

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

AUGUST 3rd, 1976

8:30 A. M.

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PRESENT: Chairman Wayne E. Floyd, Mrs. Margaret A. Brown, W. H. Cowman, Harry I. Driggers, Cormac McGarvey, C. Edward Nicholson and Father Marlon S. Poitier

ABSENT: Neal Gale

ALSO PRESENT: Executive Director Edward H. Stelle, Staff Planner Roy W. Dudark and Deputy County Administrator Wm. H. Dewey

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The Chairman declared the meeting to order and invocation was given by Mr. Nicholson.

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The Executive Director introduced Mr. Roy W. Dudark who has accepted the position of Staff Planner for the Coastal Zone Management Program.

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GC-33-76:

Request to rezone, from R-9 One-Family Residential to M-12 Mobile Home One-Family Residential, a portion of Lot 14 in Demere Hammock Subdivision (an unapproved subdivision lying south of Island View Subdivision in the Old Cypress Mill area); said property containing 14,114 sq. ft. and fronting 120 ft. on the south side of Old Tram Road and 105 ft. on the east side of Old U. S. Highway 17 Shell Road (also known as Dixie Boulevard)

Mrs. Lucille P. Johnson was present for review of this application. Mrs. Johnson stated she is seeking a rezoning in order to locate a mobile home on her property. She added that the mobile home will have the appearance of a residence after improvements are made.

Chairman Floyd stated he was abstaining from discussion of the above, due to a conflict of interest.

A statement bearing five signatures of property owners in the neighborhood expressing no objection to this request was submitted.

It was noted that no one appeared to express opposition.

The Executive Director recommended approval inasmuch as mobile homes exist in the area.

A motion was made by Mr. Nicholson, seconded by Mr. Driggers and unanimously adopted to recommend approval of the subject request for a rezoning to M-12 Mobile Home One-Family Residential.

GC-32-76:

Request to rezone, from R-12 One-Family Residential to PD-G Planned Development - General, 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

Messrs. Robert Freeman and Irwin Mazo, of Lake Forest Partnership, were present and accompanied by Attorney James B. Gilbert, Jr., for a second review of this Planned - Development General rezoning request.

Mr. Gilbert reviewed previous action taken on this application at the July 13th, 1976, Planning Commission meeting. He explained that as indicated at that meeting, the owners desire to amend their application to restrict the commercial area solely to office use.

Mr. W. C. Mack, representing a group of St. Simons Island property owners, and Mr. and Mrs. Richard C. Broadbooks appeared to express opposition to this request. Their basic objections are the increase in traffic that would be generated and to any additional commercial zoning along Frederica Road.

The Executive Director recommended approval.

After discussion, a motion was made by Mr. McGarvey and seconded by Mrs. Brown to recommend the rezoning of the property involved to PD-G Planned Development - General for the development of the Dunbar Creek Plantation Complex according to the designated areas on the Master Plan and in accordance with the Zoning Text submitted with the application; it being understood that this request had been amended by the applicants to restrict the use of the General Commercial area to Office use only and that this motion reaffirms action taken at the Planning Commission's July 13th, 1976, meeting.

Voting Aye: Mrs. Brown, Messrs. Driggers, McGarvey and Nicholson and  
Father Poitier

Voting Nay: Mr. Cowman

The Chairman declared the motion adopted.

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Subdivision Plat Review: Twin Rivers Subdivision  
Final Approval Robt. G. Boone, Developer (Richard A. Brazell, Agent)  
Glynn County Tax Map 127

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Mr. Richard A. Brazell was present for consideration of Final Approval for the above subdivision plat.

The Executive Director pointed out that approval was given to the Preliminary Plat on July 13th, 1976, subject to the Final Plat bearing the approval of the County Engineer, the Glynn County Board of Health and other appropriate agencies. Since that time no changes to the plat have been made and paving of streets has commenced. He further explained that Dr. Fred Marland of the Marshland Protection Agency is in agreement as to the location of the marsh line.

The Executive Director recommend Final Approval of the subject application.

A motion was made by Mr. Cowman and seconded by Father Poitier to recommend approval of the Final Plat of Twin Rivers Subdivision, subject to the County Engineer's signature being affixed thereon.

Voting Aye: Mrs. Brown, Messrs. Cowman, McGarvey and Nicholson  
and Father Poitier

Abstaining from Voting: Mr. Driggers

The Chairman declared the motion adopted.

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#### Transportation Planning

The Executive Director explained that a Transportation Planning and Technical Committee meeting had been held the previous week. At that time the question of a second causeway, between the mainland and St. Simons Island, was discussed at length. Mr. Stelle explained that additional information and citizen in-pur is needed and that he expects correspondence from the City and County in respect to this matter.

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#### Proposed Glynn County Subdivision Regulations

The Executive Director reviewed the status of these proposed regulations. He advised that the County Commission will hold a public hearing on this matter at its meeting of August 5th, 1976. Mr. Stelle explained

that following the Planning Commission's recommendation for adoption of the regulations on June 1st, 1976, a number of factors had arisen which needed to be clarified. Therefore, a total of four addenda had been prepared and transmitted to the County to be considered at its public hearing along with the regulations. Mr. Stelle stated that the Planning Commission should officially recommend the adoption of the addenda prior to the County's meeting.

After reviewing the addenda, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted that Addenda 1, 2, 3 and 4 be recommended to the County Commission for adoption into the proposed Glynn County Subdivision Regulations.

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Planning Commission Conference Room Table

After discussion as to the history and possession of the subject table, a motion was made by Mr. Cowman that the Planning Commission not relinquish its possession of this table unless suitable replacement is made.

Vice-Chairman Poitier assumed the chair.

Chairman Floyd seconded the motion.

Voting Aye: Mrs. Brown and Messrs. Cowman, Driggers,  
Floyd and Nicholson

Abstaining from Voting: Mr. McGarvey

The Vice-Chairman declared the motion adopted.

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Meeting Adjourned at 10:00 A. M.