

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 1977
9:00 A. M.

Present: Billy R. Gibson
Johnie O. Boatright
Margaret A. Brown
W. H. Cowman
Harry I. Driggers

Absent: Chairman Marlon S. Poitier
Neal Gale
C. Edward Nicholson

Also Present: Edward H. Stelle, Executive Director
Wm. Roy Dudark, Senior Planner
Frank Kurchinski, Planner

Due to the absence of Chairman Poitier and Vice-Chairman Nicholson, Mr. Gibson was asked to assume the Chairmanship.

Meeting was called to order by Mr. Gibson and invocation was given.

Upon a motion made by Mr. Cowman and seconded by Mrs. Brown, the Minutes of the Regular Meeting held on August 2, 1977, were unanimously approved as corrected.

B-11-77

Request to rezone, from R-9 One-Family Residential to LM Limited Medical, the eastern 75 ft. of Lot 17 in Block S of Goodyear Park Subdivision and the adjacent 60 ft. of the eastern termination of Wren Street (closed and conveyed by the City of Brunswick); said property fronting 135 ft. on the south side of Wren Street, containing approx. 9,963 sq. ft., and lying approx. 235 ft. east of Kemble Avenue

Mr. John Kaufman was present for discussion of the above application.

Mr. Kaufman stated that the proposed use for the subject property is to convert the existing residence into a doctor's office.

Mr. Stelle pointed out that the off-street parking requirements will be met.

No one was present to object to this rezoning request.

It was noted that since there exists a clear need for medical office space in the vicinity of the hospital and the subject property

is not only suitable for residential use, the staff recommends in favor of the request.

After review, a motion was made by Mr. Boatright, seconded by Mrs. Brown and unanimously adopted that this subject application be recommended for approval.

GC-28-77

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, a tract containing approximately 3 acres, fronting 246.63 ft. on the east side of U. S. Highway 17 North with an approx. maximum depth of 215 ft., and lying immediately east of the intersection of said highway with the I-95 Spur (Golden Isles Parkway)

Messrs. Hal Sigman and Neal Fendig were present for review of the above request.

Mr. Stelle pointed out that this request was submitted to the Planning Commission for their review at an earlier meeting. He explained that the Planning Commission's action on this matter was to defer in order that the applicant might 1) officially delete from his request that portion of his property designated as marshlands; 2) clearly define the boundaries of that portion of the specific highway frontage of his property that he proposes to utilize commercially at this time; and 3) submit a detailed use and layout plan for the useage of the property.

It was noted that the above application has been changed from a previously requested rezoning of CP Conservation - Preservation to a request for a HC Highway Commercial classification.

Mr. Stelle explained that the portion of the applicant's property designated as marshlands has been deleted from this request and the amount of highway frontage for commercial use has been stated as 246.63 feet.

Attorney Jerry Croft, representing Dr. Ralph Ellis, was present to object to the above request. Mr. Croft stated that objections were the traffic problems which would be created due to this being a bad intersection and the property could be used as a residential use.

Discussion was then held. Mr. Cowman made a motion to recommend denial of this request, inasmuch as no detailed plan was submitted as required.

Motion failed to carry due to the lack of a second.

Following discussion of the above request, submitted by Mr. Hal Sigman, the applicant asked for deferral of this application.

Application was deferred.

GC-39-77

Request to rezone, from R-9 One-Family Residential to M-20 Mobile Home One-Family Residential, a tract containing 0.5 acre lying within the southeast quadrant of the I-95 Spur (Golden Isles Parkway) and Walker Road intersection; said tract fronting 54.12 ft. on the south side of Walker Road with an approximate depth of 214 ft.

Mr. O. M. Kemp was present for review. Mr. Kemp stated that he wishes to locate a mobile home on the subject property.

Mr. Ronald Homes was present as spokesman for residents of the area objecting to this request. He stated that they feel a mobile home rezoning would be an encroachment into the area. Mr. Homes then submitted a petition bearing the signatures of fifty-two (52) residents of the neighborhood.

Mr. Stelle pointed out that the property involved is most highly suitable for commercial or multi-family development due to the surrounding development proposals.

A motion was made by Mr. Cowman and seconded by Mrs. Brown to recommend approval of this request for the location of a mobile home, inasmuch as the subject request would be more compatible with the surrounding residences than a commercial use of which the property is suited.

