

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

MID-MONTH MEETING
NOVEMBER 22, 1977
9:00 A. M.

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

Absent: Billy R. Gibson

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

It was noted that this meeting as being recorded.

Prior to the Planning Commission's Meeting being called to order, County Attorney J. Thomas Whelchel gave the Members a background report and up-date regarding the Ashmore Law Suit Settlement.

Mr. Stelle stated that he agreed to the settlement in that neither he nor in his opinion the Planning Commission had the financial means to further the suit.

Upon a motion made by Mr. Nicholson and seconded by Mr. Gale, the Minutes of the October 18, 1977 Mid-Month Meeting, were unanimously approved.

The October, 1977 Expense Report was unanimously approved.

Subdivision Plat Review:
Glynn Haven Estates Subdivision - A Revision of Block 33 in Glynn Haven Subdivision and Adjacent High Land
Acorn Construction Co., Developer
Charles M. German, Jr., Surveyor
Preliminary Approval

Mr. Steve Raczynski and Mr. Charles German, Surveyor, was present for review.

It was noted that this subject property was requested for a rezoning to R-9 at the Planning Commission's Meeting of October 4, 1977

At that time the Planning Commission adopted a motion to recommend approval of the rezoning conditioned upon the proposed development providing for only seven (7) lots.

Mr. Stelle then pointed out that this preliminary plat shows the seven (7) lots and meets the requirements of the Glynn County Subdivision Regulations for preliminary approval.

Mr. Stelle explained that a letter has been received from the Marshland Protection Agency indicating that the subject property is clearly defined as highground and not marsh.

It was noted that the sewer and water will be connected to the St. Simons Water and Sewer System which is about 400 ft. away.

It was then noted that the following stipulations would have to be met: 1) street to be paved according to County standards; 2) a lift station with an auxiliary pump to be installed for sewerage service; 3) water lines are to be 6 in. minimum size; 4) easements must be provided for lift station and utility line if located other than in street right-of-way; and 5) open space requirements should be payment in lieu of land dedication.

After review, a motion was made by Mrs. Brown, seconded by Mr. Driggers and unanimously adopted that Glynn Haven Estates Subdivision Revision to be given Preliminary Approval.

Subdivision Plat Review:
Glynn Marsh Village Subdivision
Holiday Fund, Inc., Developer
Patrick C. Garner, Surveyor
Preliminary Approval

Mr. John Klinowski and Mr. Pat Garner, Surveyor, was present for review of the above subdivision plat.

Mr. Stelle pointed out that this subject property was rezoned on September 2, 1977 to a GR Zoning Classification, subject to the preliminary subdivision plat, when submitted, reflecting provision for two (2) access entrances into the proposed subdivision and that the development having a Soil Erosion and Sedimentation Permit.

Mr. Stelle stated that subdivision access would be via two (2) entrances, Glynn Marsh Court and Palm Drive, with a 50 ft. right-of-way and paved.

It was noted that utilities would be provided by connecting to the City of Brunswick System in Beverly Shores Subdivision.

It was pointed out that lots 6 through 10 would be short due to the rear having a 40 ft. drainage easement. In addition, 22,100 sq. ft. of open space will be provided and should be left in private ownership.

Following review, a motion was made by Mr. Nicholson, seconded by Mr. Gale and unanimously adopted to recommend Preliminary Approval of Glynn Marsh Village Subdivision.

Fishing Structures

Mrs. Marion Nielson was present for discussion and a brief presentation.

Mr. Stelle explained that in 1975 the Planning Commission, working with Mrs. Neilson and other people make some recommendations regarding fishing structures to the County Commission.

Mrs. Neilson then gave the Planning Commission Members an up-date regarding proposed fishing structures. She pointed out that the three priority locations are: 1) Jekyll Island Bridge; 2) McKay River Bridge; and 3) Blythe Island Bridge on Highway 303.

It was suggested that Mrs. Neilson present this plan to the Chamber of Commerce for their support.

Following lengthy discussion, a motion was made by Mr. Gale and seconded by Mrs. Brown and unanimously adopted that a resolution be prepared recommending the County Commission to reactivate their action of 1975 and that the Planning Commission staff planners consider this in the Island Plan.

Mr. Stelle stated that Mr. W. H. Sigman, application number GC-28-77, has requested that the Minutes of September 13, 1977 be corrected to read that his application was deferred rather than withdrawn.

Thereupon, a motion was made by Mr. Nicholson, seconded by Mrs. Brown that this correction be noted in the Minutes of September 13, 1977.

St. Simons Island Plan

A draft of the introduction of the St. Simons Plan Report was presented to each of the Members.

Mr. Dudark gave the Members an explanation of what the plan will contain.

Proposed Amendments

Mr. Stelle pointed out that the following proposed amendments, recommended to the County Commission by the Joint Planning Commission, to the text of the Glynn County Zoning Ordinance were not acted upon by the County Commission at its meeting held on November 3, 1977: establish additional requirements for street access to structures; further define home occupations; add a definition for site development plan; further define off-street parking lot requirements; further define planting screens; revise standards for curb cuts and access points; further provide for vision clearance at private roadway intersections with public streets; and eliminate mandatory conditional uses and make them allowable under certain conditions.


Each of the above amendments were discussed.

Upon a motion made by Mrs. Brown and seconded by Mr. Driggers, the following Meeting Schedule for 1978 was unanimously adopted.

January 10, 1978
January 24, 1978
February 7, 1978
February 21, 1978
March 7, 1978
March 21, 1978
April 4, 1978
April 18, 1978
May 2, 1978
May 16, 1978
June 6, 1978
June 20, 1978
July 11, 1978
August 1, 1978
August 15, 1978
September 12, 1978
September 19, 1978
October 3, 1978
October 17, 1978
November 7, 1978
November 21, 1978
December 5, 1978
December 19, 1978

Mr. Stelle stated that the proposed amendment with respect to the Glynn County Board of Appeals would be on the agenda at the next Planning Commission's Meeting for their action.

Meeting Adjourned at 12:00 Noon


Deborah B. Chapman
Executive Secretary