

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
REGULAR MEETING
AUGUST 2, 1977
9:00 A. M.

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

Absent: Johnie O. Boatright
Billy R. Gibson

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

Chairman Poitier called the meeting to order and invocation was given by Mr. Nicholson.

Upon a motion made by Mr. Cowman and seconded by Mrs. Brown, the Minutes of the Regular Meeting held on July 12, 1977, 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 Spur (Golden Isles Parkway) intersection with said road and approx. 385.6 ft. northwest of Goodbread Road

Mr. Tommy Blackstone was present for review of this subject application, submitted by Mrs. Dixie Jacobs.

Mr. Stelle pointed out that the above request was submitted to the Planning Commission at their meeting of May 3, 1977, for review. He explained that at that meeting the Planning Commission adopted a motion, it being agreed to by the applicant that any and all conveyances of her property lying southeast of the subject tract would contain a deed restriction which would limit the use of the land for any single-family residences in order to protect the residential character of the neighborhood from any future commercial expansion, to recommend approval of this request. Mr. Stelle then stated that the above recommendation was forwarded to the County Commissioners for their consideration and action. He then read a letter received from the County Commissioners stating they wouldn't impose the deed restriction condition in their action on this request and asked the Planning Commission to review this request further and make a recommendation back to the Commissioners.

Mr. Stelle stated that in light of the additional commercial rezonings in the area, he recommends approval of this request. He then suggested that a buffer strip be included in their recommendation.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to recommend approval of this application, subject to approval by the County Engineer of drainage prior to the issuance of any building permit and the installation of a 10 ft. buffer strip along the abutting residential property lines.

GC-31-77

Request to rezone, from M-20 Mobile Home One-Family Residential to R-20 One-Family Residential, the western portion of Lot 5 (identified herein as Lot 5A) in Block L of Blythe Island Beach Subdivision; said property fronting 115 ft. on the north side of Blythe Island Drive approx. 286 ft. east of Park Street with an approx. average depth of 221.5 ft.

Mrs. Janice Kicklighter was present for discussion of this subject rezoning, submitted by her husband and herself. Mrs. Kicklighter stated that they propose to replace the existing mobile home with a single-family residence.

Mr. Stelle pointed out that the property lies within a neighborhood with a mobile home and single-family mixture.

Mr. Ford pointed out that there are no foreseeable problems connected with this rezoning to R-20 One-Family Residential, because of the large lot size.

It was noted that no one was present to object to this request.

A motion was made by Mr. Cowman, seconded by Mr. Gale and unanimously adopted to recommend the rezoning of the subject property to R-20 One-Family Residential as it lies within an area where an intermingling of mobile homes and conventional dwellings exist.

GC-34-77

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, an 0.45 acre tract fronting 108.6 ft. on the south side of McCullough Lane (a private 25 ft. right of way running westward from Cypress Mill Road approx. 1,350 ft. southeast of the Old Jesup Highway); said tract having an approx. depth of 184.15 ft. and lying 38.9 ft. west of said road

Mr. Jack L. McCullough was present for review of this request, submitted by his wife and himself. Mr. McCullough stated that in 1961 a mobile home was located on the subject property, however, he wishes to replace the mobile home with a new one, therefore a rezoning is required.

Mr. Stelle pointed out that the rezoning request does not appear to be detrimental to the area in that several mobile homes lie within close proximity to the property. He then stated that the property site has adequate ingress and egress.

No one was present to express opposition.

After review, a motion was made by Mr. Cowman, seconded by Mr. Gale and unanimously adopted to recommend approval of this application inasmuch as the location of a mobile home on the property involved would not be detrimental to the mixed residential character of the neighborhood.

GC-35-77

Request to rezone, from R-12 One-Family Residential to GR General Residential, a tract containing 12.66 acres lying approx. 726 ft. east of and parallel to Altama Avenue; said tract being bound on the north by Glynn Marsh Subdivision, on the east by Country Club Heights Subdivision, Phase I, on the south by a 30 ft. drainage ditch, and on the west by the "Heritage Apartments" site; access to said tract being via Glynnmarsh Court in Glynn Marsh Subdivision.