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

Abstain from Voting: Mr. Driggers

GC-40-77

Request to rezone, from CP Conservation Preservation to HC Highway Commercial, a tract containing approximate 0.48 acre fronting 150 ft. on the east side of Georgia Highway 303 and extending easterly to duBignon Creek; said tract being the site of the "Jones Fish Camp" lying approximately 1,300 ft. south of the vegetation line on the east side of said highway

Mrs. Agnes Johnson was present for discussion of the above application.

Mr. Stelle pointed out that the application, Mrs. Johnson submitted was for a Highway Commercial zoning in order to allow the full use of the property as a Marina - Fish Camp, providing compatible commercial services. He stated that plans do not contemplate any physical improvements at this time.

No one was present to object to this request.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to recommend approval of this request to a Highway Commercial zoning classification.

GC-41-77

Request to rezone, from R-6 One-Family Residential to GC General Commercial, an "L-shaped" portion of Lot 100 in Brunswick Farms Subdivision containing approximately .78 acre and fronting 135 ft. on the north side of 6th Street with a maximum depth of 200 ft.; said property lying 116.5 ft. east of the intersection of said street with Habersham Street

The applicant, Mr. Charles S. Smith, was present for discussion of this subject request. Mr. Smith stated that he proposes to construct a warehouse on the subject property for the storage of equipment involved with the existing business.

It was noted that this is a mixed use area with no clear indication of land use pattern.

Mr. Stelle pointed out that 6th Street is a dirt road and is in poor condition, especially during inclement weather. He stated that the additional traffic being generated by the proposed use would contribute to this problem. He explained that the nature of the activity involved would need outside storage, creating a possibly unsightly condition. Mr. Stelle stated that the staff feels the property should be recommended for approval only if the applicant would agree to help pave this block of 6th Street; provide no open yard storage in front of the proposed building; and provide a buffer screening from the residential neighborhood to the east.

Rev. R. Hutcherson was present as spokesman for the citizens of Brunswick Villa, objecting to this rezoning request. He stated that their objections were: 1) noise; 2) traffic; and 3) commercial encroachment into their residential area. Rev. Hutcherson then submitted a petition bearing the signatures of 18 residents of Brunswick Villa objecting to this request.

After consideration, a motion was made by Mr. Boatright, seconded by Mr. Driggers and unanimously adopted to recommend approval of this rezoning subject to the applicant agreeing to assist equitably in the paving of this block of 6th Street; fencing and screening the property on the east; and no open yard storage in front of the proposed building.

GC-42-77

Request to rezone, from R-9 One-Family Residential to HC Highway Commercial, a tract containing approximately 1.5 acres fronting 198.35 ft. on the east side of Frederica Road with a minimum depth of 294.2 ft.; said property lying approximately 1,021 ft. north of the northwest corner of St. Simons Heights Subdivision at the intersection of said road with 4th Avenue

Mrs. Charles G. Carpenter and Mr. Willie Watson were present for discussion of the above application submitted by Mr. Watson and his wife.

Mrs. Carpenter stated that the proposed use of the property is for utilization of the existing residence as a combination plant shop and home dwelling.

Mr. Stelle pointed out that this represents the first request for commercial zoning on the east side of Frederica Road north of the "Frederica Strip". He stated that while the existing residential dwellings located in this area are very fine homes, their value as residential property is being adversely affected as Frederica Road develops commercially.

Mr. Stelle explained that the staff feels that we should think in terms of commercial development along this portion of Frederica Road. However, we have to focus on establishing a boundary line on Frederica Road to the north beyond which no further commercial zoning will be viewed favorably and maintaining adequate right-of-way so that Frederica Road can be four-laned in this area if needed in the future.

Discussion was held as to the allowable size, type and location of a business sign for the proposed commercial use.

No one was present to express opposition.

It was noted that if the rezoning is granted, a conditional use permit would have to be issued because of the use being a combination residence and business.

Motion was made by Mr. Driggers, seconded by Mr. Boatright and unanimously adopted to recommend approval of this rezoning request to HC Highway Commercial, subject to a compatible business sign being located no closer than ten (10) feet from the right-of-way line and not exceeding 24 sq. ft. in size.

