1977 - 1978 Fiscal Year Budget

The Planning Commission reviewed a proposed 1977 - 1978 budget as submitted by its Budget Committee.

The Executive Director explained the need for additional staff members and their employment in relation to federal and/or state grants for performance of projects as to be performed during the forthcoming year.

After careful study, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to approve the proposed budget for the Planning Commissions's 1977 - 1978 Fiscal Year operations as submitted by the committee.

Meeting Adjourned at 11:30 A.M.

JPC Regular Meeting
May 3rd, 1977

Deborah B. Chapman
Melvin H. Curtis

Recording Secretary