Mr. John G. Klinowski was present for review of the above application, submitted by American National Bank, Co-Executor under the Will of Ray W. Whittle, Sr. Mr. Klinowski stated that this request is being sought in order to allow development of multi-family units.

Mr. Stelle pointed out that the property lies within an area of single-family and multi-family dwellings.

Site plans show that the proposed development, Holiday Village, would have an acreage of 12.6 with 49 lots being developed for multi-family housing. It was noted that ingress and egress would be provided through one access point.

Mr. Cowman stated that the proposed development should be provided with an additional access.

Discussion was then held regarding the developers providing two (2) access streets into the proposed development.

Mr. Stelle pointed out that if this rezoning request is approved the developers would be required to submit this proposal for subdivision review prior to development.

No one was present to object to this request.

After discussion, a motion was made by Mr. Nicholson, seconded by Mr. Gale and unanimously adopted to recommend the rezoning of the subject property to GR General Residential with notification to the applicant that at such time as the preliminary subdivision plat of the land involved is submitted it should reflect provision for two (2) access entrances into their proposed subdivision and that the development will require a Soil Erosion and Sedimentation Permit.

GC-36-77

Request to rezone, from FA Forest - Agricultural to HC Highway Commercial, a tract containing approx. 64,800 sq. ft. fronting approx. 216 ft. on the west side of U. S. Highway 17 North with a depth of 300 ft.; said tract being located approx. 400 ft. south of the Brunswick Memorial Park Cemetary

Mrs. Nancy Vicent was present to represent the above application submitted by W. O. and Kathryn W. Dees. Mrs. Vicent stated that they propose to locate an office and inside displat for Port City Pools, Inc. She then stated that a service station is now located on the subject property.

Mr. Stelle stated that the conversion of the property to the proposed use would probably be an improvement over the existing use. He pointed out that prior to the issuance of a building permit, the applicant should provide a planted buffer along any of the boundaries of the property which are adjacent to any residential area.

Discussion was then held regarding outdoor advertising signs. It was pointed out that only one outdoor business identification sign should be allowed on the property. Mr. Stelle explained that this type of sign displays the name of the business and tells the nature of the business. He then stated that total sign area should not exceed eighty (80) square feet and must be located behind the new Highway 17 right of way, on the premises of the business.

After review, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted to recommend approval of this rezoning of the property involved to HC Highway Commercial, subject to 1) only one outdoor identification sign of a size not to exceed eighty (80) square feet identifying the name; 2) a planted buffer strip not less than 15 ft. wide and 6 ft. in height being maintained along the boundaries of the property abutting residential property.

GC-37-77

Request to rezone, from FA Forest - Agricultural to GC General Commercial, a tract fronting 75 ft. on the south side of Demere Road with a depth of 125 ft.; said tract being located approx. 2,376.75 ft. west of the intersection of said road with Frederica Road

Mr. Richard A. Brazell appeared in behalf of this rezoning request, submitted by Mr. Jasper Barns. Mr. Brazell stated that the proposed use of the subject property is for the location of an Art Studio and Sales Office. He then explained that he feels a commercial zoning classification would be appropriate for the subject property, due to the traffic in the area.

Mrs. Tait Gibson, accompanied by property owners in the vicinity, was present as spokesman for citizens of the "Jewtown Community" and members of the St. Paul Baptist Church and Ignatius Episopal

Church. In addition, all present were given the opportunity to state their objections. A petition of opposition was submitted bearing forty-four (44) signatures. Their objections to this request were commercial encroachment into the residential area and additional traffic which would be generated by a commercial use.

Mr. Stelle pointed out that if this property is rezoned to a commercial classification, it may set a precedent for additional rezonings along this stretch of Demere Road.

Mr. Nicholson stated that, in his opinion, it would be premature to take action on requests of this type prior to the completion of the Master Plan for St. Simons Island now under preparation, particularly along this traffic congested section of Demere Road.

Following discussion, a motion was made by Mr. Nicholson, seconded by Mr. Cowman and unanimously adopted to recommend denial of this request for the following reasons: 1) the requested rezoning would set a precedent for further commercial "spot zonings" interspered with the Triangular Tract Planned Development; 2) additional traffic hazards and congestion would result from commercial usage along this heavily travelled section of Demere Road; and 3) the requested commercial use would be incompatible and detrimental to the long established black residential areas known as "Jewtown Community".