GC-43-77 (reference GC-32-76)

Review of a Proposed Cluster Dwelling Development on an irregularly shaped tract containing 9.59 acres, fronting 733.52 ft. on the west side of Frederica Road and lying north of Glynn Haven Subdivision on St. Simons Island

Mr. Stelle explained that while reviewing the applicant's plans, it was brought to the staff's attention that there is a conflict in the Glynn County Zoning Ordinance involving cluster development. Mr. Stelle stated that he feels it to be necessary to receive an interpretation of the Zoning Ordinance from the County Attorney, prior to taking any action on this Proposed Cluster Development.

Discussion was then held regarding this matter.

A motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to defer this request until such time as the legal interpretation can be obtained from the County Attorneys in regards to the requirements of the Zoning Ordinance as to Cluster Dwelling.

GC-45-73 D

Review of Proposed Layout Plans for a Hardee's Hamburger Restaurant on Parcel C of Retreat Place Shopping Center fronting 147 ft. on the south side of Demere Road and lying immediately west of the 1st National Bank of Brunswick's St. Simons Island Branch

Mr. R. F. Hairston was present for discussion of this subject request. Mr. Hairston stated that he proposes to locate a Hardee's Hamburger Restaurant on the subject property.

The master plan for Retreat Place Shopping Center was presented to the Members for reference.

The site plan of the proposed restaurant was reviewed. Access, parking, signage, utilities and construction plans were discussed.

Mr. Stelle stated that the staff recommends approval of the site plan as submitted subject to the following provisions:

1. Access One access drive having an entrance and exit from Demere Road with exit being a right turn only. One access drive to the rear of the site with an entrance and exit lane.
2. Parking Parking be provided according to the zoning ordinance (1 space for each 70 sq. ft. plus 1 for each 2 employees) with each space a useable/maneuverable space and no spaces located in the right-of-way.
3. Signage One business identification sign located in front of the business on the property and not exceeding 24 sq. ft. in size and 6 feet in height. Other signs must be for directional purposes only, i.e., entrance and exit.
4. Utilities Water is available at the front property line but sewer must be connected and integrated with the shopping center sewerage plans.
5. Construction Plans Approved Construction plans for paving, drainage, utilities and fire protection devices be approved prior to and after installation by appropriate County departments.

Mr. Cowman stated that the property involved is in one of the areas of St. Simons Island with a bad traffic problem and does not feel the proposed access provisions should be approved. Mr. Cowman then made a motion to recommend approval of this request except for the access provisions.

Motion failed to carry due to the lack of a second.

A motion was made by Mrs. Brown and seconded by Mr. Driggers to recommend approval of the subject site plans as submitted, subject to the provisions outlined above by the staff being met.

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

Voting Nay: Mr. Cowman

GC-38-77

Request to rezone, from M-12 Mobile Home One-Family Residential to R-12 One-Family Residential, an 0.28 acre tract fronting 150 ft. on the east side of Flanders Drive with an average depth of 82.49 ft.; said property being located approximately 1,070 ft. north of the intersection of Community Road and Flanders Drive

Inasmuch as no one was present to represent the above application, it was deferred until such time as someone can be present for review.

All Members were in accord with the deferral.

Final Subdivision Plat Review:

Groveside Park

Sara A. Wildsmith, Developer

Carl E. Belflower, Surveyor

Mrs. Sara A. Wildsmith, Developer, accompanied by Mr. Ed Wildsmith were present for review.

Mr. Stelle stated that the above subdivision was originally named Touchstone Ridge, Phase II. He explained that final approval of this subdivision was given on August 2, 1977, subject to 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 Mr. Stelle and transmittal to the County Commission.

Mr. Stelle pointed out that the subdivision plat is being reviewed at this time for approval of the name change and the plat having the original fifty (50) lots being reduced to forty-nine (49) lots. With the 50th lot now being noted as "reserved".

Discussion as to the open space requirement was then held and the indicated open space was accepted with the understanding that when the next phase is submitted consideration will be given as to combining all the open space into one useable site.

Mr. Stelle stated that final plat should show the lots that the Board of Health does not approve, as being unbuildable lots.

After review, a motion was made by Mr. Driggers and seconded by Mr. Boatright to approve the Final Plat of Groveside Park Subdivision, subject to the Final Plat noting the lots that do not meet the Glynn County Board of Health regulations for septic tanks as "unapproved".

