

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 5th, 1975

8:30 A. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft, Neal Gale, Cormac McGarvey, C. Edward Nicholson and Father Marlon S. Poitier

ABSENT: Harry I. Driggers

ALSO PRESENT: Executive Director Edward H. Stelle, Staff Planner Wm. P. Hooker and Deputy County Administrator Wm. H. Dewey

Upon a motion made by Mr. Nicholson and seconded by Mr. Cowman, the Minutes of the Regular Meeting held on July 1st, 1975, were approved.

GC-10-75 B:

Review of Site Plans for a LI Limited Industrial use to be located in the Planned Development - General area of Malcolm McKinnon Airport on St. Simons Island

Mr. C. Royce Leggett was present for review of the subject plans for use of a portion of the area designated Limited Industrial at the Malcolm McKinnon Airport Planned Development - General Complex. Mr. Leggett explained that he will be leasing approx. 1 acre of the area from Glynn County for the construction of a 50 ft. by 167 ft. contractors' office building with a 30 ft. by 167 ft. enclosed storage building on the rear of the property. He added that the facilities would be used by Leggett Bros. Electric Co., Inc., Kent Plumbing Heating and Cooling, Stanford Construction Co. and Lane Construction Co.

The Executive Director informed the members that, of 2 locations being considered the definite site has not been determined at this time.

When questioned in relation to the property being buffered, Mr. Leggett replied that an adequate 25 ft. planted buffer area would be provided.

Access would be via a dirt road. Dust that would result by the use of this road was discussed at length. Deputy County Administrator Dewey explained that the County is aware of this problem. He then informed the members that the County Public Works Department has been successful in using calcium chloride in alleviating dust created on dirt roads, and he felt that using this chemical would solve the dust problem until such time as the road can be paved.

It was noted that no one was present to object to the subject proposal.

The Executive Director recommended approval provided adequate buffering by a planted strip is installed, and that a recommendation be made to the County Commission that the dirt road be paved as soon as possible to eliminate the dust problem.

After discussion, a motion was made by Mr. Croft, seconded by Mr. Gale and unanimously adopted to recommend Final Approval of the plans submitted by Mr. C. Royce Leggett for the use of a portion of the Limited Industrial section in the Malcolm McKinnon Airport Planned Development - General area; this recommendation being contingent upon the planting of minimum 3 ft. high shrubs along the interior boundary lines of a variety or varieties that will eventually obtain a height of 6 ft., the planting to be maintained by the applicant for the duration of his lease with the County; further, to recommend to the County Commission that the dirt access road to the site to be leased be treated with calcium chloride with paving to be accomplished as expeditiously as possible to prevent dust.

Subdivision Plat Approval: Marsh Winds Subdivision Plate Map 72
Preliminary Plat Revision Approval Clarence Gibson (John Baldwin, Agent)

Mr. Clarence Gibson, developer, and Mr. John Baldwin appeared for review of a revision to the subject preliminary plat. Mr. Baldwin explained that the preliminary plat submitted on June 3rd, 1975, had been revised by reducing the number of lots from 10 to 9, each containing over 12,000 sq. ft. He added that all lots now have easements for access to the recreational easement and meet the minimum lot frontage and other requirements, including off-street parking, for R-12 One-Family Residential Districts. Mr. Baldwin then stated that the lots would be conveyed under rigid restrictive covenants.

After study, a motion was made by Mr. Gale, seconded by Mr. Croft and unanimously adopted to approve Preliminary Plat Revision of Marsh Winds Subdivision, subject to the Final Plat, when submitted, being accompanied by the approval of all appropriate agencies.

Subdivision Plat Approval: Demere Retreat Subdivision
Final Approval Charles D. Bruce, et al Plate Map 72

Mr. Nicholson disqualified himself during discussion of the subject matter.

Messrs. Charles D. and Edward C. Bruce, developers of the referenced subdivision, and Attorney Thomas J. Dickey were present for review of Final Plat Approval for Demere Retreat Subdivision.

The Executive Director explained that on July 1st, 1975, review of this plat had been deferred until this date in order that the developers of their representative might

be present to explain a number of relevant aspects as to the development of the subdivision. He further explained that the County Engineer had informed him that sewer and water facilities have been installed and Demere Retreat Lane is ready for paving.

Mr. Dickey then explained the major factor that was in question at the July 1st, 1975, meeting. As to Demere Retreat Lane being a private road, he pointed out that, under deeds and leases containing restrictive covenants, its maintenance would be the responsibility of the property owners or leasees and, therefore, would not become a burden upon the County.

Explaining that this Final Plat reflects the preliminary plat approved by the Planning Commission on June 4th, 1975, the Executive Director recommended approval, as it met the requirements of all appropriate agencies.

After discussion, a motion was made by Mr. McGarvey and seconded by Father Poitier to recommend Final Approval fo the Plat of Demere Retreat Subdivision, subject to all required signatures being installed thereon.

Voting Aye: Messrs. Cowman, Gale and McGarvey, and Father Poitier

Abstaining from Voting: Messrs. Croft and Nicholson

The Chairman declared the motion adopted.

Private Roads in Subdivisions

After review and action on the above subdivision, i.e., Marsh Winds and Demere Retreat, a discussion took place regarding private roads being located within subdivisions. Much concern was expressed with respect to Glynn County in the future being requested to assume maintenance of roads and/or streets designated as "private".

Mr. Gale, speaking as an Attorney, explained that under County ordinances private roads are permissive. He pointed ou that if a subdivision plat reflects the roads are private and to be maintained by the lot owners, and if their purchase of lease contract so states, they have no recourse for requesting the County to take over maintenance.

Plumbers and Pipefitters School

Attorney Ivan H. Nathan, accompanied by Mr. George W. Owens, Business Manager of the Plumbers and Steamfitters Local No. 177, were present to seek guidance as to the means by which they can expand their plumbers and pipefitters school facilities located

on the north side of Fourth Avenue between Cochran Avenue and Amherst Street in the south end of Brunswick. Mr. Nathan pointed out their existing building lies within an R-6 One-Family Residential District, and they were inquiring as to the possibility of a special exception being granted for the proposed expansion. He stated that the school is a non-profit organization and credits for its courses are given by the Brunswick Jr. College.

The pros and cons of requesting a rezoning from the City Commission or a variance from the City Board of Appeals were discussed at length.

It was the consensus of opinion of the members that the Executive Director address a letter to Warren Hansen as City Building Official explaining the Commissions feelings on this subject.

Coastal Zone Management Program Report

A general progress report was presented by the Director presenting some of the maps generated by Coastal Zone activities.

Blythe Island State Park

Mr. Cowman expressed his concern in reagrd to the Georgia Department of Natural Resources having included the Blythe Island State Park as one of a number of state parks being closed. He added that, if the State abandons this park, it will revert back to the General Services Administration. Mr. Cowman pointed out that, due to its containing approx. 1,172 acres, this park has great potential for development as a recreational center with an unlimited number of recreational facilities.

Deputy County Administrator Dewey stated that the County Commission had requested the Departement of Natural Resources to release it to the County for park purposes, for future development.

After discussion, a motion was made by Mr. Cowman, seconded by Mr. McGarvey and unanimously adopted that the Executive Director, in behalf of the Brunswick - Glynn County Joint Planning Commission, write letters to Governor George Busbee, the Georgia Department of Natural Resources and the Glynn County Commission urging that, rather than the Blythe Island State Park reverting back to the General Servcies Administration due to lack of development as a prak by the State, it be released to Glynn County for public park purposes.