Final Subdivision Plat Review:

"The Point" at St. Clair Estates Subdivision, Phase II
Robert F. Freeman and Irwin Mazo, Developers

Messrs. Bob Freeman and David Lynch were present for review of the above subdivision plat.

The subject plat was presented for final review and discussion was held.

Mr. Stelle pointed out that the open space requirement has been met. He stated that the plat meets the requirements set forth in the Glynn County Subdivision Regulations for subdivision plat review.

After discussion, a motion was made by Mr. Driggers, seconded by Mr. Nicholson and unanimously adopted to approve the Final Plat of "The Point" at St. Clair Estates Subdivision subject to approval by the County Attorney of the performance bond prior to transmittal to the County Commission for its approval and with the understanding that no occupancy permits for any residence will be granted prior to certification by the County Engineer that all improvements required by the subdivision regulations have been installed.

Preliminary Subdivision Plat Review:

Woodman Park Subdivision

Robert G. Boone, Developer

Mr. C. M. German, Jr., Surveyor, was present for review of this subject plat.

Mr. Stelle pointed out that this subject plat was submitted to the Planning Commission at their meeting of July 12, 1977, at which time a motion was adopted to refer action on the plat of Woodman Park Subdivision until such time as additional study and information could be obtained. Mr. Stelle stated that the suggested changes have been made and the plat meets the requirements for preliminary approval. *Motion - Stelle & Cowman, UNANIMOUS APPROVAL.*

Mr. Stelle pointed out that the plat states that lots 2, 3, 8, 9, 14 and 19 do not meet the requirements of the Glynn County Health Department. He then stated that at such time as the final plat is submitted to the Planning Commission and the lots still don't meet the Health Department requirements, the plat should so state the lots as being unbuildable lots.

Preliminary Subdivision Plat Review:

Fish Hall Estates Subdivision

Robert C. Edgy and Virginia E. O'Quinn, Developers

Mr. Robert Edgy and Virginia O'Quinn were present for review.

Mr. Stelle pointed out that the open space requirement has been met by dedication of two sufficient lots.

A letter received from the Glynn County Health Department was then read by Mr. Stelle. The letter stated that the Health Department will approve properly designed and installed individual sewerage disposal systems and individual water supply systems for this property with the exception to the following lots: Lots number 1, 2, 3, 4, 23, 29, 30, 32, 33, 34 and 39. Mr. Stelle then explained that the Health Department would reevaluate these lots when the proposed drainage is complete. He then stated that at such time as the final plat is submitted and the lots are still unexceptible, the final plat should state the lots as unbuildable.

After review, a motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Fish Hall Estates Subdivision.

Final Subdivision Plat Review:

Touchstone Ridge Estates Subdivision

Sara Wildsmith, Developer

Mr. Ed Wildsmith was present for review of the above subdivision plat.

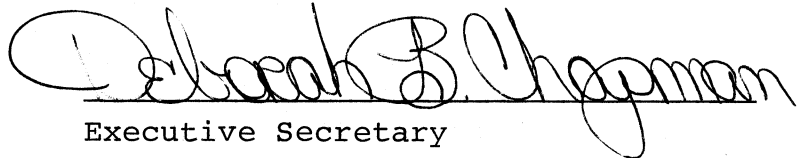
A lengthy discussion was then held in regards to drainage and roads.

After review, a motion was made by Mr. Gale, and seconded by Mrs. Brown to conditionally approve the Final Plat of Touchstone Ridge Estates Subdivision, Phase II, subject to the approval by the Glynn County Board of Health and the County Engineer's approval as to drainage, roads and all improvements having been accomplished in accordance with County standards being obtained prior to the plat being signed by the director of the Planning Commission and his subsequent transmittal to the County Commission for its approval.

Voting Aye: Mrs. Brown, Mr. Driggers, and Mr. Gale

Voting Nay: Mr. Cowman and Mr. Nicholson

Meeting Adjourned at 11:15 A. M.


Executive Secretary