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

Abstain from Voting: Mr. Cowman

Preliminary Subdivision Plat Review:
Forest Park, Section II
W. A. Morton, Developer

Messrs. W. A. Morton and John Ringeling were present for review of the above subdivision plat.

The preliminary plat of Forest Park, Section II was discussed. Mr. Stelle pointed out that the design configuration at the end of Alabama Street should be curved slightly and made into a full cul-de-sac.

Mr. Stelle explained that the County Recreation Director has indicated that the park dedication as open space is not needed in that it is too small in size and it will be several years before it could be developed. He then stated that if the developer wishes to provide the open space by land dedication for the subdivision, better access should be provided and be left in private ownership.

Mr. Stelle pointed out that water, paving, sewer and drainage plans should be approved by appropriate County authorities and installed according to County standards. He then stated that the plat meets the requirements for preliminary approval according to the Subdivision Regulations, therefore the staff recommends approval.

A motion was made by Mr. Boatright, seconded by Mr. Driggers and unanimously adopted to approve the Preliminary Plat of Forest Park Subdivision, Section II, subject to a cul-de-sac being developed on Alabama Street, the park open space not being dedicated to public and all improvements being completed and approved prior to submittal of the Final Plat.

Preliminary Subdivision Plat Review:
Revision of Block F in St. Simons Heights
W. A. Morton, Developer

Mr. W. A. Morton was present for review of the above subdivision.

Mr. Stelle pointed out that the subject is a revision to an old subdivision plat in order to get better utilization of the lots.

It was noted that this is an eleven (11) lot subdivision with all lots fronting an existing right-of-way.

Mr. Stelle stated that when obtaining suggestions from the various county departments regarding this subdivision, the fire department stated that the nearest fire hydrant is six hundred (600) feet away and recommended that a fire hydrant be installed approximately midway along Florida Street.

Staff recommended preliminary approval subject to the sewer and drainage being approved by the County Engineer and St. Simons Island Water and Sewer Authority and the fire hydrant being installed.

After consideration, a motion was made by Mr. Driggers, seconded by Mrs. Brown and unanimously adopted to approve this Preliminary Plat Revision of St. Simons Heights, subject to the sewer and drainage being completed and approved by the County Engineer and St. Simons Island Water and Sewer Authority, and a fire hydrant being installed according to the Fire Chief's recommendation.

Preliminary Subdivision Plat Review:

Marsh Oaks

Harry I. Driggers, Developer

Mr. Joe Biletzskov, Surveyor, was present for review of the above subdivision.

Mr. Driggers abstained from discussion and action on this plat review.

It was noted that the above subdivision lies off U. S. Highway 17 north and abuts Marshes of McKay Subdivision. All the lots within the subdivision are approximately 2/3 of an acre in size. The proposed streets are of the culvelinear and cul-de-sac variety with a 50' R.O.W. and 20' of asphalt paving.

It was pointed out that the detailed paving and drainage construction plans must be approved by the County Engineer and installed in accordance with County standards. In addition, prior to seeking final approval, every lot should be evaluated as to septic tank acceptability by the Glynn County Health Department and all deficient lots be noted on the final plat.

The open space requirement was then discussed. It was suggested that the open space should be met with a payment in lieu of land dedication or open space with a private ownership.

Mr. Stelle stated that staff recommends preliminary approval of the above subdivision plat, subject to the entrance street off of McKay Drive being aligned with Fern Court and prior to final approval, receive the necessary approval from the various County departments mentioned above.

A motion was made by Mr. Boatright and seconded by Mrs. Brown to approve the Preliminary Plat of Marsh Oaks Subdivision, according to the recommendations of the staff comments above.

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

Abstain from Voting: Mr. Cowman

Final Subdivision Plat Review:

Woodman Park

Robert G. Boone, Developer

C. M. German, Jr. and Associates, Surveyors

Mr. Robert G. Boone was present for discussion.

Mr. Stelle stated that the open space requirement is being met by a payment in lieu of land dedication.

Mr. Stelle pointed out that lots 2, 3, 8, 9, 14 and 19 do not meet the requirements of the Glynn County Health Department and is so stated on the subject final plat.

In that the plat meets all the requirements for final approval, the staff recommended approval.

After review, a motion was made by Mr. Boatright and seconded by Mrs. Brown to approve the Final Plat of Woodman Park Subdivision in that all improvements have been made in accordance with the Glynn County Subdivision Regulations.

