

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

MID-MONTH MEETING

OCTOBER 18, 1977

9:00 A. M.

Present: Vice-Chairman C. Edward Nicholson
Johnie O. Boatright
Margaret A. Brown
W. H. Cowman
Neal Gale
Billy R. Gibson

Absent: Chairman Marlon S. Poitier
Harry I. Driggers

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

Vice-Chairman Nicholson called the meeting to order and the invocation was given.

Upon a motion made by Mr. Gibson and seconded by Mr. Cowman, the Minutes of the Mid-Month Meeting held on September 20, 1977 were unanimously approved.

B-13-77

Request to rezone, from LM Limited Medical to GC General Commercial, Lots 1 and 2 in Block T of Goodyear Park Subdivision, said lots fronting 150 ft. on the south side of Parkwood Drive and 140 ft. on the east side of Kemble Avenue

Mr. Robert H. Thompson, Jr. was present for review of the above subject request submitted by Dr. Robert Thompson.

Mr. Thompson stated that the proposed use is to provide a medical oriented printing service to the existing structure on the subject property.

It was noted that the changing of this property to a commercial zoning classification would constitute a "spot rezoning" and may have an undesirable long-range effect on nearby properties.

Off-street parking was then discussed. It was noted that provision of additional parking spaces would be the responsibility of the owner of the business and must be provided on adjacent land because there is not adequate area on the site.

Mr. Stelle stated that no curb cuts should be allowed onto Parkwood Drive that they should be provided on Kemble Avenue at least 25 ft. from the intersection with Parkwood Drive.

Mr. Thad Dankel was present to express opposition to this request. His objections were traffic, noise and encroachment into the residential neighborhood.

After review, a motion was made by Mr. Gibson, seconded by Mr. Gale and unanimously adopted to recommend denial of this request inasmuch as the requested rezoning would take needed medically zoned area out of that classification and introduce commercial uses which could be detrimental.

GC-10-75 I

Review of Site Plans for the utilization of that portion of the Malcolm McKinnon Airport Planned Development - General area described as Site No. 107 on the Airport Layout Plan

Mr. E. M. Culver was present for review of this subject application.

Mr. Culver stated that the proposed use of the property is for the location of a storage building for contractor's supplies and future office building and work shop.

It was noted that the site plans meet the intent of the Malcolm McKinnon Airport Planned Industrial Development District.

Mr. Stelle stated that this proposed use would be isolated from the residential areas and should not create any nuisances to the neighborhoods.

Curb cuts, signs and buffers were then discussed at length.

After discussion, a motion was made by Mr. Gale, seconded by Mr. Boatright and unanimously adopted to recommend approval of this request subject to the following conditions being met:

- Curb Cuts - Curb cuts should be in accordance with the proposed amendments to the Glynn County Zoning Ordinance.
- Signs - One (1) business identification sign attached flat against the surface of the building not exceeding twenty-four (24) sq. ft., allowed per structure.
- Buffer - A somewhat continuous line of shrubs or other suitable plants, at least six (6) ft. in height, be provided along the property line adjacent to Skyland Road.

Subdivision Plat Review: Marsh Winds Subdivision
Preliminary Approval Robert Jenkins, Agent

and

GC-47-77

Review of Marsh Winds Cluster Dwelling Development of 8 units on two tracts of land on St. Simons

The above two (2) items were deferred until the November 1st, 1977 Meeting, in order that additional information could be obtained.

Subdivision Plat Review: Palmetto Estates Subdivision
Final Approval (A Revision of Baybridge Subdivision)
Adair Mortgage Company, Developer James L. Conine, Surveyor

Mr. James Conine, Surveyor, was present for review of the above subdivision plat.

Mr. Conine stated that this subdivision has already received final approval and the roads are installed. He then stated that the only change would be that the lots are being enlarged.