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

Abstain from Voting: Mr. Cowman

Final Subdivision Plat Review:

Portion of Lot 11 in Section C of Glyndale

A. B. Knight, Developer

This item was deferred until such time as Mr. Knight can be present for review.

Revision of Lots 60 & 61 in Section C, Addition II in
Glyndale Mr. Andy Haman

A motion was made by Mr. Cowman, seconded by Mr. Driggers and unanimously adopted to postpone this matter until Mr. Haman can be present to represent this request.

ALCO Service Club Mr. Harry Padgett

Mr. Harry Padgett was present to represent the above Club. Mr. Padgett explained that the ALCO Service Club is a chartered, non-profit organization. He then stated that there is a great need to expand their facilities and would like to lease a portion of the Brunswick Airpark.

Mr. Padgett explained that their plans have been discussed by the City Commissioners at which time they indicated a great interest. However, their approval is contingent upon the approval of the County and the Joint Planning Commission.

Mr. Stelle pointed out that this type of proposed use is in keeping with the existing and proposed uses of the Airpark property in that it is oriented towards a public service. He pointed out that sufficient property exist at the Airpark to accommodate such use.

After consideration, a motion was made by Mr. Cowman, seconded by Mrs. Brown and unanimously adopted to recommend that the ALCO Service Club be allowed to utilize a portion of the Brunswick Airpark.

Temporary Mobile Home Permit Request

Mr. Stelle stated Mr. Vernon Lewis, County Building Official, had referred a request that Mrs. Jane Burmegraff has requested a temporary permit for the location of a mobile home in the Burgess Tract zoned Basic Industrial.

Mr. Stelle explained that section 905 of the Glynn County Zoning Ordinance states that the Building Official is authorized to issue a temporary permit for occupancy in LI, BI, and GI districts for a period of twenty-four (24) months, subject to it being determined that such use is clearly of a temporary nature, will not cause any traffic congestion, will not adversely affect surrounding uses and meets all other requirements of section 905.1. However, approval has to be obtained from the Planning Commission prior to the Building Official granting a temporary permit, therefore, Mr. Lewis is requesting that the Planning Commission review this matter and make a recommendation back to him.

After review, a motion was made by Mrs. Brown and seconded by Mr. Boatright to recommend to the Glynn County Building Official that he issue Mrs. Burmegraff a temporary permit for the location of a mobile home on her subject property.

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

Voting Nay: Mr. Cowman

Coastal Zone Management

Mr. Dudark gave a brief up-date on the Coastal Zone Management Program and the upcoming meeting to be held on September 15, 1977. He encouraged each of the Members to be present at this meeting.

Mid-Month Meeting

Mr. Stelle pointed out that due to the amount of request submitted to the Planning Commission for their review at a public hearing, he feels it is necessary to hold two (2) meetings each month in which action can be taken. He further explained that these meetings would be advertised as public hearings.

The first and third Tuesday of each month at 9:00 a.m. was set as the date and time for these meetings.

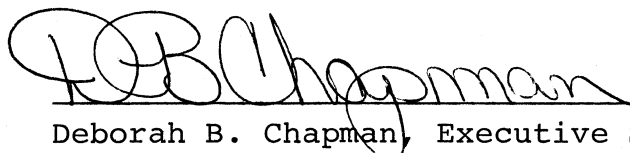
Land Donation on Blythe Island

Mr. Stelle explained that Union Camp wants to donate to Glynn County some land on Blythe Island and the Planning Commission has been requested to make a recommendation to the County Commission on this matter. He then illustrated the proposed area which is primary marsh, which contains approximately 160 acres and is located east of Georgia 303 and north of Banks Drive.

Two (2) property owners from Blythe Island were present for discussion of this item. They felt the property should not be excepted by the County, in that the County will not be able to do anything with the property at this time. They stated that they would like to see the property in the ownership of adjacent property owners.

After discussion, a motion was made by Mr. Driggers, seconded by Mr. Cowman and unanimously adopted to recommend to the County Commissioners that the proposed land donation on Blythe Island from Union Camp not be accepted in that the property is composed primarily of marsh and only a very narrow band of useable highland and further than the marsh is unuseable by the County.

Meeting Adjourned at 12:30


Deborah B. Chapman, Executive Secretary