After review, a motion was made by Mr. Boatright, seconded by Mrs. Brown and unanimously adopted to recommend approval of the Final Plat of Palmetto Estates Subdivision.

Subdivision Plat Review: Revision of The Island Club Subdivision, Phase 1
Preliminary Approval Ashmore Realty Company, Developer
James L. Conine, Surveyor

Mr. James Conine, Surveyor, and individuals representing Ashmore Realty Company, were present for review.

Mr. Conine stated that this plat is a revision of a subdivision plat approved by the Planning Commission in 1974.

It was noted that the subdivision was platted prior to the Subdivision Regulations, therefore at that time a 40 ft. R.O.W. is provided. However, the plat has been changed to reflect a 50 ft. R.O.W. Other changes noted were cul-de-sac and lot combinations.

Mr. Conine stated that the dimensions would still have to be noted on the plat.

Mr. Stelle stated that the subject plat meets some requirements of the Glynn County Subdivision Regulations for Preliminary Approval.

A motion was made by Mr. Gale and seconded by Mr. Boatright to approve the Preliminary Plat of The Island Club Subdivision, Phase 1.

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

Voting Nay: Mr. Cowman

Abstain from Voting: Mr. Gibson

Motion carried.

GC-1-77 A

Review of Proposed Modifications to certain Glynn County Zoning Plate Maps as to the boundaries of FC Freeway Commercial and LI Limited Industrial Zoning Districts at the interchanges of Interstate 95 at the F009 Spur, Georgia Highway 99, and U. S. Highway 17 South

Mr. Jim Gash, Mr. George Henry and Mr. Auton Witherinton were present for discussion.

It was pointed out that these proposed modifications would enable the land to be used for billboard signs.

Mr. Cowman stated that he feels that the property owner of each of the interchanges should come before the Planning Commission at the time he wishes to get the property rezoned, and that all the interchanges should not be done at one time.

During discussion of the interchange at Georgia 99 and Interstate 95, it was pointed out that the property owner, Sea Island Company, would have no objection to the rezoning.

Mrs. Billie Doss was present as spokesman for the residents of Heritage Estates Subdivision to object to the proposed modification at the Highway 99 and Interstate 95 interchange. A petition was submitted with the signatures of 35 property owners in the area. Their objections were that this would induce increased traffic congestion in the area and the area should not be rezoned to anything that would increase the commercialization of our area.

A modification to the boundary line at the southeast quadrant was discussed.

After review of the proposed modifications to the Glynn County Zoning Plat Maps as to boundaries, the following motions were made:

Motion was made by Mr. Gale and seconded by Mr. Boatright to recommend approval of the proposed boundary line modification at the interchange of Georgia Highway 99 and Interstate 95, subject to the property owner having no objection.

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

Voting Nay: Mr. Cowman

Abstain from Voting: Mr. Gibson

Motion carried.

It was noted that the owners of the property, Sea Island Company, stated that they had no objection to this proposal.

Motion was made by Mr. Gale and seconded by Mrs. Brown to recommend approval of the proposed boundary line modification at the interchange of F009 and Interstate 95.

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

Voting Nay: Mr. Cowman

Motion carried.

Motion was made by Mrs. Brown and seconded by Mr. Gale to recommend approval of the proposed boundary line modification at the interchange of U. S. Highway 17 and Interstate 95.

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

Voting Nay: Mr. Cowman

Abstain from Voting: Mr. Gibson

Motion carried.

Director Items

Office facilities was then discussed. Mr. Stelle pointed out that he feels the conference room should be provided with more sufficient heating if the Commission continues to use it for meetings through the winter.

Thereupon, a motion was made by Mr. Cowman, seconded by Mr. Gibson and unanimously adopted to ask the City Commission and County Commission to provide sufficient heating in the Conference Room.

Expenses for September 1, 1977 through September 30, 1977 were approved.

MEETING ADJOURNED AT 11:45


Deborah B. Chapman
Executive Secretary